



Historic England

# Historic Characterisation of Weston-super-Mare: Appendix 4

Prepared by LUC and Archangel Heritage

Discovery, Innovation and Science in the Historic Environment



# Broad Type: Civic Amenities

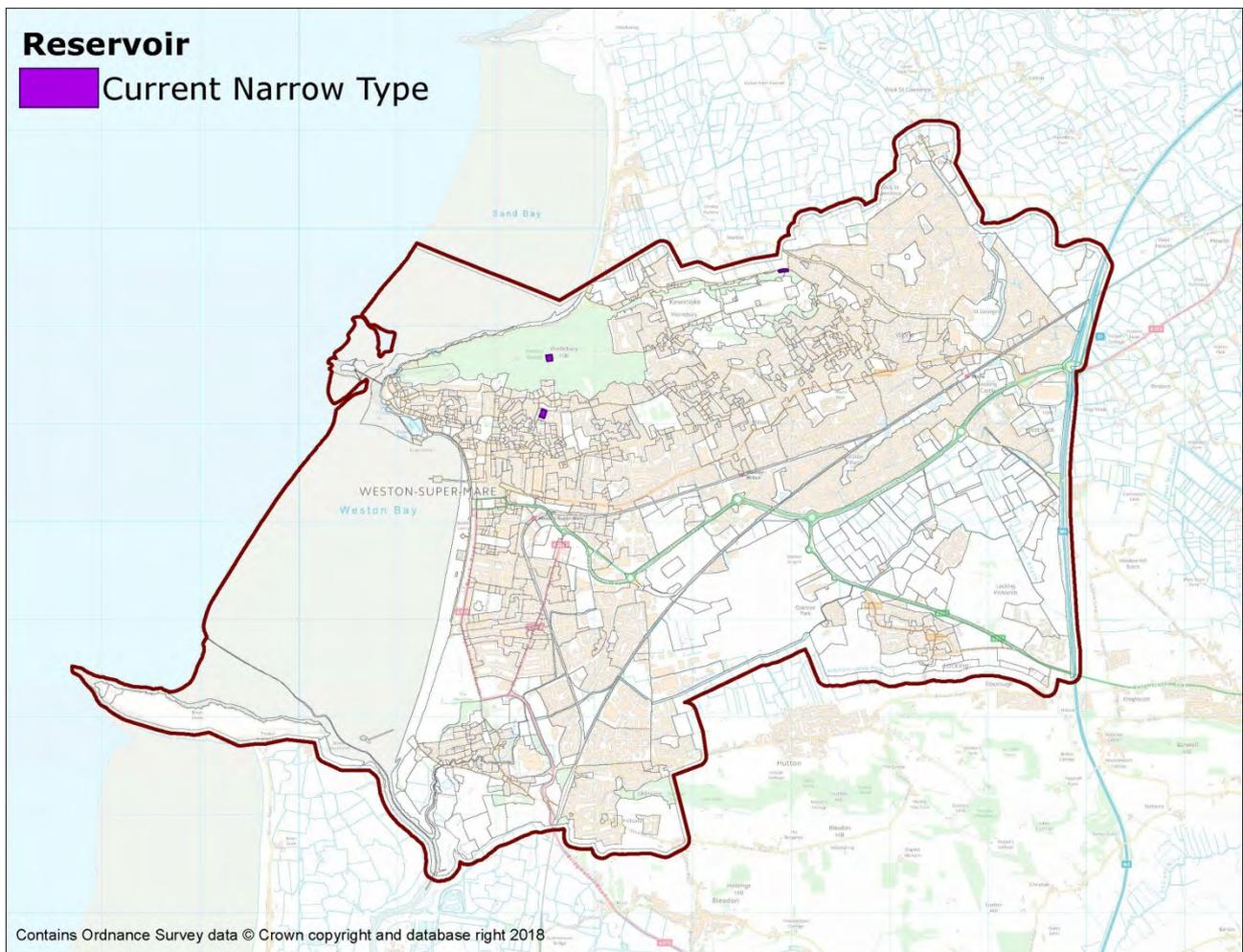
## Narrow Type: Reservoirs

### Broad Type: Civic Amenities

Public provision of services intended to benefit all of society. Includes only large-scale amenities, grouped into three main sub-classes: the management of our water supply, the various means by which we dispose of waste, and the attempts we make to control the effects of floods and the sea.

Energy networks, transport and other civil infrastructure are captured in other types.

### Narrow Type: Reservoir



# Broad Type: Civic Amenities

## Narrow Type: Reservoirs

### Introduction

A wholly or partly artificial body of water used to collect and store water for a particular function. Most were constructed for the collection and supply of water for public and industrial use. Many examples are covered by a distinctive superstructure, usually grassed mounds with stone or brick control and access structures, rather than being a visible body of water.

### Historic processes

Reservoirs for public water supply were commonly constructed in England in the mid to later 19<sup>th</sup> century. This was in response to a growing need for drinking water which arose as natural supplies either became polluted or became insufficient to support an area's population. This was coupled with an understanding that some management of the water supply was necessary to ensure it was of a quality fit for human consumption as part of wider 19<sup>th</sup> century developments in public health.

There are four extant reservoirs in the project area; all are covered reservoirs. That on the ridge of Worlebury Hill is well documented by historic maps and appears to have been built as part of the supply for the town by the 1880s. Such work was probably undertaken by the fledgling local authority, initially set up as Town Commissioners in 1842. The commissioners are known to have commissioned a series of improvements to drainage and sewerage in the 1850s and 1860s and it is possible that the reservoir was built at the same time. The second example, off Bristol Lower Road on the southern side of Worlebury Hill, is also depicted on the first edition of the Ordnance Survey 25" map. A further reservoir, adjacent to the Weston's water works on Milton Road, is shown on the 1954 edition of the 1:2,500 Ordnance Survey map. The site of this appears to have been recently redeveloped for residential accommodation.

The final example lies on the north side of Worlebury Hill, adjacent to the road between Norton and Worle. This is unmarked on historic maps and shown as part of a farm's landholding on the 1910 Valuation Office maps. Judging by the treatment of its facing walls to the road, it is likely to be late 19<sup>th</sup> century or early 20<sup>th</sup> century in date. As it is unmarked on historic mapping and on private land, it appears to be a private water supply.

### Condition

As apparently active elements of Weston's water supply, the type is generally in good condition and is proactively maintained as part of the water infrastructure system.

### Vulnerability

The type has comparatively few vulnerabilities, as part of critical public infrastructure that is unlikely to be either superseded by more modern technology or be affected by development.

### Forces for change

Climate change is likely to have an effect on the use of water infrastructure, however covered reservoirs – being less susceptible to evaporative losses – are unlikely to become redundant. Nevertheless, the supplies from which the reservoirs are filled may face pressure as a consequence of changes to overall precipitation volumes and aquifer recharge rates.

Projected population growth in Somerset may necessitate the construction of new examples of this type to ensure security of supply and consistent pressures. However, it is understood that the water supply company is investing in new mains infrastructure to improve supplies to Weston, among other locations.

### Relationships with other character types

There are no directly related or allied types surviving within the project area. Historically, municipal reservoirs would have been connected to a waterworks where the supply was purified but, at Weston, the site of this waterworks has been redeveloped.

# Broad Type: Civic Amenities

## Narrow Type: Reservoirs

The type is functionally related to Waste Disposal (Sewage works), representing the other end of the public water supply system.

### Heritage values

#### *Evidential*

The structures provide some evidence for the evolving need for storage of water for public and private consumption as the town grew in the later 19<sup>th</sup> century and the gradual improvement in the means of storage. The local examples are generally utilitarian in form, and are frequently hidden by retaining earthworks and boundary walls, and are in active operation, and may be unlikely to be seen as displaying particular time-depth, though there may be evidence for maintenance and upgrading.

#### *Historical*

Earlier examples of the type, such as those on the summit and southern side of Worlebury Hill, illustrate both the Victorian drive to implement public health measures and the need to cater for rapidly-growing urban populations.

The apparently privately-built reservoir shows the measures private individuals and landlords took to supply appropriate drinking water.

#### *Aesthetic*

All appear to have been built to a functional design.

#### *Communal*

That on Worlebury Hill sits in dense woodland adjacent to the main path along the ridge so may have some value as a wayfinder or point of reference for users of the area. The service they contribute will be valued as fundamental to people's everyday lives.

### Sources

- Historic Ordnance Survey editions;
- Current Ordnance Survey edition (1:10,000 map; current OS VectorMap Local);
- 1910 Valuation Office Maps
- Bristol Water.

# Broad Type: Civic Amenities

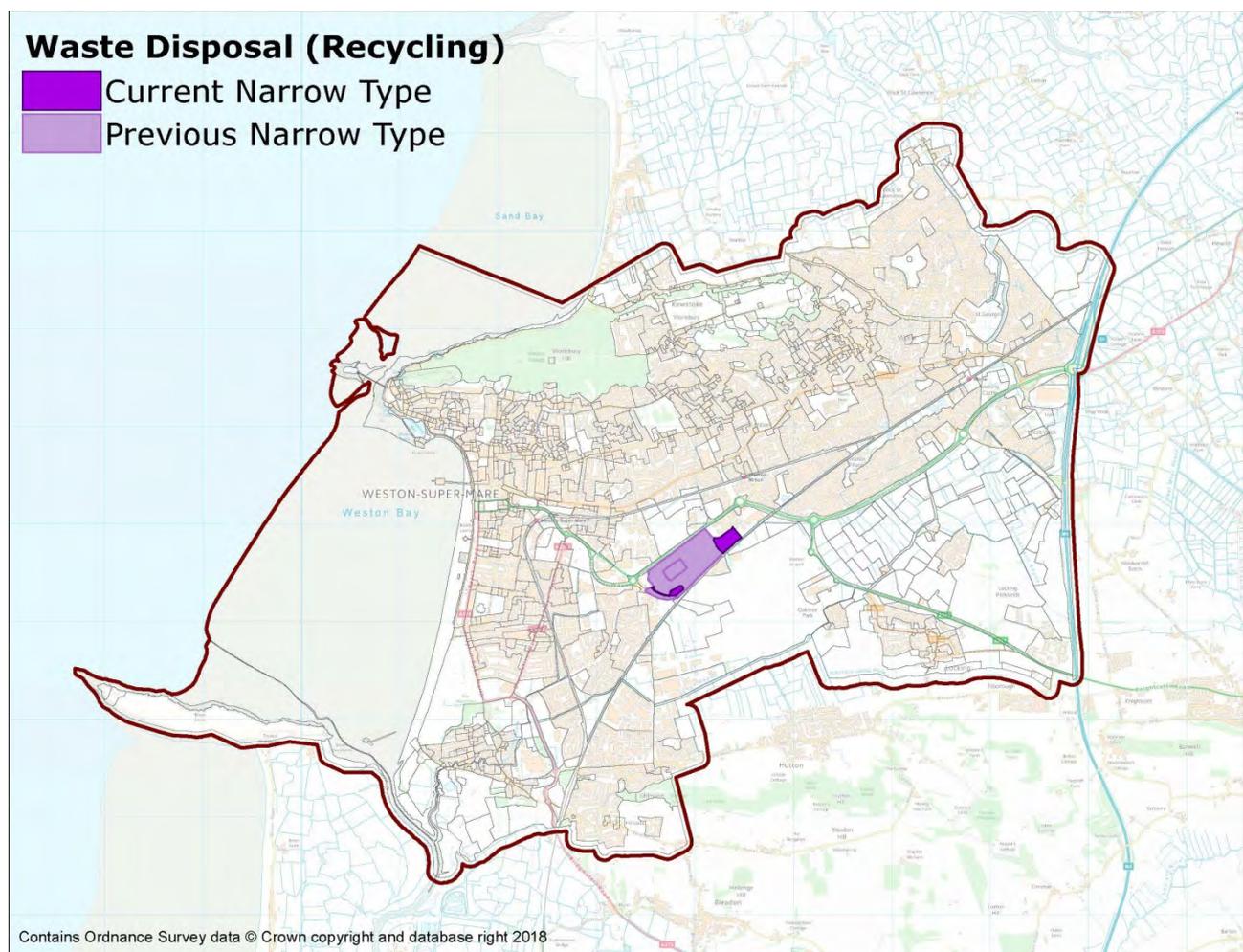
## Narrow Type: Waste Disposal (Recycling)

### Broad Type: Civic Amenities

Public provision of services intended to benefit all of society. Includes only large-scale amenities, grouped into three main sub-classes: the management of our water supply, the various means by which we dispose of waste, and the attempts we make to control the effects of floods and the sea.

Energy networks, transport and other civil infrastructure are captured in other types.

### Narrow Type: Waste Disposal (Recycling)



### Introduction

A facility for the deposition, collection and recycling of waste materials. These are usually publicly-owned facilities consisting of areas for dumping, sorting and transfer. The type also includes sites for waste metal recovery and recycling, colloquially known as “scrapyards”. These are typically less organised sites than the public recycling centres with scrap vehicles and parts piled up in what can seem, to the untrained eye, a disorganised manner.

# Broad Type: Civic Amenities

## Narrow Type: Waste Disposal (Recycling)

### Historic processes

Public recycling sites have evolved from, or been redeveloped from, earlier municipal tips over the latter years of the 20<sup>th</sup> century and into the start of the 21<sup>st</sup> century. Many are still referred to colloquially as “the tip” even though their priority is now waste recycling rather than landfill. This change has come in response to a move away from sending waste to landfill to recycling as much waste as possible. This in itself is a reflection of changed understanding of the implications of sending waste to landfill and also legislative and policy changes requiring greater levels of recycling.

Scrapyards have a longer history, dating back at least into the mid-20<sup>th</sup> century, and are chiefly associated with the deposition of waste vehicles for the recovery of parts and metals for recycling.

The project area contains both a public recycling centre and a scrapyard. Both are near Herluin Way, one of the major arterial routes around Weston’s suburbs.

### Condition

The type is generally robust and operational, but because of the inherently dirty, disparate nature of recycling facilities, its occurrences are somewhat ‘scruffy’.

### Vulnerability

The type is generally robust and resilient to change, as recycling is set to increase in terms of policy and economic priority.

### Forces for change

The key force for change is likely to be the need to expand recycling facilities in line with the need to further reduce waste volumes sent to landfill.

### Relationships with other character types

Due to the volume and size of traffic which uses such facilities, these types are usually located on or in very close proximity to arterial roads.

### Heritage values

#### *Evidential*

The type contains some physical evidence of the evolution in local authorities’ approach to waste management.

#### *Historical*

The type illustrates local approaches to waste management and implementation and local delivery of international obligations with regard to waste reduction, reclamation and recycling.

#### *Aesthetic*

Generally low as the majority are utilitarian facilities designed to allow deposition of waste materials and their recovery for recycling. Some find poignancy and visual interest in scrapyards

#### *Communal*

The type delivers an important public and economic function.

### Sources

- Ordnance Survey 1:10,560 map; 1:10,000 map; current VectorMap local

# Broad Type: Civic Amenities

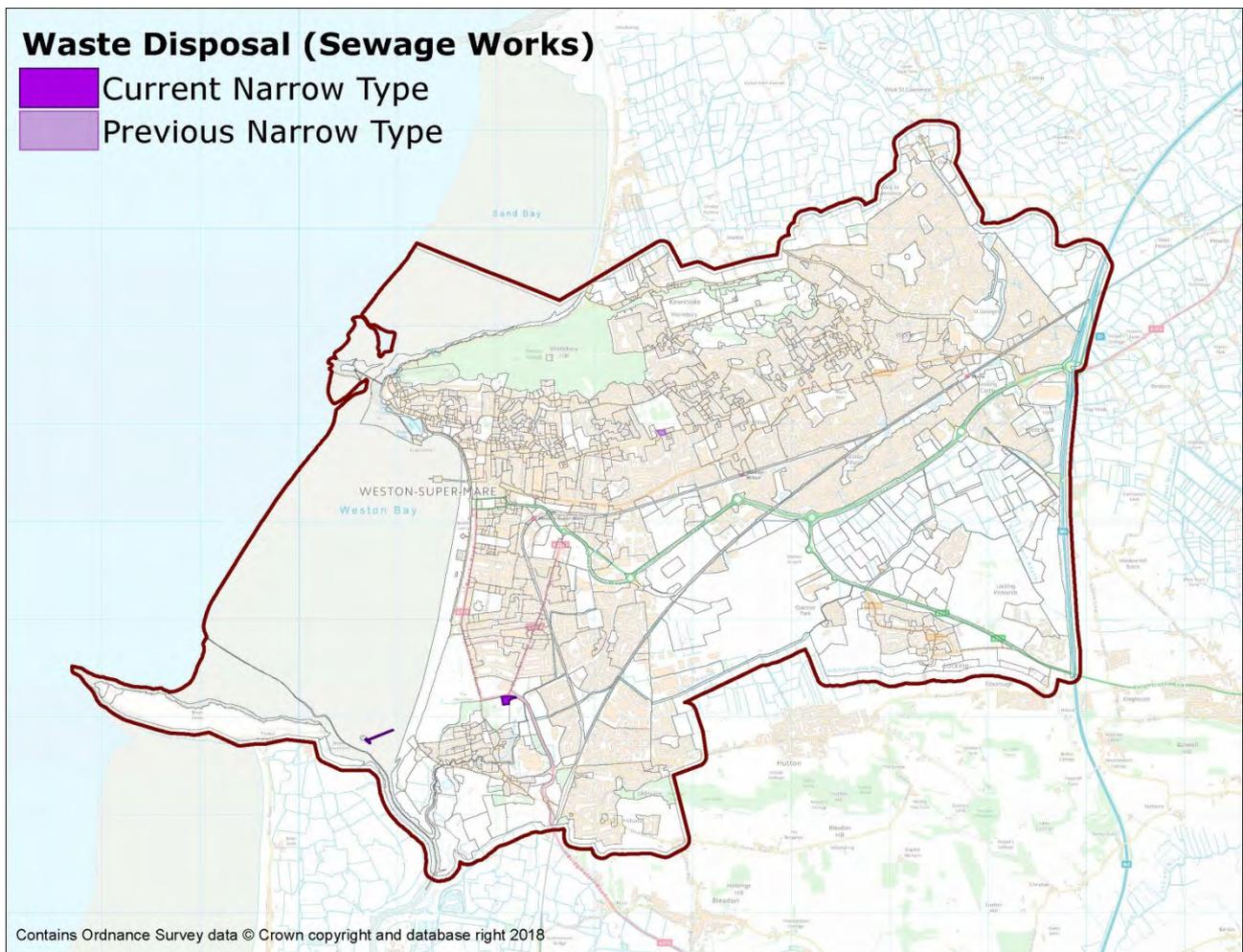
## Narrow Type: Waste Disposal (Sewage Works)

### Broad Type: Civic Amenities

Public provision of services intended to benefit all of society. Includes only large-scale amenities, grouped into three main sub-classes: the management of our water supply, the various means by which we dispose of waste, and the attempts we make to control the effects of floods and the sea.

Energy networks, transport and other civil infrastructure are captured in other types.

### Narrow Type: Waste Disposal (Sewage Works)



# Broad Type: Civic Amenities

## Narrow Type: Waste Disposal (Sewage Works)

### Introduction

A municipal installation in which local sewage is filtered and purified in large rectangular or circular tanks prior to discharge into watercourses or the sea. They form part of a wider system of public water supply and treatment system and are usually located at the outskirts of an urban area and in proximity to a water course.

### Historic processes

Such waste water processing facilities are relatively modern features, originating in the late 19<sup>th</sup> century in association with the development of municipal water supplies as part of Victorian efforts to improve public health. Many of the extant examples in England date to the later 20<sup>th</sup> and 21<sup>st</sup> centuries and are a mark of investment in civic infrastructure at a time of growth in housing and population.

There is only one example in the project area, adjacent to the A370 next to the Uphill Cricket Club. It is late 20<sup>th</sup> century in date and small in extent.

### Condition

Generally good as it is maintained as part of the waste water infrastructure system.

### Vulnerability

Generally low as they are an important part of the waste water infrastructure system. That at Weston is in a low-lying location close to the seafront so may face issues to do with rising water levels due to climate change.

### Forces for change

Evolving technology and need to keep pace with capacity required by expanding settlement and commercial properties (e.g. redevelopment of former military facilities).

Climate change may also require changes to sewage treatment infrastructure due to reduced flows in watercourses receiving discharges during the summer months, and increased summer temperatures potentially affecting bacterial ecosystems on which current approaches to treatment rely. A major force for change affecting sewage works is the need to meet evolving environmental regulations concerning standards for waste water discharge to watercourses and the sea.

### Relationships with other character types

This is related to the Waste Disposal (Treatment Outfall) type. It is also functionally related to Reservoir, representing the other end of the public water supply system.

### Heritage values

#### *Evidential*

The type has evidential value as a physical demonstration of infrastructure developed in mid-late 20<sup>th</sup> century to address human waste. This is a process well-documented in printed works so does not confer any particularly high level of heritage value to this type though there may be evidence for time-depth and the development of sewerage systems in the maintenance and upgrading of structures.

#### *Historical*

Illustrates the development of public health and sanitation infrastructure through the 20<sup>th</sup> century.

#### *Aesthetic*

Utilitarian and not prominent features in the landscape (partly due to the low-rise design of component infrastructure but also as they are usually screened by vegetation).

# Broad Type: Civic Amenities

## Narrow Type: Waste Disposal (Sewage Works)

### *Communal*

Provides an indispensable communal function, but is likely to be perceived negatively (potentially odorous).

### **Sources**

- Ordnance Survey 1:10,000 map; current OS VectorMap Local

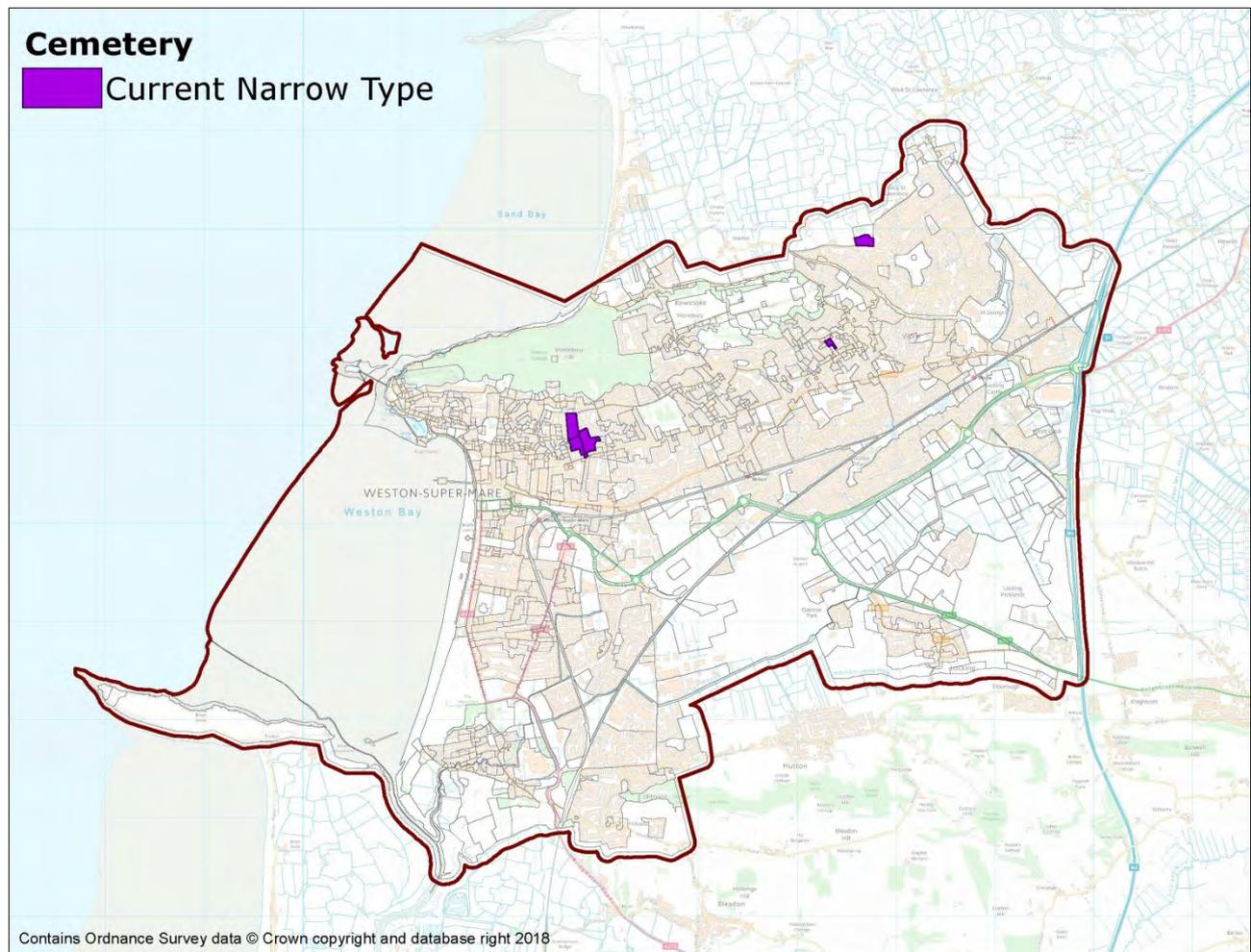
# Broad Type: Civic Provision

## Narrow Type: Cemetery

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Cemetery



### Introduction

A defined space where the dead are carefully and respectfully placed, usually via interment. These are usually characterised by walled-off areas divided into burial plots of regular shape and size. Burial plots may be marked with monumental memorials or other grave markers of a religious or secular form, dependent upon the type of cemetery. The type covers large civic cemeteries and smaller faith-specific

# Broad Type: Civic Provision

## Narrow Type: Cemetery

burial grounds. Burial grounds directly associated with churches or other places of worship are characterised as part of that place of worship and are not covered by this type.

### Historic processes

Prior to the mid-nineteenth century, most burials were in cemeteries directly associated with the local place of worship. Concerns over public health and crowding in existing burial grounds led to the creation of large purpose-built cemeteries on the outskirts of towns and cities. Many of these mid to late 19<sup>th</sup> century municipal cemeteries were in the form of garden cemeteries where ornamental planting, walkways and burial plots were laid out to create a peaceful and reflective environment.

Weston has an extensive garden cemetery, Milton Cemetery, which was created in the later 19<sup>th</sup> century and subsequently extended. At this date, the cemetery lay on the outskirts of the town but it now lies very much within the built up area. It is now one of the largest open spaces in the built-up area of the town.

The project area also has cemeteries formed by expansion of burial land out from an earlier churchyard. This is seen at St Martin's, Worle, where additional burial land was created on former farmland south of the churchyard in the early 20<sup>th</sup> century and expanded again in the later 20<sup>th</sup> century.

Further municipal burial land was created in the 1960s with the opening of the Ebdon Road Cemetery. This was built on a site on the outskirts of the area of Weston at the time and remains at the edge of the built-up area.

### Condition

The cemeteries in the project area are all in active use and appear well-maintained.

### Vulnerability

The nature of this type means it is always in a state of some change as new burials are made. These changes are generally controlled by regulations and bylaws so they do not result in palpable change to the appearance or feel of the cemetery.

The type is protected by legislation governing burials. It is also an important community resource and valued by those whose relatives and ancestors are buried within the cemetery. These aspects combine to mean that both incidental and large-scale change, such as deconsecration for redevelopment, are likely to be resisted.

### Forces for change

In municipal cemeteries, the reduced funding local authorities have seen over the last few years has the potential to affect the degree to which the facility can be maintained.

There is a growing shortage of burial land. Some local authorities are adopting relatively novel solutions to providing additional burial plots within existing cemeteries, such as raising ground levels to allow further burials in areas that have already been used for burials. This can cause some change to the appearance of the cemeteries but does not appear to be a measure which has been considered yet for the cemeteries in the project area.

The rising acceptance of cremation as an appropriate burial rite for many secular and Christian individuals also means that the faith demographic for municipal cemeteries is changing. This can mean that more recent burials tend towards those faiths in which interment is a key facet of their religion, such as Catholics and Muslims.

### Relationships with other character types

19<sup>th</sup>-century cemeteries were commonly sited on the edge of the town at that time and can, therefore, occur in relatively close proximity to housing types, such as Terraced Housing, which are typical of urban development of this date.

# Broad Type: Civic Provision

## Narrow Type: Cemetery

Cemetery extensions, such as at Worle, are usually located adjacent to the type Place of Worship (Church).

More recent municipal cemeteries, such as that at Ebdon Road, are often sited adjacent to other funerary infrastructure types, particularly Crematorium Complex.

### Heritage values

#### *Evidential*

Cemeteries provide significant physical evidence for the way in which the disposal of the dead has evolved. The kinds of memorial used to commemorate the dead has changed through time and also varies between classes and, in municipal cemeteries particularly, between different faiths. The burials themselves also have the potential to hold evidential value in the study of disease and other pathologies in historic populations. All cemeteries in the project area are recent so evidence relates to later 19<sup>th</sup> century arrangements.

#### *Historical*

Cemeteries have significant illustrative historical value by making visible the ways in which the dead have been buried and commemorated in religious cemeteries and in municipal cemeteries.

Cemeteries can also have associative historical value through the presence of burials of notable individuals and, on occasion, burials associated with the victims of incidents and disasters. The cemeteries in the project area appear to have few particularly notable burials (e.g. there are few personal burial monuments Listed in their own right) but include burials of those who were of importance in the history and development of the local area.

#### *Aesthetic*

Cemeteries can have a high degree of aesthetic value. They are generally laid out in a coherent and relatively regimented way with memorials upon each plot. In cemeteries which have been in use for many generations there can be variation in memorial types and in states of repair. Memorials were often designed to be aesthetically pleasing; some have architectural sophistication, particularly when using mournful and classically-inspired statuary. This harmony of plots, variation of memorial types and sense of timelessness through decay creates an appearance which many find tranquil, palpably historic and prompting of reflection. Victorian cemetery planning, with the garden cemetery movement, underscored this by complementing the efficient regimentation of burial plots with ornamental paths and planting of shrubs and trees to create calm green spaces.

More recent cemeteries, such as that at Ebdon Road, utilise some of the features found in early cemeteries, such as ornamental planting pathways tend to lack the ornate memorials or sense of time depth found in older examples.

#### *Communal*

Cemeteries have high communal value being the resting places of ancestors of local residents.

### Sources

- Historic Ordnance Survey editions;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)

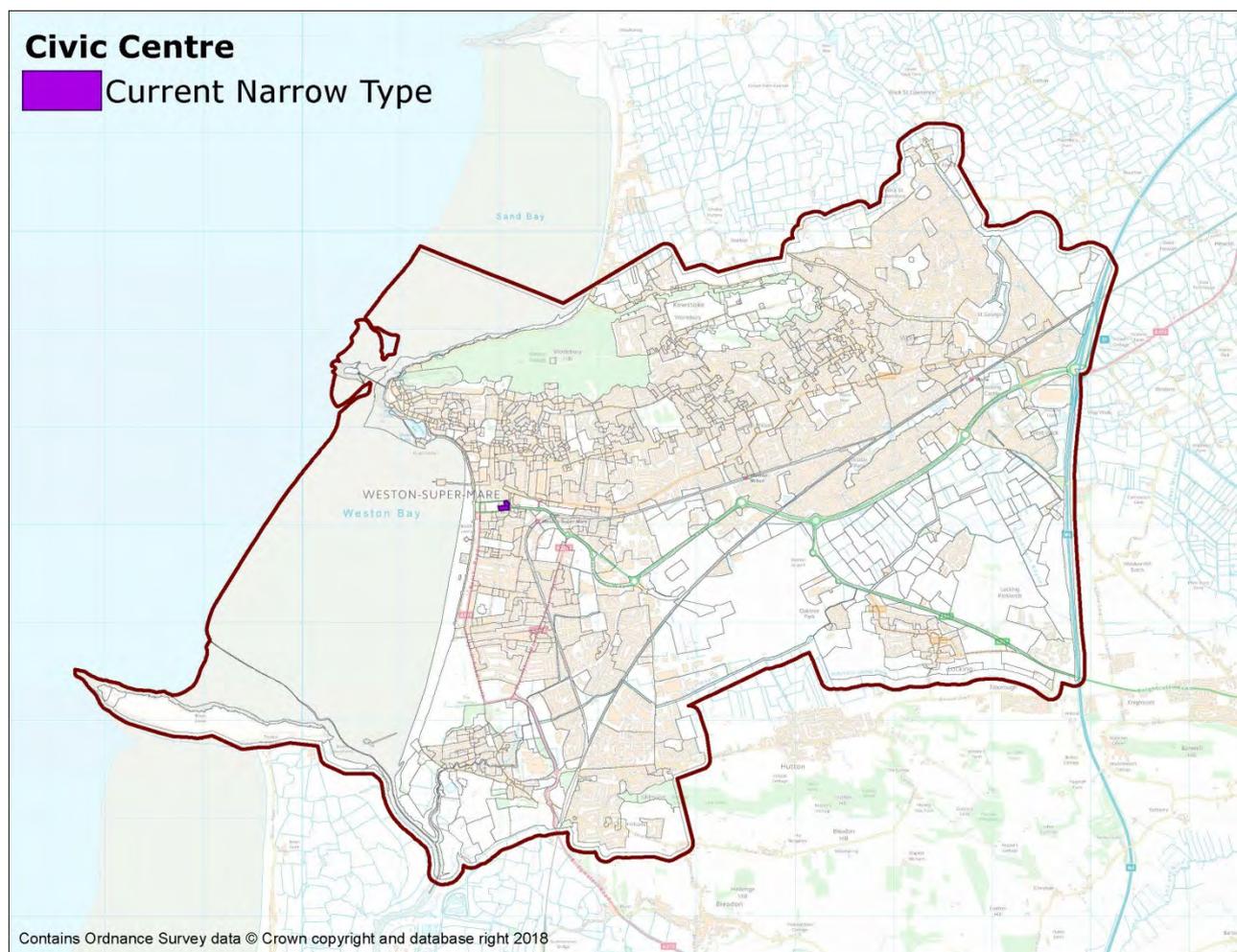
# Broad Type: Civic Provision

## Narrow Type: Civic Centre

### Broad Type: Civic Provision

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### Narrow Type: Civic Centre



### Introduction

The offices and directly associated grounds of local government. These are usually purpose-built buildings comprising administrative office space and public areas such as committee chambers, meeting rooms and receptions. They were designed in the architectural forms prevailing at the time of their construction and,

# Broad Type: Civic Provision

## Narrow Type: Civic Centre

as such, span a variety of architectural styles from Victorian neo-Baroque to modernist later 20<sup>th</sup> century buildings.

### Historic processes

The nature of the space required for local authorities has evolved significantly and reflects the many functions that they have acquired and the reorganisations effected by changes in policy and organisation often instigated by central government, particularly over the course of the 20<sup>th</sup> century and into the 21<sup>st</sup> century.

Those in Weston comprise the Town Hall, a fine stone-built civic building with an 1850s core and 1890s and 1920s extensions (Grade II Listed<sup>1</sup>) and a 1970s multi-storey brick-clad rear extension. The Town Hall was built as the offices of the Town Commissioners, a body established in 1842, and the site was selected in the early 1850s. The original structure was by James Wilson of Bath. It was initially the source of some controversy due to ownership of the site by the Commissioners' then Clerk, Henry Davies. It was felt that Davies, who had recently purchased the site and tracts of land to the south, was deliberately trying to draw further development to his land by siting a key civic building here. This perceived sharp practice was resolved when the finished building was purchased from Davies by the local Rector, Archdeacon Law, in 1859 and gifted to the town.

The 1890s extension is the work of Hans Price, Victorian Weston's leading architect. It is one of the most prominent of his buildings due to its position on the primary approach to the town and seafront from the railway. Its imposing appearance and key place in the town remain despite reconfiguration of the approaches into the town and the rise of motorised transport.

The Town Hall has been subject to a recent refurbishment project which has resulted in improved office space, particularly within the 1970s rear extension.



Photograph 1: Weston Town Hall frontage

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1138148>

# Broad Type: Civic Provision

## Narrow Type: Civic Centre

### Condition

The Town Hall appears to be in good condition and has recently had a programme of restoration and redevelopment<sup>2</sup>.

### Vulnerability

The Town Hall is the central office of the local authority and has been recently refurbished. As such, it is likely to be a key asset for the council and subject to continued care and upkeep despite a generally challenging climate for local authority finances.

The core of the building is a Grade II Listed Building and is subject to statutory protection from unauthorised works.

### Forces for change

The role and remit of local government has faced some challenges due to localism and austerity since 2010. This trajectory seems unlikely to change in the near future; particularly the budgetary constraints. This could lead to changes in the functions the Town Hall needs to accommodate so may be a source of pressure on the fabric of the building.

### Relationships with other character types

In Weston these are found in association with the Government Office (Avon and Somerset Constabulary offices) and the former Court House (Magistrates Court).

### Heritage values

#### *Evidential*

The Town Hall has significant evidential value as a physical document of how local government and the services it provides have evolved since the mid-19<sup>th</sup> century. Whilst this is a process that occurred nationally it has its own unique expression in Weston and the scale and form of the Town Hall traces the evolution of the corporate body from Town Commissioners in the 1850s, through its period serving an Urban District Council and Municipal Borough from 1894 – 1974, Woodspring District (part of Avon County) to the present unitary authority of North Somerset District Council from 1996.

#### *Historical*

In illustrative terms, the town hall makes visible the evolution of local government in the area. In associative terms, it is not only a key work Hans Price but is also associated with numerous local figures who have played a key role in shaping the town through service to its corporate body.

#### *Aesthetic*

The 19<sup>th</sup> century core of the Town Hall has aesthetic value, recognised in part by its designation as a Grade II listed building associated with the classically-influenced design and execution of the original 1850s Wilson core and the 1890s Price extension in high-quality materials. It was designed to convey a sense of civic gravitas and underscore the key role of the council in the life of the town. Its positioning on the principal approach to the town and seafront emphasises its prominent role.

#### *Communal*

This type is likely to have some communal value, particularly through the presence of the register office and the association of this service with key moments in the lives of the local populace. It is also an important landmark.

### Sources

- (Beisly, 2001)

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<sup>2</sup> <http://alecfrench.co.uk/afaprojects/refurbishment/weston-town-hall-weston-super-mare/>

## **Broad Type: Civic Provision**

### **Narrow Type: Civic Centre**

- <https://historicengland.org.uk/listing/the-list/list-entry/1138148>
- <http://alecfrench.co.uk/afaprojects/refurbishment/weston-town-hall-weston-super-mare/>

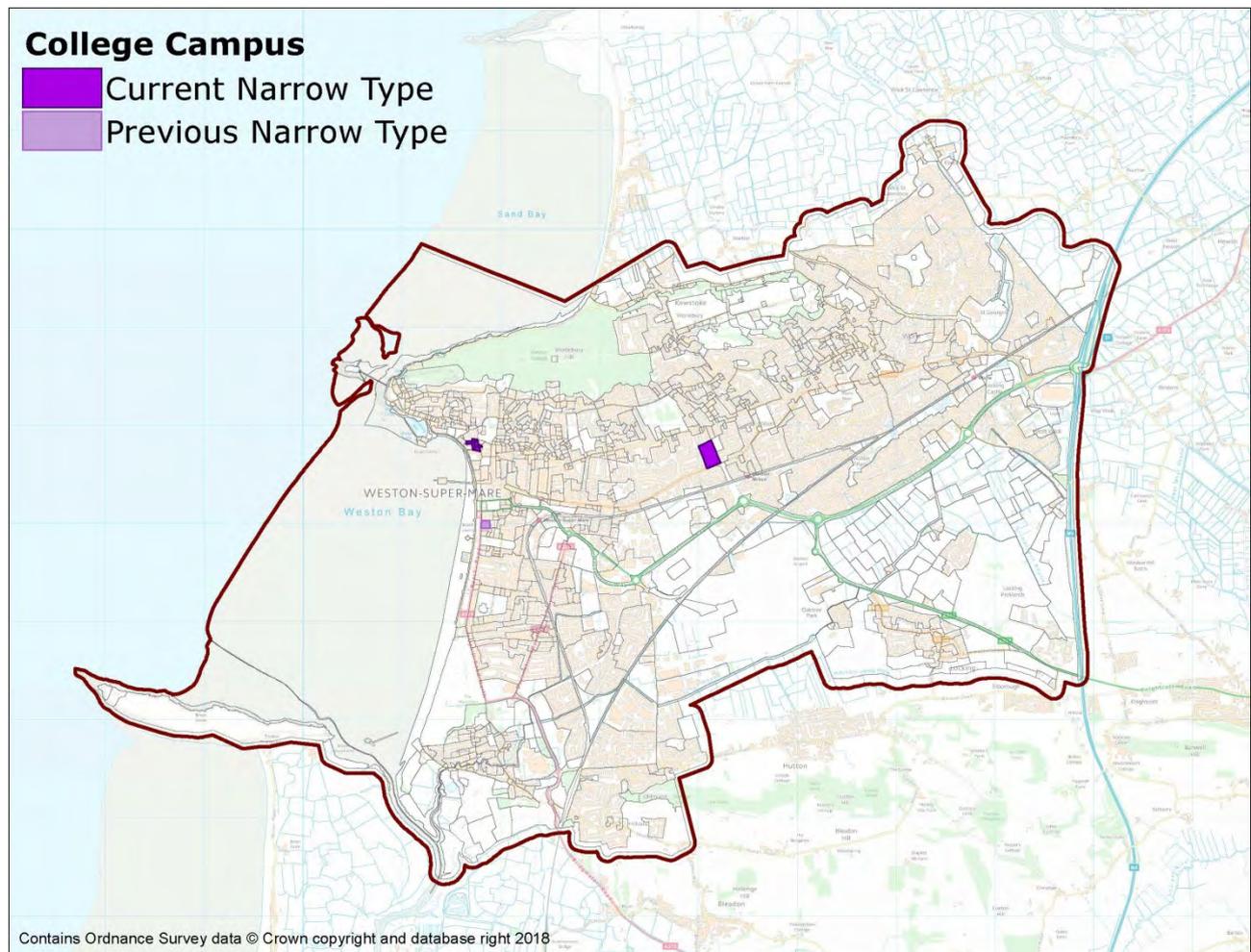
# Broad Type: Civic Provision

## Narrow Type: College Campus

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: College Campus



# Broad Type: Civic Provision

## Narrow Type: College Campus

### Introduction

Purpose-built facilities for further and tertiary education. They comprise a range of educational buildings and associated grounds.

### Historic processes

The provision of colleges for post-secondary education dates back to legislation in the 1890s and government legislation to promote the local provision of learning in the technical and artistic skills needed by the evolving industrial economy.

Colleges have evolved from largely public institutions offering technical and vocational training to the now-privately run facilities which combine conventional academic further education, vocational training and, in partnership with Universities, higher education courses resulting in the award of Degrees. Owing to this variation in role and funding, a variety of forms of buildings and layouts have been employed to provide college education in both publicly-funded and private contexts. As such there is often wide variation in how this type exhibits itself which is usually closely tied up with how each individual institution has evolved.

Weston College is the only further education college in the project area. It began life as the School of Science and Art in 1893. It was one of several such institutions established in response to the government's education reforms. The original School of Science and Art building remains in use by the college and is another of Hans Price's key civic works. As with many of Price's works it mixes disparate styles, in this case Tudor and Classical, to create a civic structure that is highly distinctive – both of his style and of Weston.

A need for expanded provision at further education level emerged over the course of the 20th century as the population grew and the training needs and government support evolved. Weston College responded to this with the creation of a large modern campus building adjacent to the original School of Science and Art. This was opened in 1970 on the site of an earlier school. It is a distinctive multi-storey brutalist structure and stands in great contrast to the surrounding historic buildings of the town's core.



**Photograph 1: Weston College main campus building, right centre ground, showing its scale in relation to surrounding buildings**

# Broad Type: Civic Provision

## Narrow Type: College Campus

The college has recently taken on a series of former townhouses of early 19th century date opposite the main campus buildings on Lower Church Road. This has led to some modification to these structures, including the addition of a ground floor extension to the Lower Church Road frontage which is finished in a contrasting modern style. The college has also recently acquired the Winter Gardens pavilion, which has been renovated and will continue in use as an events and performance space.

The college opened a satellite site, the South West Skills Campus on Locking Road, in 2013. This is housed in modern utilitarian shed-like structures similar to those used for recent business parks and showrooms.

### Condition

The varied College structures appear to be in generally good condition and are in active use.

### Vulnerability

The College is a locally-important educational facility. As such, it is likely to continue to be maintained despite a generally challenging climate for education finances.

The former School of Science and Art which lies within the main college campus is a Grade II Listed Building and is subject to statutory protection from unauthorised works.

### Forces for change

Education was made compulsory to age 18 in England in 2015. This is likely to lead to a growth in the college provision and the construction of further purpose-built facilities as well as the conversion of other structures to this purpose.

### Relationships with other character types

Owing to the very varied nature of the evolution of colleges, with each establishment subject to a very specific set of developmental influences, there is no strong association with particular types. They are generally set within an urban or suburban continuum.

### Heritage values

#### *Evidential*

In general, the varied range and date of buildings employed by the college provide some evidential value by documenting the changing nature of provision of further education since the end of the 19<sup>th</sup> century. They also demonstrate wider trends in civic architecture, from echoing the classical styles of a glorious past, as seen in the 19<sup>th</sup> century, to the stripped-down brutalist aesthetic favoured in the 1960s and 1970s.

The more recent buildings, such as those at the South West Skills Campus, also evidence the repurposing or adoption of modern utilitarian commercial styles to readily provide the additional capacity required to meet the demand for further education places.

#### *Historical*

The former School of Science and Art illustrates locally a trend to provide further education spurred on by a national government initiative. In associative terms, it is a key example of Price's civic work.

The 1970 main college building also illustrates a local response to national trends in further education provision and provides one of the few examples of the brutalist architectural style in the town and is a highly visible example.

#### *Aesthetic*

The former School of Science and Art has significant aesthetic value, recognised in part by its designation as a Grade II listed building. This value is associated with Price's distinctive and historically-influenced

# Broad Type: Civic Provision

## Narrow Type: College Campus

style and the execution of the building in high-quality materials. It is designed to convey a sense of the importance of learning and civic gravitas.

The 1970 main college building also has some aesthetic value due to its competent execution in the Brutalist style. There is a growing appreciation of this important – and fast-disappearing – element of our architectural and social history.

### *Communal*

The buildings that have that been used by the college for some time (the former School of Science and Art and 1970 main college building) have communal value through being the site of formative learning experiences for those who attended the institution. The buildings also function as landmarks in the town and contribute to its distinctiveness.

### Sources

- <https://www.weston.ac.uk/about/our-history>
- Historic Ordnance Survey editions;
- Current Ordnance Survey edition (1:10,000 map; current OS VectorMap Local)

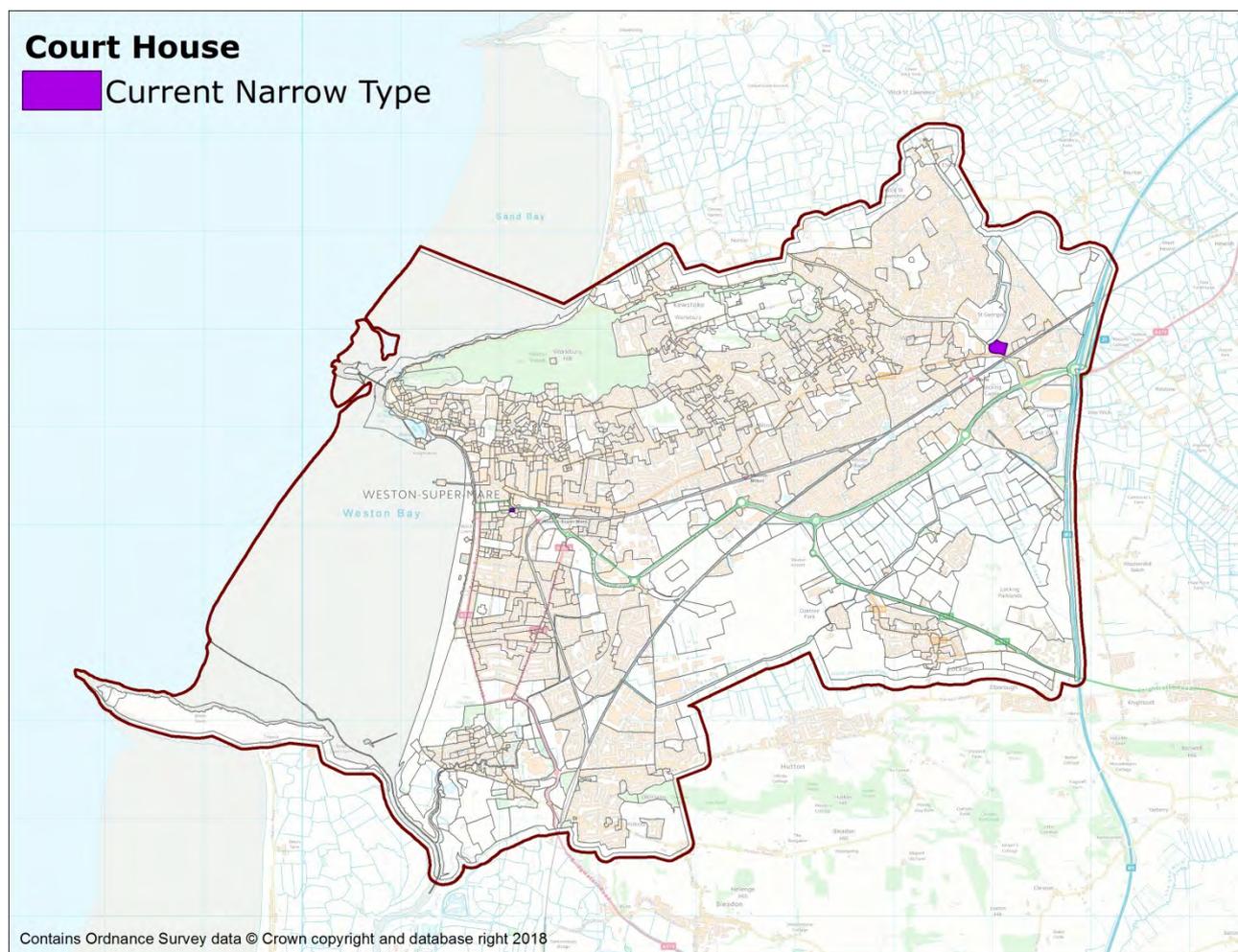
# Broad Type: Civic Provision

## Narrow Type: Court House

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Court House



### Introduction

A building in which judicial court is held. These are usually purpose-built with more recent examples set within landscaped grounds including secure parking areas and transfer facilities.

# Broad Type: Civic Provision

## Narrow Type: Court House

### Historic processes

Buildings specifically-designed for court use have been created over several centuries but became most common as legal proceedings and circuits were regularised as part of 19<sup>th</sup> century judicial reforms. In the 19<sup>th</sup> century this led to the creation of imposing buildings in architectural styles, such as neo-Gothic and neo-Baroque, which underlined the dignity of the law and the gravity of the proceedings held within them. Changes in the way courts operate, including the adoption of more modern technology, have meant that some 19<sup>th</sup>-century buildings became obsolete and replaced with modern complexes sometimes in similar sites to the earlier court buildings but also at entirely new sites which are more accessible by vehicle.

In Weston the Court House was formerly sited adjacent to the Civic Centre and part of a complex which also included the police station. The building was constructed in a relatively austere Neo-Classical style and, together with the Civic Centre, confers a civic character to this part of the town. It is no longer in use for court functions following transfer of the Magistrate Court to new purpose-built facility on the outskirts of the town. The former court and police station are a Grade II Listed Building<sup>1</sup>.

The new Court House is on an out-of-town site near the M5 adjacent to one of the major arterial roads. It is a modern structure which makes extensive use of fenestration and stone cladding. It is a good example of modern civic architecture.

### Condition

The former Court House appears in satisfactory condition but is currently not in active use.

The new Court House appears in good condition and is in active use.

### Vulnerability

The former Court House is not in active use. It was purchased by the council in 2015 and, as it stands on a prime site within the town, it is proposed for some form of redevelopment. At purchase this was identified as for housing<sup>2</sup>. Whilst the exact nature of this and degree of retention of the existing structure is not yet clear, its status as a Grade II Listed Building means it is subject to statutory protection from demolition and other unauthorised works so it is unlikely that it would be lost or extensively altered without due consideration.

### Forces for change

The former Court House stands on a prime site within the town and is due for some form of redevelopment.

### Relationships with other character types

This former Court House of the type is co-located with the Civic Centre and Emergency Services (police station) creating a distinctive civic character to this part of the town centre.

### Heritage values

#### *Evidential*

The type provides evidence for the public provision of services since the earlier 20th century. It uses distinctive structures and layouts which are designed expressly for the purposes of justice. The difference between the form of the former court house and the new court house indicates how this has evolved in recent years.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1379821>

<sup>2</sup> <https://www.n-somerset.gov.uk/my-business/regeneration/weston-vision/walliscote-place/>

# Broad Type: Civic Provision

## Narrow Type: Court House

### *Historical*

The type illustrates how public provision of justice has evolved between the earlier 20th century and the start of the 21<sup>st</sup> century. Its distinctive structures and premises are readily recognisable as instances of civic provision. For the wider community there may be enduring associations with noteworthy cases whose final stages were played out at court.

### *Aesthetic*

The former court house, like many contemporary examples, was designed in the prevailing civic architectural forms of the time. It employs sober architectural forms and detailing, typically classically-influenced, to underscore the grave nature of the concerns handled on the premises.

The present court house, as with other recent examples of the type, tends toward more modern and utilitarian forms although it is still imposing, as befits a judicial establishment. As a result of the move toward more transparency and accessibility in the provision of public services, this, as at Weston, is often balanced by extensive use of fenestration on the public-facing frontages.

### *Communal*

The type has communal value because it provides a service that the community feels reassured to have present but hopes that they will never have cause to use. This value may be complicated as, for some it will be tied up with conviction and loss of freedom.

### **Sources**

- Historic Ordnance Survey editions;
- Current Ordnance Survey edition (1:10,000 map; current OS VectorMap Local)
- <https://historicengland.org.uk/listing/the-list/list-entry/1379821>.
- North Somerset Council website

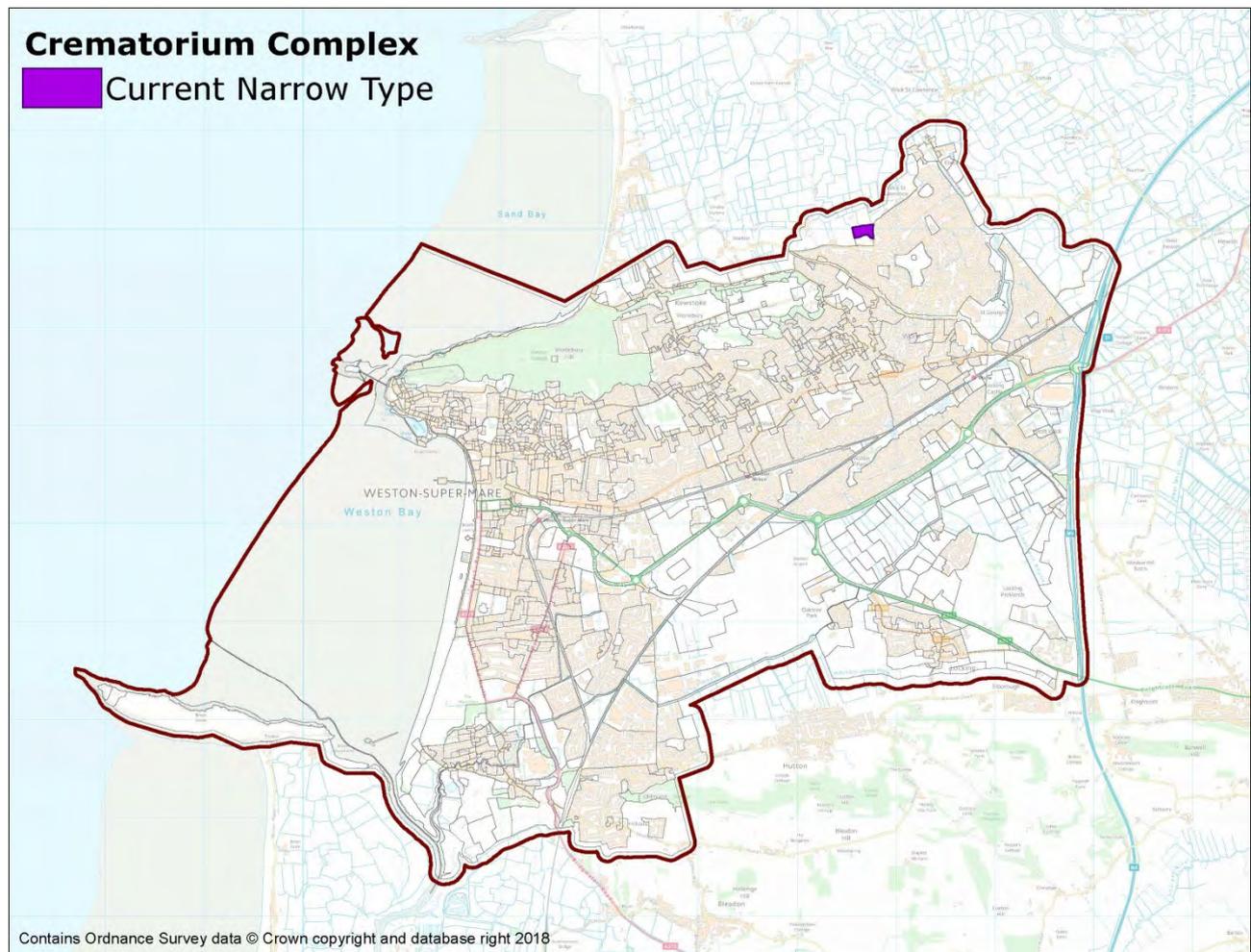
# Broad Type: Civic Provision

## Narrow Type: Crematorium Complex

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Crematorium Complex



### Introduction

A facility where funeral services are held and the dead are respectfully incinerated and remembered. They are generally purpose-built structures, usually in modernist architectural styles and set in landscaped grounds. These grounds typically include areas, such as gardens of remembrance, where relatives may purchase space to install a permanent memorial to a lost loved one.

# Broad Type: Civic Provision

## Narrow Type: Crematorium Complex

### Historic processes

Although cremation was legalised in Britain in 1902, it remained a relatively uncommon way of disposal of the dead until the mid-20th century. A rise in popularity of cremation was partly driven by greater social acceptance of the practice and in response local authorities began to build municipal crematoria from the 1960s onwards.

There is a single crematorium complex in the project area, lying adjacent to the civic cemetery at Ebdon Road and built as part of the same development scheme. Both the cemetery and crematorium opened in 1966. The crematorium is currently operated as a public-private partnership.

### Condition

The crematorium complex, set within a specifically-designed cemetery designed landscape, is very well cared-for and is therefore in good condition.

### Vulnerability

As the crematorium is in active use, and is set within a wider cemetery complex – apparently with remaining burial capacity – it is unlikely that the type faces any specific threat of change.

### Forces for change

Continuing pressure at the national level to move away from burials to cremation as a more sustainable and cost-effective option, along with England's ageing population, may necessitate expansion of capacity in the coming decades.

The adjacent field to the west is safeguarded for cemetery expansion; no land is allocated for other purposes adjacent.

### Relationships with other character types

As with this example, the majority of crematoria are set within wider designed landscapes usually incorporating cemeteries.

### Heritage values

#### *Evidential*

The type has some value in providing evidence of mid-late 20<sup>th</sup> century funerary practices and architectural responses to changing cultural attitudes to death and disposal of the dead.

#### *Historical*

A fairly typical and largely unchanged mid-20<sup>th</sup> century modernist crematorium, illustrating contemporary means of respectfully dealing with the dead. It is, externally at least, an explicitly secular design, reflecting its municipal rather than religious origin.

#### *Aesthetic*

Buildings are well-designed and set within an attractive, well-maintained and purpose-designed landscape.

#### *Communal*

Has substantial communal value for local people as the only crematorium in the area. Lying within Weston's main municipal cemetery, members of the community are likely to visit graves of relatives.

### Sources

- Historic Ordnance Survey editions;
- Current Ordnance Survey edition (1:10,000 map; current OS VectorMap Local)

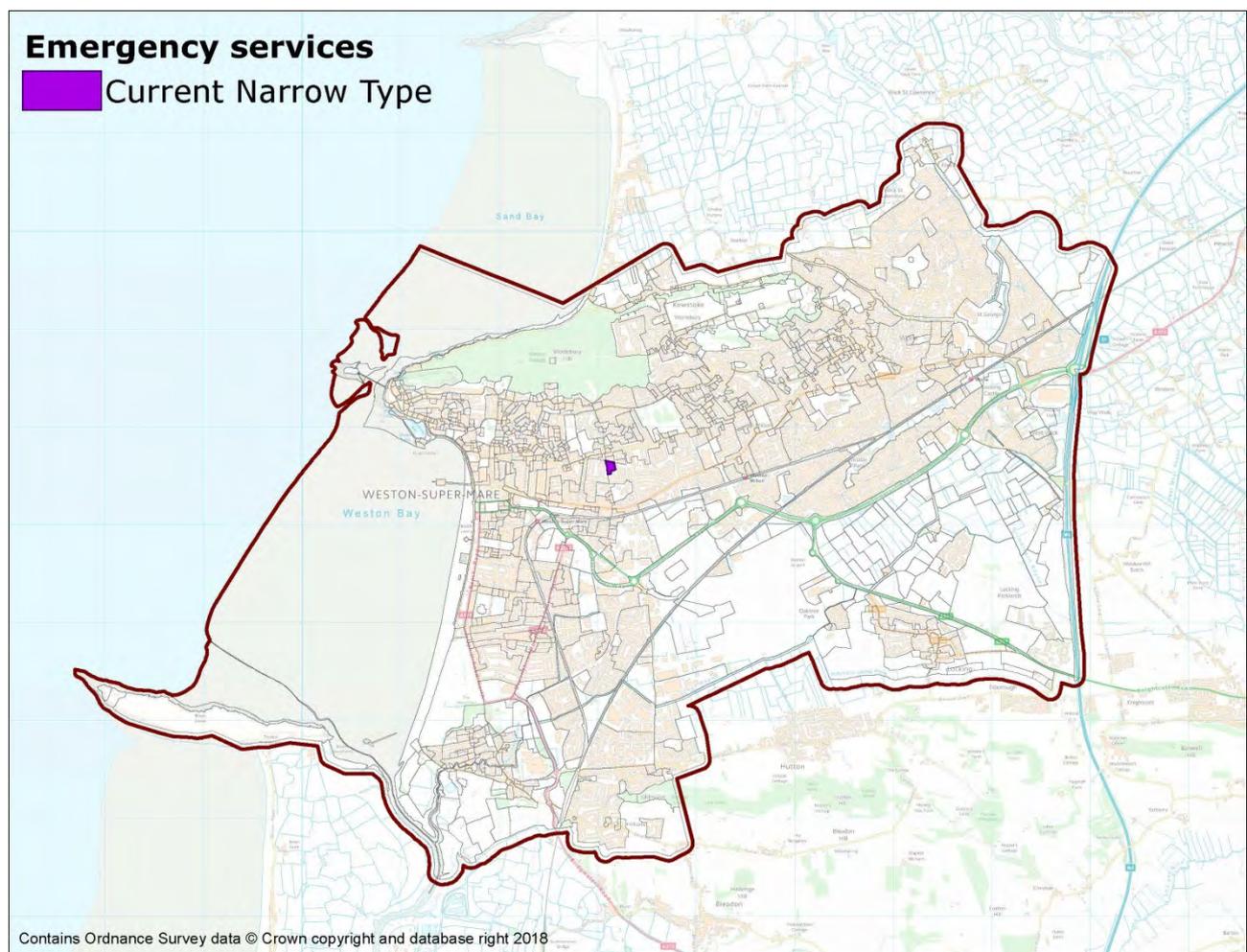
# Broad Type: Civic Provision

## Narrow Type: Emergency services

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Emergency services



### Introduction

Buildings and land for the provision of emergency services, including fire stations and ambulance stations. They usually comprise relatively recent purpose-built structures (1960s and onwards) of a utilitarian nature. Older examples have greater architectural sophistication. All generally have an

# Broad Type: Civic Provision

## Narrow Type: Emergency services

accessible apron at the frontage of the compound to allow easy access to the road system for emergency vehicles and secure perimeter fencing on all other sides.

### Historic processes

The provision of private fire services has a long history but the creation of purpose built structures in England is generally associated with the creation of publicly-funded municipal fire brigades. Whilst this process began during the 19th century, most structures associated with the fire service are late 20th century or later in date.

The provision of ambulance services was a result of the establishment of the NHS in 1948. As such, most structures associated with the service are relatively recent in date and utilitarian in nature.

For both services the changing nature of both their equipment and administrative organisation has driven the location and nature of buildings. As buildings have become obsolete, services have relocated to new sites leading to the redevelopment or conversion of their earlier sites.

There is a single example of an emergency services complex within the project area, the fire station at Summerlands Road. This was built in the 1960s and is a utilitarian structure typical of fire stations of this date.

### Condition

The condition of the station appears good. It is in active use and appears well-maintained.

### Vulnerability

This type provides locally-important facility for public safety. As such, it is likely to continue to be maintained despite a generally challenging climate for the emergency services' finances.

### Forces for change

Funding for public services remains tight in an era of continuing austerity. The type is likely to face pressure due to this climate which has led, in many areas, to loss of instances of this type due to the amalgamation of services.

### Relationships with other character types

No clearly allied types.

### Heritage values

#### *Evidential*

Evidence for forms and changes in the public provision of emergency services since the earlier 20<sup>th</sup> century.

#### *Historical*

Distinctive structures and layouts which are designed expressly for the purposes of providing emergency services and housing the equipment necessary.

#### *Aesthetic*

Early examples, particularly fire stations, were designed in the prevailing civic architectural forms and often have some architectural sophistication and a harmonious and solid appearance. Later examples, from the mid-20<sup>th</sup> century onwards, are generally utilitarian in form and lacking architectural sophistication.

## **Broad Type: Civic Provision**

### **Narrow Type: Emergency services**

#### *Communal*

The type is likely to have communal value associated with its provision of a service that the community feels reassured to have in close proximity to their homes but hopes that they will never have cause to use.

#### **Sources**

- Historic Ordnance Survey editions;
- Current Ordnance Survey edition (1:10,000 map; current OS VectorMap Local)

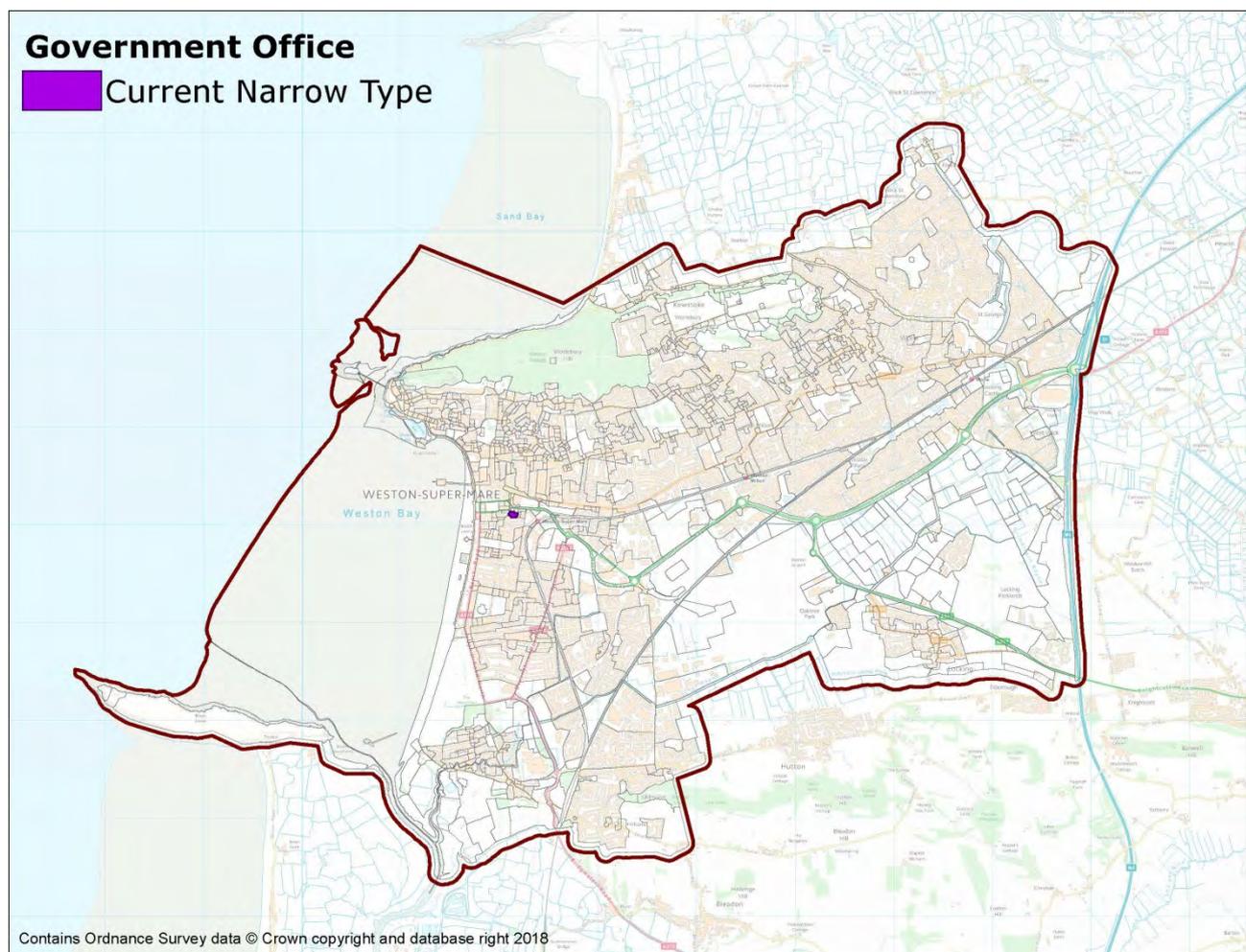
# Broad Type: Civic Provision

## Narrow Type: Government office

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Government office



### Introduction

The offices and directly associated grounds of a local or national governmental agency. These are usually purpose-built buildings comprising administrative office space and public areas such as meeting rooms and receptions. They were designed in the architectural forms prevailing at the time of their construction

# Broad Type: Civic Provision

## Narrow Type: Government office

and, as such, span a variety of architectural styles from Victorian neo-Baroque to modernist later 20<sup>th</sup> century buildings.

### Historic processes

The nature of the space required for government bodies has evolved significantly and reflects the many functions that they have acquired and the reorganisations effected by changes in policy and organisation instigated by central government, particularly over the course of the 20<sup>th</sup> century and into the 21<sup>st</sup> century.

Those in Weston comprise the Avon and Somerset Constabulary offices which are partially housed in a 1950s stone-faced civic building (a former court house) and a linked 1960s multi-storey concrete-clad office block on Walliscote Road.



Photograph 1: Avon and Somerset Constabulary offices, Walliscote Road

### Condition

The condition of the offices appears good. It is in active use and appears well-maintained.

### Vulnerability

This type provides locally-important facility for public safety. As such, it is likely to continue to be maintained despite a generally challenging climate for public services finances.

### Forces for change

Funding for public services remains tight in an era of continuing austerity. The type is likely to face pressure due to this climate which has led, in many areas, to loss of instances of this type due to the amalgamation of services.

### Relationships with other character types

In Weston, these are found in association with the Civic Centre which houses the council offices.

# Broad Type: Civic Provision

## Narrow Type: Government office

### Heritage values

#### *Evidential*

Evidence for the changing forms of public provision of services since the earlier 20th century.

#### *Historical*

Visible examples of the public provision of services since the earlier 20<sup>th</sup> century. Distinctive structures and premises are readily recognisable as instances of civic provision.

#### *Aesthetic*

Early examples were designed in the prevailing civic architectural forms of the time and often have some architectural sophistication and were designed to have a harmonious and solid classical appearance. Later examples, from the mid-20<sup>th</sup> century onwards, are generally utilitarian in form and lack architectural sophistication.

#### *Communal*

Communal value associated with its provision of a service that the community feels reassured to have in close proximity to their homes but hopes that they will never have cause to use.

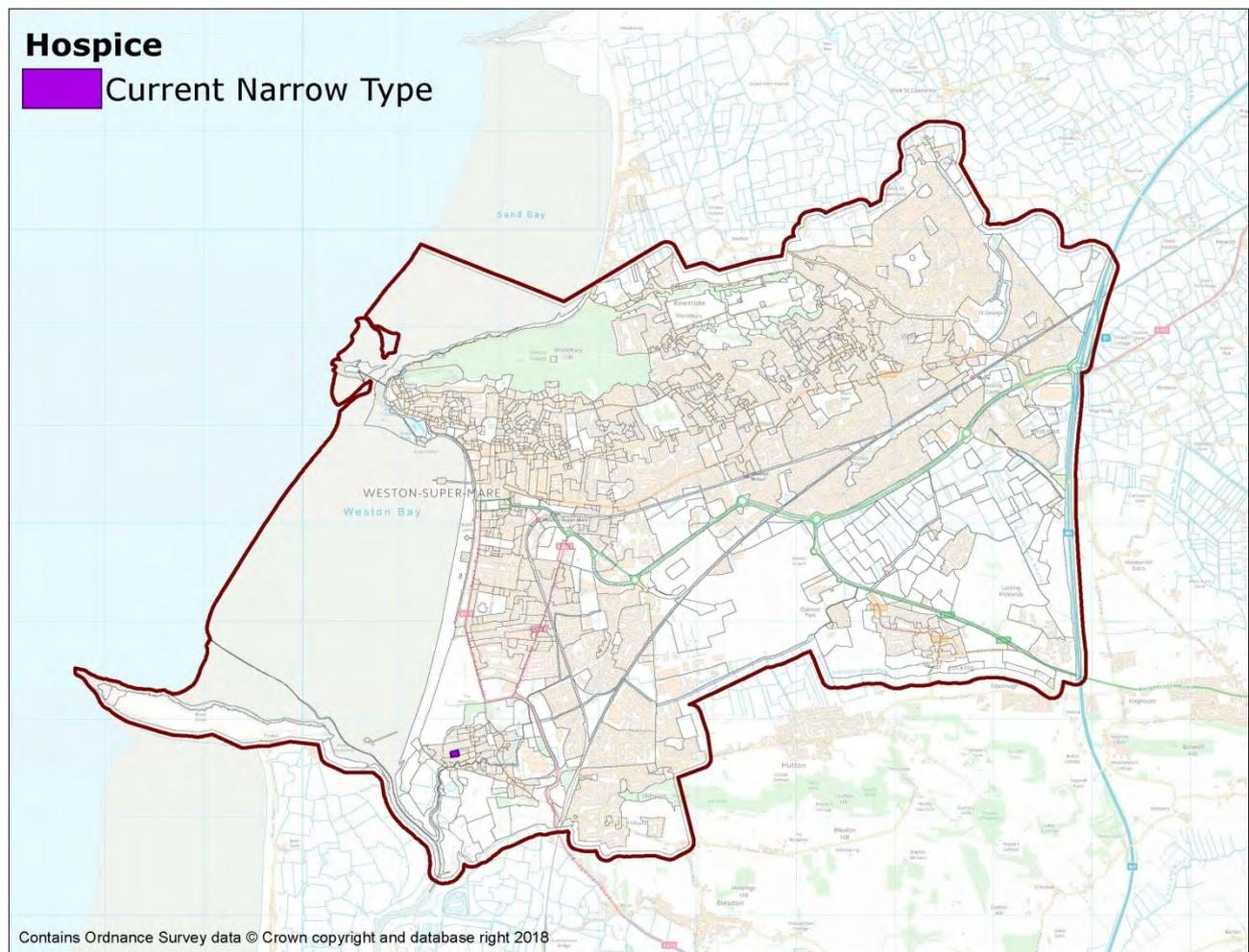
# Broad Type: Civic Provision

## Narrow Type: Hospice

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Hospice



### Introduction

An establishment providing care to those with long-term chronic conditions requiring intermittent specialist treatment (including respite care) or end of life care for terminally ill patients. They are generally relatively small medical establishments distinguished by low-rise buildings in a landscaped

# Broad Type: Civic Provision

## Narrow Type: Hospice

environment. Some operate from adapted earlier buildings, including villas or small country houses, but purpose-built structures on new sites are becoming increasingly prevalent.

### Historic processes

Whilst hospices as a concept have been around for hundreds of years, modern British hospices were established in response to recognition of the need for dignified care in the latter part of the 20th century as terminal and chronic illness, particularly in later life, became more prevalent in society. They are most closely associated with terminal care but, in more recent years, hospices have also been established to care for children with chronic conditions, providing both specialist treatment and respite care.

There is one hospice in the area, a purpose-built facility constructed in the later 20th century at Uphill.

### Condition

The condition of the hospice appears good. It is in active use and appears well-maintained.

### Vulnerability

This type provides a locally-important facility for chronic and end-of-life care. It is maintained largely by charitable donations so is vulnerable to anything, such as economic downturn, which affects the amount and frequency of donations.

### Forces for change

Changes in health demographics mean that the country is facing a greater incidence of chronic illness and cancer. Lifestyle factors indicate that this trend is likely to continue. Facilities which provide care in such circumstances, such as this type, are likely to be in greater demand and see growth. As much of the funding used to provide hospices service comes from charitable donations, this growth is likely to be sporadic and heavily tied to the availability of funds for specific initiatives, such as new hospice sites, wings or grounds improvement.

### Relationships with other character types

No clearly allied types.

### Heritage values

#### *Evidential*

Evidence for the changing form of provision of services for chronic and terminal illness since the later 20th century.

#### *Historical*

The type provides visible examples of the development of provision of services to the chronically ill since the earlier 20th century. Its distinctive structures and premises, particularly the availability of tranquil landscaped grounds, are readily recognisable.

#### *Aesthetic*

The structures used by hospices are generally recent and relatively utilitarian in external form, usually lacking much architectural sophistication. Their grounds are usually landscaped and well maintained and aim to provide calm, contemplative surroundings.

#### *Communal*

Associated with provision of a service that the community feels reassured to have in close proximity to their homes but hopes that they will never have cause to use.

**Broad Type: Civic Provision**

**Narrow Type: Hospice**

**Sources**

- Site visit
- <http://westonhospicecare.org.uk/>

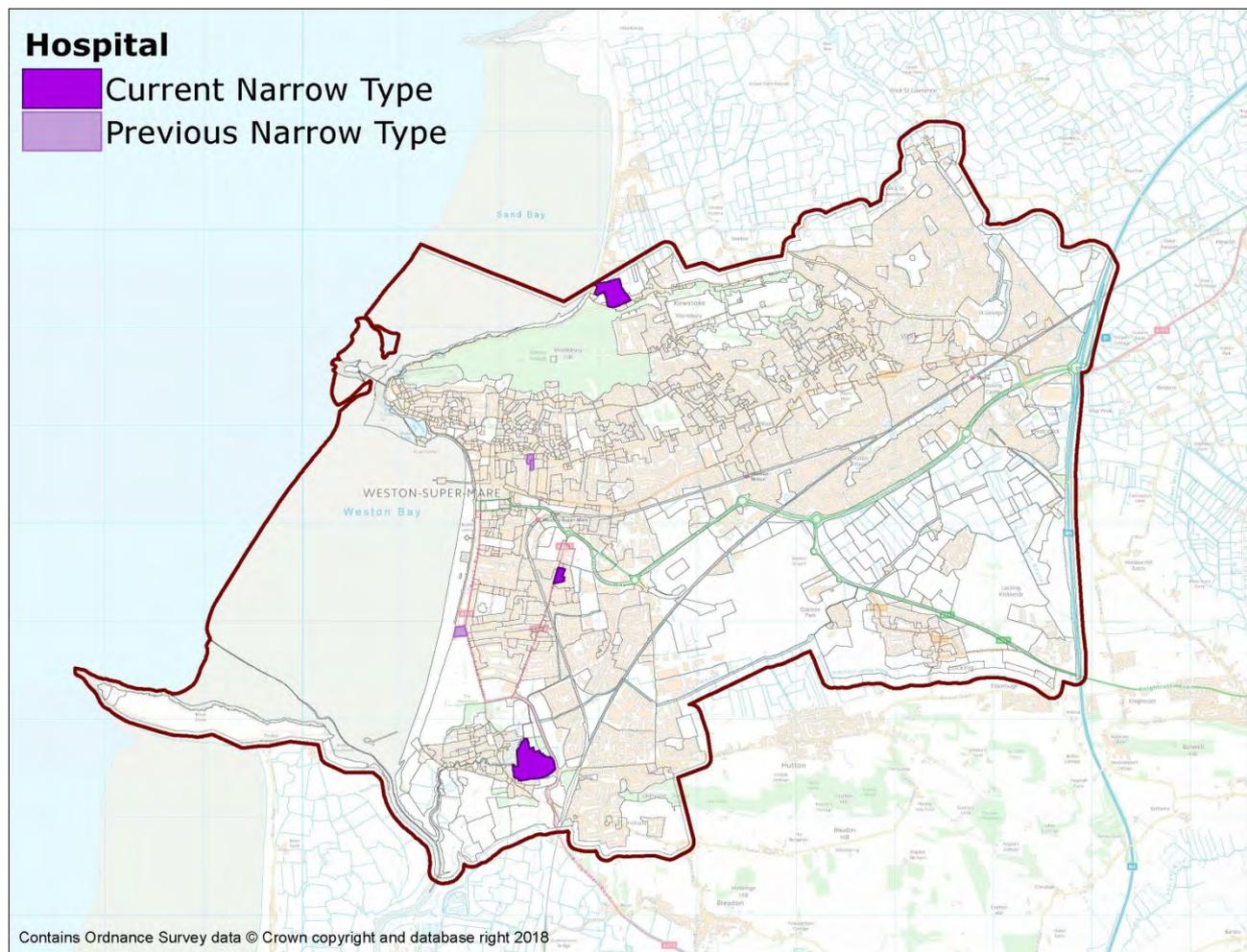
# Broad Type: Civic Provision

## Narrow Type: Hospital

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Hospital



### Introduction

Medical establishment consisting of purpose-built buildings to provide care to casualties and the seriously or chronically ill. They usually cover extensive sites and the grounds can be laid out to provide a therapeutic environment. At the time of writing, the majority of British hospitals are general hospitals

# Broad Type: Civic Provision

## Narrow Type: Hospital

providing NHS treatment although private hospitals and specialist centres (including mental health facilities) also exist. There is usually little, except signage, the degree of perimeter security and whether parking is free, to distinguish between NHS and other facilities.

### Historic processes

Hospitals in the modern sense began to be established in Britain by charitable benefactors or municipal boards in the Victorian period. Many of these early establishments were transferred to the fledging NHS in the 1940s and, at such sites, there is usually a variety of building forms to be seen from late Victorian wards to 21<sup>st</sup> century specialist care wards in modern buildings and materials and everything in between (including Portakabins and other temporary structures). More recent buildings tend toward the utilitarian and have relatively little architectural interest.

There are several current and former hospitals in the project area which range in size and nature considerably. These include the former General Hospital, the former Royal West of England Sanatorium, a specialist mental health hospital at Kewstoke, a small cottage hospital on Drove Road that now provides children's care and Weston General Hospital.

The former General Hospital lies on Alfred Street and was designed by the leading architect of Victorian Weston, Hans Price. It opened in 1860 and was extended significantly in a complementary style in the 1920s. It is one of Price's more restrained works and is in a Tudor style with limited detailing.

The former Sanatorium lies near the southern end of the seafront and was designed by the leading architect of Victorian Weston, Hans Price, and opened in 1868. It is a slightly more elaborate structure than the General Hospital and is in a style which mixes decorated Gothic and Tudor elements. The hospital's chapel is a Grade II Listed Building<sup>1</sup>.

The Kewstoke Hospital is a private hospital that specialises in mental health care. It was built in the 1930s under the auspices of the Birmingham Hospital Saturday Fund (BHSF). The BHSF was a scheme introduced in the 1870s to encourage charitable donations from workers to endow hospitals for the working populace of Birmingham<sup>2</sup>. The BHSF funded the development of several hospitals in Birmingham, including what is now the city's main NHS hospital, the Queen Elizabeth in Selly Oak. Although a convalescent hospital was one of the key aims of the BHSF from its foundation, no concrete moves were taken in this direction until the 1930s when the foundation bought land at Kewstoke Bay. The present structure is of the hospital built by BHSF in the 1930s. It is a distinctive Art Deco building set in grounds focused around a central access way which leads to the central range of hospital. BHSF, now a provider of private healthcare transferred the Kewstoke hospital to another company in 2005. This company, Cygnet Health Care, now runs the site as a mental health in-patient hospital.

The earlier hospitals were replaced in the late 1980s by Weston General, a substantial modern, purpose-built hospital on a new site. Weston General is a modern utilitarian structure in a mix of brick, render and structural metals. It is typical of hospital structures of this period. The Sanatorium was subsequently converted into flats with new housing constructed in its grounds, the development is known as Royal Sands. The former General Hospital was also converted into residential use with the original block now known as Hans Price House.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129741>

<sup>2</sup> Maskell, PJ 2003 *Best of Health: 130 years of BHSF 1873 – 2003* BHSF Group Limited

# Broad Type: Civic Provision

## Narrow Type: Hospital



**Photograph 1: Former Royal West of England Sanatorium, now flats**

### Condition

#### *Historic hospitals*

Although converted into residential accommodation, these appear to be in relatively good condition.

#### *Operational hospitals*

The General Hospital and cottage hospital appear to be in relatively good condition. They are in active use and appear well-maintained.

The Kewstoke hospital is a sheltered unit so it was not possible to assess its condition.

### Vulnerability

#### **Historic hospitals**

These appear to be in relatively good condition, but may be vulnerable to the effects of conversion for other uses.

#### *Operational hospitals*

This type provides locally-important facilities for public health. As such, it is likely to continue to be maintained to some extent despite a generally challenging climate for public services finances.

### Forces for change

Funding for public health care remains tight in an era of continuing austerity. The type is likely to face pressure due to this climate which has led, in many areas, to hospital closures due to the reduction and/or privatisation of services.

The reduced provision of certain services, particularly mental health care services, has led many to seek treatment in the private sector. This has led to a growth in private sector provision of healthcare. Current government policy appears to be pursuing a strategy of outsourcing public health services to private companies and this is likely to lead to further growth of private hospitals.

# Broad Type: Civic Provision

## Narrow Type: Hospital

### Relationships with other character types

No clearly allied types.

### Heritage values

#### *Evidential*

Evidence for changes in the provision of healthcare since the later 19<sup>th</sup> century. The project area contains examples of charitable, private and public hospitals. Hospitals use distinctive structures and layouts which are designed expressly for the purposes of providing care and promoting recovery.

Earlier hospitals have a significant degree of evidential value as a physical expression of how healthcare was provided prior to the creation of the NHS. Whilst this is a process that occurred nationally, the early hospitals in the project area evidence how that was expressed in Weston.

Both the former General Hospital and Sanatorium also provide surviving physical evidence of the work of Hans Price, Weston's leading architect.

#### *Historical*

Visible examples of provision of healthcare since the later 19<sup>th</sup> century. Its distinctive structures and premises are readily recognisable as instances of civic and charitable provision of this key service.

In illustrative terms, this type makes visible the evolution of healthcare in the area. The former General Hospital and Sanatorium are also visible examples of the work of Victorian Weston's leading architect, Hans Price, whose involvement here shows the high regard in which public healthcare provision was held in the later 19<sup>th</sup> century. Kewstoke Hospital, as a work of the BHSF, shows the reach of a provincial charitable healthcare trust.

#### *Aesthetic*

Early examples of this type were designed in the prevailing civic architectural forms of the time and often have some architectural sophistication and were designed to have a harmonious and solid appearance which promoted recovery.

Kewstoke Hospital, as a convalescent hospital, was designed to promote rest and recovery. The layout of the buildings and grounds, focusing on views out over the bay, enhanced the site's aesthetic qualities. The relatively clean lines and uncluttered finish of the simplified Art Deco style contribute to this.

#### *Communal*

Amongst the communal values likely to be attached to this type are particular associations with key moments in the lives of the local populace.

### Sources

- Historic Ordnance Survey
- Modern Ordnance Survey mapping
- Maskell, PJ 2003 *Best of Health: 130 years of BHSF 1873 – 2003* BHSF Group Limited
- Beisly, P. (2001). *Weston-super-Mare Past*. Phillimore

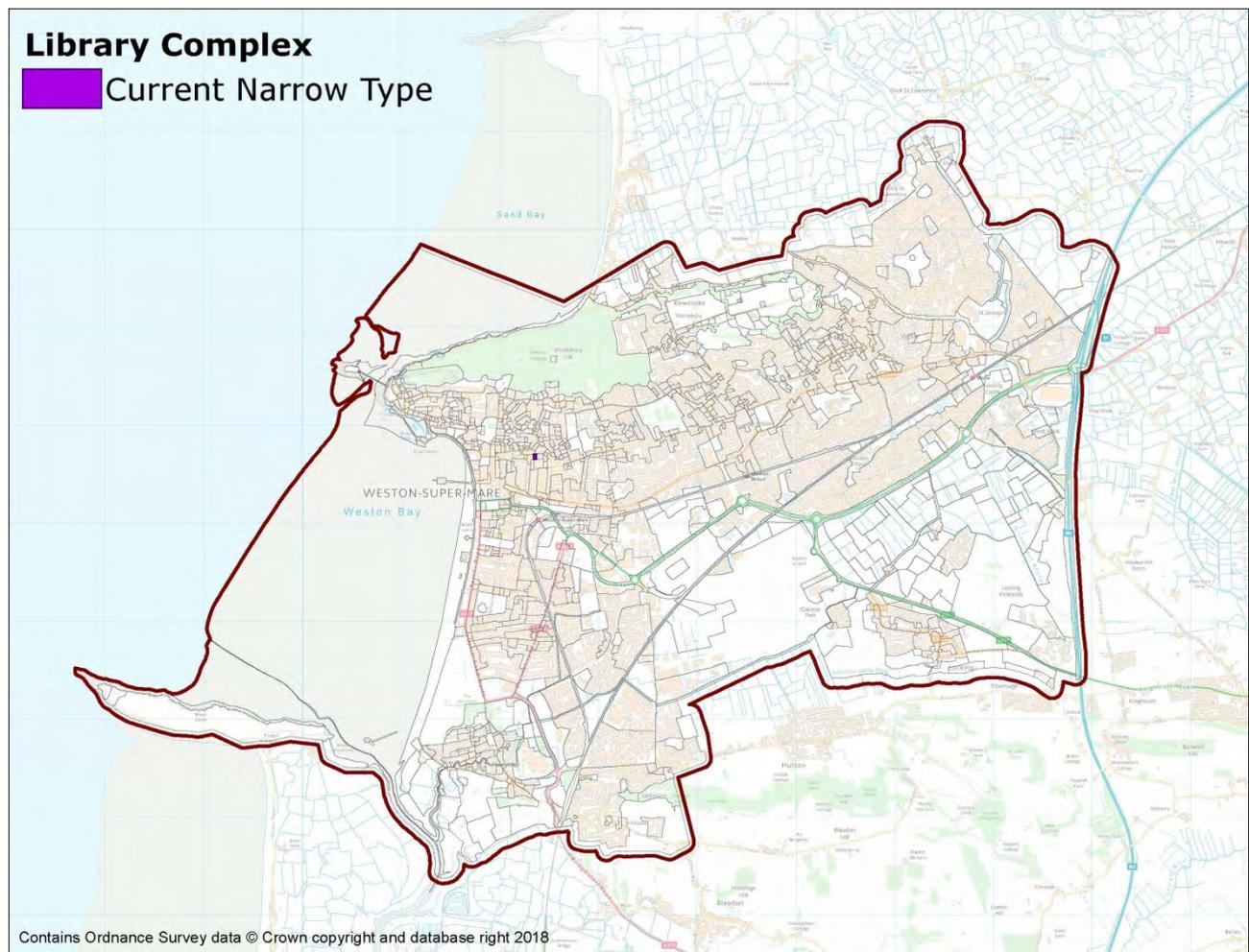
# Broad Type: Civic Provision

## Narrow Type: Library complex

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Library complex



### Introduction

A building, room or suite of rooms where books, or other materials, are classified by subject and stored for use by the library's members. Includes directly associated and usually defined grounds. The buildings are usually purpose-built but can include converted buildings.

# Broad Type: Civic Provision

## Narrow Type: Library complex

They are mapped within this dataset only where extensive enough to be characteristic.

### Historic processes

The influences behind the development of libraries are many and varied, ranging from a desire to convey a sense of the importance of knowledge and learning and enable these to be furthered to showcasing one's own personal collection of books. The earliest public libraries in the country have their origins in the Public Library Acts of the 1850s. These acts, and their subsequent amendments, allowed local authorities to open and run free public libraries.

Following this legislation, the creation of a public library was much discussed in Weston over the latter part of the 19th century but little had happened to make it a reality until the 1890s. A library was initially proposed as a commemorative building for Queen Victoria's Golden Jubilee (1887), but this date was missed due to a lack of financial backing. Sufficient backing was reached in time to commemorate the Queen's Diamond Jubilee (1897), with much of the funding coming from Mr Frederick A Wood of Chew Magna, a successful local businessman and president of the Northern Branch of the Somerset Archaeological and Natural History Society. By this time, the institution was to be a combined library and museum and was to be sited on The Boulevard. The purpose-built library and museum opened in September 1900.

The original c.1900 building was another of Hans Price's civic works and is a Grade II Listed Building<sup>1</sup>. Like much of Price's civic work, it uses a combination of styles, in this case heavily Renaissance influenced, and extensive architectural detailing in Bath stone. Unlike many of his works in the town, it was chiefly executed in brick rather than the local stone. The detailing included a series of statues of the Muses, as befitting a structure devoted to knowledge and learning. These were by Harry Hems, a prolific late-Victorian ecclesiastical stone carver based in Exeter. The libraries extended rearwards in the 1930s in a complementary, though more utilitarian, brick structure. A further extension was added in the 1970s. The museum was moved to another location in the 1970s and, from that date until closure of the library in 2012<sup>2</sup>, the building then functioned solely as a library.

At the time of listing (December 2011), the library was still in use and retained much of the original internal layout. This latter aspect was cited as part of the reasons for designation.

Library services were moved to the Civic Centre in 2012 and the building has not been in active use since. The building was sold in 2014 and planning permission has been granted for its conversion into a series of flats<sup>3</sup>.

### Condition

The library is currently disused and awaiting redevelopment. It appears in satisfactory condition.

### Vulnerability

As the library is not in active use it is vulnerable to the kinds of issues which buildings can develop when they are disused. This can include deterioration fabric due to lack of maintenance, changes in the building climate and encroachment of vegetation.

Any redevelopment proposals for the structure are likely to result in some external and internal alteration to the library. This may affect the heritage value of the type.

### Forces for change

Provision of library services by local authorities has been severely affected by cuts to or scaling back of public services necessitated by austerity measures. This has led many councils to rationalise services by

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1403515>

<sup>2</sup> <http://www.thewestonmercury.co.uk/news/david-plaster-gives-advice-to-land-and-buildings-limited-over-future-of-old-library-in-weston-super-mare-in-boulevard-1-5255490>

<sup>3</sup> <https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZXGRLPJV214>

# Broad Type: Civic Provision

## Narrow Type: Library complex

co-locating them with other services provided by the council. In Weston, this has led to the historic library building having no active use following relocation of services to the town hall.

As with many of the town's former civic buildings which are no longer used for their designed purpose, the library is now scheduled for conversion into residential accommodation, in this case flats. This may lead to some change in the structure but it is likely that it will remain appreciable as a former civic library.

### Relationships with other character types

This type has no inherent Relationships with other types but is generally found at the edge of a Historic Core or urban settlement type associated with 18<sup>th</sup> to 19<sup>th</sup> century settlement expansion. In Weston, the library was built adjacent to the General Hospital on a key approach into the town and also stands next to the later telephone exchange. This gives this section of the town a somewhat civic feel, despite the conversion of the General Hospital to residential accommodation.

### Heritage values

#### *Evidential*

The type provides evidence for changes in the public provision of library services since the later 19<sup>th</sup> century. It uses distinctive structures and layouts which are designed expressly for the purposes of providing this service.

It also provides physical evidence of the work of Hans Price, Victorian Weston's leading architect, and Harry Hems, a prolific late-Victorian ecclesiastical stone carver whose work survives in numerous listed churches.

#### *Historical*

In illustrative terms, the library makes visible the importance placed upon access to knowledge in the Victorian period and the significant investment by the town to provide what was felt to be a key free resource to the populace.

In associative terms, it is a highly visible example of the work of Weston's leading Victorian architect as well as one which is slightly unusual amongst his structures due to the use of brick and an example of the work of Harry Hems in a non-ecclesiastical context. It is also associated with local benefactors who enabled the provision of this service free to the public.

#### *Aesthetic*

Significant aesthetic value is recognised in part by designation as a Grade II listed building. Price's Renaissance-influenced design and Hems' statuary combine to produce an attractive civic building and signal its purpose as a place of learning and knowledge. It is designed to convey a sense of both civic gravitas and the importance of knowledge. Its position on the principal approach to the town and seafront aid the conveying of its key role by allowing an appreciation of its prominence.

#### *Communal*

Associated with its provision of an important community facility and service. This is likely to not just be associated with the ability to access books and other information but also with formative experiences of learning and play due to their other role as community hubs.

### Sources

- Historic Ordnance Survey;
- Modern Ordnance Survey mapping;
- Historic England listing information;
- North Somerset Council planning application search;

**Broad Type: Civic Provision**

**Narrow Type: Library complex**

- Beisly, P. (2001). Weston-super-Mare Past. Phillimore

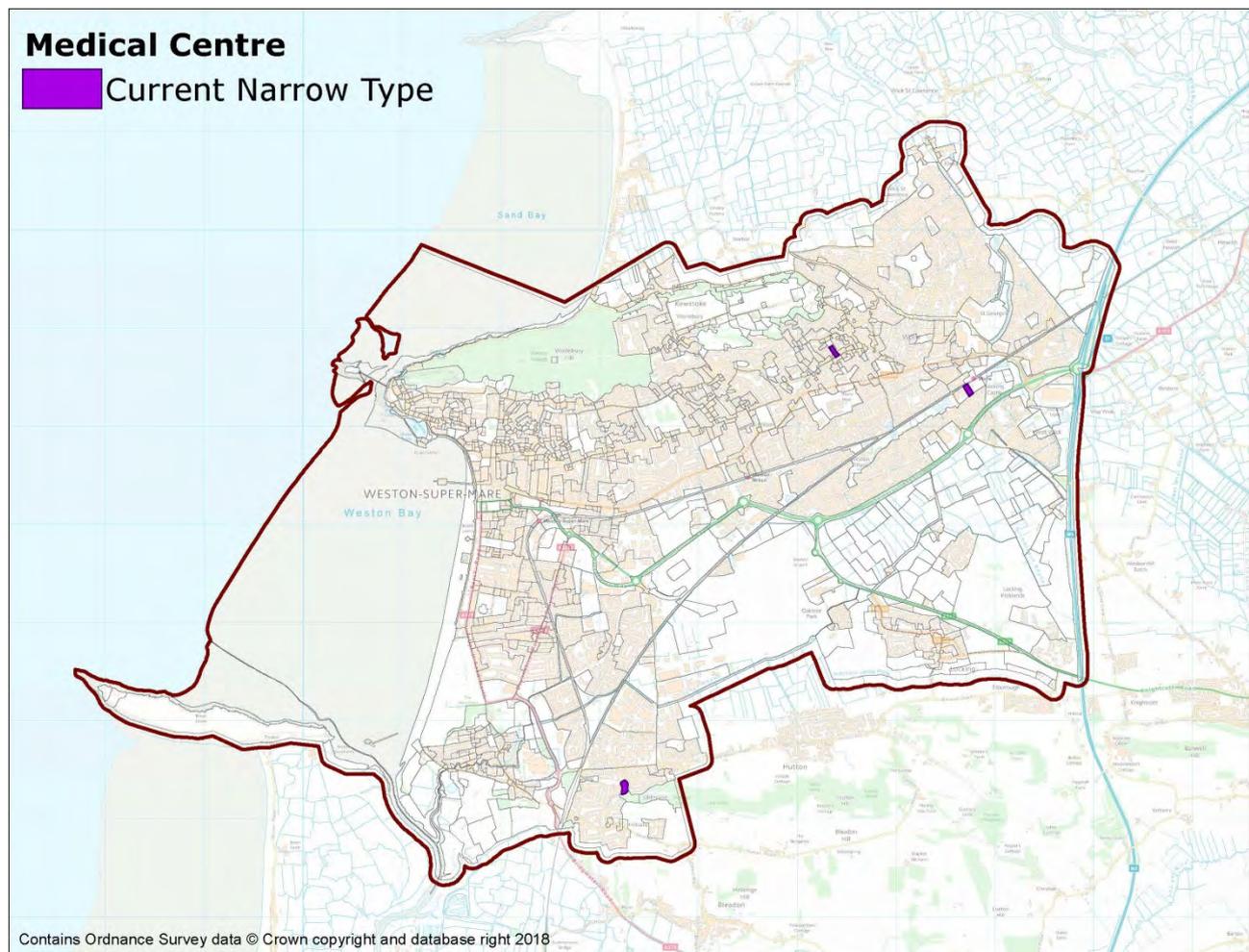
## Broad Type: Civic Provision

### Narrow Type: Medical Centre

#### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

#### Narrow Type: Medical Centre



#### Character

A building where primary care, advice, counselling and medical treatment and minor surgery is provided. These are usually purpose-built modern, utilitarian structures housing GPs' surgeries and allied services such as physiotherapy.

# Broad Type: Civic Provision

## Narrow Type: Medical Centre

### Historic processes

Purpose-built medical centres began to be built in the latter part of the 20th century. Many were built in the large housing estates added to towns and cities during this period to provide for the newly-resident population in that area. In areas of more historic settlement, surgeries which had previously been housed in converted commercial or domestic properties gradually became obsolete as a need to house a wider range of services emerged due to changes in healthcare provision, following the creation of the National Health Service (NHS) in 1948. This has led to the construction of some medical centres as part of town centre redevelopment. Latterly, the development of more extensive, non-acute, community treatment centres – offering a range of locally-delivered outpatient services (for example, maternity care, imaging, geriatric care, physiotherapy) – has resulted in an expansion of locally-delivered services and the creation of larger decentralised facilities.

Private provision of non-acute services has expanded significantly since the 1980s, albeit remaining a very small component of the sector as a whole. Private mental health services, addiction treatment centres and facilities providing minor elective surgery are included within the type.

The majority of medical centres within the project area lie within recent housing estates, particularly those built around the Bristol Road since the 1980s. A single instance of specialist private provision – Broadway Lodge, an addiction treatment centre – is housed in the former Trotterdown House, a converted country house in Oldmixon.

### Condition

The type is generally in good condition, as a key element of primary medical and social care infrastructure.

### Vulnerability

The type is generally resilient to change, as local primary care provision is central to current approaches to healthcare delivery. Local health and social care infrastructure is therefore generally well looked-after.

### Forces for change

Pressures on the NHS may result in changing patterns of delivery or prioritisation, which could result in loss – or conversely expansion – of existing facilities.

### Relationships with other character types

In Weston the distribution of this type is very closely tied to that of Housing Estates.

### Heritage values

#### *Evidential*

Physical evidence of the changing form of provision of medical care in Weston

#### *Historical*

Illustrates society's organisation of care for members of communities.

#### *Aesthetic*

Broadway Lodge is a reused former country house, with its own character. Others are utilitarian in design.

#### *Communal*

Local healthcare facilities provided vital services to communities, meaning that the type is usually highly valued.

# Broad Type: Civic Provision

## Narrow Type: Medical Centre

### Sources

- Historic Ordnance Survey;
- Modern Ordnance Survey mapping;
- Current Ordnance Survey maps.

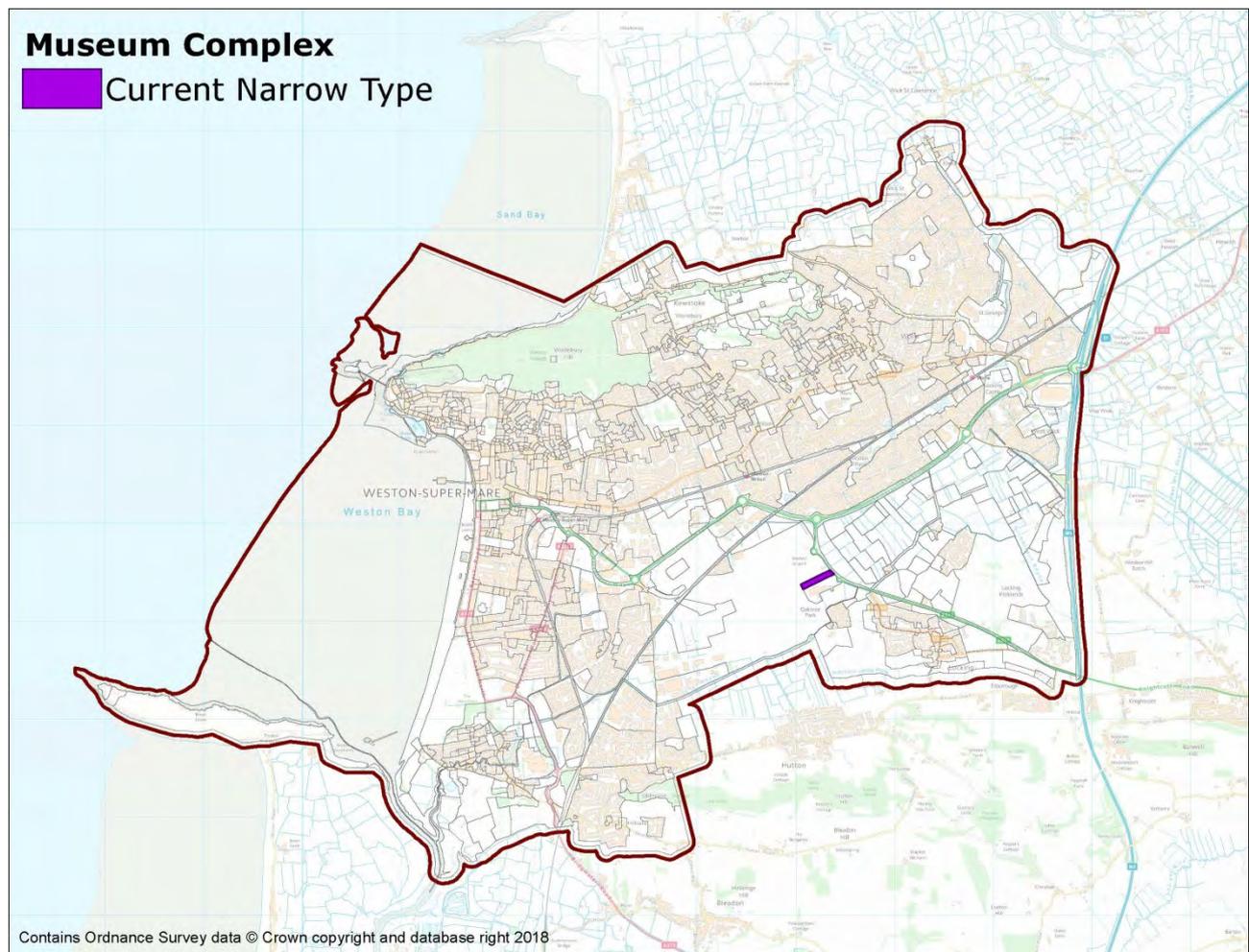
# Broad Type: Civic Provision

## Narrow Type: Museum complex

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Museum complex



### Introduction

A building, group of buildings or space within a building, where objects of value such as works of art, antiquities, scientific specimens, or other artefacts are housed, conserved and displayed. Includes directly associated and usually defined grounds. The buildings can be purpose-built for the purposes of display or,

# Broad Type: Civic Provision

## Narrow Type: Museum complex

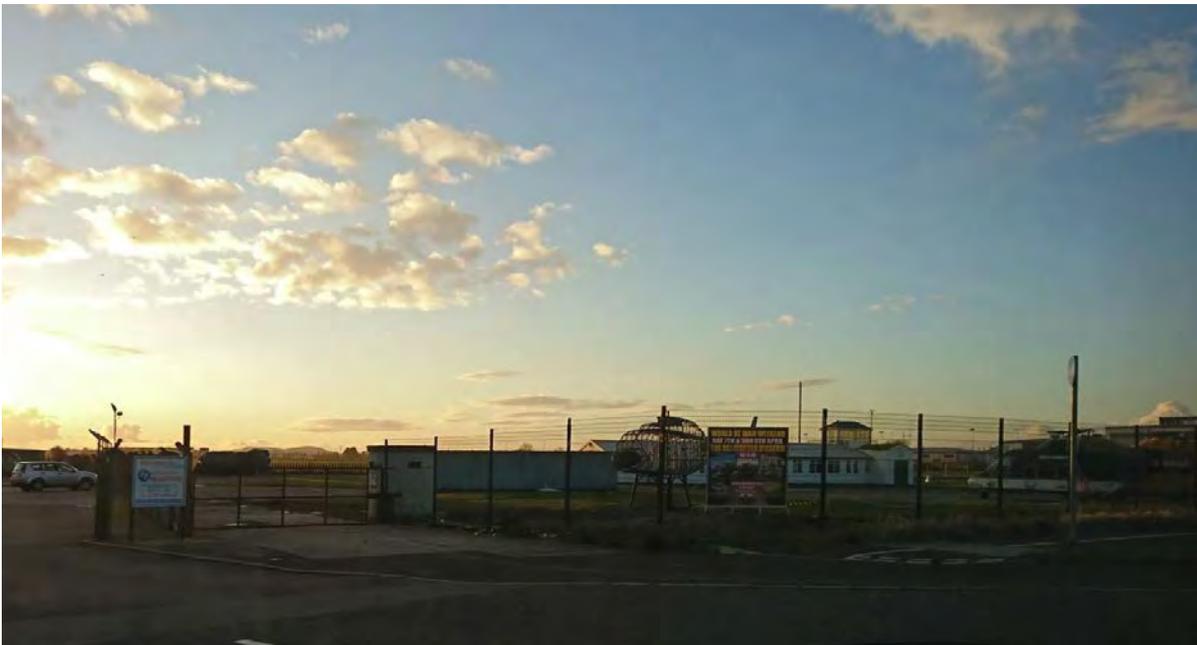
in the case of industrial or military museums, buildings deriving from an earlier land use directly associated with the subject of the museum.

They are mapped within this dataset only where extensive enough to be characteristic.

### Historic processes

The influences behind the development of museums are many and varied, ranging from a desire to convey a sense of the importance of a place to showcasing one's own personal collection.

There is a single museum in the project area large enough to feature within the dataset. This is the Helicopter Museum at the former RAF Weston, latterly Weston Airport. This consists of a series of inherited and purpose-built structures designed to display a collection of historic helicopters, many associated with the former Westland factory which lay adjacent to the airfield.



**Photograph 1: Helicopter Museum, former RAF Weston-Super-Mare**

### Condition

The type appears to be in reasonable condition. It comprises a series of historic military structures that have been restored, and more recent hangars.

### Vulnerability

The type, as it occurs in Weston, is relatively resilient. However, as a private enterprise, its onward sustainability – and the preservation of the buildings and collections – is dependent on continued visitor interest and revenues.

### Forces for change

Changes in visitor numbers is the key force for change acting on museums, influencing revenue income and operational viability.

### Relationships with other character types

In Weston, the type is strongly related to Military Airfield, being located on a former RAF base and re-using historic hangar structures.

# Broad Type: Civic Provision

## Narrow Type: Museum complex

### Heritage values

#### *Evidential*

Some evidential value in the form of the reuse of an historic hangar and other military structures on site. Its collection has significant evidential value in the form of around 100 historic aircraft.

#### *Historical*

The type has some historical value through the reuse of hangar buildings, illustrating mid-20<sup>th</sup> century aircraft sheds and the need for society to celebrate aspects of its past.

#### *Aesthetic*

Largely utilitarian structures.

#### *Communal*

The type has significant communal value, not confined to aircraft enthusiasts, former members of the services and members of the local community.

### Sources

- Current Ordnance Survey mapping.
- The Helicopter Museum website

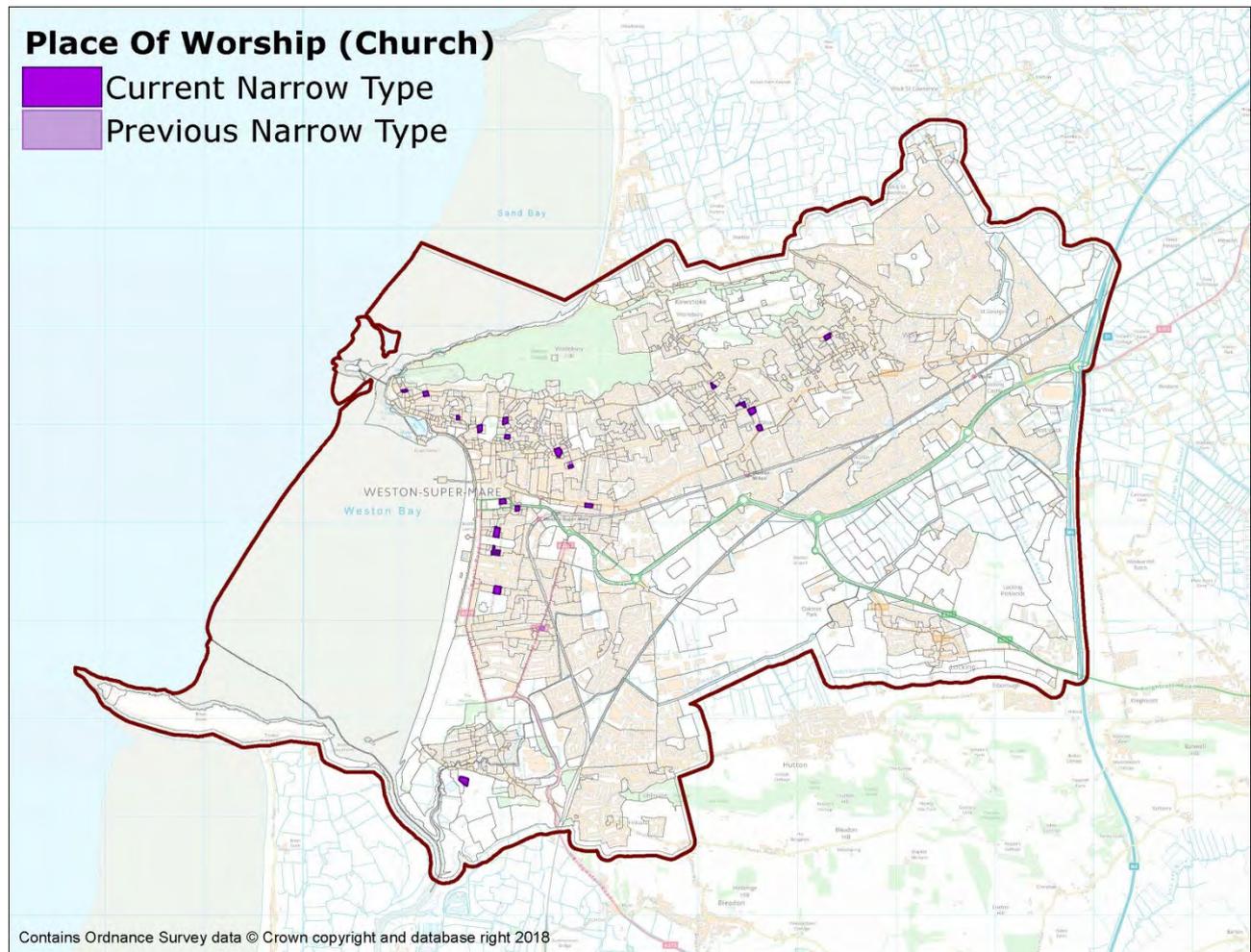
# Broad Type: Civic Provision

## Narrow Type: Place of Worship (Church)

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: Place of Worship (Church)



# Broad Type: Civic Provision

## Narrow Type: Place of Worship (Church)

### Introduction

Building, usually purpose-built, designed for and dedicated to Christian worship, usually serving a parish. This includes any associated churchyard and immediately related features, such as church halls or clergy accommodation. Churches have been a key part of the British landscape from the early medieval period. Due to the durability of materials used in churches and the pivotal role they played in communities, they can retain structural remains of dating back as far as the 10<sup>th</sup> century, executed in a wide variety of architectural styles.

There are a wide variety of churches in the project area spanning medieval parish churches to recent suburban churches. The earliest surviving church elements appear to be of 12<sup>th</sup> century date and within the churches at Uphill and Kewstoke.

### Historic processes

Many of our historic parish churches are medieval in origin. Changing liturgical requirements and the varying fortunes of both local economies and individual church patrons were the chief influences on the form and style of parish churches. This means that each historic church is a microcosm of its fortunes over its long life and can contain styles as contrasting as Romanesque architecture and modernist additions. Such churches also cover the transition from Catholicism to Anglicanism. As such they can contain traces of these different forms of worship and subsequent reforming Anglican movements.

Towns and settlements which grew significantly during the later 19<sup>th</sup> century usually required churches to be built from scratch to service the emerging suburban communities and were often associated with the delineation of new Anglican parishes. Churches of this kind are usually of a single period and style. The 19<sup>th</sup> century also brought a relaxation of restrictions on other Christian denominations and a rise in the number of non-conformist churches.

The project area contains a wide variety of churches and many are designated as Listed Buildings. They span medieval parish churches (Uphill<sup>1</sup>, Locking<sup>2</sup>, Worle<sup>3</sup>, Kewstoke<sup>4</sup>), through reconstructed medieval parish churches (Weston<sup>5</sup>), and recent basilical churches built as focal points in new suburbs (St Peters Church of England and Our Lady of Lourdes Roman Catholic Church, Milton). Uphill's medieval parish church was replaced in the 1840s by a new parish church, also dedicated to St Nicholas<sup>6</sup>.

The churches include those built for the established religion as well as for other Christian denominations. The latter all relate to the provision of places of worship for other denominations after Weston started to develop as a resort since the area did not have a tradition of non-conformism prior to this. Some of the earliest churches for other denominations were the Methodist Church on Upper Church Road and Baptist Church on Bristol Road Lower<sup>7</sup> which were built within the early suburban expansion of the town.

Whilst the majority of churches are still in active use for worship, there are instances of churches being redeveloped. These comprise a church on Whiting Road, built in the earlier 20<sup>th</sup> century but demolished and redeveloped as flats by the later 20<sup>th</sup> century, and a Methodist Church on Hill Road. The latter was converted into housing with infill housing constructed on its former churchyard.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129743>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1135810>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1137549>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1303002>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129734>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1312019>

<sup>7</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1320710>

**Broad Type: Civic Provision**

**Narrow Type: Place of Worship (Church)**



**Photograph 1: Parish Church of St Augustine, Locking**



**Photograph 2: Parish Church of St John the Baptist, Weston**

**Condition**

With the exception of the former Uphill parish church and the former Methodist church on Hill Road, churches are in active use for worship and appear generally well-maintained.

**Vulnerability**

Churches are vulnerable to anything that affects the numbers of regular worshippers and the availability of funds to maintain buildings and other premises.

# Broad Type: Civic Provision

## Narrow Type: Place of Worship (Church)

Older churches are also vulnerable to the decay of ageing building materials to either as they reach the end of the material's design life or as more recent interventions (such as retrofitted heating or windows) cause unforeseen complications due to changing the climate regime in or around the structure.

### Forces for change

Churches are, in general, seeing changes in the make-up of congregations and a fall in the regular numbers of worshippers. This is leading to many to accept a wider range of uses, such as cafes, clubs and exercise classes which are accommodated either in the church proper or associated halls. This functions both to maintain the churches historic function as a community hub and to bring in additional funds for maintenance. This has can lead to a need to modify buildings to allow a wider range of uses. For some denominations, such as Roman Catholicism, recent migration into the UK from the EU has arrested or reversed the decline in congregations. This too could become a force for change if the rise in the congregation is sustained as buildings may need modification or expansion.

Older churches can require periodic renewal or alteration to maintain buildings which are both a useable and compliant with access legislation.

### Relationships with other character types

Churches are generally sited within or at the edge of a Village or within Settlement types associated with 19<sup>th</sup> century and later suburban expansion.

Many churches have historically functioned, and continue to function, as navigational aids to sailors.

### Heritage values

#### *Evidential*

Evidences the provision and evolution of places of worship in the project area. The instances which derive from medieval parish churches evidence this over the longest period with aspects of both Uphill and Kewstoke churches dating back to the 12<sup>th</sup> century.

The presence of churches of different denominations evidences that significant numbers of non-conformists became resident within the local populace, something not seen prior to the establishment and growth of Weston as a resort.

#### *Historical*

The type has illustrative value for the way in which it demonstrates the above aspects. It also shows the central place of religion in public life, even into 20<sup>th</sup> century, with construction of churches specifically to serve new suburbs.

The renewal of churches to accommodate new uses also illustrates the changing role of religion in public life.

#### *Aesthetic*

The type generally has aesthetic value. This relates to the way in which churches are designed to provide a fitting space in which to worship God and, in some cases, with the structure itself intended to reflect, and act as an offering to, the glory of God.

The earlier examples of the type, particularly the medieval parish churches, have a timelessness associated with the visibly historic styles and forms used over life of the church. These are also often sited in elevated or central places within a settlement so allow an appreciation of the depth of history associated with that place. Uphill's old church, as it is now partially in ruins, may also have the quality of an "atmospheric ruin" due to its disuse and lonely hilltop site.

More recent examples tend to borrow from, and reinterpret, historic church architecture to create modern spaces that still seek to glory God and underscore the churches role in the community.

# Broad Type: Civic Provision

## Narrow Type: Place of Worship (Church)

### *Communal*

The type is likely to have a key place in the life of residents and have played a central role in the rituals of life (births, marriages and deaths). The type may also be valued by past and present visitors since it allows them to carry on worship and observance even when on holiday.

### **Sources**

- Historic Ordnance Survey;
- Modern Ordnance Survey mapping;
- Historic England listing information;
- Church websites;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

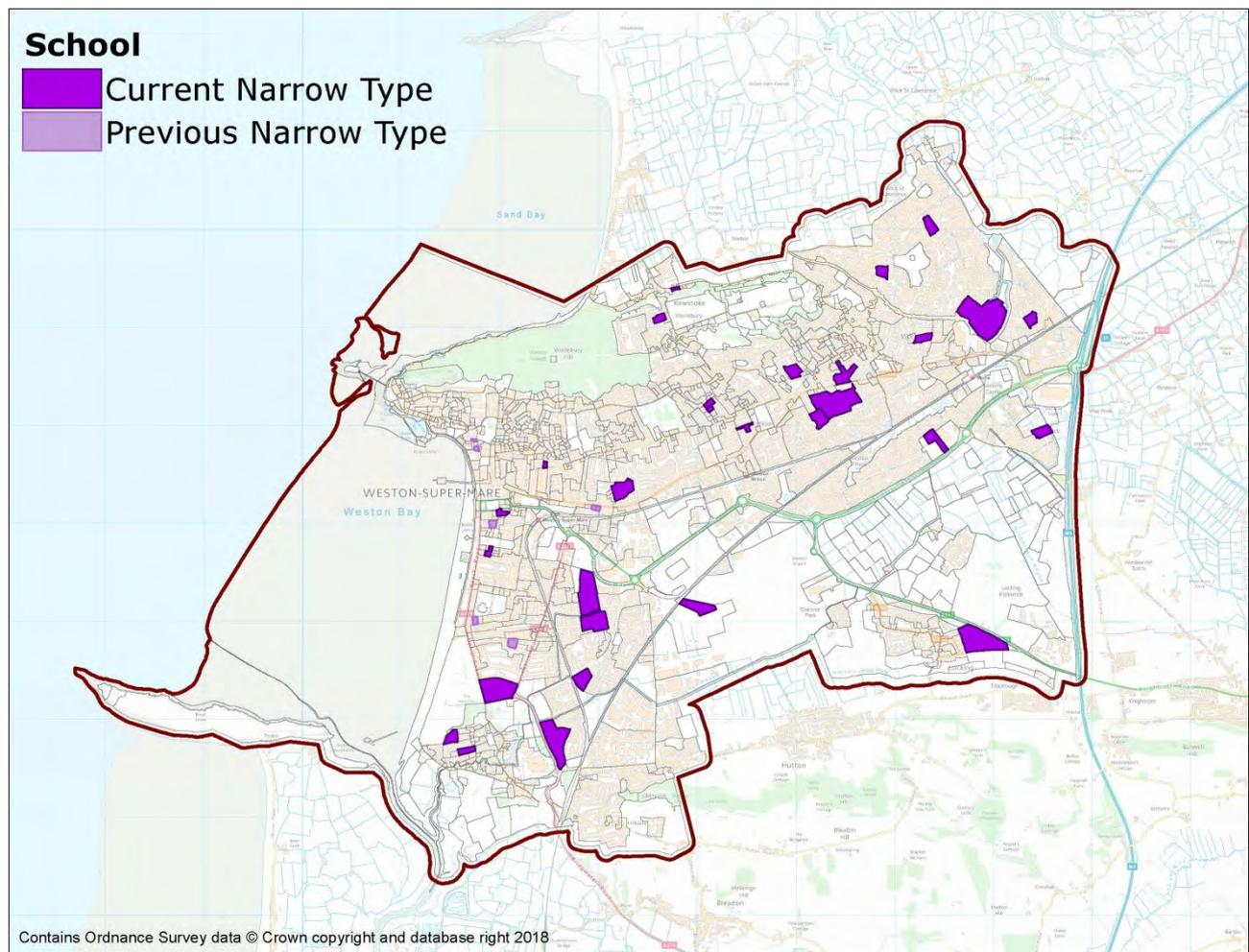
# Broad Type: Civic Provision

## Narrow Type: School

### Broad Type: Civic Provision

Services provided by national or local government, or by other public bodies, charities and organised religions, that affect or are available to individual members of society. Many are physical representations of the principles of civil society which have developed in Britain and Europe over many centuries: providing for good health and spiritual succour, respectfully disposing of the dead, educating young people and enabling the continued development of adults, and dealing appropriately with those who break the law. The class also encompasses the civil bureaucracies that maintain these services. Many of the terms focus on particular building types, but HLC and HSC typically also draw in all directly related spaces and ancillary features.

### Narrow Type: School



# Broad Type: Civic Provision

## Narrow Type: School

### Introduction

Purpose-built facilities for primary and secondary education. They comprise a range of educational buildings and associated grounds for play and sport.

### Historic processes

The provision of publicly-funded schools dates back to legislation in the 1870s, though various charitable trusts provided simple schools (including National Schools) before the 1870 Education Act. A variety of forms of building and layout have been employed since this date. Early state schools followed a clear template and bore the hallmark of the local education board which established them and were often built to a set range of designs. Many schools of this date remain in use, albeit modified to meet modern health and safety requirements. Some examples have been converted into other uses, such as community centres and residential property.

Changes in education since the mid-20<sup>th</sup> century and the introduction of comprehensive education led to a need for new, larger, secondary schools in many counties. Many of these were system-built and have proved to lack longevity. This has led to the wholesale rebuilding of many schools of this date in recent years, partly spurred on by the availability of private finance initiative (PFI) funding for schools rebuilding.

Population growth coupled with further ideological changes in government education policy has also led to a need for entirely new schools, many under the banner of "academies". Many of these are similar in character to the new buildings erected at existing state schools but, as they have been erected on entirely new sites, often have a greater coherence since they have not had to work round existing buildings during the construction.

The project area contains a wide variety of school buildings spanning those built following the 1870s legislation (Kewstoke County Primary, Christchurch Primary) through reconstructed 20<sup>th</sup> century schools (Hans Price Academy) to modern schools in new suburbs (St. Anne's Primary). The majority of school are publicly-funded but small private educational establishments also exist.

### Condition

The type is generally in good condition, although some examples of mid- to later 20<sup>th</sup> century examples, such as Worle Community School, potentially suffer from maintenance challenges in common with the type nationwide. There are a number of fine, mainly Victorian, earlier school buildings.

### Vulnerability

The type is generally resilient, although some occurrences have specific maintenance issues (e.g. historic buildings, or flat-roofed mid-20<sup>th</sup> century structures).

Historically local authority decisions with regard to educational provision and funding have, in some areas, resulted in closure of schools.

### Forces for change

Projected population increases in North Somerset may affect schools provision, in that additional facilities may be required. This may necessitate expansion of existing sites or, potentially, consolidation on larger sites.

### Relationships with other character types

Schools are generally sited within or at the edge of a Historic Core or urban settlement type associated with 18<sup>th</sup> century and later settlement expansion. Some are associated with later Housing Estates, built in parallel with later 20<sup>th</sup> and 21<sup>st</sup> century developments.

# Broad Type: Civic Provision

## Narrow Type: School

### Heritage values

#### *Evidential*

Physical evidence for the changing forms of schools and the uses made of them. Architectural evidence in the high quality Victorian schools, for example Walliscote Primary School (GdII\* Listed) and Uphill Primary School.

#### *Historical*

Associative value in Walliscote Primary School, which was designed by noted local architect Hans Price; illustrative values elsewhere relate to the provision of education to ensure individuals and society benefit from acquisition of knowledge and skills.

#### *Aesthetic*

Earlier schools have considerable aesthetic value but more recent schools have more utilitarian forms.

#### *Communal*

The type has substantial communal value, a significant proportion of the population of Weston having attended local schools.

### Sources

- Current and historic Ordnance Survey Maps
- Historic England Listing documents
- North Somerset Council HER
- North Somerset Council website

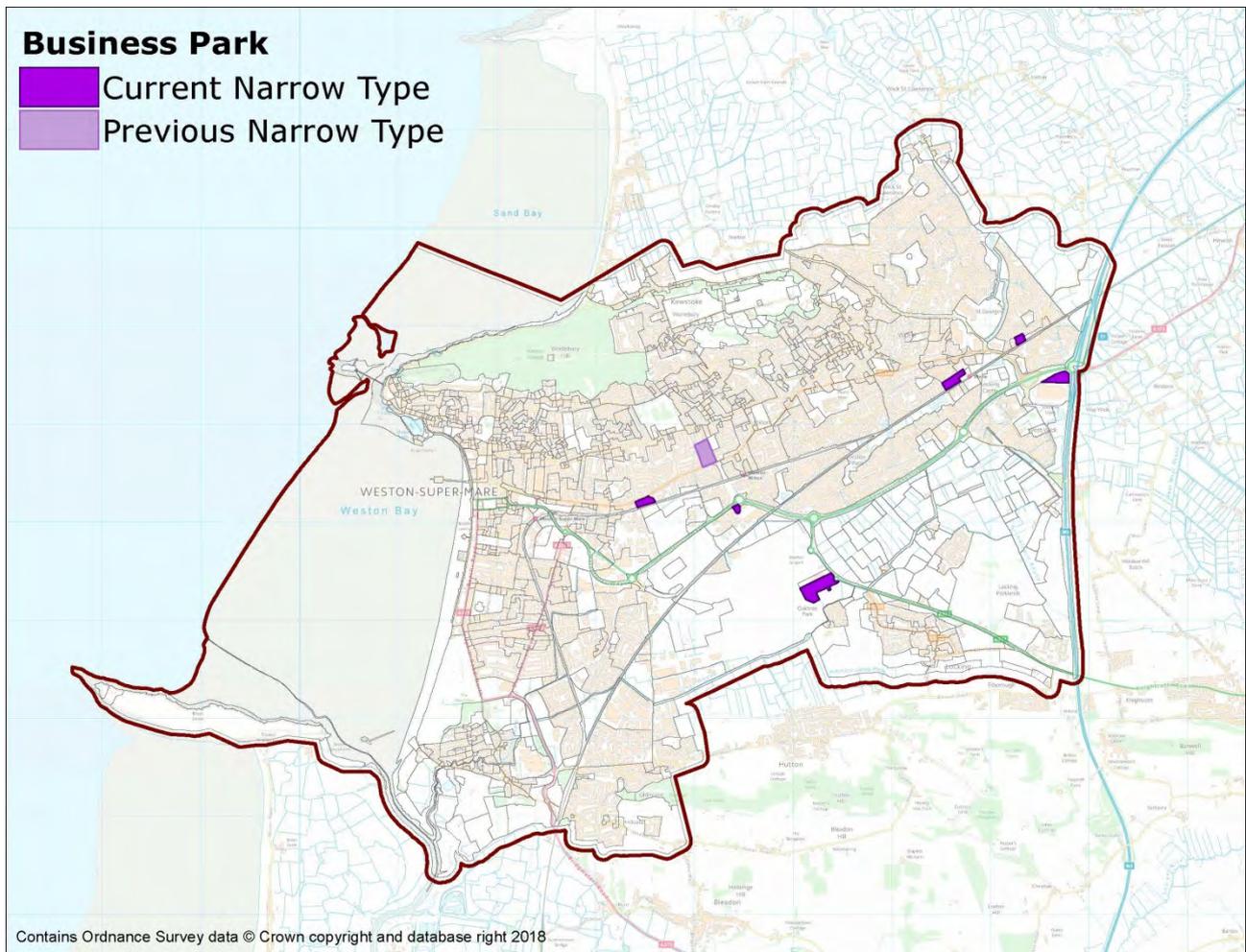
# Broad Type: Commerce

## Narrow Type: Business Park

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Business Park



### Introduction

Area designed to accommodate several businesses, usually non-industrial, but normally not exclusively retail. These are usually purpose-built developments comprising office and warehousing units, often with multiple storeys, and associated surface car parking. They also usually have some kind of amenity landscaping and planting as part of the layout.

# Broad Type: Commerce

## Narrow Type: Business Park

### Historic processes

Business parks are a relatively modern kind of land-use and reflect the modern commercial need for flexible premises with ample parking for both staff and customers. They appear to originate in the late 1980s and are becoming a common form of development upon urban fringes.

Business parks in the project area are largely sited along the modern arterial routes that have been constructed into the town from the M5. Some, such as the Weston Business Park, are located on brownfield sites.

### Condition

The type is generally in good condition, being in active business use.

### Vulnerability

The type is generally resilient to change, being largely robust and utilitarian structures.

### Forces for change

The majority of the type is strongly connected to travel by private car, being closely associated with the strategic road network. Modal shift in transport (e.g. to public transport) may reduce the attractiveness of such locations for businesses, prioritising instead locations with better bus and rail links.

### Relationships with other character types

The presence of accessible road infrastructure (Motorways and Rodas) appears to be the key driver in the location of this type.

### Heritage values

#### *Evidential*

Physical evidence for the ways in which workplaces evolved since the latter part of the 20<sup>th</sup> century and the rise of employment in office-based jobs as a key part of the economy. Their placement adjacent to major road junctions and on arterial routes evidences the rise of private car transport as a chief means of travelling to work.

#### *Historical*

Illustrative of changes in working practices from the later 20<sup>th</sup> century onwards.

#### *Aesthetic*

Generally utilitarian buildings of little architectural merit. Appreciation of modern anonymous, anywhere complexes like business parks is increasing.

#### *Communal*

Represent people's workplaces.

### Sources

- Current Ordnance Survey mapping

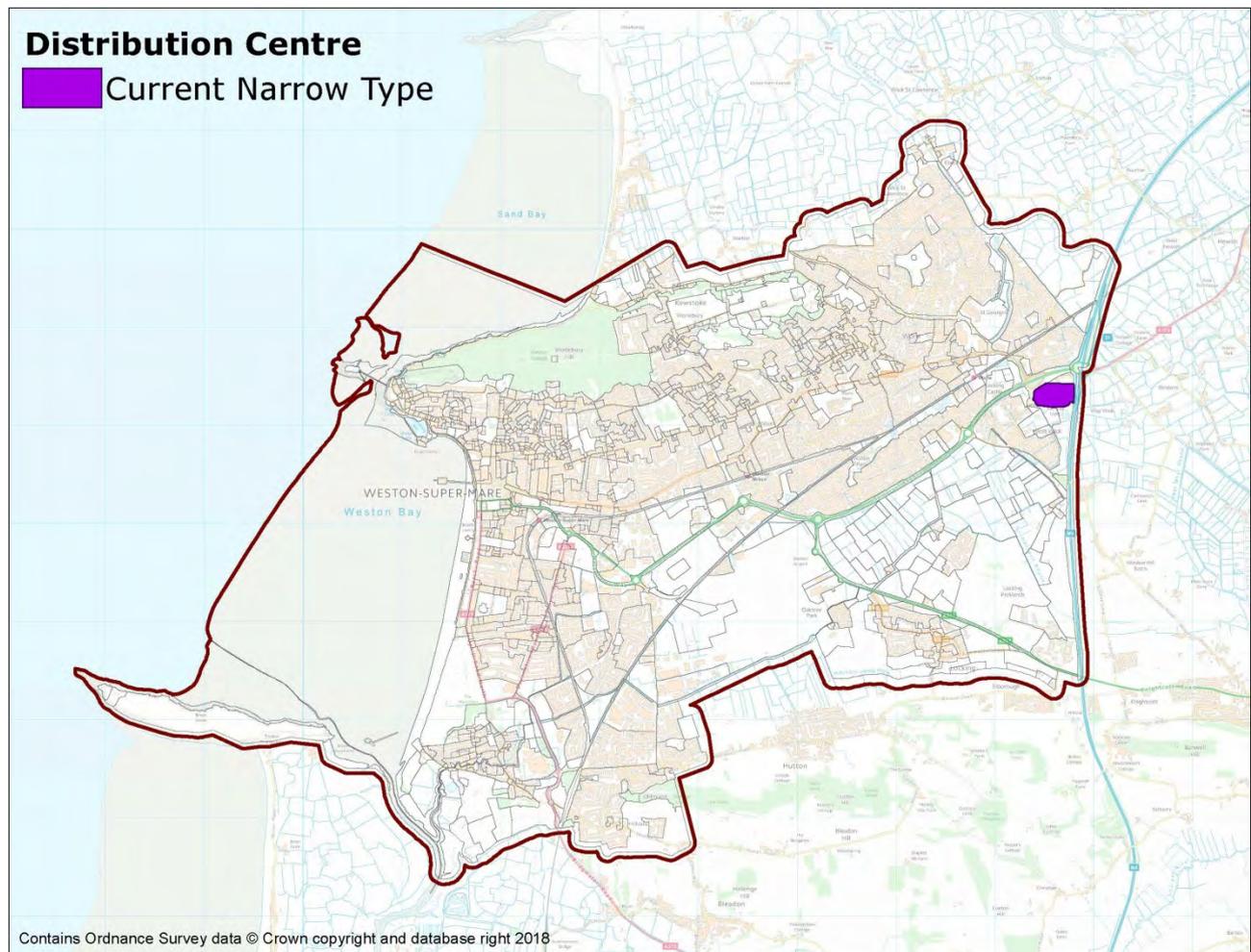
# Broad Type: Commerce

## Narrow Type: Distribution Centre

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Distribution Centre



# Broad Type: Commerce

## Narrow Type: Distribution Centre

### Introduction

A building or buildings and directly associated grounds, used for the collation, storage and transfer of goods or merchandise either within a large business (e.g. supermarkets) or commercial carriers and delivery services (i.e. Royal Mail, DHL). Structures employed in such centres are commonly large, tall and shed-like, maximising capacity to hold material and transfer it to a haulage fleet.

### Historic processes

This is a very recent type which is primarily found adjacent to major transport corridors. It reflects the rise of online-shopping and retail giants, particularly in the grocery sectors.

Weston sits adjacent to Junction 21 of the M5, the major arterial routeway through the south west and, as the land lying adjacent to the motorway is flat and less suited to residential development, is being promoted as a potential site for such businesses. Thus far, only one large distribution centre has been built (the Lidl site) but the area to its immediate south has infrastructure, such as access roads, installed to facilitate such uses.

### Condition

The type is in good condition, being both recent in origin and in active business use.

### Vulnerability

The type is resilient to change, and is very robust.

### Forces for change

A key force for change in the longer term is the inherent unsustainability of large-scale road transport reliant on diesel-powered trucks. Increasing fuel costs may affect the viability of this approach to supply chain management – although the development of hybrid powertrains for haulage vehicles may prolong the life of the type.

### Relationships with other character types

The type is closely related to Motorways and Roads, and at least one instance is co-located with a Business Park.

### Heritage values

#### *Evidential*

Provides physical evidence of the development of large-scale national logistics operations to support retail business, driven particularly by the boom in direct sales via e-commerce.

#### *Historical*

Illustrating the development of late 20<sup>th</sup> and early 21<sup>st</sup> century road-based logistics, supporting traditional and web-based retail business.

#### *Aesthetic*

Buildings tend to be clean, simple utilitarian structures, their form closely following function – but more often plain, anonymous ‘big shed’ forms.

#### *Communal*

Workplaces and increasingly familiar as key points in the movement of the goods people enjoy.

### Sources

- Current Ordnance Survey mapping.

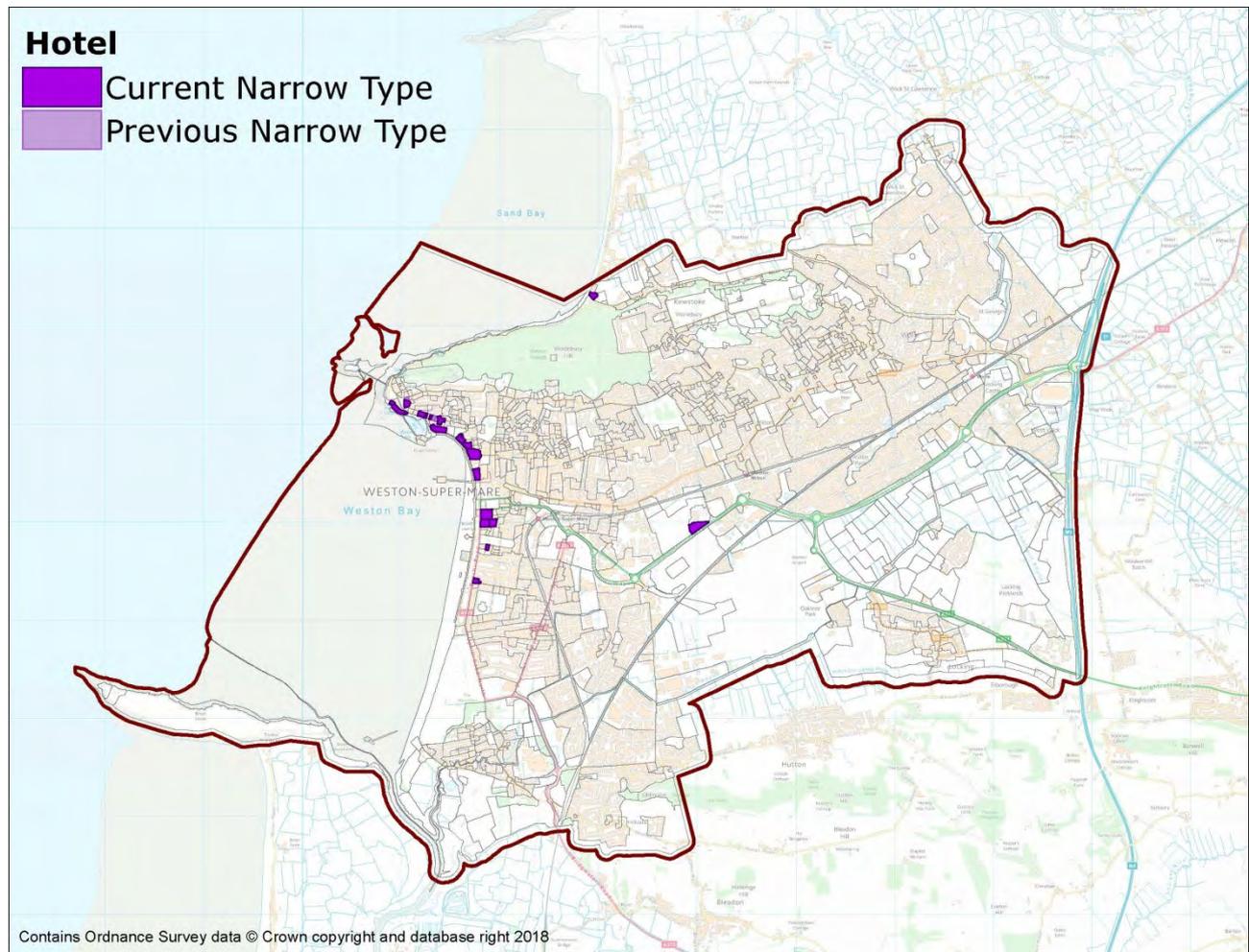
# Broad Type: Commerce

## Narrow Type: Hotel

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Hotel



# Broad Type: Commerce

## Narrow Type: Hotel

### Introduction

A building and its directly associated grounds, used for the accommodation of travellers and guests.

The project area contains numerous hotels, some of which lie within the Historic Urban Core of the town. Hotels are included within the characterisation dataset when they are of sufficiently large size to be mapped. As such, the hotels mapped form a subset of those in the project area as a whole. Further information on individual premises, including those that fall below the threshold for characterisation mapping, is included within the Historic England Historic Area Assessment.

### Historic processes

Guest accommodation in purpose-built hotels or properties converted to function as hotels, as opposed to that historically available in inns and in private lodgings, is a relatively recent phenomenon that coincides with the rise of polite society and its recreations from the later 18<sup>th</sup> century onwards.

As Weston was primarily developed as a seaside resort, purpose built hotels are relatively common from the mid-19<sup>th</sup> century onwards, especially following the arrival of the railway in 1841. The majority of early hotels were small in size and located between the commercial core of the planned town and the seafront between Regent Street and Knightstone Island. However, the first purpose-built hotel, *Reeves Hotel*, opened in 1810 on a prime seafront location when the resort was still a village, and was later renamed and expanded as *The Royal Hotel*. Later establishments were sited along the seafront toward Ellenborough Park. As Weston grew as a resort, existing buildings were converted to hotel use, such as the *Grand Atlantic*, which was converted from a school in 1888. Other seafront hotels were converted from existing houses, such as the *Anchor Head Hotel*, the *Savoy* and the *Cabot Court Hotel* in the 1920s. The *Dorville*, at the junction of Madeira Road and South Road, was a conversion of an earlier *Villa* but was extended, with the addition of further wings on either side of the former house, in the mid-20<sup>th</sup> century.

The decline of seaside holidays in the latter part of the 20<sup>th</sup> century meant that many hotels went out of business or became less salubrious accommodation than originally designed, as did guesthouses and bed and breakfast accommodation which had developed alongside purpose-built hotels.

The project area has a version of hotel accommodation developed for, and restricted to the use of, a specific sector of society. The Royal British Legion built *Somerset Legion House*, on the seafront near Clarence Park, in 2006. It acts as a respite centre for serving or ex-Service personnel and/or their dependants who are in genuine need of a break<sup>1</sup>. As the accommodation provided is en-suite and has communal dining facilities and lounge areas, the institution is akin to the Hotel type so is mapped as such.

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<sup>1</sup> <https://www.britishlegion.org.uk/get-support/respite/break-centres/somerset-legion-house/>

## Broad Type: Commerce

### Narrow Type: Hotel

An upturn in visitors in recent years has meant that some modern purpose-built hotels, such as the seafront Premier Inn, have been built and older hotels such as the Royal Hotel and Cabot Court Hotel have been revived. At the same time, hotels in less prime seafront sites, such as the Dorville, have been recently redeveloped as flats.



Photograph 1: Royal Hotel, Weston Seafront



Photograph 2: The Grand Atlantic, Weston Seafront

# Broad Type: Commerce

## Narrow Type: Hotel

### Condition

The type is in variable condition. Those which are recent (Premier Inn) or have been recently refurbished (Royal Hotel, Cabot Court Hotel) appear in good condition. Others appear to have seen lower levels of investment and maintenance so are in poorer condition.

### Vulnerability

The type is vulnerable to changes in tourism, particularly fluctuations in visitor levels.

Many instances of the type are in a seafront location so are, in theory, vulnerable to storm surges. Recent improvements to the sea wall and promenade are likely to limit the severity of this in effect.

### Forces for change

The type depends upon continued tourist traffic through the town, particularly those making overnight stays. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

Seafront instances of the type are likely to face greater a greater risk of storm damage as climate change projections predict increased storminess. Recent improvements to the sea wall and promenade are likely to limit the severity of any such effects in the near future.

### Relationships with other character types

The type is part of the town's resort facilities so is closely allied to Promenades, other ornamental civic spaces (such as seafront Municipal Parks) and the Historic Urban Core. Many of the instances of the type are conversions of earlier Townhouses or Villas.

### Heritage values

#### *Evidential*

Provides physical evidence for the facilities developed to provide accommodation for visitors. This spans those associated with the emerging resort, its heyday and the ways in which the hotel trade in Weston

has adapted and changed since the initial decline of visitors brought about by foreign package holidays. The type, both through those older hotels which have been refurbished and the ones which have been built since the start of the 21<sup>st</sup> century, also evidences the recent emergence of Weston as a destination for overnight stays.

Those examples which are conversions of earlier residential properties also evidence the change in the visitor demographic over the latter part of the 19<sup>th</sup> century and early 20<sup>th</sup> century. Genteel visitors declined in number over this period and properties formerly associated with them were converted to hotels to accommodate the growing number of visitors from lower down the social spectrum.

#### *Historical*

Illustrates the ways in which visitor accommodation has evolved as the resort has grown and changed during its history.

The type also illustrates the repurposing of earlier residential properties to hotel use from the late 19<sup>th</sup> century to the mid-20<sup>th</sup> century which is related to changes in the character of the resort and visitor numbers and demographic.

#### *Aesthetic*

Hotels are designed to be appealing and distinctive places to stay and also to be as, or more, appealing than nearby competitors. This confers a degree of aesthetic value since they usually deploy high-quality facades using the styles prevailing at the time of their construction. Many of Weston's early hotels, such as the Royal Hotel, utilise the restrained, classically-influenced, style with stucco facades that typifies the

# Broad Type: Commerce

## Narrow Type: Hotel

resorts early buildings. The Grand Atlantic, Weston's only true seaside grand hotel, uses a Scots Baronial-influenced style that is not seen in other buildings in the town.

Recent hotels, such as those built by the Premier Inn chain, tend to deploy the same style regardless of location to enable brand recognition.

### *Communal*

The type may have communal value amongst residents since they are a part of the town's resort identity in which many have historically found employment. It is also likely to be associated with formative holiday experiences for visitors.

Prominent and large instances of the type, such as the Grand Atlantic and Premier Inn, may act as landmarks for both visitors and residents

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore

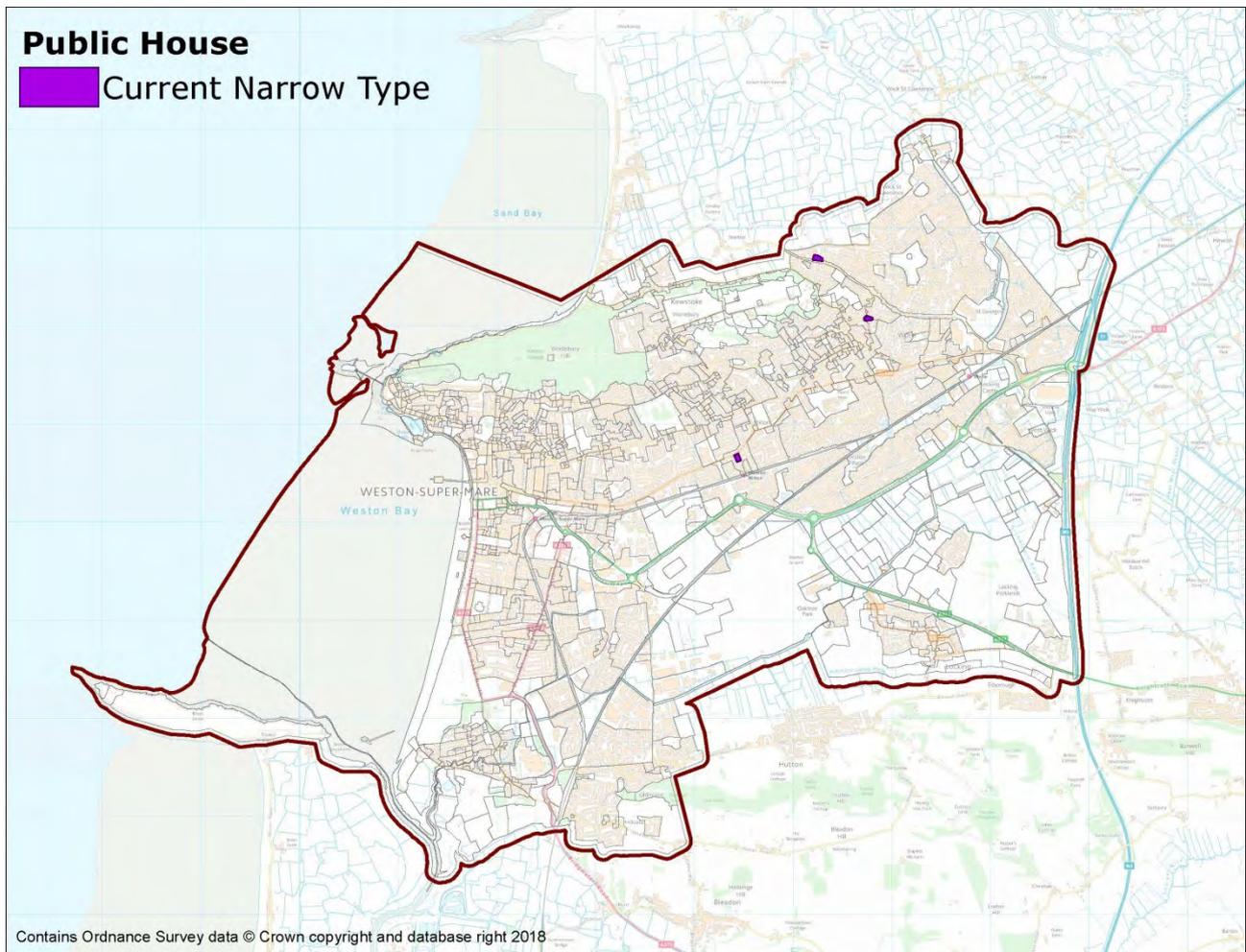
# Broad Type: Commerce

## Narrow Type: Public House

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Public House



# Broad Type: Commerce

## Narrow Type: Public House

### Introduction

Establishments authorised to sell or allow the consumption of alcoholic liquors on their premises. This is only mapped as a separate character type where it appears in isolation in a relatively large plot, typically including a car park, and does not include pubs and inns within the historic core of a town or village. As such, the pubs mapped and discussed form a subset of those in the project area as a whole. Further information on individual premises, including those that fall below the threshold for characterisation mapping, is included within the Historic England Historic Area Assessment.

### Historic processes

Those public house complexes sufficiently extensive to be characterised here are generally those which are relatively recent in origin (later 20<sup>th</sup> century or onwards). It includes those established in purpose-built premises to serve a new settlement area (both mid-20<sup>th</sup> century estate pubs and 21<sup>st</sup> century “eating barns”) and those which form a similar function but reuse an earlier building, often a farmhouse.

The 20<sup>th</sup> century suburbs of Weston contain both estate pubs (The Borough Arms) and repurposed farmhouses (The Old Manor Inn, Kewstoke). The recent arterial road developments also have some isolated 21<sup>st</sup> century pubs (The Super Mare).

### Condition

The condition of the stand-alone public houses within the project area’s housing estates varies widely. It appears to be most closely tied to the degree of investment that the publican or pub owner feels that the concern warrants and the, usually interlinked, factor of how much custom the establishment attracts.

### Vulnerability

In general, out-of-town pubs in England are generally facing tough trading conditions. This is linked to a general demise in regular social drinking bought on by the interplay of a variety of factors such as tightening of drink-driving laws and the availability of a larger range of cheaper alcohol in supermarkets.

### Forces for change

The tough trading conditions and downturn in social drinking appears to be affecting pubs very severely, with establishments going out of business on a regular basis. Some establishments are fighting back by diversifying their commercial offer to focus much more greatly on food. The tenurial arrangements applied by many pub ‘chains’ have also been held responsible for numerous pub closures in recent years.

### Relationships with other character types

The distribution of this type is very closely related to the mid-20<sup>th</sup> century and later housing estates.

### Heritage values

The values below apply to the type as expressed in the project area, namely extensive modern pubs built or created as part of housing estates. They do not necessarily translate to the heritage values of the myriad of smaller pubs, both urban and rural and often of some antiquity, that fall below the size threshold for the characterisation.

### *Evidential*

Physical evidence for the changing uses and forms of public houses. In instances where they are a conversion of an earlier farmstead, such as the Old Manor Inn, they provide evidence for the change of an area from a rural community to a modern housing estate as well as the evidence of earlier farming households inherent within the building.

# Broad Type: Commerce

## Narrow Type: Public House

### *Historical*

Illustrate important aspects of housing estate planning in the later 20<sup>th</sup> century and the focal role of pubs in communities at this date.

### *Aesthetic*

Associated with the adoption or reuse of historic forms of architecture for estate pub styles, such as mock-Tudor or Victoriana, which were presumably regarded as providing appropriate historical resonance befitting a pub at the hub of a community.

### *Communal*

Associated with its place as a hub within the community.

### **Sources**

- Historic Ordnance Survey editions;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);

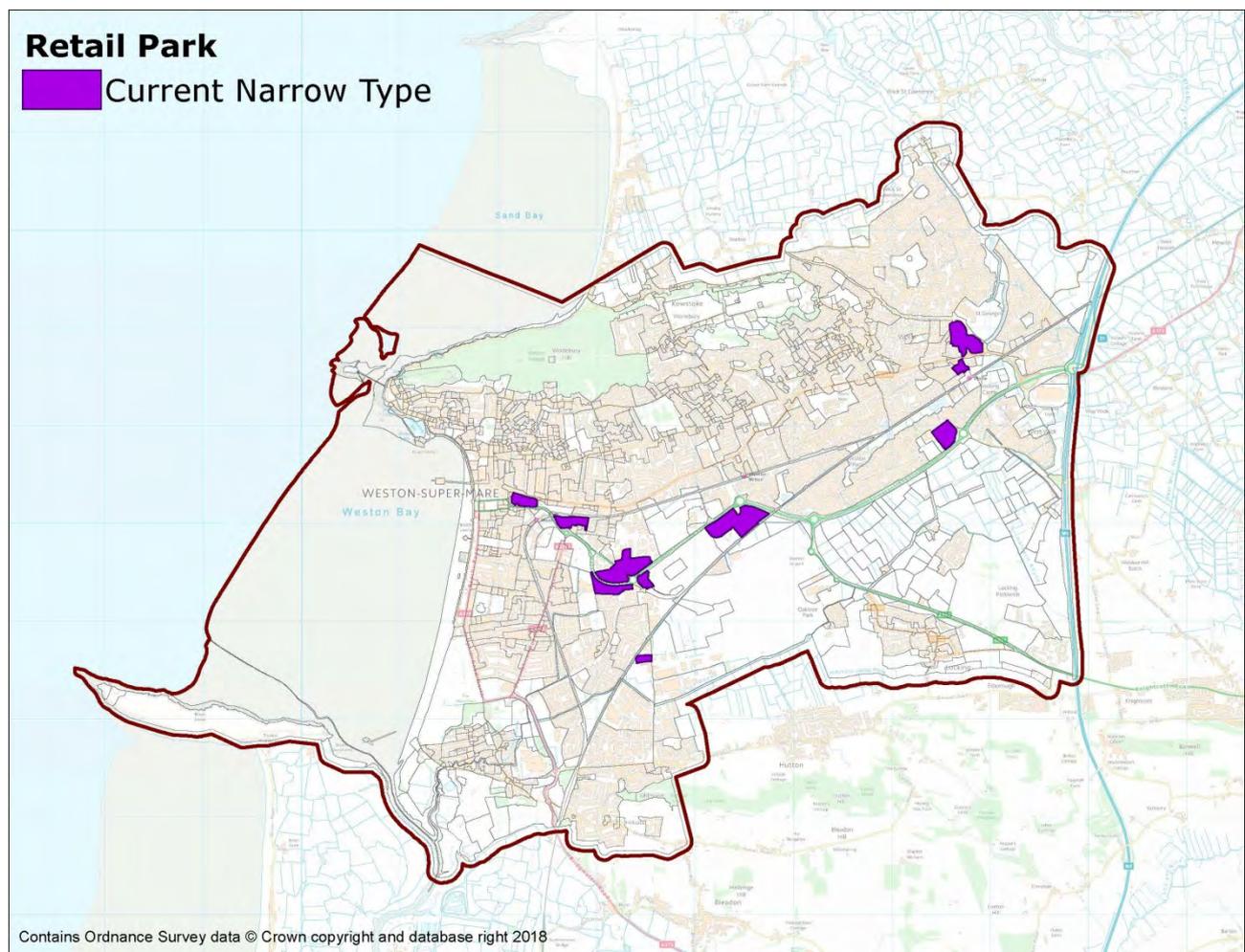
# Broad Type: Commerce

## Narrow Type: Retail Park

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Retail Park



# Broad Type: Commerce

## Narrow Type: Retail Park

### Introduction

Area designed to accommodate several retail and recreation businesses. These are usually purpose-built developments comprising shed-like retail and entertainment space and associated surface car parking. They also usually have some kind of amenity landscaping and planting as part of the layout.

### Historic processes

Retail parks are a relatively modern kind of land-use and reflect the growth of out-of-town shopping with ample parking for both staff and customers, partly as a recreational activity. They appear to originate in the late 1980s and are becoming a ubiquitous form of development in urban fringe areas. More recent planning policy has sought to discourage this type of development in favour of town centre regeneration. This has been in response to the negative effect such developments have had on traditional shopping centres and independent businesses, particularly in smaller towns and cities.

Retail parks in the project area are largely sited along the modern arterial routes that have been constructed into the town from the M5.

### Condition

The type is generally in good condition.

### Vulnerability

The type is generally resilient to change.

### Forces for change

A key force for change in the longer term is the inherent unsustainability of large-scale road transport reliant on diesel-powered trucks. Increasing fuel costs may affect the viability of this approach to supply chain management – although the development of hybrid powertrains for haulage vehicles may prolong the life of the type.

### Relationships with other character types

The presence of accessible road infrastructure (Motorways and Roads) appears to be the key driver in the location of this type.

### Heritage values

#### *Evidential*

Physical evidence of the late 1980s onwards trend towards out-of-town centre retailing and of changes in practices and forms.

#### *Historical*

Illustrate a late 20<sup>th</sup> and early 21<sup>st</sup> century approach to 'big box' retailing.

#### *Aesthetic*

Utilitarian structures and extensive car parking.

#### *Communal*

Heavily used by local people to acquire goods and services.

### Sources

- Current Ordnance Survey mapping.

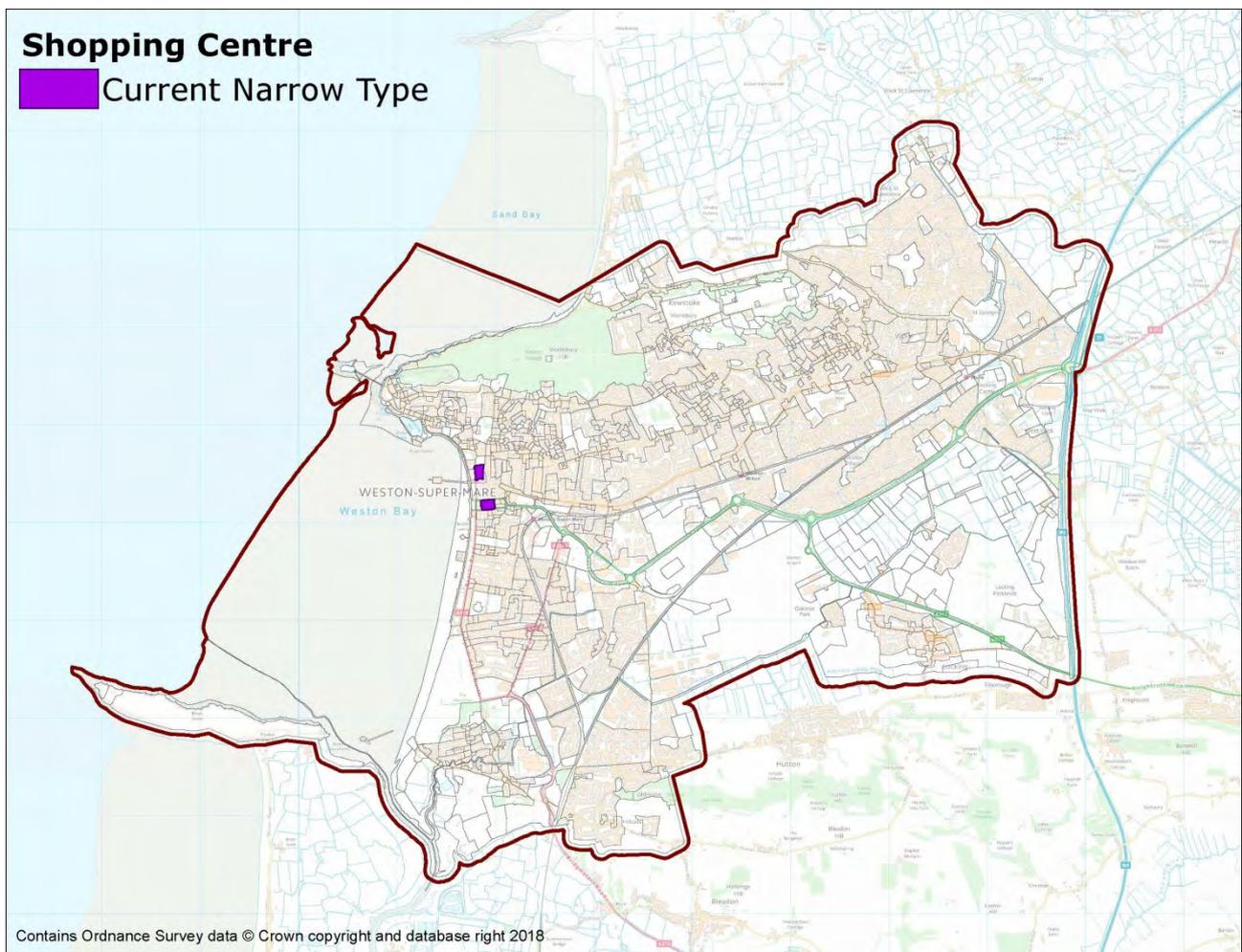
# Broad Type: Commerce

## Narrow Type: Shopping Centre

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Shopping Centre



# Broad Type: Commerce

## Narrow Type: Shopping Centre

### Introduction

A purpose-built shopping development within a town centre. Typically they also include multi-storey car parking as part of the same development. They are usually built in modernist or post-modernist style with limited architectural sophistication. Many were constructed as part of post-war redevelopment, sometimes on sites opened up through bomb damage, so they often sit cheek-by-jowl with older and more characterful properties.

### Historic processes

Shopping centres are a form of town-centre development which appears to have evolved in the post-war period as a way to combine a high density of shops with the convenience of excluding factors, such as the weather, which affect people's willingness to shop. Whilst they have early predecessors in the arcades of shops built in the Victorian period, they are a largely mid and late 20<sup>th</sup> century phenomenon and often closely associated with post-war redevelopment. That in Weston is a relatively late example of the type.

There is only one such shopping centre in Weston, the Sovereign Centre, which occupies a site within the early planned core of the town. It was built in the early 1990s in the post-modern style. It is a relatively late example of the type as, by this date, entirely new shopping centres were more commonly and out-of-town developments (i.e. Meadowhall, Sheffield, opened 1990).



Photograph 1: Sovereign Square, north entrance by the Italian Gardens

### Condition

The shopping centre is in use and appears well maintained.

### Vulnerability

Shopping centres are built to provide flexible retail space and, as such, are in principle relatively resilient. They were, however, constructed before the seismic change in shopping habits brought about by initially out-of-town retail centres and now the availability of reliable online shopping. As with older conventional retail premises, they are struggling to adapt to changed trading conditions and lower high street footfall.

# Broad Type: Commerce

## Narrow Type: Shopping Centre

### Forces for change

Designed for high street shopping so facing competition from online shopping. Many high street names have either ceased to trade (e.g. Woolworths) or have shifted focus from the traditional high street to out-of-town retail parks, leading to a relatively high vacancy level in both traditional shopping streets and shopping centres. Many towns are seeking to attract smaller and/or independent retailers to previously prime locations in town centres and shopping centres to fill up vacant shops.

### Relationships with other character types

No clearly allied types.

### Heritage values

#### *Evidential*

Physical evidence for the way in which shopping habits changed over the latter part of the 20<sup>th</sup> century.

#### *Historical*

Illustrative of changes in shopping habits from the later 20<sup>th</sup> century.

#### *Aesthetic*

A relatively restrained or diluted postmodernist style. The shopping centre is of a mass which is much greater than that of the more traditional surrounding older buildings of the town centre.

#### *Communal*

Source of retail experiences, sometimes formative, such as the first time being allowed into town without a parent.

### Sources

- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

# Broad Type: Commerce

## Narrow Type: Shopping Street

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Shopping Street



# Broad Type: Commerce

## Narrow Type: Shopping Street

### Introduction

Street within a built-up area of properties which are predominantly fitted out to function as retail outlets. The type includes associated back yards. The streets were specifically built with properties with retail areas on the ground floor and either warehousing and/or accommodation for proprietors above.

### Historic processes

This is a type closely associated with planning or replanning of town centres, primarily in the Victorian or Edwardian period.

Shopping streets formed a key part of the early planned core of Weston. Many of the streets laid out as part of the mid-19<sup>th</sup> century planned resort town (e.g. Orchard Place, High Street and Regent Street) appear to have been designed from the start to be primarily for shops and other services (such as eating houses) designed for the visiting holidaymakers.

The project area also includes later shopping developments. These comprise purpose-built parades which comprised ground floor retail space with residential accommodation above and, in some case, later conversions of properties built for a different purpose. These latter are usually in close proximity to earlier shopping streets and represent a relatively organic expansion of this activity. A good example of the purpose-built type is the 1930s parade of shops, known as *The Centre*, which fronts Walliscote Road opposite the Town Hall. The shops fronting Waterloo Street and The Boulevard comprise both purpose-built parades, such as Waterloo Parade, and conversions of residential properties.



Photograph 1: The Centre, a 1930s shopping development on Walliscote Road

# Broad Type: Commerce

## Narrow Type: Shopping Street



**Photograph 2: Waterloo Parade, The Boulevard**

### Condition

The majority of shops within Shopping Streets appear to be in use. The degree of maintenance appears to vary considerably with some in very good condition and others suffering from deterioration or poor quality additions.

### Vulnerability

Shopping Streets were built or created prior to the seismic change in shopping habits brought about by initially out-of-town retail centres and now the availability of reliable online shopping. They are struggling to adapt to changed trading conditions and lower footfall. As some are earlier non-commercial buildings retrofitted to create retail space, there can be vulnerability associated with the sometimes low-quality of materials and execution used in these interventions.

### Forces for change

Shopping streets were designed for, and remain geared to, small-scale retail. As online shopping is revolutionising the way in which we browse for and buy items, retailers face tough trading conditions. Over the last few years this has led to many small businesses ceasing to trade or refocusing their activity to online shops. This trend is continuing and currently is leading to a relatively high vacancy level in both traditional shopping streets and shopping centres. Many towns are seeking to attract smaller and/or independent retailers to previously prime locations in town centres and shopping centres to fill up vacant shops. In this climate it is likely that the more distinctive premises offered by Shopping Streets may be more likely to attract such businesses than other retail spaces.

### Relationships with other character types

The type generally occurs in association with types related to 19<sup>th</sup> century settlement expansion.

# Broad Type: Commerce

## Narrow Type: Shopping Street

### Heritage values

#### *Evidential*

Physical evidence for the importance of retail in the economy from the later 19<sup>th</sup> century. The various types of building employed are usually built in the prevailing architectural style of the period and evidence general trends in both commercial and domestic architecture. They usually include a

combination of ground floor shop and upstairs accommodation for the shopkeeper and family and highlight the interlinked nature of commercial and domestic life for proprietors.

#### *Historical*

Illustrative of the importance of shopkeepers (and shopping) to the economy since the later 19<sup>th</sup> century. The differing architectural styles deployed between periods also show trends in architecture more generally. The contrast between Waterloo Parade and the 1930s Walliscote Road shops illustrate this well, both are fundamentally the same structure in terms of function but the use of the prevailing style of the time creates a very different look and feel to the parades.

#### *Aesthetic*

Varies according to the style of buildings and the effect of change and maintenance on their architectural coherence. The Walliscote Road shops use a distinctive Art Deco style of which there are few examples in the town and sit adjacent to a contemporary 1930s cinema. Recent council-funded improvements have restored a degree of coherence to the parade that had been lost through piecemeal alteration.

#### *Communal*

Certain shops are landmarks; many will have associations with formative experiences for local residents, such as being sent on errands to particular shops.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore

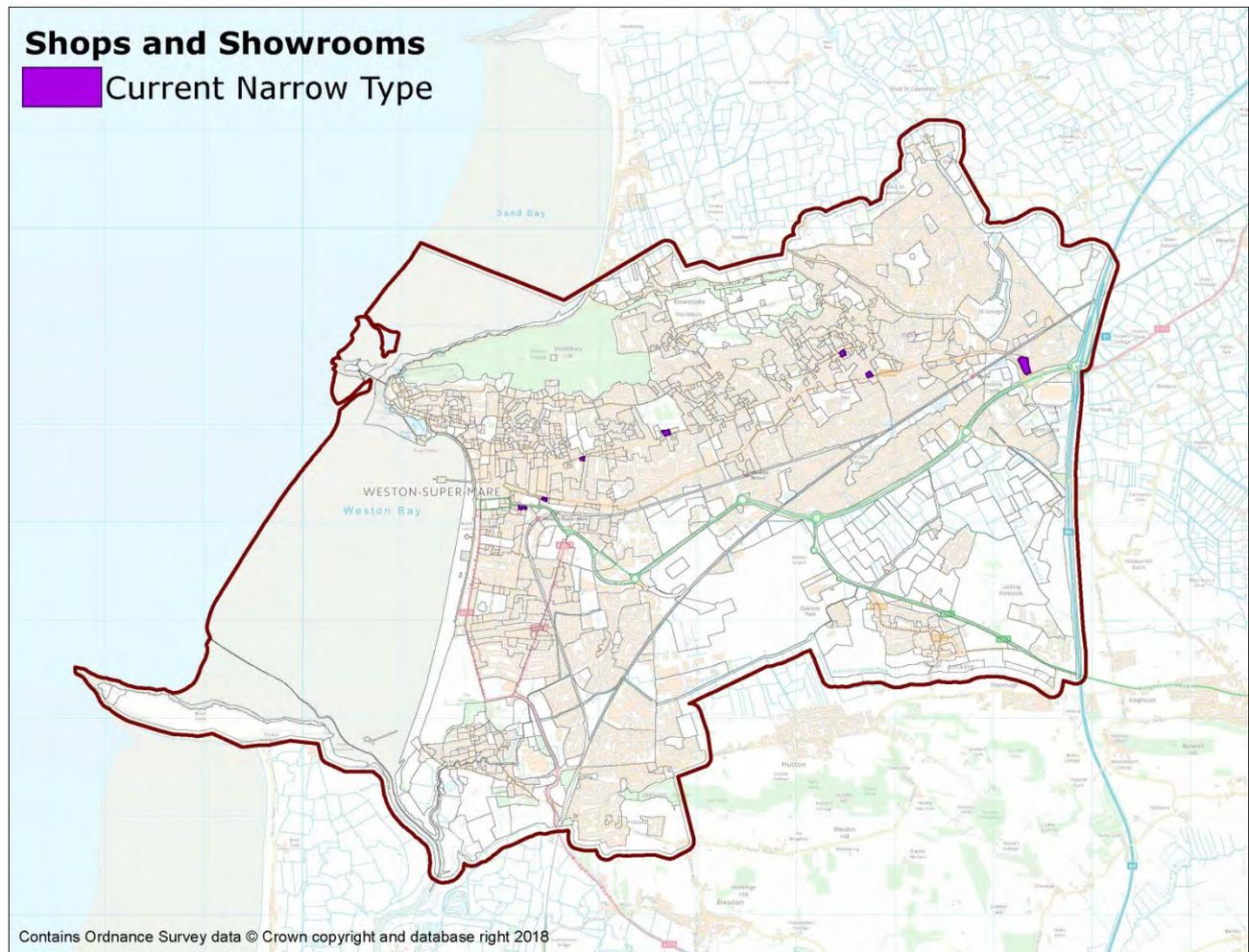
# Broad Type: Commerce

## Narrow Type: Shops and Showrooms

### Broad Type: Commerce

Systems, activities, functions and institutions involved in transferring goods and services from producers to consumers and thus affecting the business and profitability of an economy. At the level of HLC, this normally includes fairly localised hubs but in HSC it can also include such facilities directly serving major national and international trade hubs. In all cases, these systems of commerce also depend on the separate class Communications and Movement and the products of several other classes (Enclosure, Fisheries and Aquaculture, Industry, Orchards and Horticulture, Unimproved Land, Valley Floor and Wetland Exploitation, and Woodland).

### Narrow Type: Shops and Showrooms



# Broad Type: Commerce

## Narrow Type: Shops and Showrooms

### Introduction

This type comprises structures designed as, or in use as, retail premises. They are distinct from Shopping Centres and Shopping Streets as they are usually single concerns set amidst a differing land use. They are an infrequent type and the majority are of fairly recent origin and occupy modern utilitarian buildings or repurposed earlier structures.

### Historic processes

The growth of the type is largely influenced by the spread of retail and commercial premises beyond their traditional locations (i.e. town centres and shopping parades) in the latter part of the 20<sup>th</sup> century.

This appears to be driven by diverse forces, such as availability of a building suitable for an emerging business (e.g. the former depot at the corner of Station Road and Graham Road now in use as a storage business), or the emergence of relatively novel forms of business (e.g. Davan Caravan's showroom and storage yard on Bristol Road). In some cases they are the result of the growth of commercial concerns beyond an originally discrete purpose-built shop within a contemporary built up area (e.g. the block housing the newsagent and also funeral directors at the junction of Ashcombe Road and Milton Road).

### Condition

The type consists of going commercial concerns and appears in generally satisfactory condition.

### Vulnerability

It is difficult to ascribe vulnerability at a type level since this type comprises diverse commercial concerns and these are subject to operating conditions which are specific to their sector.

### Forces for change

In general, as with other shopping types, the growth of online retail has some potential to undermine business. That said this type does include some businesses, such as caravan sales and funeral directors, which are less susceptible to online or discount retailers.

### Relationships with other character types

No clearly allied types.

### Heritage values

#### *Evidential*

Physical evidence for the evolution of retail from the later 20<sup>th</sup> century and/or emergence of novel businesses.

#### *Historical*

Illustrative of the changes in retail and commerce discussed above.

#### *Aesthetic*

Modern, utilitarian structures.

#### *Communal*

Attachments derived from routine shopping activities.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore <to be added>.

# Broad Type: Communications and Movement

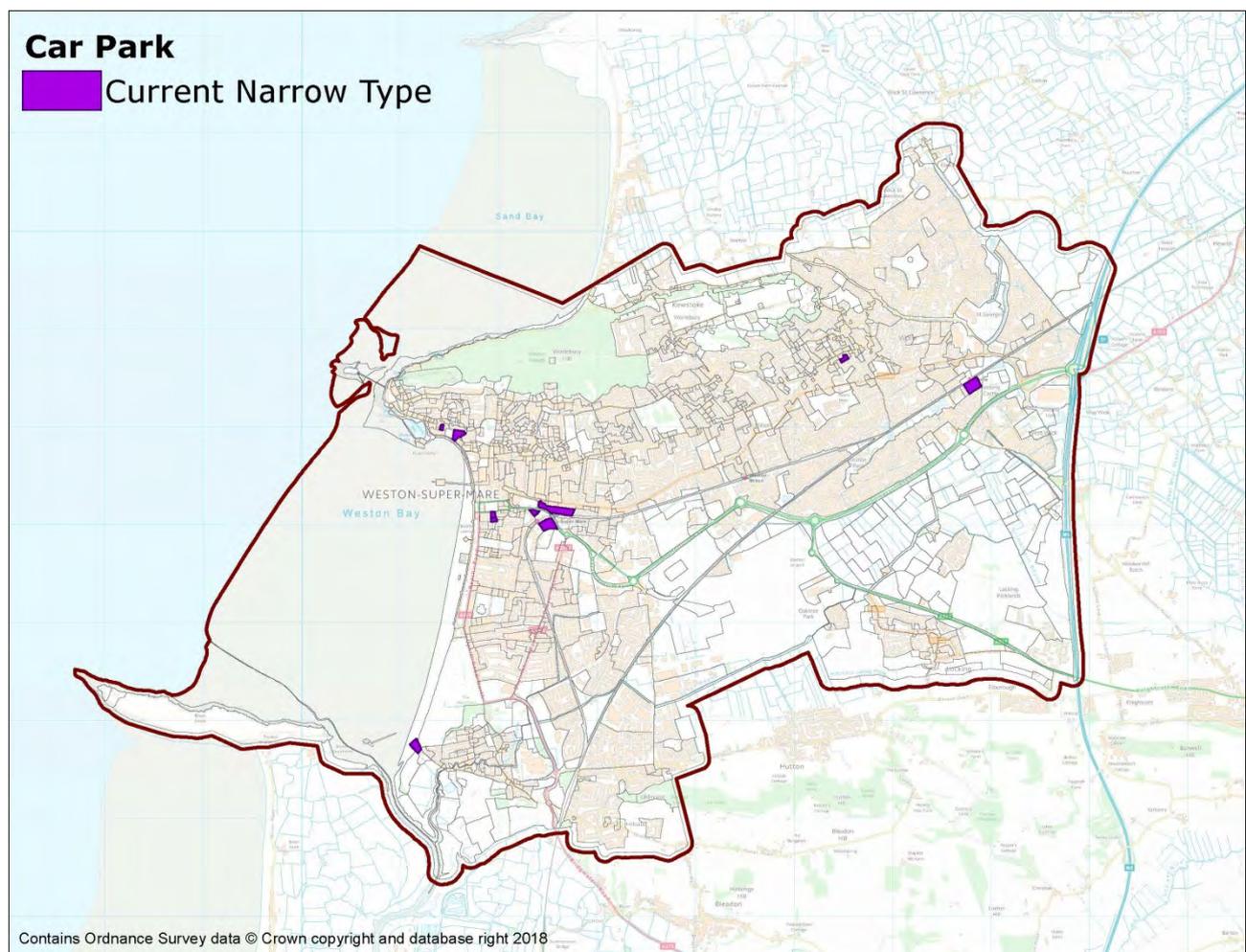
## Narrow Type: Car Park

### Broad Type: Communications and Movement

This is a wide-ranging class that includes movement of people, information and freight over land, through the air and across water. It covers systems whose organisational rigour (largely dependent on safety concerns) is variable. Moving from A to B makes physical expression of many of these terms either linear or nodal, forming networks that overlay and to varying degrees help us understand and give meaning to other characterisations. There is a particularly close relationship with Commerce, for example.

Provision for water transport is especially complex, reflected in the proliferation of related terms, but this properly reflects the extent that the sea, in particular, is utilised by society, and how complex are the ways that it is perceived in relation to transport, for example through the range of hazards it presents and the devices created to counter these.

### Narrow Type: Car Park



# Broad Type: Communications and Movement

## Narrow Type: Car Park

### Introduction

Area for parking motor vehicles; usually with permanent surfacing, sometimes in purpose-built multi-storey buildings.

### Historic processes

Car parks became an urban requirement as the rise of personal car ownership grew and the use of the car as the primary form of transport eclipsed almost all other methods over the latter part of the 20<sup>th</sup> century. Car parks also became a requirement for places popular with visitors, such as the seaside. Their presence can feel somewhat discordant when they are juxtaposed with the “natural beauty” which drew the visitors in the first place.

All car parks in the project area are relatively recent in origin and most are surface car parks. The largest areas are those in association with the railway stations at Weston and Worle. The multi-storey car park at High Street/Carlton Street is a redevelopment of an area of fairly dense Terraced Housing.

Sections of the beach at Uphill are used as a car park but, due to a low-level of infrastructure associated with this use and the fact that this use is dependent upon tide levels, is not a sufficiently intense use to cause the area to be characterised as a car park.

### Condition

The majority of examples of the type in Weston are in relatively good condition, being connected with infrastructure provision (railway station), supermarkets and other heavily-used facilities. The High Street / Carlton Street multistorey is showing its age, in terms of weathering and staining on the concrete superstructure, but appears mainly well-maintained and functional.

### Vulnerability

The type is comparatively resilient to change and, with appropriate maintenance, faces few direct threats.

### Forces for change

Large car parks are frequently targets for development, particularly in desirable urban areas.

A need to manage surface water more effectively, particularly in the face of predicted increases in the frequency and severity of extreme weather events, may increase the use of permeable surfaces, the retro-fitting of Sustainable Drainage Systems (SuDS). This could result in some changes in character to the type.

### Relationships with other character types

Those at Weston are closely related to the presence of a Railway Station. This is indicative of the importance of commuting out of the area for work.

### Heritage values

#### *Evidential*

Little evidential value in itself (though the architecture of car parks is now increasingly appreciated), but many car parks are within areas of the town where there may be significant below-ground remains of earlier arrangements.

#### *Historical*

Illustrate the importance of the car in transporting people to commercial, industrial and recreational zones.

# Broad Type: Communications and Movement

## Narrow Type: Car Park

### *Aesthetic*

Generally little aesthetic value though the architecture of multi-storey car parks is increasingly being appreciated.

### *Communal*

Busy places that serve as foci for those engaged in activities across the town.

### **Sources**

- Current Ordnance Survey

# Broad Type: Communications and Movement

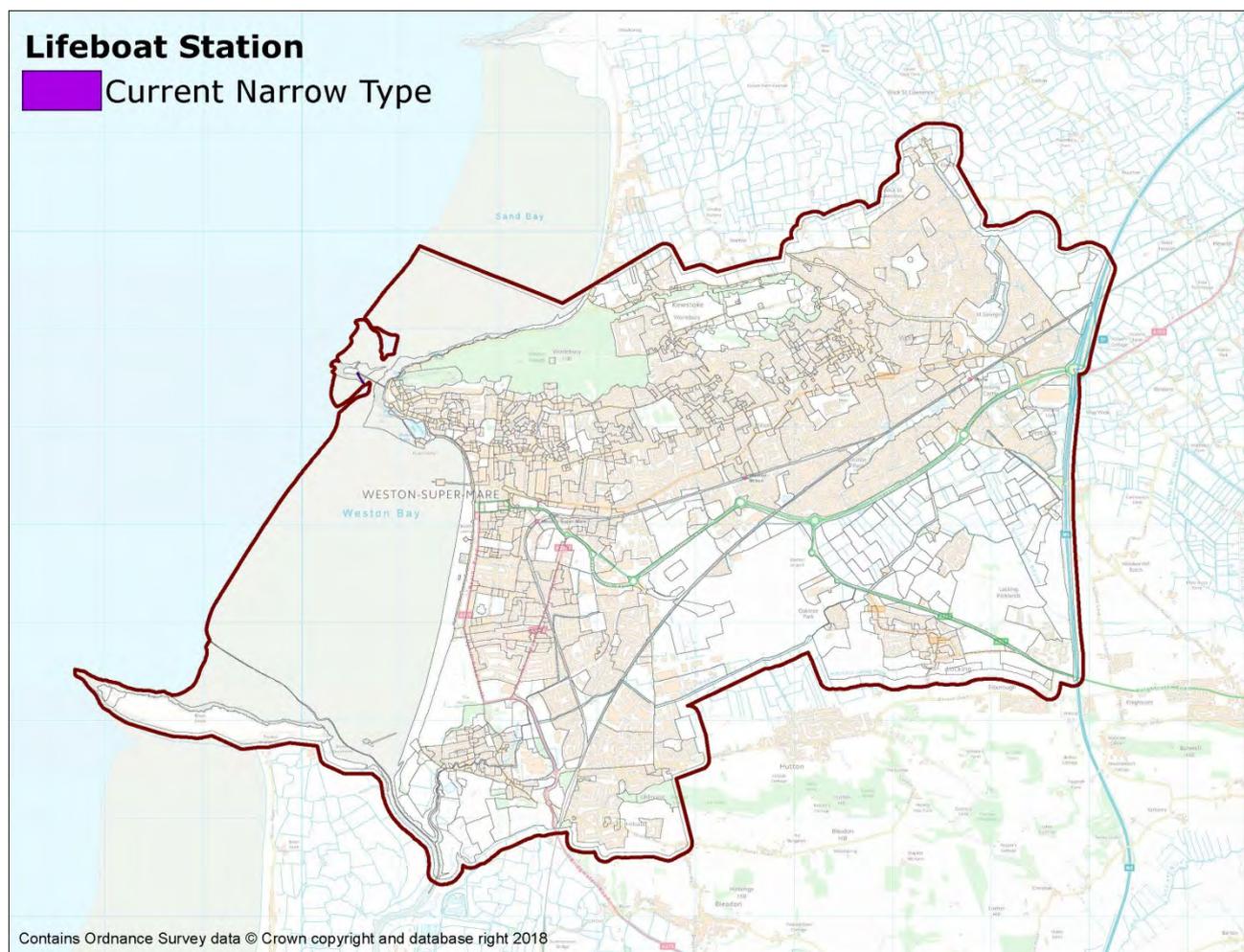
## Narrow Type: Lifeboat Station

### Broad Type: Communications and Movement

This is a wide-ranging class that includes movement of people, information and freight over land, through the air and across water. It covers systems whose organisational rigour (largely dependent on safety concerns) is variable. Moving from A to B makes physical expression of many of these terms either linear or nodal, forming networks that overlay and to varying degrees help us understand and give meaning to other characterisations. There is a particularly close relationship with Commerce, for example.

Provision for water transport is especially complex, reflected in the proliferation of related terms, but this properly reflects the extent that the sea, in particular, is utilised by society, and how complex are the ways that it is perceived in relation to transport, for example through the range of hazards it presents and the devices created to counter these.

### Narrow Type: Lifeboat Station



# Broad Type: Communications and Movement

## Narrow Type: Lifeboat Station

### Introduction

A building designed to house a lifeboat, usually with a ramp to launch the boat into the sea, to enable provision of lifesaving services along the coast and in inshore and offshore waters. Generally lifeboat stations have a structure or storage area for housing the boat. This structure also usually houses a crew area. The structures are owned and operated by the Royal National Lifeboat Institution (RNLI). As the RNLI has been in operation since the 1820s, the form and date of lifeboat stations varies widely. Early lifeboat stations are either stone-built and sited on the shore or of a Dutch Barn type (typically in wood frame with corrugated cladding) and raised on an iron jetty framework above the sea. The latter are commonly found in places with a high tidal range to facilitate launch at all stages of the tide. More recent structures use a range of modern utilitarian materials and their form is heavily influenced by the kind of vessels launched from there.

### Historic processes

The RNLI was established in the 1820s and has gradually expanded to provide lifesaving services around the coast of the British Isles. It is a charity and relies on a highly-trained and largely volunteer crew to operate these services. As the RNLI has operated over a significant length of time, the boats it has used and the manner in which they are housed and launched has evolved considerably over this period.

The RNLI operates both inshore<sup>1</sup> and all-weather<sup>2</sup> lifeboats. The need to accommodate the RNLI's newer classes of lifeboat (particularly the Shannon all-weather lifeboat, adopted in 2013<sup>3</sup>) has led to the redevelopment, including demolition and replacement, of some older lifeboat stations which were too small to house and operate them (e.g. Bembridge, Selsey).

The RNLI established lifesaving services in Weston in 1882 on Birnbeck Island after the town was selected to fulfil a legacy from Col. W. J. Holt of Bangor to provide a lifeboat in the Bristol Channel<sup>4</sup>. The island had, by that date, been enlarged from its natural form to create a pleasure pier, including steamer landing berths, and connected to the mainland via a further access pier. The access pier is a Grade II Listed Building<sup>5</sup> and the entire complex sits within the Birnbeck Conservation Area.

The initial station was a simple boat stored on davits and an associated launching slip adjacent to the north side of the junction of the access pier and the island itself. The boat was named William James Holt after the benefactor. Deployment of a larger boat in 1889 led to the construction of a permanent boathouse adjacent to the slip. This boathouse is of stone construction with a tiled pitched roof and is typical of RNLI boathouses of the period. It still stands and is in occasional use by the RNLI. A new boathouse and boat were provided in 1901-3 following a bequest. This 1902 boathouse was of very similar style and construction to the original boathouse but larger and sited on the south side of the junction of the access pier and island. It is a Grade II Listed Building<sup>6</sup>. The station is reputed to have had the longest slip of any lifeboat station in England<sup>7</sup>. Unusually for RNLI stations built on piers, the boathouse is stone-built with foundations set onto the rock of the island which forms the core of the pier. This is due to the unique nature of Birnbeck Pier; part natural island, part made ground and part traditional pier construction. The boathouses are typical of the RNLI's constructions of this period but are executed in local stone. As such, they have a character which is at once local and imported.

Despite changing fortunes, disuse and eventual closure of the surrounding pleasure pier, the 1902 boathouse was the chief focus of RNLI operations in Weston until 2013<sup>8</sup>. This was despite gradual and serious deterioration in the access pier, eventually reaching a state that only a very narrow width of pier

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<sup>1</sup> Inflatable boats or rigid inflatable boats (RIBs) which have no covered crew area

<sup>2</sup> Rigid-hulled and with a covered crew area

<sup>3</sup> <https://rnli.org/what-we-do/lifeboats-and-stations/our-lifeboat-fleet/shannon-class-lifeboat>

<sup>4</sup> [http://www.westonrnli.co.uk/?page\\_id=27](http://www.westonrnli.co.uk/?page_id=27)

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129718>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1137515>

<sup>7</sup> The slip for the old lifeboat station in Tenby is longer <http://www.coflein.gov.uk/en/site/34360/details/tenby-lifeboat-station-castle-hill-tenby> (The current operational slip for the 'new' station in Tenby – housing the Tamar-class all-weather boat – is shorter)

<sup>8</sup> <http://www.westonrnli.co.uk/?p=824>

# Broad Type: Communications and Movement

## Narrow Type: Lifeboat Station

was maintained in a useable state and this was solely for access to the station. The Birnbeck station retains boats, but in restricted use, with the RNLI primarily operating from a temporary facility housed in Portakabins at Knightstone Causeway and launching from the adjacent slip. This temporary facility is not large enough to be classed as a Lifeboat Station in the dataset and sits within the area characterised as Promenade. The RNLI are currently in the process of planning a new permanent station.



**Photograph 1: 1902 Lifeboat Station and slip, Birnbeck Island**

### Condition

The disused lifeboat stations remain in RNLI ownership but challenges posed by the wider condition and ownership of Birnbeck Pier mean that they can no longer be safely used for their primary purpose. Their condition appears satisfactory which stands in stark contrast to the access pier and Conservation Area which are on the Heritage At Risk Register (HAR)<sup>9,10</sup>.

### Vulnerability

The disused stations are vulnerable to deterioration as they are not in permanent active use and no longer suitable for use by the RNLI for its operations, partly because of issues with safe access to the island.

The coastal location of the boathouses also has inherent challenges associated with storm events which can cause damage to the structure of the station.

### Forces for change

The proposed new lifeboat station is likely to be sited on the mainland at Madeira Cove so the historic station structures will become vacant and the site not in active use. Owing to the charitable nature of its funding, the RNLI is unlikely to be able to justify expenditure on upkeep of stations no longer in use. As such, the historic stations are likely to face similar issues of decay and vandalism as seen in the other structures on the island once they are disused.

Climate change is predicted to increase the frequency and severity of storm events. This is likely to intensify an existing source of damage to the station.

<sup>9</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/46865>

<sup>10</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1275>

# Broad Type: Communications and Movement

## Narrow Type: Lifeboat Station

### Relationships with other character types

The type is associated with the Birnbeck Working Pier, formerly a Pleasure Pier, since this provides the access way to the Weston station. No other specific related or allied types since the location of facilities is largely dictated by need and the RNLI's past ability to acquire a suitable patch of coastal land. In general they are associated with types associated with the coast.

### Heritage values

#### *Evidential*

Evidence of the presence of lifesaving services under the auspices of the RNLI at Weston since the late 19<sup>th</sup> century. Owing to the RNLI's need to maintain boathouses which accommodate the current fleet, the station is of a kind which is gradually being lost to redevelopment as new boathouses and launching facilities are constructed.

The siting of the RNLI's first Bristol Channel station at Weston also indicates both the suitability of Birnbeck as a launching site and the need for services generated by the town's pre-eminence as a seaside resort during this time.

#### *Historical*

Illustrative of the duration of RNLI services at Weston, its relative suitability for launching and importance of lifesaving services at this location due to the historic and current density of seaside tourism and other activities.

That a station was required also indicates the treacherous conditions that can arise along this stretch of coast due to the combination of an extremely high tidal range and intertidal mud flats.

Many stations contain commemorative material relating to lifeboat operations from that station. Where present, such material has important historical value, both as a document of local events and as a demonstration of the operation and influence of a national body. The station is also associated with specific rescues which are documented in the stations archives but are also likely to feature in local memories. This is likely to confer some historical value to the station.

#### *Aesthetic*

The station's boathouses are well-designed structures executed in traditional materials. Whilst they integrate well with the wider complex of 19<sup>th</sup> century buildings on Birnbeck Island, they can provide a sobering contrast. This is as the rest of the island was devoted to leisure and entertainment whereas the station was something that was designed to leap into action upon emergency and save lives.

#### *Communal*

Associated primarily with its purpose. This could be as a feature which is associated with particular rescues but could more generally relate to the feeling of protection and safety that comes with having the station at such close proximity to the very well-used beach.

### Sources

- <https://rnli.org/about-us/our-history>
- <http://www.westonrnli.co.uk/>
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit;

# Broad Type: Communications and Movement

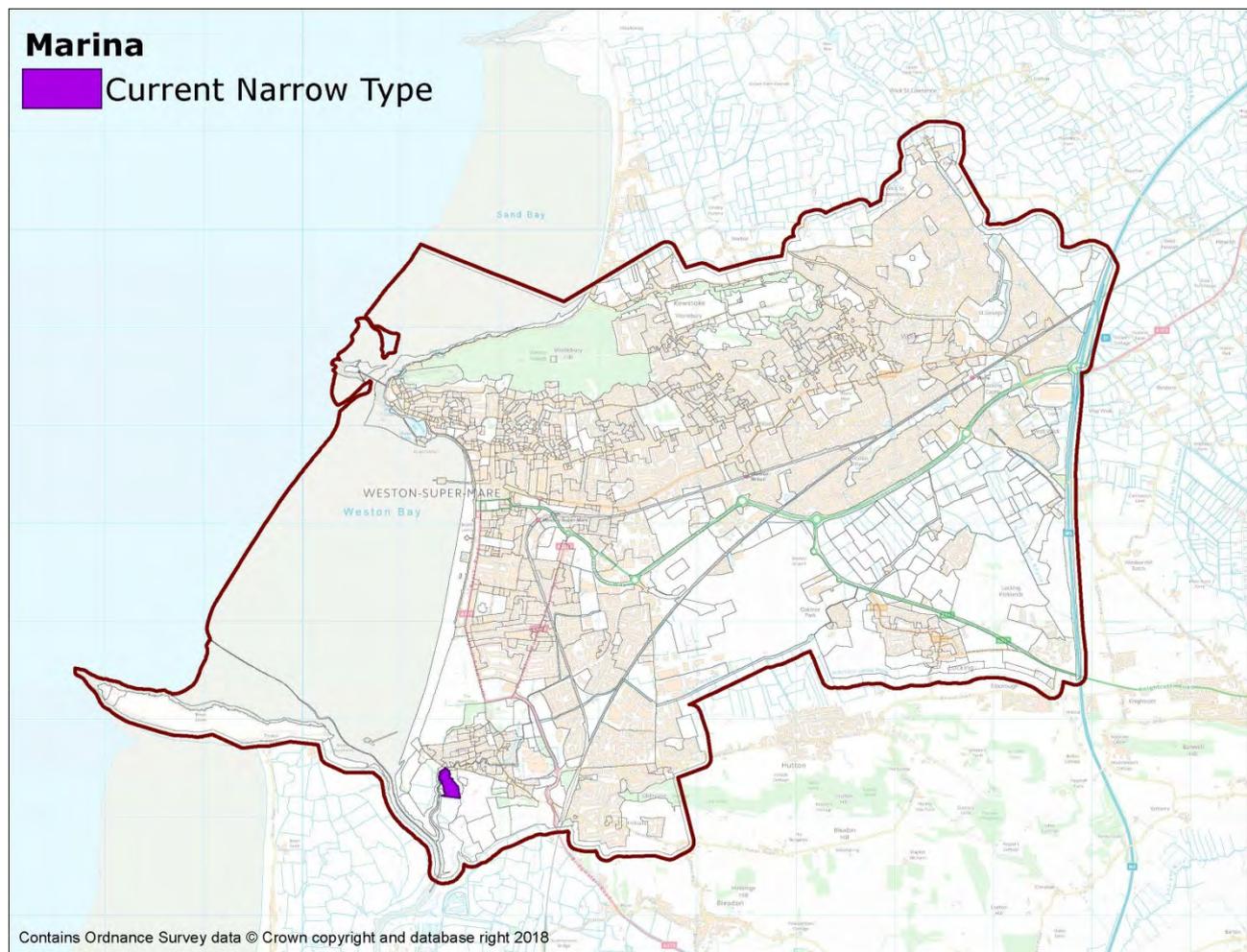
## Narrow Type: Marina

### Broad Type: Communications and Movement

This is a wide-ranging class that includes movement of people, information and freight over land, through the air and across water. It covers systems whose organisational rigour (largely dependent on safety concerns) is variable. Moving from A to B makes physical expression of many of these terms either linear or nodal, forming networks that overlay and to varying degrees help us understand and give meaning to other characterisations. There is a particularly close relationship with Commerce, for example.

Provision for water transport is especially complex, reflected in the proliferation of related terms, but this properly reflects the extent that the sea, in particular, is utilised by society, and how complex are the ways that it is perceived in relation to transport, for example through the range of hazards it presents and the devices created to counter these.

### Narrow Type: Marina



# Broad Type: Communications and Movement

## Narrow Type: Marina

### Introduction

A dock or basin on the coast, an estuary or an inland waterway, used for mooring yachts and other small pleasure craft.

### Historic processes

The type is of relatively recent origin and reflects the growth of sailing and boat ownership, particularly of yachts, as a leisure activity from the later 20th century.

The coastline of the project area, due to the very high tidal range, generally does not lend itself to marina construction. There is only a single Marina, sited on the tidal creek at Uphill, and this was built in the 1990s.

### Condition

The Marina is in active use and no issues were noted with condition.

### Vulnerability

A well-used piece of leisure infrastructure so has a low level of vulnerability since it is well-used and the proprietors have an interest in maintaining it to keep custom.

### Forces for change

Marinas appear to be a type of leisure infrastructure which is continuing to grow and are seen as a key way of attracting sailing traffic and mooring business to a location. This is likely to result in the continued maintenance and/or redevelopment of existing marinas and the development of further facilities.

As sailing is a leisure activity that requires a significant degree of disposable income, marinas are vulnerable to any economic downturn that affects this.

### Relationships with other character types

No clearly related types.

### Heritage values

#### *Evidential*

Indicates changes in leisure activity and the adoption of a high status hobby by sections of society from the latter part of the 20th century. An ongoing trend also documented in printed sources.

#### *Historical*

Illustrates changes in leisure activity and the adoption of a high status hobby by sections of society from the latter part of the 20th century.

#### *Aesthetic*

Modern facilities for accommodation of boats and allied features such as maintenance sheds, club houses and chandleries. Tend to entail low-rise utilitarian structures. The presence of so many boats and the appearance of massed masts and the accompanying sounds (wind whistling through sails and clacking rigging) is often perceived as an attractive, quintessentially seaside feature that confers considerable maritime character to a location.

#### *Communal*

Associated with the sense of place associated with the aesthetics of marinas.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit.

# Broad Type: Communications and Movement

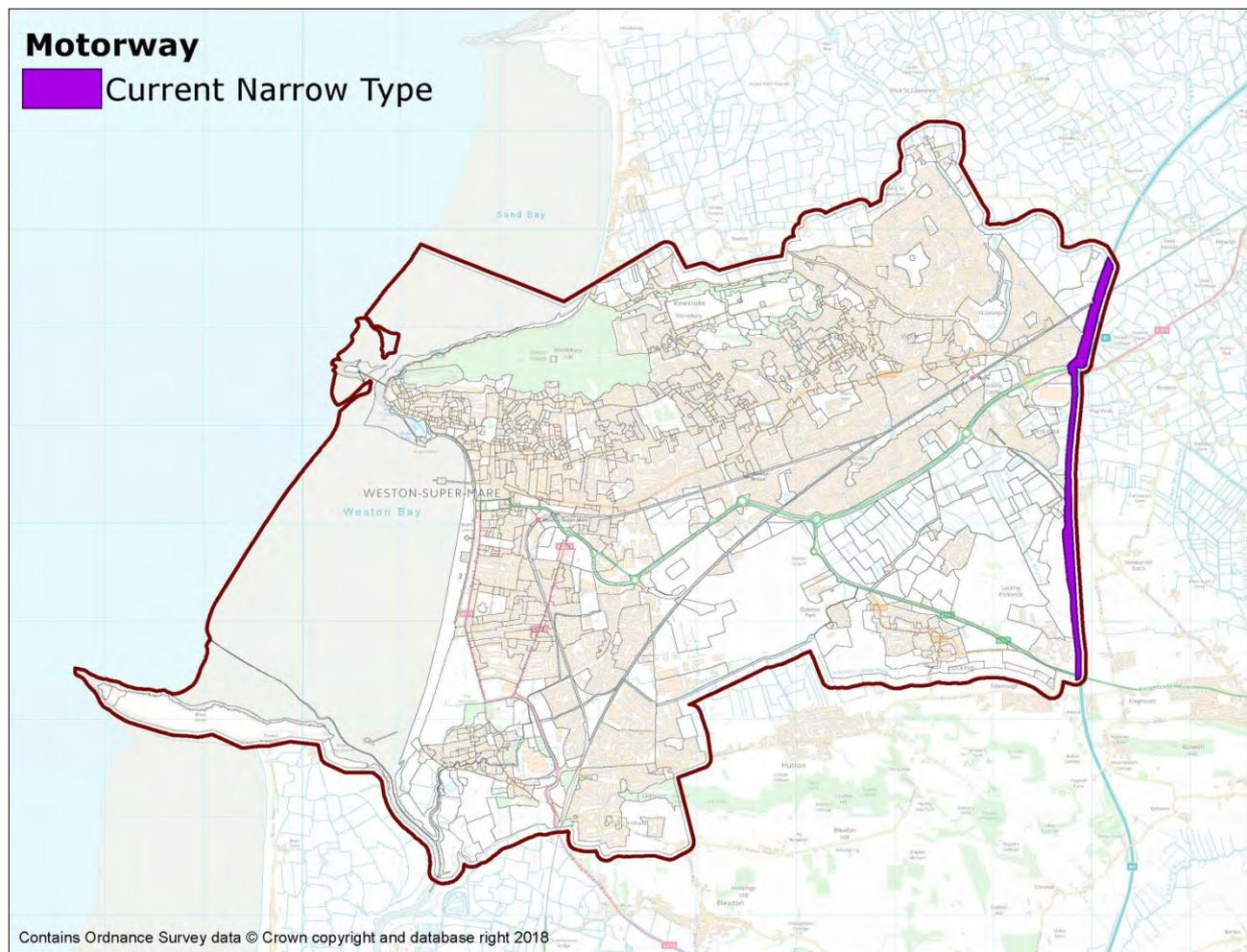
## Narrow Type: Motorway

### Broad Type: Communications and Movement

This is a wide-ranging class that includes movement of people, information and freight over land, through the air and across water. It covers systems whose organisational rigour (largely dependent on safety concerns) is variable. Moving from A to B makes physical expression of many of these terms either linear or nodal, forming networks that overlay and to varying degrees help us understand and give meaning to other characterisations. There is a particularly close relationship with Commerce, for example.

Provision for water transport is especially complex, reflected in the proliferation of related terms, but this properly reflects the extent that the sea, in particular, is utilised by society, and how complex are the ways that it is perceived in relation to transport, for example through the range of hazards it presents and the devices created to counter these.

### Narrow Type: Motorway



# Broad Type: Communications and Movement

## Narrow Type: Motorway

### Introduction

Large multiple carriageway for fast-moving motor traffic, continuing for long distances without traffic intersections and subject to legally-specified Motorway Regulations. The extent of the type as mapped in the project area includes slip-roads, cuttings and embankments.

### Historic processes

Motorways were built from the late 1950s as a government initiative to enable more rapid road transport between the country's towns and cities. The M5 began construction in the late 1960s with the stretch through the project area being built as part of the southward extension to the original motorway between 1969 and 1977. A major effect of motorway construction was the reorganisation of surrounding agricultural landscapes to accommodate a road running on a largely historically-unprecedented route.

### Condition

As critical elements of national transport infrastructure, the motorway network in the study area is generally in good condition.

### Vulnerability

The motorway network is largely resilient to change, due to its heavily engineered character and robust elements. It is likely that it will remain in use, and largely unchanged, for decades to come.

### Forces for change

In the longer term, the road network is likely to be affected by increasing need to implement modal shift in transport of goods and private citizens. However, outside of key strategic routes where suitable alternatives are made available (e.g. high-speed rail), it is likely that road haulage and car travel will remain significant for many decades. [There may be changes to landscaping along the road, and bridges, service stations etc that either cross or are attached to it.]

### Relationships with other character types

Closely related to Roads (Arterial Routes), Distribution Centres and as a driver for Reorganised Fields.

### Heritage values

#### *Evidential*

The motorway network, although well-attested in public records, provides physical evidence of the rapid roll-out and intensification of road transport in the post-war and mid-20th century.

#### *Historical*

The type is of historical value as it illustrates the post-war and mid-century explosion in road-building and the contemporaneous view that road transport was the future of goods and personal travel in Britain.

#### *Aesthetic*

Many elements of the type can be appreciated for their engineering elegance. Motorways also create barriers to movement and so affect the way that much of the landscape around them is experienced. Their noisiness also affects the experience of the land they pass through.

#### *Communal*

The motorway network is likely to have some communal value in terms of the connectivity it provides – although this is more utilitarian than specifically heritage-related.

### Sources

- Current and historic Ordnance Survey mapping.

# Broad Type: Communications and Movement

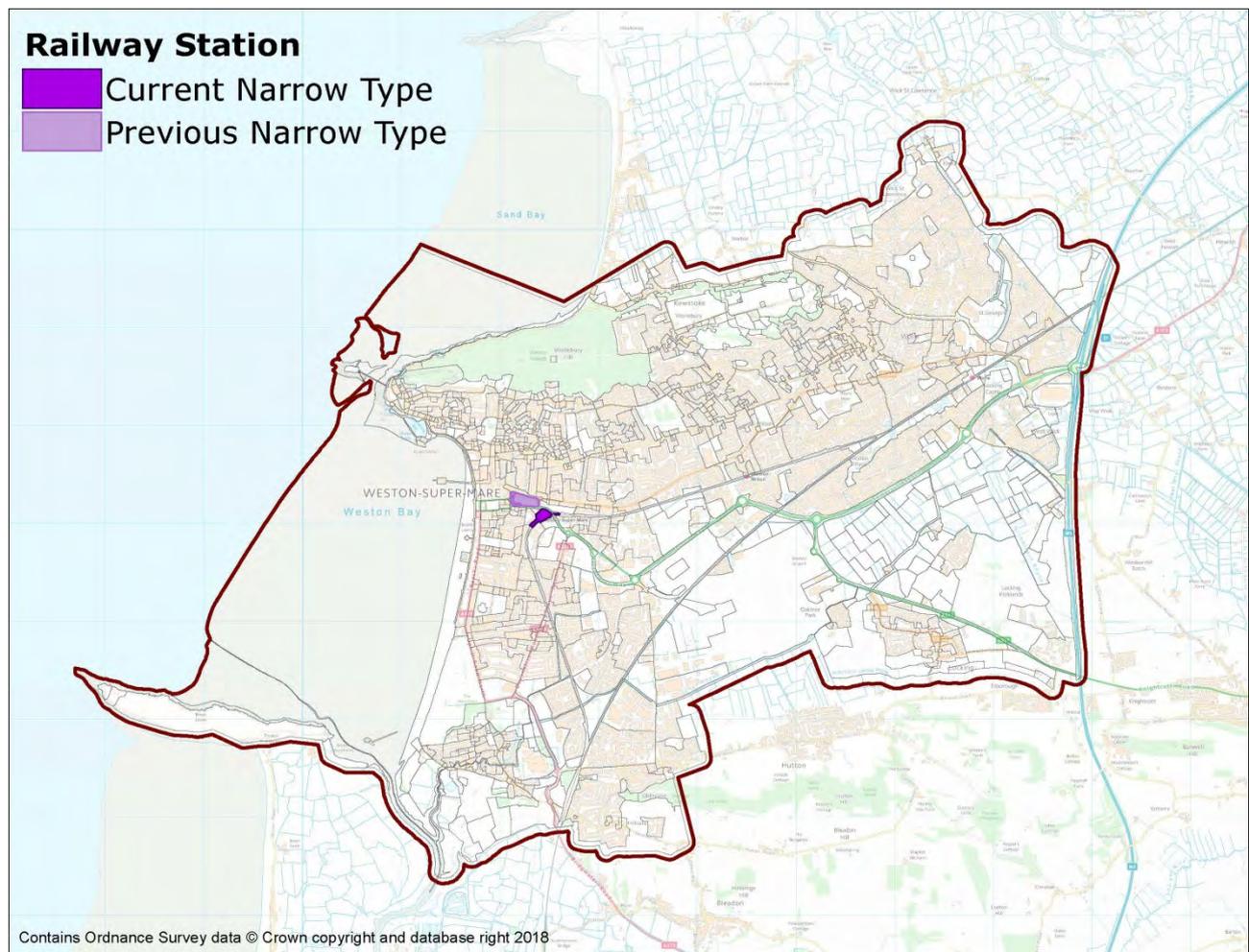
## Narrow Type: Railway Station

### Broad Type: Communications and Movement

This is a wide-ranging class that includes movement of people, information and freight over land, through the air and across water. It covers systems whose organisational rigour (largely dependent on safety concerns) is variable. Moving from A to B makes physical expression of many of these terms either linear or nodal, forming networks that overlay and to varying degrees help us understand and give meaning to other characterisations. There is a particularly close relationship with Commerce, for example.

Provision for water transport is especially complex, reflected in the proliferation of related terms, but this properly reflects the extent that the sea, in particular, is utilised by society, and how complex are the ways that it is perceived in relation to transport, for example through the range of hazards it presents and the devices created to counter these.

### Narrow Type: Railway Station



# Broad Type: Communications and Movement

## Narrow Type: Railway Station

### Introduction

Where railway trains stop to load and unload passengers or freight. Includes buildings, structures and directly related ground.

There are three stations currently in operation in the project area.

### Historic processes

The majority of the country's railways were built in the mid- to late 19<sup>th</sup> century. The stations that allow access to these systems are much more varied in date. Some retain early 19<sup>th</sup> century station buildings whilst others date from subsequent reorganisation of the rail network (such as 1920s works following the Grouping Act reorganisation) or from redevelopment of individual stations to suit local needs or emerging government initiatives (e.g. modern "parkway" stations). As such they have a very varied character with the earlier structures (1920s and earlier) having a distinctive "railway" architecture associated with different railway companies whereas more recent stations are more utilitarian and/or modernist in character.

There are three extant stations in operation within the project area. The main station for the town is the 1884 Weston-super-Mare station designed by Francis Fox in 1875-76 for the Bristol and Exeter Railway and completed by the Great Western Railway (GWR) and there are small suburban stations at Weston Milton and Uphill. The main station is typical of the architectural styles employed by the Bristol and Exeter Railway (B&ER) and is Grade II Listed. It makes use of local sandstone with contrasting 'Bath stone' (oolitic limestone) dressings, mirroring much of Victorian Weston.

Weston's first station, on the B&ER, was built in 1841 on a single-track branch line from Weston Junction station – which was between the current Worle and Uphill junctions. The second station, built in 1866 was further northwest of the present station buildings, on the site currently occupied by the Tesco superstore. It was redeveloped, at the time of the development of the current B&ER/GWR station, into a goods station. The site of the first station plus associated lines is preserved to an extent by the landscaping between Regent Street and Alexandra Parade.

The suburban stations are modern and lack extensive formal station buildings. Weston Milton opened in 1933 to serve the town's eastern suburbs. It was a 'Halt' rather than a station proper and, as such, had only a single platform and no formal station buildings. It now has a platform shelter and a car park. Historically, Worle had a station from the 1840s. This was sited a short distance south of the historic core of the village on what became, as a result of the various alterations in rail services in the 19th century, a tiny branch line. This station closed in 1964 and both it and the branch line were redeveloped. The only trace of there having been any rail infrastructure at the village is the street name, Station Road. This no longer leads to a station. The present Worle station is on the main line and opened in 1990 to serve the expanded suburbs. It consists of two platforms, an access bridge between the platforms, and a series of platform shelters.

### Condition

The present (1884) station buildings are in good condition, and their historic origins are clearly legible, despite minor additions of modern signage and canopy alterations. Distinctive ironwork, including finials on gable apices, and joinery remain intact, giving the station strong historic character.

The urban design of the approach and link roads, along with parking and public realm detracts from what is an otherwise attractive and good quality historic building.

### Vulnerability

The type, in the form of station buildings and associated infrastructure, is robust and is relatively resilient to change. Some of the building details, particularly historic joinery and ironwork, need periodic maintenance to appropriate standards to prevent degradation – but this appears to be undertaken by the operators.

Weston-super-Mare station has recently been designated as a Grade II Listed Building. This gives it a degree of legal protection against alteration.

# Broad Type: Communications and Movement

## Narrow Type: Railway Station

### Forces for change

The continued policy priority to increase public transport usage may require infrastructure enhancements to meet any increase in rail capacity (e.g. larger and/or more frequent services). This could require alteration to station buildings or development of railway land currently within the type.

### Relationships with other character types

The type is intrinsically linked to the Railway and Railyard types, and of course to the various Settlement and Recreation types that originated in the 19<sup>th</sup> century and drew the railway to Weston.

### Heritage values

#### *Evidential*

Although well understood from archive and published material, it is nonetheless valuable as a physical example of a provincial BER/GWR station and associated railway land. It retains substantial authenticity and integrity, with only comparatively minor external alterations. This is reflected by its recent listing at Grade II.

A disused signal box, to the northeast of the station building, Listed at Grade II is considered to be the oldest surviving signal box on the British railway system (c.1866), although all its operating equipment has been removed.

The modern 'parkway' stations provide evidence of suburban commuting patterns both into Weston and outward to areas of employment in Bristol and across the southwest.

#### *Historical*

Illustrative of later 19th railway architecture associated with Weston's growing importance as a holiday destination, of which accessibility by rail was a critical part. The suburban stations illustrate the need of stations in closer reach of the town's expanding suburbs in the earlier and late 20th century respectively.

The designer of Weston-super-Mare station, Francis Fox, was the Bristol and Exeter Railway's chief engineer and is responsible for a number of other listed structures – along with major feats of civil engineering in the UK and abroad. The importance of this associative value is reflected by the station's recent listing at Grade II.

#### *Aesthetic*

The Gothic style, distinctive local materials and strong historic character of Weston-super-Mare station combine to create an attractive building. The surrounding public realm, however, is modern and comparative poorly-designed.

The suburban stations have recent utilitarian shelters which have limited aesthetic value.

#### *Communal*

Weston-super-Mare station has considerable communal value as a heavily-used piece of key infrastructure for residents, visitors and holidaymakers alike. Many people are likely to have fond memories of arriving in Weston by train for seaside excursions and holidays.

The suburban stations are likely to be valued by residents for the convenience they offer in providing access to the rail network without having to travel into the centre of town.

### Sources

- Current and historic Ordnance Survey mapping
- Historic England listing documents

# Broad Type: Communications and Movement

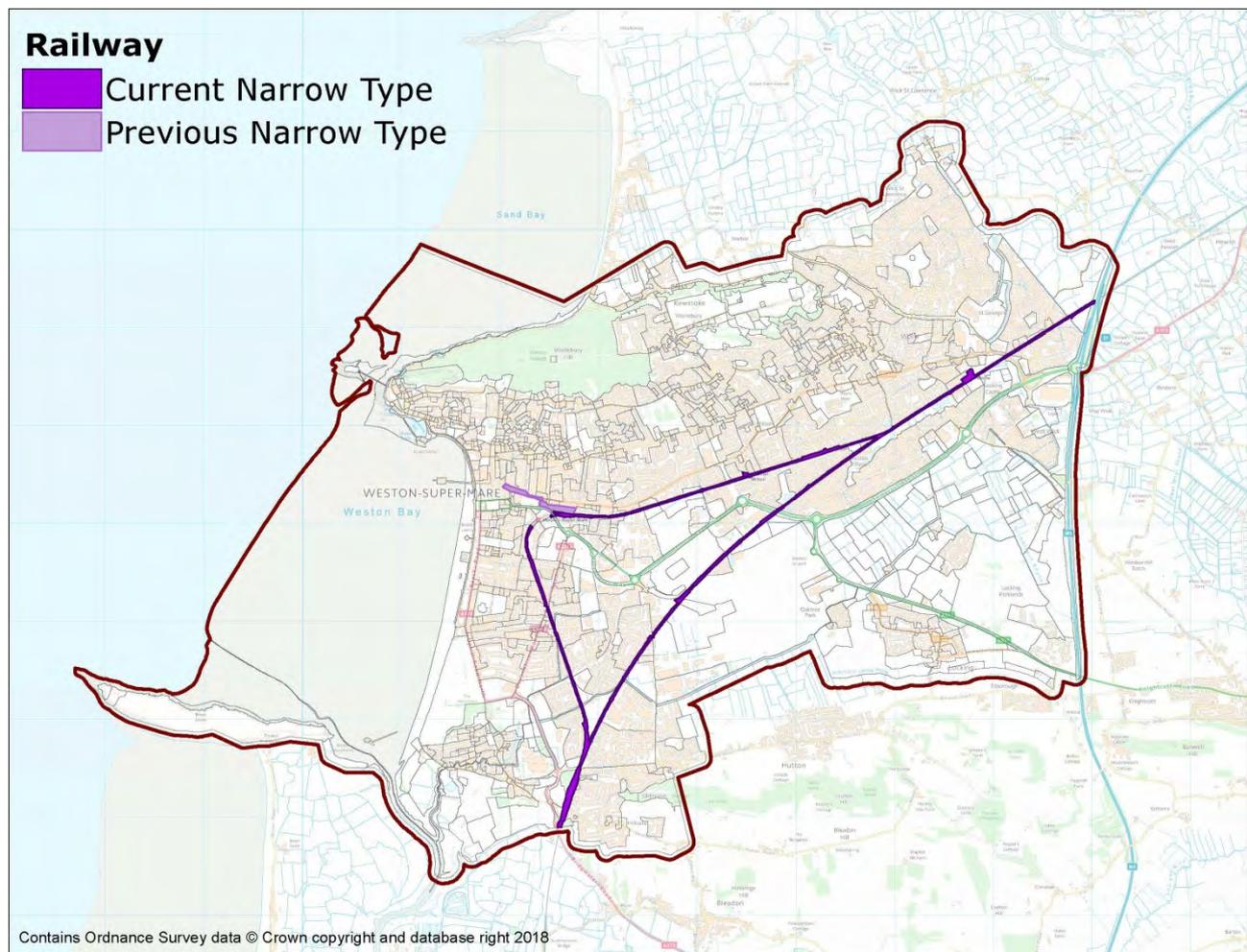
## Narrow Type: Railway

### Broad Type: Communications and Movement

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Provision for water transport is especially complex, reflected in the proliferation of related terms, but this properly reflects the extent that the sea, in particular, is utilised by society, and how complex are the ways that it is perceived in relation to transport, for example through the range of hazards it presents and the devices created to counter these.

### Narrow Type: Railway



# Broad Type: Communications and Movement

## Narrow Type: Railway

### Introduction

System of rail tracks along which passenger carriages or goods wagons are moved, usually by locomotive engines. Usually includes beds, cuttings, embankments, tunnels etc.

### Historic processes

The majority of the country's railways were built in the mid- to late 19<sup>th</sup> century. The network was initially the result of competing companies which mean that some towns and cities were served by more than one railway company and had multiple stations. Some of these competing companies were amalgamated as a result of the 1923 Grouping Act and this led to a degree of rationalisation of lines and stations in the 1920s.

The rail network was nationalised in 1948 and then was radically cut following the Beeching Report of the early 1960s which saw many lines and stations permanently closed as a result of its recommendations. The present network, a mixture of mostly private operating companies running on a nationalised track, has been in operation since 1997.

Several railways run through the project area. They derive from lines built by the Bristol and Exeter Railway and the Great Western Railway between the 1840s and 1880s. That serving Weston directly is a loop line which connects to the mainline at Worle to the north and Uphill to the south. Both railways were engineered by Brunel, originally as broad-gauge lines (initially 7', expanded to 7' ¼"), and converted to mixed and then the standard 4' 8½" following progressive, legally-prescribed homogenisation by 1876 and 1892 respectively.

Originally a rail line ran further into the town than at present, terminating at Regent Street, but this was superseded and redeveloped following the construction of the loop line and new station by 1884.

### Condition

Where extant, the railway network is generally in good condition and is actively maintained, as befits key transport infrastructure. There are a number of occurrences as a previous type, where closure of branch lines and goods yards has created redundant land. Some of these continued to influence development after their redevelopment (e.g. Weston's first and second stations and associated rail lines). Such instances are mapped as previous types.

### Vulnerability

The type is generally resilient to change and, within the study area, is subject to few direct threats.

### Forces for change

Within the study area, the type is unlikely to experience significant change in the near future.

### Relationships with other character types

The type is intrinsically linked to the Railway Station and Railyard types.

### Heritage values

#### *Evidential*

The type has evidential value as an – albeit homogenised – example of mid-19<sup>th</sup> century railway engineering.

#### *Historical*

The type has significant associative value, as the work of Isambard Kingdom Brunel, one of the giants of 19<sup>th</sup> century civil engineering.

#### *Aesthetic*

As a type whose form is largely conditioned by engineering considerations, the type can generally have limited aesthetic value. In the case of the Brunel GWR elements of the railway layout in the project area,

# Broad Type: Communications and Movement

## Narrow Type: Railway

the elegance of his design and engineering solutions can be appreciated. This is mainly apparent on maps or aerial photography rather than on the ground.

### *Communal*

Railways have substantial communal value, both in terms of their value as part of the transport infrastructure and also as an aspect of industrial history that enjoys significant public interest.

### **Sources**

- Historical and current Ordnance Survey map

# Broad Type: Communications and Movement

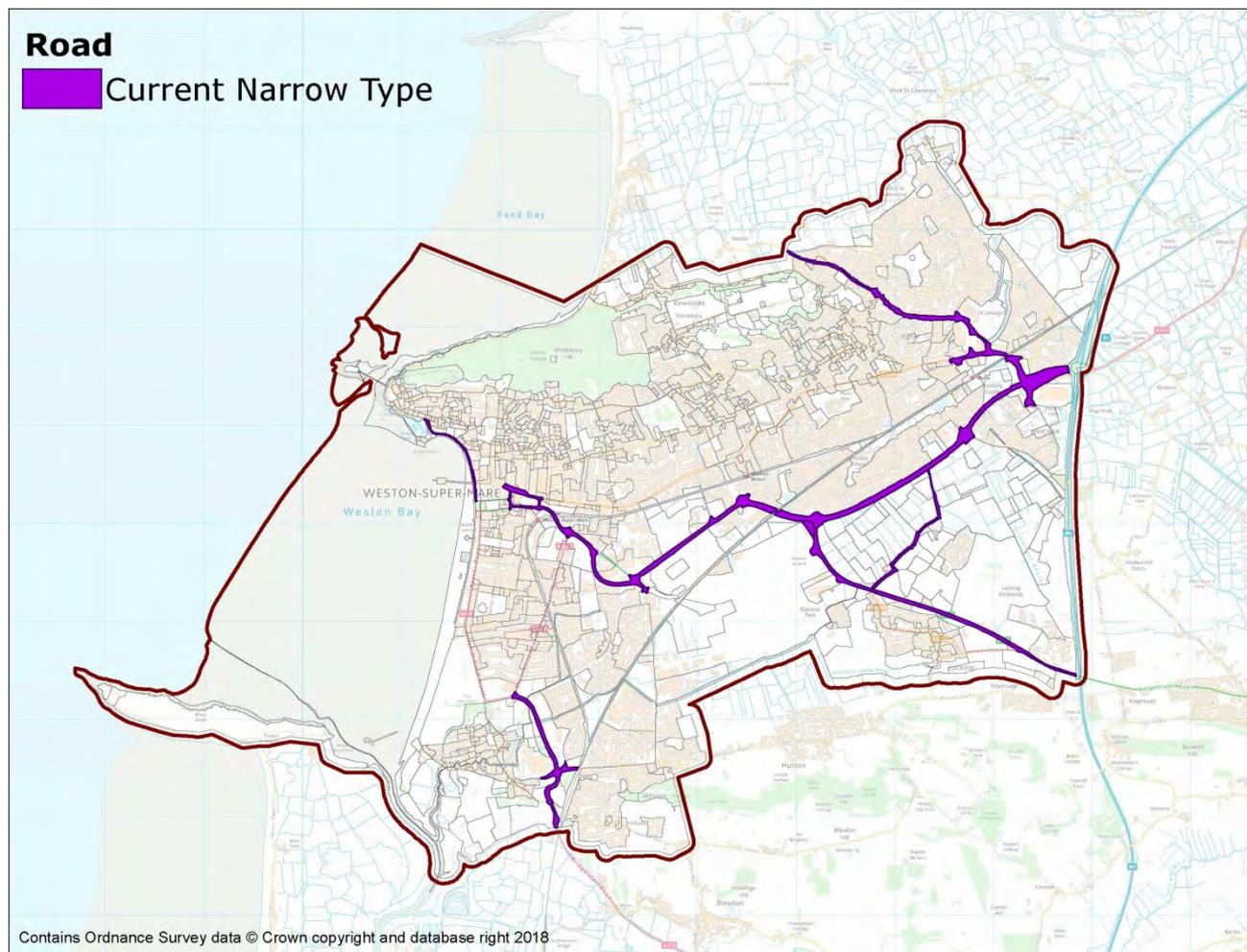
## Narrow Type: Road

### Broad Type: Communications and Movement

This is a wide-ranging class that includes movement of people, information and freight over land, through the air and across water. It covers systems whose organisational rigour (largely dependent on safety concerns) is variable. Moving from A to B makes physical expression of many of these terms either linear or nodal, forming networks that overlay and to varying degrees help us understand and give meaning to other characterisations. There is a particularly close relationship with Commerce, for example.

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### Narrow Type: Road



# Broad Type: Communications and Movement

## Narrow Type: Road

### Introduction

Roadways of sufficient extent to become the defining characteristic of an area, due either to the number of carriageways or the land-take of associated landscaping, including as roundabouts.

### Historic processes

The development of such roads is a relatively recent phenomenon (post-war period onwards) and a mark of the pivotal role road transport now plays in our society.

These are a very common feature of the project area. They are generally entirely new roads built to act as spine roads in suburban developments (New Bristol Road) or to convey more traffic into the heart of the town (Herluin Way). In some cases (Station Road) they connect to earlier roads in the town's core which were also consequentially widened.

Trunk and distributor roads play an important role in linking the local and urban road network to the strategic motorway network. They also form the 'skeleton' of subsequent patterns of development, creating foci for land allocations and housing development in particular.

The creation of the modern road network has wider landscape implications, in terms of severing historic field patterns and, in some areas, prompting reorganisation of boundaries.

### Condition

The type is generally in good condition as a fundamental part of the local and strategic communications and transport network.

### Vulnerability

Broadly, the type is very resilient to change and, due to its economic and social significance, faces few meaningful threats. There are, however, regular upgrades, and rising volumes of traffic, making roads increasingly dominant features of the landscape.

### Forces for change

Climate change has the potential to affect the road network through the need for improved surface water management and flood protection, particularly in lower-lying and already flood-prone areas.

Aspirations for housing development may also change the character of the network in places, through the need to add junctions and distributors. Signage and safety features are regularly increased and extended.

### Relationships with other character types

The type is closely related to Retail Parks, Housing Estates and Motorway infrastructure development. The upgrade of an earlier road into a road of this size is often carried out in tandem with the creation of these types.

Like motorways and, to some extent, railways, the road network has acted as a driver for reorganisation of field patterns as a consequence of severance.

### Heritage values

#### *Evidential*

Well understood from published materials and specification manuals explaining design and construction approaches and also in public records, detailing the planning, design, consent and delivery mechanisms. Nevertheless, the physical expression of the type has value in terms of understanding the role of the modern road network as a driver for and instrument of change. The influence of the car and other motorised vehicles on landscape and our perception of it is a rapidly growing area of study.

# Broad Type: Communications and Movement

## Narrow Type: Road

### *Historical*

Illustrates the evolving 20<sup>th</sup> and 21<sup>st</sup> century approach to infrastructure-led, versus reactive models of development. Where roads reuse earlier routeways they illustrate continuity as well as change.

### *Aesthetic*

There is a growing appreciation of aspects of road design.

### *Communal*

As well as being of considerable economic and social importance, the modern road network has substantial communal value, being among the most regularly experienced elements of a place, and the means and routes by which we move between other significant places.

### **Sources**

- Current Ordnance Survey mapping.

# Broad Type: Communications and Movement

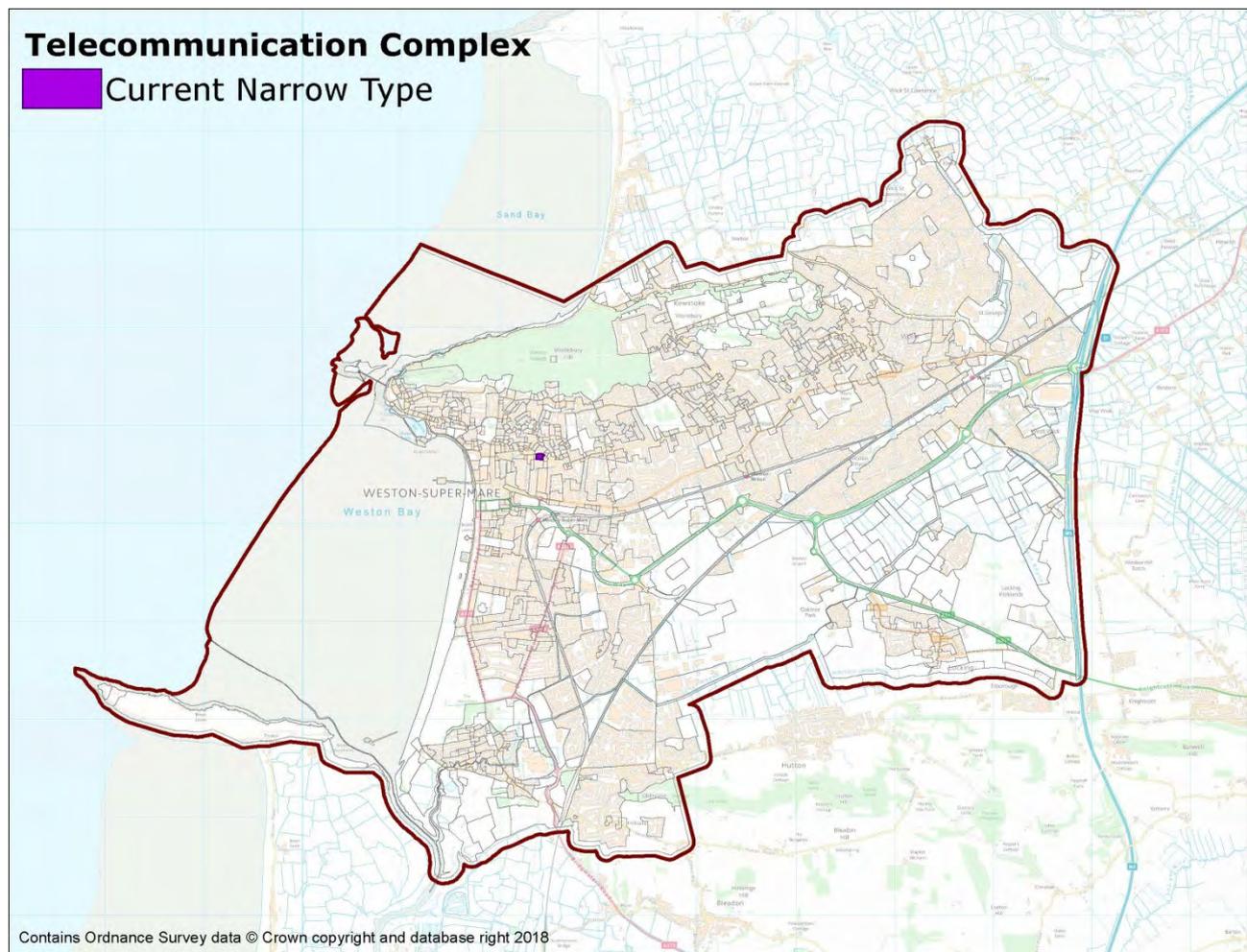
## Narrow Type: Telecommunication Complex

### Broad Type: Communications and Movement

This is a wide-ranging class that includes movement of people, information and freight over land, through the air and across water. It covers systems whose organisational rigour (largely dependent on safety concerns) is variable. Moving from A to B makes physical expression of many of these terms either linear or nodal, forming networks that overlay and to varying degrees help us understand and give meaning to other characterisations. There is a particularly close relationship with Commerce, for example.

Provision for water transport is especially complex, reflected in the proliferation of related terms, but this properly reflects the extent that the sea, in particular, is utilised by society, and how complex are the ways that it is perceived in relation to transport, for example through the range of hazards it presents and the devices created to counter these.

### Narrow Type: Telecommunication Complex



# Broad Type: Communications and Movement

## Narrow Type: Telecommunication Complex

### Introduction

A complex of buildings and other structures (and directly related grounds) used to transmit information via telecommunication systems. In the UK, the commonest expression of this type is the telephone exchange. Telephone exchange buildings are fairly distinctive, usually having a boxy appearance. They comprise large, often multi-storey, structures with high-ceilings and large open span rooms. This design is led by the need, at their time of construction, to accommodate large amounts of electrical, later electronic, switching gear, which routed phone calls around the local and national telephone network, in a way readily accessible to engineers. As exchanges were built under the auspices of a national body from the 1910s there is broad similarity between exchanges of similar date across the country. Older exchanges (pre-1960s) tend to have some level of architectural detailing or sophistication, whereas the more recent ones tend toward the utilitarian and brutalist.

### Historic processes

The telephone network grew in the UK following introduction of the technology in the 1880s from the telephone being a luxury novel curiosity to a default piece of home and business equipment. The service was originally provided by private companies and local authorities and required manual connections by operators. Telephone services were nationalised in 1911 and, with the exception of Kingston upon Hull which retained its telecommunications provision at local level, were centrally state run until privatisation in 1984. State operation was initially under the General Post Office (GPO), then Post Office Telecommunications (1969-1980) and finally under British Telecom (later privatised as British Telecommunications plc). The facilities are now maintained by Open Reach, a division of British Telecommunications plc (BT).

Exchanges were built in response to both local and strategic needs, since as an area's population or economy grew so too did its need for an efficient connection to the local and national phone network. The form of an exchange is very closely tied to its date of construction due to the evolution of technology since the onset of telephony. Early exchanges required both the requisite wiring and switches but also switchboard operators to manually connect calls as well as engineers to maintain the equipment. Consequently they commonly included facilities such as canteens for the numerous staff based on site. Automation of the call connection process in the 1960s meant that later exchanges did not require facilities for operators. The exchanges built in the mid to later 20<sup>th</sup> century were generally larger than required at the time as the GPO and its successor sought to accommodate the wiring required due to projected growth in the number of users. This additional size has been rendered obsolete with the introduction of digital technology which has drastically shrunk the footprint of the equipment required to process calls and internet traffic.

Weston's a 1960s exchange with later extension that lies at the junction of Boulevard and Gerard Road. It is a concrete-framed construction with elevations composed of extensive areas of glazing and concrete and stone panels. The extension is brick.

### Condition

The telephone exchange is in use and appears well-maintained

### Vulnerability

The telephone exchange is vulnerable as structures of this size are no longer needed to process calls and internet traffic. Maintaining a structure larger than is required is likely to be a significant financial burden to the operating company so they may relocate to a smaller facility and capitalise on the likely high value of this site, close to the town centre.

### Forces for change

Large exchange buildings are no longer required as digital technology has reduced the infrastructure required for transmission of calls. Obsolete exchanges in urban locations with development pressure are increasingly sold off for redevelopment, resulting in the loss of these distinctive buildings.

# Broad Type: Communications and Movement

## Narrow Type: Telecommunication Complex

### Relationships with other character types

The type has no specific relationships but is usually located within or at the fringe of the mid- 20<sup>th</sup> century built up area of a town. In Weston, the telephone exchange was built adjacent to the library, itself next to the General Hospital, on a key approach into the town. This gives this section of the town a somewhat civic feel, despite the conversion of the General Hospital to residential accommodation.

### Heritage values

#### *Evidential*

Physically documents the evolution of telecommunications. This is something which is influenced both by local and national demographic change but also by the evolution of technology. As such, the form of the type is very closely tied to the technology current at its construction.

#### *Historical*

The historical value of telephone exchanges is significant and largely illustrative. They provide a physical document of technological change in telecommunications and the growth of an area.

#### *Aesthetic*

Telephone exchanges built prior to the 1960s tend to be executed in civic styles which draw influences from classical and Georgian architecture. These can have aesthetic value associated with the harmony of the design and the impression of civic solidity that they can convey. Later exchanges, such as the example at Weston, may be in the brutalist style, making extensive use of concrete and glass. Appreciation of brutalist architecture is increasing and the Weston exchange is a well-designed functional building.

#### *Communal*

Public service communications as provided by the Post Office and BT are valued by communities and individuals as one of the unifying and civilising forces and complexes like exchanges are significant reflectors of this. The exchange will also have value for those who worked at it.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)

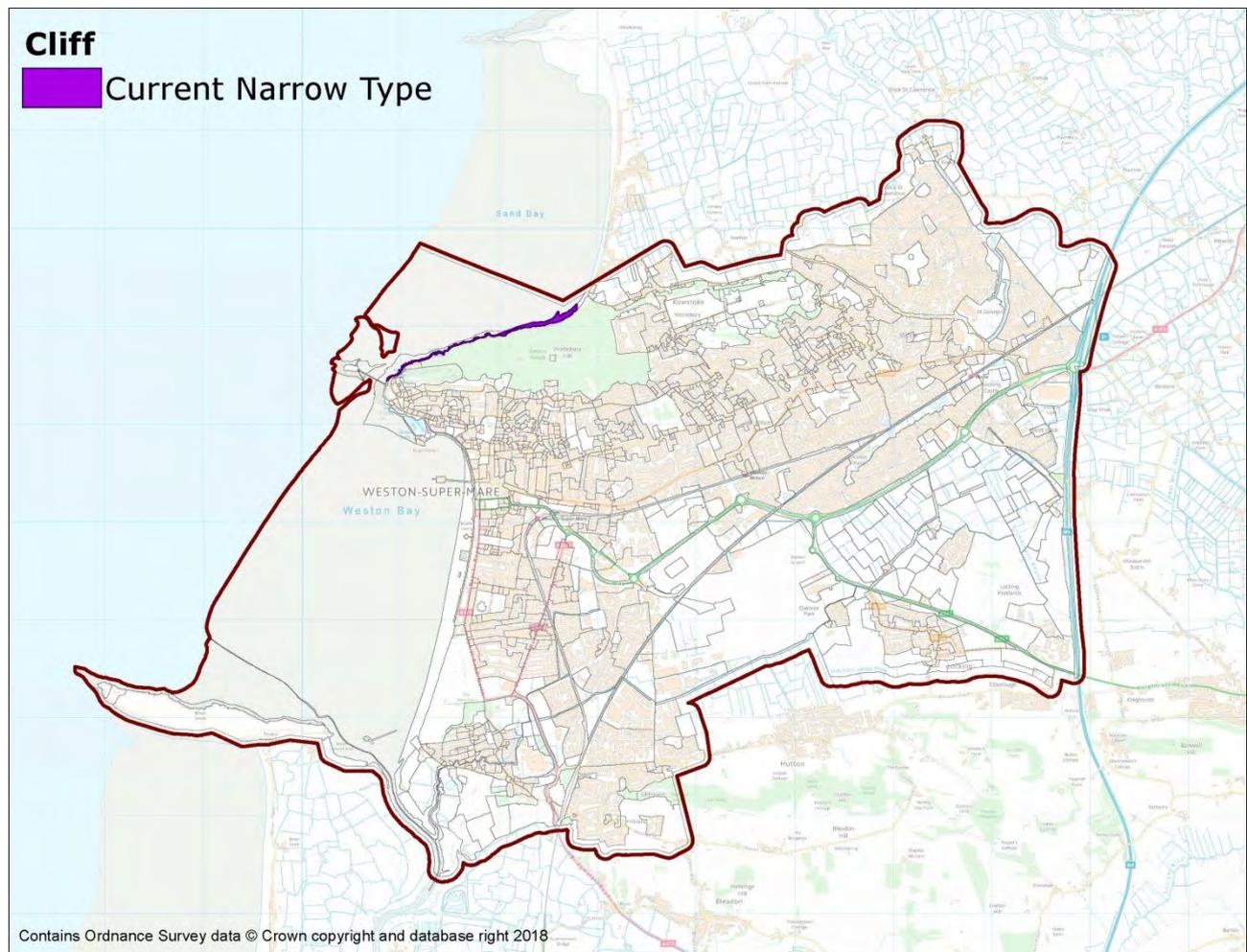
# Broad Type: Cultural Topography

## Narrow Type: Cliff

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives.

### Narrow Type: Cliff



# Broad Type: Cultural Topography

## Narrow Type: Cliff

### Introduction

A tall, steep and largely exposed face of the local geological formation. Whilst cliffs can form from erosion of softer materials (e.g. sands and clays), all of those in the project area are of rock. They are mapped within the dataset when they are of sufficient extent to become characteristic of an area. Areas where coastal cliffs are more localised and/or intermixed with scree, rough ground or scrub are generally not mapped as cliffs.

### Historic processes

Cliffs are landscape features which gradually evolve through weathering and water action acting on an exposed face of solid or drift geology. They are usually natural but can also be created by quarrying activity. Physical human influence on natural cliffs is usually limited to features such as formal or informal paths which allow access between the base of the cliff (often the intertidal zone) and clifftop and also through aspects such as localised reinforcement of the cliffside. This latter element can be through relatively invasive structures, such as concrete reinforcing walls, or netting to allow growth of vegetation which will act as a slope stabiliser.

Cliffs exist within the project area along the southern shore of Sand Bay. No stabilising interventions on these cliffs are known.

### Condition

The cliffs are in a constant state of change and evolution as action of the sea and storms leads to their weathering. As such their condition varies widely. Those within the project area appear to be conforming to this with exposures of different periods of origin intermixed.

### Vulnerability

The cliffs are vulnerable to weathering from the normal action of the sea and may eventually be subject to interventions attempting to manage that erosion.

### Forces for change

The type is likely to face greater erosion, and associated attempts to manage that threat, as climate change projections predict increased storminess.

### Relationships with other character types

The type is generally related to coastal character types such as Foreshore types and Rough Ground.

### Heritage values

#### *Evidential*

The cliffs within the project area, as a natural feature, have limited evidential value. Any evidential value would be associated with human interventions to the rock face which seem generally lacking from this section of cliffs.

#### *Historical*

Associative value would derive from relating the cliffs to notable events that have taken place on this stretch of coast or descriptions and representations made of them..

#### *Aesthetic*

Perceived as a wild and natural feature that frames, views along the coast and toward the coast from the sea.

# Broad Type: Cultural Topography

## Narrow Type: Cliff

### *Communal*

Associated with their being attractive or stimulating elements of the natural landscape and its interface with the seascape.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local).

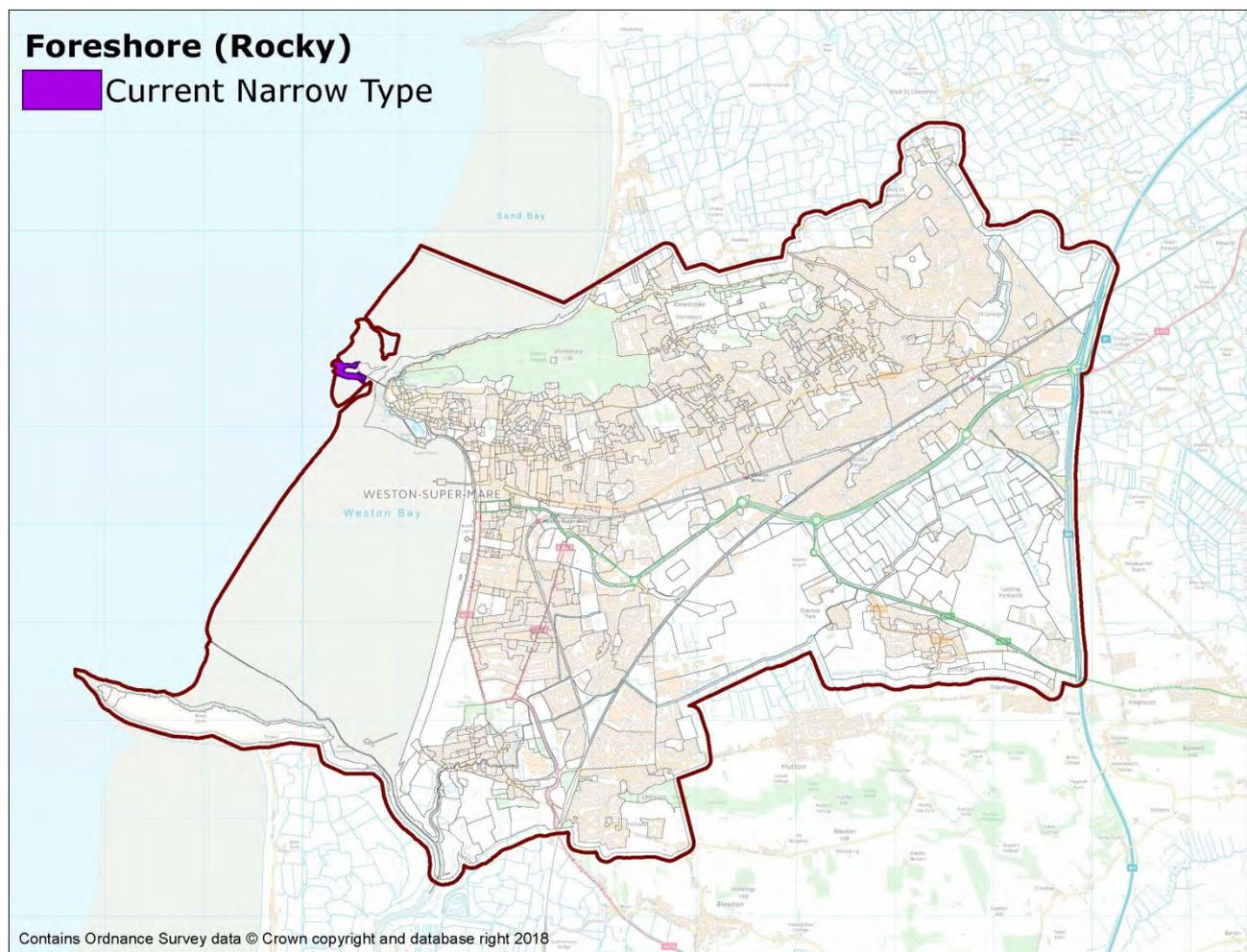
# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Rocky)

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives.

### Narrow Type: Foreshore (Rocky)



# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Rocky)

### Introduction

An area of foreshore where the predominant cover is exposed bedrock. A rocky foreshore gradually evolves through tidal weathering and has limited human influence.

### Historic processes

The intertidal zone has been subject to human use for millennia. Owing to the hard and rocky nature of rocky foreshores and the hazardous water conditions this creates, the ability to have a lasting impact on such areas has been generally limited. Human influence on such areas is usually through the creation of coastal features such as loading platforms, bathing pools, jetties and slips. These often leave some trace of their presence once disused and subject to the vicissitudes of the tide.

Within the project area, rocky foreshores are only found at Birnbeck Island.

### Condition

The type is subject to weathering through tidal action but appears currently stable.

### Vulnerability

The type is vulnerable to weathering from the normal action of the sea.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

Works to address the condition of Birnbeck Pier could, in theory, affect this type since it lies adjacent to and underpins it.

### Relationships with other character types

The type is generally related to coastal character types such as Foreshore types and Rough Ground. Within the project area, it is found only in conjunction with the former Pleasure Pier and Lifeboat Station due to its distribution being limited to Birnbeck Island.

### Heritage values

#### *Evidential*

Any evidential value would be associated with traces of human interventions in the rock surface but these appear lacking in the mapped sources.

#### *Historical*

These values would be illustrative, and related to human interventions to the rock surface, or would be associative by being related to notable events that have taken place on this stretch of coast. At Birnbeck the example of this type, whilst not actually altered, lies immediately adjacent to areas that were and may have some associative value due to the conversion of the island to a pleasure pier and site of a lifeboat station.

#### *Aesthetic*

Has aesthetic value through being associated with perception of wild and natural features to an extent tamed through the engineering of the remainder of the island to a pier.

#### *Communal*

Associated with perceptions of it being an attractive or stimulating elements of the natural landscape and its interface with the sea.

# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Rocky)

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography.

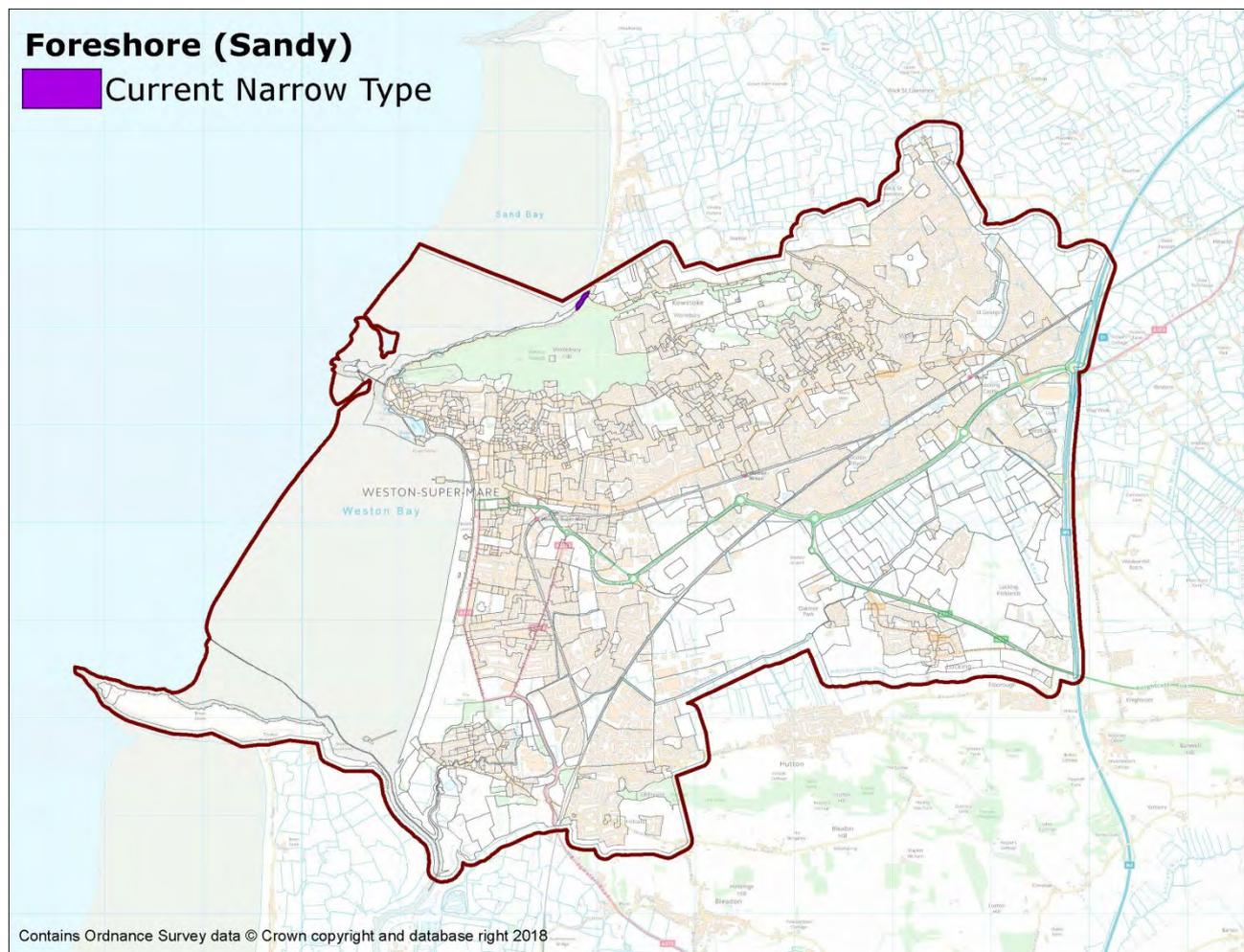
# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Sandy)

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives.

### Foreshore (Sandy)



# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Sandy)

### Introduction

An area of foreshore where the predominant cover is exposed fine rock sediments of a grain size generally perceived as 'sand'. These constitute the "sandy beaches" which have historically been beloved of visitors to the British seaside.

### Historic processes

The creation and deposition of sandy beaches is a natural geological process.

The presence of an extensive natural beach, preferably sandy, was an important factor in the creation of seaside resorts and their subsequent success. The sandy foreshore of Weston Bay has been entirely turned over to leisure use and is, therefore, classed as a Leisure Beach. The project area, however, extends northward and includes a short stretch of the foreshore in Sand Bay. Despite close proximity to Weston and the presence of a similarly sheltered sandy beach, this did not develop into a resort. Although there are now some holiday facilities, chiefly caravan parks, immediately inland, the beach remains a largely natural environment and does not attract the same large numbers of holiday makers that Weston Beach has historically and continues to do. It is regarded as a locals' beach<sup>1</sup> and valued for the ability to escape the hordes that descend on Weston in the summer.



Sand Bay, looking northwest to the Welsh Coast<sup>2</sup>

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<sup>1</sup> *pers. comm.* Sue Malley, LUC

<sup>2</sup> Source <http://www.geograph.org.uk/photo/5164186> by Derek Harper licensed for reuse under a Creative Commons Licence (details at <https://creativecommons.org/licenses/by-sa/2.0/>)

# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Sandy)

### Condition

The type is subject to weathering through tidal action but appears currently stable.

### Vulnerability

The type is vulnerable to weathering from the normal action of the sea and wind.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to other Foreshore types.

### Heritage values

#### *Evidential*

Any evidential value would be associated with traces of human interventions to the beach and these would include the Promenade which truncates the top edge and the Pleasure Pier which steps across the beach and which provide evidence for aspects of the seaside resort.

#### *Historical*

Illustrative value would be related to human interventions to and uses of the beach while associative values would be related to events or activities that have taken place on the beach.

#### *Aesthetic*

Frequently perceived as attractive or stimulating elements of the natural landscape and its interface with the seascape. Due to the intensity of human use of the beach for recreational activities they can also have a significant degree of aesthetic appeal associated with either the joie de vivre conveyed by a busy beach or the contemplative solitude of such an environment when quieter, for instance in wintertime.

#### *Communal*

The type may have communal value through beach recreation and memories of formative experiences. It is also likely to be highly valued by locals as a beach they can still use away from the density of holiday makers found at Weston.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography.

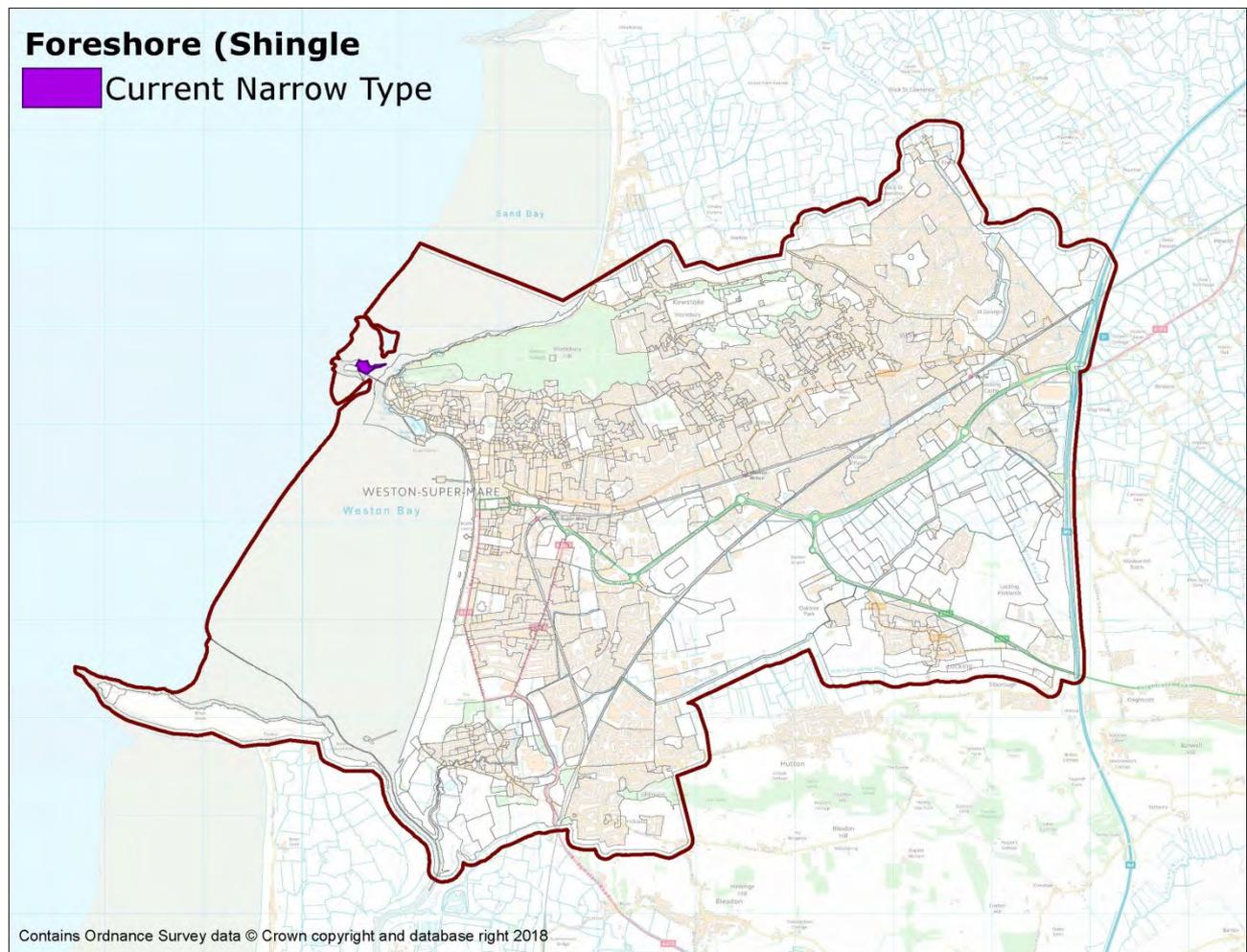
# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Shingle)

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives.

### Narrow Type: Foreshore (Shingle)



# Broad Type: Cultural Topography

## Narrow Type: Foreshore (Shingle)

### Introduction

An area of foreshore where the predominant cover is of sediments of a size perceived as pebbles or shingle. In places these form beaches and have served as the foundation for some resorts.

### Historic processes

The creation and deposition of beaches is a natural geological process.

Within the project area, shingle foreshore is only found at the northeastern edge of Birnbeck Island.

### Condition

The type is subject to constant transport of sediment through tidal action but appears currently stable.

### Vulnerability

The type is vulnerable to weathering from the normal action of the sea.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is generally related to other coastal character types such as Foreshore types and Rough Ground. Within the project area, it is found only in conjunction with the former Pleasure Pier and Lifeboat Station due to it being limited to Birnbeck Island.

### Heritage values

#### *Evidential*

As a natural feature, the type's evidential value would be associated with traces of human interventions.

#### *Historical*

This might be illustrative, and related to human interventions, or associative, and related to notable events or activities that have taken place on this stretch of coast. The instance of the type at Weston whilst not actually altered lies immediately adjacent to those areas of the island that were and may be regarded as having some associative value due to the conversion of the island to a pleasure pier and site of a lifeboat station.

#### *Aesthetic*

Associated with the perception of the type as wild and natural and to an extent tamed through the engineering of the remainder of the island.

#### *Communal*

The type may have some communal value associated with perceptions of it as as a stimulating element of the natural land and its interface with the sea.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography.

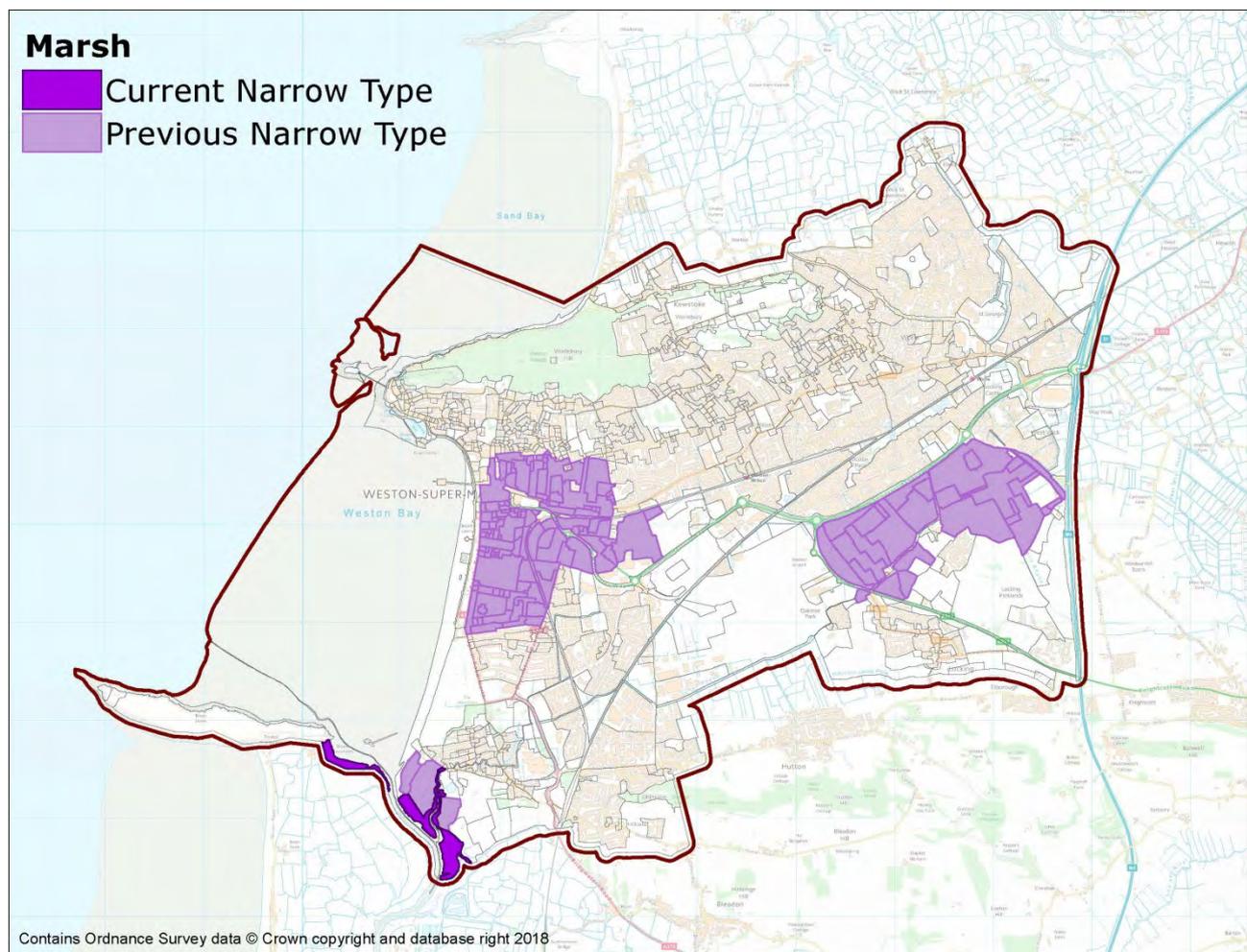
# Broad Type: Cultural Topography

## Narrow Type: Marsh

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives.

### Narrow Type: Marsh



# Broad Type: Cultural Topography

## Narrow Type: Marsh

### Introduction

Low-lying land often covered by water and usually with peaty vegetation. Used seasonally for grazing. Historically, peat was sometimes cut as domestic fuel and the area also used for trapping wildfowl.

### Historic processes

The creation of marshes is normally a natural process that occurs when land is seasonally or permanently waterlogged. It has many causes but key ones are a high water level and impeded drainage, the latter sometimes caused by human interventions.

Marshes were previously much more extensive in the project area and few examples now survive. The majority of marshes were low-lying coastal marshes but, owing to topography and the drainage regime, marshland also extended as far inland as Locking. Marshes were a historically important source of seasonal grazing, wildfowl and resources such as grasses. They were referred to locally as both marshes and "moors".

Some areas of marshland had been enclosed and drained to create farmland by the later 18<sup>th</sup> century. Further areas of marsh in Weston, Locking and Uphill were subject to Parliamentary Enclosure (a form of privatisation of common land to enable the creation of enclosed farmland) in the early 19<sup>th</sup> century. After this date, only a few areas of marsh remained and these were all situated by the Axe estuary.

### Condition

The areas of marshland, though at times inundated, appear in stable condition.

### Vulnerability

The surviving examples are in coastal locations so are vulnerable to storm surges.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

The type has, in the past, been drained and dyked to create agricultural land for pasture. This is unlikely to occur now since the type is being valued both for its biodiversity and as for the way it can act as a flood reserve.

### Relationships with other character types

The type is related to other forms of unenclosed land such as Rough Ground and Saltmarsh. It was frequently succeeded by enclosure types such as Piecemeal Enclosure and Planned Enclosure (Parliamentary). Former areas of marsh can also be traced in Weston's built-up area through the occurrence of the Land Improvement Drain type.

### Heritage values

#### *Evidential*

The type, though largely natural, has some evidential value as a survival of the kind of land cover formerly characteristic of the area before enclosure and drainage. Marshes can contain in peats and silts important evidence for former environmental conditions: vegetation, fauna and climate.

#### *Historical*

Illustrative value is related to it being a visible survival of the kind of land cover formerly characteristic of the area before enclosure and drainage.

#### *Aesthetic*

Associated with their perceived wildness and the way in which they combine elements of land with those of watery environments. This can include distinctive flora and fauna, particularly birdlife.

# Broad Type: Cultural Topography

## Narrow Type: Marsh

### *Communal*

Communal value of marshes derives from their formerly being a shared wild resource (fuel, wild food, etc). Historically marshes could be negatively perceived, including as a source of disease.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Enclosure maps and awards:
  - Locking (1801; Somerset Heritage Centre Ref. DD\X\PW/2);
  - Worle (1805; Somerset Heritage Centre Ref DD\TRANS/3/38.);
  - Uphill (1812-13; Somerset Heritage Centre Ref. DD\FS/67/4/10);
  - Weston (1815; Somerset Heritage Centre Ref. DD\BK/14)
- Beisly, P. (2001). Weston-super-Mare Past. Chichester: Phillimore.

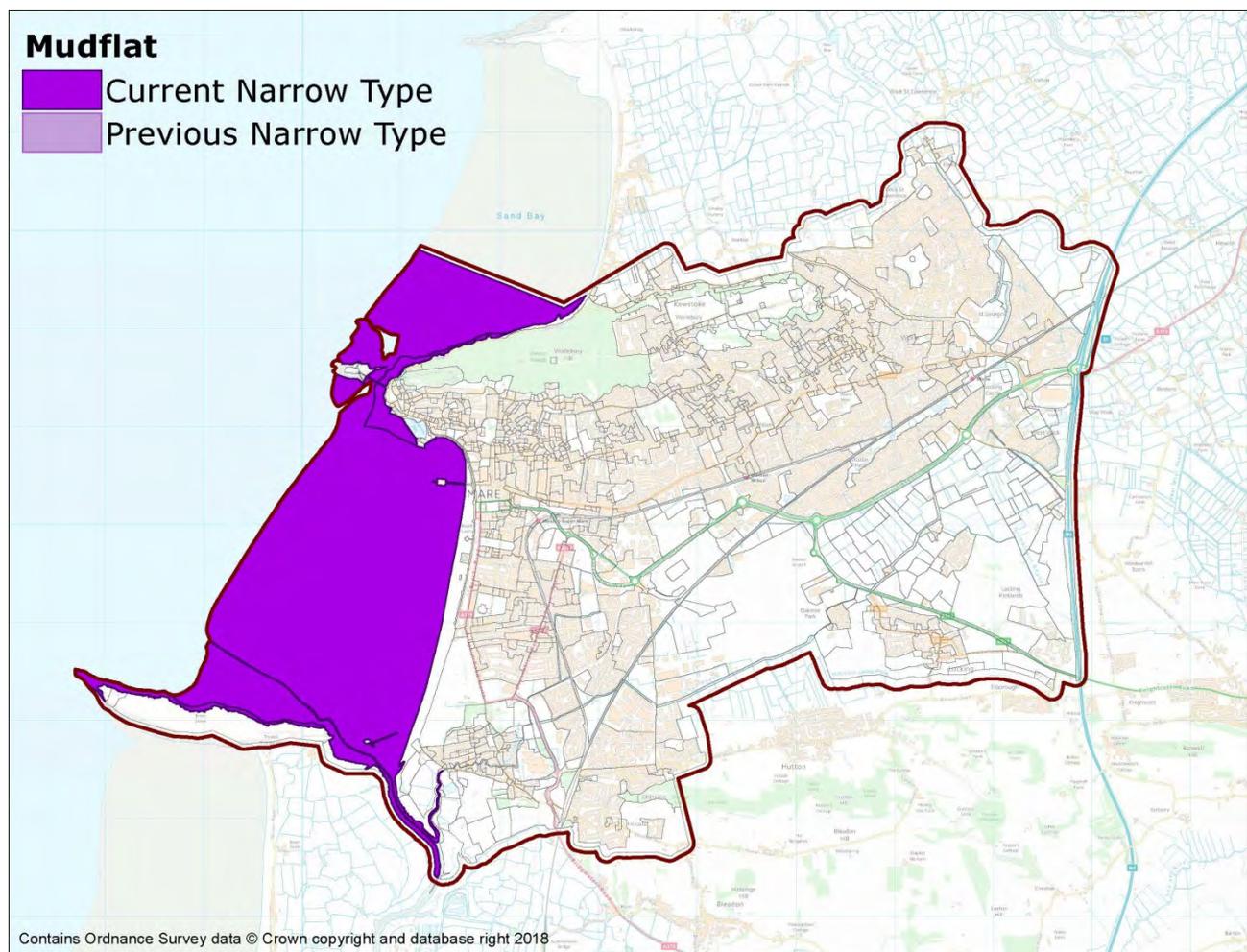
# Broad Type: Cultural Topography

## Narrow Type: Mudflat

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives.

### Narrow Type: Mudflat



# Broad Type: Cultural Topography

## Narrow Type: Mudflat

### Introduction

Areas of relatively mobile, thick deposits of clays, silts, organic detritus and some very fine sand content, submerged at high tide and exposed at low tide, and often expressed as areas of muddy banks in sheltered areas along estuary sides.

### Historic processes

The creation and deposition of mudflats is a natural geological process.

The examples within the Severn estuary are particularly extensive due to the very high tidal range. Much of the intertidal zone exposed at low tide at Weston comprises mudflats and these are contiguous with the sandy beach. The high tidal range means that, at low tide, the sea can be as much as 2.2 km from the Promenade. These mud and sand areas form a very extensive beach at low tide. Most of the flats are relatively safe but areas of dangerous mud do occur. These are signposted but visitors becoming stuck in the mud is a relatively frequent occurrence.

The presence of extensive mudflats at Weston did not hamper the development of some seaside resort activities but did cause problems for others. Chief amongst these were the ability to carry seaborne traffic into the resort and undertake boat excursions. Prior to the creation of a landing place that could be used at all stages of the tide at Birnbeck Island in the 1860s, this meant that travellers could only access Weston from the sea using a locally-distinctive form of boat. This was called a flatner and had been developed by fishermen for use in the bay. The presence of extensive mudflats also gave rise to the, at times affectionate, nickname for the town of 'Weston-super-Mud'.



**Photograph 1: Mudflats exposed at low tide, south of Weston Beach, near Uphill**

### Condition

The type is subject to constant transport of sediment through tidal action but appears currently stable.

### Vulnerability

The type is vulnerable to weathering from the normal action of the sea.

# Broad Type: Cultural Topography

## Narrow Type: Mudflat

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is spatially related to coastal character types such as Foreshore types.

### Heritage values

#### *Evidential*

As a natural feature, the type in itself has limited evidential value. With the exception of a 19<sup>th</sup> century water treatment outfall pipe, these are lacking in the mapped occurrences. It lies adjacent to other types, such as Promenade and Pleasure Pier, which relate to the seaside resort.

#### *Historical*

Illustrative value is related to human interventions to the mudflat (such as the piers and the recreational activity they relate to), while associative value is related to notable or particular events or activities that have taken place on the beach. Whilst not substantially altered from the form they would naturally take the mudflats here have been the scene of much of the activity that gave Weston its character and reputation as a resort: from sea bathing using bathing machines to sunbathing, sandcastle building, donkey rides and fairs. Whilst these have left little trace, the type still affords people the ability to understand that these activities were a key part of the resort and, at certain times of year, to still see some in action.

#### *Aesthetic*

Beaches are frequently perceived as attractive or stimulating elements of the natural landscape and its interface with the seascape. Due to the intensity of human use of the beach for recreational activities they can also have a significant degree of aesthetic appeal associated with either the joie de vivre conveyed by a busy beach or the contemplative solitude of such an environment when quieter, for instance wintertime.

#### *Communal*

The type may have communal value through beach recreation and memories of formative holiday experiences which may be shared by the local populace and the many visitors the town has historically attracted from areas such as Bristol and the West Midlands.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

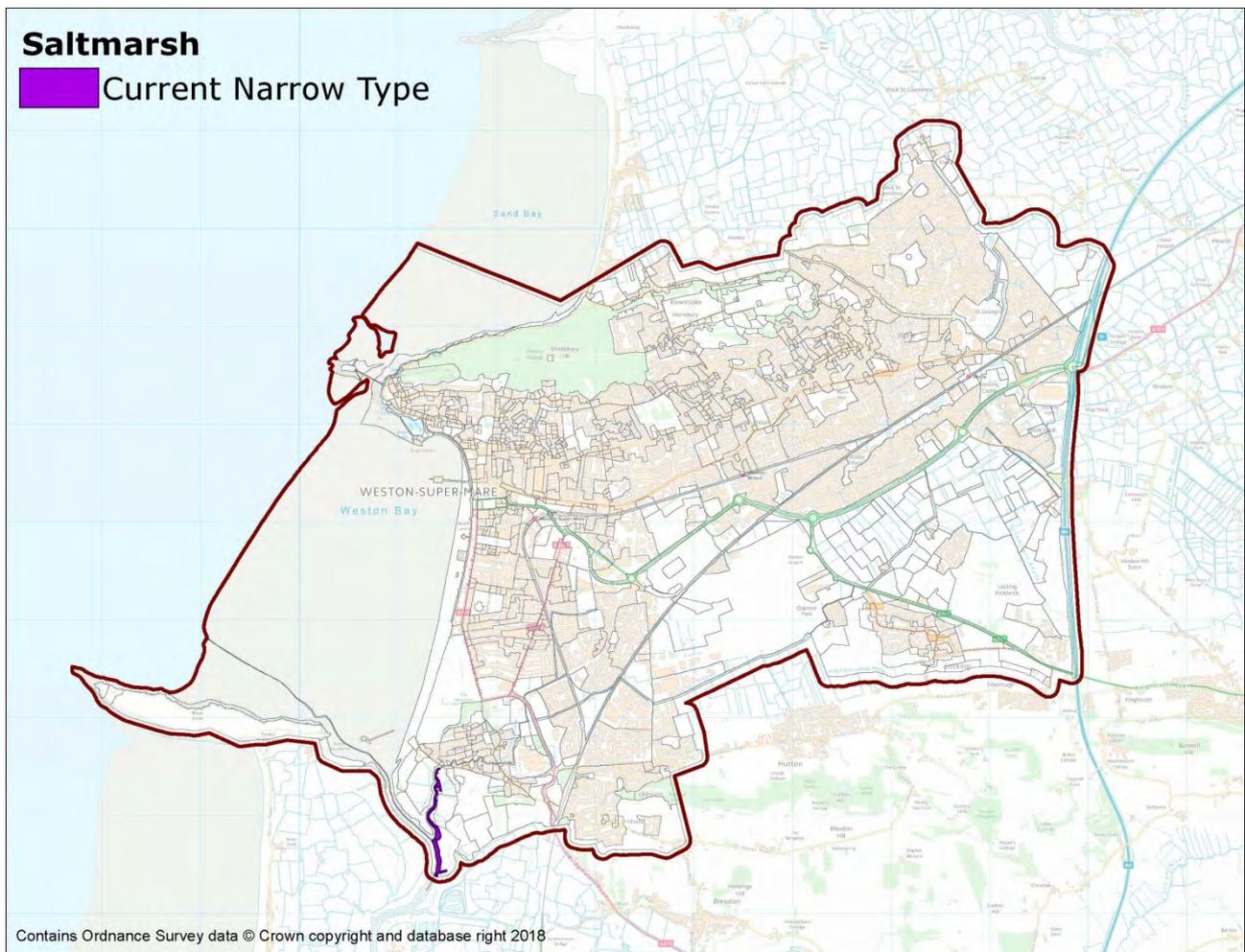
# Broad Type: Cultural Topography

## Narrow Type: Saltmarsh

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives.

### Narrow Type: Saltmarsh



# Broad Type: Cultural Topography

## Narrow Type: Saltmarsh

### Introduction

An area in the upper inter tidal zone that is sometimes overflowed by the sea and whose vegetation is dominated by salt tolerant herbaceous plants. Saltmarshes are often used for pasture or for collecting water and, historically, for the production of salt.

### Historic processes

The creation of saltmarshes is a natural process that occurs due to the periodic inundation of intertidal land. Some have been used in historic periods for the production of salt.

Within the project area, saltmarshes occur only around the Axe estuary. They do not appear to have been exploited for salt production and have few traces of human intervention. It is not clear if these are active used as grazing at present.

### Condition

The areas of saltmarsh, though subject to regular tidal inundation, appear in stable condition.

### Vulnerability

The examples of this type, due to their coastal location, are vulnerable to storm surges.

The type can be vulnerable to alteration in character (change in vegetation cover) due to the suspension of traditional grazing practices.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to other forms of unenclosed land such as Rough Ground and Marsh and to the settlements occupied by farming communities.

### Heritage values

#### *Evidential*

The type, though largely natural, has some evidential value as a survival of the kind of land cover and agricultural use formerly characteristic of sections of the Somerset coast before its removal by enclosure, drainage or coastal development. Potential for buried evidence (peats, silts etc) for former environments.

#### *Historical*

Illustrative, being a visible survival of the kind of land cover and agricultural land use formerly characteristic of sections of the county's coast.

#### *Aesthetic*

Associated with their perceived wildness and the way in which they combine elements of land with those of watery environments. This can include distinctive flora and fauna, particularly birdlife.

#### *Communal*

Saltmarshes are likely to have communal value as former areas of common grazing. Historically, saltmarshes could be negatively perceived, including as a source of disease.

# Broad Type: Cultural Topography

## Narrow Type: Saltmarsh

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Enclosure maps and awards:
  - Uphill (1812-13; Somerset Heritage Centre Ref. DD\FS/67/4/10);
  - Weston (1815; Somerset Heritage Centre Ref. DD\BK/14)
- Beisly, P. (2001). Weston-super-Mare Past. Chichester: Phillimore.

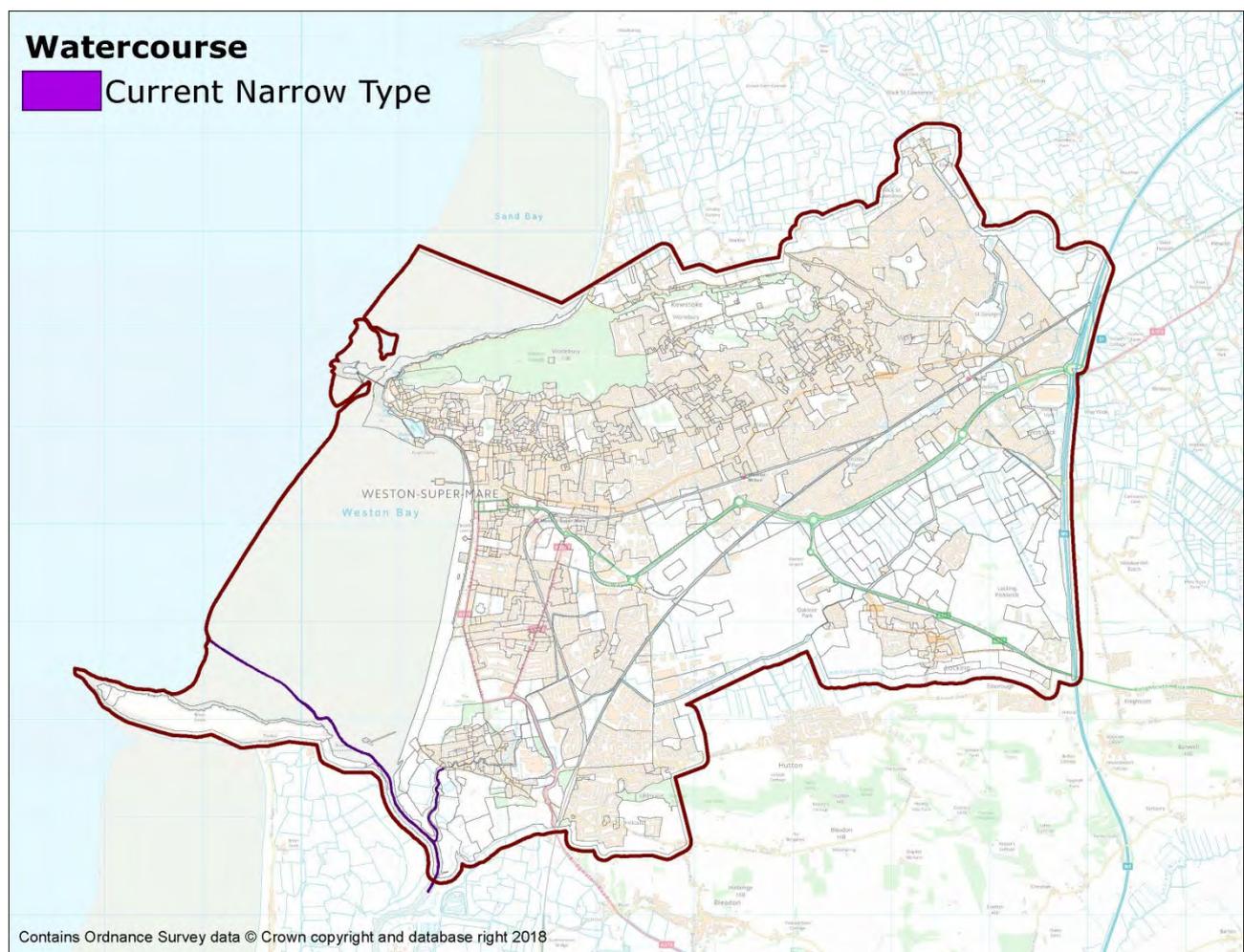
# Broad Type: Cultural Topography

## Narrow Type: Watercourse

### Broad Type: Cultural Topography

Topographical forms on land or coast or on, within or beneath the sea that are made cultural by their cultural perceptions and use by people and often by their shaping and imprints from cultural various processes. Some have been used for economic gain, such as through the grazing of bogs, cliffs, marshes, etc or the use of waterbodies to transport people and goods. Others are celebrated as 'wild' places to be explored, enjoyed or admired. All on land are owned and considered property; most are named, and most have stories attached to them. At sea, most are either owned or formally administered, and again much is named and made meaningful through knowledge and narratives

### Narrow Type: Watercourse



# Broad Type: Cultural Topography

## Narrow Type: Watercourse

### Introduction

A channel used for, or formed by, the conveyance of water. This can be largely natural in formation, e.g. a river, or artificial e.g. an aqueduct or drainage channel. Watercourses have an enormous variety of cultural roles including transport of goods and people, water supply, land drainage to enable agricultural intensification, and, more recently, recreation in the form of angling, kayaking and many others. Watercourses have always had an important place in our landscape perceptions and river names preserve some of the most archaic of surviving place name elements. Watercourses offer both channels for communication and obstacles to movement and still frequently form territorial boundaries. This is a role which dates back as far as we can perceive such boundaries in the landscape. Their position often at the margins of what is territorially familiar and a reverence for water in religions means that some have become foci for the ritual deposition of items. This spans hoards of prehistoric and Roman artefacts found in the beds and banks of watercourses to the modern religious rituals, such as the deposition of Hindu objects in the Thames<sup>1</sup>, or semi-ritual throwing of unwanted symbols, such as wedding rings, into the nearest watercourse.

Within the project area, the only watercourses mapped within HSC are the River Axe and its tributary, the Uphill Pill; both are tidal. The Axe is mapped as far inland as the project area extends, the majority of its inland course lies beyond this. The lateral extent of the watercourse is mapped as the Mean Low Water Springs (MLWS) line recorded on Ordnance Survey mapping.

### Historic processes

Both the River Axe and Uphill Pill have been altered to an extent by the reclamation for agricultural land of marshes bordering them from at least the post-medieval period. By the time detailed mapping becomes available in the 19<sup>th</sup> century, the watercourses had assumed their present courses. Both watercourses act as the outlet for drains from the many fields created from reclamation of marshland inland. The North Somerset Historic Environment Record contains no records of artefacts deposited in Uphill Pill or the section of the River Axe lying within the project area.

The Axe appears to have acted historically as a territorial limit, and possibly also a barrier to communications, to communities lying either side of the river. It serves as a parish boundary over much of its course.

### Condition

The type appears in satisfactory condition.

### Vulnerability

The type is an important part of the local drainage system and its interface with the sea. As such it is likely to be maintained.

The type has some vulnerability to increased flow rates in flood and storm surge.

The type is vulnerable to changing water quality associated with agricultural run-off.

### Forces for change

Recent catastrophic winter flooding in Somerset has led to renewed focus on the adequacy of the drainage system. It is possible that the type may see some interventions, such as periodic dredging, but these are unlikely to significantly alter the character of the type.

The type may face greater change through erosion of beds and banks, as climate change projections predict increased rainfall and storminess.

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<sup>1</sup> <http://www.culture24.org.uk/history-and-heritage/archaeology/art31364>

# Broad Type: Cultural Topography

## Narrow Type: Watercourse

### Relationships to other character types

The type lies adjacent to Mudflat which has, in part, developed through deposition of silts brought to the intertidal zone by these watercourses; it now affects the tidal range of the rivers.

### Heritage values

#### *Evidential*

Physical evidence for the evolution and management of the watercourse since the post-medieval period. Deposits in the bank and beds have potential to hold archaeological or palaeoenvironmental evidence for this process into the deeper past.

#### *Historical*

The present form of the watercourses illustrates the measures taken in the past and at present to manage the watercourse. Their use as parish and territory boundaries adds to their associative value.

#### *Aesthetic*

Associated with the perception of the type as wild and natural but to an extent tamed through the reclamation and management of adjacent land. Movement along the water courses, such as boats and other watercraft, are eye-catching and visually interesting.

#### *Communal*

The type may have some communal value associated with perceptions of it as a stimulating element of the natural land, its interface with the sea and the way in which it contributes to sense of place. There may also be value derived from the type's role in communications and recreation.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography.

# Broad Type: Enclosure

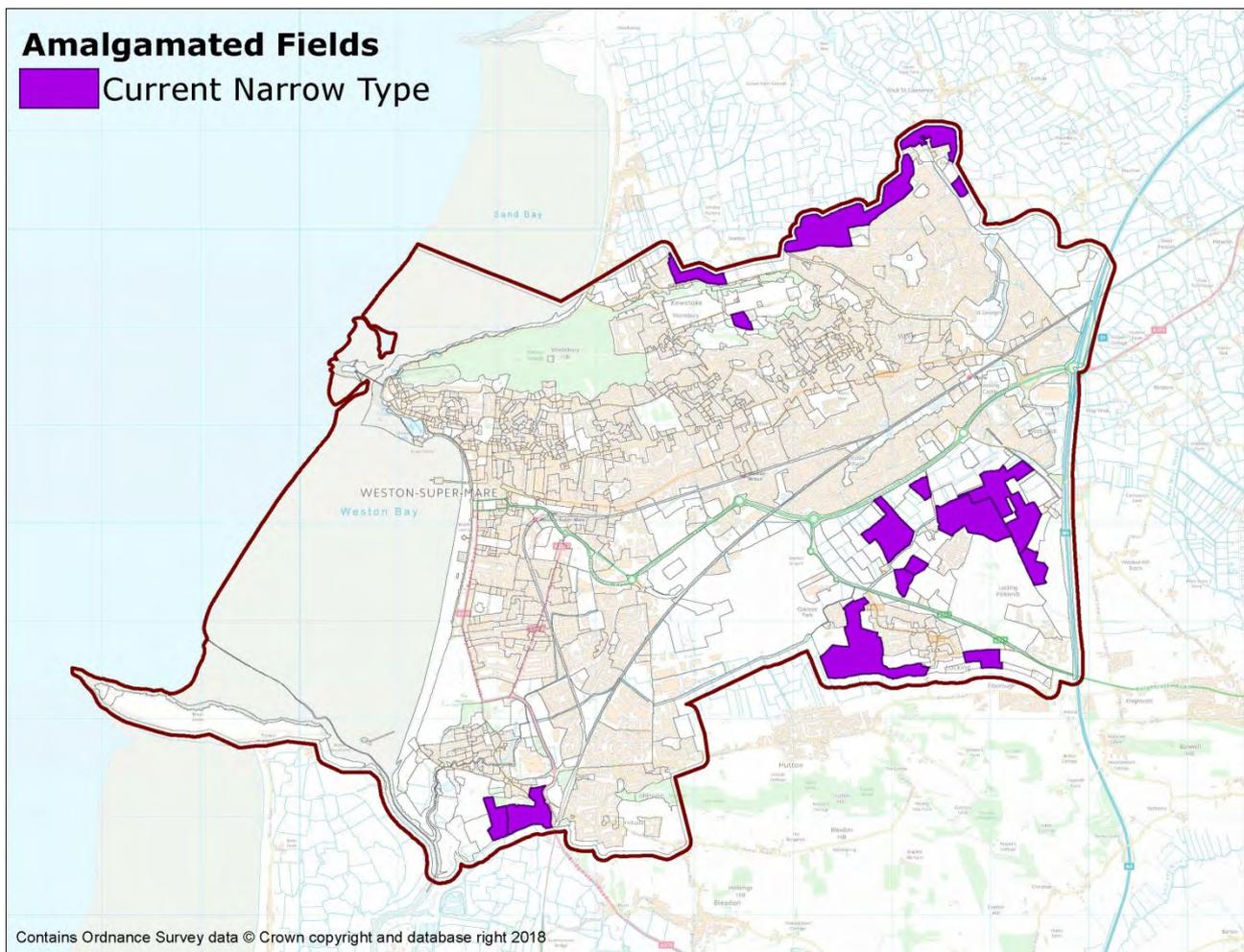
## Narrow Type: Amalgamated Fields

### Broad Type: Enclosure

In most HLCs this is the most extensive class and also often one of those most locally distinctive, or particular to place. This reflects the ways that farming communities have adapted changing cultural norms to local topography, and have been inclined to be more or less conservative (or innovative) according to the opportunities or constraints of local economies. HLCs have therefore been locally designed to capture and interpret those local patterns.

The study of enclosed land is one of the more contested and controversial areas of landscape history, reflecting the different emphases placed on the wide range of economic, social, agricultural, topographical and cultural factors involved in enclosed land's creation, maintenance and change. HLC attempts to include all such interests, but also has to corral them into a reasonable scheme that works at the national (or regional) level, whilst allowing the more local forms to be fitted in.

### Narrow Type: Amalgamated Fields



# Broad Type: Enclosure

## Narrow Type: Amalgamated Fields

### Introduction

Enlarged fields, created by the amalgamation of pre-existing fields achieved through the removal of boundaries between fields to create a larger land parcels. Such fields often retain some features from the preceding field systems, e.g. hedges, walls and/or other boundary features (banks, ditches). These earlier, inherited, features most commonly occur as external boundaries to the land parcels created by amalgamation but, in some cases, stubs of former boundaries remain within fields. This can confer some sense of time-depth to the type.

### Historic processes

Whilst reorganisation of agricultural holdings will have occurred occasionally over a longer period of time, the fields represented by this type are a largely recent phenomenon.

The rationale behind amalgamation is to create fields that are suited to improved or modern agriculture, i.e. so that mechanical management and harvesting can be undertaken with a low level of human labour. Whilst some field amalgamation appears to have taken place in the later 19<sup>th</sup> century, with boundary loss occasionally visible between tithe maps and the first edition Ordnance Survey coverage, this is a trend that took off in the post-war period. Over the period from the end of World War II to the close of the 20<sup>th</sup> century the face of the British countryside was transformed through amalgamation and other forms of rationalisation of agricultural holdings which were suited to management and harvesting with ever larger machinery and a drastic reduction in the amount of labour required.

By the late 20<sup>th</sup> century, it had become widely recognised that, whilst this form of management had economic advantages, it also had significant environmental consequences, largely in the form of dramatic reductions in the number and diversity of countryside flora and fauna. Consequently, the incidence of boundary loss has slowed significantly in recent years and initiatives have been developed to retain or reinstate features like hedges to provide environmental and habitat benefits. The 1997 Hedgerow Regulations mean that each proposed hedge removal now has to go through a process that requires an assessment of historical and ecological importance.

Numerous examples of this type are found in those parts of the project area where agricultural land remains, chiefly near Locking but also to the south of Uphill and around Kewstoke and Ebdon. This reflects the ubiquity of this practice within UK farming in the mid and later 20<sup>th</sup> century. In most instances, the amalgamation was of smaller fields that had been created through either piecemeal enclosure or reclamation from wetland. There is only one instance of amalgamation of fields created through Parliamentary enclosure.

In the project area, the process generally saw the removal of boundaries from two or three adjacent fields so the resulting land parcels created are not of the extensive "prairie fields" kind seen in many other parts of the UK. As such, the type retains features, such as some hedges and ditches, from the preceding field system. The retention of these features means that this type is still likely to be perceived as part of the historic countryside.

### Condition

The type is in active use farming and appears in generally satisfactory condition.

# Broad Type: Enclosure

## Narrow Type: Amalgamated Fields

### Vulnerability

The type may be vulnerable to alterations in farming practice. The most likely of these may be measures to restore features such as hedges, a reversal of the process that created this type which was at the time the most effective way to manage agricultural land.

Coastal and low-lying instances of the type are vulnerable to flooding associated with extreme weather events. Many instances of the Enclosure types have been lost to residential or commercial development as the settlements in the project area have developed.

### Forces for change

The key forces for change that are likely to affect this type are; development pressure, changes to farming practices and extreme weather events. Several instances of the type lie on the fringes of the project area's built up areas and/or adjacent to the transport network. These have vulnerability to redevelopment for residential or commercial development. The instance of extreme weather events is forecast to rise as part of climate change projections. This may make instances of this type in low-lying and/or coastal areas unsuited to farming.

### Relationships with other character types

This type is associated with all other Enclosure types. It is a successor to earlier Enclosure forms and often sits adjacent to Reorganised Fields.

### Heritage values

#### *Evidential*

Amalgamated fields have some evidential value as one of the key sources of physical evidence for the transformation of the landscape associated with the onset of mechanised farming in the post-war period. As successors of earlier field patterns amalgamated fields will contain early elements within them, most obviously the surviving field boundaries that may be as early as medieval in date and contain within them much evidence for changing management. There is also potential for the survival of important below-ground archaeological remains, including those of earlier settlements and fields.

#### *Historical*

In illustrative terms, Amalgamated Fields provide a visible document of the transformation of the landscape caused by the adoption of mechanised farming.

#### *Aesthetic*

Amalgamated Fields, as an element of the rural fieldscapes, are perceived by some as timeless and unchanging, despite the fact they are clearly of human origin and the work of generations who have farmed the landscape. For others, the amalgamated fields are distinguished by their unusually large size and often by the intensive nature of the farming (large machines, substantial inputs, often severely trimmed hedges, etc.).

#### *Communal*

Of value to those who farm the land and those who appreciate the cultural importance of farming and its contrast to other forms of land use.

# Broad Type: Enclosure

## Narrow Type: Amalgamated Fields

Some amalgamated fields, particularly those consisting of extensive “prairie fields” are perceived negatively. The loss of hedges and the associated reduction in biodiversity is perceived by many, particularly naturalists, as an ecological disaster and one of the worst consequences of modern mechanised farming.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial photography.

## Broad Type: Enclosure

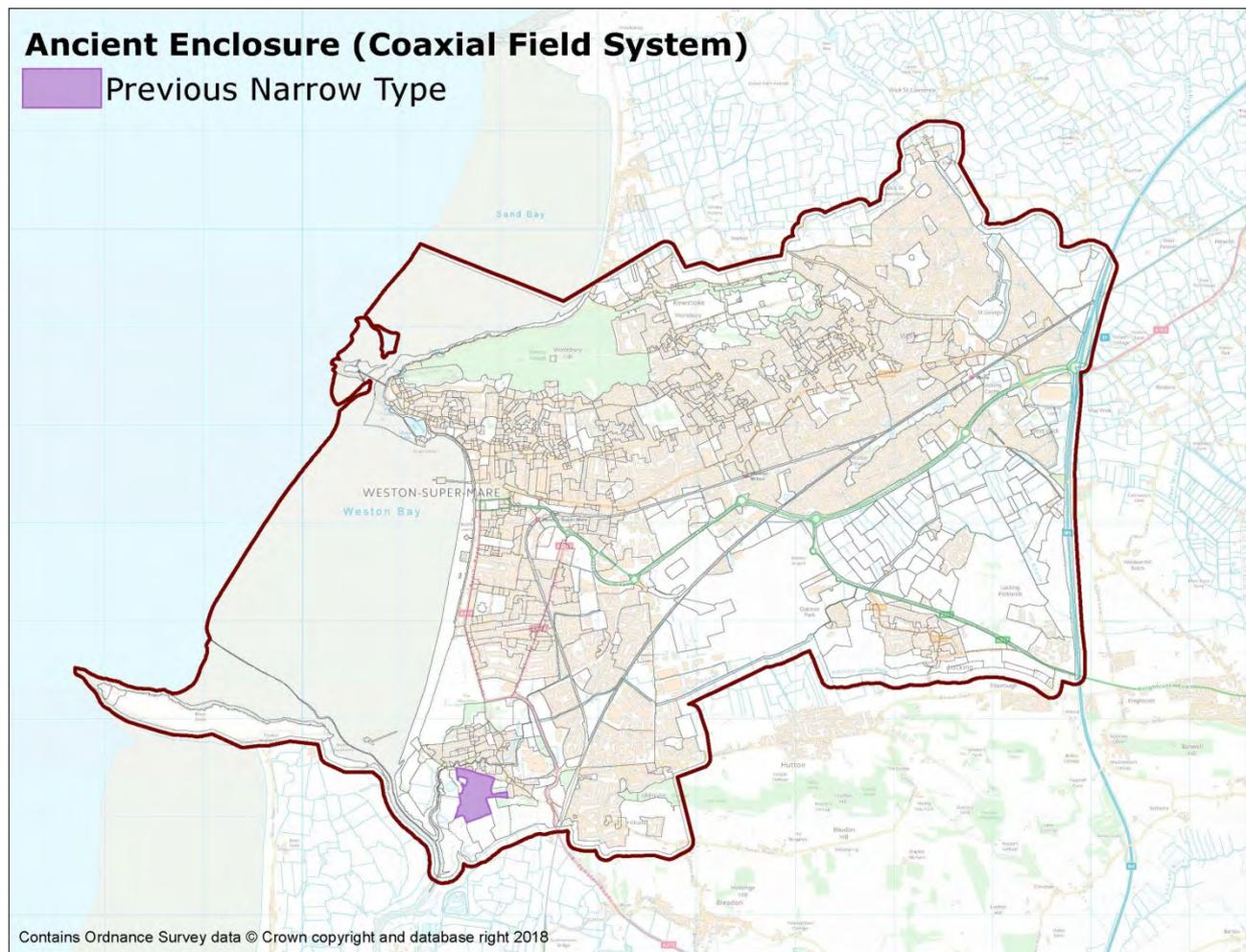
### Narrow Type: Ancient Enclosure (Coaxial Field System)

#### Broad Type: Enclosure

In most HLCs this is the most extensive class and also often one of those most locally distinctive, or particular to place. This reflects the ways that farming communities have adapted changing cultural norms to local topography, and have been inclined to be more or less conservative (or innovative) according to the opportunities or constraints of local economies. HLCs have therefore been locally designed to capture and interpret those local patterns.

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#### Narrow Type: Ancient Enclosure (Coaxial Field System)



# Broad Type: Enclosure

## Narrow Type: Ancient Enclosure (Coaxial Field System)

### Introduction

Field system with a readily-legible prevailing orientation. Most boundaries are straight or nearly so and closely align with a main axis or run perpendicular to it. The type always occurs as a previous type as it is a remnant of a now lost form of land division. Manifesting as earthworks or cropmarks.

### Historic processes

Coaxial field systems are generally understood to be either prehistoric or early medieval in origin, although the example in the study area is currently undated. The regular layout, if not consistency in plot size, is interpreted as being suggestive of a system of planned and/or regulated apportionment of land within a community. In the southwest, coaxial field systems occur at lower elevations and in good quality agricultural land as well as on the high ground of Dartmoor, Exmoor and Bodmin Moor. In areas further north, they are often recorded with more marginal areas.

A single instance of the type occurs in the project area, at Uphill, located within rough grazing land.

### Condition

The type appears to be in satisfactory condition and lies within an area of grazing land.

### Vulnerability

Overgrazing leading to erosion; vegetation encroachment as a result of under/patchy grazing.

### Forces for change

There may be changes in land management, and grazing levels due to alterations to farm subsidies and Brexit.

### Relationships with other types

The type is found as a previous type in Open Rough Ground. The type has a wide date range which includes the Iron Age, so instances of it can be contemporary with the Hillfort type.

### Heritage values

#### *Evidential value*

High – contain archaeological evidence for farming and subsistence patterns in the distant past.

#### *Historical value*

As these have visible earthworks, they have illustrative value as they allow some appreciation of the ways in which past communities managed the land to support themselves.

#### *Aesthetic value*

Limited, but the presence of earthworks can underscore the sense of depth of history gained in this instance of the type (i.e. the hill has the historic church, a barrow and WWII remains).

#### *Communal value*

The type is unprepossessing, and may not therefore be widely recognised locally.

### Sources

- Aerial photography;
- North Somerset Council Historic Environment Record.

# Broad Type: Enclosure

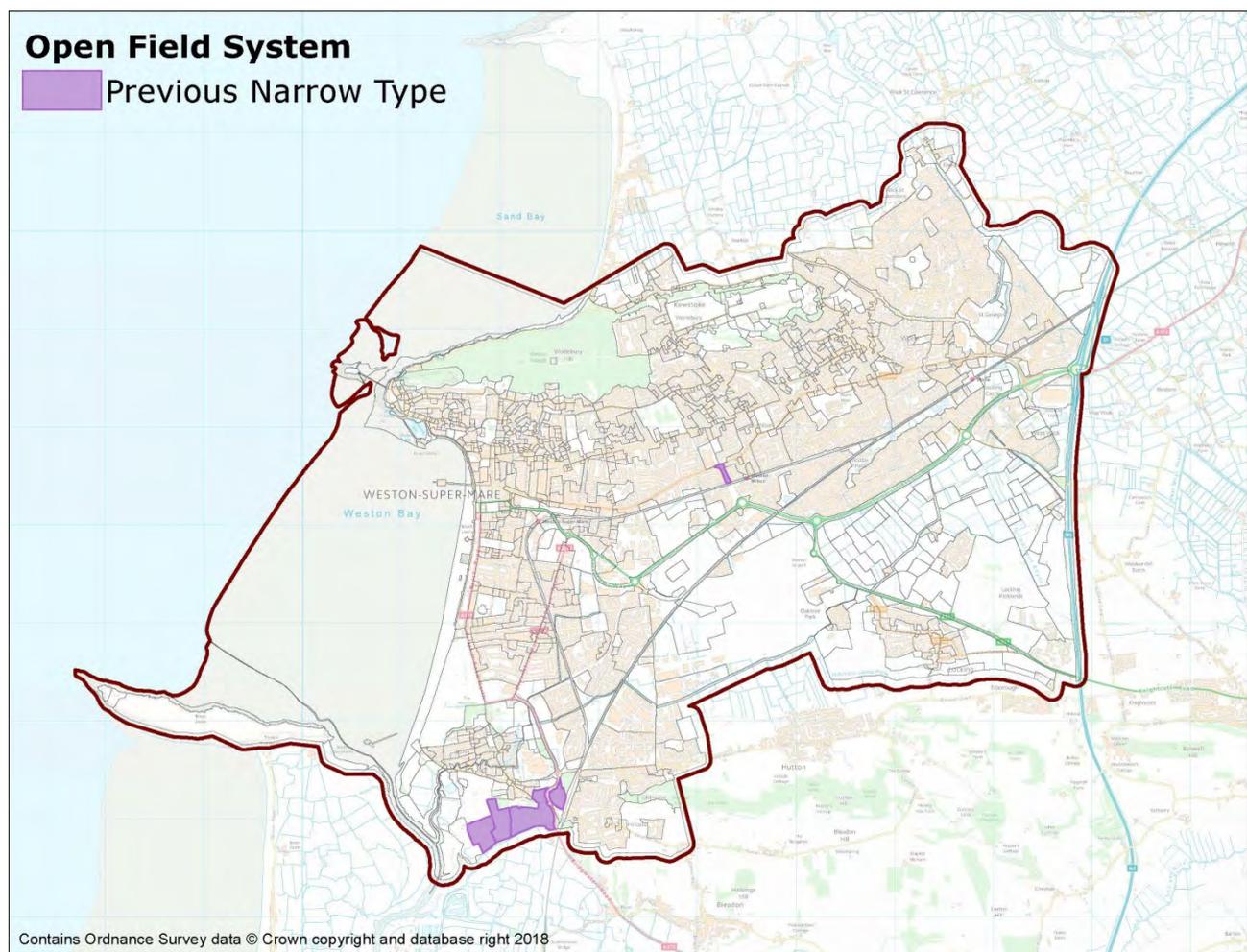
## Narrow Type: Open Field System

### Broad Type: Enclosure

In most HLCs this is the most extensive class and also often one of those most locally distinctive, or particular to place. This reflects the ways that farming communities have adapted changing cultural norms to local topography, and have been inclined to be more or less conservative (or innovative) according to the opportunities or constraints of local economies. HLCs have therefore been locally designed to capture and interpret those local patterns.

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### Narrow Type: Open Field System



# Broad Type: Enclosure

## Narrow Type: Open Field System

### Introduction

System of fields in which several farmers held land in common, intermixed in narrow strips assessable via length and width, with low or no separating boundaries. Such systems are mostly medieval in date and few survive in active use.

Their past presence can be evidenced both from information in documentary sources and by the “fossilisation” of aspects of their layout or operation in the landscape. This comes about when the formerly open land is enclosed into fields and the resulting boundaries follow the former strips of the fields. Such boundaries may have a distinctive “reverse S” or “reverse J” shape. The survival of earthworks associated with the ridge and furrow cultivation practised in open field farming in later fields, particularly those under pasture, also provides evidence for the previous existence of this type of farming.

### Historic processes

The open field system evolved by the medieval period as a system which allowed relatively equitable distribution of farmland between those with a right to it in a community and also to spread the management and risk associated with crop raising. The system began to wane over a very long period (13<sup>th</sup> to 20<sup>th</sup> century) due to a number of influences but this was greatly accelerated by the push for enclosed land as part of the agricultural revolution and model methods of farming. Much was lost as a result of piecemeal or planned enclosure to create individual fields. This was a process undertaken between, or by landholders, sometimes with recourse to external bodies (see Planned Enclosure (Parliamentary)).

The land within the project area historically lay within several different parishes, all of which possessed some element of open field system. Some of the open fields had been enclosed through piecemeal means by the 19<sup>th</sup> century but areas of common land remained. In Uphill and Locking these were subject to enclosure by act of Parliament and the resulting fields were used as part of the agricultural landscape. Land in Weston was also subject to enclosure but this was largely then used as building plots for the burgeoning resort.

There is no remaining open field land within the project area.

### Condition

Not applicable – the type occurs only as a previous type.

### Vulnerability

Not applicable – the type occurs only as a previous type.

### Forces for change

Not applicable – the type occurs only as a previous type.

### Relationships with other character types

Closely allied to types associated with nucleated rural historic settlement types (Village, Hamlet) and is generally succeeded by Enclosure types. In the project area these consist of Piecemeal Enclosure and Planned Enclosure (Parliamentary).

### Heritage values

#### *Evidential*

Whilst no longer in operation, the physical traces of the existence of open fields found in later enclosures indicate of the past existence of this type. This provides physical evidence for communal management of the farming landscape which is generally thought to date back to at least the start of the later medieval

# Broad Type: Enclosure

## Narrow Type: Open Field System

period. There is also potential for the survival of important below-ground archaeological remains, including those of earlier settlements and fields.

### *Historical*

Some illustrative value as they provide a visual clue to the past communal management of the farming landscape which is generally thought to date back to at least the start of the later medieval period. It allows an appreciation of the time-depth of human activity in the landscape.

### *Aesthetic*

Not applicable – the type occurs only as a previous type.

### *Communal*

Not applicable – the type occurs only as a previous type.

### **Sources**

- Ordnance Survey Surveyor's Drawing No. 47, 1809
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Aerial photography.

# Broad Type: Enclosure

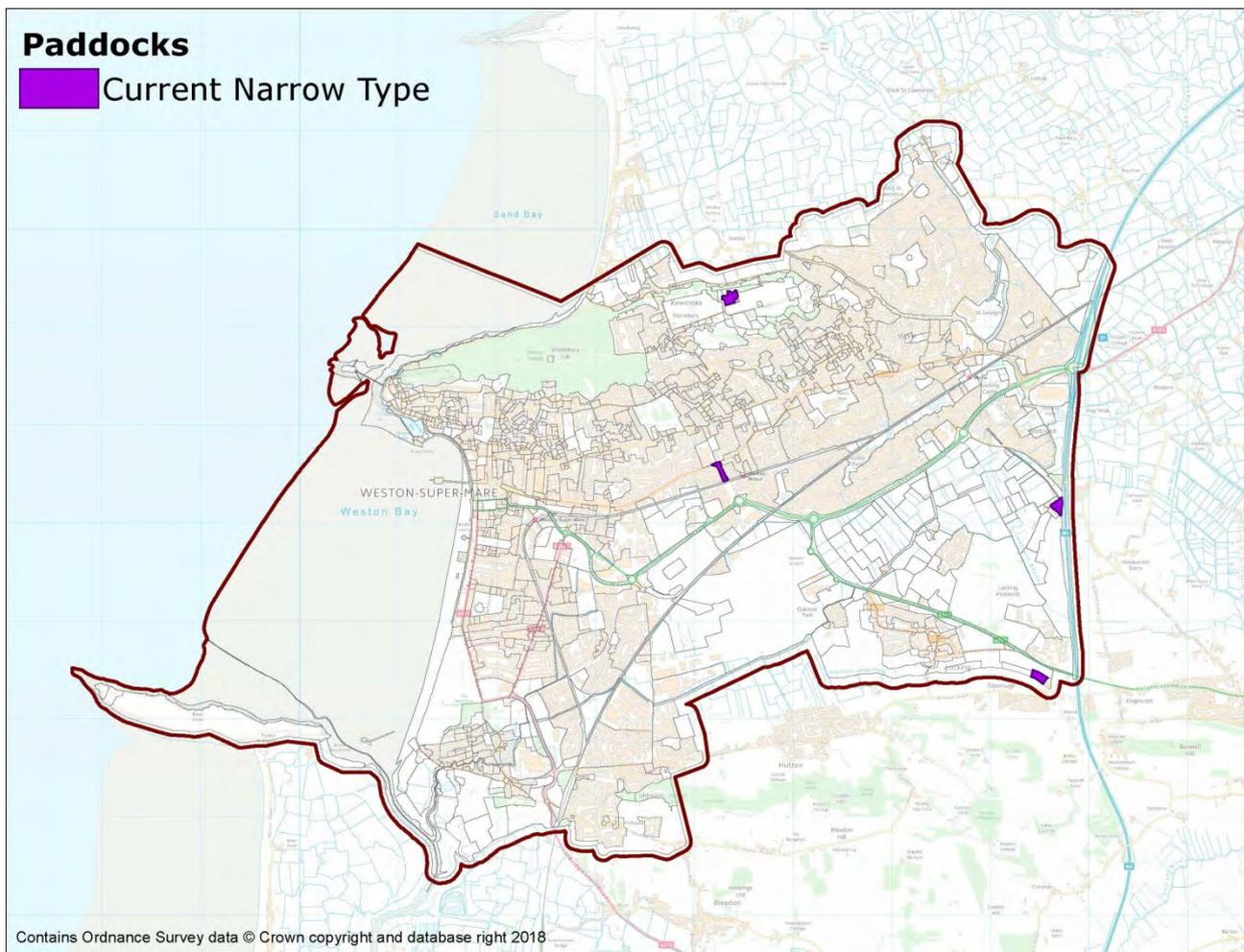
## Narrow Type: Paddocks

### Broad Type: Enclosure

In most HLCs this is the most extensive class and also often one of those most locally distinctive, or particular to place. This reflects the ways that farming communities have adapted changing cultural norms to local topography, and have been inclined to be more or less conservative (or innovative) according to the opportunities or constraints of local economies. HLCs have therefore been locally designed to capture and interpret those local patterns.

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### Narrow Type: Paddocks



# Broad Type: Enclosure

## Narrow Type: Paddocks

### Introduction

Enclosed fields for horses or other livestock. Usually a modern adaptation of an earlier field system through insertion of post-and-rail or electrical fences to subdivide fields into smaller units. The small enclosures this created are usually rectilinear in plan. There are sometimes also small shelter structures, such as sheds or stables, constructed within the paddocks.

### Historic processes

The creation of paddocks is generally a recent trend associated with a rise in the numbers of people keeping horses for leisure, either personally, or through bodies such as riding stables and liveryies. They are not particularly common features of the project area. Some paddocks appear to be associated with keeping of animals associated with traditional seaside recreation, such as the donkeys which still provide donkey rides on Weston's beach during school holidays. In general, paddocks appear to be a relatively "opportunistic" land use, i.e. they are created where land is available close to the need for it, rather than being sited on land with particular qualities.

### Condition

The type is an active use part of the rural or peri-urban landscape and appears in satisfactory condition.

### Vulnerability

Several instances of the type lie on the fringes of the project area's built up areas and/or adjacent to the transport network. These have vulnerability to redevelopment for residential or commercial development.

Coastal and low-lying instances of the type are vulnerable to flooding associated with extreme weather events. Many instances of the Enclosure types have been lost to residential or commercial development as the settlements in the project area have developed.

### Forces for change

The key forces for change that are likely to affect this type are development pressure, changes to farming practices and extreme weather events. The instance of extreme weather events is forecast to rise as part of climate change projections and may make low-lying and/or coastal areas unsuited for use as paddocks.

### Relationships with other character types

No clearly allied types. The type appears to develop where there is space and need.

### Heritage values

#### *Evidential*

Evidential value is usually related to the way in which it provides physical evidence for equestrian ownership. In most parts of England this is usually a recent phenomenon and associated with rising horse and pony ownership due to increase in disposable income since the later 20<sup>th</sup> century. The value of this type in the project area is somewhat different as many of the paddocks relate to donkey keeping. Donkeys have played an important role in the provision of seaside activities since the Victorian period and are synonymous with the experience of a trip to Weston beach. As paddocks are usually cut out of earlier field systems there will be potential for the survival of important below-ground archaeological remains, including those of earlier settlements and fields.

#### *Historical*

Illustrative of equestrian ownership and especially keeping donkeys, which have played an important role in the provision of seaside activities since the Victorian period and are synonymous with the experience of a trip to Weston beach.

# Broad Type: Enclosure

## Narrow Type: Paddocks

### *Aesthetic*

Patterns of subdivision can appear haphazard, often accentuated by the ephemeral and changing nature of boundaries within paddocks (particularly the electric fences). The horses and donkeys, however, are of high visual interest.

### *Communal*

Valued by owners and users of horse, ponies and donkeys.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial photography.

# Broad Type: Enclosure

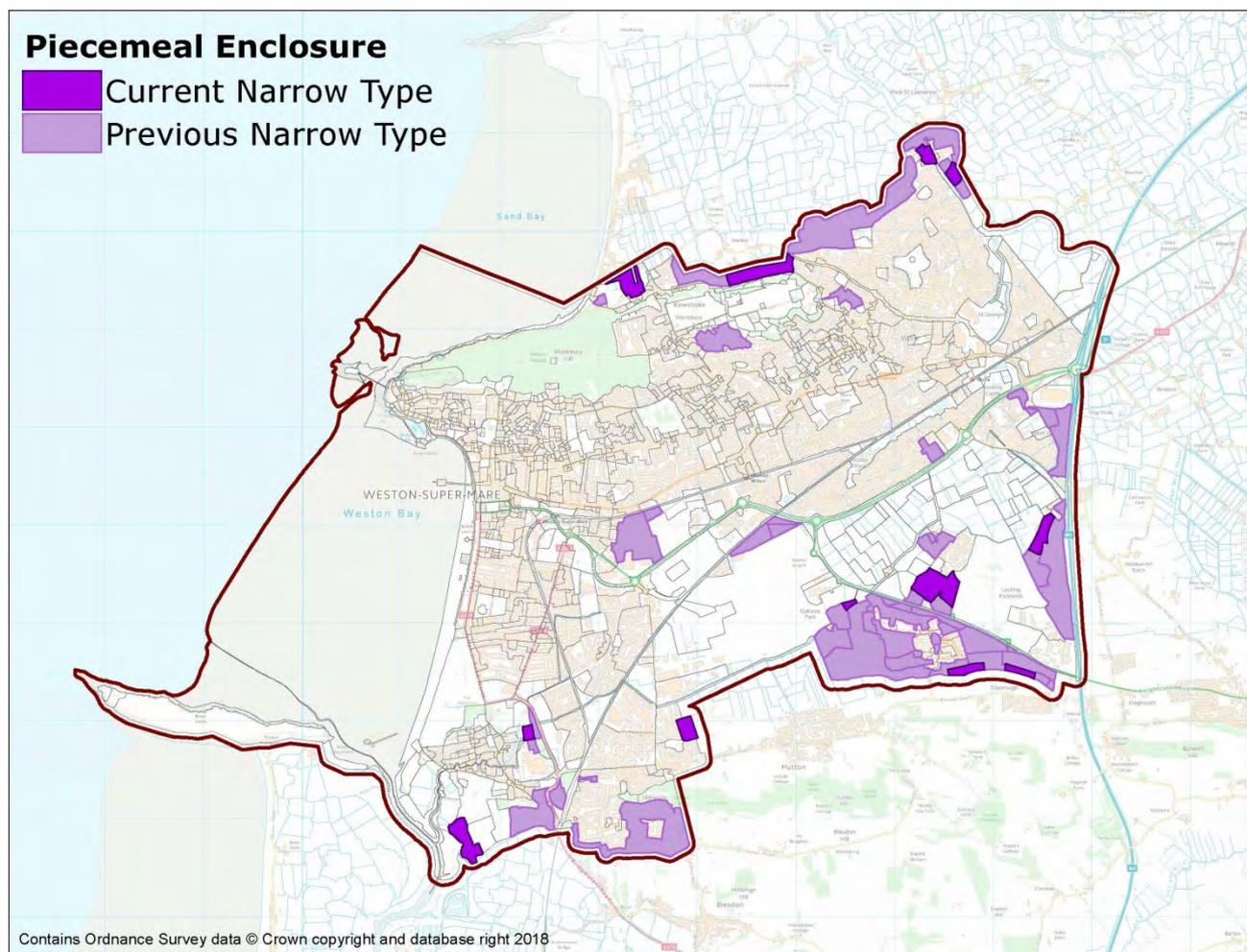
## Narrow Type: Piecemeal Enclosure

### Broad Type: Enclosure

In most HLCs this is the most extensive class and also often one of those most locally distinctive, or particular to place. This reflects the ways that farming communities have adapted changing cultural norms to local topography, and have been inclined to be more or less conservative (or innovative) according to the opportunities or constraints of local economies. HLCs have therefore been locally designed to capture and interpret those local patterns.

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### Narrow Type: Piecemeal Enclosure



# Broad Type: Enclosure

## Narrow Type: Piecemeal Enclosure

### Introduction

Fields created through gradual enclosure of open fields or other areas of common land (such as marsh). The fields tend to be less regular in form than those created by formal enclosure (such as Parliamentary Enclosure). Where areas of former open field system have been enclosed, field boundaries often pick up the patterns of that system, such as the alignment of former strips evidenced by reverse-S shaped boundaries. Such field systems usually have a high-degree of perceptible time-depth and are considered by many observers to contribute to a feel of “timeless rural landscape”.

### Historic processes

Piecemeal Enclosure appears to have taken place from the 13<sup>th</sup> to the 18<sup>th</sup> century. Enclosure was motivated by a variety of reasons spanning depopulation making lands underused or vacant to a group of farmers wishing to have greater autonomy in what each planted and when.

Much of the farmland and some of the grazing land within the project area had been enclosed into fields through piecemeal enclosure by the later 18th century. This was particularly evident around Locking, Worle, Hutton, Uphill and Ebdon. Few examples of the type now survive unaltered. The majority have been either lost to development or been subject to alteration to adapt them to modern, mechanised agriculture.

Examples of piecemeal enclosure survive near Uphill, Oldmixon, Locking, Kewstoke and Ebdon.

### Condition

The type is in active use farming and appears in generally satisfactory condition.

### Vulnerability

In theory, the type is vulnerable to alterations in farming practice. This is unlikely to be a major concern at present since both the legislative<sup>1</sup> and policy framework and current management practice seek to retain the features, such as hedges, which are characteristic of this type..

The type generally lies on the fringes of the project area's built up areas and/or adjacent to the transport network. As such, it has vulnerability to redevelopment for residential or commercial use.

Coastal and low-lying instances of the type are vulnerable to flooding associated with extreme weather events.

### Forces for change

The key forces for change that are likely to affect this type are; development pressure, changes to farming practices and extreme weather events. The instance of extreme weather events is forecast to rise as part of climate change projections. This may make instances of this type in low-lying and/or coastal areas unsuited to farming.

### Relationships with other character types

The type is closely associated with historic rural settlement types (Village, Hamlet and Farmstead) and is a successor to Open Field System.

### Heritage values

#### *Evidential*

Provides physical evidence for patterns of farming which are likely to stretch back into the medieval period. The traces of earlier activity, such as boundaries influenced by Open Field Systems, which are found in some examples of the type provide evidence for farming practices prior to their establishment.

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<sup>1</sup> This includes the 1997 Hedgerow Regulations which provide boundaries with some protection, setting out criteria for those which are to be retained on ecological and/or historical grounds.

# Broad Type: Enclosure

## Narrow Type: Piecemeal Enclosure

There is also potential for the survival of important below-ground archaeological remains, including those of earlier settlements and fields.

### *Historical*

Piecemeal Enclosure has illustrative value through providing visible examples of patterns of farming which are likely to stretch back into the medieval period. They show the switch from communal to individual control of farming regimes. This allows an appreciation of the time-depth of human activity in the landscape.

### *Aesthetic*

As fieldscapes, perceived by some as timeless and unchanging despite being of human origin and the work of generations who have farmed the landscape. Piecemeal Enclosures often have more complex ecologies in their relatively old boundaries and the fields themselves are smaller and more irregular than most other types.

### *Communal*

Of value to those who farm the land and those who appreciate the cultural importance of farming and its contrast to other forms of land use. This is a form of farmland that indicates that rural communities once worked communally.

### **Sources**

- Ordnance Survey Surveyor's Drawing No. 47, 1809;
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial photography.

# Broad Type: Enclosure

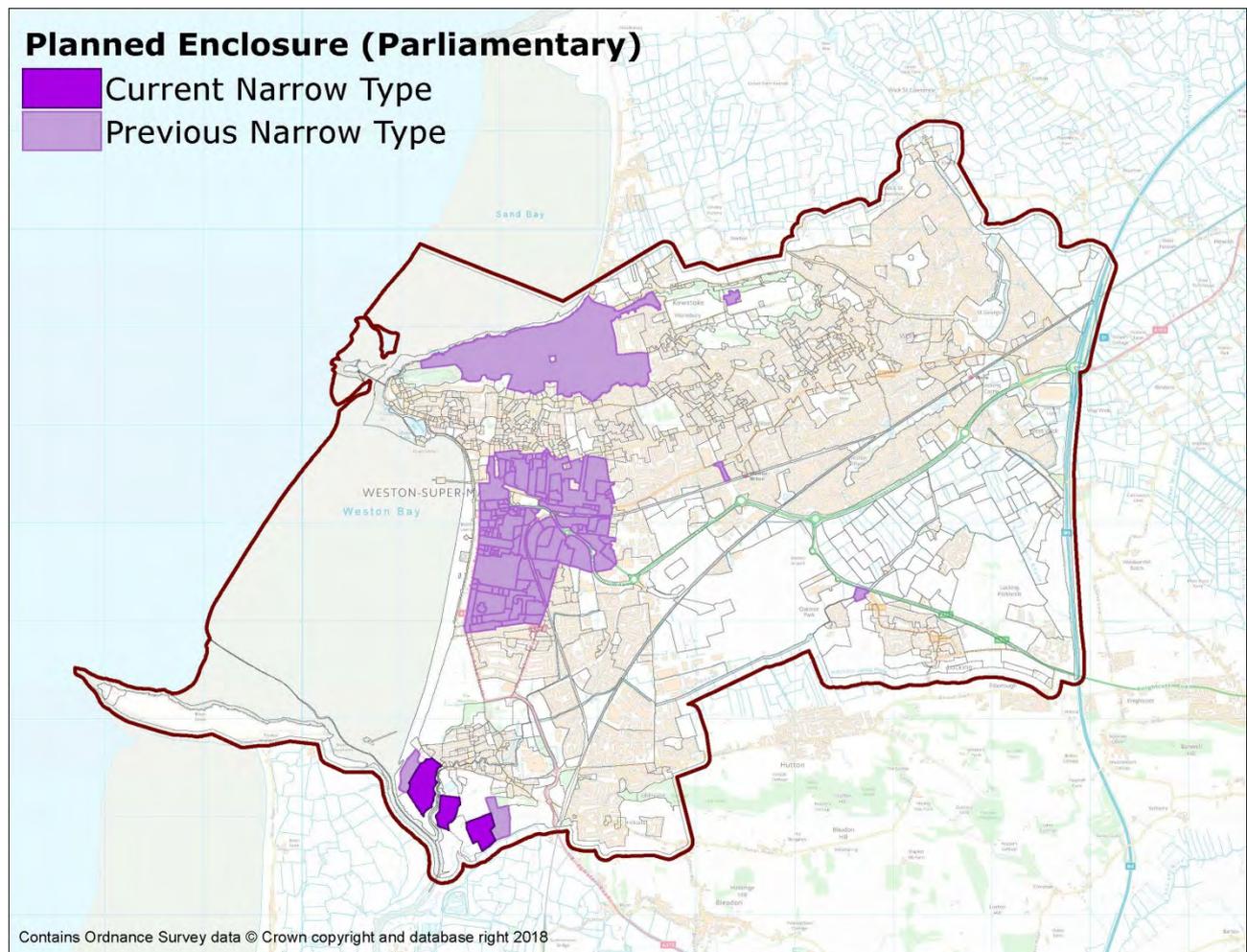
## Narrow Type: Planned Enclosure (Parliamentary)

### Broad Type: Enclosure

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### Narrow Type: Planned Enclosure (Parliamentary)



# Broad Type: Enclosure

## Narrow Type: Planned Enclosure (Parliamentary)

### Introduction

Largely rectilinear fields established through the process of Parliamentary Enclosure of formerly common land. Such fields are commonly defined by hedgerows. In cases where extensive tracts of common land were enclosed this can create a landscape with a high degree of regularity due to the imposition of rectilinear boundaries onto the usually more sinuous and undulating natural topography.

### Historic processes

The fields were drawn up 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 land enclosed had previously been common arable (open field systems) or grazing land (such as moors, marshes and downland). 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 and the majority date to the later 18<sup>th</sup> and earlier 19<sup>th</sup> century.

Much of the farmland within the project area had already been enclosed by agreement into fields by the later 18<sup>th</sup> century. The land that remained largely consisted of common grazing in the form of low-lying marshland and hilltop grazing. Parliamentary enclosure of remaining common lands took place in, Locking (1801), Worle (1805), Uphill (1812-13) and Weston (1815).

Whilst land in most of these parishes was enclosed for use as farmland, the enclosure of Weston was quite different as it was driven by non-agricultural concerns. The land enclosed in Weston parish included large tracts of its former low-lying moor adjacent to the seafront. Rather than being turned to agricultural use, the land enclosed was largely then used as building plots for the burgeoning resort. This is what gives the residential expansion of Weston southward toward Uphill such a high degree of regularity as many of the streets and plots retain aspects of the patterns established by Parliamentary Enclosure. The former common grazing land on top of Worlebury Hill was also part of the enclosure of Weston parish. Following enclosure, this was not used for housing or farming but rather planted up with woodland. This was an initiative in 1820 of the then Lord of the Manor John Hugh Smyth Piggott who took on these lands following enclosure. They were planted both to act as a game reserve but also to provide an attractive backdrop to the nascent seaside resort<sup>1</sup>.

The majority of fields created by Parliamentary enclosure were either built upon or planted, as in Weston, or have been subject to rationalisation. Alongside the creation of holdings more suitable for modern mechanised agriculture, reorganisation of fields due to the coming of modern infrastructure, chiefly road and rail, has also been a key source of modification of Parliamentary enclosure fields.

The only places where relatively unaltered Parliamentary fields survive within the project area are to the south and west of Uphill. These retain the hedgerows and drains characteristic of the Parliamentary enclosures which were previously much more extensive within the project area.

### Condition

The type is in active use farming and appears in generally satisfactory condition.

### Vulnerability

The surviving Parliamentary enclosures within the project area are in low lying areas adjacent to the River Axe. Their maintenance as fields requires the continued upkeep of sea defences and drainage features. As such, they are vulnerable to the rises in sea levels projected as part of climate change over the next century.

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<sup>1</sup> Beisly, P. (2001). Weston-super-Mare Past. Chichester: Phillimore

# Broad Type: Enclosure

## Narrow Type: Planned Enclosure (Parliamentary)

### Forces for change

Between the end of World War II and the later 20<sup>th</sup> century, this type of enclosure was vulnerable to reorganisation associated with the creation of larger holdings through amalgamation of earlier fields. This trend appears to have halted as the importance of ecological benefits conferred through the retention of hedges and drainage ditches has become apparent, and the 1997 Hedgerow Regulations have made it less easy to simply remove hedgerows.

The low lying location of those fields adjacent to the intertidal zone means that it may become difficult to retain them in the face of rising seas and increased storminess which form part of climate change projections for the UK.

Due to their low-lying and coastal location, the remaining instances of the type are less likely to be targeted for development than other enclosure types in the project area.

### Relationships with other character types

The type is a successor to types associated with common use of the land (Open Field System, Marsh) and has been succeeded by types associated with modernised agriculture (Amalgamated Fields and Reorganised Field System). It was also found in association historically with rural settlement types (Village, Hamlet and Farmstead)..

### Heritage values

#### *Evidential*

One of the key sources of physical evidence for the transformation of the English landscape from the late 18<sup>th</sup> to the early 19<sup>th</sup> century as landowners and those with an interest in land took recourse to Parliament to privatise what had been common land resources. This was an aspect of the revolution in agriculture associated with the improvement movement whereby practices perceived as ancient and inefficient were substituted by those thought to bring greater productivity. There is potential for the survival of important below-ground archaeological remains, including those of earlier settlements and fields.

#### *Historical*

In illustrative terms, Parliamentary enclosures provide a visible document of the transformation of the English landscape associated with the enclosure movement. In places where parliamentary enclosures can be seen in the context of both older and more recent built systems, such as in the surroundings of Uphill and Locking, they allow a reading of the time depth of the rural landscape and appreciation of the different phases of enclosure and ways of working the landscape.

The enclosure of Weston, as it appears to have been undertaken with the intention of releasing building land for the burgeoning resort, is an illustration of putting Parliamentary enclosure to use in a very unusual way. Whilst the fields themselves may no longer be visible, the rectilinear pattern of Weston's southern Victorian and Edwardian suburbs allows this aspect of the town's history to be appreciated. This is particularly evident to the south of the town centre between Beach Road/Uphill Road North in the west and, in the east, Devonshire Road and the railway line.

#### *Aesthetic*

Parliamentary enclosures, with their rectilinear shapes and neat hedged and/or ditched boundaries, can appear harmonious and ordered and this can have some aesthetic value. As an element of the rural landscapes, they may be perceived by some as timeless and unchanging, despite the fact they are clearly of human origin and the work of generations who have the farmed landscape.

#### *Communal*

Of value to those who farm the land and those who appreciate the cultural importance of farming and its contrast to other forms of land use. This type can be seen to indicate the shift from communal to more individualistic farming regimes.

**Broad Type: Enclosure**

**Narrow Type: Planned Enclosure  
(Parliamentary)**

#### Sources

- Enclosure maps and awards:
  - Locking (1801; Somerset Heritage Centre Ref. DD\X\PW/2);
  - Worle (1805; Somerset Heritage Centre Ref DD\TRANS/3/38.);
  - Uphill (1812-13; Somerset Heritage Centre Ref. DD\FS/67/4/10);
  - Weston (1815; Somerset Heritage Centre Ref. DD\BK/14)
- Beisly, P. (2001). Weston-super-Mare Past. Chichester: Phillimore

# Broad Type: Enclosure

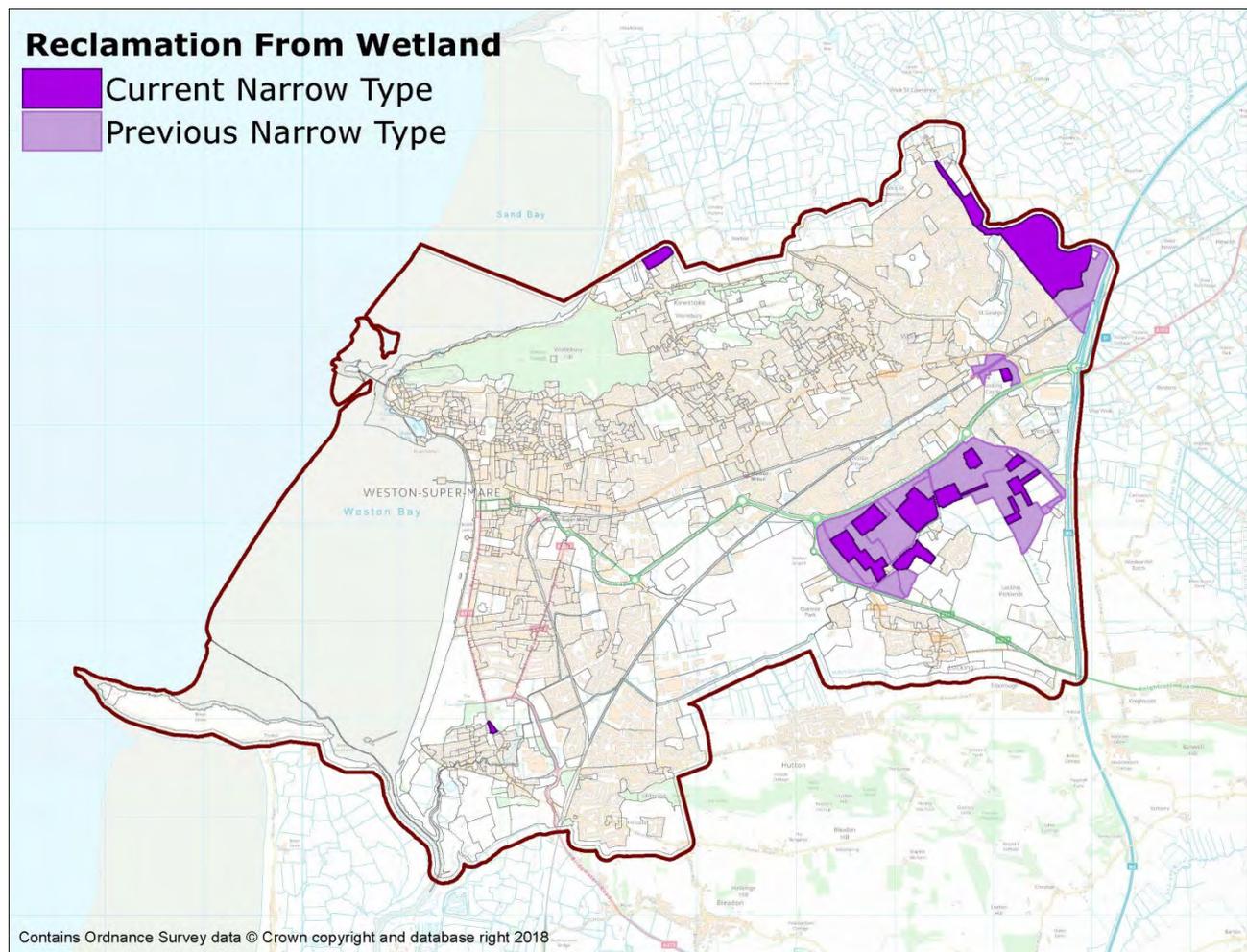
## Narrow Type: Reclamation From Wetland

### Broad Type: Enclosure

In most HLCs this is the most extensive class and also often one of those most locally distinctive, or particular to place. This reflects the ways that farming communities have adapted changing cultural norms to local topography, and have been inclined to be more or less conservative (or innovative) according to the opportunities or constraints of local economies. HLCs have therefore been locally designed to capture and interpret those local patterns.

The study of enclosed land is one of the more contested and controversial areas of landscape history, reflecting the different emphases placed on the wide range of economic, social, agricultural, topographical and cultural factors involved in enclosed land's creation, maintenance and change. HLC attempts to include all such interests, but also has to corral them into a reasonable scheme that works at the national (or regional) level, whilst allowing the more local forms to be fitted in.

### Narrow Type: Reclamation From Wetland



# Broad Type: Enclosure

## Narrow Type: Reclamation From Wetland

### Introduction

Coastal or other low-lying ground taken in for agriculture, usually by dyking (embanking) and draining. Earlier examples tend to have smaller field sizes and less regular patterns whilst more recent, mainly post-medieval and modern, reclamations are typified by larger, rectilinear, and more regular fields.

### Historic processes

The reclamation of land has been undertaken over a long period for varying reasons. Medieval reclamation has been identified and equated with population pressure. More recent reclamation appears to have been driven by a will to improve underused and underproductive land. The reclamations in the project area are all of the post-medieval and later variety and are the result of works to render moorland and marsh into useable agricultural land.

Many examples of this type have been either lost to development or have been subject to alteration to adapt them to modern, mechanised agriculture. Despite this, extensive areas of Reclaimed Land survive north of Locking and southeast of Ebdon.

### Condition

The type is in active farming use and appears in generally satisfactory condition.

### Vulnerability

Vulnerable to alterations in farming practice. This unlikely to be a major concern at present since both the legislative<sup>1</sup> and policy framework and current management practice policy seek to retain the features, such as hedges, which are characteristic of this type.

The type generally lies on the fringes of the project area's built up areas and/or adjacent to the transport network. As such, it is vulnerable to redevelopment for residential or commercial use.

All instances of the type are low-lying so it is inherently vulnerable to flooding associated with extreme weather events.

### Forces for change

The key forces for change that are likely to affect this type are development pressure, changes to farming practices and extreme weather events. The instance of extreme weather events is forecast to rise as part of climate change projections. This may make instances of this type unsuited to farming.

### Relationships with other character types

The type is closely associated with historic rural settlement types (Village, Hamlet and Farmstead) and is a successor to Marsh. It is also an expression of some of the same forces which drove late Piecemeal Enclosures and the Parliamentary Enclosure movement.

### Heritage values

#### *Evidential*

Physical evidence for patterns of reclamation and farming which stretches back into the post-medieval period.

#### *Historical*

Illustrative of patterns of farming stretching back into the post-medieval period. The previous uses of marshland for seasonal grazing, wildfowling and cutting rushes, turf, etc. can also be reconstructed. This allows an appreciation of the time-depth of human activity in the landscape.

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<sup>1</sup> This includes the 1997 Hedgerow Regulations which provide boundaries with some protection, setting out criteria for those which are to be retained on ecological and/or historical grounds.

# Broad Type: Enclosure

## Narrow Type: Reclamation From Wetland

### *Aesthetic*

As an element of the rural fieldscapes, the type has some aesthetic value related to the way in which fieldscapes are often perceived as timeless and unchanging, despite the fact they are clearly of human origin and the work of generations who have the farmed landscape.

### *Communal*

Valued by farmers and known by some to have been former marshland, usually a common resource, now privatised and relatively inaccessible. Of value to those who appreciate the cultural importance of farming and its contrast to other forms of land use.

### **Sources**

- Ordnance Survey Surveyor's Drawing No. 47, 1809;
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial photography.

# Broad Type: Enclosure

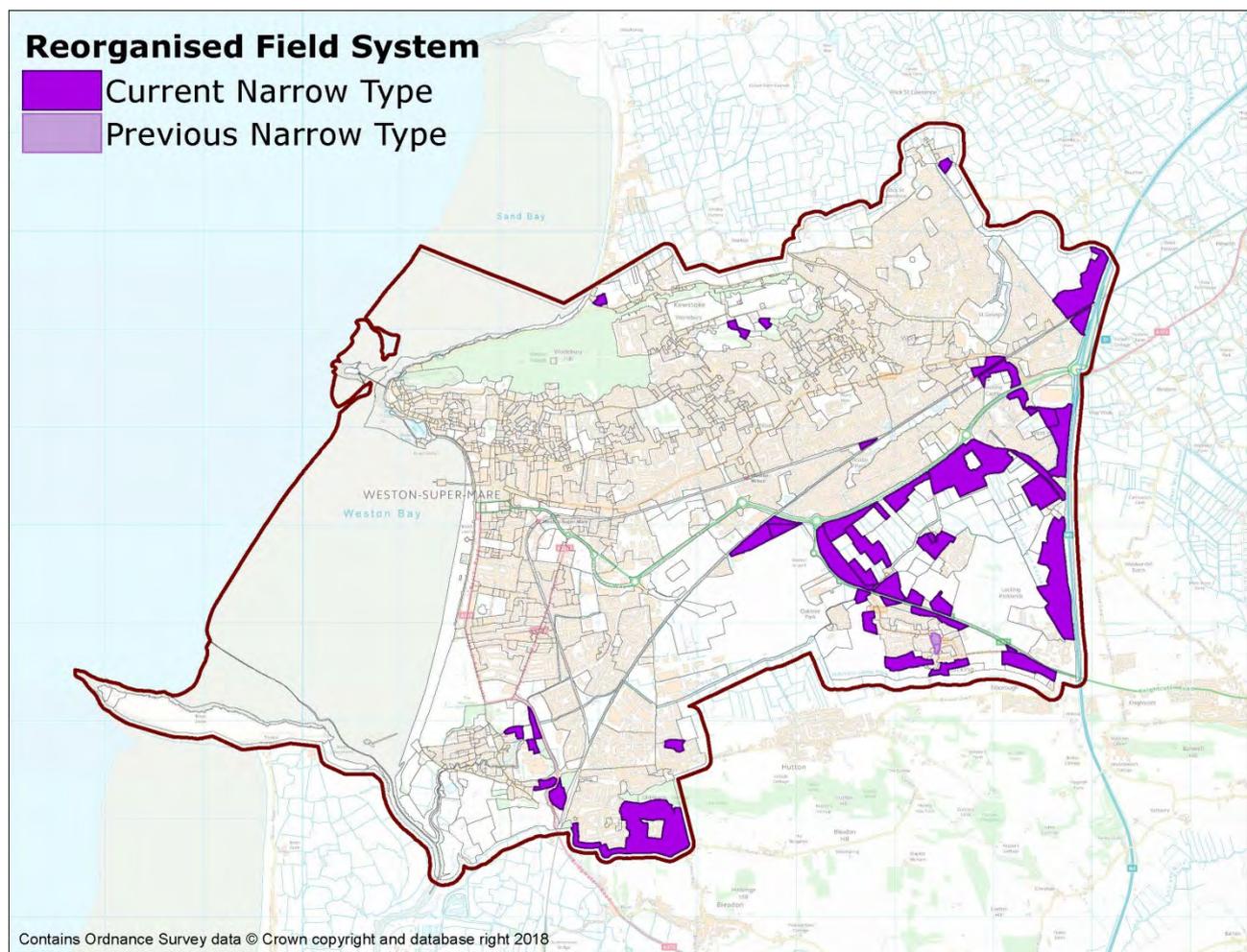
## Narrow Type: Reorganised Field System

### Broad Type: Enclosure

In most HLCs this is the most extensive class and also often one of those most locally distinctive, or particular to place. This reflects the ways that farming communities have adapted changing cultural norms to local topography, and have been inclined to be more or less conservative (or innovative) according to the opportunities or constraints of local economies. HLCs have therefore been locally designed to capture and interpret those local patterns.

The study of enclosed land is one of the more contested and controversial areas of landscape history, reflecting the different emphases placed on the wide range of economic, social, agricultural, topographical and cultural factors involved in enclosed land's creation, maintenance and change. HLC attempts to include all such interests, but also has to corral them into a reasonable scheme that works at the national (or regional) level, whilst allowing the more local forms to be fitted in.

### Narrow Type: Reorganised Field System



# Broad Type: Enclosure

## Narrow Type: Reorganised Field System

### Introduction

Field patterns which have been subject to some revision but where the previous field system remains legible. Reorganisation can come through either insertion of boundaries or through truncation of fields by other processes (i.e. road and rail corridors). The resulting field system usually inherits elements of the preceding field system, such as historic hedges, in combination with more modern boundary treatments (including fences). This can confer some sense of time-depth to the type.

### Historic processes

Whilst the reorganisation of agricultural holdings will have occurred over a long period of time, the fields represented by this type are a largely recent phenomenon. The influences on development of this type are twofold; the adoption of mechanised agriculture and the effect of recent large scale development, particularly transport links.

The chief influence on development of this type appears to be alteration due to external factors, such as the development of adjacent land or the construction of a transport route. This often truncated or left stubs of preceding fields and the reorganisation was undertaken to create land parcels which could be more readily farmed. The majority of instances, therefore, lie adjacent to other, more recent, land-uses whose creation caused the reorganisation of a preceding field pattern. This type is widely distributed across the project area and comprises 19<sup>th</sup> century examples associated with railway construction, to 20<sup>th</sup> century and later examples associated with roads, military facilities and housing estates.

### Condition

The type is in active use farming and appears in generally satisfactory condition.

### Vulnerability

Vulnerable to alterations in farming practice.

The majority of instances of the type lie on the fringes of the project area's built up areas and/or adjacent to the transport network. These have vulnerability to redevelopment for residential or commercial development.

Coastal and low-lying instances of the type are vulnerable to flooding associated with extreme weather events.

### Forces for change

The key forces for change that are likely to affect this type are development pressure, changes to farming practices and extreme weather events. The instance of extreme weather events is forecast to rise as part of climate change projections. This may make instances of this type in low-lying and/or coastal areas unsuited to farming.

### Relationships with other character types

This type is closely associated with Communication types (road and rail) as these are usually an automatic agent of fieldscape reorganisation since they cut across the landscape along novel routes.

It is also associated with all other Enclosure types. It is a successor to earlier Enclosure forms and often sits adjacent to Amalgamated Fields.

### Heritage values

#### *Evidential*

Reorganised fields have some evidential value as they provide physical evidence of the transformation wrought by development and also the effect of the adoption of mechanised farming. There is also potential for the survival of early field boundaries, containing much evidence for changing land use. There

# Broad Type: Enclosure

## Narrow Type: Reorganised Field System

may also be expected to be important below-ground archaeological remains, including those of earlier settlements and fields.

### *Historical*

Illustrative value is related to the way in which reorganised fields show the transformation wrought by 19<sup>th</sup> and 20<sup>th</sup> century communications development and also the effect of the adoption of mechanised farming. The earlier examples illustrate that this is not necessarily a phenomenon linked to modern development and that 19<sup>th</sup> century development could also have this effect.

### *Aesthetic*

As an element of the rural fieldscape, the type may be perceived as timeless and unchanging, despite the fact it is clearly of human origin and the work of generations who have farmed the landscape. Fields tend to be more irregularly angular than most. Many boundaries, due to their inheritance from the preceding field system, are early and have an associated complex mix of flowers, trees and grasses.

### *Communal*

Of value to those who farm the land and those who appreciate the cultural importance of farming and its contrast to other more damaging forms of land use.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Aerial photography.

# Broad Type: Fisheries and Aquaculture

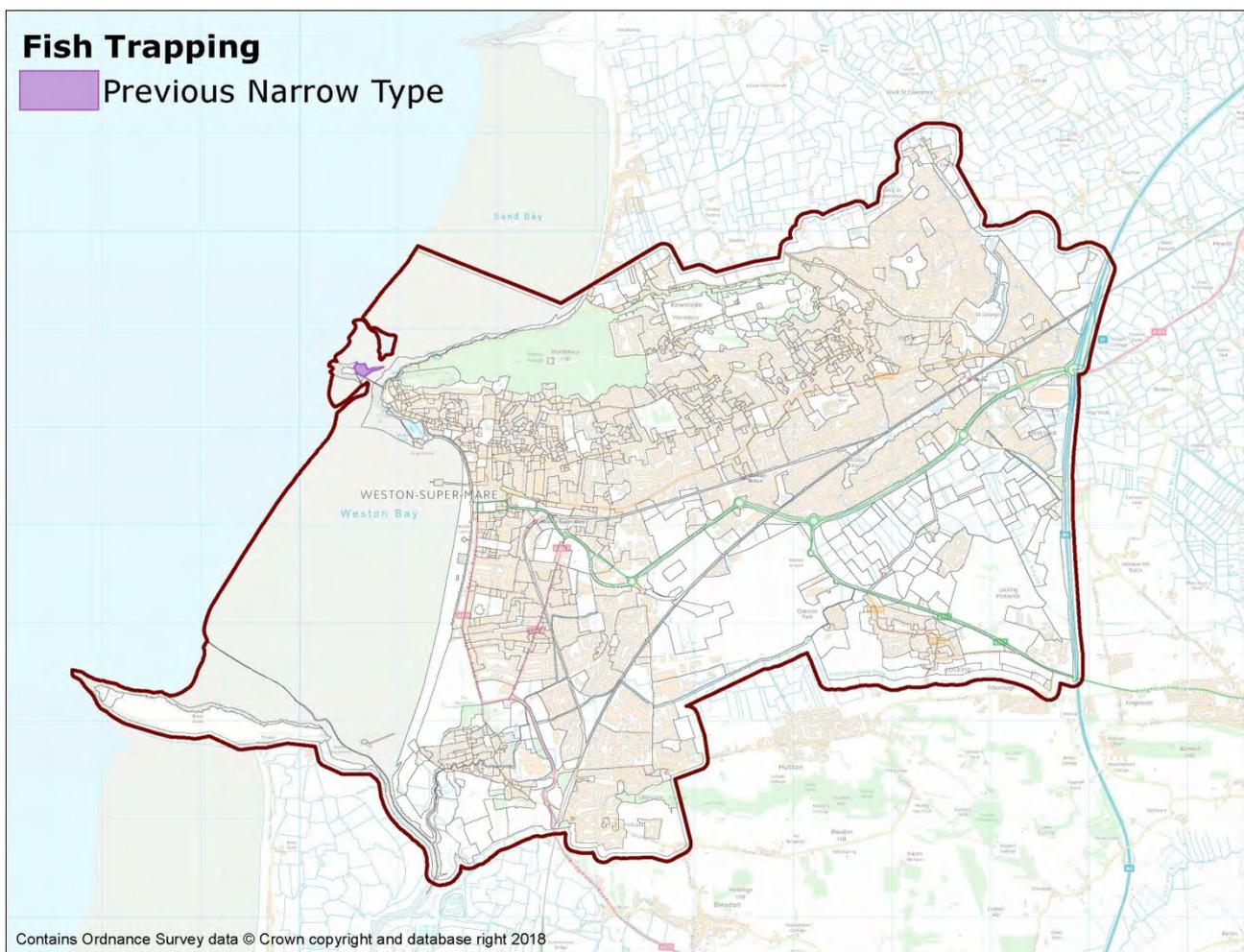
## Narrow Type: Fish trapping

### Broad Type: Fisheries and Aquaculture

A largely marine, coastal and estuarine class relating to the harvesting of fish and shellfish either from the wild (fishing) or under controlled conditions and from farms (aquaculture). They affect the surface, water column, floor and sub-floor parts of the sea, estuaries, lakes and rivers. Over time, developing methods of netting, trapping and catching have involved differing intensities and practices with consequently varied effects on landscape character. Equally varied have been these practices' changing customs, controls, associations, by-products, wrecks and debris.

Related coastal activities and infrastructure are normally located at or near the interface between water and land and include the gathering of bait and the processing and marketing of the quarry. In the marine zone however, this class's activities span all layers, as do its material impacts, including on present expressions of marine biodiversity.

### Narrow Type: Fish trapping



# Broad Type: Fisheries and Aquaculture

## Narrow Type: Fish trapping

### Introduction

Areas characterised by the use of fish traps for the capture of naturally occurring fish stocks. Fish traps are permanent or semi-permanent structures, placed in – in this case – tidal areas designed to entrap fish on the ebbing tide.

Traps include stone, timber, basketry or framed-net structures, sometimes covering extensive areas. A broadly funnel-shaped plan is typical, designed to concentrate trapped fish towards a collection point. Later structures more frequently relate to lines of fixed nets, affixed to stone-built causeways or sunk into sediment.

The type does not include temporary portable pots and creels.

There is only one instance of the type in the project area, in the foreshore east of Birnbeck Island. This is submerged at high tide.

### Historic processes

Fish trapping has ancient origins, with examples dating back to the Mesolithic identified in Britain and Ireland, including during recent excavations for the new United States' Embassy in London. Medieval and post-medieval fish traps are widespread around England's estuaries and coastline. It is not always appreciated how important a food source fish was during the medieval period, given strict religious prohibitions on the consumption of meat on Fridays and for the six weeks of Lent, in addition to numerous other festivals in the ecclesiastical calendar.

The Severn Estuary was a particular hot-spot for trapping marine and migratory fish. Records in the Domesday Book – some with likely Anglo-Saxon origins – and in numerous later charters detail the extent of the fishery, in part to service monastic and royal household demand. So intense was the pressure on fish stocks during the medieval and early modern periods that legal action<sup>1</sup> was taken to reduce exploitation.

In the study area, the fish traps identified appear to be rather later. They are shown on the first edition of the Ordnance Survey 25" map, annotated as 'fishing weirs' and are depicted as lines of poles fixed into the intertidal shingle foreshore, known as 'The Causeway', running east from Birnbeck Island. They are still shown on the Ordnance Survey 1:2,500 map of 1953, indicating a long duration of use alongside the leisure traffic using Birnbeck. Given Weston's location, the fish weirs were probably targeted at inshore marine species.

### Condition

The single occurrence in the study area is as a previous type; no trace of the net or pole structures remain visible on the surface as a consequence of either deliberate removal or erosion and decay of wooden elements. Stone footings remain in place, according to the North Somerset Historic Environment Record (HER)<sup>2</sup>, are more resilient than the wooden elements. It is likely that the sub-surface sections of some waterlogged wooden structures remain extant.

### Vulnerability

Located in the intertidal zone, fish traps are subject to coastal processes that can truncate physical remains through direct erosion. Similarly, cyclical patterns of sediment transport could result in inundation of surviving assets by sand/mud.

Stone structures are more resilient to erosion, but may be vulnerable to collision from marine traffic – although this is comparatively unlikely.

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<sup>1</sup> References in Magna Carta, legislation passed under Edward III and again in 1533, sought to remove '*annoyances in the four great rivers of England*' to navigation and fish populations – specifically fish traps (Moore-Scott 2009)

<sup>2</sup> HER Records MNS1848 and MNS1849.

# Broad Type: Fisheries and Aquaculture

## Narrow Type: Fish trapping

### Forces for change

The effects of climate change may intensify coastal processes through increased estuarine flows, changing patterns of scour, erosion and accretion driven by more intense, and more frequent, severe weather events.

Regeneration of Birnbeck Island and pier could potentially have an effect on remains, depending on approaches to development and any planned change to 'The Causeway' – the shingle bar into which the fish traps were anchored.

### Relationships with other character types

The type is found only on the Foreshore (Shingle) type and lies adjacent to the Pleasure Pier and Lifeboat Station on Birnbeck Island.

### Heritage values

#### *Evidential*

The surviving elements of fish traps provide physical evidence of approaches to and spatial disposition of modern fish trapping in Sand Bay.

#### *Historical*

The type, as expressed in Weston, has little illustrative value being essentially invisible at high tide and requiring detailed specialist knowledge and mapping to discern at low tide.

#### *Aesthetic*

The type has negligible aesthetic value in this area.

#### *Communal*

Given the date of the fish trapping remains, it is unlikely that significance communal value is attached to the type, though it is an early expression of the fishing activity that still continues at a very low level at Weston

### Sources

- First edition of the Ordnance Survey 25" map (Somerset, Sheet IX.II, surveyed 1884, published 1888)
- North Somerset Historic Environment Record.

## Broad Type: Industry

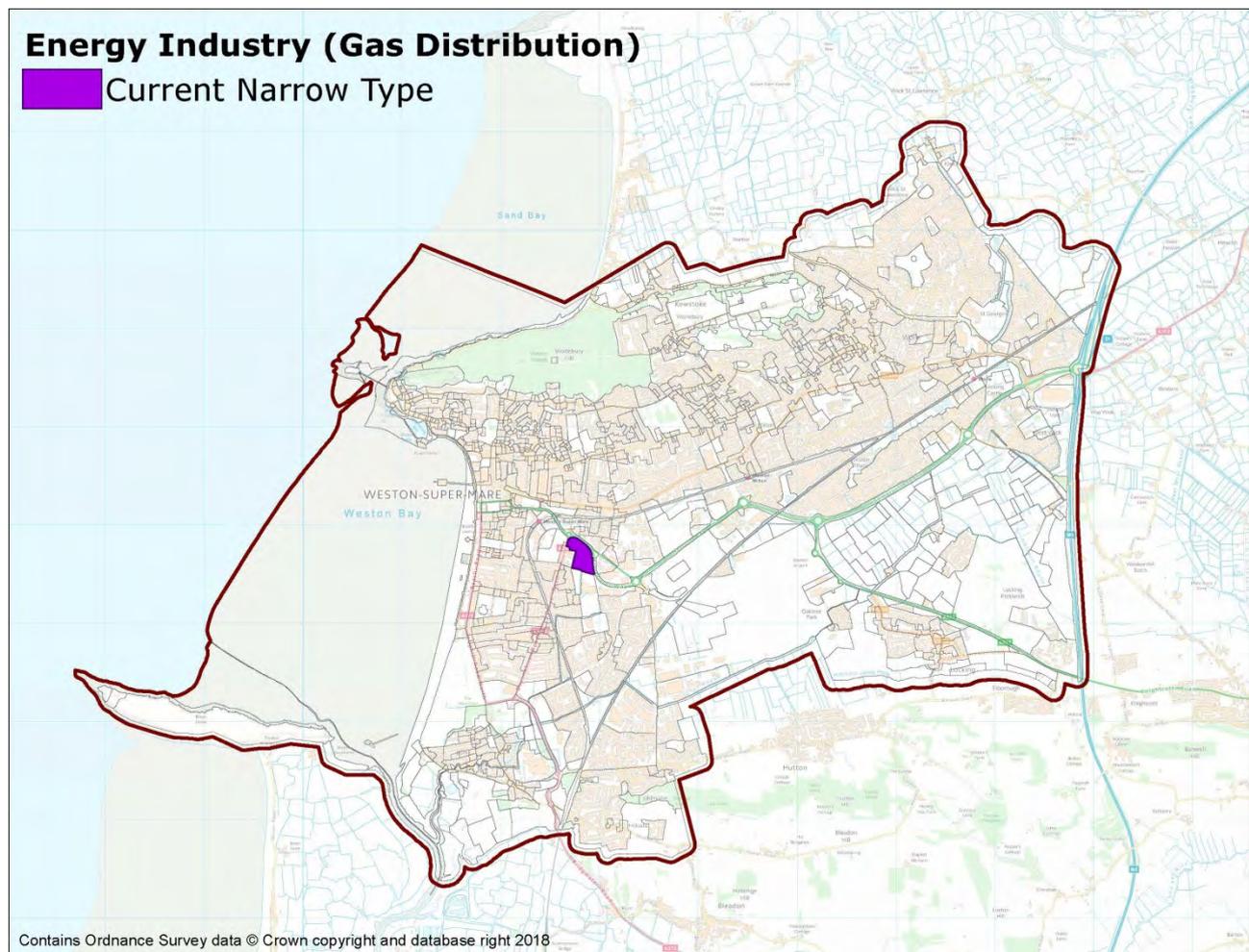
### Narrow Type: Energy Industry (Gas Distribution)

Industry in HLC and HSC covers large-scale activities that relate to the creation of economic goods, normally material rather than services (which tend to be covered by classes like commerce, civic provision, etc). It is therefore largely concerned with primary (extractive) and various forms of secondary (refining, processing and manufacturing) industry, the latter including generation and transmission of energy.

Many industries are largely modern, of the last two or three centuries, but some have longer histories. They are usually associated with highly specialised and therefore immediately distinctive patterns and forms of structures, buildings and by-products (heaps, etc), all developed to achieve, most cost-effectively, the particular industry's ends.

Most of the industries covered by HLC and HSC can be subjected to subdivision of terms as characterisation is made more fine-grained and detailed.

### Narrow Type: Energy Industry (Gas Distribution)



# Broad Type: Industry

## Narrow Type: Energy Industry (Gas Distribution)

### Introduction

An area of buildings, other structures, compounds and hardstanding associated with distribution of gas to the consumer network for industrial and domestic use (e.g. high and low-pressure gas storage, including 'gasometers', compressor stations and trans-shipment facilities).

### Historic processes

Gas distribution infrastructure developed from the mid-19<sup>th</sup> century to facilitate the production and transmission of gas to municipal, domestic and commercial customers. Initially, this was focused on the production of 'town gas' from gasification of coal. Gas was initially adopted for street and domestic lighting, through the use of incandescent mantle lamps and, later, for cooking, water and space heating.

Weston's first gasworks was constructed in 1841, close to the site of the current council offices – but of which no trace remains. Incorporated by Act of Parliament in 1855, the Weston-super-Mare Gas Light Company, moved to the current site on Drove Road and expanded rapidly, with subsequent Acts empowering it to supply larger areas and expand production and storage infrastructure.

Nationalisation in 1949 precipitated ever-greater centralisation of production of gas, resulting in the progressive closure of smaller local works; production in Weston ceased in 1968 although the extant gas holders remained in use. Similarly, electrification of homes and street lighting reduced overall demand for gas in the inter-war and immediate post-war periods. Rapid development of the North Sea gas fields, and deployment of national distribution infrastructure, rendered virtually all town gas works – including Weston's – redundant by the mid-1970s.

### Condition

Most of the gasworks site has been cleared, leaving only a large area of hardstanding and a far smaller area of modern pressurised storage infrastructure. Little remains to enable the area to be read as a former gasworks, although the footings of several circular gasometers can be seen in aerial photographs.

### Vulnerability

All historic gas infrastructure has been removed, therefore the type is not vulnerable to further change. The portion of the site not occupied by modern infrastructure is likely to be redeveloped.

### Forces for change

Historic gasworks sites as a type are likely to continue to experience pressure for redevelopment as low pressure storage (i.e. gasometers) is replaced by high pressure and in-network storage approaches.

Weston's gasworks and gasholders have already been demolished and the bulk of the site – with the exception of the area still operated by National Grid – is likely to be redeveloped.

### Relationships with other character types

No clearly related types in the project area, though the gasworks is close to the settlements and activities that would have drawn gas from it.

### Heritage values

#### *Evidential*

All historic buildings and infrastructure have been removed, but there may be some below-ground remains of aspects of the works.

#### *Historical*

Contributes to understanding the development of modern Weston and the provision of a heat and light, initially by the private local gas company.

## Broad Type: Industry

### Narrow Type: Energy Industry (Gas Distribution)

#### *Aesthetic*

The type has limited aesthetic value although some might appreciate the area of open ground that has developed here.

#### *Communal*

There may be former employees of the town gasworks and later installations, and older residents who recall it in operation.

#### **Sources**

- Ordnance Survey maps: first edition to modern digital maps

# Broad Type: Industry

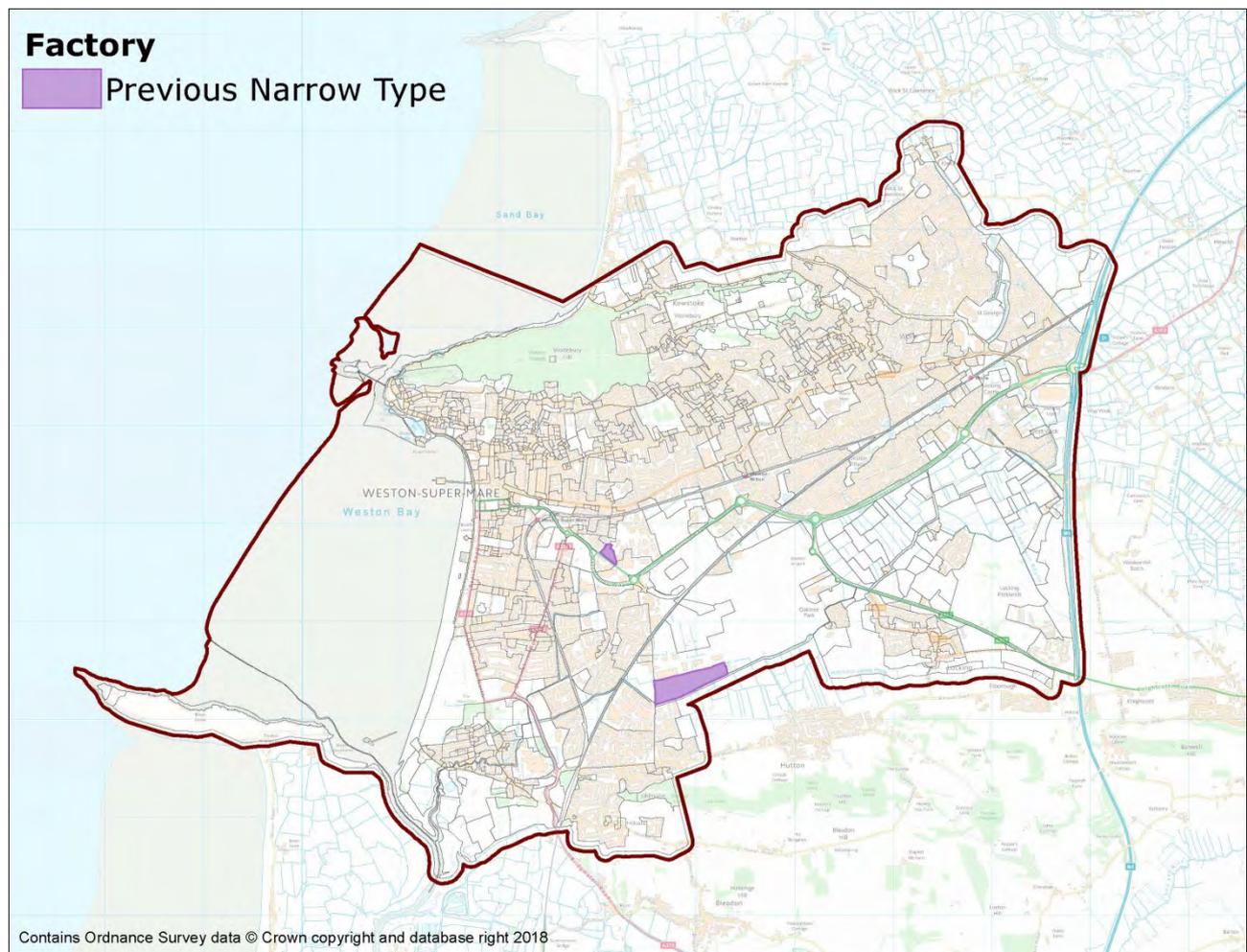
## Narrow Type: Factory

Industry in HLC and HSC covers large-scale activities that relate to the creation of economic goods, normally material rather than services (which tend to be covered by classes like commerce, civic provision, etc). It is therefore largely concerned with primary (extractive) and various forms of secondary (refining, processing and manufacturing) industry, the latter including generation and transmission of energy.

Many industries are largely modern, of the last two or three centuries, but some have longer histories. They are usually associated with highly specialised and therefore immediately distinctive patterns and forms of structures, buildings and by-products (heaps, etc), all developed to achieve, most cost-effectively, the particular industry's ends.

Most of the industries covered by HLC and HSC can be subjected to subdivision of terms as characterisation is made more fine-grained and detailed.

## Narrow Type: Factory



# Broad Type: Industry

## Narrow Type: Factory

### Introduction

A complex of industrial buildings housing powered machinery and employing a workforce for manufacturing. Factories are commonly purpose-built but can include earlier structures modified to enable manufacturing use.

### Historic processes

Factories are a feature that largely came in with the Industrial Revolution of the 18<sup>th</sup> century as most goods were made by craftsmen on a localised basis prior to this. The factory system is typified by applying a systematised approach to production with multiple processes brought together on the same site and labour being divided between the processes to achieve an efficient workflow.

Industry was historically of secondary importance in the town's economy and only a handful of fully-fledged industrial concerns ever developed. This was largely a direct result of the area's primary status as a resort since visitors flocked to the area to escape urban life and the presence of large-scale industry would undermine this.

In the project area, the type is found only as a previous type. These comprise the remains of the former Royal Potteries factory and the remains of the Westland Aeronautics factory, both on Winterstoke Road. Both have been partially redeveloped and their sites are now in other uses. Despite this, some aspects of the preceding factory buildings and layout remain legible despite reuse of the sites.

Royal Potteries was founded in the 1840s, taking up the name "Royal" after its products won an honourable mention at the 1851 Great Exhibition. Its main products were originally bricks and tiles but it also made flower pots. Many of its building products, particularly ridge tiles, were used locally. Examples of these survive and, together with the slate and stone (both local and Bath stone) that typifies the building stock of the town's resort heyday, they form part of the distinctive character of the townscape. The company began to specialise in flower pots and other garden ceramics and, by the 1880s, they were said to be the single largest source of production of flower pots in the country (Beisly, 2001). By the 1930s, the company chiefly concentrated on flowerpot production. It eventually went out of business in the 1960s due to competition from plastic flowerpots. The site was taken on by a range of industrial concerns and is now split between several businesses. The majority of the buildings which formerly comprised the pottery have been demolished but one of the former kiln buildings remains. This lies close to the northern end of the site and no longer has the distinctive chimney of a kiln building and has been partially reroofed with a flat roof.



**Photograph 1: Former Royal Potteries kiln building (brick structure in centre ground), Winterstoke Road**

# Broad Type: Industry

## Narrow Type: Factory

The potteries were the only real industrial manufactory in the area through the heyday of the resort and until WWII. This changed when an aircraft factory was built adjacent to the RAF base, itself then recently established, on the outskirts of the town. The factory was sited just outside the western boundary of the airfield. During WWII it produced Bristol Beaufighter fixed wing aircraft for the war effort. From the mid-1950s the factory produced helicopters, initially the Bristol but later Lynx, Apache and Merlin. In the post-war period, the local authority, recognising the decline of seaside trade and the effect on the local economy began to actively promote the relocation of light industrial concerns to the town and focussed infrastructure and housing to the area around the helicopter factory. It was taken over by Westland Helicopters in 1960, later becoming part of the GKN group. The factory became a major employer and spurred housing growth in this part of the project area. It closed in 2002 after GKN restructured its defence aeronautics operations with the loss of nearly a thousand jobs<sup>1</sup>. The factory has since been partially redeveloped and is in use as an industrial estate. Several factory buildings remain amidst the new ones, including 1940s and 1950s factory ranges and the former main gatehouse and an office range of 1980s date.

### Condition

The type is not in active use for its original purpose but some structures have been retained, although in different use, and these appear to be in reasonable condition.

### Vulnerability

The type survives in the form of repurposed buildings and plot patterns. As such, it is vulnerable to change should these buildings become unsuited to the new uses they have been put to.

### Forces for change

The key force for change is the commercial viability of use of its buildings for other, non-factory, purposes. Both instances of the type lie in areas of redevelopment pressure.

### Relationships with other character types

Factories require ready access to distribution networks so the type is found adjacent to Road and Railway.

### Heritage values

#### *Evidential*

Physical evidence, albeit in modified form, for the industrial businesses which were once key parts of the local economy and which are now no longer going concerns.

#### *Historical*

The Westland works also illustrates wider, internationally influenced, developments in aeronautics. The type also has some associative value with two companies which were once important features of the town's economy. In the case of Royal Potteries, its product was also partly responsible for the distinctive appearance of the older parts of the town.

#### *Aesthetic*

Largely utilitarian structures which characterise the type but partial redevelopment has removed many original buildings reducing coherence of the type.

#### *Communal*

Associated with the former importance of the factories as local employers. In the case of the helicopter factory, this may entail a complicated set of values and perceptions due to the toll the town felt when it was lost as an employer.

### Sources

- Beisly, P. (2001). Weston-super-Mare Past. Chichester: Phillimore;
- Historic Ordnance Survey editions;

<sup>1</sup> <http://news.bbc.co.uk/1/hi/england/1753104.stm>

**Broad Type: Industry**

**Narrow Type: Factory**

- Current Ordnance Survey edition (1:10,000 map; current OS VectorMap Local);
- North Somerset Council Historic Environment Record;
- Site Visit.

# Broad Type: Industry

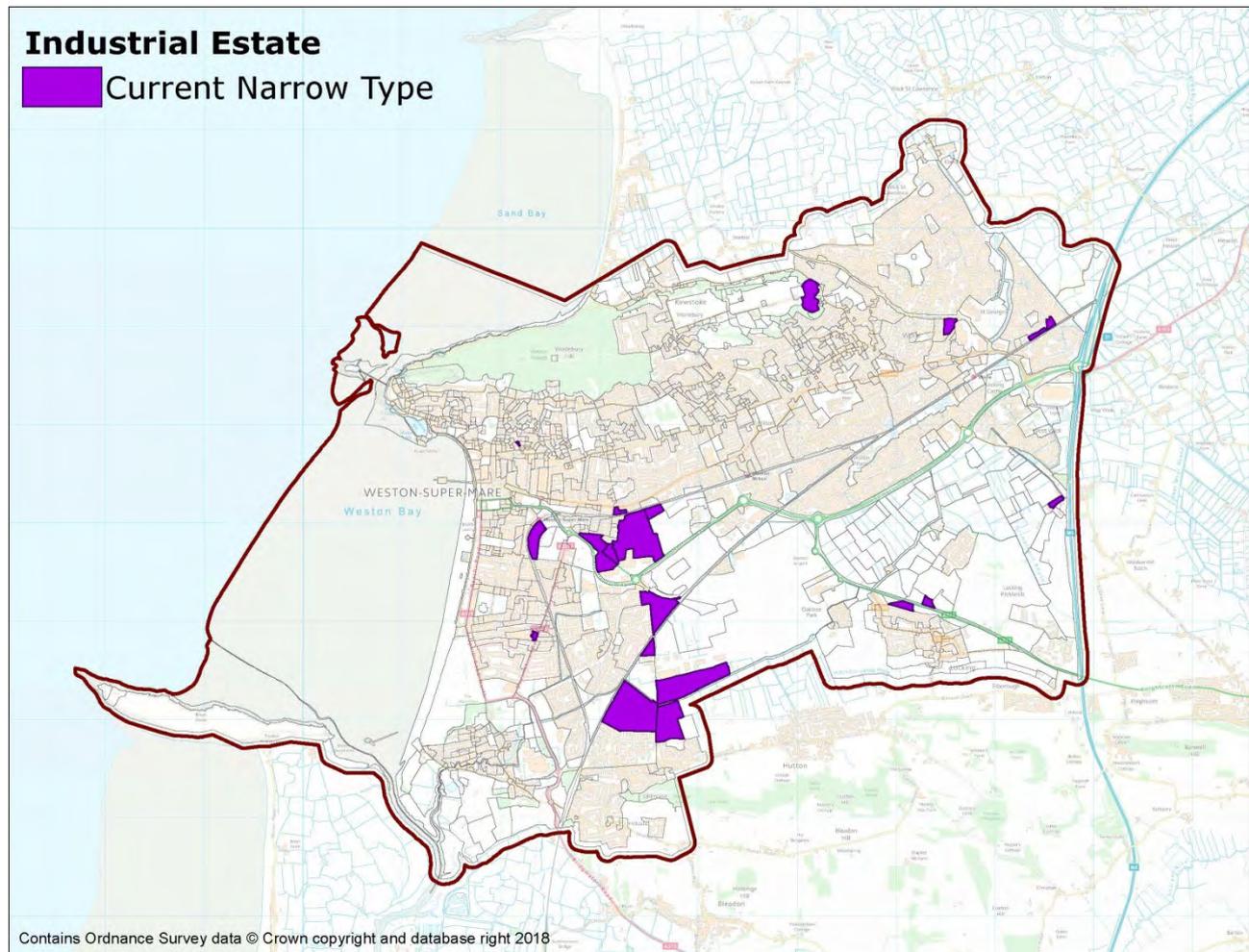
## Narrow Type: Industrial estate

Industry in HLC and HSC covers large-scale activities that relate to the creation of economic goods, normally material rather than services (which tend to be covered by classes like commerce, civic provision, etc). It is therefore largely concerned with primary (extractive) and various forms of secondary (refining, processing and manufacturing) industry, the latter including generation and transmission of energy.

Many industries are largely modern, of the last two or three centuries, but some have longer histories. They are usually associated with highly specialised and therefore immediately distinctive patterns and forms of structures, buildings and by-products (heaps, etc), all developed to achieve, most cost-effectively, the particular industry's ends.

Most of the industries covered by HLC and HSC can be subjected to subdivision of terms as characterisation is made more fine-grained and detailed.

## Narrow Type: Industrial estate



# Broad Type: Industry

## Narrow Type: Industrial estate

### Introduction

An area of land owned by a developer, whether a private entrepreneur or a public authority, and divided into plots for leasing or sale to manufacturing or commercial concerns which may share some common services. They are characterised by small industrial premises, usually shed-like structures, arrayed around a central service road. They are generally sited at the edges of towns to take advantage of the road network.

### Historic processes

Industrial estates developed from the mid-20<sup>th</sup> century to provide bases for smaller companies undertaking a range of light-industrial processes.

In the project area, the type is frequently located on strategic transport routes and, in the case of the example on Worlebury Hill, is located within a former quarry, making use of brownfield land. There is a concentration of early industrial estates around the former helicopter factory. Development of this was supported by the local authority, 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, including trade exhibitions to companies based in the West Midlands. 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 (Beisly, 2001).

### Condition

The type is in mixed condition, but is generally robust.

### Vulnerability

The type is generally resilient to change, with commercial forces being the main source of likely change.

### Forces for change

In more central locations, the need for housing land may be a driver for regeneration and land use change.

### Relationships with other character types

Most are located alongside Roads, due to the importance of access to the road distribution network, and at or alongside former Factory.

### Heritage values

#### *Evidential*

A physical expression of a wider trend in late 20<sup>th</sup> and 21<sup>st</sup> century commercial development across Britain

#### *Historical*

Illustrates a particular trend toward co-location of light industrial uses outside urban centres – reflecting post-war redevelopment and the priority placed on separating 'anti-social' uses from town centres.

#### *Aesthetic*

Generally utilitarian structures and infrastructure.

#### *Communal*

Communal value derives from these being places of work.

### Sources

- Historic Ordnance Survey;

**Broad Type: Industry**

**Narrow Type: Industrial estate**

- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

# Broad Type: Industry

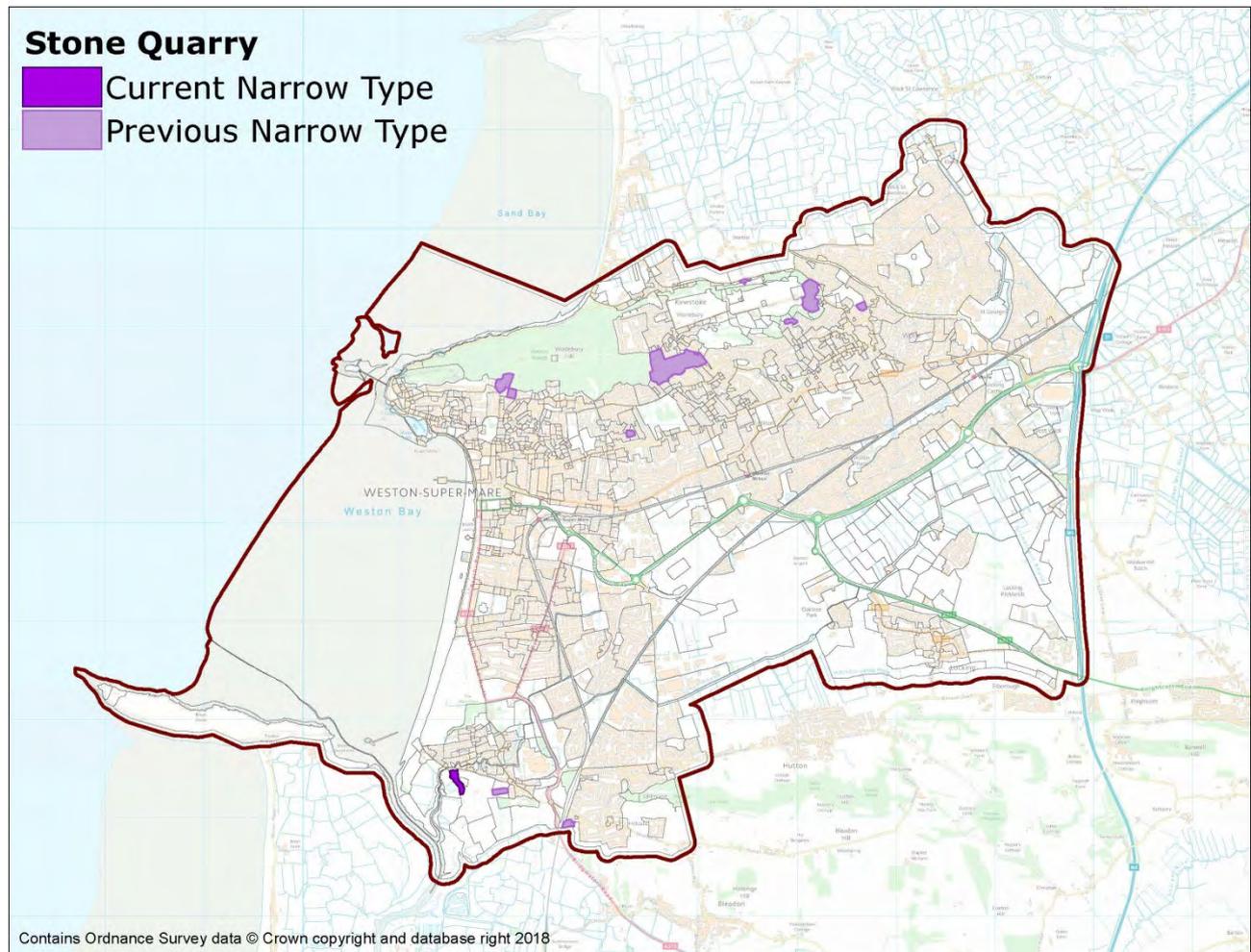
## Narrow Type: Stone Quarry

Industry in HLC and HSC covers large-scale activities that relate to the creation of economic goods, normally material rather than services (which tend to be covered by classes like commerce, civic provision, etc). It is therefore largely concerned with primary (extractive) and various forms of secondary (refining, processing and manufacturing) industry, the latter including generation and transmission of energy.

Many industries are largely modern, of the last two or three centuries, but some have longer histories. They are usually associated with highly specialised and therefore immediately distinctive patterns and forms of structures, buildings and by-products (heaps, etc), all developed to achieve, most cost-effectively, the particular industry's ends.

Most of the industries covered by HLC and HSC can be subjected to subdivision of terms as characterisation is made more fine-grained and detailed.

## Narrow Type: Stone Quarry



# Broad Type: Industry

## Narrow Type: Stone Quarry

### Introduction

An excavation from which stone for building, hardcore and other purposes is obtained by cutting, blasting, hoisting, crushing and dressing. They vary in form from small workings exploiting an already exposed rock face (such as cliffs) to large deep excavations that have reshaped the local landscape.

### Historic processes

Stone quarries have long been a feature of the landscape in those areas of the country where stone suitable for building, hardcore or more specialist use exists. Simple quarried faces occur at Uphill and Kewstoke whereas more extensive industrial-scale quarries were located on the south side of Worlebury Hill. They appear to have been worked from the earlier 19<sup>th</sup> century to provide building stone for the rapidly expanding settlement at Weston. None of the quarries appears in active use now and the sites of many have been redeveloped for housing (e.g. Ashbury Drive) or, less commonly, as an industrial estate (Lower Kewstoke Road). The former main quarry for Weston, Old Town Quarry, is now a visitor attraction in part due to the flora and fauna that developed in the abandoned quarry working but also due to the surviving structures associated with its industrial past.

Local sandstone is a key building material for much of the historic town, and forms a key part of its historic character and identity. While oolitic limestone ('Bath stone') is often used in dressings for Victorian buildings, sandstone is the main building stone for much of the earlier buildings in the town.

### Condition

The type occurs only once as a current type – albeit one that has recently gone out of use. The remainder are previous types, and therefore have no current condition, although they generally remain legible through distinctive topography.

### Vulnerability

Where the type occurs as a current type, it is relatively resilient. It is unlikely that it faces substantial pressure for change.

### Forces for change

Where the type occurs as a current type, the main force for change is likely to be the natural regeneration of vegetation obscuring its form.

### Relationships with other character types

The building stone used in much of the early housing expansion at Weston and around the other earlier settlement nuclei came from these quarries.

### Heritage values

#### *Evidential*

The use of the quarried stone for building could potentially be traced. Similarly, there may be evidence of 19<sup>th</sup> century quarrying techniques.

Within the type, at Uphill Quarry, there is significant evidential value in the form of Pleistocene remains and evidence of Roman use of cave sites.

#### *Historical*

The type has some historical value in relation to its association with buildings in the town.

#### *Aesthetic*

The type has considerable aesthetic value, with the Old Town Quarry being a valued picturesque location.

**Broad Type: Industry**

**Narrow Type: Stone Quarry**

*Communal*

The type may have communal value through people associating their homes with the quarry from which its stone was drawn. Quarries also often serve as relatively wild and exciting places for playing in, especially as children, creating valued memories.

**Sources**

- Current and historical Ordnance Survey mapping.
- North Somerset Historic Environment Record.

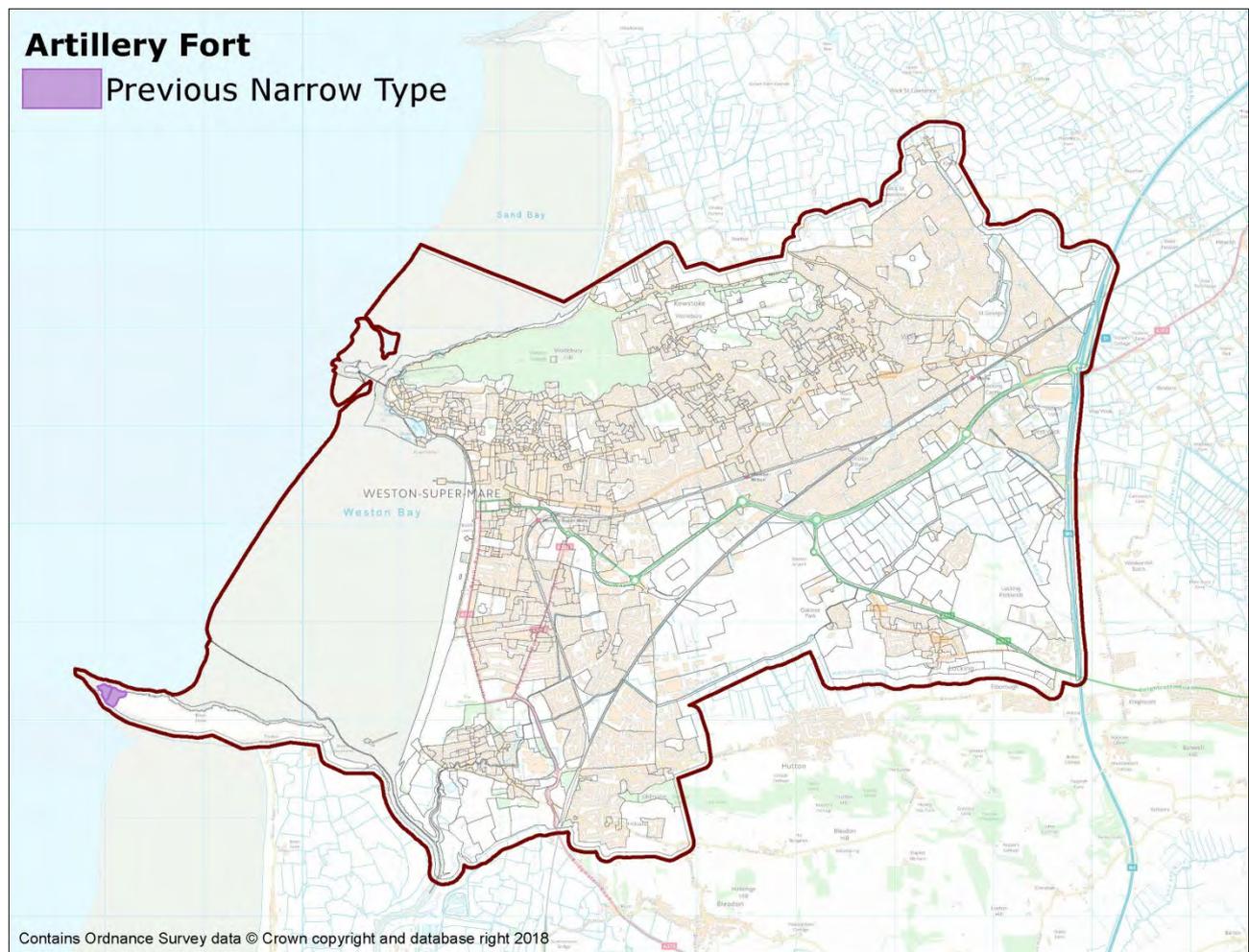
# Broad Type: Military

## Narrow Type: Artillery Fort

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

Such activities are among the earliest recorded and some prehistoric, Roman and medieval military complexes are sufficiently extensive that they are covered by both HLC and HSC. Most, however, are post-medieval and much is of the twentieth century, and especially WWII. There is perhaps greater overlap with the Monuments Thesaurus within this class than any other.

### Narrow Type: Artillery Fort



### Introduction

A fortified building or site with purpose-built emplacements for artillery pieces. Such forts are usually sited in coastal locations and deploy the defensive architecture current at the time of their construction and any subsequent remodelling.

# Broad Type: Military

## Narrow Type: Artillery Fort

### Historic processes

Artillery forts span a wide date in this country, occurring from the 16<sup>th</sup> century up to the early 20<sup>th</sup>. There is only one example in the project area, the Palmerston Fort at Brean Down, which dates to the 1860s. It was one of a wider scheme of artillery forts built around Britain's coasts as part of a renewed programme of costal fortification programme undertaken in response to a popular scare over the potential for a French invasion. The fort was designed to act as part of a system of fortifications covering the Bristol Channel. Other forts in this chain were sited at Lavernock in South Wales and on the islands of Steep Holm and Flat Holm (Saunders, 1989, p. 187). The fort is typical of those constructed as part of this system and makes extensive use of stone for exposed building faces with brick-facing used in other areas. Its squat buildings were designed to limit exposure to fire from ship-borne artillery and incorporated further design measures to absorb or deflect projectile fire.



**Photograph 1: Brean Down Fort – main range of Palmerston Fort**

The fort remained in use until a catastrophic incident in 1900. The fort took severe damage when a gunner fired into a magazine, leading to an explosion. The fort was then decommissioned, following a brief interlude as a tea room. Fixed coastal defences gradually became obsolete with changes in warfare following WWI, including the onset of airborne warfare. This led to the mothballing of many coastal defences, including that on Brean Down.

Many earlier defensive sites had a new lease of life in WWII as they were ideally suited for reuse for anti-aircraft and searchlight batteries and also as observation posts. The fort had further defensive and ancillary structures added in WWII associated with this use. These are of a distinctive appearance compared with the structures associated with the earlier artillery fort as they used concrete as the chief building material. Following WWII the fort was decommissioned again. It formed part of the land on Brean Down gifted to the National Trust in 1954.

**Broad Type: Military**  
**Narrow Type: Artillery Fort**



**Photograph 2: Brean Down Fort – WWII Observation Post, showing recent reinforcement scaffolding**

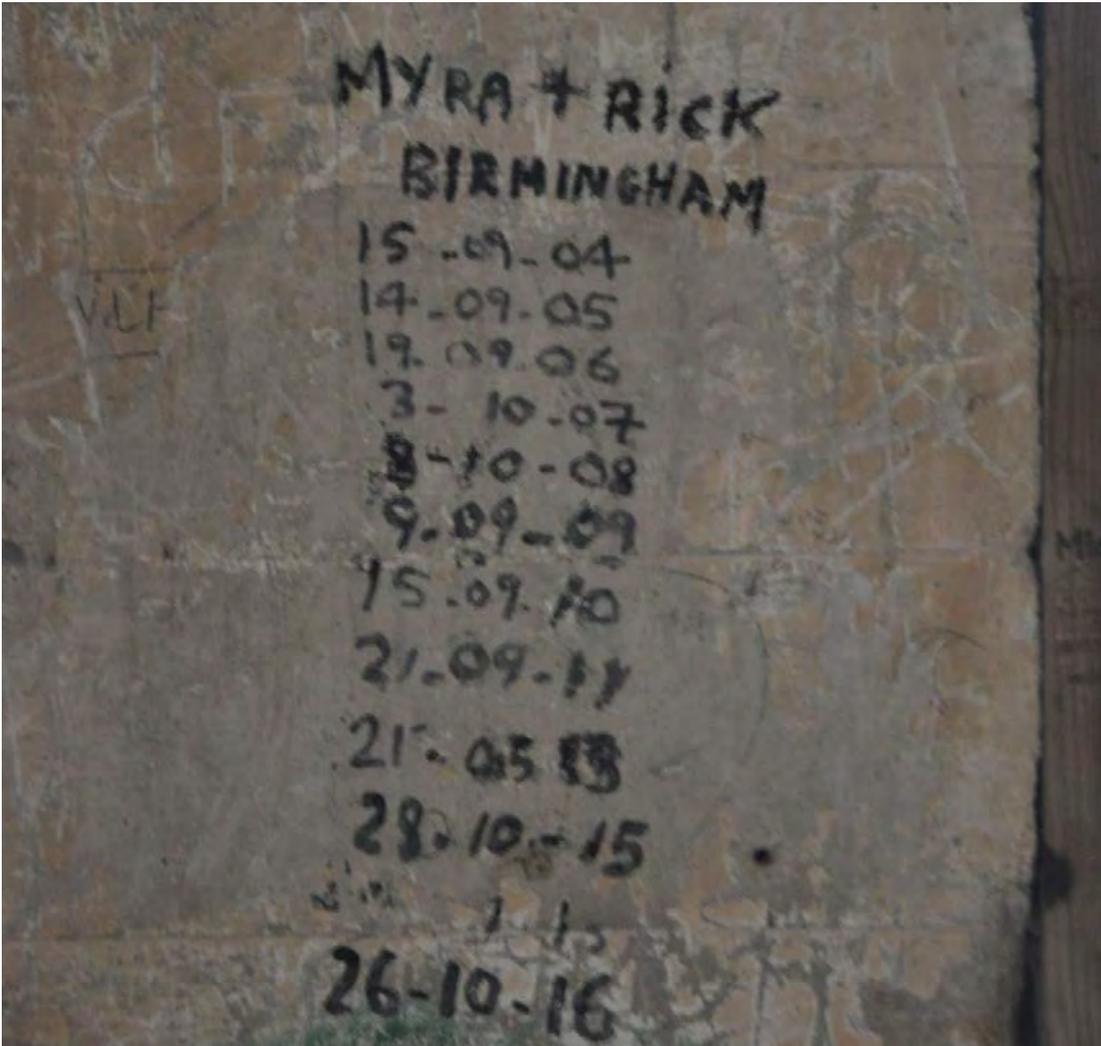
The remains of the Palmerston Fort and associated later defensive structures are part of the multi-period Scheduled Monument which encompasses the Brean Down headland<sup>1</sup>. Visitors have left their mark in the form of graffiti, on several fort structures. This includes a notable instance of graffiti, ostensibly by the same pair of visitors, at yearly intervals on the same internal wall of a WWII anti-aircraft gun emplacement.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1008211>

**Broad Type: Military**

**Narrow Type: Artillery Fort**



**Photograph 3: Visitor graffiti in the 1940s 6" gun emplacement**

### **Condition**

The fort forms part of the area under the management of the National Trust. Whilst some structures are in satisfactory condition, many of them, particularly those of WWII date, are in poor condition. This partly reflects the way in which WWII defensive structures were built, speedily constructed and not built to last unlike earlier coastal defence works, but also evidences the exposed nature of the promontory and the effects of the weather. Some features show signs of visitor pressure and have been subject to graffiti.

### **Vulnerability**

The fort is in an exposed location and its structures have low levels of active use and some are in fairly advanced stages of decay. As such they are vulnerable to further deterioration due to weather damage and water ingress or to changes in maintenance levels.

Visitor action, especially in the form of graffiti, has caused localised change to some parts of the fort.

### **Forces for change**

The National Trust have recently completed a Conservation Management Plan to guide management of the Brean Down estate over the next 25 years. This includes measures for the management of the fort.

Climate change is predicted to increase the frequency and severity of storm events. This is likely to intensify an existing source of damage.

# Broad Type: Military

## Narrow Type: Artillery Fort

### Relationships with other character types

The type is functionally related to, and sometimes directly contemporary with, Coastal Battery. Both form elements of our system of coastal defence evolved over centuries and were often built to act together.

### Heritage values

#### *Evidential*

A physical document of the measures taken to secure the country and counter threats of invasion over the period from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century. This includes two key phases in British coastal defences, the Palmerston forts and World War II anti-invasion. Placement of the fort at this location also provides evidence for the strategic importance of this part of the coast, in part down to the prominence of Bristol as a port during this period but also related to the way in which the Severn provides an inroad into inland areas.

#### *Historical*

In illustrative terms, it makes visible and allows appreciation of key types of anti-invasion measures deployed over the period from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century. It also shows the strategic importance of this part of the coast, both due to the presence of important port facilities but also as the river system to which it is connected acts as a conduit for access inland. In associative terms, the fort is an example of the work of the military engineers who designed and deployed fortifications under the auspices first of the Board of Ordnance and later under the War Office. It also has associations with the regiments and individual artillerymen who operated the fort (for example, Royal Artillery 571 Coastal Regiment).

The fort and later observation posts were also used during WWII by the Department of Miscellaneous Experimental Weapons, based at HMS Birnbeck (the requisitioned Birnbeck Island). This provides further associative value for the installations' role in the development of, amongst other inventions, Sir Barnes Wallis' 'Upkeep' bouncing bombs used in Operation Chastise on the Möhne, Edersee, Sorpe and Ennepe dams (colloquially known as the 'Dambusters' raids).

#### *Aesthetic*

The type has aesthetic value as an imposing and watchful presence on the coast, despite the fort being relatively squat. Its distinctive design, shared with other British coastal forts of this period, conveys a sense of solidity and readiness found in many military buildings of the period. The WWII structures are utilitarian in nature and less imposing but likewise convey watchfulness. This acts as reminder of the proximity of conflict to the present day and stands in stark contrast to the peaceful and relatively wild quality of the rest of the promontory and to the beaches below which are often teeming with visitors.

The fact that the fort is now disused with several sections in a state of disrepair adds a poignant quality and underlines that even state-of-the-art military installations become superseded.

#### *Communal*

The type may have some communal value. This is likely to be related to the way the fort acts as a landmark on the promontory, it is visible from adjacent beaches and is the final thing encountered in a walk along the ridge, rather than being specifically associated with its military past. This may be particularly strong amongst visitors to the area as evidenced by prevalence of repeated visitor graffiti.

### Sources

- Saunders, A. (1989). *Fortress Britain*. Liphook: Beaufort Publishing Ltd
- National Trust;
- Ordnance Survey 1<sup>st</sup> edition – modern mapping;
- current and historical aerial photography;
- Site visit.

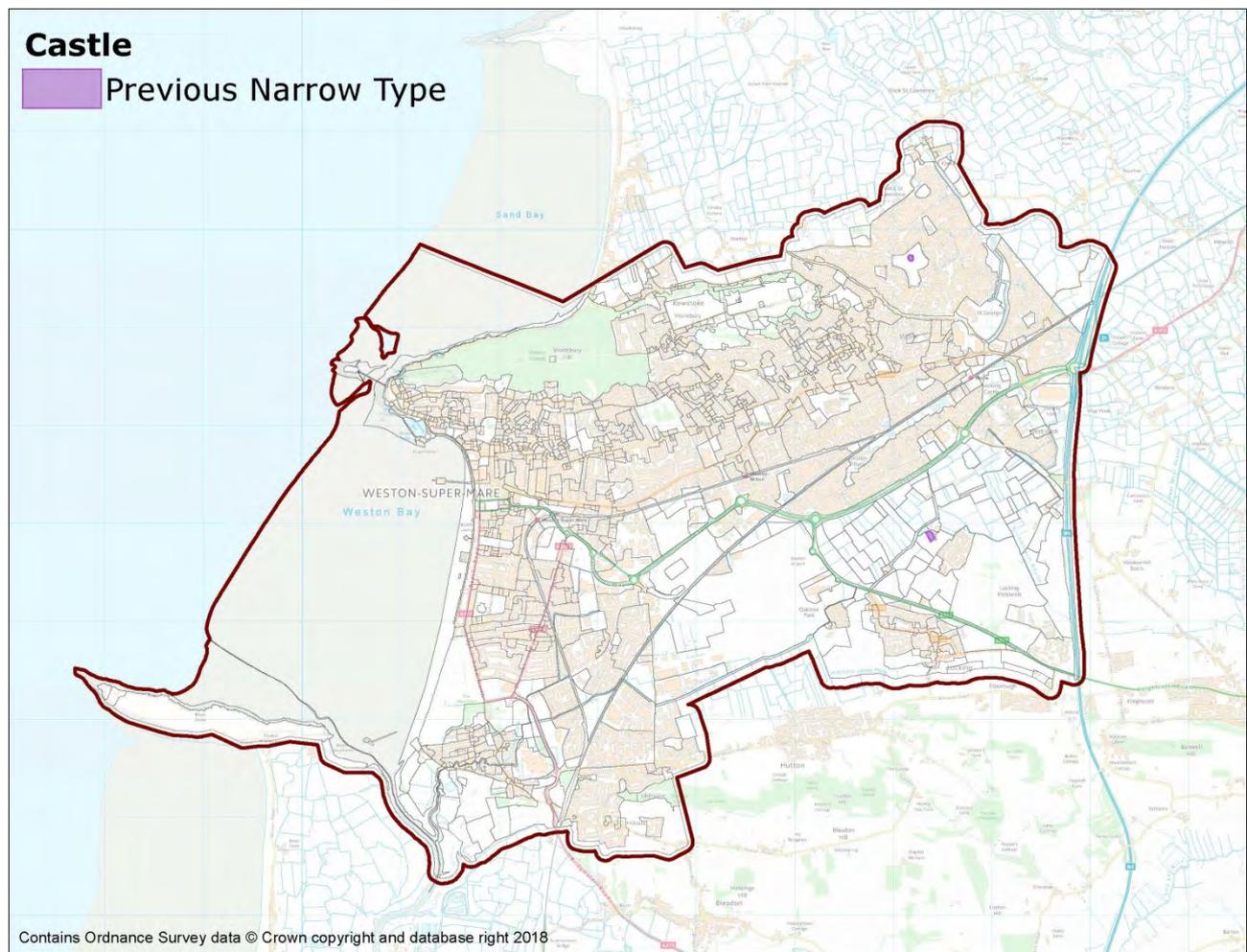
## Broad Type: Military

### Narrow Type: Castle

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

Such activities are among the earliest recorded and some prehistoric, Roman and medieval military complexes are sufficiently extensive that they are covered by both HLC and HSC. Most, however, are post-medieval and much is of the twentieth century, and especially WWII. There is perhaps greater overlap with the Monuments Thesaurus within this class than any other.

### Narrow Type: Castle



# Broad Type: Military

## Narrow Type: Castle

### Introduction

A fortified residence, usually of a noble, and generally medieval or early post-medieval in date. Castle forms developed through time, from simple earthwork castles through to extensive, complex stone-built structures with sophisticated defensive features.

### Historic processes

As distinct from prehistoric, Roman and early historic defended sites, the castle is a specifically Norman introduction – initially a physical expression of the installation of the feudal system that accompanied conquest. Economic, judicial and military power was vested in the land-holding nobility, in return for taxation and military obligations to the Crown.

Immediately after the Norman Conquest, there was an explosion of earthwork castle-building on both sides of the Channel, establishing Norman power and control in England and re-emphasising pre-eminence in northern France. Ringworks – simple but generally substantial earthwork enclosures defined by an outer ditch enclosing an upcast bank – are the earliest Norman fortifications in England. The more familiar and widespread motte comprises a large conical mound, topped with timber or stone structures, often accompanied by an outer enclosure or bailey.

The motte and bailey castles at Locking Head Farm and Castle Batch are relatively typical of the form, and represent the establishment and consolidation of Norman lordship during the 11<sup>th</sup>-13<sup>th</sup> centuries. Locking Head was partially excavated in 1902-3, 12<sup>th</sup> century pottery was recovered, along with later material probably derived from reuse of the site rather than continuity of occupation.

Both examples are relatively well-preserved and are protected as Scheduled Monuments.

### Condition

The type is generally well-preserved and is readily discernible on the ground. Locking Head lies within a fenced enclosure and does not appear to be in cultivation; Castle Batch is located within greenspace enclosed by housing development.

As Scheduled Monuments, they benefit from legal protection that should prevent physical harm.

### Vulnerability

While slow degradation of the type is inevitable, earthwork castles are generally resilient if appropriately managed and protected from agricultural damage, inundation by vegetation or colonisation by burrowing animals. Castle Batch is partially wooded, and is likely to be vulnerable to disturbance by roots and to further self-seeding.

At Locking Head, the type can be appreciated within a wider agricultural landscape, but encroachment of development may impair this given the relative subtlety of topography in the immediate area.

### Forces for change

A very extensive area surrounding Locking Head (comprising the former RAF Locking and a significant area of green-field land) is allocated for development in the current Local Plan. If built out, this would represent a major change in context and potentially the ability to understand the type within its wider landscape context.

### Relationships with other types

Although broadly related in terms of defensive function to Artillery fortification, castles are specifically centres of lordship and local power rather than representative of an organised, national military installation.

# Broad Type: Military

## Narrow Type: Castle

### Heritage values

#### *Evidential value*

The type as expressed in Weston has high evidential value, as well-preserved examples of Norman earthwork castles. They may be expected to retain much evidence for design, use and change in buried remains. Its significance is drawn principally from this value.

#### *Historical value*

The type has high historical value, illustrating the form and function of earthwork castles within the local landscape – particularly for Locking Head.

#### *Aesthetic value*

The type has aesthetic value as small discrete earthworks redolent of former medieval power.

#### *Communal value*

Relatively unprepossessing archaeological sites, but providing a strong link to the area's distant past.

### Sources

- Current Ordnance Survey mapping

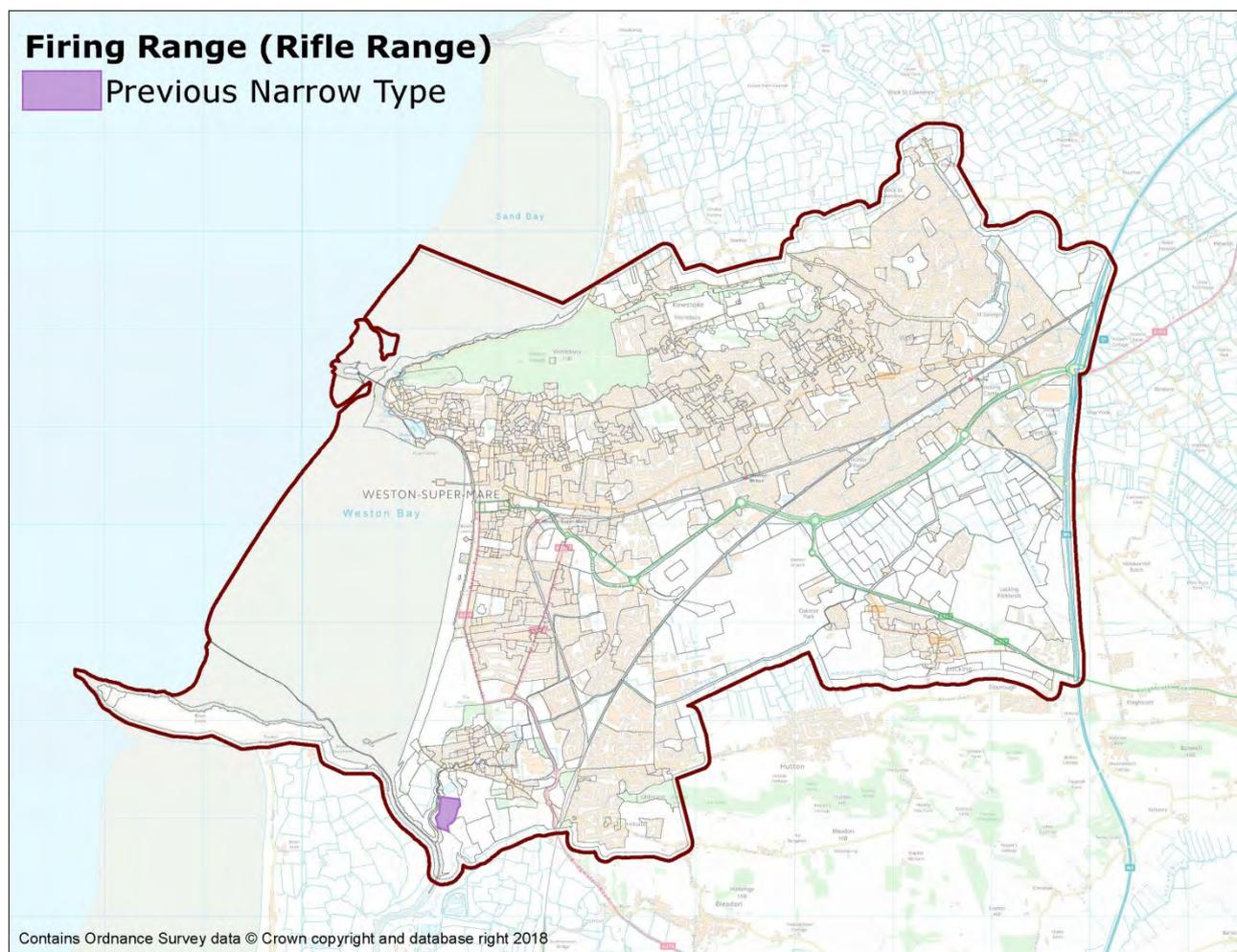
## Broad Type: Military

### Narrow Type: Firing Range (Rifle Range)

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

Such activities are among the earliest recorded and some prehistoric, Roman and medieval military complexes are sufficiently extensive that they are covered by both HLC and HSC. Most, however, are post-medieval and much is of the twentieth century, and especially WWII. There is perhaps greater overlap with the Monuments Thesaurus within this class than any other.

### Narrow Type: Firing Range (Rifle Range)



### Introduction

A piece of ground over which small arms may be fired at targets during training or exercises. Generally military in origin, although civilian equivalents also exist but are generally smaller and occasionally indoor (for example, for air rifle disciplines).

# Broad Type: Military

## Narrow Type: Firing Range (Rifle Range)

The type often features fixed targets at varying distances, often backed by earthwork butts/backstops to intercept projectiles passing through targets. Firing points may be open, sometimes with hardstanding or a low, flat-topped mound, or within structures.

### Historic processes

Separate from the development of military barracks and training installations for the regular armed forces, rifle ranges for training fencible and yeomanry regiments, and civil defence volunteers, were developed from the early 19<sup>th</sup> century. Fear of French invasion during the Napoleonic Wars is often credited as resulting in an expansion of provision, given the need for civil defence.

The instance of the type in the study may be assumed, by its proximity to the 19<sup>th</sup> century military complex on Brean Down, to have been part of the associated training infrastructure for troops stationed at the fort.

### Condition

The single occurrence in the study area is as a previous type; it is not readily discernible on the ground.

### Vulnerability

Loss of land boundaries would result in loss of any remaining trace of the type; it is therefore vulnerable to development or land use change.

### Forces for change

Climate change is likely to be the key force acting on the type, given its close proximity to the coastal edge. Rising sea levels and increased erosion may result in partial loss – as could adoption of ‘managed realignment’ approaches to dealing with the effects of climate change (e.g. through the removal of flood defence banks).

### Relationship to other types

Rifle ranges have a close functional relationship to other military types, including coastal batteries and artillery fortifications.

### Heritage values

#### *Evidential*

The type has some evidential value as archaeological remains relating to target butts and firing platforms may remain in situ – although no trace is visible on the surface.

#### *Historical*

The type is not directly visible on the ground, therefore has little historical value.

#### *Aesthetic*

The type, as expressed in the study area, has no aesthetic value.

#### *Communal*

The type is now unlikely to have communal value; it is not tangible on the ground and is very unlikely to be remembered by local people (disused by the time of the second edition of the Ordnance Survey map, c. 1902; missing on subsequent revisions).

### Sources

- Historic Ordnance Survey mapping

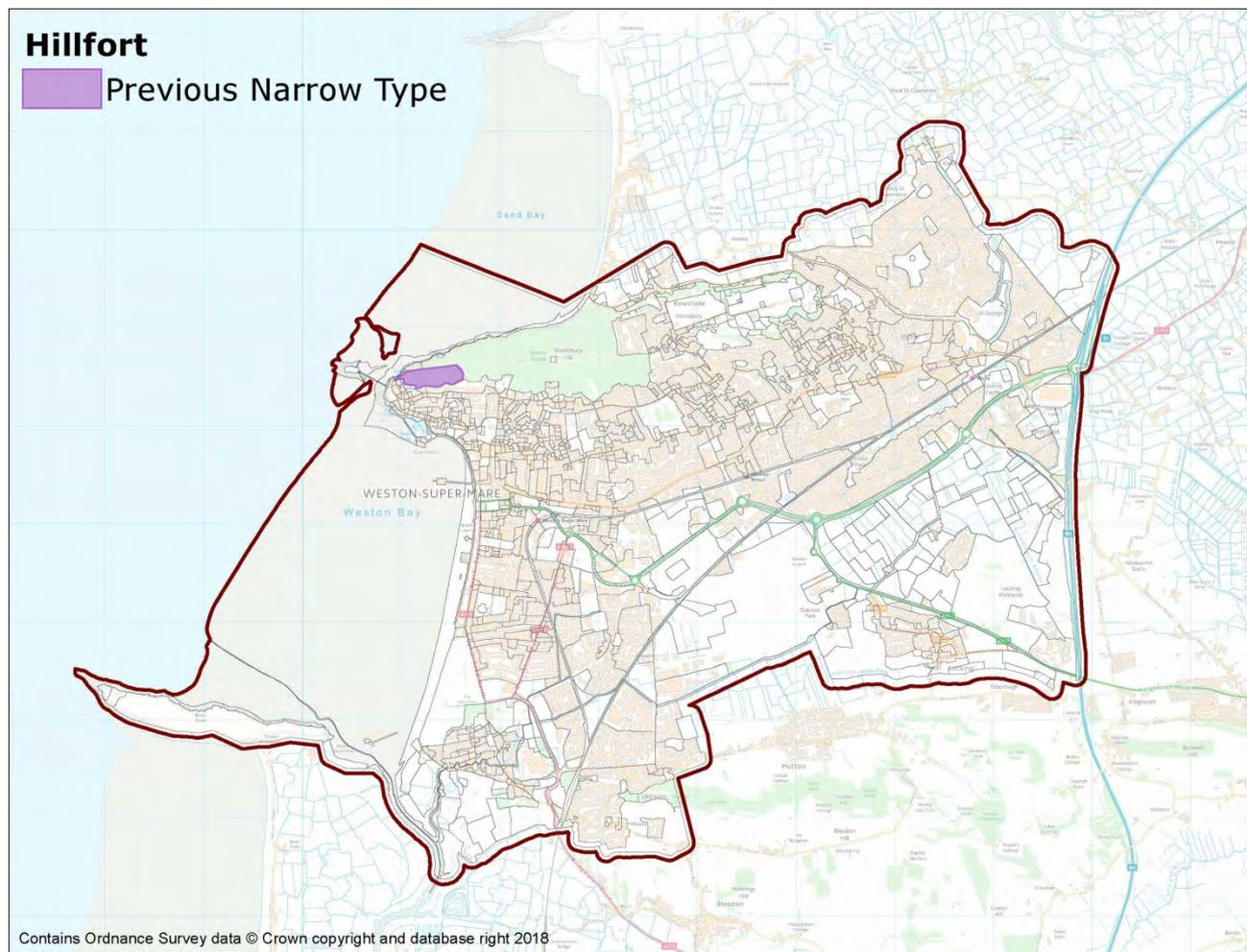
## Broad Type: Military

### Narrow Type: Hillfort

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

Such activities are among the earliest recorded and some prehistoric, Roman and medieval military complexes are sufficiently extensive that they are covered by both HLC and HSC. Most, however, are post-medieval and much is of the twentieth century, and especially WWII. There is perhaps greater overlap with the Monuments Thesaurus within this class than any other.

### Narrow Type: Hillfort



# Broad Type: Military

## Narrow Type: Hillfort

### Introduction

A hilltop enclosure bounded by one or more substantial banks, ramparts and ditches. Such forts are long since disused but form characteristic features within other historic landscape character types such as recreation, rough ground or enclosed land.

### Historic processes

Although classically considered to be a later prehistoric type (Late Bronze Age and Iron Age), many hilltop enclosures have earlier origins, particularly in southern England. Nevertheless, the main period of fort construction dates broadly between 800 and 100 BC; beginning with simple enclosures and increasing in complexity, with 'multivallate' forms emerging during the mid-late 1<sup>st</sup> millennium BC. Around the same time, a period of abandonment across England is recorded – with fewer, larger sites continuing in occupation through to around 100BC. The development of proto-urban centres (*oppida*) in the first century BC appears to have superseded the developed hillforts of southern Britain prior to the Roman invasion of AD43.

The two occurrences of the type in the study area are located on elevated promontories, albeit somewhat different in scale. Both forts, at Brean Down and Worlebury Camp, contain evidence of earlier origins – albeit rather more extensive for the former, which bears traces of Neolithic settlement and relatively extensive Bronze Age remains, including structures and cultivation remains.

As significant areas of elevated, defensible land in a generally flat landscape, the two locations bookend the study area. In addition to the purely utilitarian defensive function, the impressive locations enhance the value of the forts as symbols of power and control within the Iron Age landscape.

### Condition

Worlebury Camp lies within dense woodland, with some structural elements overplanted, but is generally well-preserved. Brean Down is more exposed, with the coastal heath habitats making features easier to appreciate, and although the Iron Age defences are less substantial than Worlebury they are relatively well-preserved.

Both are Scheduled Monuments.

### Vulnerability

Worlebury is vulnerable to both self-seeding of vegetation in currently clear areas, and damage from wind-throw of trees rooted in archaeological features – an increasing risk due to the predicted effects of climate change. Brean Down is less likely to be affected in this way, given current landcover and active management by the National Trust.

### Forces for change

Maturation of woodland on and around the Worlebury fort will create management challenges in terms of ensuring conservation of historic fabric, but may also create opportunities to open up areas of the asset currently afforested.

Climate change represents a potential threat to both instances of the type; at Worlebury in terms of the resilience of the woodland to changing weather patterns and prevalence of pests and disease, and in terms of threat of increased erosion at Brean Down.

### Relationships with other character types

Functionally related to castle, as defended centres of power with an important symbolic function within the landscape, but of very different date and origin.

# Broad Type: Military

## Narrow Type: Hillfort

### Heritage values

#### *Evidential*

The type has high evidential value in the study area; both instances are extensive, well-preserved assets providing valuable archaeological evidence relating to defensive works, settlement and internal domestic features.

#### *Historical*

The type has high historical value, illustrating the form, function and potential relationships of later prehistoric defended sites in the landscape.

#### *Aesthetic*

As striking locations with clearly legible features, many of which are enigmatic and poignant for modern observers, the type has considerable aesthetic value.

#### *Communal*

The type has some communal value as both instances are publicly accessible and enable visitors to experience the type within its wider setting.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England Scheduling documents.

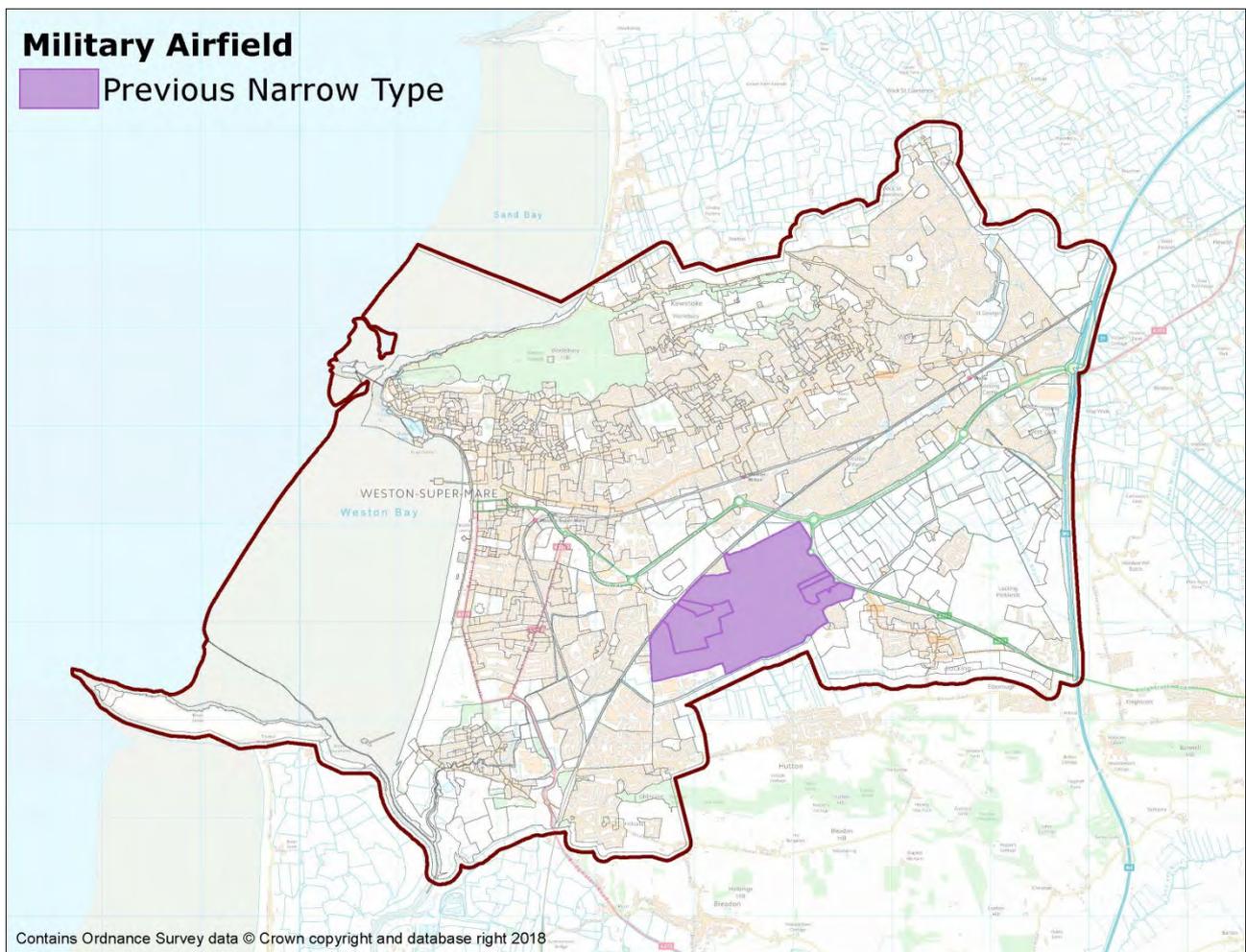
# Broad Type: Military

## Narrow Type: Military Airfield

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

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### Narrow Type: Military Airfield



# Broad Type: Military

## Narrow Type: Military Airfield

### Introduction

A facility for the operation of military aircraft. As well as runways and aprons associated with flight, the type usually includes ancillary structures and buildings for the maintenance and storage of aircraft, defence of the site and staff accommodation. The type occurs only as a previous type in the project area. It is evidenced by the survival of some airfield buildings and by retention of the perimeter in boundary features and by the line of the main runway as a road.

### Historic Processes

The use of aircraft was brought into the British military in the years before WWI and became more established as their usefulness in reconnaissance and attack was demonstrated as the war wore on. Flying was originally undertaken by specialist divisions within the Army and Royal Navy but the forces became more centralised with the establishment of the Royal Air Force (RAF) in early 1918. Both the Army and Navy still retain flying forces but the bulk of military flying, since its inception has been the role of the RAF. During WWI and its aftermath, the fledgling air services were based at a small number of airfields across the country but this drastically increased in the run up to WWII as the importance of aircraft in the coming conflict was recognised. The early part of WWII saw numerous airfields established, either from scratch or through requisition of airfields belonging to the nascent civil aviation business.

RAF Weston-super-Mare was established shortly after the start of the war through requisition of a civil aviation airfield. This had been established in 1936 and was beginning to establish itself as a passenger airport, offering flights across the Bristol Channel to Cardiff, when requisitioned. It was sited on flat, former marshland that had been converted to agricultural fields, just inland from the seafront. RAF Weston-super-Mare complemented another base, RAF Locking, which had been established as a training base, without an airfield, just inland from the town in 1938. The airfield was originally established for training and operated in conjunction with RAF Locking. Test flights of aircraft from the adjacent factory and calibration of radar devices were added as the war progressed. The airfield remained in use for training and testing in the post-war period.

The RAF presence at the site began to wind down at the end of the 20<sup>th</sup> century and the site was eventually sold for redevelopment. Much of the site has now been developed for housing but some aspects of its former military use remain legible. These comprise some airfield buildings, now in use as part of the Helicopter Museum (see Museum Complex), the retention of the airfield perimeter in field boundaries and the use of the course of the runway as the main route through the new housing development.

### Condition

The type is not in active use for its original purpose but the structures retained, although in different use, appear to be in satisfactory condition.

### Vulnerability

The type survives in the form of repurposed buildings and plot and route patterns. As such, it is vulnerable to change should these become unsuited to the new uses they have been put to or obsolete in some other way.

### Forces for change

The key force for change is the phased redevelopment of the land. As this progresses, the former airfield use becomes less and less legible.

### Relationships with other character types

The type is functionally related to the adjacent aircraft Factory and the nearby Military Base.

# Broad Type: Military

## Narrow Type: Military Airfield

### Heritage values

#### *Evidential*

A physical document of the expansion of military airfields in WWII. Its placement here also evidences the strategic importance of the west of England during WWII as it was, though not unscathed by air raids, in less easy reach of enemy forces which allowed training and testing.

#### *Historical*

In illustrative terms, it makes visible and allows appreciation of the RAF operations in the area from the onset of WWII into the 21<sup>st</sup> century. Its disuse and redevelopment also evidences the consolidation of airfields as the RAF adapts to its modern role. They also had a role in guarding the western approaches to Britain.

In associative terms, the type has associations with the squadrons and individual service personnel who used and operated the airfield.

#### *Aesthetic*

Difficult to appreciate its former extent on the ground. Likely to be greater in the east of the former airfield, particularly around the Helicopter Museum, where more of the character of the airfield use remains appreciable.

The fact that it is now disused and largely redeveloped may have a poignant quality and underlines that even state-of-the-art military installations become superseded.

#### *Communal*

Associated with the presence of the RAF making the town feel a valued part of our military system and as of its role as a local employers. This may entail a complicated set of values and perceptions as this is now something that has been lost.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

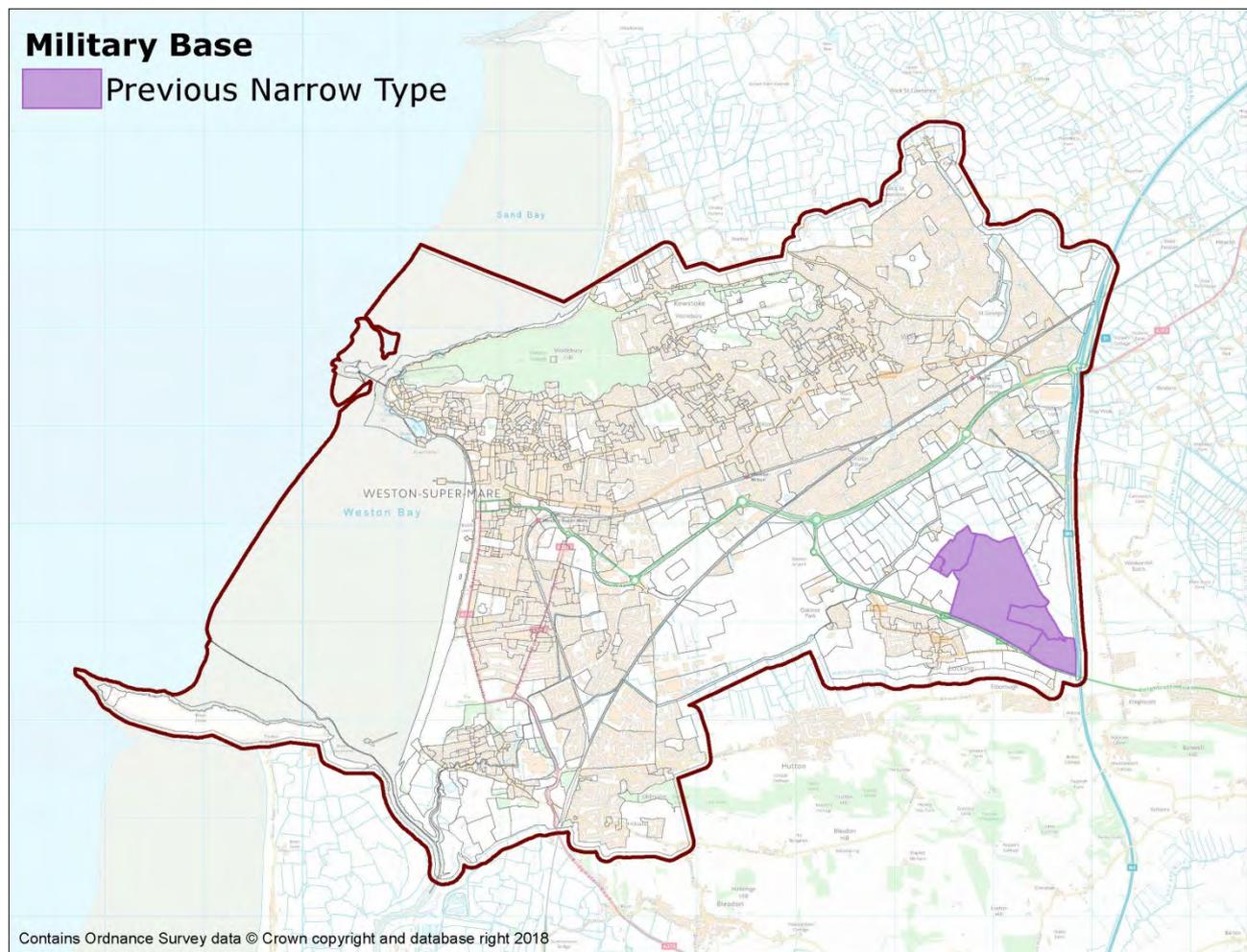
# Broad Type: Military

## Narrow Type: Military Base

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

Such activities are among the earliest recorded and some prehistoric, Roman and medieval military complexes are sufficiently extensive that they are covered by both HLC and HSC. Most, however, are post-medieval and much is of the twentieth century, and especially WWII. There is perhaps greater overlap with the Monuments Thesaurus within this class than any other.

### Narrow Type: Military Base



# Broad Type: Military

## Narrow Type: Military Base

### Introduction

A building or group of buildings, often surrounded by a system of fortifications, used as a residential and training site by the military. The type occurs only as a previous type in the project area. It is evidenced by the survival of some military buildings and infrastructure and by retention of aspects of its layout and perimeter in boundary features and roadways and in commemorative street names.

### Historic Processes

Military bases have a relatively long history in the British Isles. They were established as the requirement for secure housing of service personnel emerged either as an area needed to be garrisoned to keep order, such as in the Scottish Highlands, or as the regularisation of forces meant that more permanent accommodation and training facilities was required. The latter trend began in the mid-19<sup>th</sup> century but intensified with the novel forms of warfare brought in by mechanised warfare in the early 20<sup>th</sup> century. The RAF, as a highly specialised and quickly evolving service, in particular had need for bases and training facilities from its inception.

RAF Locking was established as a training base, without an airfield, just inland from the town in 1938. It consisted of a series of training and administrative buildings, accommodation blocks for single personnel, married quarters housing and a range of sports and recreation facilities. It was laid out on a system of gridded roads typical of British military bases of the period. From WWII onwards it operated in conjunction with RAF Weston-super-Mare which provided the facility for training flights.

The RAF presence at the site began to wind down at the end of the 20<sup>th</sup> century and the site was eventually sold for redevelopment. The site is in the process of being redeveloped and the training and administrative buildings and single accommodation which formed the core of the base have been demolished to be replaced by housing although the street system has been retained. The married quarters, which comprised semi-detached houses, has been retained and has been sold as open-market housing. The former running track, though now unmarked, has not been redeveloped and remains legible. The retention of elements of the base layout and buildings, plus street names which reference British military personnel and bases (Anson Road, Larkhill Road etc.), mean that its former military use remains legible to an extent.

### Condition

The type is not in active use for its original purpose but the structures and elements of the base that have been retained, although now in civilian use, appear to be in reasonable condition.

### Vulnerability

The type survives in the form of repurposed buildings and plot and route patterns. As such, it is vulnerable to change should these become unsuited to the new uses they have been put to or obsolete in some other way.

### Forces for change

The key force for change is the phased redevelopment of the land. As this progresses, the former military use is likely to become less and less legible.

### Relationships with other character types

The type is functionally related to the nearby Military Airfield.

### Heritage values

#### *Evidential*

A physical document of the expansion of the RAF in the run up to WWII. Its placement here also evidences the strategic importance of the west of England both during WWII – it was, though not unscathed by air raids, in less easy reach of enemy forces which allowed training and testing – and in the

# Broad Type: Military

## Narrow Type: Military Base

post-war period, largely due to the availability of related airfields (Weston) and manufacturing (Weston, Filton and Yeovil).

### *Historical*

In illustrative terms, it makes visible and allows appreciation of the RAF operations in the area from the onset of WWII into the 21<sup>st</sup> century. Its disuse and redevelopment also evidences the consolidation of facilities as the RAF adapts to its modern role.

The type has associations with the squadrons and individual service personnel who used and operated the base.

### *Aesthetic*

Modification of the type has reduced aesthetic value since it can be difficult to appreciate its former extent on the ground.

The fact that it is now disused and largely redeveloped may have a poignant quality and underlines that even state-of-the-art military installations become superseded.

### *Communal*

Communal value may derive from the presence of the RAF making the town feel a valued part of our military system and from its role as a local employer. This may entail a complicated set of values and perceptions as this is now something that has been lost.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;

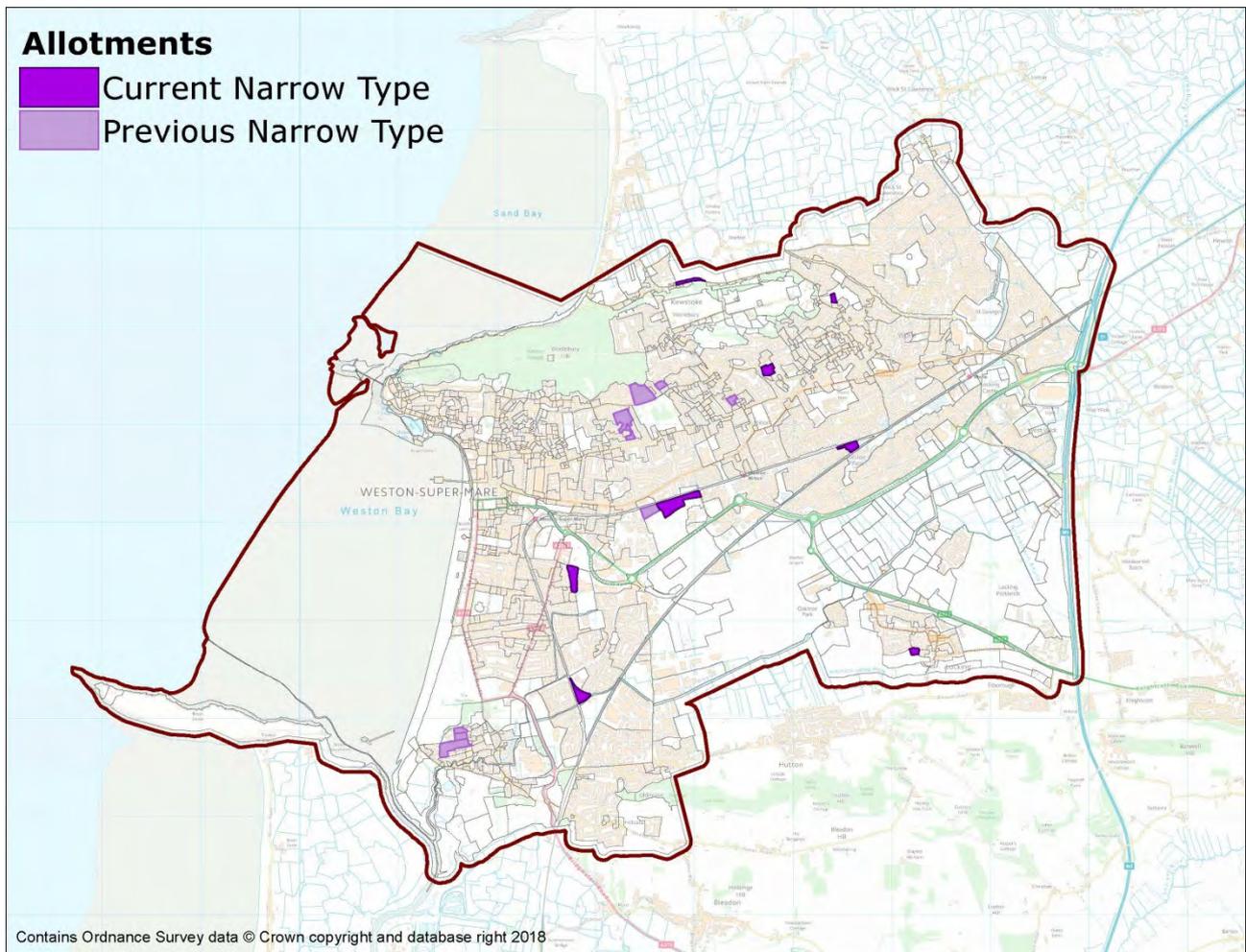
# Broad Type: Orchards and Horticulture

## Narrow Type: Allotments

Land use in many parts of the country either is or has been dominated by the extensive, systematic and sometimes intensive commercial cultivation of particular crops, usually fruit, nuts, vegetables and flowers. Such areas have usually developed their specialism because of particular qualities that provide a competitive edge (climate, soils, proximity to markets etc).

This category also includes non-commercial expressions of horticulture, such as Allotments.

### Narrow Type: Allotments



# Broad Type: Orchards and Horticulture

## Narrow Type: Allotments

### Introduction

A share or portion of land, allotted to a person, often used for growing vegetables, fruit, etc. The majority of those in use are within municipal allotments and consist of regularly sized portions.

### Historic processes

During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, creation of allotments was seen as a way to provide the urban working classes with fresh produce and also to provide wholesome recreation. Some were created as part of the terraced housing developments of the later 19<sup>th</sup> century to early 20<sup>th</sup> century. Still more were created as part of the "Dig for Victory" campaign during WWII. Following WWII some areas in recent years, allotments have become a feature of an aspirational sustainable lifestyle and this has created pressure on remaining allotment gardens to the extent that many now have waiting lists. The majority of provision remains in local authority ownership and management, although a range of private and third-sector bodies are involved on a local and regional basis.

Many former allotment areas, connected with later 19<sup>th</sup> and early 20<sup>th</sup> century housing developments, were redeveloped for housing in the immediate post-war period, particularly around Uphill. However, it appears that local demand has contributed to the creation of new assets – for example off Aspen Park Road in Worle.

### Condition

The type is generally in good condition across the study area, with some variance in use but no evidence of decline or dereliction.

### Vulnerability

The majority of allotments, with the exception of recently-created areas, are identified in the Local Plan and receive a measure of policy protection from loss to development. There is clearly significant demand for allotment land in the study area, therefore it is likely that the conservation of existing assets is a community priority.

### Forces for change

Conversion of allotment land for housing or employment use remains a threat. The type can be fairly disparate in character, depending on local and site-specific bylaws governing uses, appearance and construction of sheds and ancillary structures (e.g. greenhouses).

### Relationships with other character types

In Weston, allotments are of a domestic nature and are most closely associated with terraced housing and later housing estate development. (It should be noted that no allotments used for commercial or semi-commercial market gardening were identified.)

### Heritage values

#### *Evidential*

The patterns of subdivision and the minor infrastructure of allotments reveal much about how these semi-communal places were and are organised and used.

#### *Historical*

Exemplify how local authorities and other bodies have supported the aspirations of individuals to grow their own food in healthy ways.

# Broad Type: Orchards and Horticulture

## Narrow Type: Allotments

### *Aesthetic*

The type has considerable aesthetic value, including the often dramatic, occasionally very regimented horticultural interest of individual plots. They are also relatively open-spaces with considerable visual interest (flowers, bean poles, sheds, gardeners, etc) set within or beside built up areas.

### *Communal*

Allotments have strong communal values and are often passed down through families, where local rules allow, meaning that multiple generations can develop attachments to plots and the type in general.

### **Sources**

- Ordnance Survey 4<sup>th</sup> edition to modern mapping

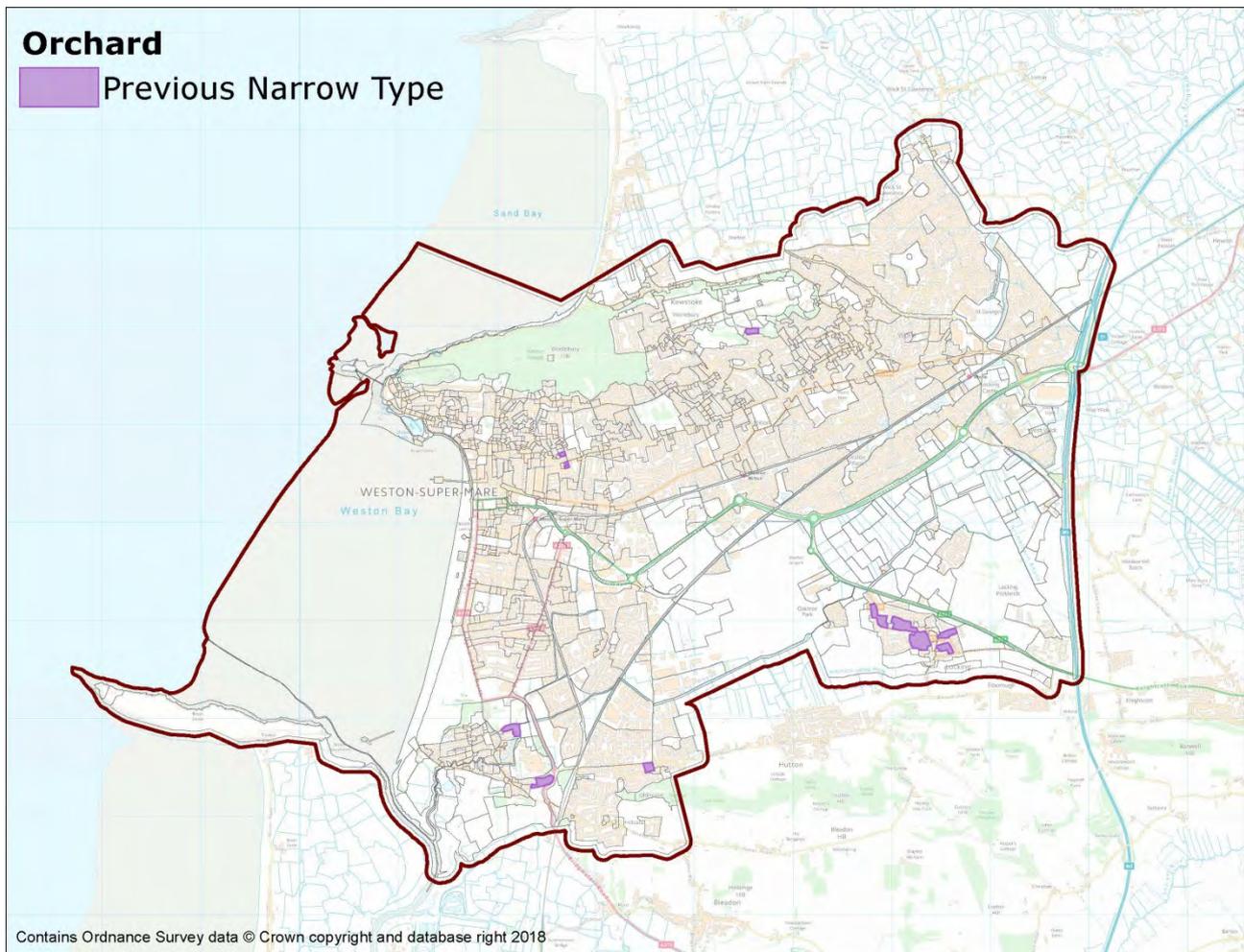
# Broad Type: Orchards and Horticulture

## Narrow Type: Orchard

Land use in many parts of the country either is or has been dominated by the extensive, systematic and sometimes intensive commercial cultivation of particular crops, usually fruit, nuts, vegetables and flowers. Such areas have usually developed their specialism because of particular qualities that provide a competitive edge (climate, soils, proximity to markets etc).

This category also includes non-commercial expressions of horticulture, such as Allotments.

### Narrow Type: Orchard



# Broad Type: Orchards and Horticulture

## Narrow Type: Orchard

### Introduction

An enclosed area of land or garden for the growing of fruit-bearing trees.

### Historic processes

The cultivation of apples, pears and, to a lesser extent, plums and other tree-borne fruit has ancient origins. The earliest references to formal orchards in Britain – as opposed to collection of wild resources – come from medieval monastic records. There is good evidence, from court records of Henry VIII, of plant material for grafting being imported from the Netherlands and France. Beginning as a largely aristocratic type, orchards became a key part of the economic life of large estates and smaller farms alike, providing a valuable commodity that could be sold at market, used directly on the farm, and could readily be stored or made into cider – which, in places, formed a part of farm labourers' pay.

By 1700, Worcestershire, Herefordshire, Gloucestershire and Somerset had well-established traditions of orchards dedicated to cider and perry production.

With the large-scale industrialisation of farming during the 20<sup>th</sup> century, traditional orcharding fell rapidly out of favour as holdings were amalgamated and maximisation of crop yields were prioritised.

The First Edition of the Ordnance Survey map reveals a dense distribution, associated with estate centres and larger farms. However, these appear to have been lost rapidly during the early 20<sup>th</sup> century; agricultural intensification and, latterly, development having been particular threats.

Amalgamation of fields and the need to maximise growing space for other crops appears to have resulted in the grubbing out of large numbers of orchards. Indeed, within the study area, the type occurs only as a previous type, illustrating the extent to which this characteristic resource has been lost. This has mostly been to housing, where historic plot boundaries are retained in development patterns and, to a much lesser extent, to reorganisation of field systems to facilitate more intensive agricultural practices.

### Condition

The type exists solely as a previous type, and therefore has no real 'condition' per se. The former plot boundaries that provide the evidence of their existence are relatively clear – but only from maps or aerial photography.

### Vulnerability

The type has been entirely lost within the study area.

### Forces for change

As the type exists solely as a previous type, forces for change act principally on current land use and character – in this case, mainly housing. It is therefore unlikely that the type faces significant threats.

### Relationships with other character types

Generally, the type is often related to Country Houses or Landscape Parks. However, in the study area, as in much of South-West England, the orchards appear to have mainly related to large farmsteads.

### Heritage values

#### *Evidential*

There may be some surviving physical traces of what was once a major land use and economic activity.

#### *Historical*

Preservation of historic boundaries could represent a degree of illustrative value.

# Broad Type: Orchards and Horticulture

## Narrow Type: Orchard

### *Aesthetic*

In Weston, the type currently has no aesthetic value as it cannot generally be perceived or understood on the ground. New or replanted orchards would transform this and would be likely to have some aesthetic value (derived from the presence of serried ranks of productive fruit trees).

### *Communal*

Although orchards and cider-making are widely understood to be of historical and local significance, it is unlikely that the specific former instances of the type are recognised by local people.

### **Sources**

- Current and historical Ordnance Survey mapping.

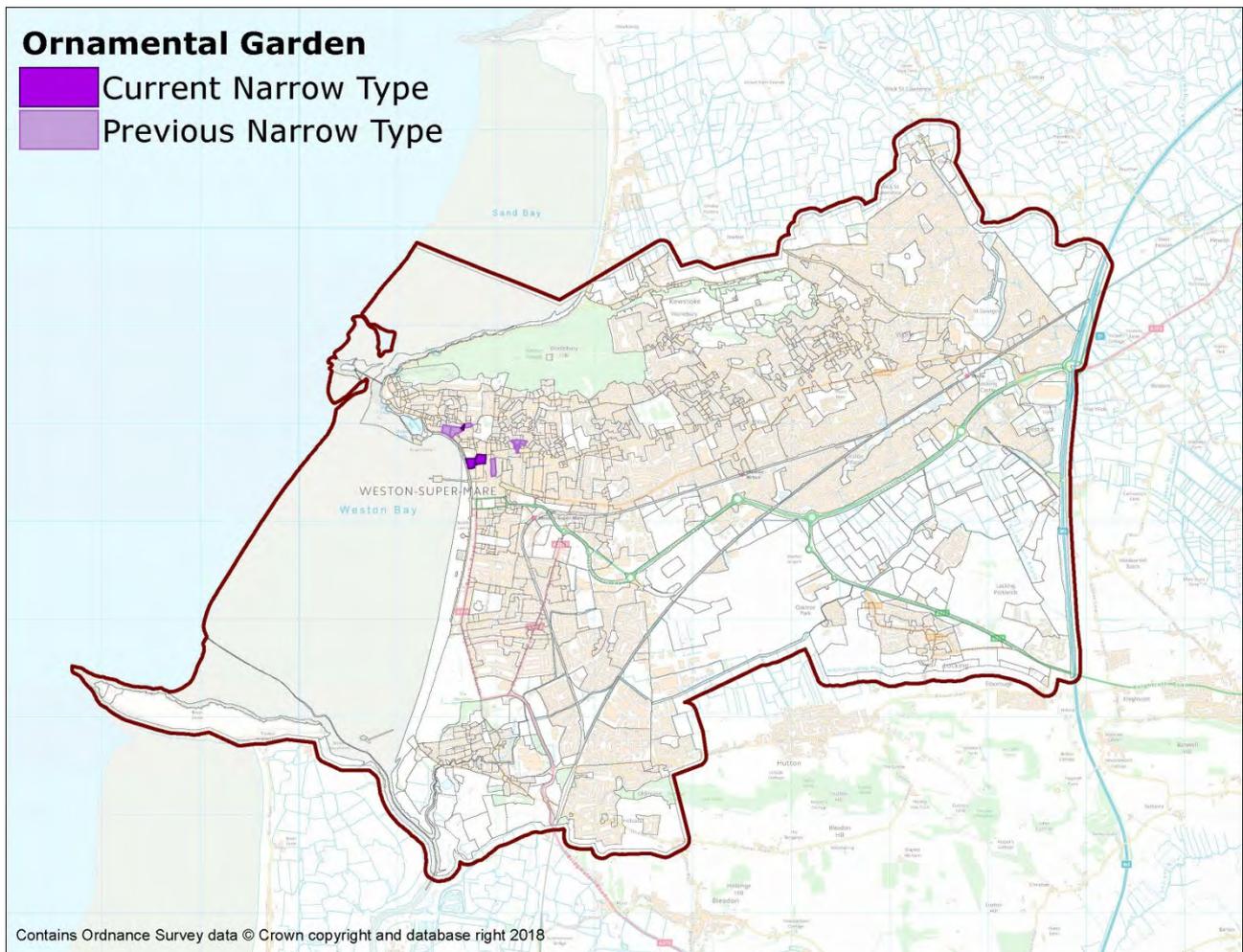
# Broad Type: Ornamentation

## Narrow Type: Ornamental Garden

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Ornamental Garden



# Broad Type: Ornamentation

## Narrow Type: Ornamental Garden

### Introduction

Gardens designed and developed for the purpose of aesthetic and sensory pleasure, rather than for production of food or flowers for commercial or domestic purposes.

Often associated with the formal pleasure grounds attached to country houses and high-status residences, such gardens may also occur in urban areas. This can be as public space for the enjoyment of any and all visitors, but related solely to relaxation and aesthetic enjoyment of plants, views, sculpture and a pleasing design – as opposed to Municipal Parks that incorporate a potentially wider range of leisure and recreation activities.

The type may also occur as private space – for example associated with higher density apartment or townhouse development, both recent and historical, for the sole use of residents often in lieu of personal garden space.

### Historic processes

Ornamental gardens have existed in England in some form since the Roman period. However, the type is most strongly associated with the development of landscape architecture and design from the 16<sup>th</sup> century onwards. Initially influenced by French formal gardens (*jardin à la française*) –inspired by Classical and Renaissance formal gardens – survivals of the earliest periods are rare. A fine example, based on extensive garden archaeology and written accounts, is the recently reinstated Elizabethan garden at Kenilworth Castle.

The type developed through the 17<sup>th</sup> century as an element of pleasure grounds associated with large country houses. For example, Vanbrugh and Hawksmoor's attempt to anglicise the formality of Versailles at Castle Howard. Smaller examples, in the form of parterre and broderie gardens proliferated and generally survived the naturalising tendency of 18<sup>th</sup> century fashions in landscape design.

In urban areas, formal ornamental gardens are generally an 18<sup>th</sup> and 19<sup>th</sup> century type, accompanying Georgian squares and circuses of townhouses and reinforcing the neoclassical aesthetic of the time. Victorian ornamental gardens rediscovered formality and often translated this into the public realm through the provision of municipal gardens, both within urban areas and as components of larger parks. Winter gardens, either under glass or designed with hardy species for a year-round show, are principally a Victorian innovation due to the availability of suitable wrought and cast iron and toughened glass to facilitate the construction of large glasshouses and conservatories in the mid-19<sup>th</sup> century. Decimus Burton's (lost) conservatory in Regents Park, for the Royal Botanic Society, opened to the public in 1846, is widely considered to be the first of its type and created significant interest in the structures, culminating in Paxton's Crystal Palace of 1851.

The type, as it occurs in Weston, relates both to small private gardens laid out in parallel with housing development (such as at Royal Crescent Gardens and the Shrubbery), and municipal gardens. The key example of the latter is the formal gardens to the rear (east) of the Winter Gardens pavilion on Royal Parade. Laid out in 1924 by Thomas Mawson, a pioneering plantsman, garden designer, landscape architect and town planner, the outdoor gardens are an important legacy of the town's resort heritage. Whilst the Shrubbery gardens remain, that at Royal Crescent is

The type also occurs as a previous type between Victoria Quadrant and Albert Quadrant, where 'summer and winter gardens' are depicted on the 1<sup>st</sup> edition of the Ordnance Survey 25" map. It appears likely that these were laid out in parallel with the large, semi-detached villas adjacent.

### Condition

The outdoor elements of the Winter Gardens are in fair condition and appear to be well-maintained. However, a proportion has lost a little of its formal character.

The other instances of the type are in variable condition. The Shrubbery gardens are in satisfactory condition whilst that at Royal Crescent is heavily overgrown. The formal character of the Royal Crescent garden is not now readily legible.

# Broad Type: Ornamentation

## Narrow Type: Ornamental Garden

### Vulnerability

The type requires significant management and maintenance to ensure plantings remain healthy and succession of shrubs and trees is planned – and that constitutes a key vulnerability where funding for parks and gardens is threatened.

Part of the Winter Gardens has already been lost to development: the 1989 conference and catering facilities added to the pavilion and the 1990s development of the Sovereign Centre – both removed parts of the original Italian Gardens; the most formal element of the design. It is anticipated that ongoing restoration and regeneration work on the pavilion will secure the asset's future and will reduce the threat to the wider gardens.

### Forces for change

Development pressure is a key force for change, both in terms of potential for direct land use change and in further hemming the type in through regeneration of adjacent sites. Equally, increased footfall – potentially arising from the regeneration of the Winter Gardens pavilion (now in the ownership of Weston College) – may be an opportunity for enhancement.

### Relationships with other character types

The type is generally found within or at the fringe of 19<sup>th</sup> century settlement expansion as it provides either a private communal garden area for a high-status housing development or a private garden open to paying visitors. It is similar to Municipal Park Ornamental Garden but distinct from this since such gardens were not freely publicly accessible.

### Heritage values

#### *Evidential*

At the Winter Gardens, a relatively intact 1920s formal public garden, designed specifically to be enjoyed as part of a leisure complex. Although some of the more formal elements of the garden (e.g. the Italian Garden) have been lost, key structural elements of the rose garden, bedding and hard landscaping remain intact adjacent to the pavilion – and make an important contribution to its setting.

Other instances of the type have some value in evidencing the delivery of ornamental public open space in parallel with 19<sup>th</sup> century housing development.

#### *Historical*

Illustrates the unity of design in developing the Winter Gardens as a purpose-built leisure complex; the outdoor spaces and planting complementing the event space provided by the pavilion.

As the work of Thomas Mawson, an important figure in garden design and planning (in addition to having been the first president of the Landscape Institute – the professional body for landscape architects – and a president of the Royal Town Planning Institute), the pavilion and gardens have considerable associative value. In addition, the Winter Gardens pavilion has played host to some of the 20<sup>th</sup> century's most influential musicians, including David Bowie and Pink Floyd, underlining the value of the venue.

#### *Aesthetic*

Specifically designed to provide an attractive, sensory environment that complements the built form. They make an important contribution to the setting of the Winter Gardens pavilion.

#### *Communal*

As a consequence of their resource for outdoor enjoyment and their aesthetic contribution to Weston's character, and as an important historical venue for performing artists.

# Broad Type: Ornamentation

## Narrow Type: Ornamental Garden

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England designation information;
- Site visit;
- Historic and current aerial photography

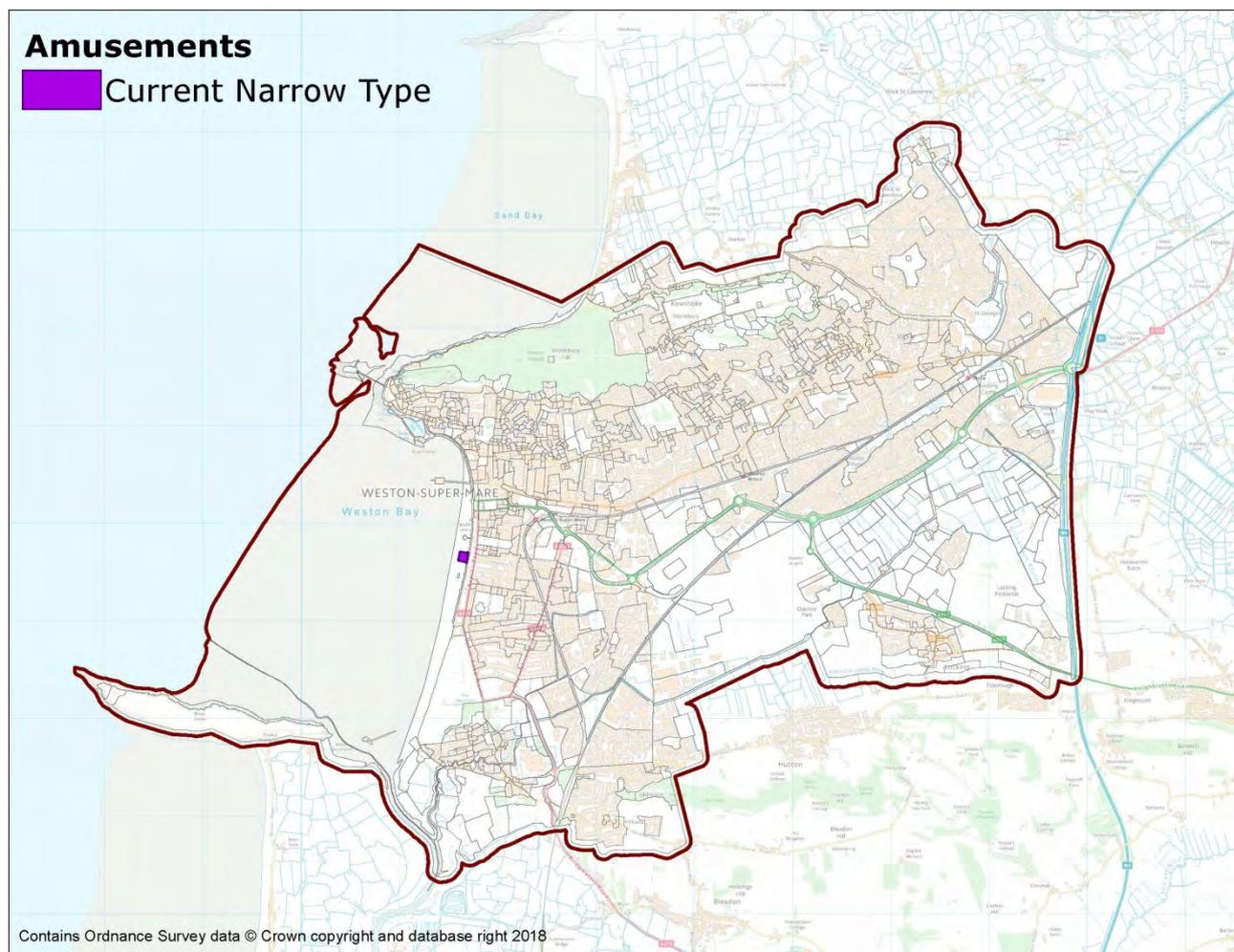
# Broad Type: Recreation and Leisure

## Narrow Type: Amusements

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Amusements



# Broad Type: Recreation and Leisure

## Narrow Type: Amusements

### Introduction

An area or place for recreation, typically with indoor rides, electronic game machines and gambling machines.

### Historic processes

Amusements are relatively recent facilities built to cater for seaside visitors and provide less weather-dependent diversions than the beach. They have their roots in the mechanised seaside entertainments which began to emerge by the turn of the 20<sup>th</sup> century (e.g. automated fortune-tellers, shooting ranges, strength-testers and kinematographs). These gradually began to be concentrated into dedicated buildings in the 1920s and 1930s. In some seaside towns, there are extensive banks of amusement arcades at the seafront creating areas with a distinct “amusements” character, whilst in others they are intermixed with other seafront facilities such as cafés, pubs and chip shops. With the onset of the decline of the British seaside holiday in the 1960s and 1970s, some formerly grander resort facilities (such as baths, cinemas and theatres) were converted into amusement arcades.

Weston contains numerous instances of small amusement arcades intermixed with other commercial properties. As they are intermixed, the amusement arcades have generally not created areas with a distinctive “amusements” character that are extensive enough to be mapped separately. The only exception to this is the Tropicana where amusements are housed in a former seafront lido on the promenade. The structure was built in the 1930s and became the Tropicana leisure centre in 1983<sup>1</sup>. This closed in 2000 and was derelict for many years until repurposed as a “bemusement park”, Dismaland, by the artist Banksy in 2015<sup>2</sup>. Following investment in 2016, partly by North Somerset Council, the building opened as an amusement centre with café and performance space known as the Tropicana<sup>3</sup>.



Photograph 1: Amusements, Marine Parade

<sup>1</sup> For More information on the lido, see the Swimming Pool type description.

<sup>2</sup> <http://www.thewestonmercury.co.uk/news/dismaland-the-tropicana-through-the-years-1-4212808>

<sup>3</sup> <http://tropicanaweston.co.uk/tropicana-history-timeline/>

# Broad Type: Recreation and Leisure

## Narrow Type: Amusements

### Condition

The type is in active use and appears in satisfactory condition.

### Vulnerability

The type is designed purely to function as a visitor attraction so is vulnerable to changes in tourism, particularly fluctuations in visitor levels. As something that is not weather dependent, the type is slightly less vulnerable than visitor attractions that rely solely on outdoor facilities or environments.

The type is in a seafront location so is vulnerable to storm surges.

### Forces for change

As a visitor attraction, the type depends upon continued tourist traffic through the town. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to Promenade and Leisure Beach.

### Heritage values

#### *Evidential*

The type provides physical evidence for the kinds of beachfront leisure attractions developed in the 20<sup>th</sup> century. Includes both the amusements themselves and the preceding 1930s lido building that the amusements utilise.

#### *Historical*

A visible document of a late 20<sup>th</sup> century visitor attraction that also illustrates changes in seaside recreation, the need for wet weather attractions and the continuing importance of the seafront even in a period of declining visitors and changing holiday patterns.

#### *Aesthetic*

Relates in part to reuse of an earlier structure, the 1920s swimming baths building, a low-rise, stone-built structure in an elegant art-deco style.

#### *Communal*

As a distinctive structure on a prominent beachfront site mean it is a landmark for both visitors and residents and may be associated with formative holiday experiences for visitors, possibly related to the present amusements but also to former uses such as the Tropicana and lido.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore
- <http://eprints.bournemouth.ac.uk/24664/3/Context.%20paper.pdf>
- Weston Mercury;
- The Tropicana website <http://tropicanaweston.co.uk/>

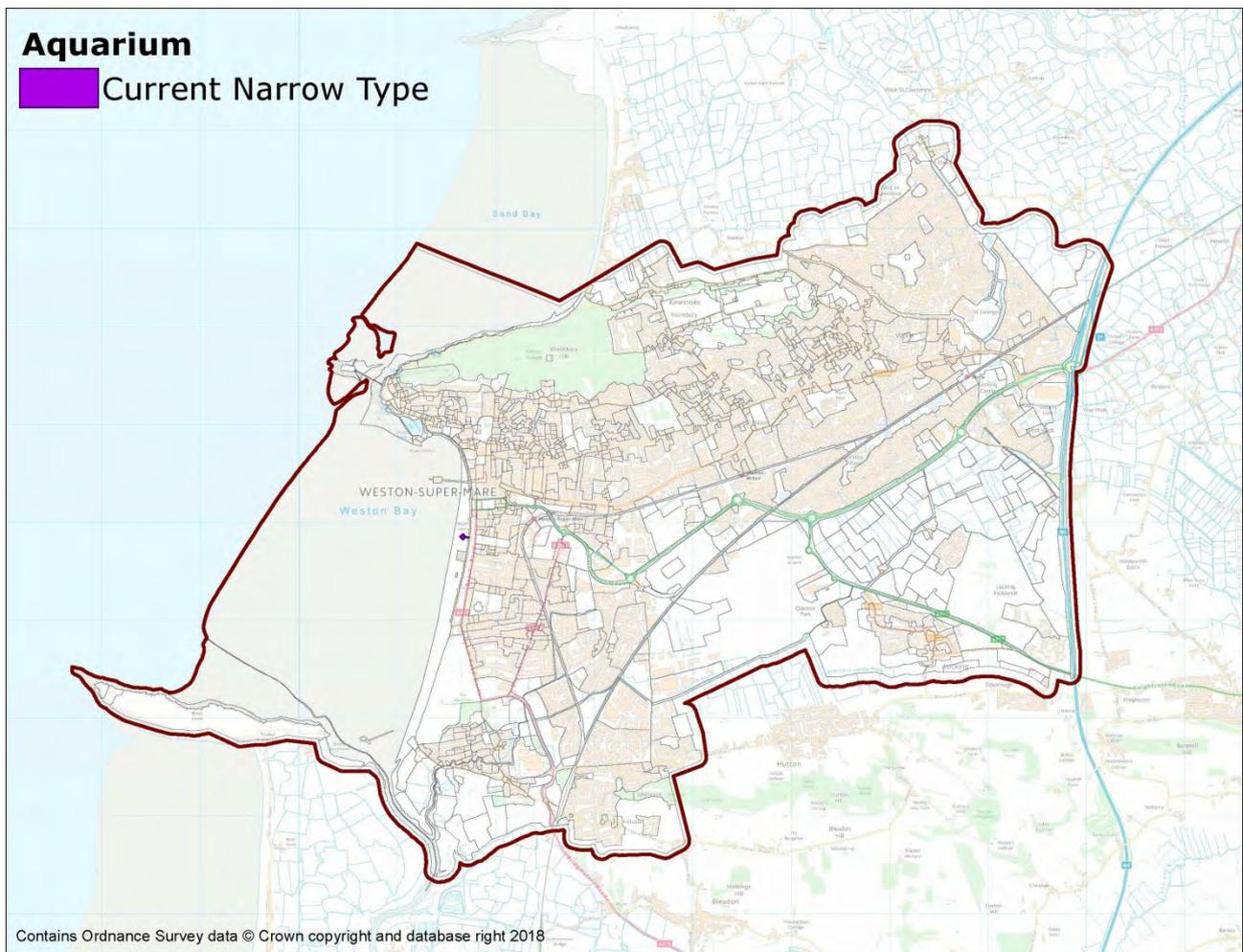
# Broad Type: Recreation and Leisure

## Narrow Type: Aquarium

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Aquarium



# Broad Type: Recreation and Leisure

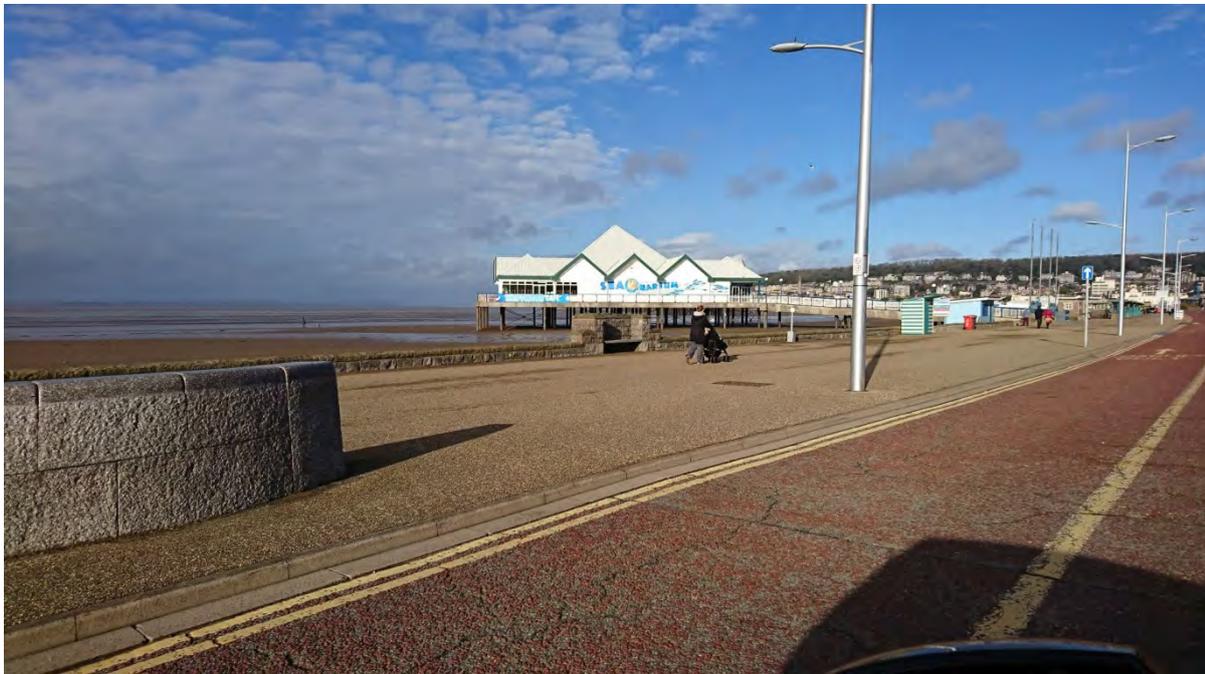
## Narrow Type: Aquarium

### Introduction

An area of buildings, artificial ponds and/or tanks in which aquatic plants and animals are kept for observation and study as recreation.

### Historic processes

Aquaria are recent facilities built to function as visitor attractions. They have become a fixture of the visitor attraction landscape in Britain, largely in seaside or coastal tourist destinations, as they are a source of entertainment and diversion that is not weather dependent. That in Weston, the SeaQuarium, was built in 1995<sup>1</sup>. It is a distinctive, pier-like, structure which is built on a beach site accessed from the promenade. It mixes the traditional built forms seen on historic piers – gabled, white-painted wooden buildings – with more novel shapes, being diamond-shaped in plan and having a central pyramidal section to its roof. As such, it is a very distinctive feature of the seafront.



Photograph 1: SeaQuarium, Weston Beach

### Condition

The aquarium is in active use and appears in satisfactory condition.

### Vulnerability

The type is designed purely to function as a visitor attraction so is vulnerable to changes in tourism, particularly fluctuations in visitor levels. As something that is not weather dependent, the type is slightly less vulnerable than visitor attractions that rely solely on outdoor facilities or environments.

The type places animal encounters at the forefront of its attraction so may be vulnerable to changes in public perception on the treatment and presentation of animals in captivity.

The type is in a seafront location so is vulnerable to storm surges.

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<sup>1</sup> [https://www.seaquarium.co.uk/weston-home-news.php?article\\_id=153](https://www.seaquarium.co.uk/weston-home-news.php?article_id=153)

# Broad Type: Recreation and Leisure

## Narrow Type: Aquarium

### Forces for change

As a visitor attraction, the type depends upon continued tourist traffic through the town. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

The type may face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to Promenade and Leisure Beach.

### Heritage values

#### *Evidential*

Physical evidence for the kinds of leisure attractions developed in the late 20<sup>th</sup> century.

#### *Historical*

A visible document of a late 20<sup>th</sup> century visitor attraction that also illustrates changes in seaside recreation, the need for wet weather attractions and the continuing importance of the seafront even in a period of declining visitors and changing holiday patterns.

#### *Aesthetic*

Its design echoes traditional pier architecture but also introduces novel elements.

#### *Communal*

Its distinctive structure and placement on a prominent site mean it may function as a landmark for both visitors and residents and It may be associated with formative holiday experiences for visitors.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- SeaQuarium website, [https://www.seaquarium.co.uk/weston-home-news.php?article\\_id=153](https://www.seaquarium.co.uk/weston-home-news.php?article_id=153)

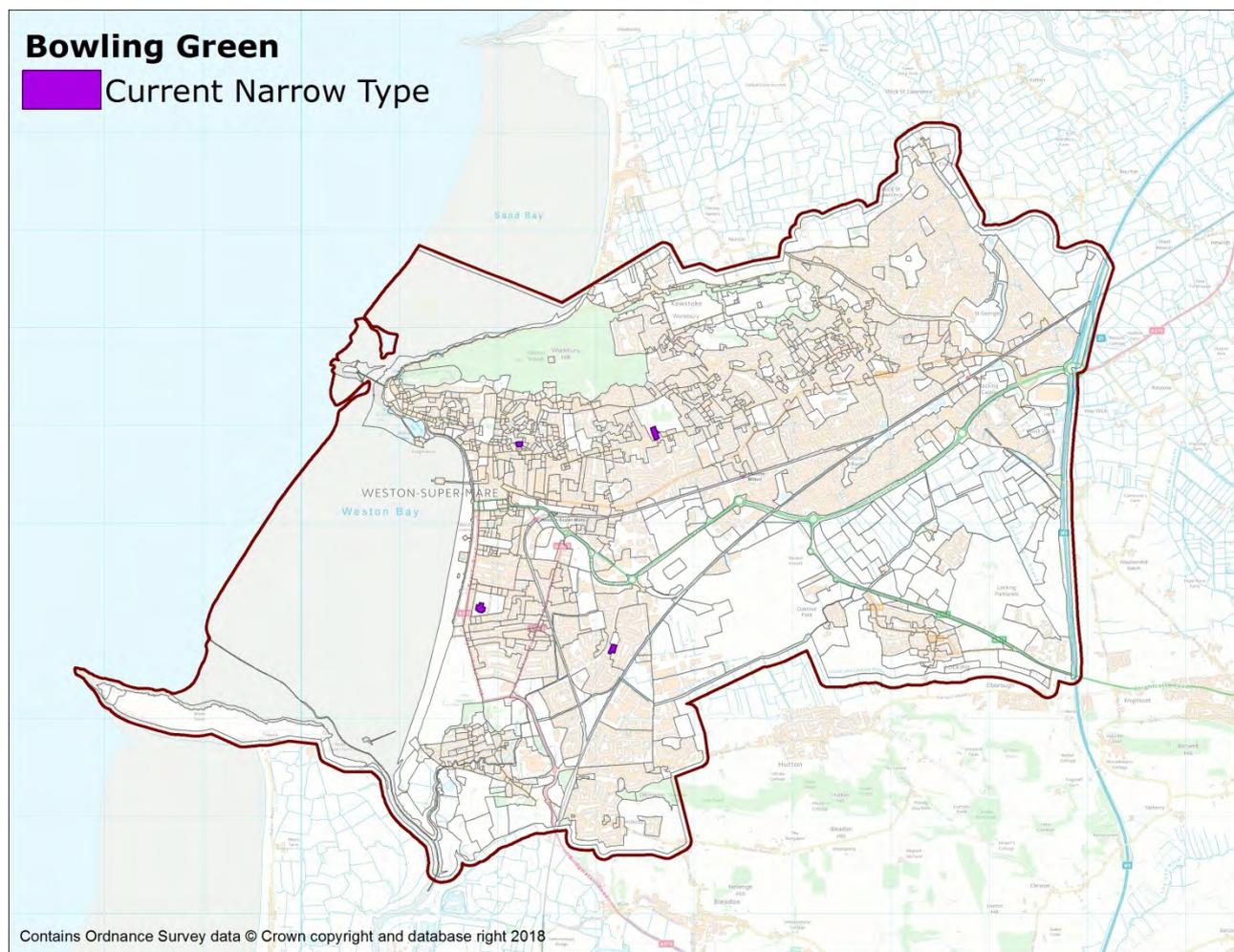
# Broad Type: Recreation and Leisure

## Narrow Type: Bowling Green

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Bowling Green



### Introduction

An area of closely mown lawn measured out and appropriately marked for use in the game of lawn bowls (either the flat or crown green bowling disciplines). The type does not include bowls clubs comprising solely indoor facilities.

The area mapped includes the playing surface, pavilions (providing changing rooms and refreshment facilities), indoor rinks (where present) and any ancillary development directly related to grounds maintenance or for practise.

There are four examples within the project area, all appear to be flat green bowling clubs.

# Broad Type: Recreation and Leisure

## Narrow Type: Bowling Green

### Historic processes

Lawn bowls is historically attested at least as far back as the 13<sup>th</sup> century in England. The oldest known bowling green is in Southampton, reputedly the world's oldest, and is said to have been in use since 1299<sup>1</sup>. The playing of bowls was restricted in the medieval period, originally due to concerns that it might detract from the practice of archery but later due to its association with lower class unruliness focused around taverns. The restrictive laws were only lifted from the working classes in the 1850s and, for some time after this date, bowls had remained a relatively elite pursuit. As with many sporting pursuits, the rules of bowls were codified by a Scotsman in the mid-19<sup>th</sup> century. The sport subsequently divided between the crown-green (played across the length and width of a grass surface with some unevenness) and flat green (played on an even surface) forms which developed similar but somewhat divergent rules<sup>2</sup>. Following lifting of restrictions, the sport grew in popularity with many clubs established by the end of the 19<sup>th</sup> century.

Those in the project area are mainly located within the late Victorian and Edwardian suburban expansion, with two found within Municipal Parks built as part of this expansion. The earliest appears to be the Victoria Bowls Club, founded in 1900<sup>3</sup>. This occupies part of what were the original Winter Gardens, off the Boulevard. Ashcombe Park Bowling Club lies in the southwest corner of Ashcombe Park; it was established in 1902<sup>4</sup>. It is the largest example of the type, having two separate bowling lawns as well as an extensive club house structure. Clarence Bowling Club<sup>5</sup> was established in 1907 in the southwest corner of Clarence Park. It claims to be Weston's oldest bowling club, this may be based upon its position within the early suburban expansion of the town rather than, as with the other clubs, the slightly later suburbs. St Andrews Bowling Club is not only the most recent of the project area's bowling clubs, founded in 1952, but also the only one that was established under the auspices of the local authority<sup>6</sup>. It was laid out as part of the Bournville council estate.

### Condition

Weston's bowling greens appear to be in good condition and in active use.

### Vulnerability

As areas of open space within the urban expansion of the town, the greens are likely to face some pressure from development. However, as well-used and valued community assets it is likely that they are, at present, relatively secure.

As sporting facilities associated with a club, the type is inherently vulnerable as it is dependent on funds, either in the forms of membership subs or grants, to be able to open and run. They have a need to attract members and users to get in sufficient money to maintain both the premises and the services and facilities that are offered.

### Forces for change

Pressure for housing development in urban areas is likely to be faced by the type.

As an element of wider social activity, the type is likely to be affected by changes in social practices and customs as well as changes in levels of disposable income. It is possible that they may face challenges as the sport seeks to attract younger members.

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<sup>1</sup> <http://www.sobg.co.uk/>

<sup>2</sup> <https://www.bowls.org.uk/crown-green-vs-flat-green>

<sup>3</sup> <http://victoriabowlingwsm.co.uk/about-the-club/club-history/>

<sup>4</sup> <https://www.ashcombeparkbowlingclub.co.uk/information.html>

<sup>5</sup> <http://www.clarencebowls.org/page2.html>

<sup>6</sup> <http://standrewsbowlingclub.wixsite.com/standrewsbowlingclub/history>

# Broad Type: Recreation and Leisure

## Narrow Type: Bowling Green

### Relationships with other character types

The majority are located within the late Victorian and Edwardian suburban expansion with two instances set within Municipal Parks. The latest example appears to have been conceived as part of the Bournville council Housing Estate.

### Heritage values

#### *Evidential*

A physical document of elements of modern society and the appeal of bowls since lifting of restrictions on its playing in the mid-19<sup>th</sup> century.

#### *Historical*

Illustrates the development and distribution of communal sport facilities in towns from the end of the Victorian period.

#### *Aesthetic*

Areas of open green space often with trees and other vegetation beyond the boundary of the playing surface. For some the sight of bowls being played on a manicured lawn, by people dressed in whites in a rule-bound and respectful competitive spirit distils an important essence of British life.

#### *Communal*

The type is likely to have strong communal value for local people involved in playing bowls.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- Bowls club Websites:
  - Victoria Bowls Club - <http://victoriabowlingwsm.co.uk/about-the-club/club-history/>
  - Ashcombe Park Bowling Club - <https://www.ashcombeparkbowlingclub.co.uk/information.html>
  - Clarence Bowling Club - <http://www.clarencebowls.org/page2.html>
  - St Andrews Bowling Club - <http://standrewsbowlingclub.wixsite.com/standrewsbowlingclub/history>

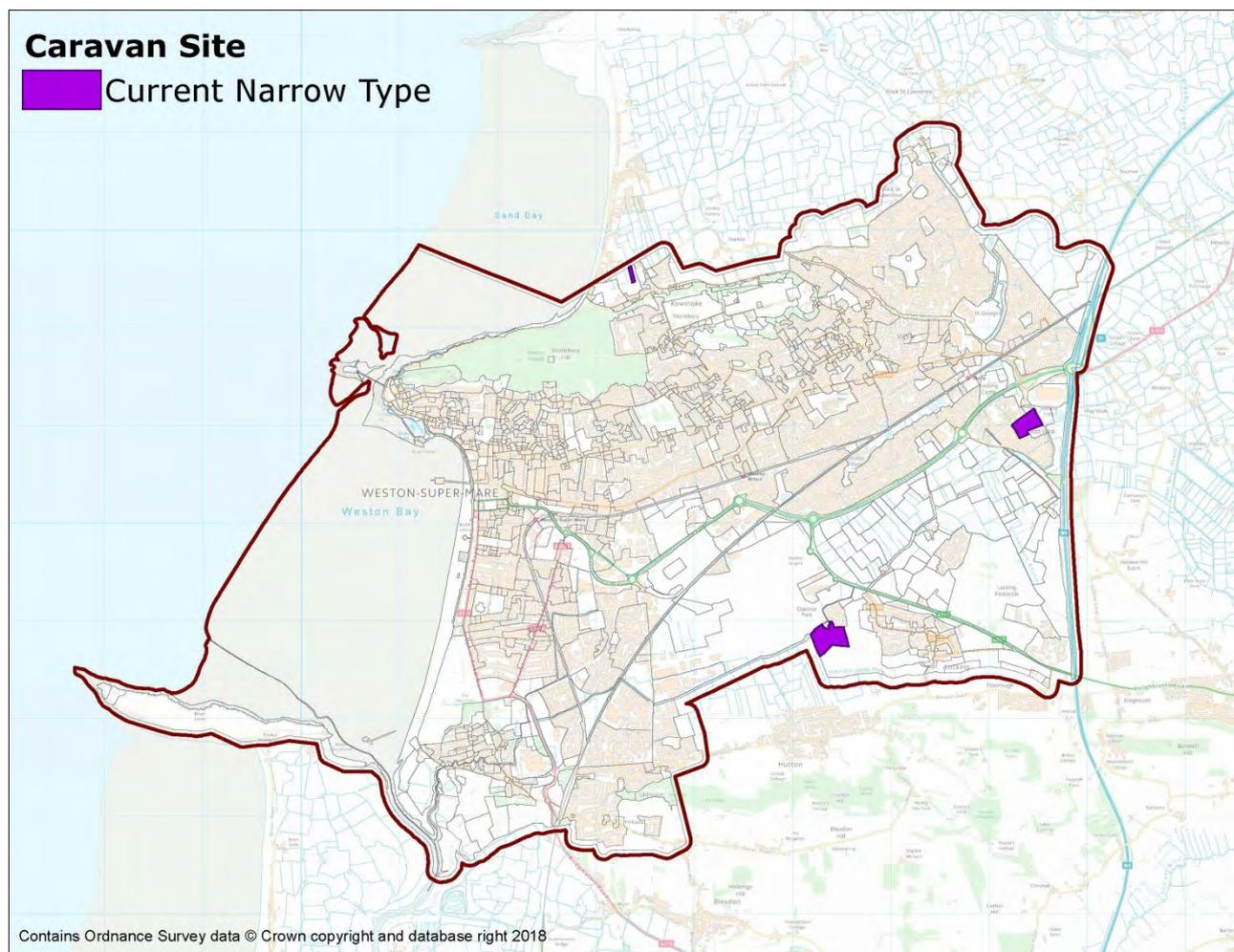
# Broad Type: Recreation and Leisure

## Narrow Type: Caravan site

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Caravan site



# Broad Type: Recreation and Leisure

## Narrow Type: Caravan site

### Introduction

An area providing space for those with caravans or similar recreational vehicles to park. Sometimes with associated facilities such as power points, toilet blocks etc.

The type also includes sites partly or wholly comprising static caravans specifically for holiday and leisure purposes, rather than as permanent dwellings (cf. Park Homes).

### Historic processes

These are recent facilities which have largely developed since the mid-20<sup>th</sup> century to cater for recreational caravanners. Many sites are in relatively close proximity to the coast as that is often the primary draw for holidaymakers.

In Weston, the distribution of caravan sites is perhaps surprising, as it is not strongly coastal – with two of three occurrences being located well inland. These are principally for touring caravans, with the example at West End Farm (west of Locking) also being associated with an area of 'Park Homes'. The example at Westacres Farm is comparatively long-lived, and apparently the oldest in the study area, appearing on historical OS maps from at least the 1970s. It developed in a rural area, in an attractive setting with extensive historic orchards to the northwest; it has gradually been subsumed within housing development and its rural setting almost entirely lost.

The third instance is a very small portion of a larger complex of caravan sites lying just outside the study area to the south of Kewstoke.

### Condition

The type appears to largely be in good condition and in active use.

### Vulnerability

The type is largely resilient, being composed principally of areas of hardstanding, services and small ancillary buildings. Caravans themselves are either mobile, and therefore removed at the end of users' visits, or static but maintained by either site or private owners/leaseholders.

### Forces for change

Examples within developed areas may face pressure for conversion to housing land. Similarly, the recent trend toward 'Park Homes' as a more affordable route to home-ownership may drive conversion of existing leisure sites to this use.

Wider macroeconomic forces, affecting national holidaying preferences, may drive expansion of the type – or indeed contribute to contraction.

### Relationships with other character types

The type is strongly related to Park Homes, with the chief distinction being that the latter is permanently occupied and residential, rather than concerned with leisure and recreation.

### Heritage values

#### *Evidential*

Contributes to understanding of how the holiday accommodation market has developed in the study area.

#### *Historical*

The type illustrates the development of touring and static caravans as both a key element of Weston – and England's – holiday accommodation market.

#### *Aesthetic*

Regarded by some as a negative influence on the landscape where it occurs in scenic areas.

# Broad Type: Recreation and Leisure

## Narrow Type: Caravan site

### *Communal*

Likely to have significant communal values to its users as places from which holidays were enjoyed.

### **Sources**

- Current and historical OS mapping.

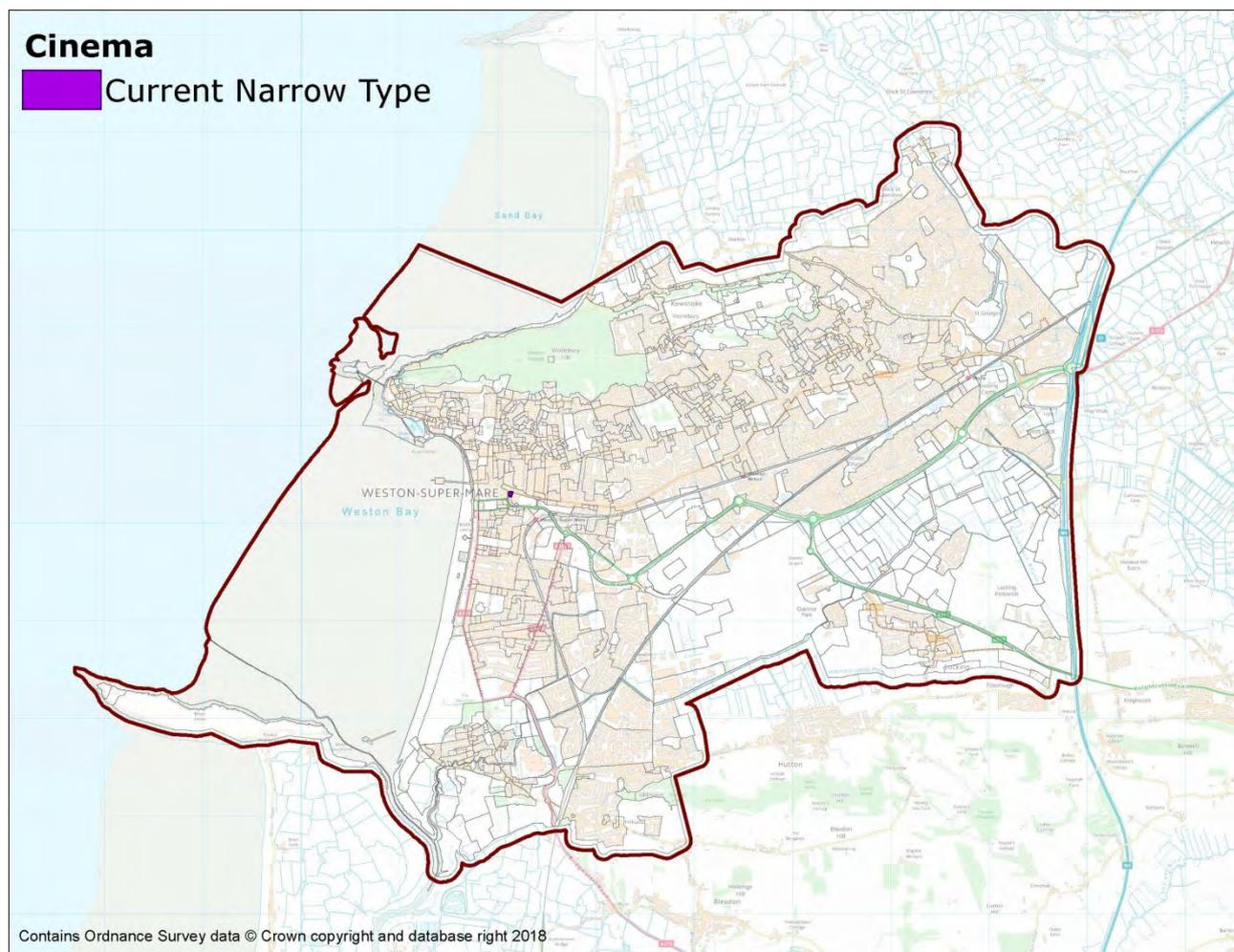
# Broad Type: Recreation and Leisure

## Narrow Type: Cinema

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Cinema



# Broad Type: Recreation and Leisure

## Narrow Type: Cinema

### Introduction

A building where people pay to see films. These are usually purpose-built but can include converted buildings, such as corn exchanges, theatres and churches.

### Historic processes

Films were first shown in the British Isles in the 1890s but were largely a novelty exhibited at fairgrounds or as part of the theatre show until the 1909 Cinematograph Act. This was passed to regulate the burgeoning, and at times dangerous, film exhibition industry but led very quickly to the development of the cinema as a building type. Purpose-built cinemas, comprising a foyer leading to a hall-like auditorium, began to be constructed across the country and several very early examples still survive in use. Early cinemas were largely created and run by locally-based companies. Further regulation (1927 Cinematograph Act) and the arrival of talking pictures in 1928 spurred the creation of cinema chains with premises in multiple towns and cities.

The Odeon chain, established in 1930, was one of several British cinema chains established in the wake of the arrival of talking pictures. They built numerous cinemas across Britain in the run-up to WWII and used a distinctive house style, the continentally-influenced 'Moderne', for these cinemas. As such, early Odeons, where they survive, are a recognisable and distinctive feature of British townscapes. The historic importance and architectural interest of these cinemas has resulted in several being designated as listed buildings.

The cinema in Weston-Super-Mare is one of these early Odeons and was built, with integrated parade of shops, in 1935. It was designed by T Cecil Howitt who, whilst not one of the chain's main architects, designed four other Odeon cinemas. All featured a square tower with a projecting flat slab roof supported by a squat, cylindrical column. The Weston cinema retains much of its early design, including the distinctive faience and Vitrolite cladding on its main elevations and original windows. The cinema was converted to four screens but still retains much legible internal detail from its original layout. The retention of much of the original detailing and structure, despite continued use as cinema, has led to the designation of the cinema as a Grade II Listed Building<sup>1</sup>.



**Photograph 1: the 1930s Odeon Cinema, junction of Walliscote Road and Regent Street**

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1311970>

# Broad Type: Recreation and Leisure

## Narrow Type: Cinema

### Condition

The cinema is in active use and appears to be in satisfactory condition.

### Vulnerability

As a type intrinsically tied to leisure, the cinema is vulnerable to competition from other leisure activities.

### Forces for change

Cinema-going habits have changed since the advent of readily available films to watch at home came with the video market in the 1980s. The advent of streaming services and the rise of binge-watching longform drama series have recently added another source of relatively inexpensive and home-based competition to cinema. This is resulting in changes in the cinema market as it seeks to compete with and distinguish itself from home-based entertainment in an economy where disposable income is being squeezed. This is leading in some places to the concentration of cinemas into purpose-built multiplexes and the abandonment of historic cinemas, such as that in Weston. That said, as a seaside resort the cinema offers a source of wet weather entertainment so this is likely to lead to a continued market for film watching so may shield this instance of the type from some of the competition affecting inland cinemas.

### Relationships with other character types

There are no intrinsically related types.

### Heritage values

#### *Evidential*

Physical evidence for the importance of the cinema in early 20<sup>th</sup> century society and the use of distinctive architecture to stand out and attract custom to this cinema as opposed to competitors. It's continued use, and associated modification, testifies to the enduring appeal of cinema going despite the evolution of other, often more convenient, modes of screen-based entertainment.

#### *Historical*

The type has historical value, both illustrative and associative. In illustrative terms, it provides a visible demonstration of the rise of cinema going in the 1930s and the influence of a major national chain. In associative terms, it is still in operation by the chain which constructed it and is a key work of Howitt for the chain.

#### *Aesthetic*

This is associated both with its highly distinctive Moderne style and finishing in materials that have few parallels in the town and its position on a key junction within the town which, along with its clear difference from the surrounding architecture, gives it a landmark quality.

#### *Communal*

This is likely to be associated with formative moments, such as fateful dates, being allowed out unsupervised for the first time or escaping the weather.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England listing information;
- Historic England 2017 Culture and Entertainment Buildings Listing Selection Guide.
- Odeon website - <http://www.odeon.co.uk/about-us/> ;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

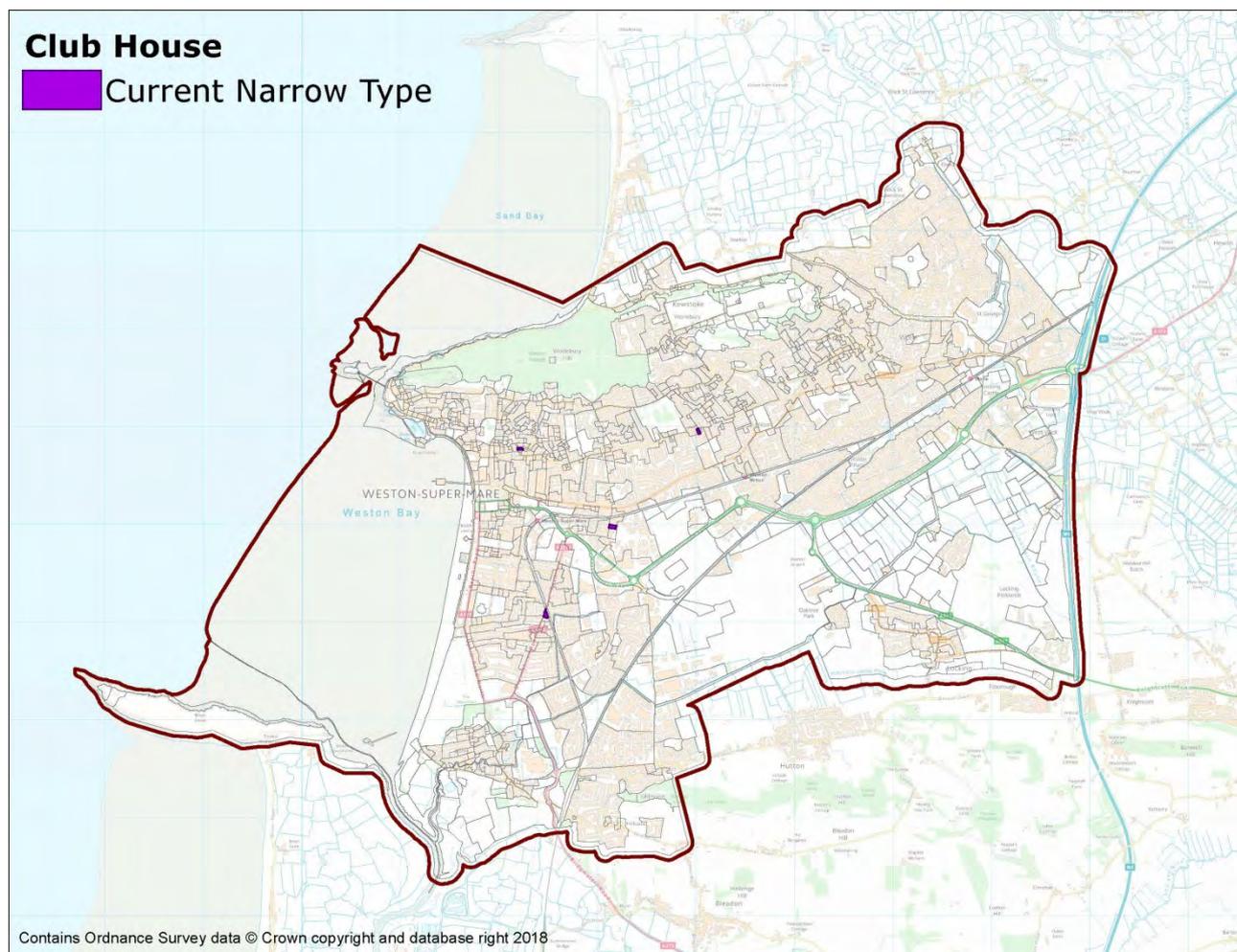
# Broad Type: Recreation and Leisure

## Narrow Type: Club House

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Club House



# Broad Type: Recreation and Leisure

## Narrow Type: Club House

### Introduction

A building or group of buildings providing social, recreational and/or training facilities for a private club. These generally lack extensive associated grounds and can include purpose built facilities or converted buildings. They are mapped in the dataset where their premises are sufficiently extensive to become characteristic of an area.

### Historic processes

Club houses within the project area are a relatively modern feature, with the majority dating from the late 20<sup>th</sup> century. They include the premises of disparate private members clubs, ranging from the Freemasons to a gymnastics club.

The Masonic Hall lies off The Boulevard in 1930s stone-faced buildings on land that was formerly part of the town's first Winter Gardens. These have some architectural sophistication, including a decorative pediment over the entranceway and Masonic symbols on fixtures and windows.

The remaining clubs are in largely utilitarian later 20<sup>th</sup> century structures, which appear purpose-built. They comprise the Woodspring Indoor Bowls Club, Milton Road, the Weston Aerobics Gymnastics centre, Langford Road, and the Weston-super-Mare Social Club, Drove Road.

### Condition

All of the mapped instances of club houses appear to be in active use and in satisfactory condition.

### Vulnerability

Club houses are inherently vulnerable as they are dependent on funds, either in the forms of membership subs or grants, to be able to open and run. They have a need to attract members and users to get in sufficient money to maintain both the premises and the services and facilities that are offered.

### Forces for change

Club houses, as an element of wider social activity, are likely to be affected by changes in social practices and customs as well as changes in levels of disposable income. It is possible that they may face challenges as people are less inclined to spend money in a challenging financial climate but, likewise, may also become more popular as ways of finding community and belonging in a changing social landscape.

### Relationships with other character types

Other than generally being found in areas that are developed for housing, the type has no related types.

### Heritage values

#### *Evidential*

A physical document of elements of modern civil society.

#### *Historical*

In illustrative terms it demonstrates aspects of modern civil society. In associative terms, the Masonic Hall instance is the work of an influential international organisation.

#### *Aesthetic*

Generally utilitarian architecture, but greater in older examples which have some architectural sophistication, such as the Masonic Hall.

# Broad Type: Recreation and Leisure

## Narrow Type: Club House

### *Communal*

Concentrated in those who are members of and users of the Club House in question. Instances such as the Masonic Hall may have somewhat complicated communal values due to the perceived “exclusiveness” of the organisation and the level of influence its members may have on wider society.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- Site visit.

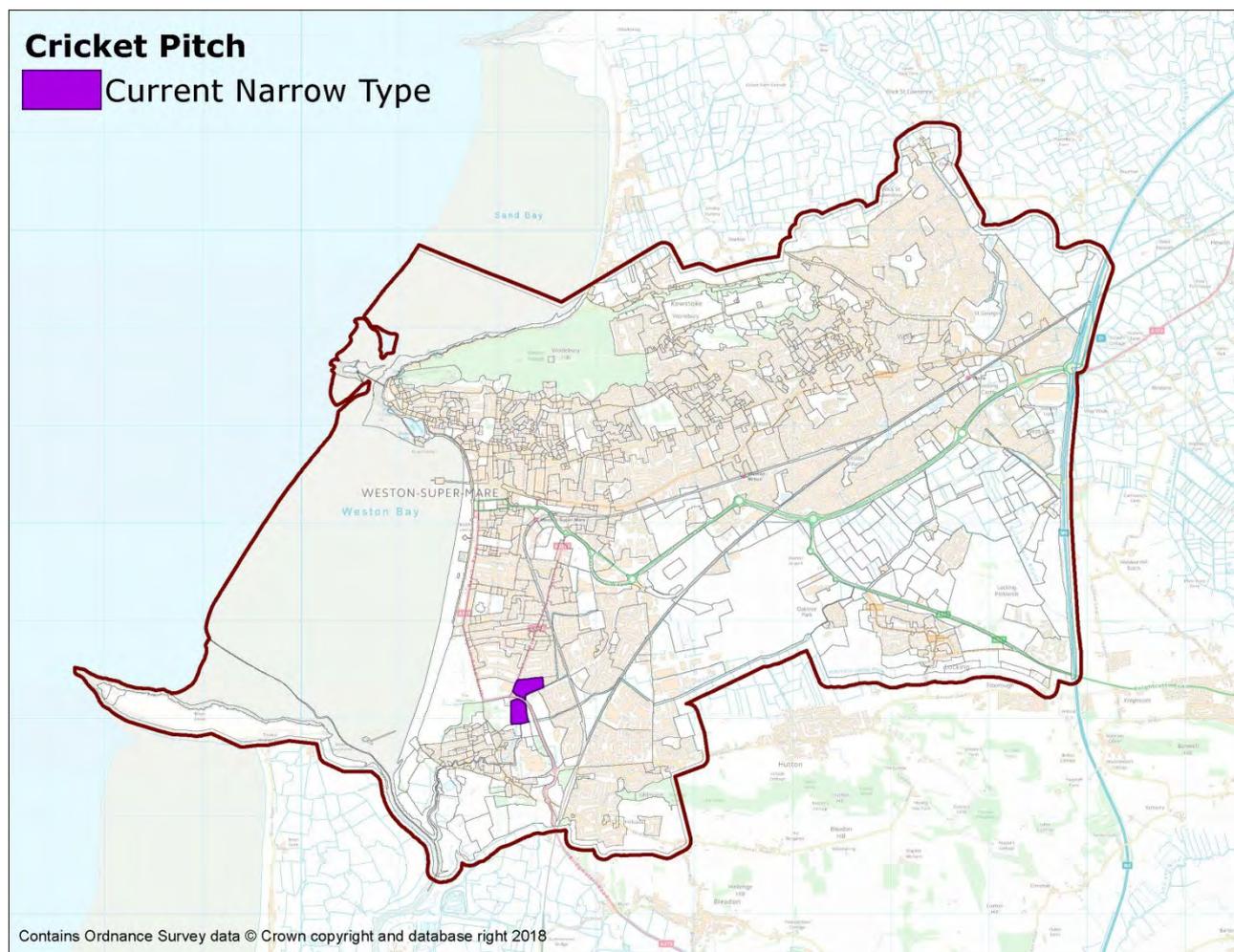
# Broad Type: Recreation and Leisure

## Narrow Type: Cricket Pitch

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Cricket Pitch



# Broad Type: Recreation and Leisure

## Narrow Type: Cricket Pitch

### Introduction

An area of specifically managed grass, marked out and maintained for the playing of the game of cricket.

The type includes the playing surface, pavilions for informal spectating, players' changing rooms and refreshments, and areas for outdoor spectating, and any ancillary development directly related to grounds maintenance or for practise (e.g. nets for batting practise).

The type is distinct from 'cricket ground' as this specifically relates to formal facilities where admission is charged (e.g. county cricket grounds).

### Historic processes

The sport of cricket is historically attested at least as far back as the 16<sup>th</sup> century, although much earlier origins are mooted by some historians of the game (Birley 1999)<sup>1</sup>.

The game appears to have come into its own following the Restoration in 1660, having presumably continued to be played at a local level – although, given the Puritan restrictions on other sports and 'unlawful gatherings' during the Commonwealth, there may have been some decline during that period. The rapid growth in gambling on sports during the mid-17<sup>th</sup> century appears to have contributed to the development of cricket, and also to the interest of the social elite in both the playing and watching of the game.

The Laws of Cricket were codified in 1744, with periodic modifications. The founding of the Marylebone Cricket Club (MCC) at Lord's in 1787 marked the birth of the modern sport. It can therefore be assumed that cricket was sufficiently widespread and well enough connected to require – and be accepting of – centralised rules by the later 18<sup>th</sup> century.

At least until this point, cricket appears to have been a strongly south-eastern English game – counter to the present day where Yorkshire and Lancashire are strongholds. Cricket pitches are widely in evidence on the 1<sup>st</sup> edition of the Ordnance Survey map across England.

The more northerly of the two areas, used by the Weston-super-Mare Cricket Club (established in 1845), appears to have been in use since before WWII (appearing on the 4<sup>th</sup> revision of the OS 25" map), although the original pavilion has been lost and replaced with a larger, more modern facility. The southern is used by Uphill Castle Cricket Club and is rather more recent.

### Condition

Weston's cricket pitches appear to be in good condition and in active use (albeit field visits were undertaken outside the cricket season).

### Vulnerability

As large areas of open space, cricket pitches are often under pressure from development. However, as well-used and valued community assets it is likely that Weston's cricket club is relatively secure.

### Forces for change

Pressure for housing development in urban areas is perhaps the most significant pressure faced by cricket pitches – although the location of Weston's pitches adjacent to the sewage works/pumping station potentially reduces this pressure somewhat.

### Relationship with other character types

No clearly allied types.

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<sup>1</sup> Birley, D (1999) *A Social History of English Cricket*.

# Broad Type: Recreation and Leisure

## Narrow Type: Cricket Pitch

### Heritage values

#### *Evidential*

Provides evidence of the age and continuity of use of Weston CC.

#### *Historical*

Illustrates the development and distribution of communal sport facilities in provincial towns.

#### *Aesthetic*

Areas of open green space often with trees and other vegetation beyond the boundary of the playing surface. For some the sight of a cricket game taking place on a provincial pitch, with people playing in whites in a rule-bound but respectful competitive spirit distils an important essence of British life.

#### *Communal*

The type is likely to have strong communal value for local people both involved in playing cricket and in watching matches at the club.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography
- Weston-super-Mare Cricket Club website [https://wsmcc.play-cricket.com/website/web\\_pages/99468](https://wsmcc.play-cricket.com/website/web_pages/99468)
- Uphill Castle Cricket Club website <http://uphillcastle.play-cricket.com/>

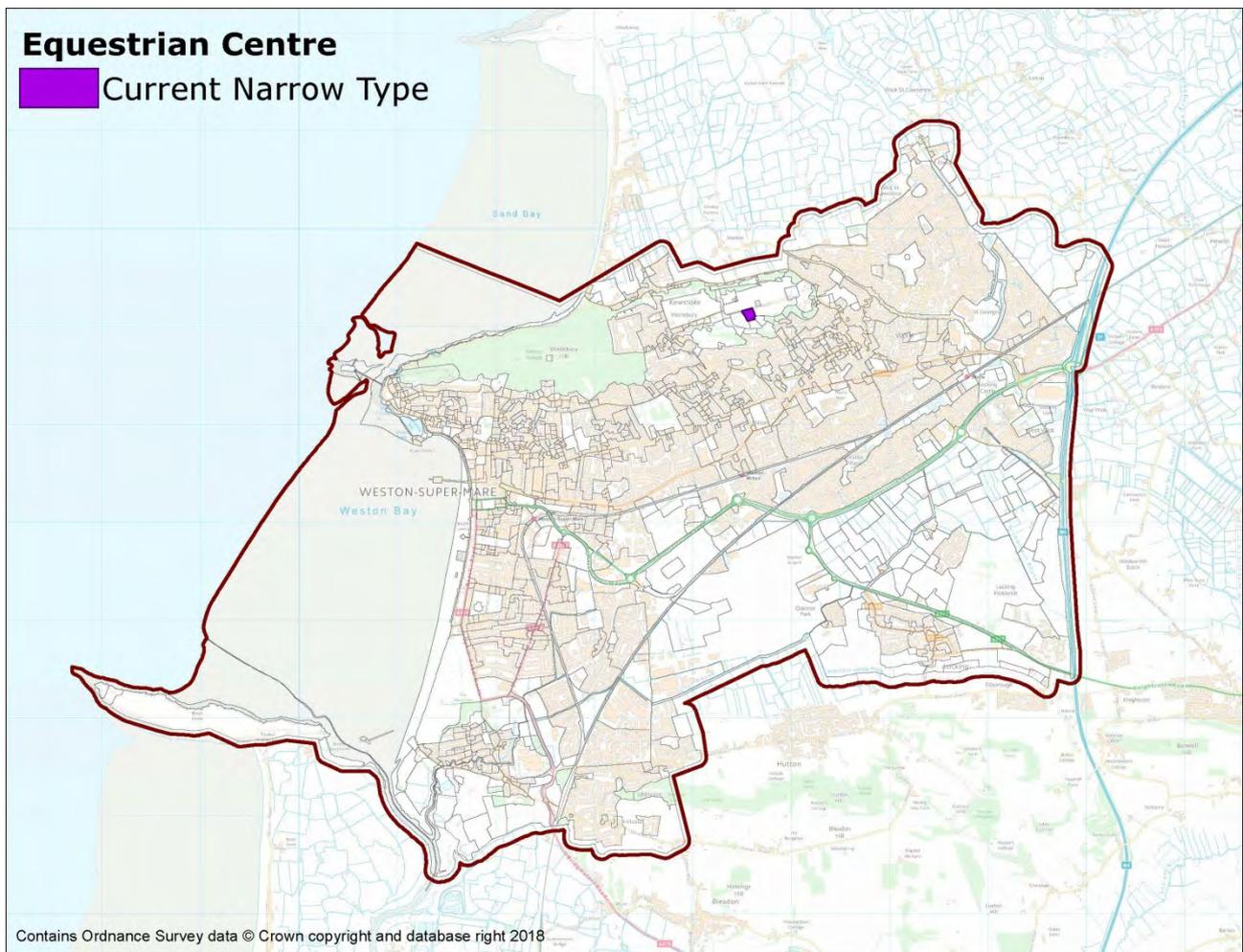
# Broad Type: Recreation and Leisure

## Narrow Type: Equestrian Centre

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Equestrian Centre



# Broad Type: Recreation and Leisure

## Narrow Type: Equestrian Centre

### Introduction

Buildings, structures and land associated with facilities such as riding schools or livery stables. They often have a distinctive pattern of stabling and yards grouped around a central exercise/ practice area. Wood and corrugated iron often used to construct stables and ancillary buildings. Mapped where their premises are sufficiently extensive to become characteristic of an area.

### Historic processes

The type is associated with a rise in the numbers of people keeping horses for leisure and enables those who live in urban environments to keep or use a horse. They are not particularly common features of the project area and there is only one mapped example, on Worlebury Hill. It is of relatively recent origin. In general, the type appears to be a relatively "opportunistic" land use, i.e. they are created where land is available close to the need for it, rather than being sited on land with particular qualities.

### Condition

The type is in active use as part of the rural or peri-urban landscape and appears in satisfactory condition.

### Vulnerability

The type, as it relates to discretionary leisure activity is vulnerable to changes in the economy that affect disposable income.

### Forces for change

The type, as an element of leisure activity, is likely to be affected by changes in levels of disposable income.

### Relationships with other character types

Paddocks. The type appears to develop where there is space and need.

### Heritage values

#### *Evidential*

Physical evidence for equestrian ownership and/or recreation.

#### *Historical*

Illustrates equestrian ownership, usually a recent phenomenon associated with rising horse and pony ownership due to increase in disposable income since the later 20<sup>th</sup> century.

#### *Aesthetic*

Utilitarian in nature and the pattern of buildings and yards can appear haphazard since they often evolve in response to need.

#### *Communal*

Valued by owners of horses and ponies.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit;
- Aerial photography.

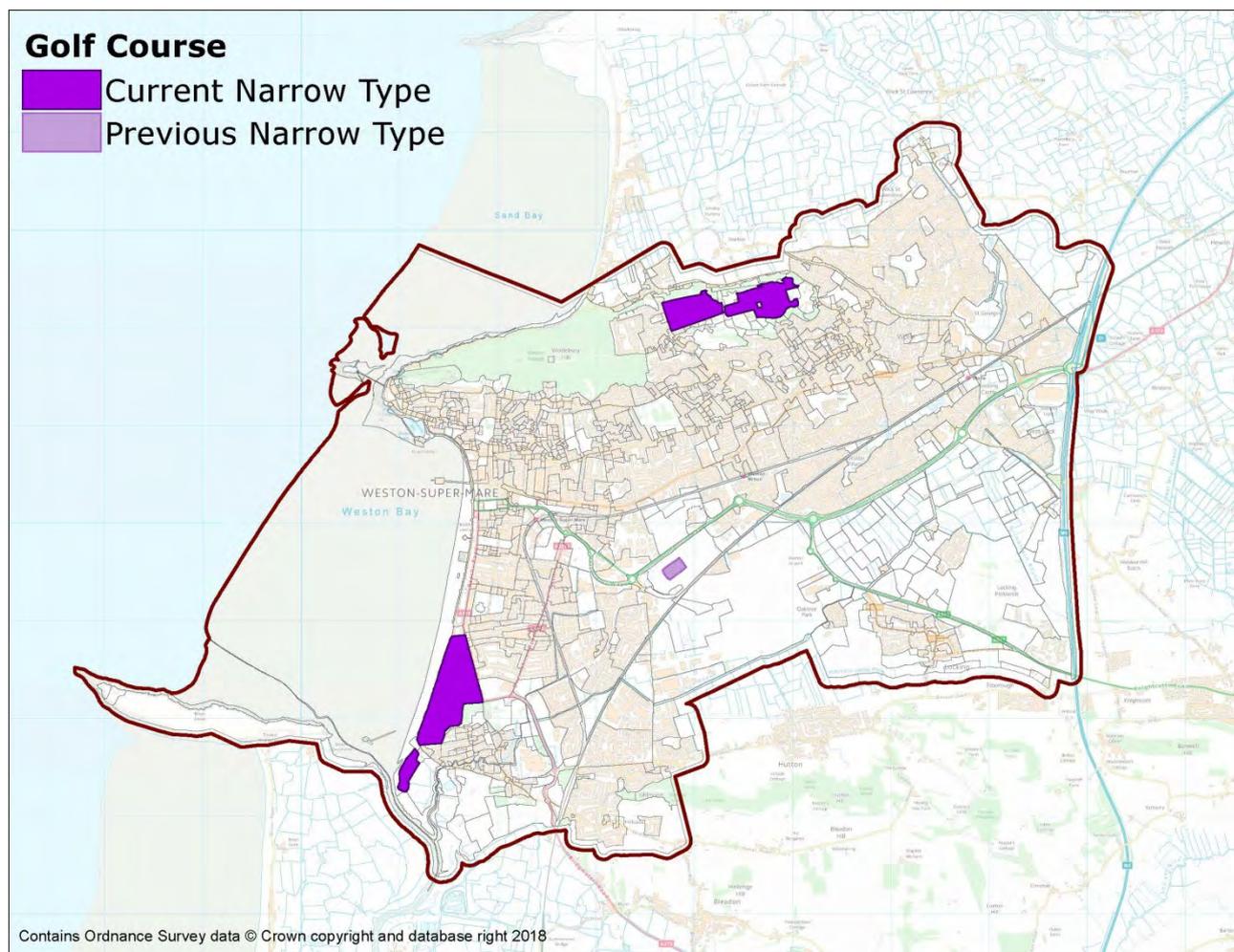
# Broad Type: Recreation and Leisure

## Narrow Type: Golf Course

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Golf Course



# Broad Type: Recreation and Leisure

## Narrow Type: Golf Course

### Introduction

A landscaped area of ground, encompassing different types of terrain and features, such as manicured greens, ponds, sand-filled bunkers etc., on which the game of golf is played.

### Historic processes

Golf, established in Scotland by the later medieval period, became especially popular as a recreational pursuit at the turn of the 19<sup>th</sup> to 20<sup>th</sup> century, particularly in seaside locations.

The project area contains two golf courses, Weston-super-Mare Golf Club, a links course established in 1892, and Worlebury Golf Club, a hilltop course opened in 1908.



Photograph 1: Weston-super-Mare Golf Club, looking north from Uphill

### Condition

Both courses are in use and appear to be in good condition.

### Vulnerability

While golf has experienced a slight drop in popularity, at least in terms of club membership, at the national level there is little prospect of land use change.

Links courses, like Weston-super-Mare Golf Club, are however vulnerable to the effects of climate change increasing erosion and potentially resulting in some loss of land to sea level rise.

### Forces for change

Climate change is likely to be a driver of change in the character of the type: as noted above, physical loss of land on links courses is a risk, but changes in management may also be necessary to cope with predicted climate impacts. For example, current grass species mixes may become unsustainable due to water demand in the summer months; pressure to enhance biodiversity values may result in larger areas of 'rough'.

# Broad Type: Recreation and Leisure

## Narrow Type: Golf Course

### Relationships with other character types

No clearly allied types.

### Heritage values

#### *Evidential*

As expressed in Weston, the type has some evidential value in terms of its expression of early 20<sup>th</sup> century trends in course design.

#### *Historical*

The type has historical value in terms of associations with, and as examples of, the work of well-known course designers. Weston-super-Mare Golf Club's course was designed by Dr. Alister MacKenzie – an important early 20<sup>th</sup> century golf course designer and the architect of a number of world-famous championship courses most notably Augusta, the home of the U.S. Masters, in addition to around 50 courses in the UK.

Worlebury was designed by six-time Open Champion Harry Vardon. Although less well-known than MacKenzie, this association is nevertheless valued by golfers and historians of the game.

#### *Aesthetic*

Principally derived from the design and landscape setting of the courses.

#### *Communal*

The courses are likely to have relatively high communal value to members past and present,.

### Sources

- Ordnance Survey second edition
- Golf club websites<sup>1</sup>

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<sup>1</sup> <http://www.westonsupermaregolfclub.com/club/a-mackenzie-golf-course/>  
[https://www.worleburygc.co.uk/our\\_course](https://www.worleburygc.co.uk/our_course)

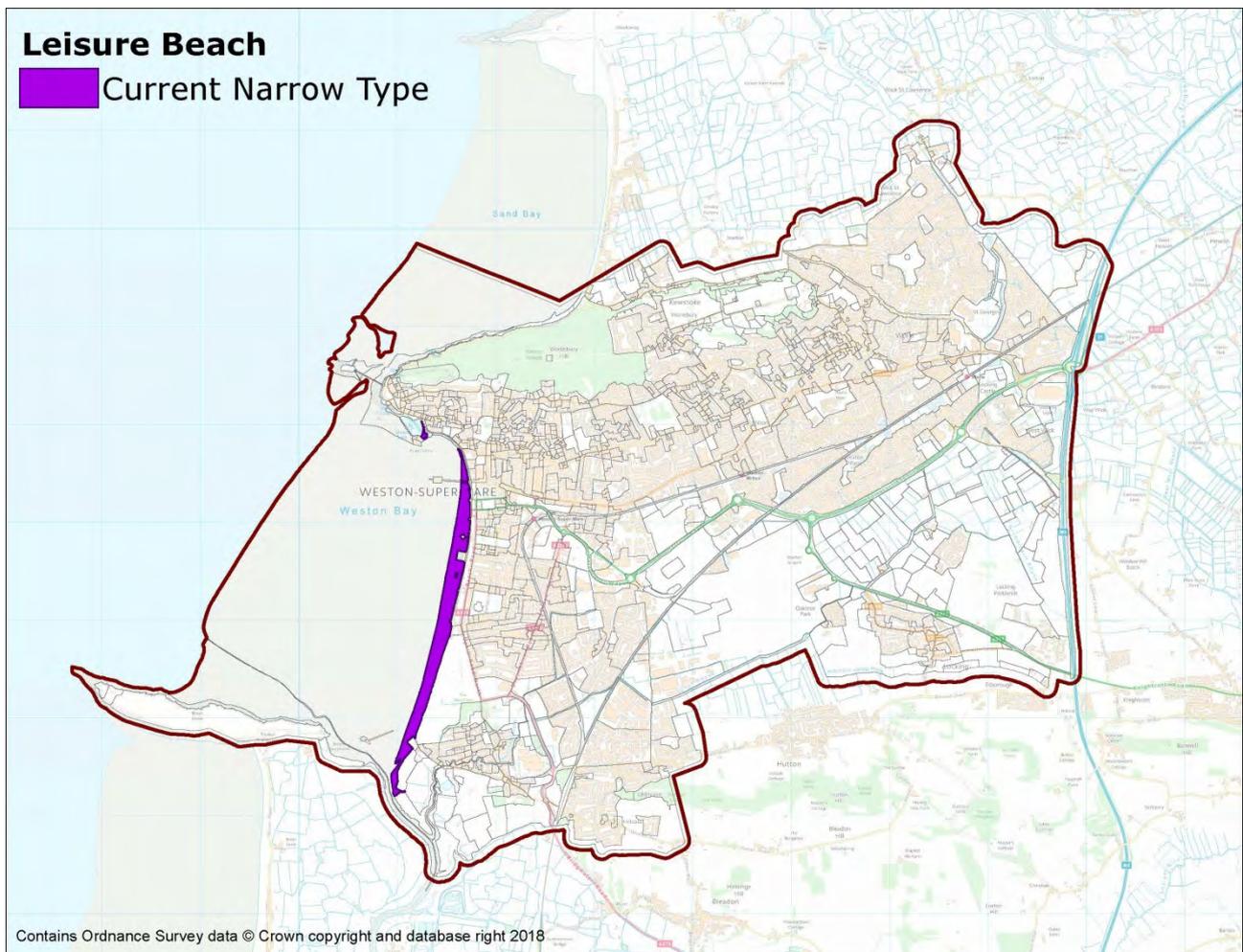
# Broad Type: Recreation and Leisure

## Narrow Type: Leisure beach

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Leisure beach



# Broad Type: Recreation and Leisure

## Narrow Type: Leisure beach

### Introduction

Largely inter-tidal areas, predominantly of sand, used mostly for leisure and relaxation by coastal visitors. The beach may be managed actively, e.g. by periodic scraping or beach replenishment, or passively, e.g. by fixed groynes, to retain the sand cover. It is arguably the key tourist asset for the town, and is therefore of both scenic and strategic importance.

The type, as it occurs at Weston, is equated with the sandy sections of the beach. The other sections of foreshore exposed at low tide are classed as the Cultural Topography type 'Mudflat' as they are less densely used for recreational purposes and lack permanent visitor facilities (with the exception of the supporting infrastructure for the Pleasure Pier and Aquarium types which is driven into the mudflat and anchored to bedrock underneath).

### Historic processes

Leisure beaches as a mix of natural and managed space date back to the 18<sup>th</sup> century when sea-bathing began to become popular as a health measure. The presence of an extensive natural beach, preferably sandy, was an important factor in the creation of seaside resorts and their subsequent success. The importance of sand to a seaside resort is so high that, at many, features such as groynes have been installed to prevent erosion of the beach. At others, sand is imported, often from offshore sources, to replenish sediment removed from the beach by natural processes.

The beach at Weston is c.3.2 km long and the unusually high tidal range means that extensive areas of beach are exposed at low tide. It is a natural beach with little permanent human intervention other than the Pier, Aquarium and the sea wall which defines the seaward side of the Promenade. The extensive but sheltered nature of the beach was a key factor in the success of the resort.

Over the course of the 19<sup>th</sup> century beach use became a less formal affair tied explicitly to sea-bathing and a wider range of recreational uses such as beach games, donkey rides and amusements also became popular. Over the course of the 20<sup>th</sup> century and up to the present this has become less formal still with many visitors simply spending time being at the beach without the need for organised distraction. Despite this, Weston still retains donkey rides in the school holidays and they remain popular. The type also includes ancillary features, such as Weston's model yacht pond, set in the intertidal area.



Photograph 1: Weston beach, looking south from the southern side of the Grand Pier

# Broad Type: Recreation and Leisure

## Narrow Type: Leisure beach

### Condition

Weston's leisure beach is managed to maintain its cleanliness and accessibility so is in satisfactory condition.

The type is also subject to weathering through tidal action but appears stable.

### Vulnerability

The beach itself is comparatively resilient, although it requires management to remain clear of debris and to prevent loss of sand. The type is vulnerable to weathering from the normal action of the sea and wind.

### Forces for change

As noted above, climate change – both in terms of sea level rise and changes to coastal processes – represent the most significant driver for change to the type. Changes in the holiday market as a consequence of macro-economic factors could either increase numbers of people holidaying in Britain, or result in a reduction.

The type has had visitor infrastructure, such as beach cafes, the Grand Pier and the Seaquarium constructed on and over it in the past. There are no plans for further such features at present but the beach, as the key asset in the resort, may attract similar schemes in the future which may result in localised loss of beach or change in character.

The type is also likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to Foreshore types and to aspects associated with the resort, Promenade and Pleasure Pier.

### Heritage values

#### *Evidential*

The type has some evidential value in the form of features built for the enjoyment of visitors. These comprise the Promenade, Pleasure Pier, Aquarium and model yacht pond. Beyond this, as the type is largely open sand, it contains little direct evidence.

#### *Historical*

Illustrative value would be related to human interventions to and uses of the beach while associative values would be related to events or activities that have taken place on the beach. This beach, whilst not substantially altered from its natural form, illustrates the *raison d'être* for the growth and success of the resort and has been the scene of much of the activity that gave Weston its character and reputation as a resort. This spans genteel activities such as sea bathing using bathing machines to the more working-class pursuits such as sunbathing, sandcastle building, donkey rides and fairs. Whilst these have left little trace on the beach, it still affords the ability to understand that these activities were a key part of the resort and, at certain times of year, to actually see some in action.

#### *Aesthetic*

The type has considerable aesthetic value, providing the critical element of setting (in functional and visual terms) for Victorian seaside resorts such as Weston. Views across the beach and out to sea are iconic representations of the place and feature in historic photographs, postcards and artistic representations.

It is frequently perceived as an attractive or stimulating element of the natural landscape and its interface with the seascape. Due to the intensity of human use of the beach for recreational activities they can also have a significant degree of aesthetic appeal associated with either the *joie de vivre* conveyed by a busy beach or the contemplative solitude of such an environment when quieter, for instance in wintertime

# Broad Type: Recreation and Leisure

## Narrow Type: Leisure beach

### *Communal*

The type is likely to have significant communal value to local people and visitors alike, including the many visitors the town has historically attracted from areas such as Bristol and the West Midlands. It is a key reason for visitors coming to Weston, and makes a substantial contribution to the quality of life of local people.

### **Sources**

- Historical and modern Ordnance Survey mapping;
- Site Visit;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

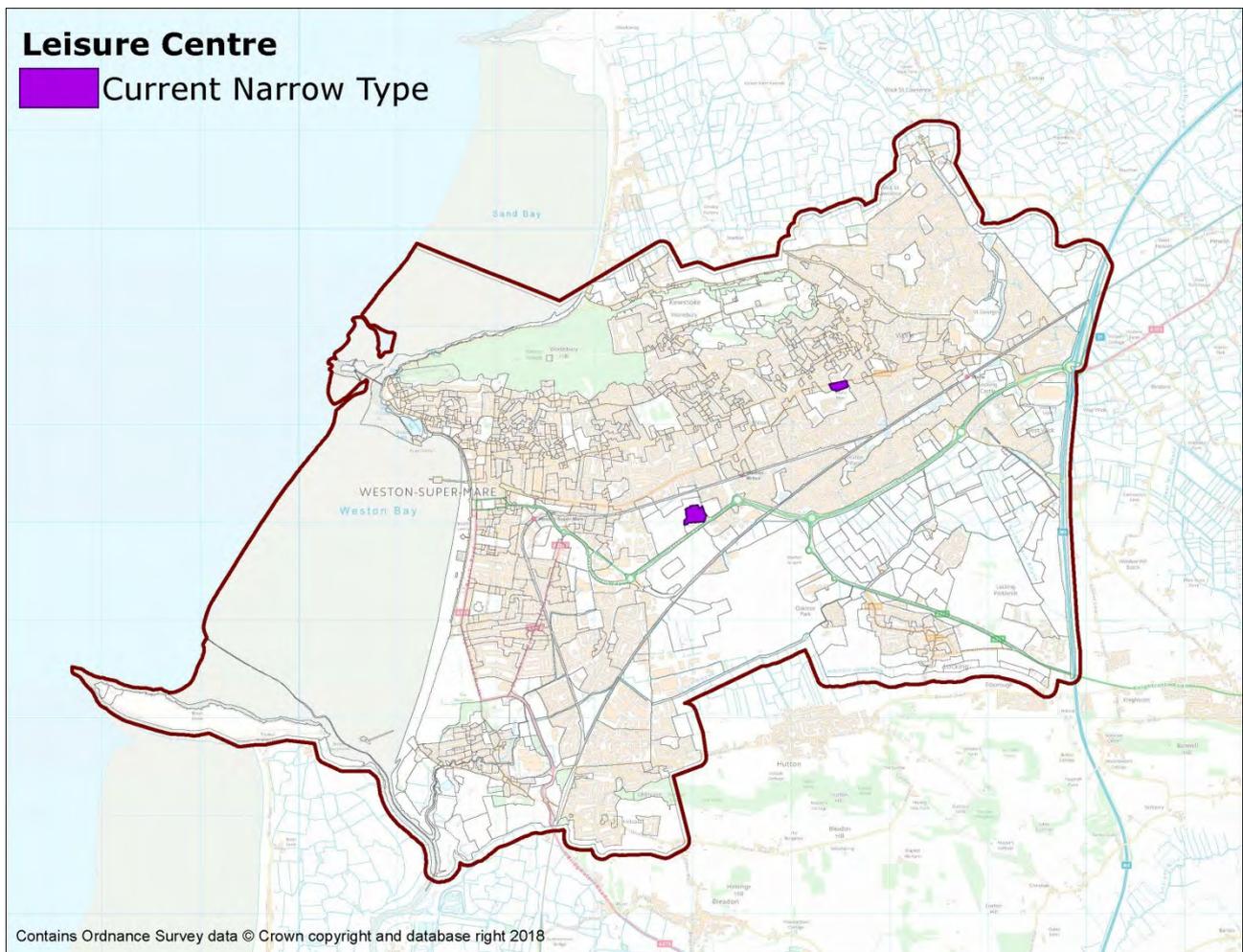
# Broad Type: Recreation and Leisure

## Narrow Type: Leisure centre

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Leisure centre



# Broad Type: Recreation and Leisure

## Narrow Type: Leisure centre

### Introduction

A purpose-built building and associated grounds, usually owned and operated by a local authority, or on their behalf, where people go to keep fit or relax through using the facilities. The centres usually provide for both wet (swimming and diving) and dry (badminton, basketball, volleyball and five-a-side football) sports and activities. The buildings are usually large, shed-like, constructions to allow accommodation of numerous sports facilities, including pools, and associated plant plus sports halls under one roof. Many were built in the 1970s and 1980s so they commonly employ extensive metal cladding and large areas of glazing. The latter usually to create a light and airy feel in poolside areas.

### Historic processes

Leisure centres are a relatively modern building type and were developed to meet the aims of the 1960 Wolfenden Report on Sport and the Community. This led to the formation of the Sports Council and the 'Sport for All' initiative. The additional funding available to local authorities to meet new sport and activity targets led many to create new purpose built centres, often at the expense of earlier swimming baths, to house multiple sports. In some cases these were standalone facilities, whereas in others they were built in conjunction with secondary school sites.

As a result of outsourcing of local government services, many public leisure centres are now run by private companies. In most cases these are the same facilities which were built in response to the Sport for All initiative. Since the start of the present century, some new public leisure centres have been built by local authorities (some using private finance initiatives). This is a trend that is likely to continue as new facilities are built as new housing estates are built which lack access to leisure facilities or as the 'Sport for All' period facilities become obsolete or uneconomic to run.

Since the 1990s, commercial fitness operators have also developed their own leisure centres which are available to paying members. These bear some similarity to public leisure centres but are usually smaller and have less extensive grounds, focussing on indoor sport and exercise. There are none in the project area.

There are only two instances in the project area; Hutton Moor Leisure Centre and @Worle. Both are public facilities and are sited in suburban locations. Hutton Moor is a 'Sport for All' period leisure centre constructed in the 1980s. It consists of a large leisure centre building in brick and metal cladding which is set in sports fields. It houses both wet and dry sports. @Worle is smaller centre and was built c.2010. It is a brickwork and render structure that houses indoor dry sports only.

### Condition

Both instances of the type are in active use and appear in good condition.

### Vulnerability

The type provides a locally-important leisure facility. As such, it is likely to continue to be maintained despite a generally challenging climate for public services finances.

### Forces for change

The type, in some form, is likely to become more important as working lives become more sedentary and fitness takes on an important role in preventative healthcare. This is likely to make the promotion and availability of sport and exercise to the widest possible audience an important factor in national and local policy. Whilst this may help the survival of the type, it may also cause it to evolve into new forms to meet changing fashions in exercise (such as the rise of studio cycling and outdoor exercise trends like British Military Fitness and Park Run) and thinking on healthy lifestyles.

Austerity is likely to continue to affect local authority spending and this may have an effect upon the condition of the type.

# Broad Type: Recreation and Leisure

## Narrow Type: Leisure centre

### Relationships with other character types

The type is often found in association with Sports Field.

### Heritage values

#### *Evidential*

Physical evidence for the provision of sport and fitness facilities by local authorities as a social good since the 1970s.

#### *Historical*

In illustrative terms, it demonstrates the importance that has been placed upon public access to a range of sport and exercise facilities as a social good since the pivotal Wolfenden report of the 1960s. In associative terms, the Hutton Moor centre shows the local expression of a national initiative, the 'Sport for All' programme.

#### *Aesthetic*

The type uses utilitarian forms of modern building styles.

#### *Communal*

The type provides an important public facility and is likely to be valued by its users.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England Guidelines for Listing and selection;
- North Somerset Council website;
- Site visit;
- Historic and current aerial photography.

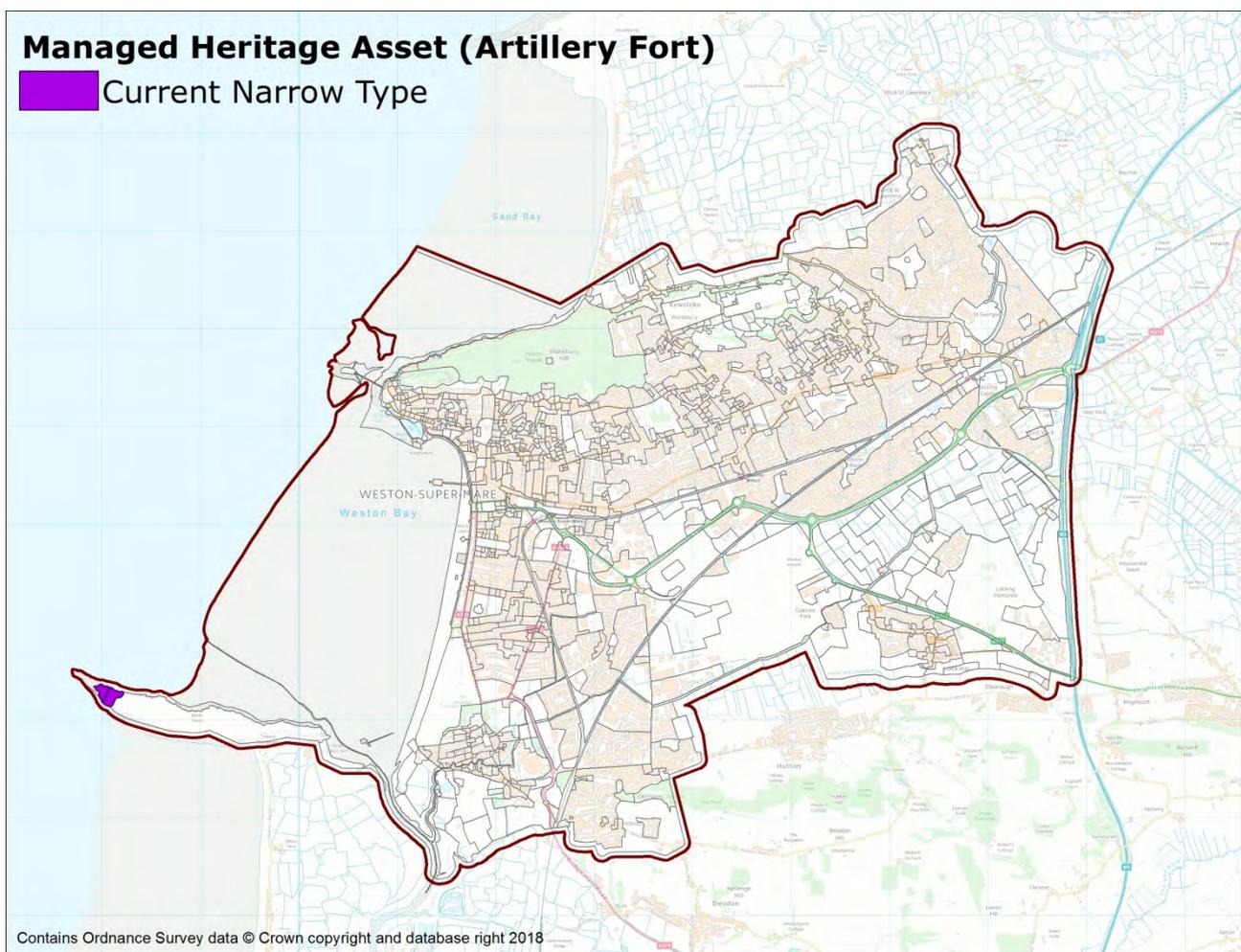
## Broad Type: Recreation and Leisure

### Narrow Type: Managed heritage asset (Artillery Fort)

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Managed heritage asset (Artillery Fort)



#### Introduction

Large archaeological or other historic site presented to the public.

Heritage assets, usually of high levels of significance, that are taken into direct management either by the state or by third sector organisations such as the National Trust in order to conserve their fabric and manage public access. Also includes visitor infrastructure added to assets to facilitate access, interpretation and enjoyment of the historic environment, for example car parking, visitor centres, toilets and picnic areas.

# Broad Type: Recreation and Leisure

## Narrow Type: Managed heritage asset (Artillery Fort)

Generally, upstanding structural remains of archaeological managed assets will have been consolidated to ensure public safety and prevent loss or damage to fabric.

The only instances of managed heritage assets in the project area are at Brean Down.

### Historic processes

Brean Down is a dramatic headland that forms the southern limit to Weston Bay and overlooks the mouth of the River Axe. It is dramatically different to the surrounding flat, once marshy, areas immediately inland and appears to have been appreciated for its strategic importance and aesthetic qualities for millennia. It has traces of activity stretching back into prehistory, including an Iron Age hillfort, during the Roman period and also during more recent times, being fortified in the 19<sup>th</sup> and 20<sup>th</sup> centuries at times of international tensions and conflict.

The National Trust owns the whole of Brean Down. The core of this holding was gifted by Axbridge Rural District Council in 1954 with the remainder (Brean Fort) transferred by Sedgemoor District Council to the Trust in 2002, supported by the Heritage Lottery Fund.

This instance of the type comprises the Royal Commission artillery fort of the 1860s, also known as the Palmerston Fort, and its reuse and expansion in WWII.

### Condition

The type is generally in good condition, as visitor pressure on sensitive features and access-related erosion is well managed.

### Vulnerability

The type is vulnerable to increases in visitor pressure and behaviour. However, the majority of the type as expressed in Weston is comparatively resilient, and due to ownership and management arrangements, is very unlikely to be threatened by development.

### Forces for change

Climate change is likely to be a key force for change, influencing patterns of vegetation growth and necessitating changes in management regimes. Similarly, predicted increases in the incidence and magnitude of severe weather events may contribute to erosion and damage of historic structures.

### Relationships with other character types

The type is, in this instance, derived from the Artillery Fort type.

### Heritage values

#### *Evidential*

Drawn from its previous type. It is a nationally important example of a 19<sup>th</sup> century and later fortification developed at location that appears to have had both strategic and spiritual significance for millennia. Evidence specifically related to this section of the Managed Heritage Asset comes from the 19<sup>th</sup> and 20<sup>th</sup> century defence installations preserved in situ.

#### *Historical*

Again drawn from the associated previous types, in terms of illustrating the remains of a range of periods. The delineation and management of monuments that illustrate national or local prehistory and history for public benefit is of interest in itself.

## **Broad Type: Recreation and Leisure**

### **Narrow Type: Managed heritage asset (Artillery Fort)**

#### *Aesthetic*

Due to its impressive location and setting which, in addition to aiding understanding of the assets, contributes to the experience of the place.

#### *Communal*

Well-used for leisure and recreation, and is highly valued for its natural heritage value and nature-watching opportunities.

#### **Sources**

- Ordnance Survey, 1<sup>st</sup> edition to modern
- Historic England National Heritage List Scheduled Monument entry  
<https://historicengland.org.uk/listing/the-list/list-entry/1008211>
- National Trust property website  
<https://www.nationaltrust.org.uk/brean-down>

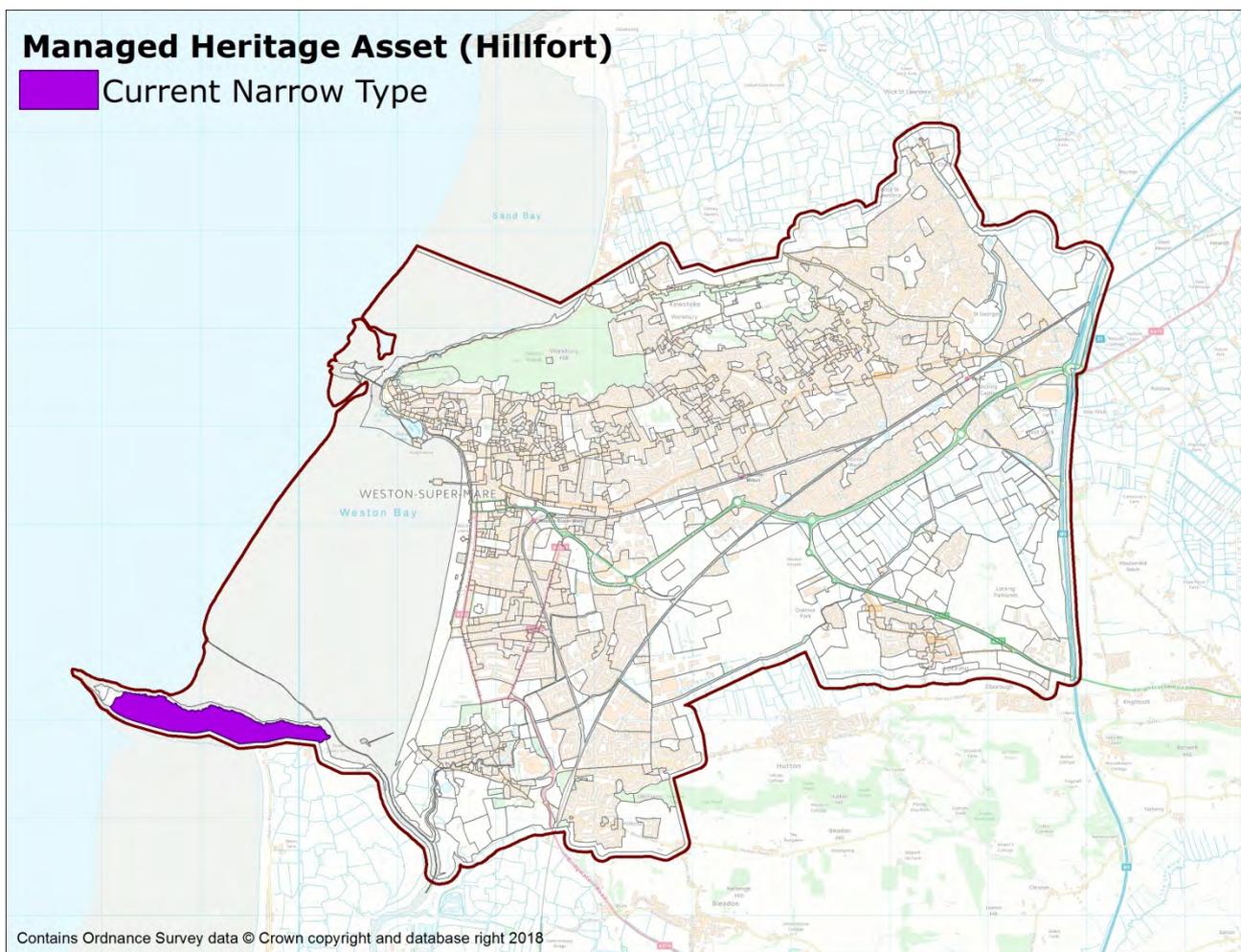
## Broad Type: Recreation and Leisure

### Narrow Type: Managed heritage asset (Hillfort)

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Managed heritage asset (Artillery Fort)



### Introduction

Large archaeological or other historic site presented to the public.

Heritage assets, usually of high levels of significance, that are taken into direct management either by the state or by third sector organisations such as the National Trust in order to conserve their fabric and manage public access. Also includes visitor infrastructure added to assets to facilitate access, interpretation and enjoyment of the historic environment, for example car parking, visitor centres, toilets and picnic areas.

# Broad Type: Recreation and Leisure

## Narrow Type: Managed heritage asset (Hillfort)

Generally, upstanding structural remains of archaeological managed assets will have been consolidated to ensure public safety and prevent loss or damage to fabric.

The only instances of managed heritage assets in the project area are found only at Brean Down.

### Historic processes

Brean Down is a dramatic headland that forms the southern limit to Weston Bay and overlooks the mouth of the River Axe. It is dramatically different to the surrounding flat, once marshy, areas immediately inland and appears to have been appreciated for its strategic importance and aesthetic qualities for millennia. It has traces of activity stretching back into prehistory, including an Iron Age hillfort, during the Roman period and also during more recent times, being fortified in the 19<sup>th</sup> and 20<sup>th</sup> centuries at times of international tensions and conflict.

The National Trust owns the whole of Brean Down. The core of this holding was gifted by Axbridge Rural District Council in 1954 with the remainder (Brean Fort) transferred by Sedgemoor District Council to the Trust in 2002, supported by the Heritage Lottery Fund.

This instance of the type comprises the remains of the Iron Age hillfort and associated cultivation remains. The area is coincident with a Romano-British settlement and temple site.

### Condition

The type is generally in good condition, as visitor pressure on sensitive features and access-related erosion is well managed.

### Vulnerability

The type is vulnerable to increases in visitor pressure and behaviour. However, the majority of the type as expressed in Weston is comparatively resilient, and due to ownership and management arrangements, is very unlikely to be threatened by development.

### Forces for change

Climate change is likely to be a key force for change, influencing patterns of vegetation growth and necessitating changes in management regimes. Similarly, predicted increases in the incidence and magnitude of severe weather events may contribute to erosion and damage of historic structures

### Relationships with other character types

The type is, in this instance, derived from the Hillfort type.

### Heritage values

#### *Evidential*

Drawn from its previous type. It is a nationally important example of a well-preserved multi-period archaeological landscape, with evidence ranging from the Mesolithic through to 20<sup>th</sup> century defence installations preserved in situ.

#### *Historical*

Again drawn from the associated previous types, in terms of illustrating the remains of a range of periods. The delineation and management of monuments that illustrate national or local prehistory and history for public benefit is of interest in itself.

#### *Aesthetic*

Due to its impressive location and setting which, in addition to aiding understanding of the assets, contributes to the experience of the place.

## **Broad Type: Recreation and Leisure**

### **Narrow Type: Managed heritage asset (Hillfort)**

#### *Communal*

Well-used for leisure and recreation, and is highly valued for its natural heritage value and nature-watching opportunities.

#### **Sources**

- Ordnance Survey, 1<sup>st</sup> edition to modern
- Historic England National Heritage List Scheduled Monument entry  
<https://historicengland.org.uk/listing/the-list/list-entry/1008211>
- National Trust property website  
<https://www.nationaltrust.org.uk/brean-down>

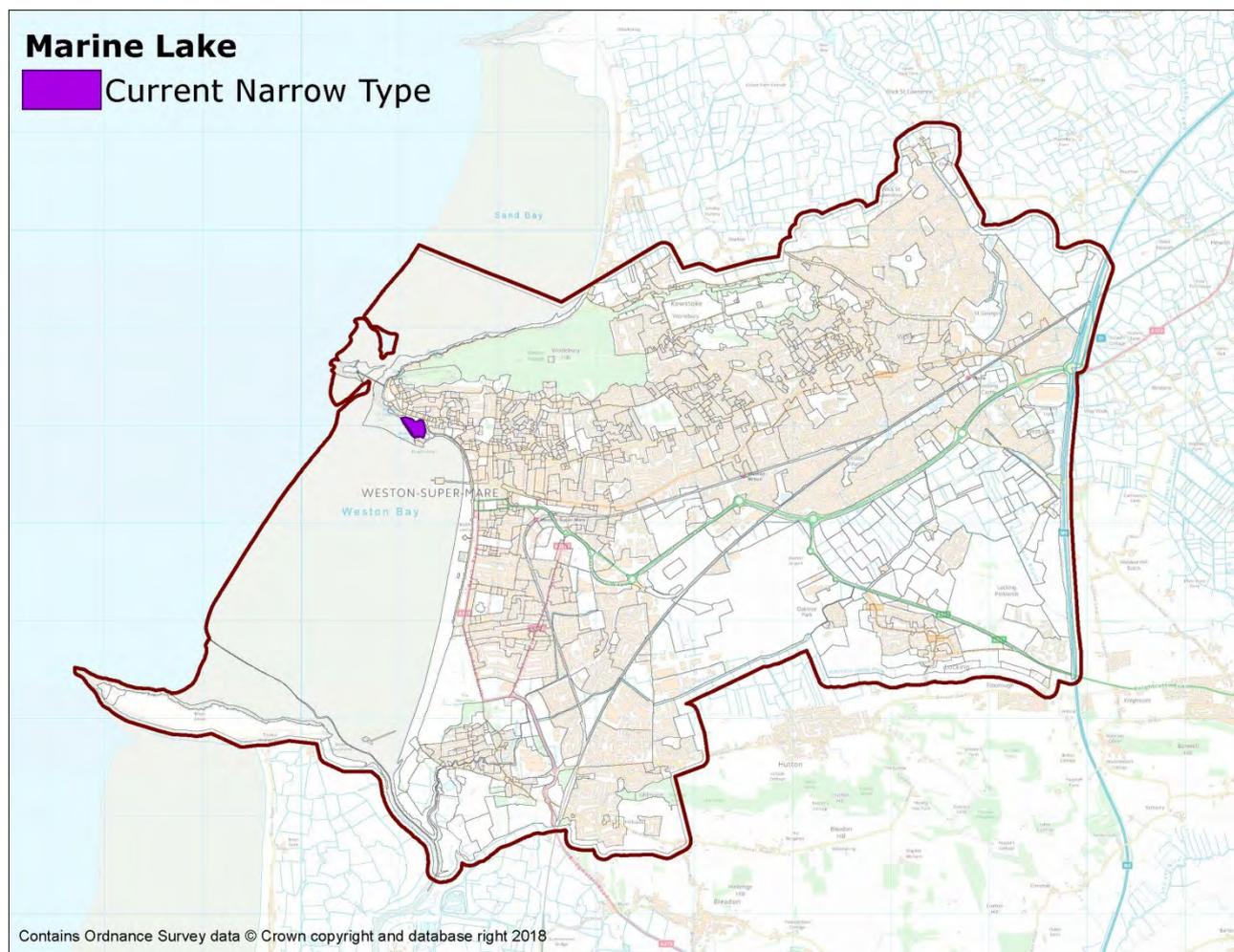
# Broad Type: Recreation and Leisure

## Narrow Type: Marine Lake

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Marine Lake



# Broad Type: Recreation and Leisure

## Narrow Type: Marine Lake

### Introduction

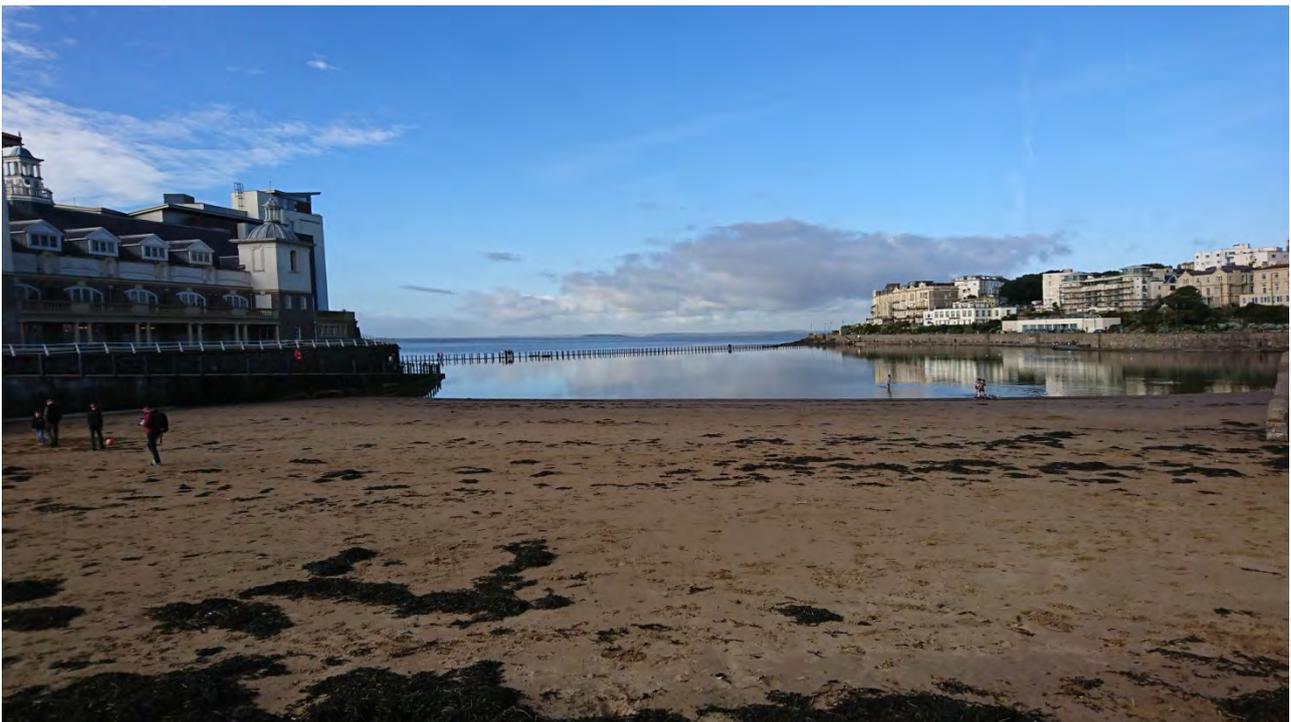
A seaside structure consisting of a retaining wall that keeps a relatively large area of tidal water partitioned off for controlled boating or swimming at low tides.

There is a single example of this type in the project area, adjacent to Knightstone Island

### Historic processes

Weston's marine lake was built in the late 1920s by the addition of a retaining wall and sluices between the Knightstone causeway and the seawall at Anchor Head. Owing to the very high tidal range, the retaining wall is a substantial work. The seaward side of the retaining wall comprises a battered concrete face and is an imposing piece of civil engineering.

The marine lake was a project developed by the Council to add a seafront attraction that was less tide-dependent and more in keeping with the more informal seaside activities that had developed by this date. As well as areas that could be used for sunbathing, it included facilities such as a diving stage, rafts and boats for hire and water chutes. Further alterations to the marine lake were undertaken in the later 1930s and included an extension to the seafront walkway and a bandstand. Much of the 1930s work was severely damaged by storm in the 1980s and the marine lake's original landward interface with the Victorian seawall was restored.



Photograph 1: Marine Lake, Weston-super-Mare

# Broad Type: Recreation and Leisure

## Narrow Type: Marine Lake



**Photograph 2: Marine Lake retaining structure**

### **Condition**

A key feature of Weston's seafront and provides an important facility for use of the sea when the tide is out. The type is in active use and appears well-maintained.

### **Vulnerability**

The type is, in theory, vulnerable to damage due to storm events. The recent reinforcement work is likely to limit the severity of any such damage.

The type is also vulnerable to wear and tear associated with visitor use.

The type is maintained by public bodies so is vulnerable to changes in the availability in of public funds.

### **Forces for change**

Austerity is likely to continue to affect local authority spending and this may have an effect upon the condition of the type.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess

### **Relationships to other character types**

The type is closely related to Promenade and Leisure Beach.

### **Heritage values**

#### *Evidential*

Physical evidence for a distinctive form of seaside leisure attraction that developed in Britain during the latter part of the 19<sup>th</sup> century and is characteristic of seaside resorts.

# Broad Type: Recreation and Leisure

## Narrow Type: Marine Lake

### *Historical*

In illustrative terms, it visibly demonstrates the development and evolution of a distinctive kind of seaside leisure facility from its 19<sup>th</sup> century origins through its continued use into the 21<sup>st</sup> century.

The type also demonstrates the scale of measures the Town Council was prepared to sponsor to maintain the town's resort credentials during the early 20<sup>th</sup> century.

### *Aesthetic*

Chiefly associated with its distinctive form which is readily identifiable as an aspect of British Seaside resorts with a high tidal range. Aesthetic value may also be drawn from the contrast of the sea retained in the marine lake to the surrounding foreshore when the tide is out.

### *Communal*

Likely to be regarded as a key feature of the resort and one which may function as a landmark for both visitors and residents; and may be associated with formative holiday experiences for visitors.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

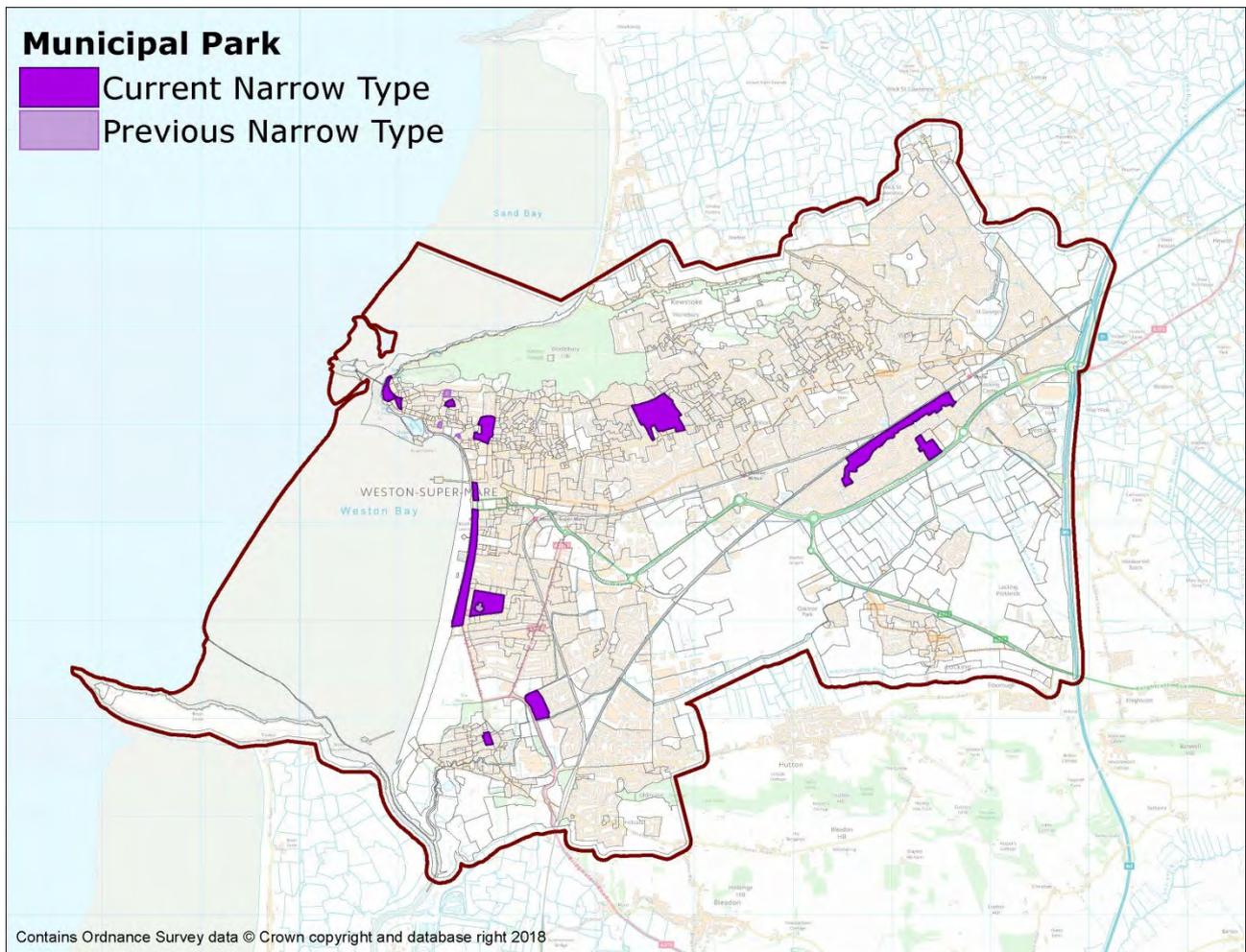
# Broad Type: Recreation and Leisure

## Narrow Type: Municipal Park

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Municipal Park



# Broad Type: Recreation and Leisure

## Narrow Type: Municipal Park

### Introduction

Land, often in urban areas, dedicated to outdoor public recreation. Usually with ornamental planting of trees and shrubs and some formal gardens. They can also include features such as ornamental ponds and bandstands.

### Historic processes

Formal parks of this kind are of later 19<sup>th</sup> and early 20<sup>th</sup> century date. They are usually sited within contemporary urban expansions to provide space for recreation away from the home.

There are several parks of this kind within the early suburban expansion of the town. Ellenborough Park, Clarence Park, Ashcombe Park and The Lawns were all purposefully laid out as parks on new sites during this period.

Both Ellenborough Park and The Lawns were laid out in areas that had formerly been wholly or partially occupied by seafront dunes. Ellenborough Park retains some characteristics of dune grassland in its formal lawns. This relatively rare survival has led to the designation of the park as a SSSI<sup>1</sup>.

Grove Park is another contemporary park but was laid out in the grounds of the former Grove House. It retains aspects from the preceding country house's garden layout, such as planting infrastructure and compartment framework, alongside more traditional municipal features such as a bandstand and war memorial, both early 20<sup>th</sup> century in date, and more recent facilities such as play infrastructure. It is a Grade II Registered Park and Garden and the bandstand and war memorial are Grade II Listed Buildings



Photograph 1: Grove Park, Grade II Listed Bandstand

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<sup>1</sup> <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1005488.pdf>

# Broad Type: Recreation and Leisure

## Narrow Type: Municipal Park

### Condition

The parks are in active use and maintained. They appear to be in good condition.

### Vulnerability

The type provides a locally-important leisure facility. As such, it is likely to continue to be maintained to some extent despite a generally challenging climate for public services finances.

Several instances of the type lie adjacent to the seafront. This, in theory, makes them vulnerable to storm damage but the likelihood of this is lessened somewhat by the recently completed programme of sea wall and promenade reinforcement.

### Forces for change

Austerity is likely to continue to affect local authority spending and this may have an effect upon the condition of the type.

Climate change projections predict increased storminess, this may intensify a potential source of damage in coastal instances of the type.

### Relationships with other character types

The type is generally found within or at the fringe of late 19<sup>th</sup> to early 20<sup>th</sup> century settlement expansion. It is similar to Ornamental Garden but distinct from this since such gardens were usually private or restricted.

### Heritage values

#### *Evidential*

Physical evidence for the ways in which public recreational space was provided in the late 19<sup>th</sup> century and early 20<sup>th</sup> century and the ways in which this has since been modified. The latter evidences both changing recreational habits and the designing in of safe and accessible spaces.

#### *Historical*

Illustrative of historic leisure practices and how modern recreational facilities can be integrated within them.

#### *Aesthetic*

Relates largely to the way in which they were designed to provide attractive and restful environments in which to escape from the cares of everyday life. Despite the introduction of some modern elements in all instances of the type, this quality remains appreciable.

#### *Communal*

Places associated with outdoor enjoyment and where individuals and communities interact in comparative safety.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England designation information;
- Site visit;
- Historic and current aerial photography.

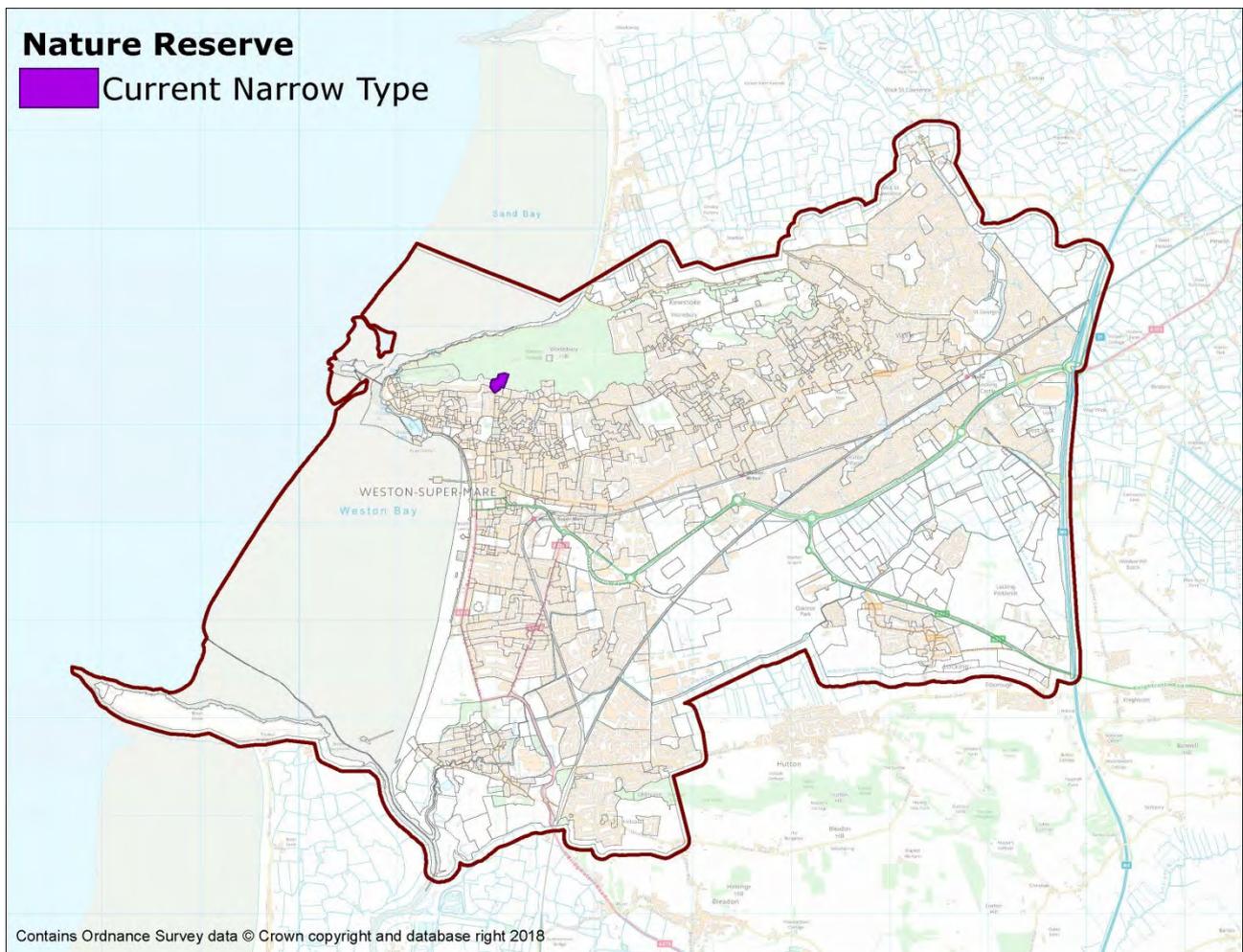
# Broad Type: Recreation and Leisure

## Narrow Type: Nature Reserve

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Nature Reserve



# Broad Type: Recreation and Leisure

## Narrow Type: Nature Reserve

### Introduction

An area of managed land with perceived “natural” characteristics designated to enable the conservation of these characteristics and so that they may be appreciated by the public. These can consist of areas of “untouched” habitat or land which have been reclaimed by nature following cessation of human activity, particularly industrial processes (e.g. mineral extraction and quarrying). Some have little other than a controlled level of public access with some signage on the nature conservation interest and measures present whereas others provide public facilities (car parking, toilets, cafes) and more in-depth visitor information and/or structured programmes of activities. They are usually managed by an amenity society, such as a nature conservation charity (e.g. Royal Society for the Protection of Birds, regional Wildlife Trust) or a local body such as a Civic Society.

### Historic processes

The Nature Reserves movement, now The Wildlife Trusts, began in 1912 and aimed to seek out places in Britain that were the best for wildlife so that they could be promoted as areas where wildlife would be protected in its “natural” state without the deleterious effects of human practices<sup>1</sup>. It was a parallel development to those which saw the creation of national parks and game reserves. There are now around 2,300 nature reserves under the management of The Wildlife Trusts in the UK. Other bodies, such as local charities and societies, also own and manage nature reserves.

The Weston-super-Mare Civic Society was granted a lease on the former Town Quarry, on South Road, in the 1980s. Quarrying had ceased at the site in the 1950s and the disused industrial site had been reclaimed by vegetation, creating habitat for a variety of fauna. The Civic Society has run the site as a nature reserve, Old Town Quarry, since taking it over. It has left parts of the site to become a relatively wild whilst retaining and restoring former quarry buildings to provide visitor information and amenities, including a café.



**Photograph 1: Old Town Quarry Nature Reserve**

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<sup>1</sup> <http://www.wildlifetrusts.org/reserves-wildlife/our-nature-reserves>

# Broad Type: Recreation and Leisure

## Narrow Type: Nature Reserve

### Condition

The nature reserve is actively managed by the Civic Society and is in generally satisfactory condition.

### Vulnerability

As the type is provided and managed under the auspices of an amenity society, it is vulnerable to anything that affects the Civic Society's ability to maintain it.

The type includes a series of exposed rock faces which may weather and affect the safety of parts of the site but could also affect the habitat that has developed upon the rock faces.

### Forces for change

As the nature reserve is maintained by an amenity society, anything that affects its funding priorities may have consequences for the type.

The nature reserve lies in a former quarry within one of the more desirable residential areas within the town. Other former quarries have recently been developed into housing.

It is possible that climate change projections, with their predicted increase in storminess, may exacerbate erosional forces that affect the exposed rock faces.

### Relationships with other character types

The type exists only in the former Town Quarry, a disused Stone Quarry.

### Heritage values

#### *Evidential*

Physical evidence for the way in which modern, urban society interacts with and values the "natural" world.

#### *Historical,*

Illustrative value relates to the way in which the site allows an appreciation of the ways in which modern urban societies think about and manage encounters with the "natural" world.

#### *Aesthetic*

Chiefly drawn from the contrast of the nature reserve, where nature has "reclaimed" human activity, to the surrounding land which is built up and characterised by high status residences of the early resort of Weston.

#### *Communal*

Associated with it being a valued place to retreat to and get closer to nature and the encounters and wildlife that this enables.

### Sources

- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit;
- Old Town quarry website - <http://www.oldtowntownquarry.co.uk/index.html>

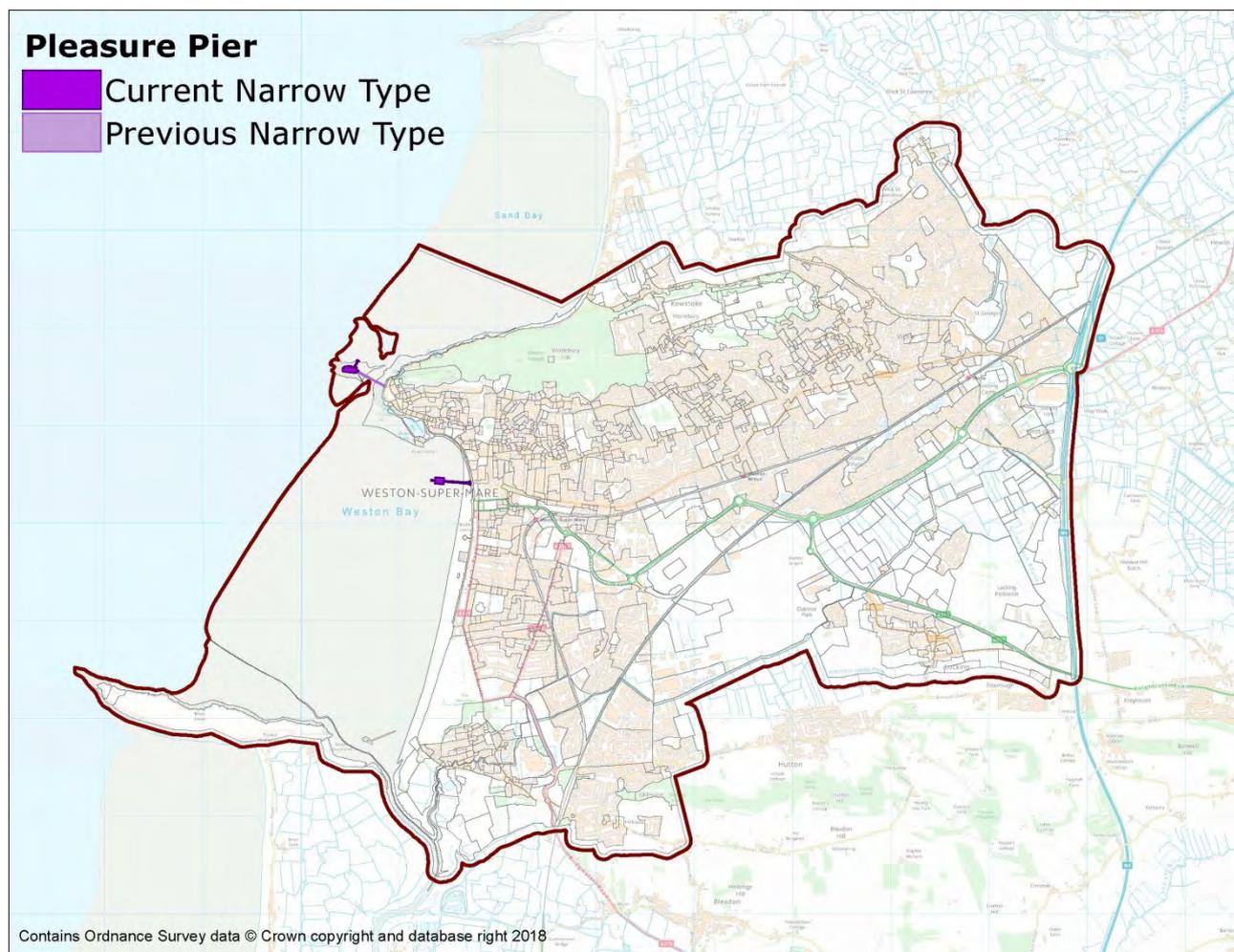
# Broad Type: Recreation and Leisure

## Narrow Type: Pleasure Pier

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Pleasure Pier



# Broad Type: Recreation and Leisure

## Narrow Type: Pleasure Pier

### Introduction

A raised platform, generally of iron and/or wood, supported on spaced pillars or props and projecting out into the sea and designed to provide primarily recreational access over the sea from the shore to an adjacent position near or below mean low water (MLW).

There are two such piers within the project area, Birnbeck Pier and the Grand Pier.

### Historic processes

The two piers in the project area provide a microcosm of the history behind the development and use of pleasure piers in the 19<sup>th</sup> century and the challenging conditions their operation has faced as tastes in seaside recreation have evolved since the post-war period. This includes the effects of storm damage and fire which often afflict this type and can have a particularly deleterious effect.

#### *Birnbeck Pier*

As part of mid-19th century town improvements to accommodate ever-increasing visitor numbers, Birnbeck Pier was constructed at the western end of Worlebury Hill between 1864 and 1867 to designs by renowned pier architect Eugenius Birch. It linked to Birnbeck Island, and remains the only British pier linking the mainland with an island. Initially it provided a boarding point for steamers traversing the Bristol Channel, especially from Wales. Early users of the pier used this novel platform for promenading and enjoying the sensation of being over the sea and being able to access Birnbeck Island. Over subsequent years additions and improvements were made to the pier and island to turn Birnbeck Pier into a fully-fledged pleasure. These included refreshment rooms, concert hall, an extended pavilion and low-water jetty. A lifeboat station was also added to Birnbeck Island during this period (see type text Lifeboat Station). In December 1897 most island structures were destroyed by fire, but were replaced within eight months to designs by Hans Price, architect of many notable Weston buildings. Competition with the new Grand Pier opened in 1904 (see below) led to the addition of a concrete platform at the southern end of the island, effectively enlarging the island by over half an acre. This housed a roller-skating rink, bioscope theatre, flying machine, switchback railway and water chute ride. Although attracting more visitors than its rival in the 1920s and early 1930s, the Grand Pier was thereafter more successful.

In 1941 the pier was closed and requisitioned by the Admiralty, subsequently being commissioned as HMS Birnbeck, a secret weapons testing facility. Post-war, the steamer service was resumed, but pier facilities were thereafter restricted to one refreshment room. In 1974 the pier was designated as a Grade II\* Listed Building<sup>1</sup>. In 1979 the last scheduled sailing took place from the pier.

Birnbeck saw dwindling visitor numbers in the latter part of the 20<sup>th</sup> century. The cessation of steamer traffic both exacerbated this – many visitors had historically arrived by boat – and meant that the pier was reliant on visitors coming from the town centre or by car. 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 was going to struggle to draw visitors from the town centre. This was a somewhat ironic reversal of the early success of the pier which was such that the town did not fully capitalise on the seaborne visitors to pier, struggling to attract them away from the pier and into the town proper. Extensive storm damage in 1990 further undermined the pier's draw and it was closed to the public in 1994. With the exception of the RNLI boathouses which remained in service until late 2013, the pier and associated buildings lacked an active use and continued to deteriorate. They are now in such poor condition that they are now (2018) on the Heritage at Risk Register<sup>2</sup>. Until recently the [RNLI](#) utilised a narrow area of the pier deck to access the pier. This access way was maintained with the RLNI's own funds. In 2010 four cast iron trestles in most need of remedial work (those closest to the island), were renovated grant-aided by Historic England (Then English Heritage).

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129718>

<sup>2</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/46865>

# Broad Type: Recreation and Leisure

## Narrow Type: Pleasure Pier

Although there have been several attempts to redevelop the pier and reopen it since 1994, none have yet come to fruition. The derelict pier remains a curiosity and attracts periodic visitors, including some who cross to the island at low tide despite warnings of the dangerous nature of the pier's structures.

### *Grand Pier*

As alluded to above, Birnbeck Pier was so successful in the early part of its history that many visitors arriving by steamer did not even leave the pier to enter the town. This was not ideal for the resort as a whole so plans for a second, more centrally-located, pier were made in the 1880s. After several schemes a new pier, the Grand Pier, was eventually built in 1903-4. This sprang directly from the promenade and aligned directly with the key routes from the train station to the seafront, was built in 1903-4. It had a 2000 seat theatre pavilion hosting various entertainments including plays, boxing and opera. A short-lived, and ultimately unsuccessful, extension to the pier end to facilitate steamer traffic landing was built in 1906. This failed to attract steamers since the currents around the landing were difficult and the approaches prone to silting. The approach was so tricky that only three steamers ever making a successful landing. The extension was largely demolished between 1916-18.

The pier's pavilion was destroyed by fire in 1930 and rebuilt in 1932-3 with a funfair replacing the theatre. The entrance was rebuilt in 1970 and the pier was designated as a Grade II Listed Building in 1983<sup>3</sup>. In 2008 the pavilion was again destroyed by fire, but was rebuilt and reopened in 2010. Amongst its attractions are an indoor theme park, with what is reputed to be Britain's smallest rollercoaster, arcade games and eateries<sup>4</sup>. The Grand Pier remains one of the town's most prominent and distinctive attractions and is well-used by visitors.

### Condition

The condition of the piers relates directly to how well-used and maintained they have been since the latter part of the 20<sup>th</sup> century.

Birnbeck Pier is in a parlous state and is on the Heritage at Risk (HAR) Register.

The Grand Pier, whilst altered by fire and subsequent redevelopment, is in much better condition. It is a going commercial concern and has been subject to recent restoration and investment.

### Vulnerability

Birnbeck remains vulnerable to physical deterioration while the Grand Pier, as a visitor attraction, is vulnerable to changes in tourism, particularly fluctuations in visitor levels. As something that is not weather dependent, the type is slightly less vulnerable than visitor attractions that rely solely on outdoor facilities or environments.

Both instances of the type are necessarily in a coastal location so are vulnerable to storm damage.

### Forces for change

As a visitor attraction, the type depends upon continued tourist traffic through the town. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is closely related to Leisure Beach and Promenade.

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<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1137759>

<sup>4</sup> <https://www.grandpier.co.uk/things-to-do>

# Broad Type: Recreation and Leisure

## Narrow Type: Pleasure Pier

### Heritage values

#### *Evidential*

Physical evidence for a distinctive kind of seaside leisure attraction that developed in Britain during the latter part of the 19<sup>th</sup> century and was extremely popular into the 1960s. The piers and associated structures also indicate the process of renewal required to maintain visitor numbers into the 21<sup>st</sup> century. The Grand Pier has more value in this regard due to its continued use and renewal. The degree of surviving fabric and renewal also provides physical evidence for the effects of fire and storm, two aspects which are common afflictions for piers.

#### *Historical*

In illustrative terms, the piers visibly demonstrate the development and evolution of a distinctive kind of seaside leisure attraction from its 19<sup>th</sup> century origins through to 20<sup>th</sup> and 21<sup>st</sup> century modifications. It likewise demonstrates the transformative effects of fire and storm, two common sources of damage to the type.

A visible document of a late 20<sup>th</sup> century visitor attraction that also illustrates changes in seaside recreation, the need for wet weather attractions and the continuing importance of the seafront even in a period of declining visitors and changing holiday patterns.

The associative value of the type is strongest in the Birnbeck instance. This relates to the pier being to a design by Eugenius Birch, Britain's leading designer of piers.

#### *Aesthetic*

Chiefly associated with its distinctive form which is readily identifiable as a quintessential aspect of the British Seaside resort. Aesthetic value may also be drawn from the different perspectives of both the land and sea when seen from a pier, an experience not gained on any other structure.

#### *Communal*

As a quintessential feature of the British Seaside it evokes a nostalgia for their heyday; function as landmarks for both visitors and residents; and may be associated with formative holiday experiences for visitors.

The communal value may be complicated by the stark contrast in the two instances of the type with Birnbeck possibly serving as a reminder that the town is fighting to regain its glory days as a resort.

#### *Sources*

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

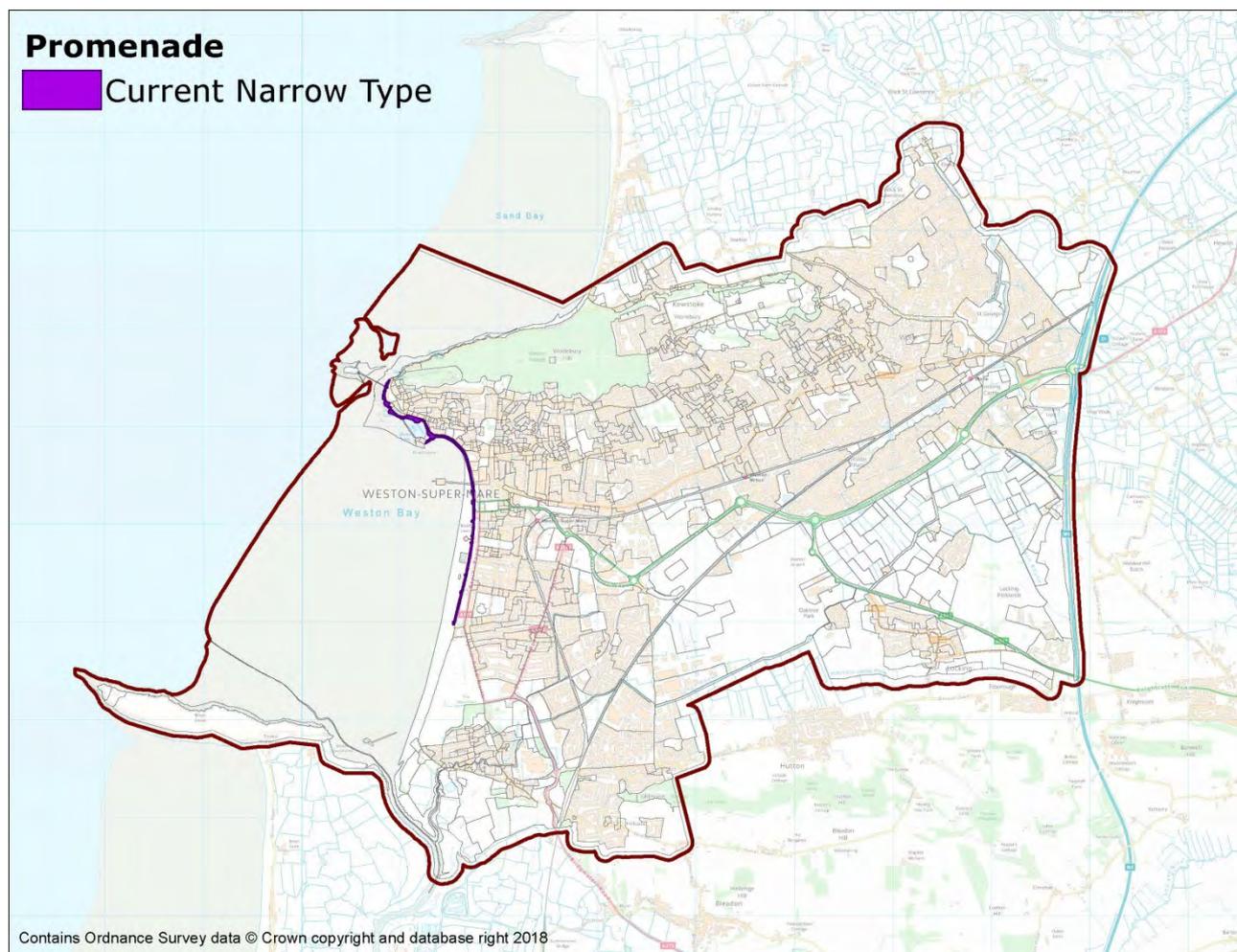
# Broad Type: Recreation and Leisure

## Narrow Type: Promenade

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Promenade



# Broad Type: Recreation and Leisure

## Narrow Type: Promenade

### Introduction

A designed open space within or extending from a settlement area, usually linear and specifically intended for strolling and public walks, often with good coastal views. Promenades commonly form part of the planned complex of facilities of a coastal resort. They often have ancillary features, such as toilets and shelter pavilions built in decorative styles, either as a feature of the original design or added at a later date.

### Historic processes

As part of town improvements in the later 19<sup>th</sup> century to accommodate an increasing number of visitors, a Seafront Improvement Scheme was proposed by the Town Council. This was in part intended to facilitate the popular pastime of promenading but also to counteract the somewhat shifting nature of the town's coastline which meant that properties at the southern end would occasionally suffer from sand dune encroachment. Accordingly, the 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. The promenade also includes three Victorian shelter pavilions and an Edwardian public toilet block. These structures were designated as Grade II Listed Buildings in 1983 and 1999 respectively<sup>1, 2</sup>.

Sections of the promenade have been damaged by storms at intervals with the most severe damage being in the Great Storm of 1981<sup>3</sup>. This damage was repaired at the time and in a sympathetic manner.

Further works have recently been undertaken to renovate the promenade and add further resilience to storms to its supporting sea wall. This comprised reinforcement of the sea wall toe and comprehensive renovation of the promenade. The promenade works included new paving, upgrading of street lighting and civic furniture and the incorporation of public art.

Despite the recent works to the pier, the Victorian work, which forms the core of the promenade, remains palpable and gives significant historic character to the seafront.

### Condition

The promenade has been the subject of a recent programme of restoration and is in good condition.

### Vulnerability

The type is, in theory, vulnerable to damage due to storm events. The recent reinforcement work is likely to limit the severity of any such damage.

The type is also vulnerable to wear and tear associated with visitor use.

The type is maintained by public bodies so is vulnerable to changes in the availability in of public funds.

### Forces for change

Austerity is likely to continue to affect local authority spending and this may have an effect upon the condition of the type. This may affect the ability to respond in a timely manner to visitor wear and tear.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is closely related to Leisure Beach and Pleasure Pier.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1386806>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129735>

<sup>3</sup> Beisly, P. (2001). Weston-super-Mare Past. Phillimore

# Broad Type: Recreation and Leisure

## Narrow Type: Promenade

### Heritage values

#### *Evidential*

Physical evidence for a distinctive form of seaside leisure facility that developed in Britain during the latter part of the 19<sup>th</sup> century and is characteristic of seaside resorts. The recent renewal of the promenade evidences the continuing value of the type to seaside resorts.

#### *Historical*

In illustrative terms, it visibly demonstrates the development and evolution of a distinctive kind of seaside leisure facility from its 19<sup>th</sup> century origins through to 21<sup>st</sup> century modifications.

The type also demonstrates the scale of measures the Town Council was prepared to sponsor to maintain the town's resort credentials during its initial heyday.

#### *Aesthetic*

Chiefly associated with its distinctive form which is readily identifiable as a quintessential aspect of the British Seaside resort.

#### *Communal*

As a quintessential feature of the British Seaside it evokes a nostalgia for their heyday; its distinctive structure and prominent position on the seafront mean it may function as a landmark for both visitors and residents; and it may be associated with formative holiday experiences for visitors.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

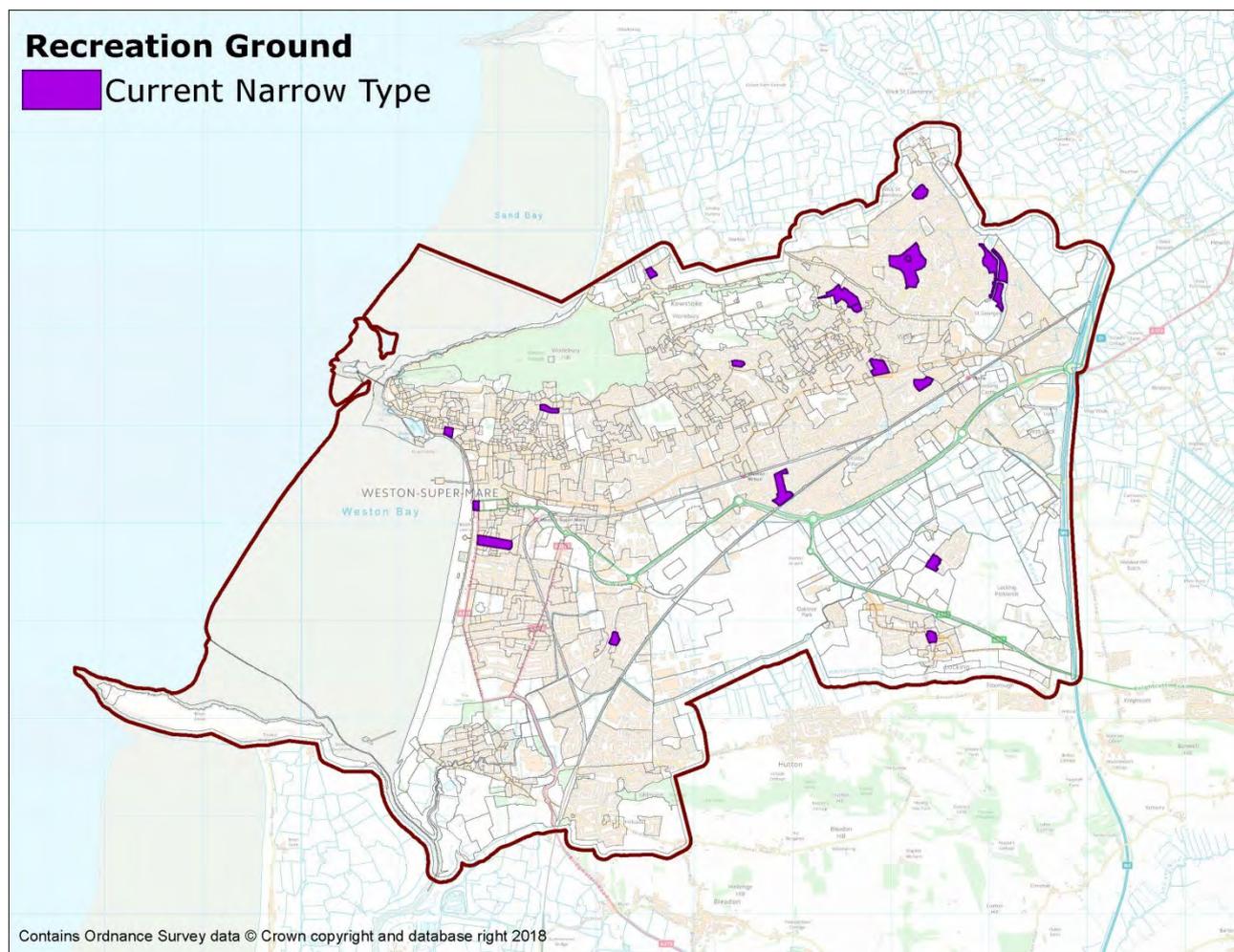
# Broad Type: Recreation and Leisure

## Narrow Type: Recreation Ground

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Recreation Ground



# Broad Type: Recreation and Leisure

## Narrow Type: Recreation Ground

### Introduction

Area of open ground with permanent or semi-permanent facilities established to enable people to enjoy, amuse or please themselves. They contain play areas and large areas of grassland for informal play or sports-use.

### Historic processes

These are relatively recent facilities, mostly mid-20<sup>th</sup> century onwards in date, and mark a move away from the formal park design used in the earlier Municipal Parks.

There are instances of the type across the project area and their distribution is closely tied to the spread of housing. As new housing estates were established, areas within the estate or at their edge, were turned into recreation grounds to allow for more communal and expansive activities and play than could be accommodated within the domestic property.

### Condition

The recreation grounds are in active use and maintained. They appear in good condition.

### Vulnerability

The type provides a locally-important leisure facility. As such, it is likely to continue to be maintained to some extent despite a generally challenging climate for public services finances.

The distribution of the type, within the established built up extent, makes it vulnerable to development pressure.

### Forces for change

Local authority spending may have an effect upon the condition of the type.

Areas of recreational land are being developed for infill housing in many English towns and cities.

### Relationships with other character types

The type is generally found within or at the fringe of contemporary settlement expansion.

### Heritage values

The type has some evidential value in demonstrating the municipal provision of land for public sports and enjoyment within housing estates in the mid to later 20<sup>th</sup> century.

#### *Historical*

Illustrates the civic imperative for councils to provide recreation space for the local population as expressed from the mid-20<sup>th</sup> century onwards.

#### *Aesthetic*

Substantial areas of open green space, albeit largely of intensively-managed grassed areas with little ornamental planting.

#### *Communal*

Largely amongst residents as valued places for play and informal sport and games.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography.

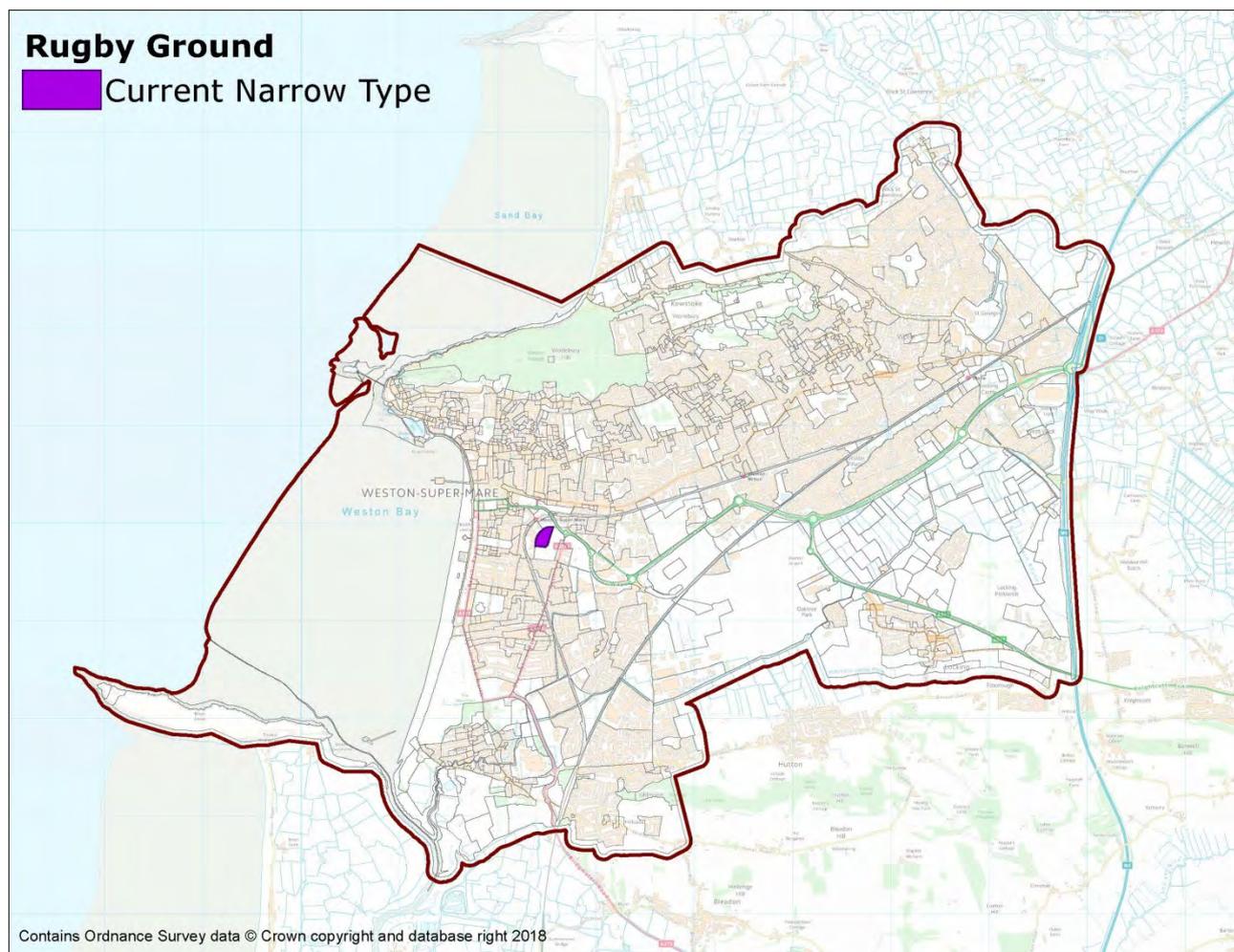
# Broad Type: Recreation and Leisure

## Narrow Type: Rugby Ground

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Rugby Ground



# Broad Type: Recreation and Leisure

## Narrow Type: Rugby Ground

### Introduction

A site including a pitch, clubhouse, changing rooms, stands and other ancillary buildings associated with the sport of rugby. The type applies equally to grounds used for the separate codes of Rugby Union and Rugby League.

### Historic processes

Traditionally, the sport of Rugby Union traces its origins to a variety of football played at Rugby School, in Warwickshire in the early 19<sup>th</sup> century. The rules of football were not formally codified at the time, therefore the popular origin myth of the sport – where William Webb Ellis is said to have picked up the ball and run with it – is likely to be apocryphal, appearing around 50 years after the alleged incident in or around 1823.

The recognisable sport of rugby developed as the loose rules developed at Rugby School disseminated with former pupils, and the foundation of clubs to play the sport based on a broad understanding of the rules. The Rugby Football Union, along with the first codified laws of the game, was founded in 1871.

The sport grew in popularity through the later 19<sup>th</sup> and 20<sup>th</sup> centuries and was widely disseminated through the colonial administration and service, as well as in migrant communities – notably in New Zealand, Australia and South Africa.

The schism between the Union and League codes occurred in 1895, when 20 clubs from Yorkshire, Lancashire and Cheshire decide to resign from the RFU, due to inequities in north-south representation on key committees. The foundation of a professional soccer league in 1888 may also have been a factor, allowing northern clubs and players to recoup funds lost in travelling long distances to matches.

Weston's rugby club was founded in 1875, and is therefore one of the more venerable clubs in England. The southwest remains a key heartland for rugby union's grassroots. At the time of writing, Weston play in the Southwest Premier division; the 5<sup>th</sup> tier of domestic competition.

### Condition

The ground is in active use and maintained. It appears to be good condition.

### Vulnerability

The type is relatively resilient as it is actively used and faces few threats.

### Forces for change

Pressure for redevelopment of town centre grounds remains a feature nationally, but this may not be such an issue in Weston as it is slightly removed from the centre.

### Relationships to other character types

The type is generally found within or at the fringe of contemporary settlement expansion.

### Heritage values

#### *Evidential*

The structures present are generally recent and comparatively generic.

#### *Historical*

Illustrative through being the physical continuation of a 140-year history of the game in Weston.

#### *Aesthetic*

Standardised structures; the ground is obviously transformed when a match is being played.

# Broad Type: Recreation and Leisure

## Narrow Type: Rugby Ground

### *Communal*

Particularly to players, members and supporters of the club, but also as an occasional source of pride to the town.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography.
- Weston Rugby website <http://www.westonrugby.co.uk/>

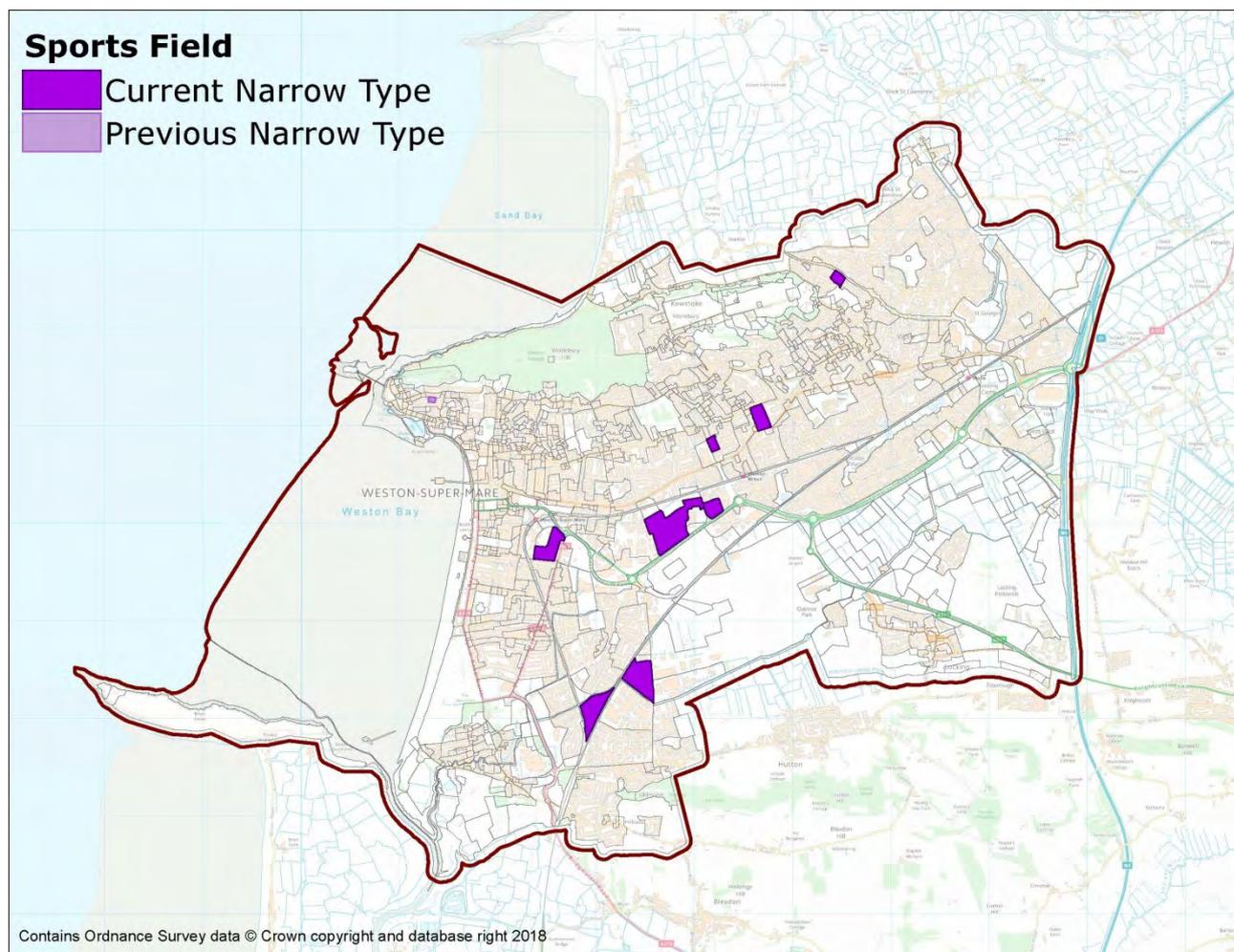
# Broad Type: Recreation and Leisure

## Narrow Type: Sports Field

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Sports Field



# Broad Type: Recreation and Leisure

## Narrow Type: Sports Field

### Introduction

An area of ground, often publicly-owned, where outdoor sports are played, usually with the marking out of pitches and associated structures (goal posts, changing facilities, etc.).

### Historic processes

These are relatively recent in origin and reflect provision of municipal sports facilities in the latter part of the 20<sup>th</sup> century and onwards.

Weston's sports fields are generally located outside the town centre, reflecting their later origins and relationship with relatively recent development. The exception is the large area of sports ground (excluding the rugby ground, characterised as 'Sports Ground') adjacent to the former gasworks site. This is depicted on the 2<sup>nd</sup> edition of the Ordnance Survey 25" map and is therefore likely to have a later 19<sup>th</sup> or very early 20<sup>th</sup> century origin.

### Condition

The sports grounds appear to be managed and are in active use, and consequently are in good condition.

### Vulnerability

The type is comparatively robust, but requires active use and management to prevent degradation. Council-owned open spaces have, recently, begun to be sold off for development to aid the alleviation of current funding gaps experienced by many local authorities. This represents a key threat to the type at a national level – albeit more intense in areas of greatest development pressure.

### Forces for change

As noted above, loss to development is potentially the most significant force for change acting on the type.

### Relationships to other character types

The type is generally found within or at the fringe of contemporary settlement expansion. In Weston, a Sports Ground (the rugby club) is set within a wider area of sports fields.

### Heritage values

#### *Evidential*

Demonstrate 19<sup>th</sup> century municipal provision for public sports and enjoyment.

#### *Historical*

Illustrates the Victorian philanthropic imperative for town councils to provide recreation space for the local population.

#### *Aesthetic*

Substantial areas of open green space, however the pitches themselves are necessarily a monoculture and intensively managed.

#### *Communal*

Through the sports clubs and events associated with them and the inherent social value of places to play formal and informal sport and games.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography.

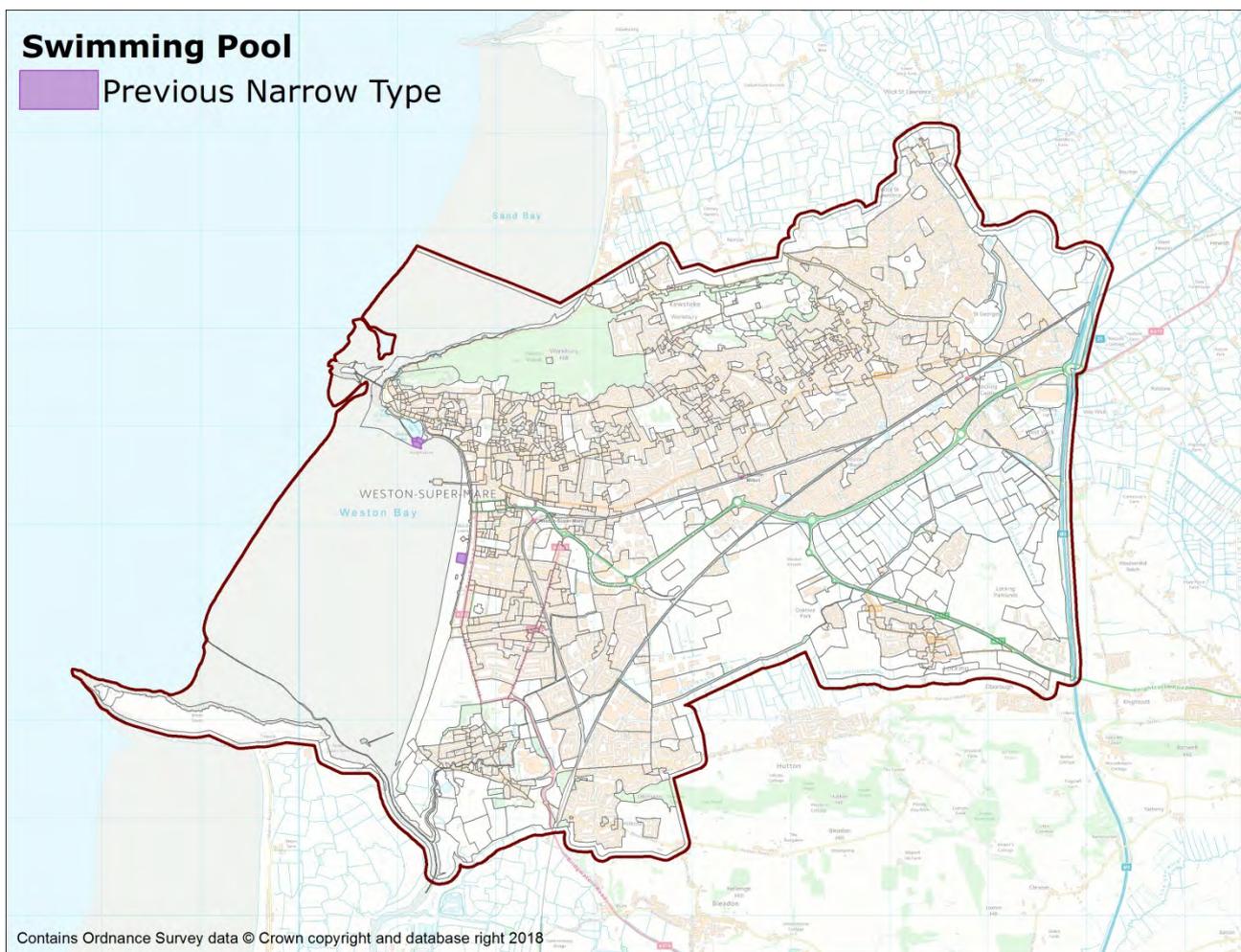
# Broad Type: Recreation and Leisure

## Narrow Type: Swimming Pool

Complexes and areas where leisure, sport and other recreation are dominant activities. Sometimes includes accommodation for people so engaged. Can also include extensive areas like country and municipal parks. The seaside resort character of the study area has a strong influence on the narrow types found locally, given the historical importance of tourism, leisure and recreation to the economy and character of the area.

Larger-scale heritage sites may also be in this class if their principal use is now as visitor attractions.

### Narrow Type: Swimming Pool



### Introduction

Indoor and outdoor pools for sports such as swimming and diving. The type includes any directly associated facilities, such as public baths, and grounds. The type tends to be comprised of mid-20<sup>th</sup> century and earlier pools. These were developed before the move to co-locate swimming and other sports facilities into purpose-built Leisure Centres from the 1960s onwards.

Weston contains two former swimming pools, now converted to other uses, associated with the heyday of the resort. The town's current swimming pool provision is housed within the Hutton Moor Leisure Centre (discussed under the Leisure Centre type).

# Broad Type: Recreation and Leisure

## Narrow Type: Swimming Pool

### Historic processes

Swimming pools in Britain have a deep historic precedent<sup>1</sup> but became fixtures of the landscape in the Victorian period. This was as local benefactors and councils gained awareness of the benefits of hygiene and physical fitness and, consequently, brought safe bathing and swimming to the masses in the form of public baths. These combined both the facility to wash, a novelty not always available in lower class housing of the time, with swimming pools for exercise. As such, they were more commonly the preserve of urban areas lacking ready access to clean bathing water rather than a genteel seaside resort, such as Weston.

Despite this, the town built an extensive baths complex at Knightstone Island in the 1820s, one of the earliest facilities built in the town specifically to cater to visitors to the resort. What then was a baths and swimming pool doing at the seaside where there were plentiful natural bathing opportunities? The answer, as with many of the resort's facilities from its earliest origins, was a mixture of copying the facilities of other resorts and responding to the town's uniquely challenging tidal range. Sea bathing, often in bathing machines was a popular element of the early seaside resorts. The curative powers of immersion in the sea were extolled by early exponents and compared favourably with taking the waters at the inland spa resorts. At this time, sea bathing was commonly conducted in bathing machines, hut-like constructions wheeled down to and into the sea by an attendant, to preserve the modesty of the bather and allow them immersion without wider exposure. It was a decidedly élite pursuit due to the level of staffing and infrastructure involved. Sea bathing was one of the key attractions of Weston but, as with any activity involving access to the sea, the ability to do it was limited by the retreat of the sea at low tide. The Knightstone baths were an eloquent answer to this, drawing on the infrastructure developed for bathing houses established at inland spas but using the water of the sea. It also housed lodging houses for those "taking the cure" at the baths. Whilst there were other bath houses in the early resort, the Knightstone Baths quickly eclipsed them due to its size and innovation. The initial baths complex was replaced in 1832 and forms the bulk of the southern range of the baths complex now visible at the island. It was further extended, with the addition of a pavilion, in 1902. This later extension forms the remainder of the baths complex. It housed men's and women's swimming baths, the men's being open to the elements, as well as other bathing and changing facilities. It remained in use as a swimming pool and baths complex into the late 20<sup>th</sup> century, being converted into flats in the early 21<sup>st</sup> century.

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<sup>1</sup> Namely the very short-lived outdoor pool at the Roman town of *Macellum* (Wroxeter), Ellis, P 2000 *The Roman Baths and Macellum at Wroxeter: Excavations by Graham Webster 1955-85* English Heritage

# Broad Type: Recreation and Leisure

## Narrow Type: Swimming Pool



Photograph 1: Former Knightstone Baths, now flats and apartments



Photograph 2: The former Knightstone Baths, showing the 1830s baths on the left and the 1902 extension in the centre ground

The evolution of seaside tastes led to the development of a lido on the seafront in the 1930s. Lidos were very popular in the 1930s with multiple examples opened around the country in both inland and coastal locations. The lido was built by the Council and, at the time of its opening, was the largest in Europe it was a clear and bold bid to retain Weston's status as a resort with every modern attraction. It was housed in a modernist low-rise structure, somewhat Art Deco influenced, and had distinctive concrete diving platforms, including an Olympic standard 10m platform. This pool too is now in an alternative use (see Amusements) but, like the earlier Knightstone baths, allowed pursuit of swimming at all phases of

# Broad Type: Recreation and Leisure

## Narrow Type: Swimming Pool

Weston's tidal range. Unlike the baths, it was a mixed facility from the start, reflecting a relaxation of societal norms around intersex interaction, with all able to take advantage of the ability to swim in the open air. The lido was in use until the 1980s when it was redeveloped as the Tropicana leisure centre.



**Photograph 3: Former Lido, now amusements, Marine Parade**

### Condition

The type is no longer in active use. Its surviving elements appear in satisfactory condition although repurposed.

### Vulnerability

The type may be vulnerable to the effects of conversion for other uses. The former Lido is likely to be more vulnerable since it has, in recent years, been put to a variety of short term uses.

The type is in a seafront location so is vulnerable to storm surges.

### Forces for change

The former Lido is now in use as a visitor attraction (Amusements), so is dependent upon continued tourist traffic through the town. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to Promenade and Leisure Beach.

# Broad Type: Recreation and Leisure

## Narrow Type: Swimming Pool

### Heritage values

#### *Evidential*

The type provides physical evidence for the kinds of beachfront attractions developed in the resort. This spans the relatively genteel early resort which provided spa town-like facilities in a seaside context to the lido that shows the inter-war Council's push to keep Weston an up-to-date resort.

#### *Historical*

Illustrates the ways in which the resort has evolved and the facilities provided at different points in its history. They also illustrate the way in which the resort sought to counter the possible problem of the retreat of sea some distance from the seafront during low tide.

#### *Aesthetic*

Relates to the design of the swimming pools in the imposing styles prevalent in resort architecture at the time of their construction and the placement of the baths at the interface of land and sea. This is more palpable in the former lido since it has seen lower levels of external alteration and is now more obvious as a former seaside baths than that at Knightstone due to degree of alteration and construction of new buildings associated with conversion to residential use.

#### *Communal*

As distinctive structures on prominent beachfront sites, the type may act as a landmark for both visitors and residents. They are also likely to be associated with formative holiday experiences for visitors.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

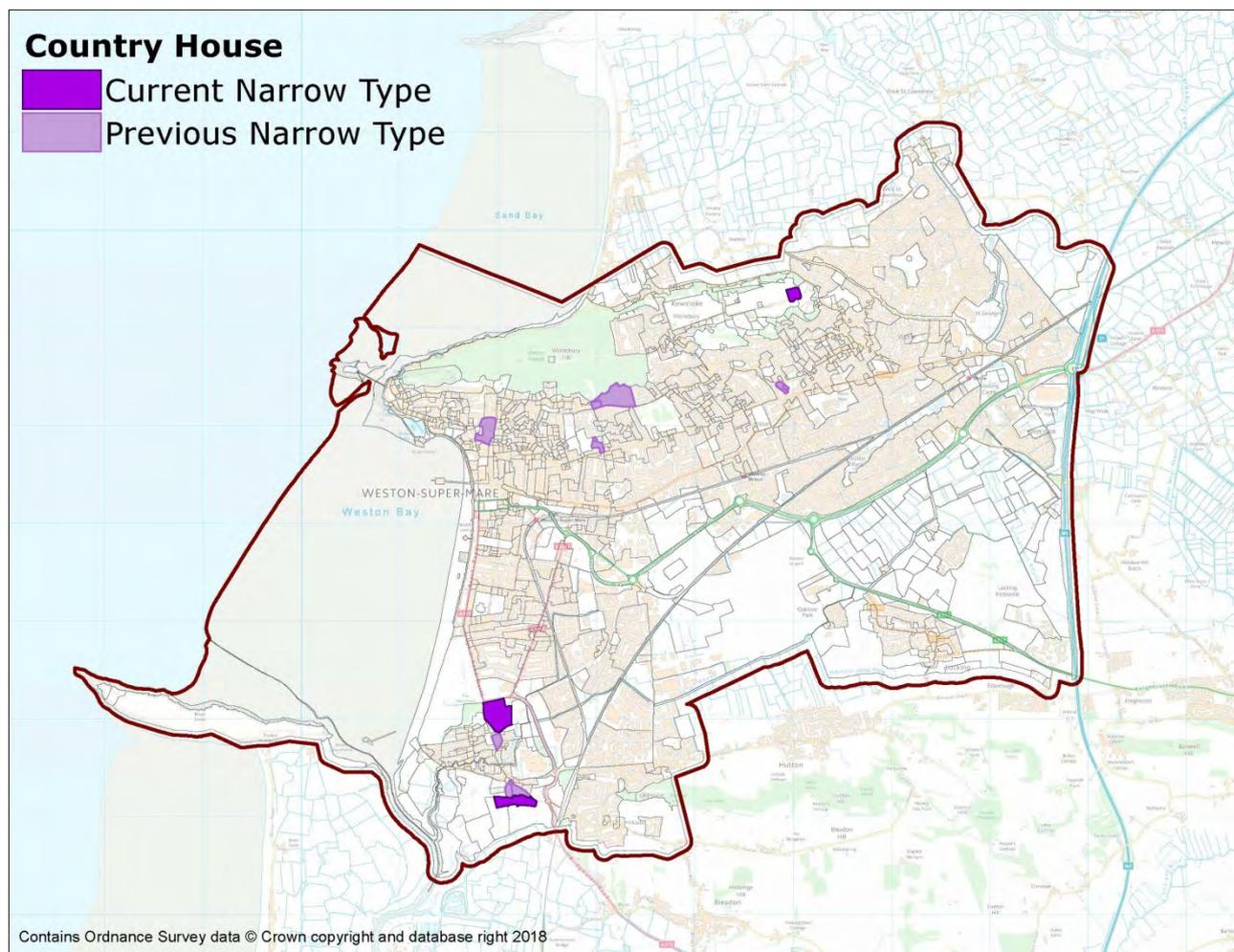
# Broad Type: Settlement

## Narrow Type: Country House

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Country House



### Introduction

Large house or mansion in a rural setting, normally set within landscaped grounds, and often accompanied by a range service buildings including offices and yards. Service buildings can be either attached, e.g. set in a wing abutting the domestic accommodation, or located in a complex away from the main house. Country houses can range considerably in size from a relatively large detached house set

# Broad Type: Settlement

## Narrow Type: Country House

in large gardens up to the mansions of the gentry and nobility set in extensive landscaped parks (e.g. Stourhead).

The project area has several examples of what may be termed country houses, all of which are relatively recent in origin. They fall at the lower end of the size spectrum, comprising large houses set within gardens which, whilst landscaped and larger than the grounds in which most houses were set, are not extensive enough to be characterised as the Landscape Park type in their own right. As such, the classification of Country House is used in this characterisation to apply to both the buildings and its associated grounds. With the exception of Worle Tower, none appears to remain in use solely as a single domestic residence and they have been either redeveloped or converted to different uses.

### Historic processes

Earlier examples (i.e. pre-18<sup>th</sup> century) of the type are associated with the rural gentry whereas later examples can also be associated with groups who became newly wealthy due to changes in society and the economy, such as merchants, industrialists and the military officer class. These groups used their wealth to adopt the trappings of a landed lifestyle. Such examples are usually of later 19<sup>th</sup> century to early 20<sup>th</sup> century date.

There are three instances of the type which derive from the homes of families who were locally important prior to the boom of the resort. The general lack of older country houses, particularly those set within extensive landscaped parks, suggests that the area was not historically particularly wealthy and, as such, did not contain the residences of the upper echelons of the traditionally landed gentry.

Grove House was home of the Pigotts, later Smyth-Pigotts, who were lords of the manor of Weston and active promoters of Weston as a resort from the early 19<sup>th</sup> century. At several points during the 19<sup>th</sup> century Grove House, was let to higher-class visiting families. Grove House was an 18<sup>th</sup> century house, extended in the 19<sup>th</sup> century, and set in landscaped grounds. It was purchased from the Smyth-Pigotts by the town council c.1890 to prevent it being sold for residential and commercial development. The area of the house and grounds were turned into Grove Park, one of the town's key municipal parks and a Grade II Registered Park and Garden<sup>1</sup>. Grove House itself was retained within the park but, owing to bomb damage in WWII, was demolished and now only its stables remain.

Uphill Grange, the former home of the Whitting family was another of the earlier, relatively modest country houses. The house survives and is of 18<sup>th</sup> century date with some later alterations; it is a Grade II Listed Building<sup>2</sup>. It is no longer in use as a single residence. It was first converted into an orphanage and is now a care home. Areas of former grounds to the north were redeveloped in the later 20<sup>th</sup> century and are occupied by a small housing estate and a park homes development.

Uphill Manor is the closest to a country house proper within the project area. It was the residence of the Knyftons, a family who appear to have had a close association with the area since at least the 1700s. The house was originally known as Uphill Castle and lies in relatively extensive (for the project area) landscaped grounds which possess entrance lodges. The house was created in the mid-19<sup>th</sup> century by greatly enlarging a pre-existing house with a series of Picturesque Tudor Gothic extensions. It is a distinctive building in the project area as the majority of the higher status houses and villas were in classically-inspired Georgian styles. The interiors were reputed to be by G Crace after Augustus Welby Northmore Pugin and were one of the most complete of Crace's Pugin-inspired interiors. The grounds appear to have been laid out in the mid-19<sup>th</sup> century since the area is shown as fields on the c. 1840 Tithe map but as landscaped grounds, complete with the lodges, on the later Victorian first edition Ordnance Survey. The house ceased to be owned by the Knyftons in the 1990s and was opened as a distinctive bed and breakfast in 1997<sup>3</sup>. This use has been relatively sympathetic to the house and grounds and it remains legible as a country house and its associated gardens. The house is a Grade II\*

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1001658>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1138061>

<sup>3</sup> <http://uphillmanor.co.uk/>

# Broad Type: Settlement

## Narrow Type: Country House

Listed Building<sup>4</sup> whilst the north lodge is a Grade II Listed Building<sup>5</sup>. The house was subject to a damaging fire in 2016 and is now in the process of being restored<sup>6</sup>.

The remaining country houses are relatively late in date and are the constructions of newly wealthy families desirous of a coastal retreat. They were built as retreats in the 19<sup>th</sup> century. These comprise Worle Tower, Ashcombe House, The Lodge (Worlebury) and Springfield House, near Milton. Only Worle Tower remains in use as a single residence. It was created through redevelopment of a former windmill, sited at the eastern end of Worlebury Hill, and enclosure of what had formerly been common grazing land to form its gardens. The resulting house retained the former windmill's tower, converted to an observatory. The observatory remains, forming a distinctive feature of this part of the project area and is a Grade II Listed Building<sup>7</sup>.

Both Ashcombe House and The Lodge were redeveloped, almost entirely for housing in the later 20<sup>th</sup> century. Their former existence is evidenced by the retention of plot patterns related to the extents of their grounds and some boundary features. In the late 20<sup>th</sup> century, Springfield House was subdivided into flats and apartments and its small grounds developed into housing.

### Condition

The condition of the type varies considerably with some being relatively intact and in satisfactory condition (Uphill Manor), through examples which survive but have been altered through conversion (Uphill Grange, Springfield House) to examples that are no longer extant due to redevelopment or conversion (Grove House, Ashcombe House and The Lodge).

### Vulnerability

The instances of the type with surviving buildings are vulnerable to incidental damage, such as the recent fire at Uphill Manor, and unsympathetic alterations associated with either continued domestic use or conversion to differing uses. There may be some vulnerability to infilling of grounds by housing.

### Forces for change

For those country houses that survive in modified form, the forces for change that affect them relate chiefly to the new types of use they have been put to. Uphill Grange, as a care home, is subject to the financial pressures which are a factor of such an industry. Springfield House will be subject to the same kinds of pressures as seen in Flats and Apartments. Uphill Manor, a successful commercial concern until the recent fire, is set to return to use in the tourism industry once restoration is complete (currently projected to be summer 2018). It will face many of the same pressures as the other visitor facilities and attractions types in the project area.

### Relationships with other character types

No clearly allied types.

### Heritage values

#### *Evidential*

Physical evidence either for the homes of locally important families or for the development of high-status retreats in the area. This latter aspect was a key feature of the early development of the seaside resort and one which evidences the presence of very wealthy individuals who prized a significant degree of seclusion as part of their seaside experience. Varies according to degree of intactness. Where only plot patterns survive, this value is limited, but in other relatively intact instances, particularly Uphill Manor, this value is strong.

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<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1137993>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1320679>

<sup>6</sup> <http://www.thewestonmercury.co.uk/news/summer-completion-date-for-uphill-manor-restoration-project-after-fire-1-5344321>

<sup>7</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1320683>

# Broad Type: Settlement

## Narrow Type: Country House

### *Historical*

The illustrative value of the type relates to the way in which it visibly demonstrates either the homes of locally important families or the development of secluded coastal retreats in the early resort. This is tied to the ability for the sites to be perceived as country houses, as at Uphill Manor and, to a lesser extent, Uphill Grange. Where a country house character is no longer perceptible, such as The Lodge and Ashcombe House, this value is lacking. Uphill Manor also has illustrative value due to retaining a good example of the neo-gothic interiors favoured by the mid-Victorian upper classes.

At Uphill Manor, Uphill Grange and Grove House associative value relates to their being the residences of locally important families; In the case of Grove House, they were influential in the development of the resort. Uphill Manor also has associative value relating to the presence of the Pugin-influence work of Crace on its interiors.

### *Aesthetic*

Houses that were designed to be impressive and set-off by complementary grounds. This value is strongest in those instances which survive relatively unaltered (Uphill Manor, Uphill Grange) since these qualities can still be perceived to a relatively high degree.

### *Communal*

The ways that the residences of a limited number of wealthy individuals are valued will vary considerably, according to views on wealth generation and distribution, for example. Some instances, such as Worle Tower and Uphill Manor may be valued as distinctive features. The Observatory at Worle Tower is likely to be valued as a local landmark.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- North Somerset Council Historic Environment Record;
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

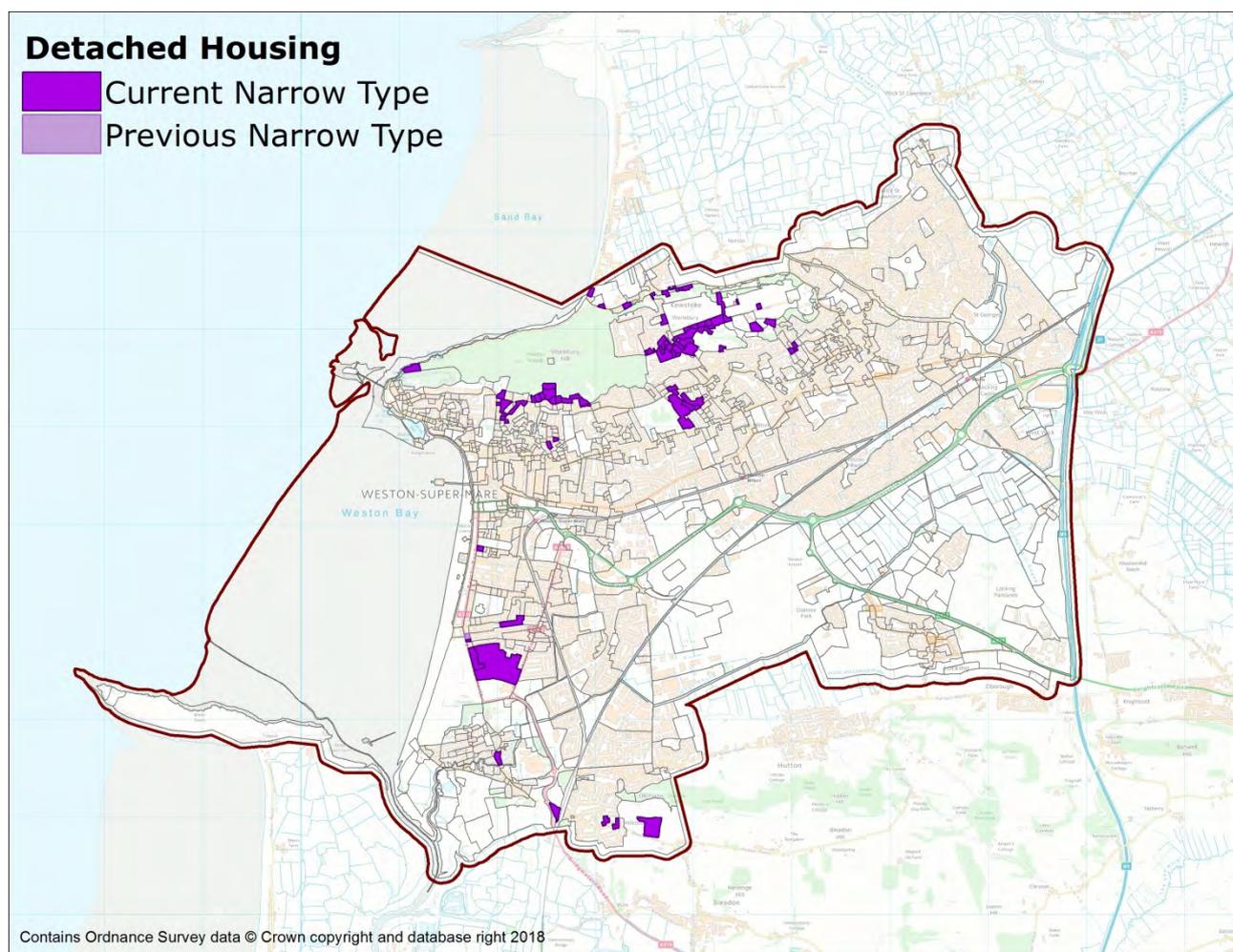
# Broad Type: Settlement

## Narrow Type: Detached Housing

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Detached Housing



### Introduction

Residential area dominated by houses built singly. These are distinct from the detached houses which occur as part of larger housing estates being larger homes built in smaller numbers, in larger plots and with less standardisation. Typically constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> century, they also have a greater degree of architectural sophistication, such as the use of stone and brick mouldings.

The type is found in the south of Weston and around the historic cores of Worle, Uphill and Milton.

# Broad Type: Settlement

## Narrow Type: Detached Housing

### Historic processes

These properties relate to late 19<sup>th</sup> and early 20<sup>th</sup> century settlement expansion.

In Weston they lie close to the golf course, consisting of the streets from Broadoak Road to Elmsleigh Road, and appear to have been built for an upper middle-class market. The area was laid out for housing in the 1900s but was not fully built out until the early 1930s. The houses generally have stone-faced front elevations with bay windows and have render on the other faces. This gives some local distinctiveness to a type of building which, as it dates from the period of mass building, is commonly found across suburban England. They lie at the fringe of the contemporary settlement expansion characterised by semi-detached houses and offer a step-up in size and, presumably, quality from these streets of semis.

Most other examples lie around the historic cores of Worle, Uphill and Milton and also along Kewstoke Road on the northern side of Worlebury Hill. They are more mixed in character, ranging from houses that were individually built to small streets of detached housing. They typify the initial expansion around these settlements in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries.

The remaining examples on the southern slopes of Worlebury Hill and around the historic hamlet of Ashcombe are mid-20<sup>th</sup> century and essentially continue the trend for the construction of villas that began in these areas in the Victorian period. They are though typically slightly smaller-scale, use Modern or Arts and Crafts-derived styles and use differing building material (brick, tile and render). Generally similar to other detached properties of this date in other parts of the country.

### Condition

The type is generally in active residential use and appears in satisfactory condition.

### Vulnerability

The type is generally resilient and, as it consists of larger properties which are relatively desirable on the current housing market, there is little realistic prospect of substantial change. Those with larger grounds might be vulnerable to infilling.

### Forces for change

Subject to the forces which affect all housing types, chiefly the effect of market demand and the quality of maintenance and intervention. In some parts of the county, the type is facing redevelopment pressure to add greater housing density in already developed areas. In many cases this results not in conversion but of demolition of the house and redevelopment of the plot to create mixed housing consisting of modern "townhouses"<sup>1</sup> and blocks of flatted accommodation.

### Relationships with other character types

This type is typically sited beyond the edge of semi-detached housing expansion, historic cores and villas.

### Heritage values

#### *Evidential*

A physical document of the evolution of housing styles in the project area over the late 19<sup>th</sup> to mid-20<sup>th</sup> century. It also evidences an increasingly closer alignment of house type and appearance between different parts of the county. Earlier forms tend to be more heavily influenced by the local vernacular.

#### *Historical*

The type reflects the evolution of housing types and tastes, including the rise of suburban uniformity, from the late 19<sup>th</sup> to mid-20<sup>th</sup> century. It also illustrates changes in wider society as detached housing replaced villas as the pinnacle of the house building market of the town in the earlier 20<sup>th</sup> century due in

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<sup>1</sup> Typically three storeyed with inbuilt garages and constructed in a partially or fully terraced form.

# Broad Type: Settlement

## Narrow Type: Detached Housing

part to a drop in popularity of the English seaside amongst the upper echelons of society, who began to favour the continental rivieras, so that such larger and more expensive houses were no longer built in the area.

### *Aesthetic*

Aesthetic value is variable. The detached houses of early 20<sup>th</sup> century southern Weston use a near identical Arts and Crafts-influenced design with frontages executed in local materials. This results in houses which have a solid and reliable appearance which, when repeated over several adjacent streets, gives a harmonious, if suburban, feel. The late 19<sup>th</sup> to early 20<sup>th</sup> century developments around Worle, Uphill and Milton and also along Kewstoke Road are more individual and distinctive as they were designed to be attractive for individual clients and are executed in local materials. Mid-20<sup>th</sup> century examples on the southern slopes of Worlebury Hill and around Ashcombe have multiple distinctive styles reflecting design of the properties by different architects and builders.

### *Communal*

Suburbs have high communal value as homes.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography.

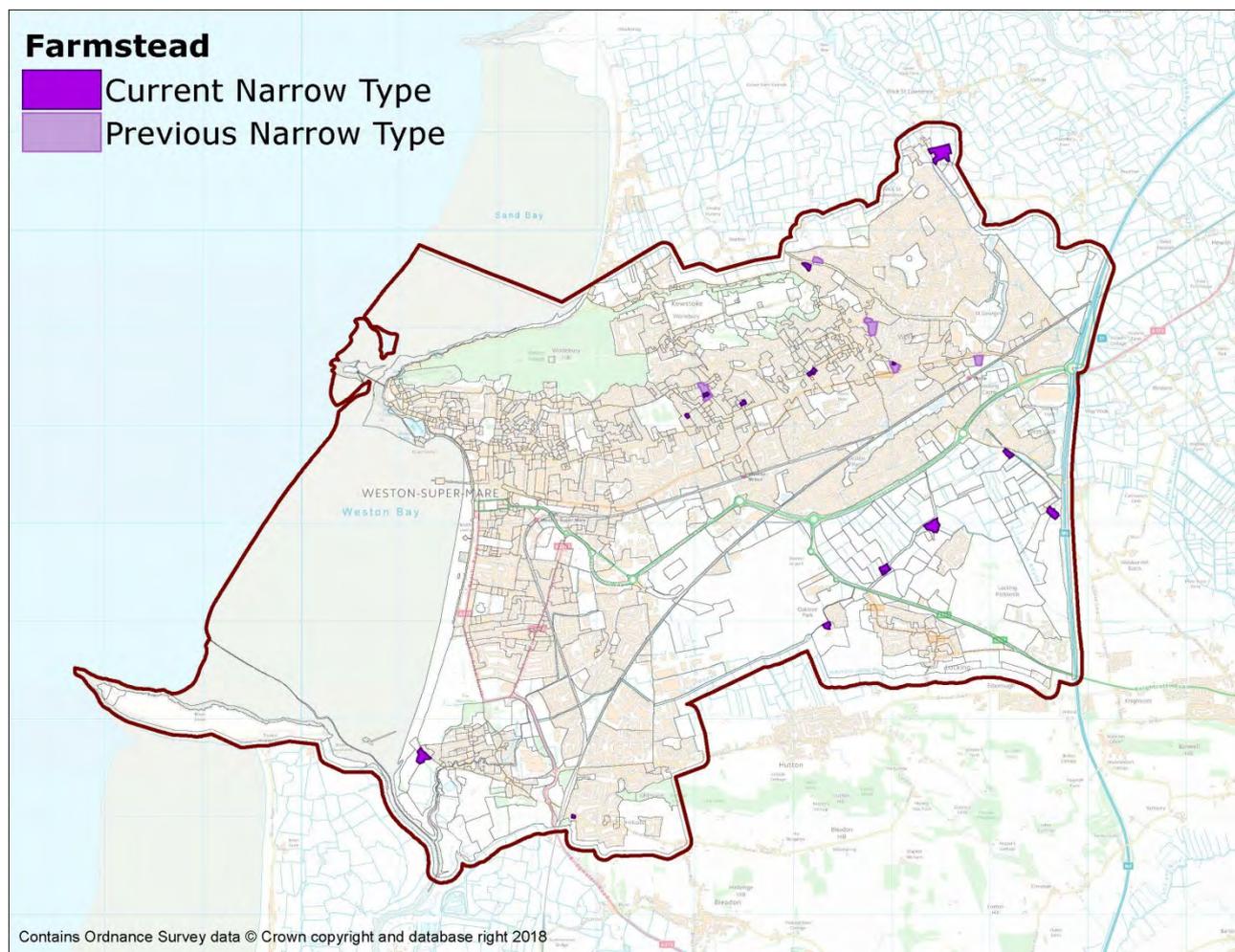
# Broad Type: Settlement

## Narrow Type: Farmstead

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Farmstead



### Introduction

A farmhouse and ancillary farm buildings forming the operational centre for the surrounding farmland. Due to the antiquity of many farmsteads, they usually form distinctive historic features within the landscape and utilise a range of traditional vernacular styles and building materials.

# Broad Type: Settlement

## Narrow Type: Farmstead

### Historic processes

In landscapes where medieval settlement was nucleated, in villages and hamlets set within open field systems, farmsteads are relatively late features set at some distance from the historic settlement nucleus, usually within farmland enclosed from formerly common resources such as arable and grazing land, moors and marshes and reflect a gradual post-medieval move away from farming in common to the creation of individual farms.

Some farmsteads have been swallowed up in the process of the town's suburban expansion but their buildings remain in use as residential properties within an otherwise suburban landscape. There is also one instance of a farmhouse that has been converted to a pub, The Old Manor Inn. In these cases, the main farmhouse has typically been retained but the majority of outbuildings and yards have been demolished and redeveloped.

Others farmsteads remain set within farmland and appear to still function as the centre of farms. These are found almost exclusively in association with the drove roads which run through the areas of former marsh that were enclosed through piecemeal enclosure (Drove Farm, Locking Head Farm). In these cases, the farmsteads are likely to be contemporary with the enclosure of this land since the land would have been unlikely to support permanent settlement prior to the draining that was a key feature of enclosure of marsh. As such they are likely to be post-medieval in date. These farmsteads have typically been expanded in recent years with the addition of further agricultural buildings, such as barns, built in modern styles (i.e. shed-like with metal or wood cladding).



**Photograph 1: Locking Head Farm**

### Condition

Those which remain in agricultural use appear to be in satisfactory condition and remain legible as farmsteads. Some of those which have been converted to other uses retain historic farm buildings in what appears to be a generally satisfactory condition. Elsewhere the retained farmhouses are not always readily legible as the former centres of farms due to the extent of later suburban development and the loss of ancillary farm buildings.

# Broad Type: Settlement

## Narrow Type: Farmstead

### Vulnerability

Those which remain in agricultural use are vulnerable to unsympathetic alteration especially if their viability as farms is threatened. Examples that have been converted may be vulnerable to further change associated with their new use.

### Forces for change

Farmsteads which remain in agricultural are part of an agricultural sector which is facing significant challenges. These include decreases in wholesale prices, changes to the subsidy process due to Brexit, evolving technology (including machinery), emerging crops and diversification. This is creating a sector in which margins are squeezed and the needs to which buildings are put are evolving. These are likely to have an effect on the viability of, and ability to maintain, traditional farm buildings and create a need for new or larger buildings.

### Relationships with other character types

Farmsteads are closely related to types related to enclosure of land from common resources, chiefly Piecemeal Enclosure and Parliamentary Enclosure.

### Heritage values

#### *Evidential*

Farmsteads are a physical document of the evolution of farming, and the ways in which farmers lived from the post-medieval period to the present day. This value is likely to be strongest in those farmsteads still in agricultural use. Converted farmsteads will retain some evidential value but this will be typically lower due to redevelopment of parts of the farmstead and alterations to the retained farmhouse to make them fit for modern commercial or domestic use.

#### *Historical*

Illustrative value is related to the way farmsteads visibly demonstrate the evolution of farming and the ways in which farmers lived. This is likely to be greatest in those farmsteads still in agricultural use. Converted examples may, though, have an additional illustrative value in showing that an area now suburban once was once part of a productive agricultural landscape

#### *Aesthetic*

Variable. Some have a significant aesthetic value due to the presence of visibly historic complexes of buildings laid out in a supporting manner around or by the farmhouse. In cases where recent agricultural buildings, particularly large sheds and barns, have been added to the farmstead this can have the effect of masking or dwarfing the earlier buildings, at times leading to an erosion of aesthetic value. Aesthetic value in converted farmsteads relates chiefly to the presence of a visibly historic structure, albeit out of the context it originally operated in. This contrast between the historic building and its more modern suburban surroundings can also be a source of aesthetic value.

#### *Communal*

Communal value is likely to be related to the way in which farmsteads show the depth of history in the area. For some it may be strongest in converted examples through demonstrating degree of change.

### Sources

- Ordnance Survey Surveyor's Drawing No. 47, 1809;
- Historic Ordnance Survey;
  - Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
  - Historic and current aerial photography;
  - Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

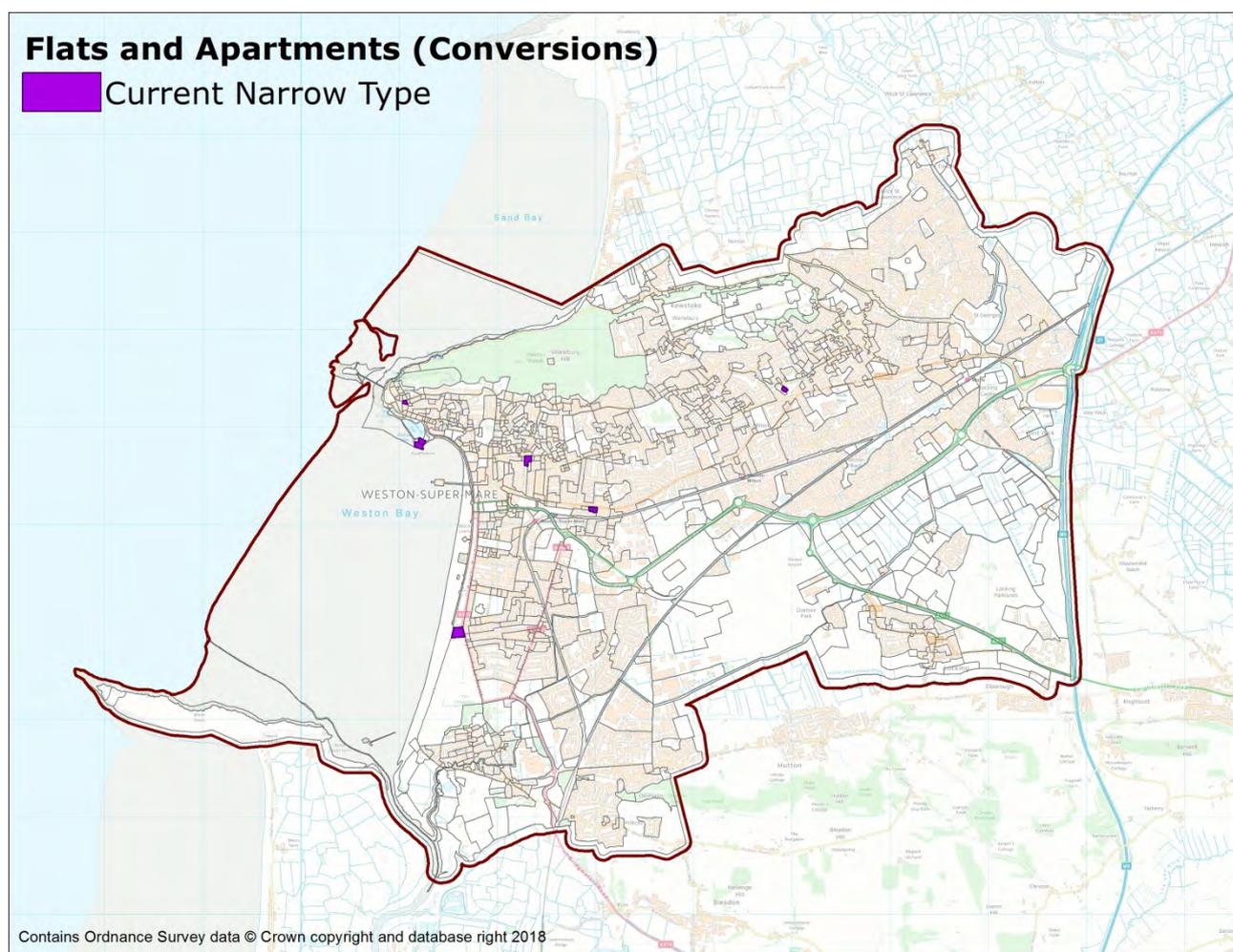
# Broad Type: Settlement

## Narrow Type: Flats and Apartments (Conversions)

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Flats and Apartments (Conversions)



### Introduction

Conversions of earlier buildings into flats and apartments where this has led to an appreciable change in character of the structure. This occurs chiefly through architectural retrofitting of subdivisions and access to the building and to further landscaping of the grounds to allow communal use and parking.

# Broad Type: Settlement

## Narrow Type: Flats and Apartments (Conversions)

In Weston this is restricted to a small number of examples where large buildings, usually formerly public or civic facilities, have been recently converted into residential accommodation. The type stands in contrast to the Villa Conversions type which covers the early 20<sup>th</sup> century conversion of Victorian Villas into flats.

### Historic processes

Conversions of earlier buildings into flats took place from the later 20<sup>th</sup> century, catering to changes in demand for properties. In Weston the process is largely associated with the conversion of large civic or leisure facilities to residential use once they became redundant. This was, in most cases as a direct result of relocation of their former function to modern facilities.

Both of Weston's 19<sup>th</sup> century hospitals, Royal West of England Sanatorium and the General Hospital, were replaced in the late 1980s by Weston General, a substantial modern, purpose-built hospital on a new site near Uphill. This meant that two iconic structures of Weston's Victorian civic provision, and ones designed by the town's leading architect Hans Price, were no longer needed for the purposes they were designed for. Both were converted into flatted accommodation to retain these buildings which, as well as being Grade II listed Buildings, were important parts of the town's visible history. Further detail on the hospitals is contained in the Hospitals type text.



**Photograph 1: Former Royal West of England Sanatorium, now flats**

The Swimming Pool complex at Knightstone Island was first created in the 1820s and remained in use as a baths and pool complex into the late 20<sup>th</sup> century. It was one of the earliest purpose-built facilities the resort and, owing to its dramatic placement on Knightstone Island, jutting out from the seafront, was a highly visible part of the town's history. Although it was no longer viable for use as a pool, it was valued as an iconic seafront building and one which illustrated the town's continued appeal as a resort from the 1820s onwards. In order to retain it, the complex was converted into flats in the early 21<sup>st</sup> century. Further detail on the baths complex contained in the Swimming Pools type text.

## Broad Type: Settlement

### Narrow Type: Flats and Apartments (Conversions)



**Photograph 2: The former Knightstone Baths, now flats, showing later purpose-built flat block inserted into the historic complex**

Weston's former Library, another of Hans Price's civic works, is no longer in active use owing to relocation of library facilities to the Town Hall. Whilst not yet underway, there is planning permission in place at the time of writing to convert this structure to residential accommodation and enable its retention.

#### Condition

The type is generally in good condition as these are large, impressive buildings which have only relatively recently been converted into flats.

#### Vulnerability

The type is generally resilient, having already been converted from large properties to flats. There is probably little prospect of either further subdivision or indeed reinstatement to the past use of the building.

#### Forces for change

Perhaps the most significant force acting on flats nationwide is changing population structure. The rise in numbers of smaller households in both the younger and older age ranges of the housing market means that there is likely to be increasing demand for smaller properties.

A number of civic and recreational facilities in towns have either reached, or are reaching, the end of the use for which they were designed. These often form valued aspects of the historic townscape and residential conversion allows retention of some elements of the structure if not the facility. Conversions of a 'historic property', in housing market terms, can often be a selling point as it comes with some sense of identity for what is essentially a new dwelling. This is a trend that is likely to continue as suitable buildings come up for sale. The proposed conversion of the town's former library into flats indicates that this trend is likely to continue in Weston.

# Broad Type: Settlement

## Narrow Type: Flats and Apartments (Conversions)

### Relationships with other character types

The occurrence of the type largely relates to the redundancy of a past civic or recreational type, the suitability of that former facility for residential conversion and the ability to get consent to do so. As such, there are no inherent relationships with other character types.

### Heritage values

#### *Evidential*

The type itself provides physical evidence of an important aspect of Weston's 21<sup>st</sup> century property market.

#### *Historical*

Illustrates a growing aspect of the modern property market. It also allows and appreciation of some aspects of the type which was converted to create the flats and apartment.

#### *Aesthetic*

Derived largely from the original – usually Victorian – design of the properties. Often, the architectural interventions required to facilitate conversion are sensitively executed and make a positive contribution to the character of the area.

#### *Communal*

The type may have some communal value but this is likely to be mostly associated with the types from which the flats and apartments were created (Hospitals, Swimming Pool).

### Sources

- Modern and historic Ordnance Survey maps;
- Site visits.

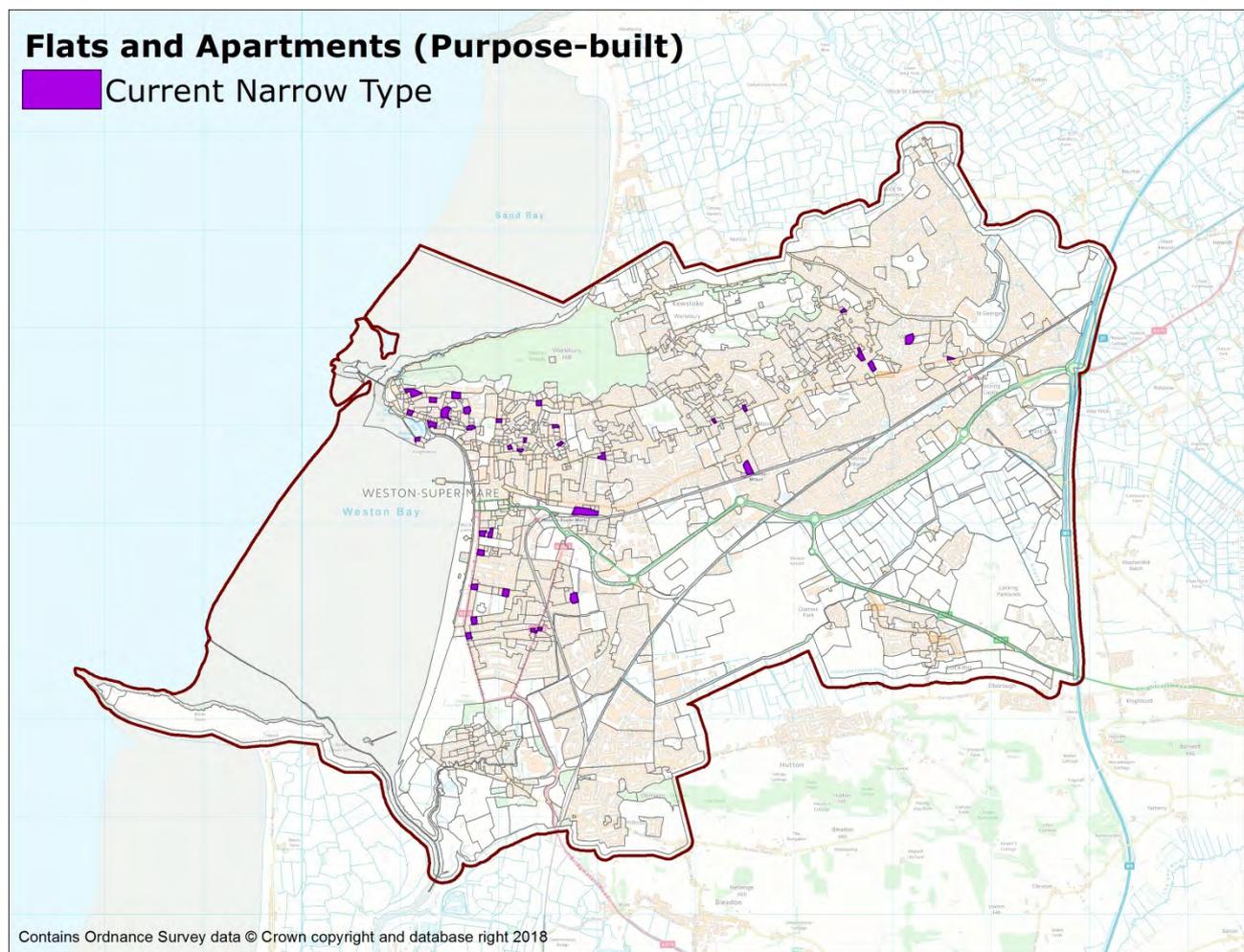
## Broad Type: Settlement

### Narrow Type: Flats and apartments (Purpose-built)

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Flats and apartments (Purpose-built)



### Introduction

Residential development of tenement buildings, usually purpose-built and each containing several flats or apartments. The type covers associated landscaping for communal grounds and parking areas or garages. They are built using a variety of largely modern architectural styles so form quite a varied type. Often, they possess seafront-facing balconies to take advantage of sea views.

# Broad Type: Settlement

## Narrow Type: Flats and apartments (Purpose-built)

### Historic processes

Purpose-built flats are a generally recent introduction within the project area. Most are of mid-20<sup>th</sup> century or later date.

Many of the developments of flats within the project area are toward the seafront and have taken advantage of redevelopment opportunities through disuse or decay of earlier properties (both business and residential) to add increased density of properties with sea views through the construction of flats. Good examples of this type are the large block of 1980s flats at the junction of Beach Road and Carlton Street, the Shrubbery Apartments on Shrubbery Avenue, the recent redevelopment of some of Knightstone Island and recent redevelopments on Birnbeck Road.

### Condition

As a generally recent type, the examples of better architectural quality tend to be in good condition. However, some material and design choices appear to be posing management challenges.

### Vulnerability

The type is generally resilient, as relatively desirable properties in locations close to the seafront. There is little imminent prospect of substantial change.

### Forces for change

Perhaps the most significant force acting on flats nationwide is changing population structure. A generally ageing population is likely to find flatted accommodation with stair-only access a challenge. This may mean that either they will need to find alternative accommodation with level access, or pressure will increase for accessibility aids potentially resulting in some change in character where external interventions are necessary).

### Relationships with other character types

Some relationships with seafront types, but their distribution in general appears driven by the availability of land for redevelopment.

### Heritage values

#### *Evidential*

The standing buildings tend to be standardised and have relatively limited evidential value, but some will be on land where there may be below-ground remains of earlier settlement.

#### *Historical*

Illustrate modern changes in use, particularly along Weston's seafront.

#### *Aesthetic*

Relatively low aesthetic value due to use of standardised design and modern materials, although some of the better examples are of good architectural quality and make a positive contribution to townscape.

#### *Communal*

Communal value may be most keenly felt by residents and frequent visitors.

### Sources

- Current Ordnance Survey mapping;
- Historic and current aerial photography;

**Broad Type: Settlement**

**Narrow Type: Flats and apartments (Purpose-built)**

- Site visit.

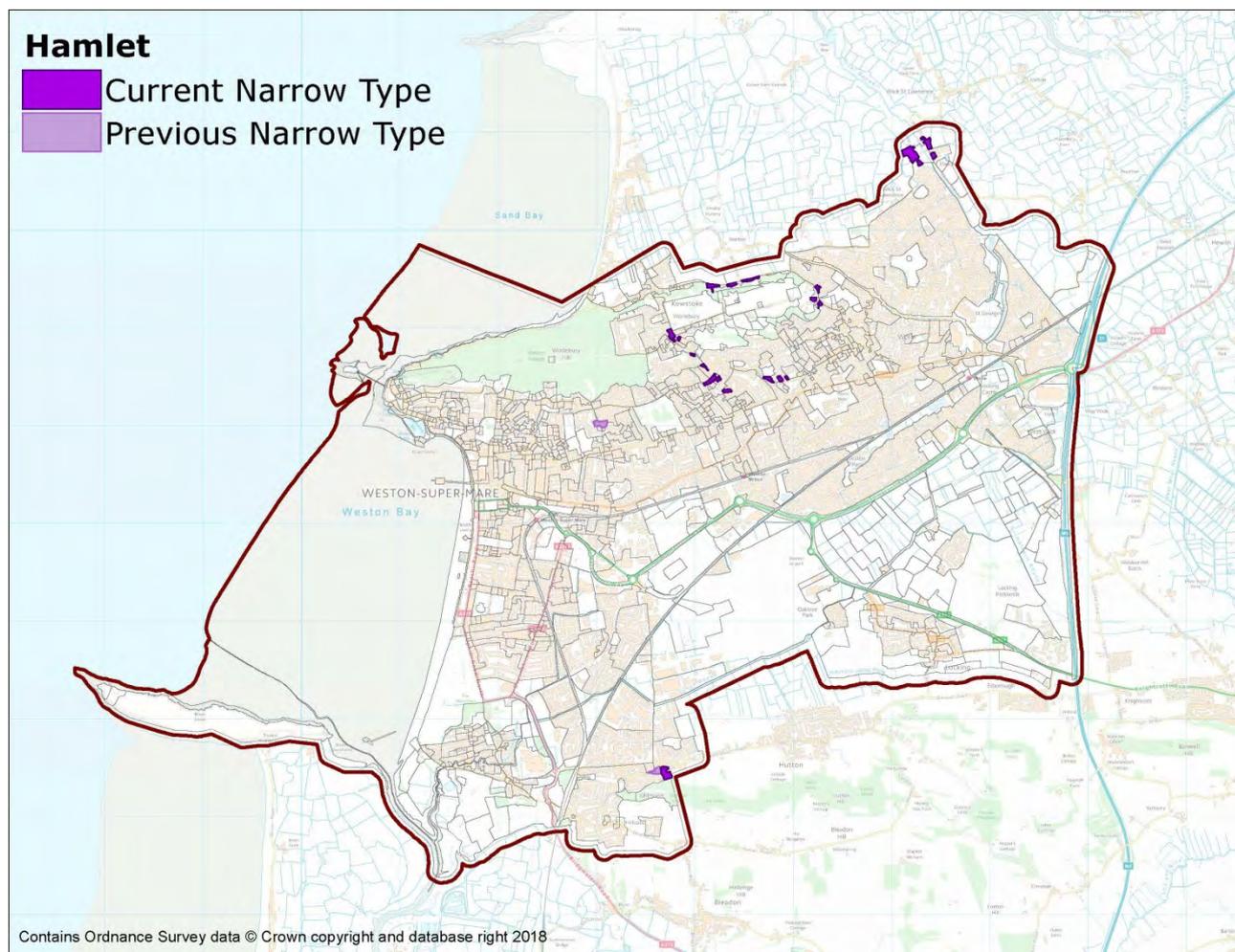
# Broad Type: Settlement

## Narrow Type: Hamlet

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Hamlet



### Introduction

Small rural settlements with no ecclesiastical or lay administrative functions and usually with no other amenities. Usually a small number of farmsteads and agricultural cottages grouped around junctions of historic rural routes. Due to the antiquity of many hamlets, they usually form distinctive historic features within the landscape and utilise a range of traditional vernacular styles and building materials.

The project area has a number of hamlets, many of which became subsumed into the suburbs of Weston during its 20<sup>th</sup> century growth.

# Broad Type: Settlement

## Narrow Type: Hamlet

### Historic processes

Hamlets were a form of small settlement nucleation which grew up amongst shared fields either during, or by, the medieval period. They never developed into larger settlements, like villages, nor possessed administrative functions. As such, their occupants would look to nearby villages or towns for the provision of amenities such as churches. The project area has a number of hamlets: Ebdon, Milton, Ashcombe and Oldmixon.

Milton and Ashcombe appear to be of pre-Conquest date and are mentioned in Domesday Book (1086). The remainder appear to be of medieval origin. These lay a short distance inland from Weston so became swallowed by suburban development of the town in the earlier 20<sup>th</sup> century. As such, although some historic buildings related to the hamlets remain, particularly on Milton Hill, they are difficult to perceive as historic settlement nuclei within the suburbs due to the extent of subsequent development.

Historically, Oldmixon consisted of a group of farmsteads and cottages around the junction of Oldmixon Road with what are now Winterstoke Road and Totterdown Lane. This pattern persisted into the mid-20<sup>th</sup> century, with Oldmixon attracting only limited growth, in the form of a handful of individual detached houses built along the roads leading into and through the settlement, prior to this. This changed significantly in the post-war period when land to the north of Oldmixon was promoted for industrial development by the Council. This led to the construction of an extensive industrial estate, improved (Winterstoke Road) or new (Broadway) road links and an associated council estate development north of Broadway. At around the same time an open-market housing estate was built between around Oldmixon Road and Totterdown Lane. This involved the localised redevelopment of some of the historic buildings in the hamlet to allow construction of new housing. This development effectively subsumed the hamlet of Oldmixon into a much larger, modern-feeling, settlement. This remains separate from Weston to an extent due to the presence of the intervening railway line. Despite the extent of later development, parts of the hamlet retain some legibility. This is most evident around the junction of Oldmixon Road with Winterstoke Road where a number of former cottages and farmhouses lie north of Oldmixon Road and the former Manor Farm to the south. None of the remaining historic buildings is listed.

Ebdon is the only hamlet within the project area that has not yet attracted extensive infill development. It consists of two groups of historic farmsteads lying on Ebdon Road, each sited either side of the River Banwell. The farmsteads are a mix of those now in domestic use and others which remain in use as the hubs of farms. Ebdon lies right at the edge of the current suburban extent, with only a few fields lying between it and the suburban edge to the south. Fields abut the hamlet on all other sides. As such, it retains a high degree of legibility as a historic rural settlement. None of the remaining historic farm buildings is listed but the 18<sup>th</sup> century bridge which carries Ebdon Road over the River Banwell, connecting the two halves of the hamlet, is a Grade II Listed Building<sup>1</sup>.

### Condition

Whilst individual historic buildings within the type are in generally good or satisfactory condition, the condition of the type is quite variable. This relates directly to the degree of recent development that has taken place in and around examples of the type. Ebdon is in the best condition having experienced little infill and still retaining a connection to the farming landscape, including through the use of its buildings.

### Vulnerability

The type is generally resilient, consisting of historic building stock constructed from relatively durable materials. It is vulnerable to lack of upkeep leading to decay, particularly of finishing materials such as render.

The historic domestic properties and associated plot patterns are vulnerable to alteration to align with modern living standards (e.g. double glazing, extensions) or to redevelopment.

Several instances of the type are on arterial routes through the project area. These may be vulnerable to accidental damage by traffic and also to road improvement and/or widening schemes.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1272024>

# Broad Type: Settlement

## Narrow Type: Hamlet

### Forces for change

Ebdon, as it is not yet urbanised may attract pressure for infill development or new housing developments. It may also see conversion of still functioning farmsteads to residential or commercial use and thus erosion of the rural nature of the hamlet.

The remaining hamlets are already within areas of urban development. Historic rural buildings in these are vulnerable to pressure for modernisation to render them fit for modern living.

### Relationships to other character types

The type is closely related to types of enclosure of land from common resources, chiefly Piecemeal Enclosure and Parliamentary Enclosure.

### Heritage values

#### *Evidential*

As historic settlement nuclei, the buildings and plot patterns provide physical evidence for hamlets that would have been characteristic of the area prior to urbanisation in the 19<sup>th</sup> century.

The type may also contain evidence for settlement at these locations which predates the visible buildings. This would be in the form of buried archaeological deposits and could date back at least into the medieval period.

#### *Historical*

Illustrative of visibly historic rural settlement forms characteristic of this area from the pre-Conquest period onwards. Ebdon, still within largely rural surroundings allows appreciation of the relationship of the type to its supporting countryside. The other examples have seen significant settlement expansion that has eroded this link to the countryside and illustrates the degree of change from a rural settlement to a suburb.

#### *Aesthetic*

Strongest in those instances which are still legible as rural settlements, such as Ebdon, though historic rural buildings in other hamlets predate and differ from the urban ones that now surround them.

#### *Communal*

As homes and as areas with their own separate sense of place and identity.

### Sources

- Ordnance Survey Surveyor's Drawing No. 47, 1809;
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- North Somerset Council Historic Environment Record;
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

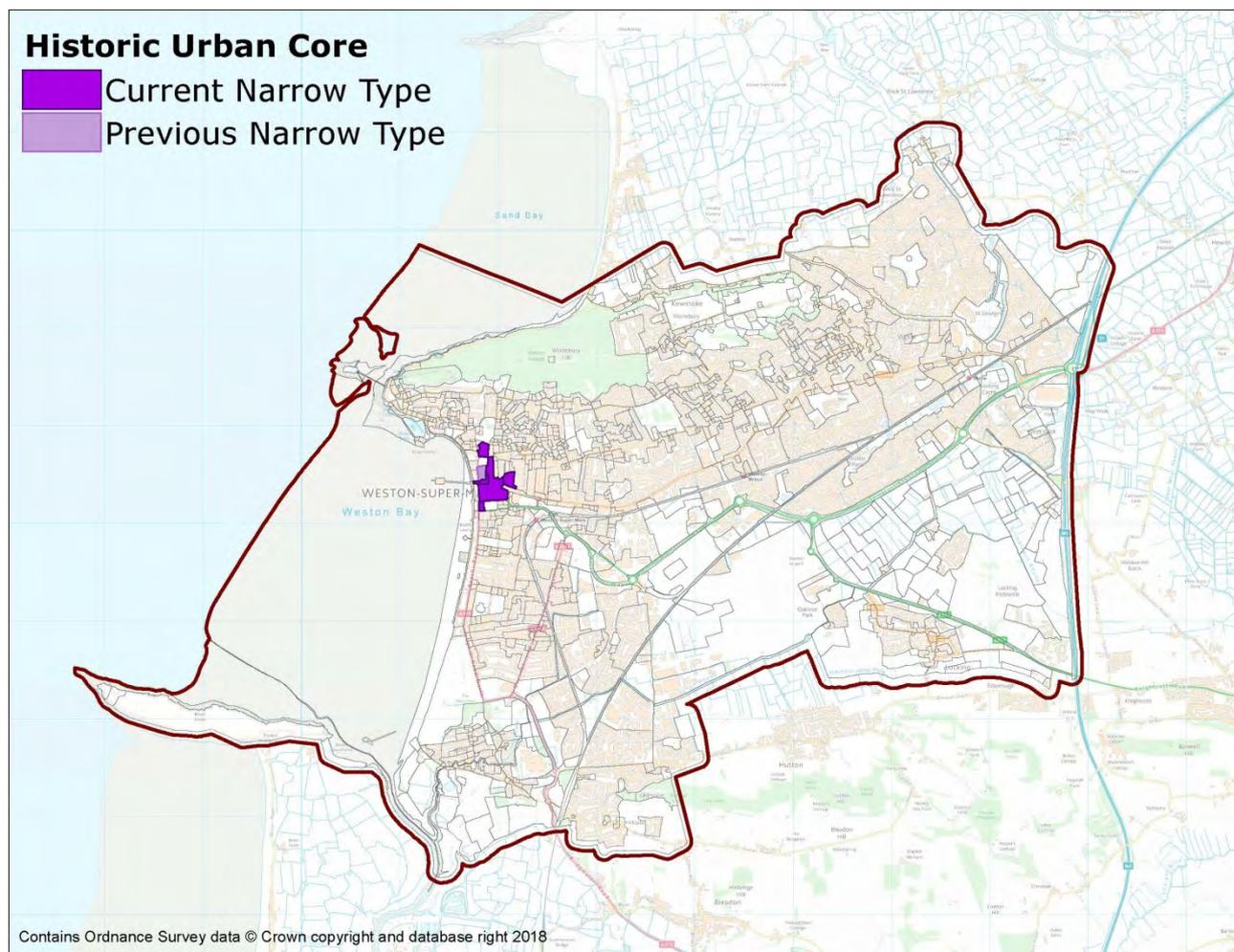
# Broad Type: Settlement

## Narrow Type: Historic Urban Core

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Historic Urban Core



### Introduction

The historic centre of a town or city, typically delineated in historic characterisation as the extent shown on an early epoch of Ordnance Survey mapping or other historic town map. Owing to the antiquity and variety of settlement, industrial and commercial activity that has taken place within historic cores, they usually form characterful and palpably historic places where differing land uses and phases of land use sit cheek by jowl with one another.

The centre of Weston is the only historic urban core in the project area. Its mapped extent is that shown on the 1853 town map. All other historic settlements in the project area were rural prior to 20<sup>th</sup> century suburban expansion.

# Broad Type: Settlement

## Narrow Type: Historic Urban Core

### Historic processes

Weston's core is not a classic historic urban core, namely a town centre that has developed over several centuries and contains buildings and plot patterns of widely variable date, but rather marks the early planned core of the resort, dating to the latter part of first half of the 19<sup>th</sup> century. It partly coincides with the extent of the village of Weston, which preceded the development of the resort town, but development of the town has largely removed historic character associated with this earlier settlement. The only exception to this in the immediate vicinity is the parish church, St John the Baptist<sup>1</sup>, and aspects of the street pattern.

The historic urban core has functioned as the commercial core of Weston since the mid-19<sup>th</sup> century when land in and around the earlier village was promoted for development as a resort by the lords of the manor, the Smyth Pigotts, and other businessmen. This development was partially facilitated by the enclosure of the parish's common land in 1815. The historic urban core contains a mix of building types but most are associated with either commerce or housing. The core commercial area of the early town lay around High Street. Properties along the High Street 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. There was extensive use of restrained, classically-influenced styles with frontages in either stucco or Bath Stone, with local stone masonry on other faces. This was in keeping with the genteel character that the early resort sponsors aimed to create in the town. The purely commercial buildings of this time include several banks, many of which are now in other uses, and public houses. Some of the surviving mid-19<sup>th</sup> century commercial properties are Listed Buildings; all are Grade II. These comprise HSBC<sup>2</sup>, the former Town Crier Public House (now Bonds Wine Bar)<sup>3</sup>, and Sass Café Bar (a former bank)<sup>4</sup>.



**Photograph 1: the former Town Crier pub, corner of Oxford Street and Walliscote Road.**

The area has remained the commercial core of the town so has been subject to a significant degree of renewal and replacement of buildings. This took place both on an individual property basis, as businesses used fashionable or modern forms of architecture to distinguish themselves from adjacent properties, and also on a larger scale, particularly post war redevelopment of bomb damaged sites. One of the best examples of the power of the use of a modern style to redevelop an individual commercial plot is the eye catching former Burton's standing at the junction of High Street and Regent Street. This

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129734>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1198319>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129746>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1137816>

# Broad Type: Settlement

## Narrow Type: Historic Urban Core

was redeveloped in the 1920s and used a distinctive Art Deco style on both building faces which, due to the use of strong verticals and a slightly greater height than the adjacent buildings, makes the building stand out within the street scene. Later renewals include properties constructed to accommodate emerging service industry jobs, such as the 1950s Regent House office block, and the distinctive 1960s block of shops at the corner of High Street and Waterloo Road. Larger sections of the town centre were redeveloped in the post-war period with purpose built-shopping developments. Some were redevelopments of sites that had been damaged by bomb damage sustained during WWII.

Further regeneration in the 21<sup>st</sup> century has added distinctive structures to the street scene, such as 'Silica' on Regent Street. This is piece of public art, designed by Wolfgang Buttress and Fiona Heron, comprising a stone and metal structure, resembling an elongated droplet, whose upper levels are covered with banded lights<sup>5</sup>. It also houses a bus shelter/snack kiosk. Larger-scale redevelopment, namely the Dolphin Square development which houses both retail and leisure uses, has also been recently undertaken in the town centre.



**Photograph 2: the former Burton's - 1920s redevelopment at the junction of High Street and Regent Street**

<sup>5</sup> <https://thebeautyoftransport.com/2015/03/11/the-gleaming-spire-silica-weston-super-mare-somerset-uk/>

**Broad Type: Settlement**  
**Narrow Type: Historic Urban Core**



Photograph 3: 1960s shopping redevelopment at the corner of High Street and Waterloo Road

**Broad Type: Settlement**  
**Narrow Type: Historic Urban Core**



Photograph 4: Regent Street – buildings of varying dates, including the recent 'Silica'



Photograph 5: Silica at Night<sup>6</sup>

<sup>6</sup> Source <http://www.geograph.org.uk/photo/2198021> Copyright Neil Owen and licensed for reuse under a Creative Commons Licence (details at <https://creativecommons.org/licenses/by-sa/2.0/>)

# Broad Type: Settlement

## Narrow Type: Historic Urban Core



**Photograph 6: High Street - 1960s shopping redevelopments looking south toward the recent Dolphin Square development**

Housing is zoned on a class basis in the historic core. This relates to the burgeoning town's focus on developing as a resort; working class housing was spatially separate and away from that for those coming to the town to take advantage of its resort qualities. That away from the seafront, largely south and east of Meadow Street and St James Street but also around Union Street, was for the working classes who underpinned the service and building industries that were fundamental to the success of the resort. That near the railway survives, remaining in use as residential accommodation, and is characterised by dense terraces of relatively plain housing, finished with render. Areas of working class housing that developed in a more organic and less planned way were sited around Union Street but have been largely lost to subsequent redevelopment. Housing for higher classes was at or toward the seafront and on the higher ground to the north of the High Street. This is characterised by larger properties, chiefly of the townhouse form and use Bath Stone or stucco for front elevations.

# Broad Type: Settlement

## Narrow Type: Historic Urban Core



**Photograph 7: Alexandra Parade - early buildings toward the working class area of the resort**

### Condition

The condition of the type, as it comprises a range of commercial and residential buildings which span the mid-19<sup>th</sup> century to the present is accordingly, very variable. The economic downturn experienced by the town as the holiday market changed from the 1960s has had some effect upon the use and maintenance of buildings. This is particularly evident in the smaller concerns, like amusement arcades and tattoo parlours, where the built fabric of the historic property appears to be suffering due either to low levels of maintenance or past poor maintenance. There has been some recent investment in public realm improvements and this appears in largely good condition.

### Vulnerability

The type, as much of it is dependent on commercial traffic, derived both from visitors and residents, is vulnerable to fluctuations in income as well as tourist numbers. The residential aspects of the type are subject to the same pressures as seen for most types of housing, namely the quality and frequency of maintenance and a pressure to redevelop older buildings that are no longer seen as fit for purpose.

The majority of the type is sited in a low-lying seafront, or near seafront, location. As such it has some vulnerability to damage due to storms and floods. The recent reinforcement of the promenade is likely to limit the severity of storm damage and sea inundation.

### Forces for change

The type has a significant commercial aspect. As online shopping is revolutionising the way in which we browse for and buy items, so retailers face changing trading conditions. Over the last few years this has led to many small businesses ceasing to trade or refocusing their activity to online shops. This trend is leading to a relatively high vacancy level for shops. Many towns like Weston are seeking to attract smaller and/or independent retailers to the more distinctive premises found in previously prime locations in town centres and shopping centres.

The town centre has, in the past, seen pressure for landmark, wide-scale redevelopment to boost the town's economy and such schemes may be forthcoming again. The Heritage Action Zone is likely to stimulate a greater appreciation of what makes the historic urban core of the town distinctive and attractive and how this may be vulnerable to wholesale redevelopment. Any new schemes may be expected to better harmonise with inherited character than past schemes have done.

# Broad Type: Settlement

## Narrow Type: Historic Urban Core

As the type is in coastal location, it is likely to face greater a greater risk of storm damage and flooding as climate change projections predict increased storminess and more frequent cloudburst events.

### Relationships with other character types

The type is closely related to the Promenade, Leisure Beach, Townhouse and Villa types.

### Heritage values

#### *Evidential*

The type has evidential value as it provides a physical document of the transition of Weston from a village to a genteel resort in the mid-19<sup>th</sup> century and the subsequent development of the town. It does so not just through the presence of buildings which span this date range but also through its street and plot patterns which emphasise the key importance of the seafront, and routes through to it, in the resort. The street pattern also provides some evidence of the earlier routes through the landscape that relate to the preceding village. It is possible that below-ground archaeological remains survive within the historic core that would be important in understanding the evolution of the settlement.

#### *Historical*

Illustrative of the planning of the early resort and its subsequent evolution through its heyday and more challenging later 20<sup>th</sup> century. The type is also likely to have some associative value as it shows the influence of the lords of the manor and major local businessmen and speculators in the resort development. Individual buildings are likely to have associative values with their architects and proprietors.

#### *Aesthetic*

This relates chiefly to the coherence of the planned commercial area and the differing housing zones and to the use of distinctive genteel building styles in the early resort to build them. This has been eroded to an extent by later redevelopment but, in many cases, this later work has added further variety and interest to the type so complements the aesthetic value of the early work. Some of the later 20<sup>th</sup> century shopping and office redevelopments use modern or utilitarian styles.

#### *Communal*

Communal values are likely to be related to the range of uses made of a characterful and historic town centre and the memories of this and of formative holiday experiences.

### Sources

- Ordnance Survey Surveyor's Drawing No. 47, 1809;
- 1853 town map;
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- North Somerset Council Historic Environment Record;
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

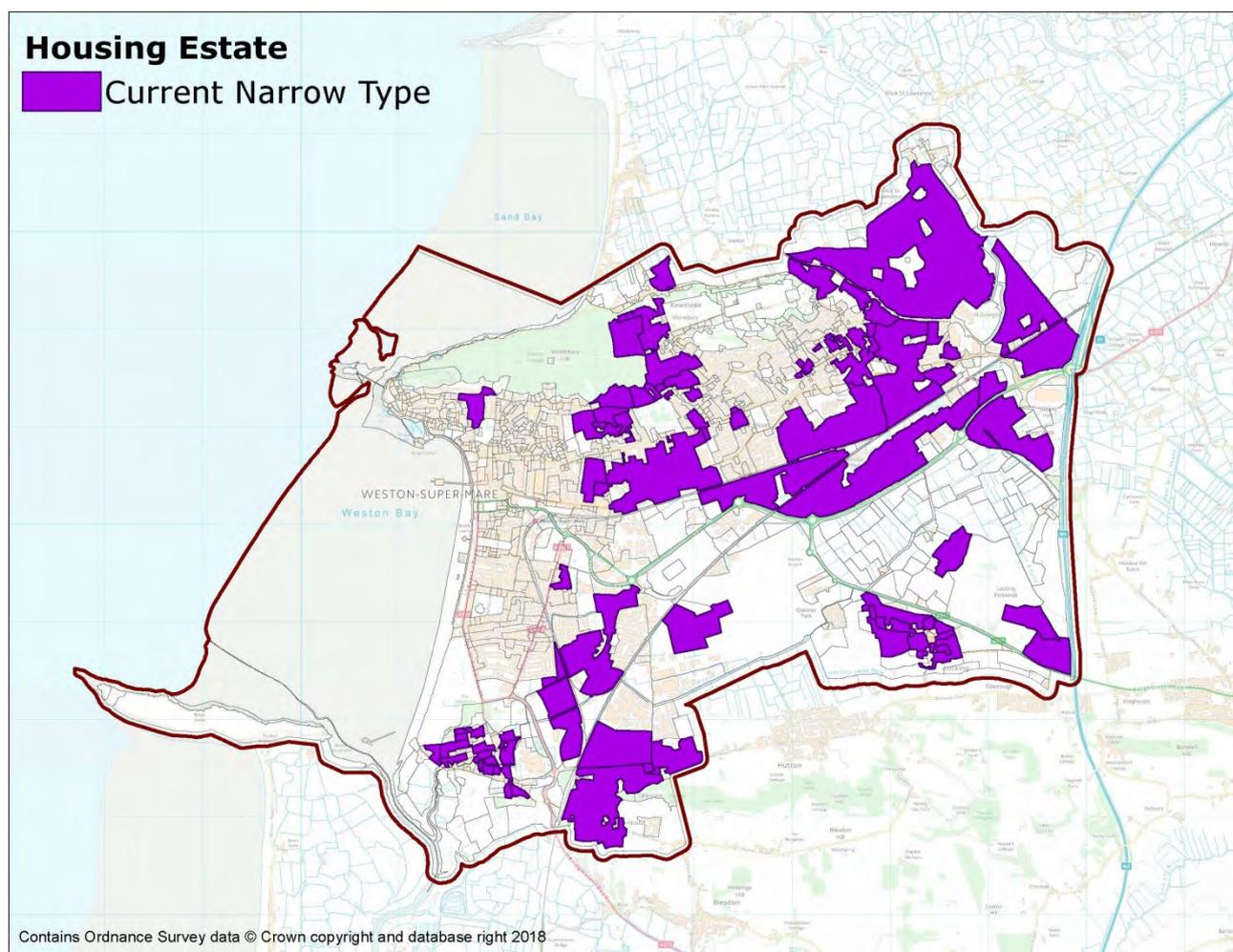
# Broad Type: Settlement

## Narrow Type: Housing estate

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Housing estate



### Introduction

A planned residential area, usually with its own self-contained street system including cul-de-sacs, sometimes with its own amenities, such as shops, a public house etc.

Housing estates make up the bulk of the project area's suburban expansion from the interwar period onwards. As such, the type is found widely and makes up a significant proportion of the project area. The type is also still in active creation with several estates currently being built out.

# Broad Type: Settlement

## Narrow Type: Housing estate

### Historic processes

Housing estates have very distinctive characters dependent upon when they were built. Interwar and early post-war estates tend to have axial road systems and the majority of properties are semi-detached, either two-storeyed or bungalows, are brick built and are set in relatively generous gardens. Estates of this period also include council estates which generally have a less architectural sophistication than those built for the open market.

Those constructed in the later part of the 20<sup>th</sup> century have more curvilinear road systems with multiple cul-de-sacs and contain a mix of semi-detached, detached and small developments of flats set within much smaller plots – again these are usually brick-built.

More recent estates, c.2000 onwards, contain a mixture of townhouse-style two to three-storey properties (often with integral garages), small flatted blocks and detached houses with mix brick superstructure with areas of rendering.

As construction of large estates has developed to become the preserve of major national house builders, the degree of variety of architectural treatments used in differing areas of the country has generally diminished. This has resulted in a style of domestic architecture which has little to do with any local vernacular and looks similar wherever it is encountered.

The project area contains large tranches of interwar and immediately post-war housing estates. These are largely concentrated around Ashcombe and Milton and also in the area toward Uphill. This completed the suburbanisation of these hamlets and resulted in them being subsumed within the urban area of Weston. Prior to this the settlements had been rural hamlets which had experienced some housing growth but remained distinct from Weston.

Extensive later 20<sup>th</sup>-century estates were built around Locking, Oldmixon and Worle. The estates of this period typically mix some blocks of maisonettes and flats amongst a later 20<sup>th</sup> century reinterpretation of terraced housing. They comprise estates built by the council and private developers, including the then emergent national housebuilding companies. The latest examples are the work of private developers and reflect the national downturn in council house building and a concomitant rise in private schemes. The developments at Locking appear to relate to the provision of market housing around the village. It is possible that this was spurred by the proximity of RAF Locking (although the majority of service personnel would have been resident on the base) and by the newly constructed M5. Those at Oldmixon relate to the then District Council's post-war policies to encourage industrial companies to relocate to Weston. This housing was built by the Council to be accessible to workers at the Council-sponsored Oldmixon Industrial Estate, which lies immediately to the north, and the helicopter factory adjacent to the then RAF Weston-super-Mare. The estates built around Worle resulted in its suburbanisation and incorporation into urban area of Weston. The expanded Oldmixon, as it lies beyond the railway line, still has a degree of spatial separation from Weston.

More recent housing, all by private developers (mostly national housebuilders), has been built between the A370 and the railway line. This has resulted in a significant extension to the built up area the town beyond the railway line, which had largely been the limit of 20<sup>th</sup> century expansion. Housing construction, both by private developers and housing associations, is currently ongoing at the former RAF Weston-super-Mare and RAF Locking. This is resulting in the conversion of former military zones within the landscape to suburban housing types.

### Condition

The type is generally in active residential use and appears in satisfactory condition.

### Vulnerability

The type is generally resilient as it forms the bulk of the housing stock and is of a form which remains relatively desirable in the current housing market. As such, there is little prospect of substantial change.

# Broad Type: Settlement

## Narrow Type: Housing estate

### Forces for change

Extant examples of the type are likely to be maintained since they provide valued homes that generally meet modern standards.

The type is likely to grow in extent, if not change substantially in form, as there is significant pressure for housing in the project area.

### Relationships with other character types

These types commonly occur beyond the limit of the earlier Terraced Housing or around earlier historic cores.

### Heritage values

#### *Evidential*

The type has some evidential value as a physical document of the evolution of housing from the interwar period to the present day. It also evidences an increasingly closer alignment of house type and appearance between different parts of the country. The later examples are generally constructed by national housebuilders who tend to deploy similar styles across the country, albeit sometimes with a nod to earlier vernacular traditions.

#### *Historical*

The type has some historical value as it demonstrates the evolution of housing from the interwar period to the present day. Owing to the rise in standardisation of building materials and national housebuilders, this also allows appreciation of national trends in housing. The presence of extensive council estates also evidences the interwar and post war ideals of housing as a human right and the expenditure of public money to achieve this.

#### *Aesthetic*

The type has some aesthetic value but the nature and level of this will vary between estates. Aesthetic value may derive from the degree of uniformity created by the deliberate planning and short-period of construction inherent in the type and also by the contrast moving from one estate to the next.

#### *Communal*

Communal value largely derives from being the homes of the bulk of the project area's population.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

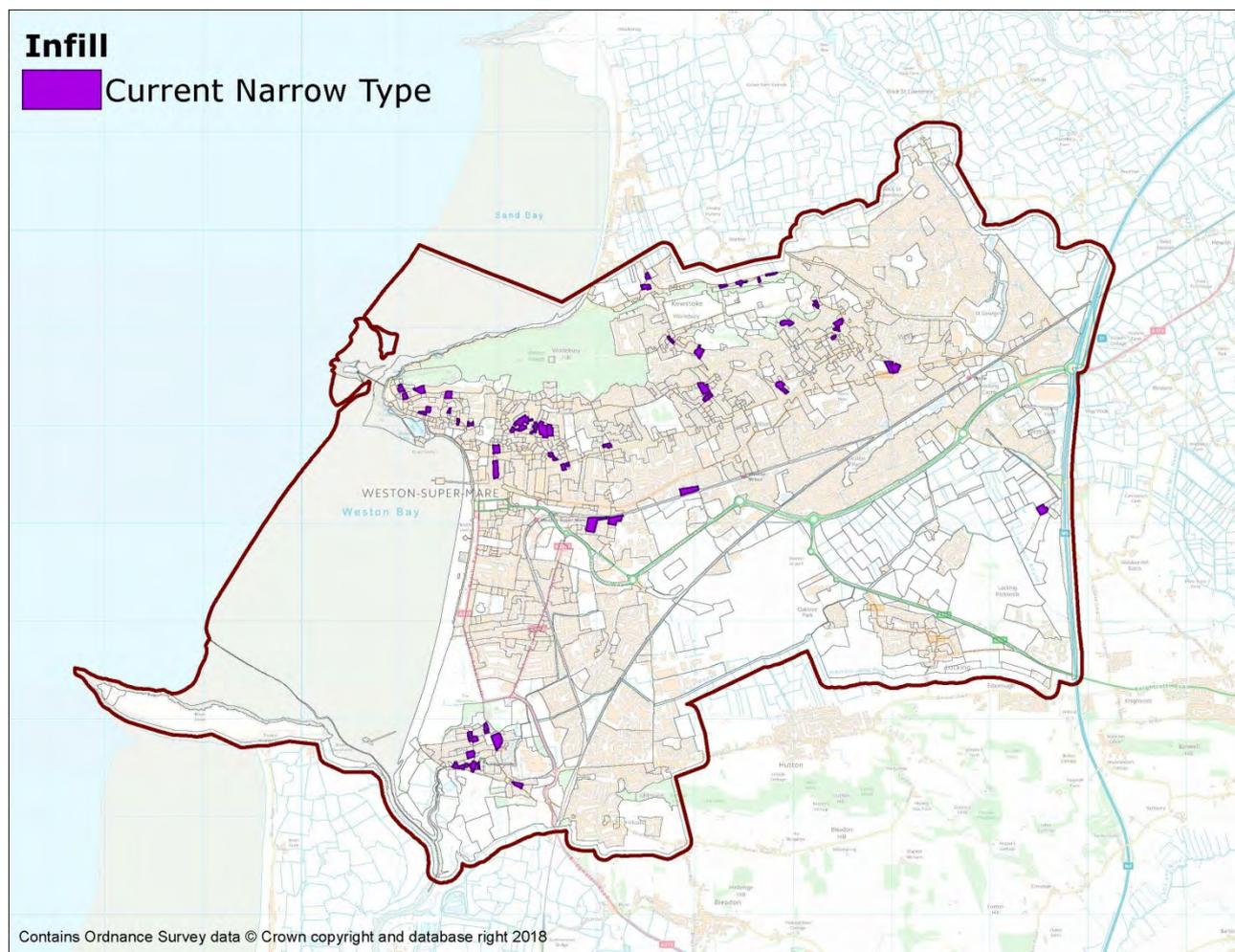
# Broad Type: Settlement

## Narrow Type: Infill

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Infill



### Introduction

Land within a generally built-up area, previously either open or used differently, that has been used for further construction. The kind of development is dependent upon the size of the plot available. Extents vary from handfuls of detached houses to what could be seen as minor housing estates combining different housing types.

# Broad Type: Settlement

## Narrow Type: Infill

Although the type is found widely across the project area it is concentrated in and around the historic settlement nuclei (former villages and hamlets) and also amongst the villas of later Victorian Weston.

### Historic processes

Infill development occurs at locations where there is pressure for housing. This can be within a desirable village location or where a site within a historic town has become vacant as a result of cessation of a preceding industrial or commercial activity. The practice has been driven in part by the onset of planning regulations and the concomitant restriction of building on "green field" sites making those already within the built envelope of a settlement easier to gain permission to develop.

Infill development is widely spread across the project area and includes a wide variety of types of housing. These include late Victorian and Edwardian detached and semi-detached properties inserted into space within the historic settlements at Uphill and Worle right up to construction of multiple properties within the historic footprint of grounds associated with buildings that have been converted (e.g. the former General Hospital and Royal West of England Sanatorium) and redevelopment of town centre plots. A distinctive form of infill found in the north of Weston, particularly around South Road and Landemann Circus, is the construction of housing within plots that had been laid out for development of villas in the later 19<sup>th</sup> century. These, for whatever reason, were not built out at the time and were gradually infilled in the mid-20<sup>th</sup> to late 20<sup>th</sup> century with much smaller properties than those originally envisaged. In the case of those around Landemann Circus, the houses forming the infill are built in a style complementary to the original imposing villas, using stone on frontages.

### Condition

The type presents a greatly varied form of residential buildings spanning the very late 19<sup>th</sup> century to the present. As such, it varies in condition with individual instances of poor and very good condition. The bulk of the type, as it is in use as people's homes, appears in satisfactory condition.

### Vulnerability

The type is generally resilient as it forms part of the housing stock and is of a form which remains relatively desirable in the current housing market. As such, there is little prospect of substantial change.

### Forces for change

Extant examples of the type are likely to be maintained since they provide valued homes that generally meet modern standards.

There is significant pressure for housing in the project area. Due to the priority on redevelopment of brownfield sites and building within existing settlement envelopes, the type is likely to grow in extent, if not change particularly in form.

### Relationships with other character types

As this type represents a relatively opportunistic redevelopment of land where there is development pressure, there are numerous related or allied types.

### Heritage values

#### *Evidential*

The type provides physical evidence for the forms and uses of infill development in historic settlements since the close of the 19<sup>th</sup> century. The instances in north Weston also provide evidence for the completion, albeit in a slightly different form, of development envisaged and originally laid out in the later 19<sup>th</sup> century.

# Broad Type: Settlement

## Narrow Type: Infill

### *Historical*

Demonstrates the process of infilling within existing settlements from the end of the 19<sup>th</sup> century. It also evidences the effect planning regulations have on directing smaller developments toward existing settlements and the maintenance of the existing settlement footprint. Infill is a process which has a variety of historic influences so each instance of the type may have further specific illustrative value related to the exact circumstances behind its construction.

### *Aesthetic*

Varied; respond to the constraints of sites and can develop unique or innovative building forms. This is seen in developments such as Hawthorn Heights which are built in historic quarries. The built forms used themselves are not particularly distinctive but as they are nestled in amidst the backdrop of the old quarry face they appear secluded.

### *Communal*

Largely as homes of individuals.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography.

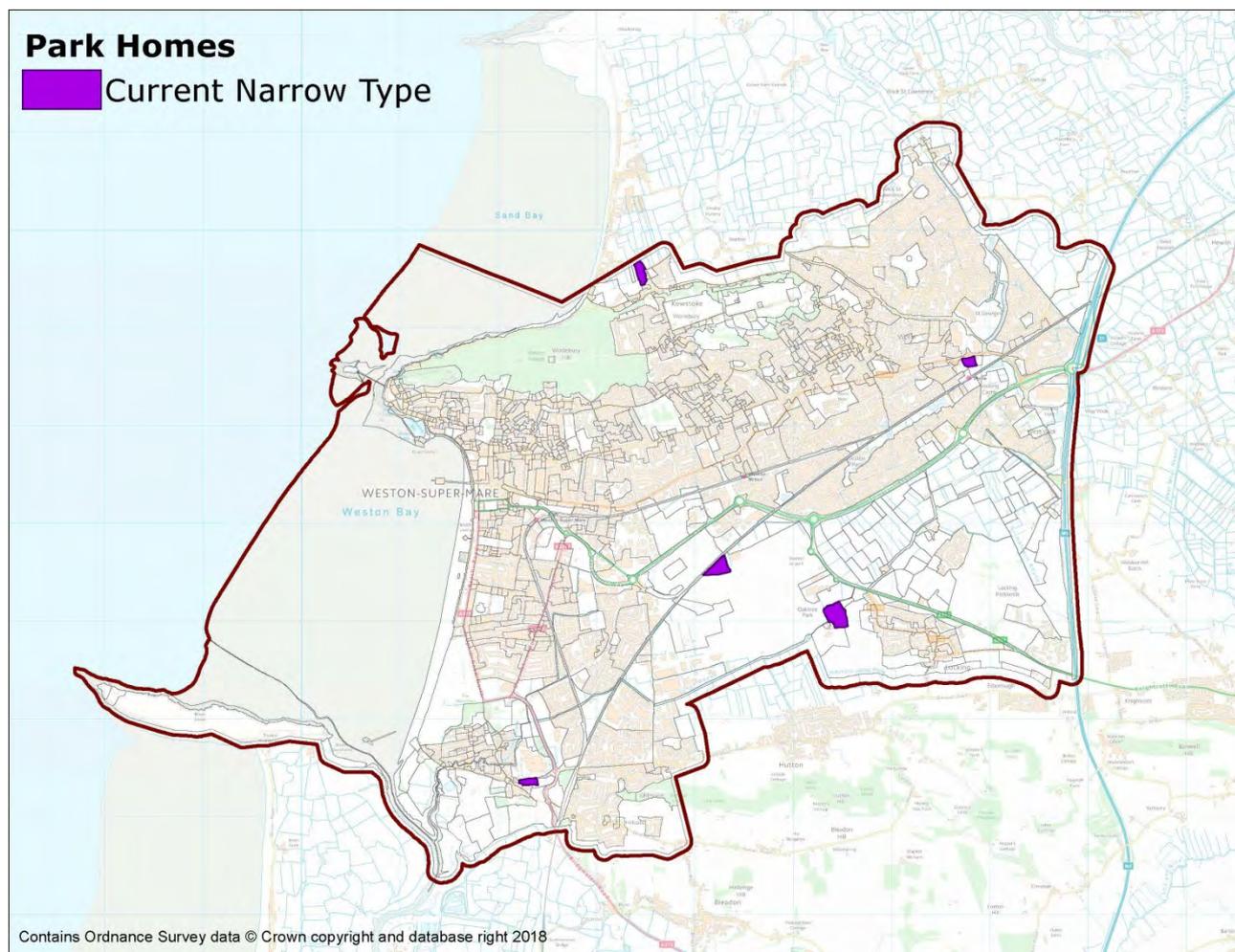
# Broad Type: Settlement

## Narrow Type: Park Homes

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Park Homes



### Introduction

Developments consisting of static caravans used as permanent homes. They usually have a defined perimeter, have maintained roadways and each caravan structure sits in a separate and defined garden plot.

There are five examples widely distributed across the area and lie in Kewstoke, Uphill, Locking, Worle and Hutton Moor.

# Broad Type: Settlement

## Narrow Type: Park Homes

### Historic processes

Park homes are a relatively recent phenomenon, emerging over the turn of the 20<sup>th</sup> to 21<sup>st</sup> century as a more affordable alternative to conventional housing. It does not appear to have attracted much in the way of study.

Of the examples in the project area, only that at Locking appears to have developed in tandem with a recreational caravan park. The plots within the developments appear to be highly personalised, with colourful plants and garden statuary frequent features. These add distinctiveness and permanence to what could otherwise be transitory-feeling home environments.

### Condition

A recent phenomenon; this combined with the degree of care taken in the upkeep of individual plots mean the type tends to be in good condition.

### Vulnerability

Buildings tend to be less sturdy than traditional house constructions and may be more vulnerable to storm damage than traditional houses. Those at Hutton Moor and Locking are in low-lying land, formerly marshland and may be vulnerable to flooding.

### Forces for change

The type appears to be a response to a changing house market and the widening gap between earnings and housing cost. As such the type may grow in extent in the future. It may face a greater risk of storm damage and flooding as climate change projections predict increased storminess and more frequent cloudburst events

### Relationships with other character types

Often occurs in close proximity to caravan parks, including those of static caravans used for holiday accommodation, but are spatially distinct from these.

### Heritage values

#### *Evidential*

A physical document of the forms and uses of an unusual response to issues in recent and current housing markets.

#### *Historical*

Demonstrates an unusual response to issues in the current housing market.

#### *Aesthetic*

Likely to be related to the degree of care and maintenance lavished on individual plots by their owners which makes for a very distinctive environment.

#### *Communal*

The private homes of a small number of individuals.

### Sources

- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Current aerial photography;
- Site visit.

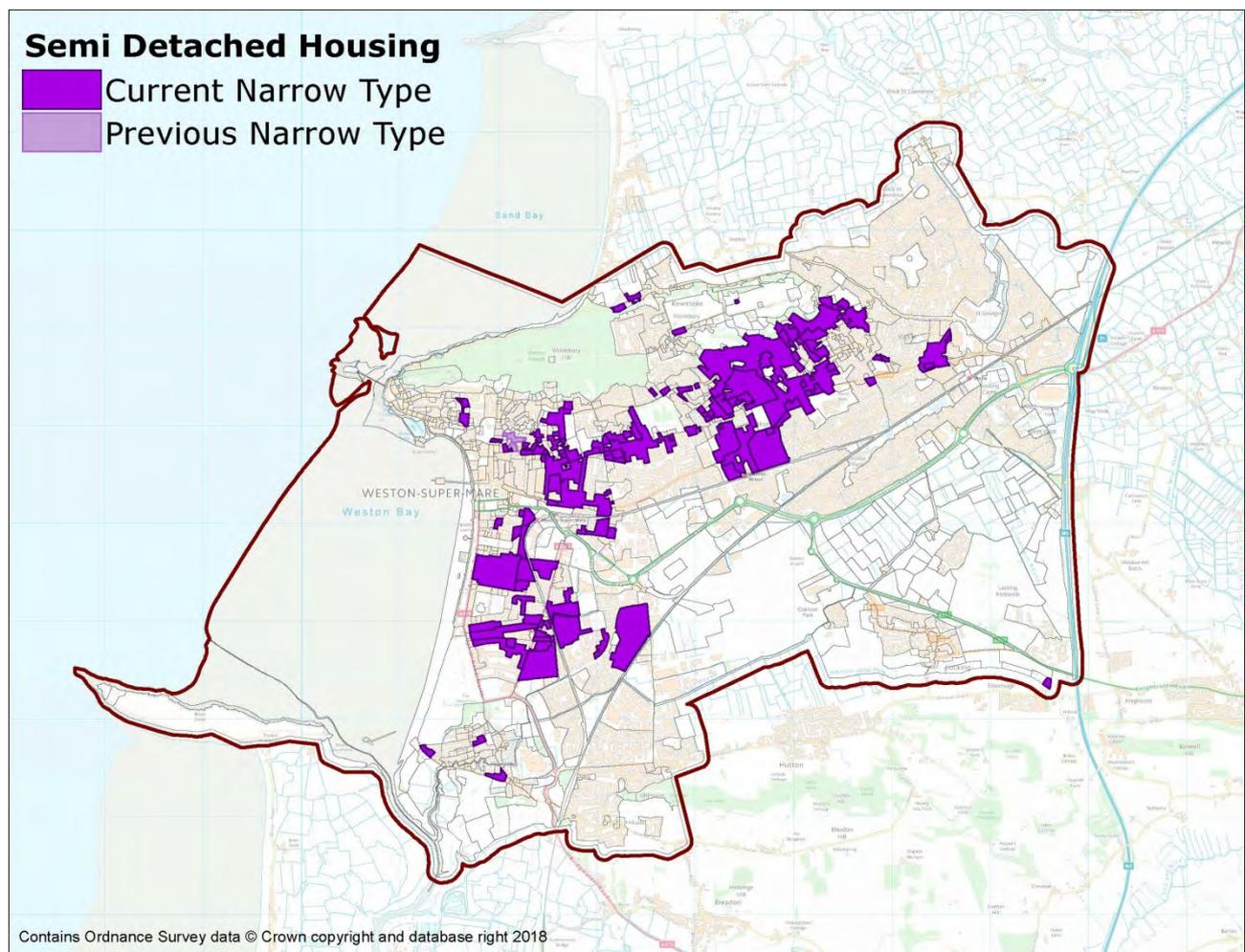
# Broad Type: Settlement

## Narrow Type: Semi Detached Housing

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Semi Detached Housing



### Introduction

Residential area dominated by houses joined to just one other to form one building. These are distinct from the semi-detached houses which occur as part of larger housing estates. They are generally larger homes, built in smaller numbers than seen in estates, and were typically constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> century. They also have a greater degree of architectural sophistication, such as the use of

# Broad Type: Settlement

## Narrow Type: Semi Detached Housing

stone and brick mouldings than is seen in later semis built as part of large housing estates. They are also larger houses and set within larger plots than contemporary terraced accommodation.

The type is characteristic of the Edwardian and early interwar expansion of suburban housing in the project area. As such, it is widely found across the project area and marks the early suburban expansion of not just Weston but also around Ashcombe and Worle.

### Historic processes

The earlier examples of semi-detached housing appear to have been built to satisfy middle-class clients looking for homes of some quality. These typically have a much higher level of architectural detailing, including use of stonework, than later examples of the type. This early form of semis is found at the fringe of the later Victorian Villa expansion to the north and south of Weston town centre. In some examples, such as those of the Whitecross Estate south of Ellenborough Park and that around the Boulevard, the quality and size of the semi-detached housing almost blurs the boundary of the type with that of the Villas which typify the later Victorian high status housing built in the town. This is largely a factor of the development of both the Villas proper and these early semi-detached streets by the same individuals or syndicates. These were also the same people responsible for commercial development of the town. Accordingly, there is some consistency of building styles used across these types. Development of this kind to the east of the town resulted in the absorption of the previously separate hamlet of Ashcombe into the built up extent of Weston.

Further instances of this date also exist, albeit in smaller numbers, around the historic cores of Worle, Uphill and Milton. They use slightly more varied buildings and styles than seen in Weston but are in a generally picturesque late Victorian idiom and constructed in local stone. They typify the early expansion around these settlements in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries.

The later examples date to the interwar period and appear to include properties for working class households. These are typically of brick with some use of render and have much less architectural detailing than the Victorian and Edwardian examples. They include some of the project area's early small developments of social and council housing, such as the Bourneville Estate and around Locking Road, as well as developments by the National Freehold Land Society<sup>1</sup>, later British Land.

### Condition

The type is in generally satisfactory condition. This may be due to being a desirable residential form with some historic character but in a size that is easier to maintain than the comparable and broadly contemporary Villas.

### Vulnerability

The type is generally resilient and, as it consists of larger properties which are relatively desirable on the current housing market, there is little realistic prospect of substantial change.

### Forces for change

The type will be subject to the same forces which affect all housing types, chiefly the effect of market demand and the quality of maintenance and intervention.

### Relationships with other character types

This type typically sits beyond the edge of Terraced Housing expansion or Historic Urban Core.

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<sup>1</sup> The National Freehold Land society was an organisation founded in the late 19<sup>th</sup> century to allow enfranchisement of lower class men who did not meet the property owning qualification to vote. It did so by pooling subscriptions and developing housing to which members could be registered as the freeholder, allowing them to vote.

# Broad Type: Settlement

## Narrow Type: Semi Detached Housing

### Heritage values

#### *Evidential*

The type has evidential value as it physically documents the evolution and use of housing in the project area from the late 19<sup>th</sup> century to the post-war period.

#### *Historical*

In illustrative terms, the type is a visible demonstration of not just the evolution of housing from the late 19<sup>th</sup> century to the post-war period but also the changing classes that were catered for over this period. While the early resort had homes for the working classes and the very wealthy, this type shows both the arrival of the middle classes in greater numbers and the rise in the quality of homes intended for working class families. The National Freehold Land Society development also show the way in which property qualifications for voting could be subverted by those who were disenfranchised to allow them to gain the vote.

Associative value largely relates to those instances sponsored by the prime movers in the development of late Victorian Weston. This includes the Parsley, Whereat and Davies partnership responsible for the Whitecross Estate and the estates sponsored by the Smyth Pigotts, lords of the Manor to the end of the 19<sup>th</sup> century. The development associated with the National Freehold Land Society provides a significant, though unusual, association of housing with electoral protest and reform campaigns.

#### *Aesthetic*

Variable; likely to be greatest in the earlier examples of the type since they were designed to appeal to upper middle class buyers and used the levels of architectural detailing and quality materials found in the contemporary villas and were laid out in larger developments of geometric streets. This latter quality gives these instances of the type an impression of harmony.

Later examples of the type used less architectural detailing and were increasingly brick-built. They too were built in relatively coherent developments of multiple streets which m again, creates an impression of harmony.

#### *Communal*

As private homes for large numbers of Weston's residents.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England Historic Area Assessment documentation;
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

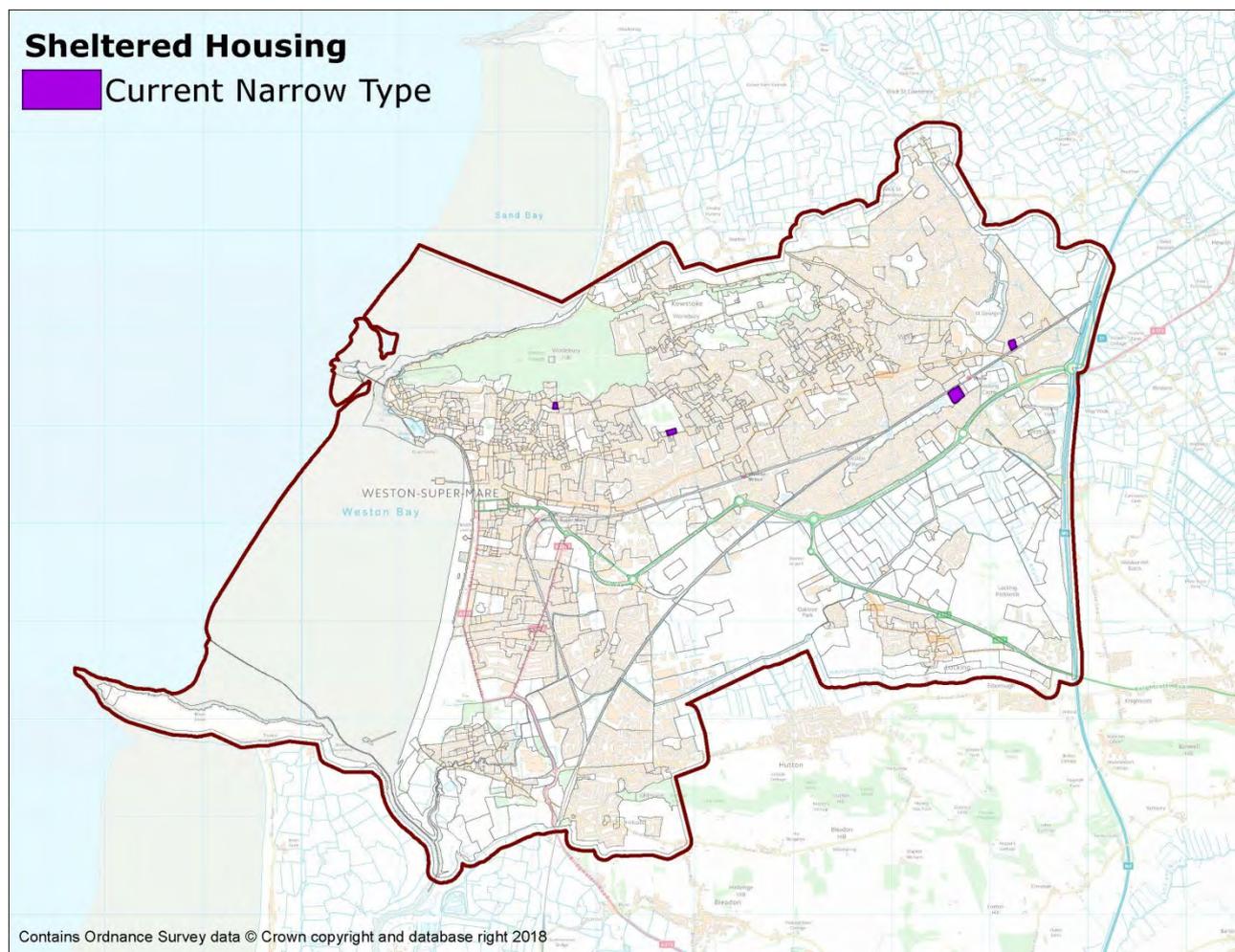
# Broad Type: Settlement

## Narrow Type: Sheltered housing

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Sheltered housing



### Introduction

Developments of flats and apartments designed for retirement or other sheltered living. Some are purpose-built and some reuse earlier buildings, often large houses. These usually have accommodation and offices for superintending staff and communal areas and facilities for recreation or communal activities for residents.

# Broad Type: Settlement

## Narrow Type: Sheltered housing

There are four examples within the project area which are large enough to be characterised. There are many smaller establishments, mainly care homes reusing earlier residential buildings, which fall below the threshold for mapping.

### Historic processes

Purpose-built sheltered housing complexes of this kind are a relatively recent phenomenon emerging in the latter part of the 20<sup>th</sup> century. The examples in the project area lie adjacent to contemporary housing estate development or within 19<sup>th</sup> century housing expansion.

### Condition

The single instance of the type is recent and in good condition.

### Vulnerability

The type is unlikely to be particularly vulnerable as it provides an important form of residential accommodation to a specific sector of the population.

### Forces for change

Specific developments aimed at retirement living, where occupants retain a degree of independence but can access nursing and other care support, are a growing sector of the UK housing market. As such the instance of the type is likely to grow.

### Relationships with other character types

Whilst there are few examples in the project area, these are commonly related to the very recent housing estates and often built at the same time.

### Heritage values

#### *Evidential*

The type has evidential value as it provides physical evidence for the evolution and use of a relatively novel form of housing designed to address the needs of the country's aging population.

#### *Historical*

Illustrates the evolution of a relatively novel form of housing to serve an aging population. That the type has evolved may also provide an indirect illustration of longer lifespans and a resistance or inability for the elderly to be cared for within the family.

#### *Aesthetic*

Whilst the type uses a built form which lacks much architectural sophistication and is similar to modern flats and apartments. The grounds are usually landscaped and well maintained and aim to provide calm, attractive surroundings.

#### *Communal*

The type forms the private homes of a small number of individuals.

### Sources

- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit.

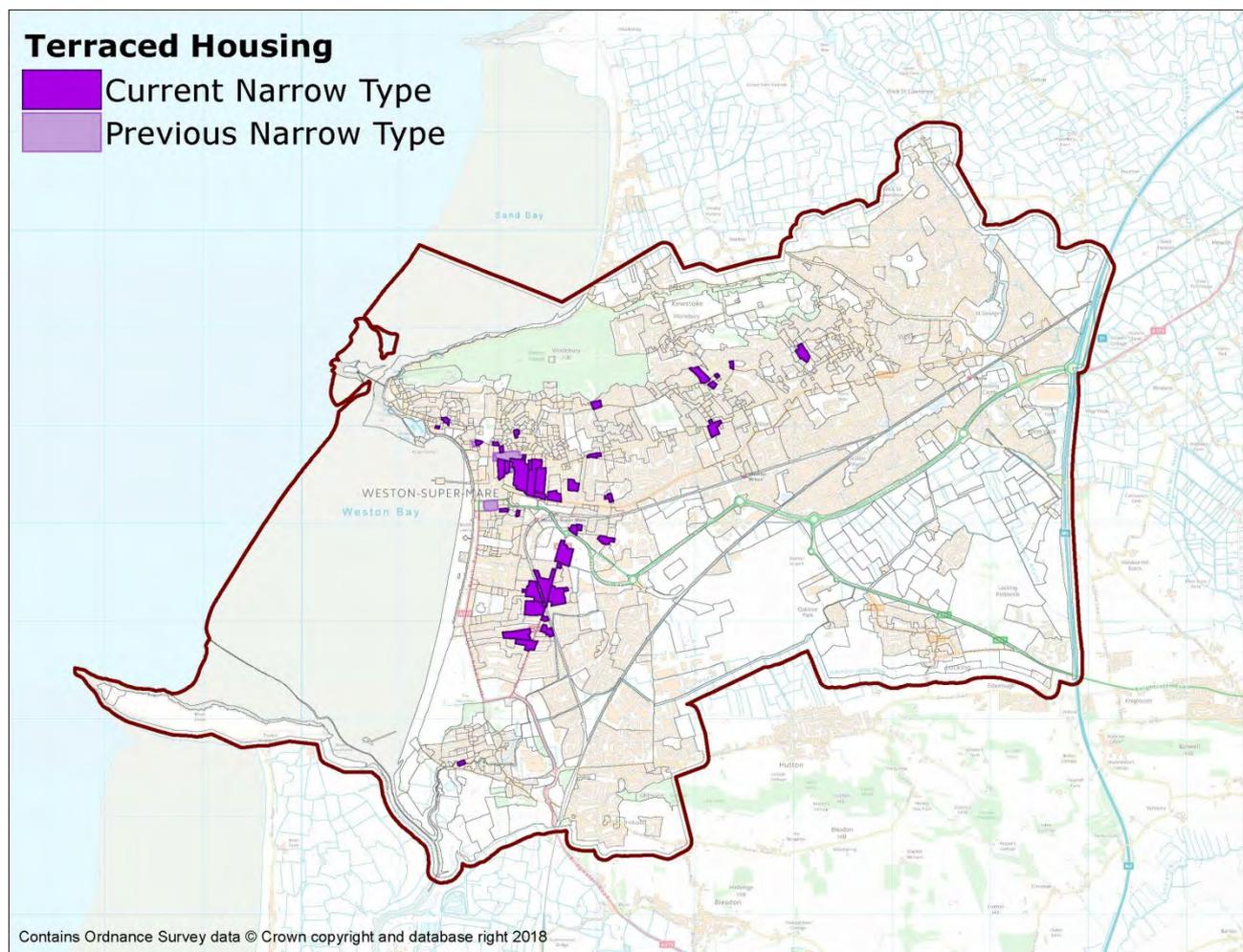
# Broad Type: Settlement

## Narrow Type: Terraced Housing

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Terraced Housing



### Introduction

Residential areas dominated by lines of attached houses, usually planned and built as one unit. The pattern of streets and plots sometimes follow earlier patterns in the landscape, such as the alignment of the fields that they were constructed within. Terraced housing can be extremely plain and utilitarian but can also include some architectural flourishes such as bay windows and decorative stone and/or brick

# Broad Type: Settlement

## Narrow Type: Terraced Housing

mouldings. In the case of the very plain terraces, it is normal for the house to be constructed directly onto the street frontage and for there to be no front garden.

The type is found at the edge of the 19<sup>th</sup> century resort of Weston.

### Historic processes

This type is commonly associated with growth of settlements in the later 18<sup>th</sup> to early 20<sup>th</sup> centuries. Whilst there are a wide variety of types of terraced housing in Weston all appear to be built over a relatively tight date range between the earlier 19<sup>th</sup> century and the start of the 20<sup>th</sup> century.

Extremely plain terraces found within the early planned extent of Weston appear to be the lowest class of housing built as part of the creation of the resort. These were densely packed compared to other sections of the town. They were built from the 1830s to the 1850s, and front directly to the street and are finished in rendering with little or no architectural detailing (best seen on Alfred Street). These properties appear to have been designed to house those who staffed the building and service trades necessary for the growth and functioning of the resort.

Moving away from the immediate town centre, terraces become somewhat more elaborate. They possess features such as bay windows and stone detailing or, in some cases, stone fronting. Good examples of these can be seen around Whitecross Road and Sunnyside Road. These form the lowest class of housing built as part of the early estates, such as the Whitecross Estate, developed by individuals and partnerships responsible for much of the commercial development in the town. Despite being smaller and of lower quality than the semis and villas that comprised the rest of these estates, these terraces were still probably built for a middle-class clientele. Good examples of this type can be seen in Clevedon Road and Brighton Road.

### Condition

Variable. Those in poorer condition are mostly in the very early terraces on the fringe of the town centre; the remainder appear to be in satisfactory condition.

### Vulnerability

The type is generally resilient and consists of properties which are relatively desirable in the current housing market. As such, there is little realistic prospect of substantial change.

As the type consists of historic domestic properties, it is vulnerable to unsympathetic alterations, particularly associated with improvements undertaken to align it with modern living standards and expectations. This is likely to result in some erosion of character rather than loss of the type.

### Forces for change

The type will be subject to the same forces which affect all housing types, chiefly the effect of market demand and the quality of maintenance and intervention.

### Relationships with other character types

The type is very closely related to early urban expansion so sits usually adjacent to the historic core and contemporary parks and open spaces.

### Heritage values

#### *Evidential*

Provides physical evidence for the expansion of the town in the later 19<sup>th</sup> and early 20<sup>th</sup> century and the types of housing built for the lower end of the social spectrum.

# Broad Type: Settlement

## Narrow Type: Terraced Housing

### *Historical*

In illustrative terms, the type is a visible demonstration of not just the evolution of housing from the late 19<sup>th</sup> century to the post-war period but also the various and changing classes that were catered for over this period. This includes homes for the working classes built to service the early resort and those for the lower middle classes who arrived in greater numbers around the turn of the 20<sup>th</sup> century. The difference in the size and architectural sophistication of the terraces built for these differing social groups illustrates the way in which the type could be adapted to different markets.

Associative value of the type largely relates to those instances which were sponsored by the prime movers in the development of late Victorian Weston. This includes the Parsley, Whereat and Davies partnership responsible for the Whitecross Estate and the development sponsored by the Smyth Pigotts, lords of the Manor to the end of the 19<sup>th</sup> century and a key force in the resort development.

### *Aesthetic*

Variable, with the later examples designed to appeal to middle class buyers using levels of architectural detailing and quality materials similar to those in the contemporary villas. Earlier working class examples are plainer. The contrast between the two echoes that between the higher class homes and the commercial core of the town.

### *Communal*

As private homes for large numbers of Weston's residents.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England Historic Area Assessment documentation;
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

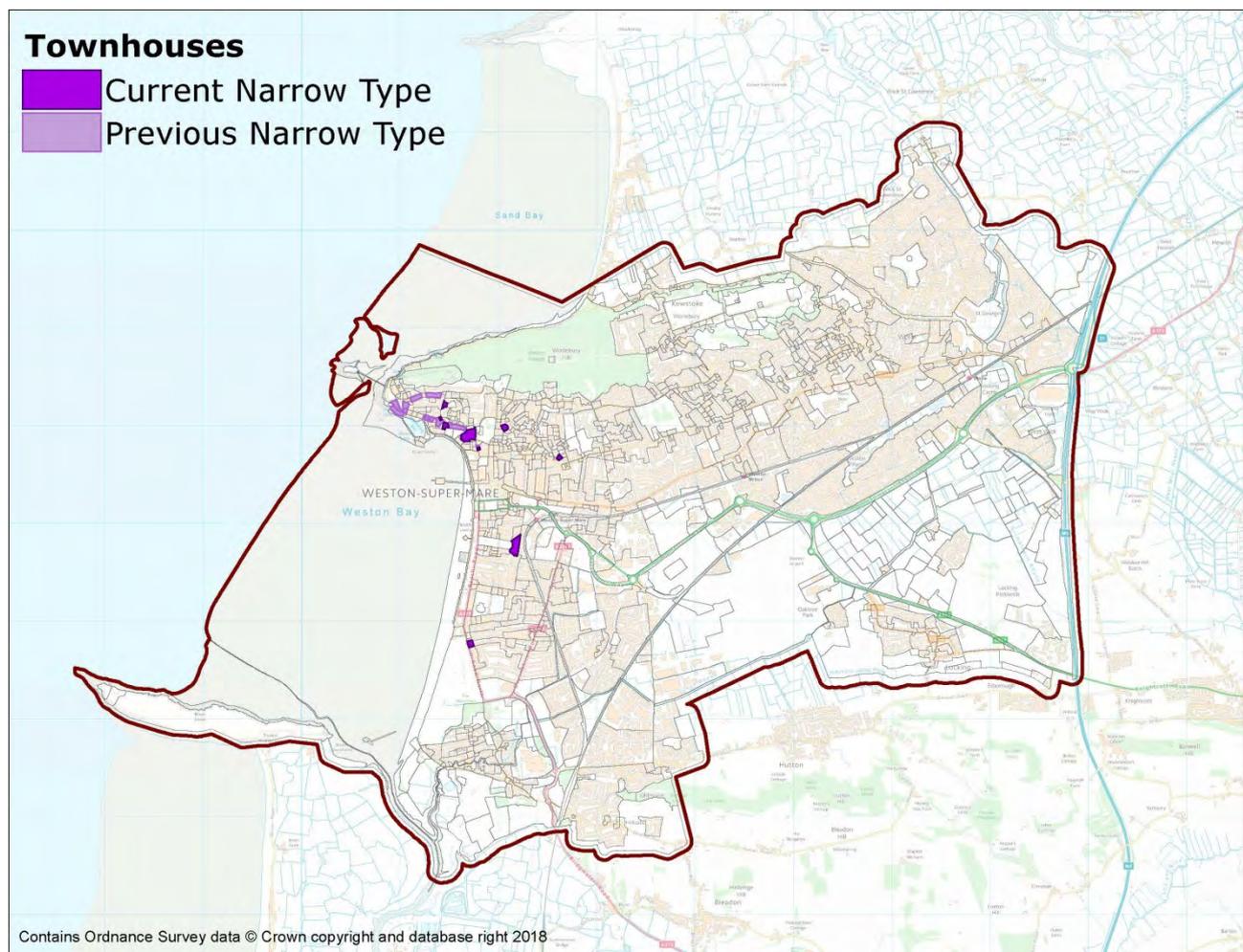
# Broad Type: Settlement

## Narrow Type: Townhouses

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Townhouses



### Introduction

Large multi-storeyed houses built either in terraces or as semi-detached properties in high quality materials and with a greater degree of architectural sophistication and service structures than found in contemporary terraces. They are a largely early to mid-19<sup>th</sup> century development.

As the type is a relatively select form of housing development, there are only a few instances in the project area. These all lie on the fringe of the Historic Core of Weston.

# Broad Type: Settlement

## Narrow Type: Townhouses

### Historic Processes

Townhouses were one of the earliest types of accommodation built as part of the development of Weston as a resort. They appear to be houses speculatively built for wealthy would-be residents of the town in the later 18<sup>th</sup> century and early 19<sup>th</sup> century. They mimic the polite architectural forms and layouts seen in fashionable contemporary spa and resort towns such as Bath and Cheltenham. They are typically built in elevated locations overlooking the sea and with some degree of separation from the main commercial centre of the town.

In the project area, these are largely confined to the area adjacent to Knightstone Island and on the lower slopes of Worlebury Hill. They are typically rendered in stucco or stone-faced and built on crescent-like roads with associated areas of gardens (Madeira Road and Royal Crescent).

The decline of seaside resorts as places for the wealthy since the late 19<sup>th</sup> century has meant that many of these properties are no longer single residences. Many have been converted into flats or hotels. When such conversion has had such an effect to the character of the building that it is appreciably different, it is recorded in this characterisation as the use to which it has been converted.



Photograph 1: Royal Crescent

### Condition

The type is largely in active use as housing but is in variable condition. This relates directly to the degree of care that the owners have expended upon the property and can vary from house to house. Some are beginning to show signs of the gentrification ("vintage" styling and heritage colour paint schemes) associated with recent middle-class incomers. Others appear to have been neglected to an extent to which their fabric is now suffering, for example with finishing render crumbling as seen on Claremont Crescent.

### Vulnerability

The type is generally resilient, consisting of built stock that, whilst speculatively-built, used relatively durable materials. It is vulnerable to lack of upkeep leading to decay, particularly of finishing materials such as stucco.

# Broad Type: Settlement

## Narrow Type: Townhouses

Owing to the size of properties, the type is vulnerable to subdivision into flats. This is a trend seen in most towns and reflects both a widening gap between property costs and average earnings and changes in household size.

### Forces for change

As an attractive and characteristic part of the town's built stock, the type is likely to be the focus of improvements associated with those moving into the town, and some gentrification.

Those instances of the type adjacent to the seafront may face greater effects from storms as climate change projections predict increased storminess.

### Relationships with other character types

The type marks a higher-status form of settlement expansion developed in parallel with that typified by terraced housing. It also has some relation to seafront types but its distribution is, in general, driven by the availability of building land in proximity to the desirable seafront.

### Heritage values

#### *Evidential*

This is related to the way in which it provides physical evidence of the expansion of the town in the earlier Victorian period. The kinds of built form evidence the fact that the type was being built to cater for polite society and the burgeoning role of the town as a resort and the architecture reflects the ways that internal space was organised and the buildings were used.

#### *Historical*

The type has significant historical value, as it provides a visible illustration of the growth of parts of the resort in the earlier Victorian period to cater for polite society.

#### *Aesthetic*

This is associated with the degree of architectural sophistication and use of polite architectural forms and layouts. These have a unity of form which, despite variation between individual properties, creates a harmonious appearance and attractive streetscapes.

#### *Communal*

The type is likely to have communal value as it both comprises a significant proportion of the town's historic housing stock, including in some of its most desirable areas. Perception of this quality is likely to contribute sense of place and may make a contribution to local identity

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England Historic Area Assessment documentation;
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

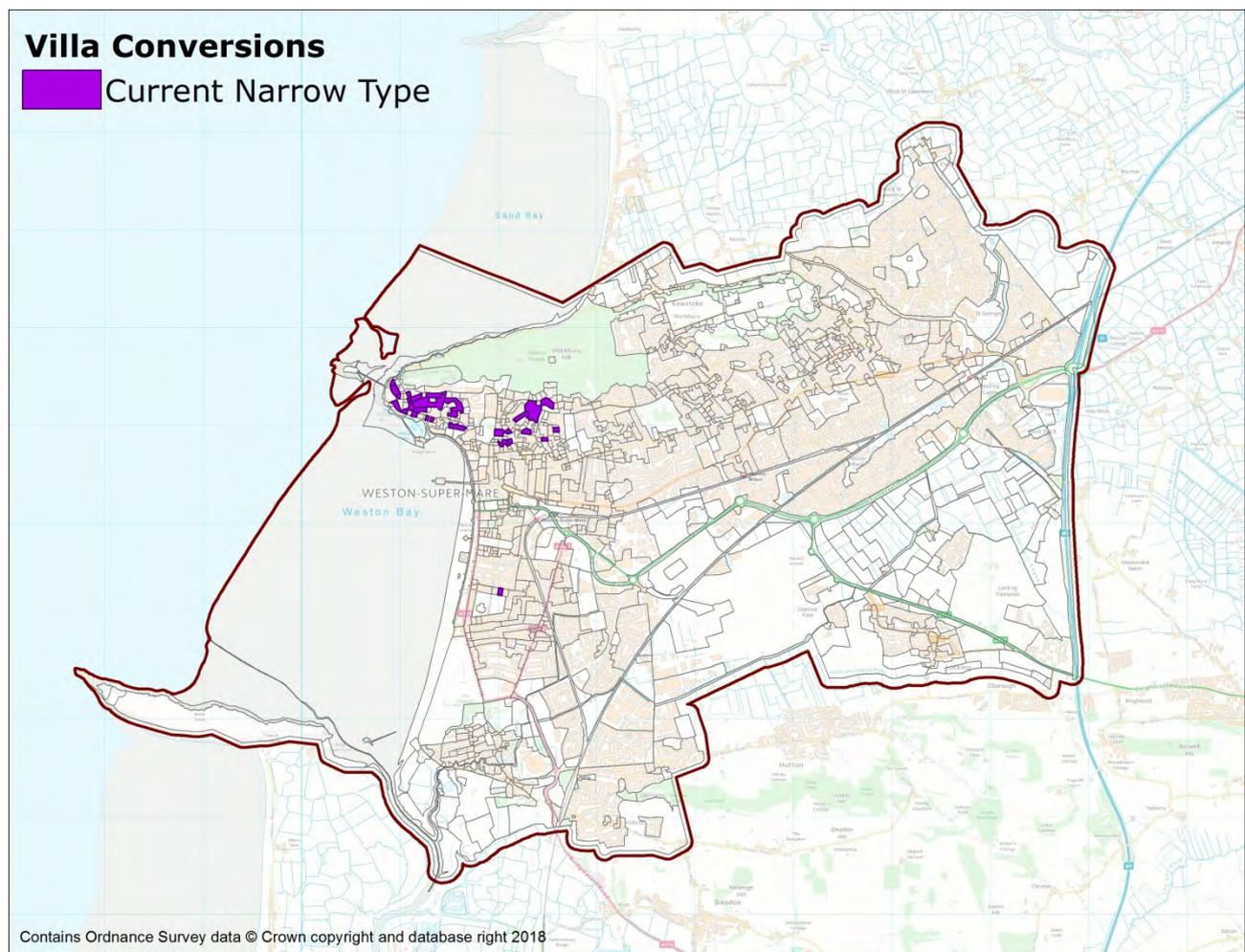
# Broad Type: Settlement

## Narrow Type: Villa Conversions

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Villa Conversions



### Introduction

Conversions of earlier buildings into flats and apartments where this has led to an appreciable change in character of the structure. This occurs chiefly through architectural retrofitting elements such as additional doors and fire escapes to the building or to further landscaping of the grounds to allow communal use and parking.

# Broad Type: Settlement

## Narrow Type: Villa Conversions

### Historic processes

Conversions of earlier Villas into flats took place from the early 20<sup>th</sup> century, catering to changes in demand for properties.

While later 20<sup>th</sup> century subdivision of large houses for denser residential use is common nationwide, the history of flat conversion begins particularly early in Weston. This was, in no small part, down to the efforts of one man: Robert Henry Coate Butt (1861-1944).

The town's first mayor, Butt was something of a force of nature with a compelling personal narrative, summarised by the Weston Gazette as '...office sweeper to King of the Flats'<sup>1</sup>. From humble beginnings with the Somerset Trading Company, on coming to Weston he rapidly developed an ever-expanding business portfolio. Beginning with haulage, he 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. In 1937 he formed Weston-super-Mare Residential Flats, procuring and converting large Victorian houses and converting them into flats. This resulted in visible architectural interventions, including external stair towers and additional entranceways. These properties were rebranded as 'mansions', with their names literally carved in stone above the main entrances. While such interventions can be found throughout the town, there is a particular concentration on Atlantic Road. Such was his appetite for the process that he claimed to have completed a flat conversion every 14 days for a period of nine years.

Although wide-ranging and rapidly completed, the work 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).

### Condition

The type, particularly in north Weston, is generally in good condition as these are large, impressive buildings converted into generously-sized flats that have been well cared-for.

In some instances, interventions – for example the addition of external stairs – can be a little incongruous and may make use of sub-optimal materials (e.g. Portland cement-based renders) that are of lower quality than the original fabric.

### Vulnerability

The type is generally resilient, having already been converted from large residential properties to flats. There is probably little prospect of either further subdivision or indeed reinstatement to single dwellings.

### Forces for change

Perhaps the most significant force acting on flats nationwide is changing population structure. A generally ageing population is likely to find flatted accommodation with stair-only access a challenge. This may mean that either they will need to find alternative accommodation with level access, or pressure will increase for accessibility aids potentially resulting in some change in character where external interventions are necessary (where permissible within Conservation Areas etc.).

### Relationships with other character types

Some relation to seafront types but their distribution in general appears driven by the availability of land for redevelopment.

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<sup>1</sup> *Weston-super-Mare Gazette* 11 November 1944, transcript in Henry Butt file in North Somerset Studies Library

# Broad Type: Settlement

## Narrow Type: Villa Conversions

### Heritage values

#### *Evidential*

Physical evidence of an important aspect of Weston's early 20<sup>th</sup> century property market. It is likely that, had this subdivision not occurred, the town may have expanded more rapidly during this period. Equally, the provision of additional homes with relatively easy access to the town centre and the seafront has contributed to a more 'liveable' environment for a large number of people than would otherwise have been possible. It is an interesting and early example of densification.

#### *Historical*

Illustrates an important process in the development of Weston's urban environment and housing stock. In addition, the association with so much of the type with Henry Butt is important, as he is a figure of considerable standing in the town's history with a formidable architectural legacy and influence on public life for over 50 years (he was a County Councillor for 25 years, a hospital governor for 20 years, chairman of the Weston Gas Light Company, a Justice of the Peace and captain of the volunteer fire brigade). Described as "*the successful rough diamond who retained the common touch and never acquired the polish or style of the older elite.... By some sections of the local establishment it was cordially detested but there was no arguing with his drive or his money*" (Beisly 2001, p.94), Butt has assumed near-legendary status.

#### *Aesthetic*

Derived largely from the original – usually Victorian – design of the properties. Often, the architectural interventions required to facilitate conversion, including sizeable side and rear extensions, are sensitively executed and make a positive contribution to the character of the area.

#### *Communal*

The type is likely to have strong communal value as it both comprises a small but significant proportion of the town's housing stock, including in some of its most desirable areas, and also because it is so characteristic of Weston. This may make a contribution to local identity and sense of place, particularly in north Weston.

### Sources

- Modern and historic Ordnance Survey maps;
- Weston-super-Mare Gazette, 1944 (obituary);
- Historic England Historic Area Assessment documentation.

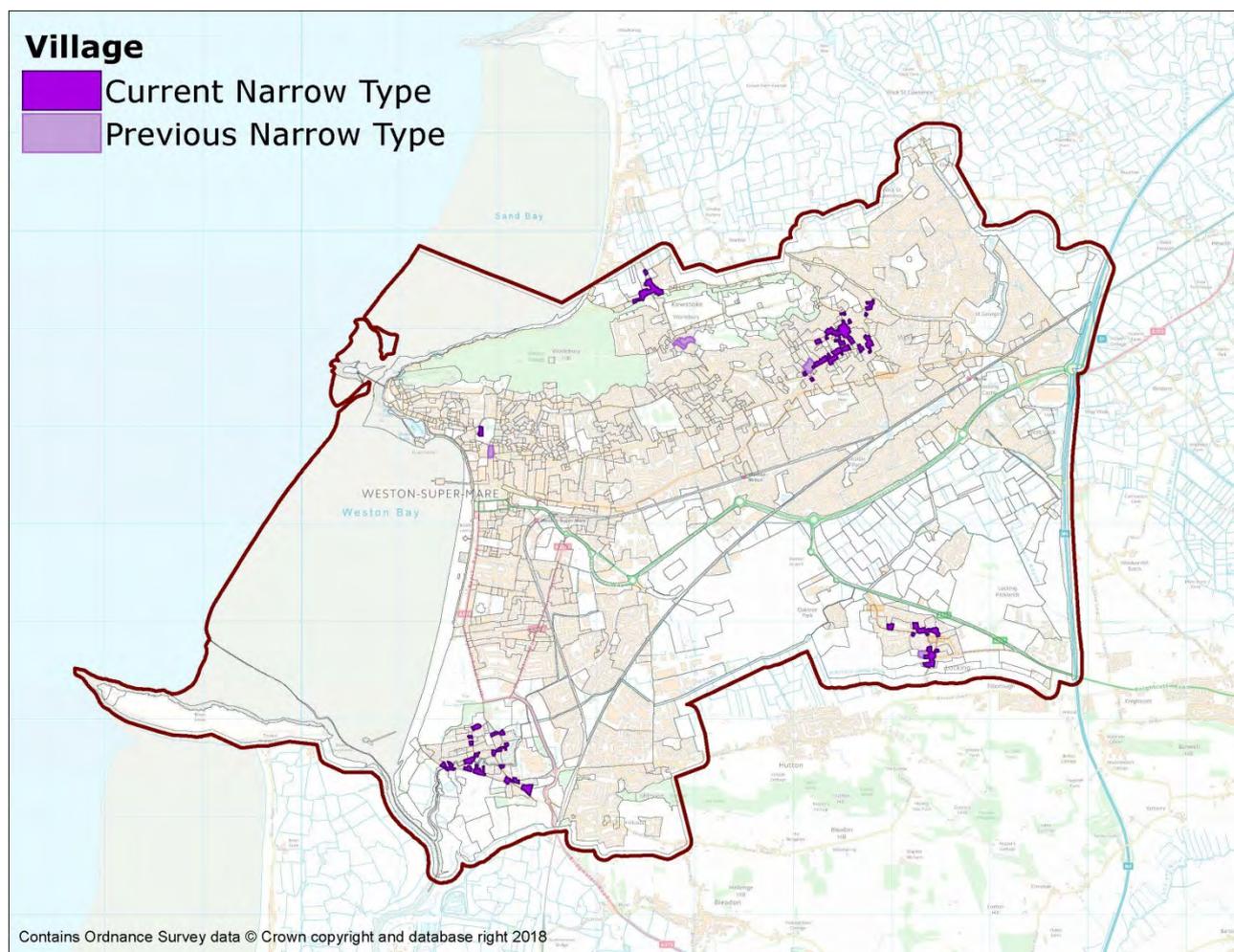
# Broad Type: Settlement

## Narrow Type: Village

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Village



### Introduction

Collection of farmsteads, dwellings, yards, gardens and other features forming a nucleated, originally rural, settlement. Villages usually include a church, inn, shops, workshops, manor house and form a focus of lay and ecclesiastical administration. Owing to the antiquity and variety of settlement within villages, they usually form characterful and palpably historic places.

Historic villages in the project area comprise Uphill and Worle, Locking and Kewstoke.

# Broad Type: Settlement

## Narrow Type: Village

### Historic processes

The majority of English villages were in existence by the medieval period and some have roots that stretch back further into the early medieval period. The latter are usually identified on the basis of whether they appear in the Domesday Book (1086), have pre-Conquest placenames or are referred to in pre-Conquest sources. With the growth of both population and urbanism and a rise in employment in non-rural industries, some villages grew into towns or became subsumed within suburban growth. Many other villages remained rural into the 20<sup>th</sup> century but, with the decrease in the number of agricultural jobs brought about by mechanisation, now have many occupants who commute out to nearby towns or commercial/industrial developments for work.

Villages existed within the project area at Weston, Uphill, Worle, Locking and Kewstoke. With the exception of Weston and Locking, all appear to be pre-Conquest settlements and appear in Domesday Book. All were largely agricultural in nature and set within a landscape of farmed fields, with sections still farmed in common into the 19<sup>th</sup> century. The villages, due to their location, would also have exploited the resources offered by both the marshland of Weston Moor and the sea to supplement their agricultural production.

Uphill still retains some feel of a village although it has had infill in its historic core. Despite the suburban extension of Weston practically touching the expanded village of Uphill (including Weston General Hospital which lies adjacent to the village's eastern side), Uphill retains the feeling of a settlement separate from the town. Until the infill development of the late 19<sup>th</sup> century, the village was strung out along the road at the foot of Uphill Hill with some other nuclei of settlement around the roads leading northward toward Weston Moor. Uphill's church, dedicated St Nicholas, was on the top of the hill. The church is largely of Norman date and a Grade II\* Listed Building<sup>1</sup> and is no longer in use. It was replaced in the 1840s by a new parish church, also dedicated to St Nicholas, in a slightly more accessible location on the lower lying land by Uphill Castle. This remains in use and is a Grade II Listed Building<sup>2</sup>. The degree of infill between the historic nuclei of the village affects the ability to perceive the historic character of the village to an extent. The character remains best appreciable along Uphill Way where the 17<sup>th</sup> century former manor house (a Grade II Listed Building<sup>3</sup>, now a nursing home), several historic houses and the Ship Inn remain clearly visible.

Worle has been entirely surrounded by suburban development with significant degrees of infill within its historic core. As such, it is now difficult to perceive Worle as a historic rural village. Historically, the village was made up of multiple nuclei, the largest around the church and The Scaurs, with others around High Street and Ebdon Road. Whilst many of the earlier buildings were redeveloped in the earlier 20<sup>th</sup> century, some survive and give some sense of the settlement having originally derived from a village. The parish church, dedicated to St Martin, contains Norman and 15<sup>th</sup> century work and is a Grade II\* Listed Building, and there are three known surviving 17<sup>th</sup>-century buildings within the village, all are Listed (The Bell House<sup>4</sup> (Grade II\*), Mendip Cottage<sup>5</sup>, Magnolia and Oak Lea Cottages<sup>6</sup> (all Grade II)).

Kewstoke, lying on the north side of Worlebury Hill, has escaped being subsumed into Weston and has had only a relatively small amount of housing growth since the end of the 19<sup>th</sup> century. Its historic core lay around the junction of Kewstoke Road and Crookes Lane. It still retains the feel of a rural village despite some infill development and development at the fringes of its historic core, including holiday caravan parks. It retains many historic buildings including its parish church, a 12<sup>th</sup> -15<sup>th</sup> century building dedicated to St Paul (a Grade I Listed Building<sup>7</sup>), and Owl's Cottage, a 17<sup>th</sup> century farmhouse with later extensions (A Grade II Listed Building<sup>8</sup>).

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129743>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1312019>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1138050>

<sup>4</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129726>

<sup>5</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129736>

<sup>6</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1320711>

<sup>7</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1303002>

<sup>8</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129763>

# Broad Type: Settlement

## Narrow Type: Village

Locking has had more infill and housing estate development but retains some feel of a rural village, helped in part by its relatively inland location. It is still separate from the built up area of the town. The village character is most palpable in the concentrations of 19<sup>th</sup> century and earlier buildings which exist around the 14<sup>th</sup>-15<sup>th</sup> century parish church of St Augustine (a Grade II\* Listed Building<sup>9</sup>) and Elm Tree Road and Manor Gardens.

Weston itself was only ever a small fishing settlement dependent upon other larger villages, chiefly Worle and Uphill, for most of its facilities including, initially, a church. The parish church, St John the Baptist, appears to have been built by the mid-12<sup>th</sup> century. The historic core of the village of Weston appears to have been almost entirely overwritten by the creation of the resort town from the early 19<sup>th</sup> century. The parish church (albeit heavily extended), adjacent vicarage and some of the street alignments are all that remain of the village.

### Condition

Whilst individual historic buildings within the type are in generally good or satisfactory condition, the condition of the type is quite variable. Kewstoke is in the best condition, as it remains legible as a historic village settlement. Both Locking and Uphill retain some degree of legibility but Weston and Worle are least legible due to the extent of later infill and development.

### Vulnerability

The type is vulnerable to loss of legibility that can arise through infill development, redevelopment and through alteration to historic buildings.

Most instances of the type lie within Conservation Areas. This brings some control over the alteration to or loss of unlisted historic buildings and to the layout of the village.

### Forces for change

A variety of forces for change affect the type. Those villages which are not yet urbanised, Kewstoke and Locking, are likely to form desirable locations for settlement and so may attract pressure for further development infill or new housing developments that have the potential to erode the rural nature of the village.

The villages already fully or partially set within urban development are likely to attract further infill development.

As the majority of residential properties within the type are historic buildings, they are likely to experience pressure for modernisation to render them fit for modern living.

### Relationships with other character types

The type is closely related to types related to enclosure of agricultural land from common resources, chiefly Piecemeal Enclosure and Parliamentary Enclosure.

### Heritage values

#### *Evidential*

As a historic settlement nucleus, the buildings and plot patterns provide physical evidence for the nature of the rural settlement that would have been characteristic of the area prior to the development of the resort.

The type may also contain evidence for settlement at these locations which predates the visible buildings. This would be in the form of buried archaeological deposits and could date back at least into the medieval period.

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<sup>9</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1135810>

# Broad Type: Settlement

## Narrow Type: Village

### *Historical*

The presence of visibly historic settlement nuclei illustrates the forms of rural settlement characteristic of this area from the pre-Conquest period onwards. Locking and Kewstoke remain within largely rural surroundings enabling a better appreciation of the relationship of the village with its supporting countryside. Worle, Uphill and Weston have seen significant settlement expansion which has eroded this link to the countryside allowing an appreciation of the degree of change following a transition from a rural settlement to a suburb.

### *Aesthetic*

This relates to the survival of historic buildings that predate the urban expansion appearing visibly different to the later development which surrounds them.

### *Communal*

A historic village in what is now a suburban area, like Worle and Uphill, creates a degree of identity and sense of place separate from Weston.

### **Sources**

- Ordnance Survey Surveyor's Drawing No. 47, 1809;
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

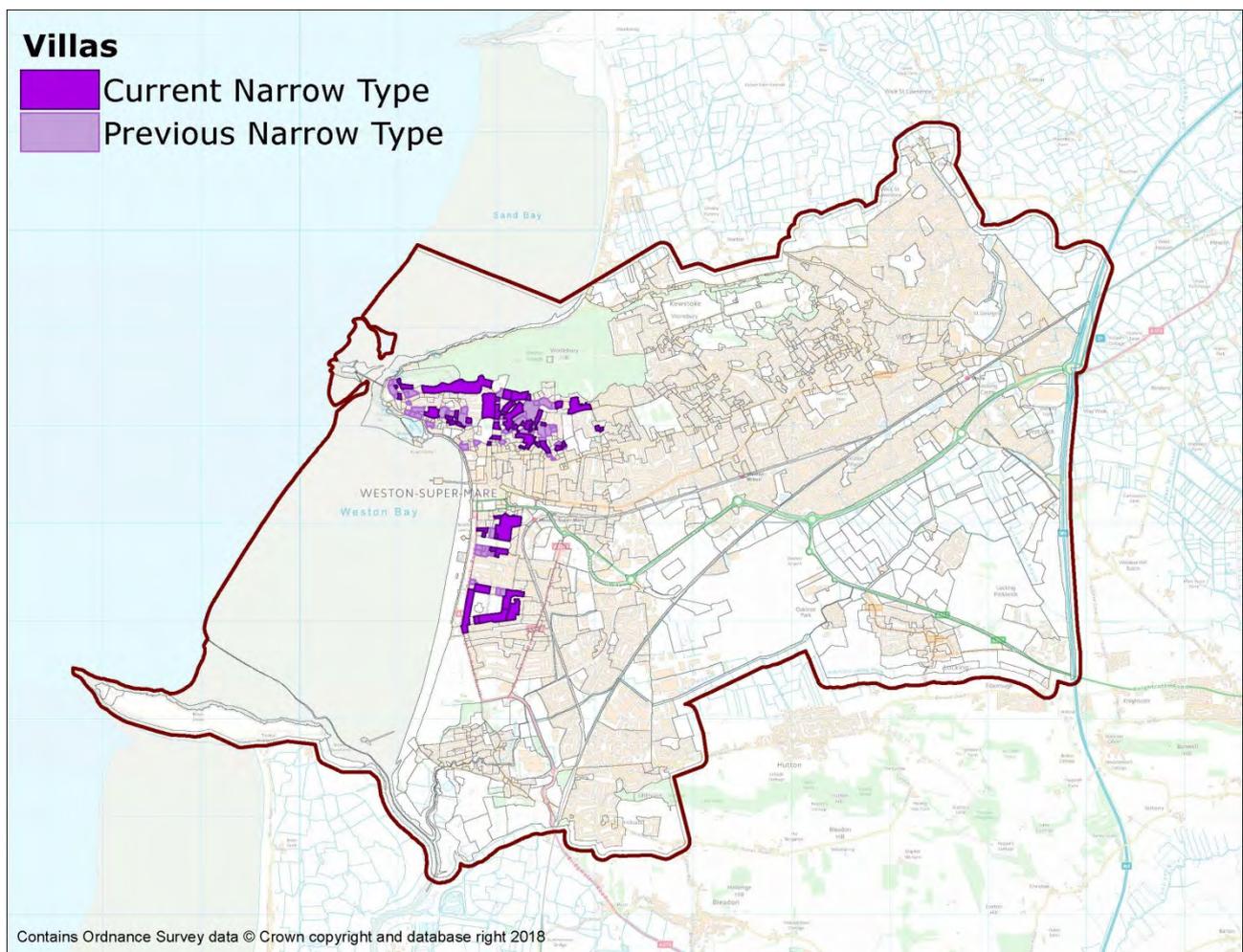
# Broad Type: Settlement

## Narrow Type: Villas

This broad type relates to the various forms of settlement that have developed within the project area. It spans settlement forms more commonly associated with rural areas (farmsteads, hamlets, villages and country houses) to those which are purely urban (historic urban core, villas, townhouses, flats and apartments). It also includes aspects, such as housing estates, which can crop up in urban, suburban and rural contexts. As such, the type spans a significant time depth, from settlements of medieval or earlier origin to emerging forms of settlement associated with recent changes in the population structure and property market (sheltered housing).

Note that urban areas typically also include HLC types within other classes, such as civic provision, commerce, communications, industry and recreation and leisure.

### Narrow Type: Villas



### Introduction

Large detached residential properties, typically built in the mid to later 19<sup>th</sup> century in polite architectural styles and sited in extensive plots containing ancillary service structures such as coach houses. They are typically sited in elevated locations overlooking the coast to take advantage of sea views.

# Broad Type: Settlement

## Narrow Type: Villas

The type is characteristic of aspects of the development of Weston as a resort in the later 19<sup>th</sup> century and is concentrated to the immediate north and northwest of the town centre with some examples to its south.

### Historic processes

Villas mark the arrival of the wealthier classes, 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.

Villas were built in two discrete areas: the lower slopes of the south side of Worlebury Hill and the area around Ellenborough Park. Those to the north were mostly on land owned by the Smyth Pigotts, lords of the manor, and were brought forward in a series of estates; the Shrubbery Estate, Glebe and Grove Town. The Montpelier estate, lying immediately east of Grove Town was sponsored by Henry Davis. The villas around Ellenborough Park were part of a coherent development, the Whitecross estate, in which Davis also played a role along with Whereat and Parsley. This estate also included less grand semi-detached and terraced residences. The degree of planning and control exercised by the estate sponsors over proportions and building materials meant that, whilst each villa had individual architectural details, they all complemented one another and conferred a coherent character to the overall estate. The villas were generally two or three storeyed, commonly had bay windows, and made extensive use of the local stone, with Bath stone used only for detailing. Their period of construction spanned the 1850s to the turn of the 20<sup>th</sup> century.

The Whitecross villas faced either the seafront or Ellenborough Park. Those north of the town, due to their elevated position, had extensive views out over the bay to Brean Down and beyond. At the date of their construction there was some spatial separation between this area and that of the town and resort on the valley floor adding to the sense of seclusion from everyday life and separation from the lower classes that was desirable for the occupants. Since their construction, the town has expanded up to this area, largely with relatively high status terraces and semi-detached properties.

Villa building declined as the resort began to attract a lower class of visitors and developed attractions to appeal to the new visitor market. At this date, some of the villa estates still had unbuilt-out plots. These were gradually developed with a smaller scale of detached housing in the mid-20<sup>th</sup> century. As the town had fewer people who could afford to live in such extensive homes, some of the villas were subject to either conversion to flats or to wholesale redevelopment. Many of the extant villas were divided up into flats in the interwar period under the auspices of Henry Butt, a prominent Weston businessman. Of those that were redeveloped, several had purpose-built blocks of flats constructed on their sites. These factors have led to the area north of the town centre having a greatly varied character where grand 19<sup>th</sup> century villas, sit cheek by jowl with more modest recent detached housing and large 1960s blocks of flats. This is particularly noticeable along sections of South Road.

# Broad Type: Settlement

## Narrow Type: Villas



Photograph 1: Villas overlooking South Road, Weston-super-Mare



Photograph 2: Villas facing the seafront, near Ellenborough Park

### Condition

The type is largely in active use as housing and is generally in good condition.

### Vulnerability

The type is generally resilient, consisting of built stock that, whilst speculatively-built, used relatively durable materials.

# Broad Type: Settlement

## Narrow Type: Villas

Owing to the size of properties, the type is vulnerable to subdivision into flats or conversion to nursing homes. This is a trend that affects most properties of this size and date. When converted into flats it shows the effect of both a widening gap between property costs and average earnings and changes in household size.

### Forces for change

As an attractive and characteristic part of the town's built stock, the type is likely to be the focus of improvements associated with those moving into the town. This is likely to be beneficial overall but such gentrification can have downsides, such as creating a tame or sterile environment.

Those instances of the type adjacent to the seafront may face greater effects from storms as climate change projections predict increased storminess.

### Relationships to other character types

The type is closely related to Townhouses. It marks the evolution of the resort's higher-status residences in the latter part of the 19<sup>th</sup> century.

### Heritage values

#### *Evidential*

Physical evidence of the expansion of the town in the earlier Victorian period to cater for polite society during the heyday of the resort to cater for wealthy incomers.

#### *Historical*

A visible illustration of the later Victorian growth of the town as a resort catering for polite society.

#### *Aesthetic*

A degree of architectural sophistication polite forms and layouts. A unity of form which, despite variation between individual properties, creates a harmonious appearance and attractive streetscapes. Elevated locations of those villas north of the town, with the wooded backdrop of Worlebury Hill, adds to this aesthetic quality.

#### *Communal*

A significant proportion of the town's historic housing stock, including in some of its most desirable areas. Perception of this quality contributes to a sense of place and local identity.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic England Historic Area Assessment documentation;
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

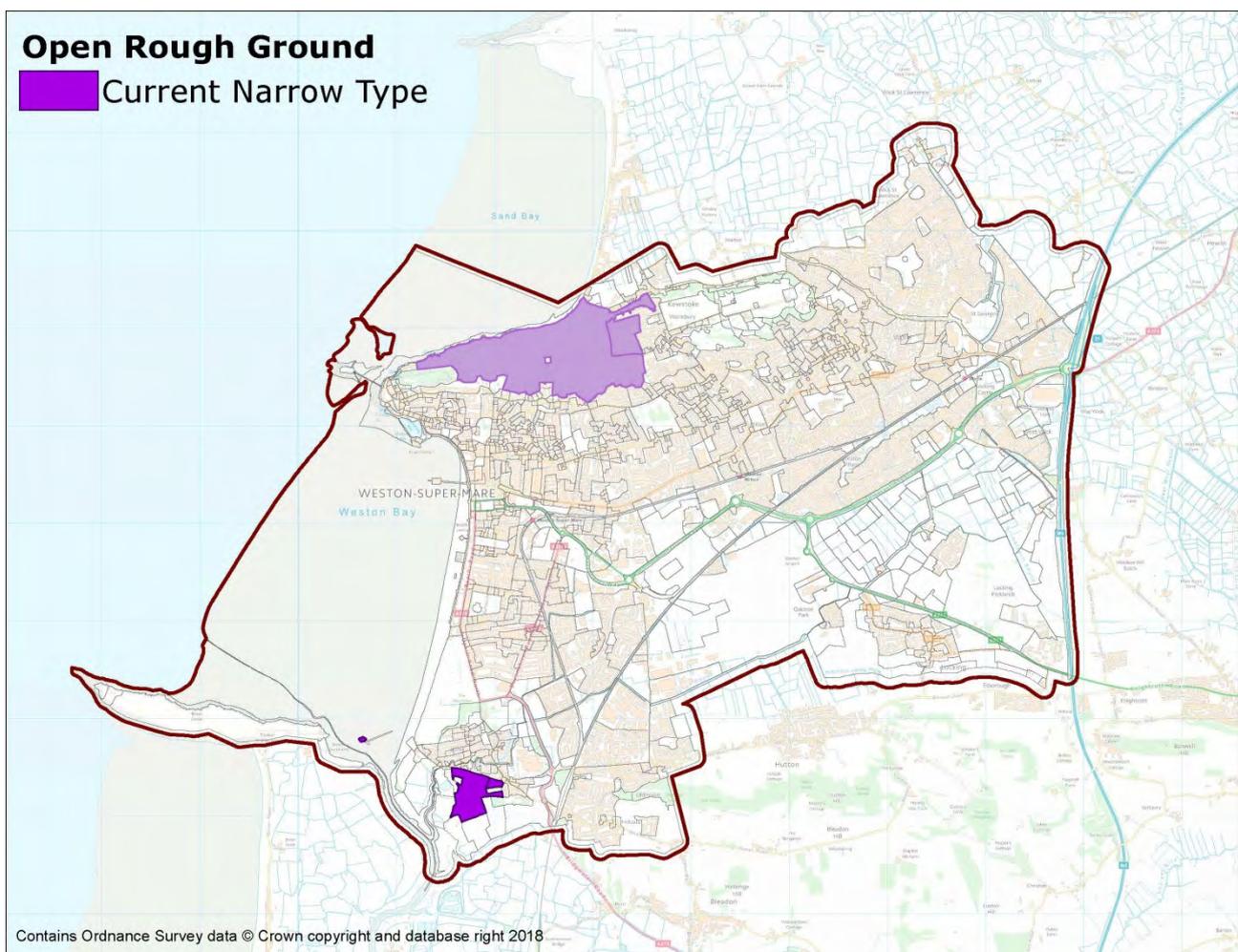
# Broad Type: Unimproved Land

## Narrow Type: Open Rough Ground

Improvement here refers to agricultural works, whether enclosure, drainage, irrigation, fertilization or other soil amelioration. Most land of this kind, that has not been subject to such improvement is relatively open and has a varied semi-natural vegetation cover created and maintained by extensive land management, such as seasonal grazing and the cutting of peat or scrub for fuel.

Much of the subdivision of the class is on the basis of either location (upland, coastal, valleyside etc), whether entirely unenclosed or divided into large blocks by stockproof boundaries, or by the dominant vegetation form, from peat and marsh through unimproved grassland to heath, furze and scrub. Some HLCs record common land, but most leave this as a separate GIS layer that can be overlain onto classes such as this one.

### Narrow Type: Open Rough Ground



# Broad Type: Unimproved Land

## Narrow Type: Open Rough Ground

### Introduction

Area dominated by rough vegetation, with no visible evidence of recent agricultural improvement. Used primarily for grazing and, historically, fuel-gathering, often in common.

### Historic processes

The type can include areas of semi-natural grassland and other open habitats where there is no evidence of current, or recent, management and no obvious previous land use that has become redundant.

Often, areas of land within the type are topographically unsuited to other use or development, for example being too steep, wet or unstable to facilitate management. The land may be used for grazing, but is distinct from areas of rough grazing previously or currently held in common (would be captured under NT 'Common' – although there are no such occurrences in the study area).

Uphill Cliff area is of international importance and is designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) for its limestone grassland habitats. While evidence of past use, in the form of later prehistoric coaxial field system (recorded as past type 'Ancient Enclosure (Coaxial Field System)'), exists within the type, the landcover has reverted to broadly semi-natural communities.

The portion of Black Rock, an islet off the coast at Uphill, is also included within the type as some maritime vegetation is present on the rocky outcrop.

### Condition

The type appears to be in good condition in terms of its habitat value, its SSSI qualifying interests rated as being in 'favourable' condition by Natural England<sup>1</sup>.

The heritage assets on site, notably a Grade II-listed windmill stump (NHLE: 1311977) and the remains of a likely coaxial field system, visible on current aerial photography along with contemporaneous and medieval/post-medieval cultivation remains, also appear to be in reasonable condition.

### Vulnerability

The type as it occurs in Weston is vulnerable to change in land use or the intensity of the current management regime (low density grazing). This could both harm the habitat value of the type and its unmanaged character.

### Forces for change

The type as expressed in Weston is vulnerable to the effects of climate change, as changing temperatures and levels of rainfall could affect the species mix and hence the qualifying interests of the SSSI.

As a statutorily protected site, the likelihood of change to the type is low.

### Relationships to other character types

The type is related to Secondary Rough Grazing, in that land cover can often superficially appear similar.

### Heritage values

#### *Evidential*

Provides an indication of the distribution of remaining unimproved land.

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# Broad Type: Unimproved Land

## Narrow Type: Open Rough Ground

The land has not been subject to intensive agricultural use, so may have high archaeological potential. (Note the presence of archaeological assets / previous types, notably the remains of later prehistoric field systems and medieval/post-medieval cultivation remains.)

### *Historical*

Some illustrative value in demonstrating the extent of historically unmanaged land within the study area.

### *Aesthetic*

Limestone grassland is an attractive habitat in the summer months, with a characteristic floristic community.

### *Communal*

Particularly for visitors and local people with an interest in biodiversity as the habitat is comparatively rare.

### **Sources**

- Current and historical Ordnance Survey mapping
- Natural England / JNCC websites: SSSI and SAC citations

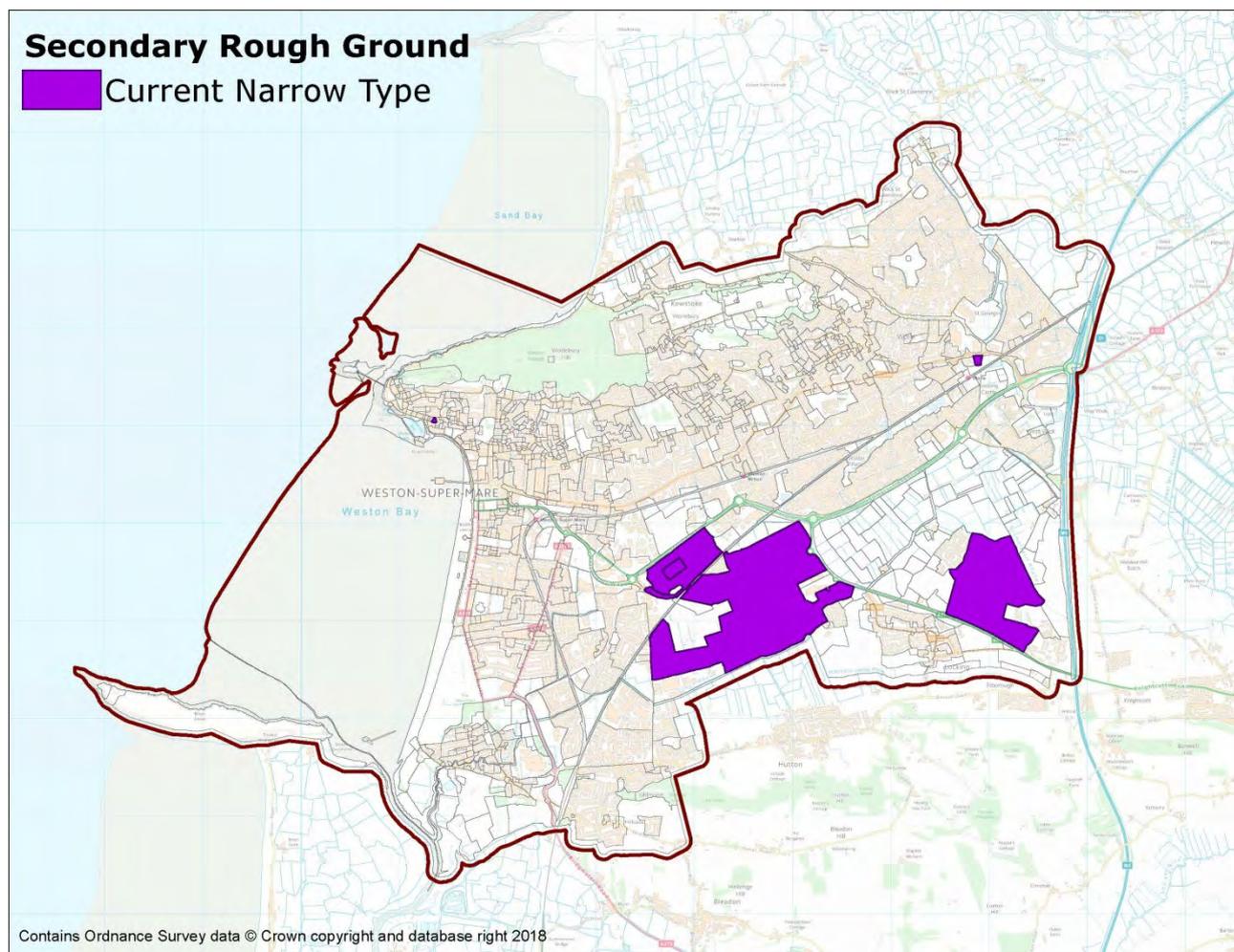
## Broad Type: Unimproved Land

### Narrow Type: Secondary Rough ground

Improvement here refers to agricultural works, whether enclosure, drainage, irrigation, fertilization or other soil amelioration. Most land of this kind, that has not been subject to such improvement is relatively open and has a varied semi-natural vegetation cover created and maintained by extensive land management, such as seasonal grazing and the cutting of peat or scrub for fuel.

Much of the subdivision of the class is on the basis of either location (upland, coastal, valleyside etc), whether entirely unenclosed or divided into large blocks by stockproof boundaries, or by the dominant vegetation form, from peat and marsh through unimproved grassland to heath, furze and scrub. Some HLCs record common land, but most leave this as a separate GIS layer that can be overlain onto classes such as this one.

### Narrow Type: Secondary Rough ground



# Broad Type: Unimproved Land

## Narrow Type: Secondary Rough ground

### Introduction

Rough ground that has developed recently, usually as a result of the suspension of other land uses and management. The type is not normally subjected to grazing. It can be a transitory type as it usually occurs when there is a hiatus in land use between changes in use or is a stage prior to land becoming wooded through the natural process of regeneration when it is usually succeeded by the "Scrub" type.

It can contain features which derive from the earlier use, such as the remains of structures and routeways, that are not commonly associated with grazing areas.

### Historic processes

Reflects cessation of, or a significant hiatus in, human activity. Can be the result of direct action (e.g. suspension of grazing, disuse of a facility) or the consequence of an unrelated action (e.g. when fragments of land without a clear use are created due to adjacent development). One of the commonest recent reasons for the development of the type is a hiatus in land use when an area is earmarked for redevelopment but there is a lag before it commences.

In the project area, the type includes the area formerly occupied by the golf driving range and the tip lying between Herluin Way and the railway line and parts of the former military sites (RAF Weston-super-Mare and RAF Locking). These retain some structures and roadways which relate to the preceding use.

### Condition

As the type marks a fluctuation in land use between more active uses it has no optimum condition.

### Vulnerability

Inherently vulnerable to change as it essentially is a transitional stage between more active land uses or regeneration of woodland.

### Forces for change

Those instances on the former military sites are scheduled for redevelopment so it is likely to be a short-lived and transitory type there.

The land between Herluin Way and the railway line does not appear to have any formal development proposals so is likely to be succeeded by scrub vegetation and eventually woodland.

### Relationships to other character types

The type has no inherent associations since it develops as a result of change in, or cessation of, human activity.

### Heritage values

#### *Evidential*

Demonstrates the effects of a lack of active human management of land. May contain archaeological remains from preceding uses.

#### *Historical*

Likely to be tied to the specific processes that have led to its development to provide a demonstration of the effect of a lack of active management of land. Those instances at the former military sites represent a direct result of a changing national defence policy.

#### *Aesthetic*

Many find the reversion to wilder habitats and flora and fauna stimulating.

# **Broad Type: Unimproved Land**

## **Narrow Type: Secondary Rough ground**

### *Communal*

Likely to be related to the way in which nature may be perceived as “reclaiming” areas from people.

### **Sources**

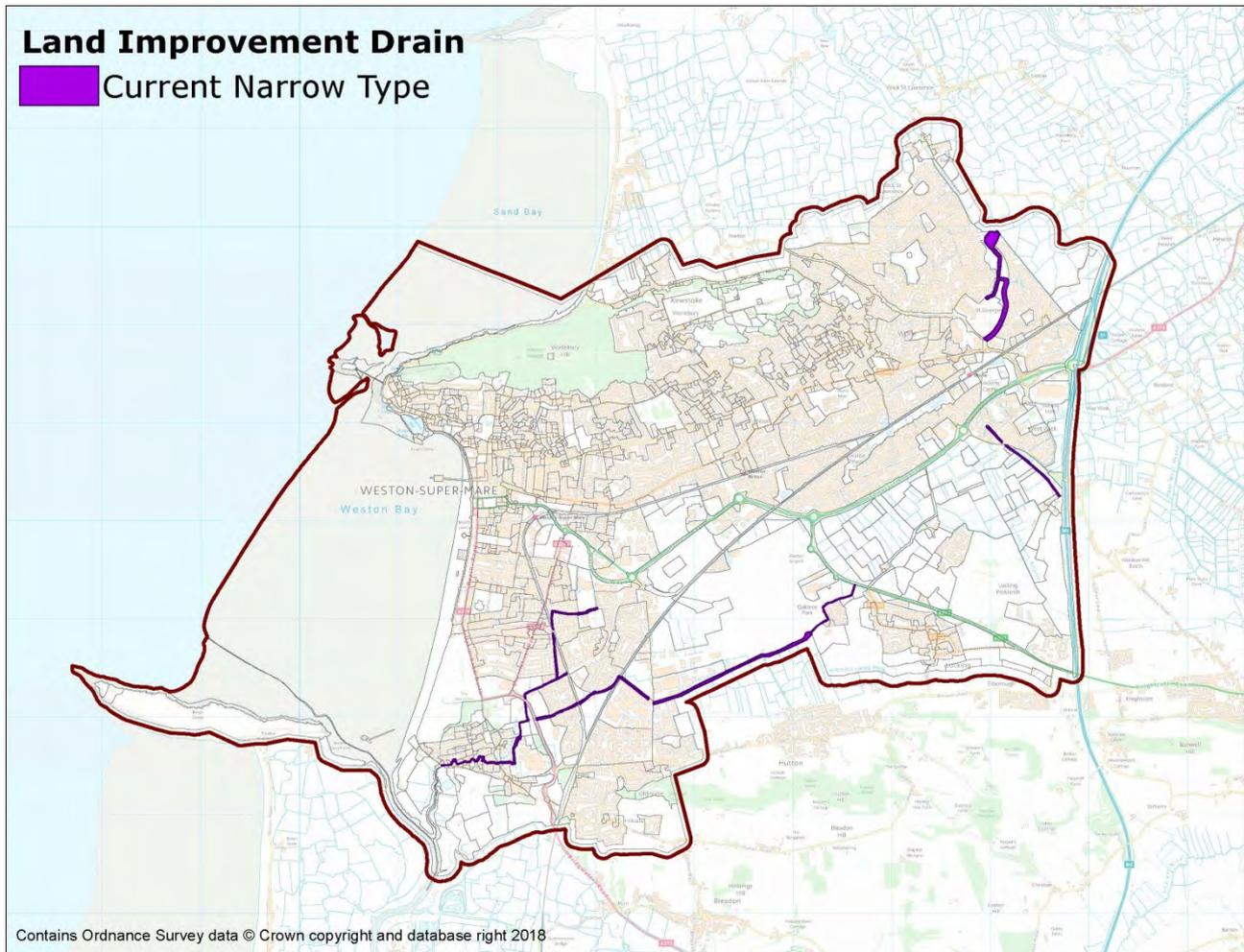
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Site visit;
- Historic and current aerial photography.

## Broad Type: Valley floor and wetland

## Narrow Type: Land improvement drain

A class based partly on land use and partly topography. Dominated by forms of meadow, whether engineered to be especially productive (water meadows) or retained as semi natural grasslands within hay meadows. More specialised uses, often now reduced, include willow gardens and watercress beds.

### Narrow Type: Land improvement drain



# Broad Type: Valley floor and wetland

## Narrow Type: Land improvement drain

### Introduction

The major embanked drains constructed through low-lying wetland areas as part of reclamation of the area for farming and historic water management. These are distinctive features of the project area and appear to be largely medieval to post-medieval in date. They are locally referred to as "rhyne". When they occur as part of a still extant field system, they are recorded as within the relevant enclosure type (i.e. Reclamation from Wetland). They are recorded as a character type when the field system they served has been redeveloped for other uses (such as housing or industrial use) but the rhyne remains as a distinctive feature within an otherwise modern and developed landscape.

Good examples of the type can be seen in the housing lying south of the core of Weston and between Uphill Road and Winterstoke Raod and also in the industrial estates around Winterstoke Road.

### Historic Processes

The type relates to drains first developed to drain agricultural land but now operating in a different context following development of the land for urban uses, chiefly housing estates. This reuse is essentially a later 20<sup>th</sup> century phenomenon and shows the suburban expansion of the town onto the formerly marshy land inland from the seafront. It is a trend which has now largely ceased as the implications of developing land which was inherently liable to flooding were recognised, with policies being put in place to limit such development by the end of the 20<sup>th</sup> century.



Photograph 1: Cross Rhyne adjacent to Locking Head Drove

### Condition

The type provides a functioning aspect of the local land drainage system. As such it appears to be in generally satisfactory condition but has localised stretches of poorer quality where the watercourse is overgrown or subject to littering.

### Vulnerability

As the type is a part of the local land drainage system it is likely to be less vulnerable to disuse. It may be modified to some extent through maintenance but its essential characteristics, an open grass-banked drain, are likely to remain intact despite this.

# Broad Type: Valley floor and wetland

## Narrow Type: Land improvement drain

### Forces for change

The adequacy of drainage has been subject to particular focus after the severe winter flooding experienced in nearby parts of Somerset in the winter of 2014. The type is a part of the local land drainage system so is likely to continue to be maintained in functioning order to allow adequate discharge of water from the surrounding urban areas and to facilitate upstream drainage.

### Relationships to other character types

This type occurs within the 'Housing Estate' and 'Industrial Estate' types which typify Weston's 20<sup>th</sup> century expansion and is allied to the 'Reclamation from Wetland' type.

### Heritage values

#### *Evidential*

Physical evidence of the importance of drainage in this landscape. It also has evidential value as a remnant of the distinctive agricultural fields that formerly occupied the area but have been removed by development.

#### *Historical*

The type has historical value as it illustrates both the importance of drainage in this landscape and shows elements of the distinctive fields that formerly occupied the area but are no longer perceptible there.

#### *Aesthetic*

Could be related to the way in which it introduces an element, water, which does not usually feature prominently in housing or industrial estates and is a source of local distinctiveness.

#### *Communal*

Related to the important function they perform and to the way in which their presence helps to form, and acts as a reminder of, the distinctive, low-lying, nature of the settlement.

### Sources

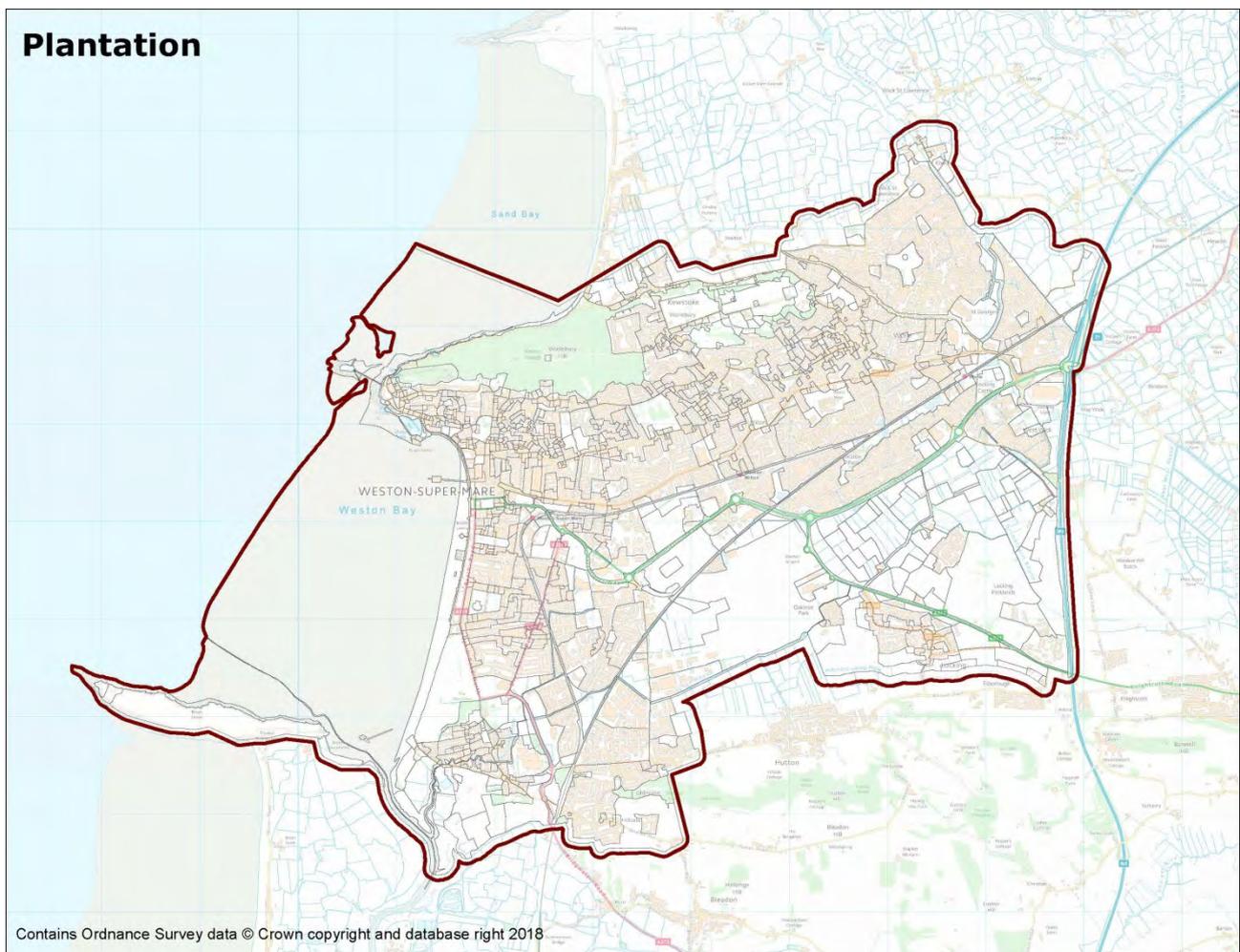
- Ordnance Survey Surveyor's Drawing No. 47, 1809;
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography.

# Broad Type: Woodland

## Narrow Type: Plantation (Broadleaved)

Areas covered with trees in England all reveal much about historic management, whether they are ancient woodlands (pre-17C as defined by Natural England criteria) which either are or were subject to various forms of management and cropping, coppice routinely cut back to ground level in the harvesting process, plantations established with timber or pulp as the principal product, or secondary woodland that established itself on land formerly used for other purposes, including industry and agriculture. Wood pasture, land where agriculture is at least equal to silviculture, often has high biodiversity value as trees standing either singly or in small clumps in extensively grazed land support various communities on trunks that receive more direct sunlight.

### Narrow Type: Plantation (Broadleaved)



# Broad Type: Woodland

## Narrow Type: Plantation (Broadleaved)

### Introduction

Woodland planted for aesthetic landscaping purposes, to provide shelter and shade for livestock or to produce a crop of timber. Many plantation woodlands fulfil a range of purposes and deliver multiple benefits.

### Historic processes

Plantations are generally the product of landowner needs and aspirations, in terms of addressing specific landscape design or economic objectives, connected with the operation and management of estates. Consequently, dates can vary significantly but the type generally relates to activity from the 18<sup>th</sup> century onwards.

The core of historic estate designed landscapes will generally be captured under 'Landscape Park', with plantation woodlands forming part of the wider working estate landscape included in this type.

In Weston, some plantations feature as a previous type. Worlebury Hill, including the Iron Age hillfort, was planted by the landowner in the 1830s. However, this woodland was felled to provide construction materials during WWI. (Secondary woodland has regenerated naturally, resulting in the current level and type of woodland cover, with some assistance for management through Woodland Grant Scheme-funded interventions more recently.)

### Condition

The type occurs only as a previous type, and is tangible only by its boundaries. However, some historical land boundaries that mark the planted limits remain in place.

### Vulnerability

Land use change that compromises the historic plantation boundaries would affect the legibility of the type. However, the woodland is in positive management and no significant change is anticipated.

### Forces for change

As a previous type, the main force for change would be development or other land use change giving rise to loss of historic boundaries.

Where the type occurs as a current type, the principal non-development-related threat to woodland is likely to be climate change. Threats include: potential for greater storm damage arising from more frequent and more intense severe weather events; in addition to greater drought stress as a consequence of warmer summers, invasive species of pests and pathogens threaten a range of native and commercial tree species.

### Relationships to other character types

The type is often related to Landscape Park, capturing estate woodlands, game coverts and plantings outside the core designed landscape.

### Heritage values

#### *Evidential*

The type has little evidential value as there are few physical features relating to the original plantation in situ. As far as can be determined, the Worlebury woodland was not enclosed by characteristic plantation banks or estate walls.

#### *Historical*

As expressed in Weston, the type has some historical value in delineating the historic extent of large-scale 19<sup>th</sup> century woodland creation.

## Broad Type: Woodland

### Narrow Type: Plantation (Broadleaved)

#### *Aesthetic*

As expressed in Weston, the type has no aesthetic value as it relates to a previous type expressed only in congruent extent of the current type.

#### *Communal*

The type has no communal value (although it should be noted that the current woodland has high levels of communal value).

#### **Sources**

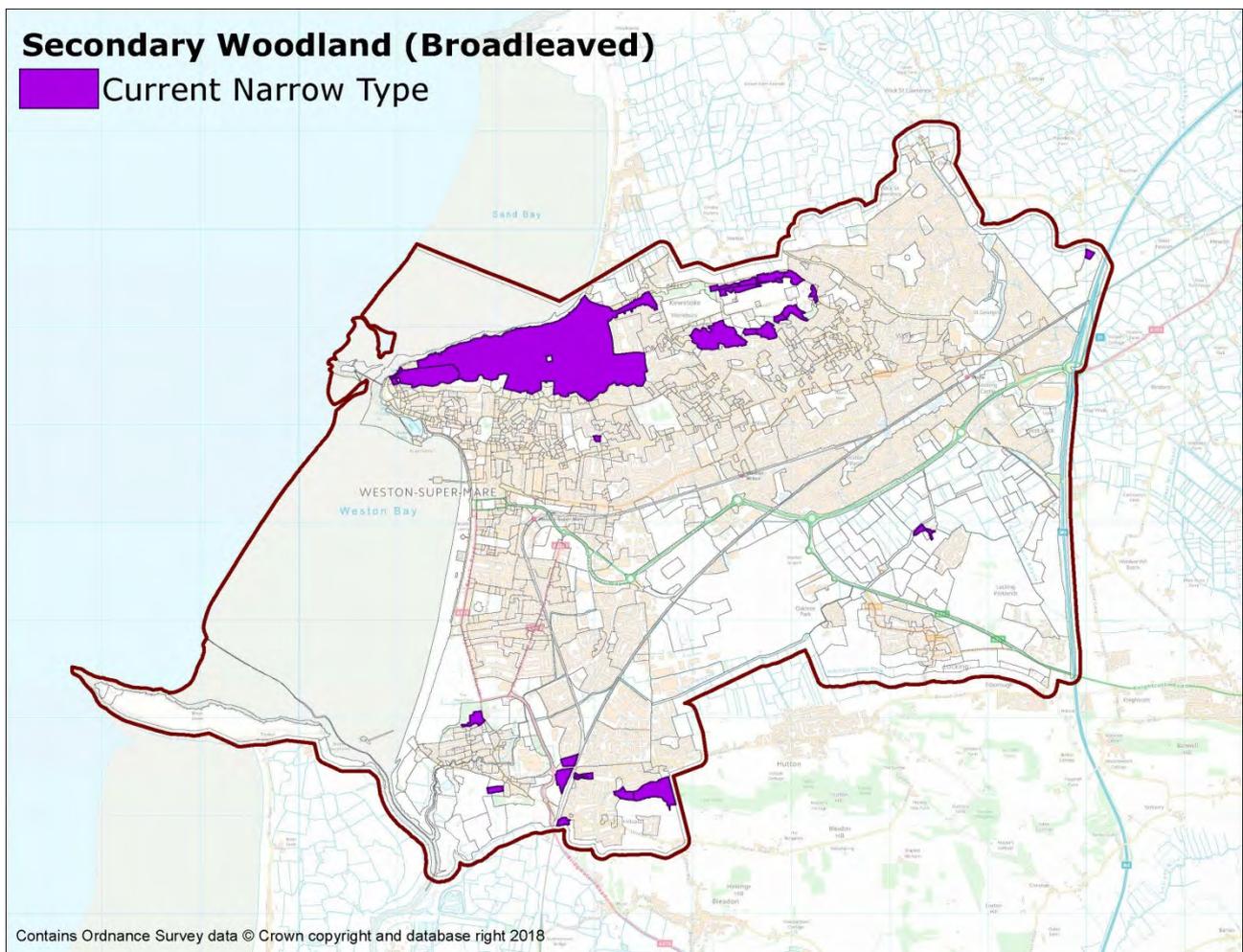
- Ordnance Survey first edition

# Broad Type: Woodland

## Narrow Type: Secondary Woodland (Broadleaved)

Areas covered with trees in England all reveal much about historic management, whether they are ancient woodlands (pre-17C as defined by Natural England criteria) which either are or were subject to various forms of management and cropping, coppice routinely cut back to ground level in the harvesting process, plantations established with timber or pulp as the principal product, or secondary woodland that established itself on land formerly used for other purposes, including industry and agriculture. Wood pasture, land where agriculture is at least equal to silviculture, often has high biodiversity value as trees standing either singly or in small clumps in extensively grazed land support various communities on trunks that receive more direct sunlight.

### Narrow Type: Secondary Woodland (Broadleaved)



# Broad Type: Woodland

## Narrow Type: Secondary Woodland (Broadleaved)

### Introduction

Woodland that has developed, usually by natural colonisation or regeneration, on land formerly used for other purposes (agriculture, settlement, industry etc). Secondary woodland whose species are largely broadleaved.

### Historic processes

Where a specific use of land has changed in extent or ceased, trees are comparatively quick to colonise any suitable substrate, both through existing seedbanks within soils or through direct seeding by wind-blown or animal-distributed material. Birch (*Betula pendula* / *Betula pubescens* in wetter areas), along with sycamore (*Acer pseudoplatanus*), is the classic 'pioneer' species, colonising abandoned farmland and industrial areas relatively rapidly.

Secondary woodlands are often of lower biodiversity value, lacking structural diversity and the characteristic ground and understorey flora of older woodlands – hence the higher value placed by ecologists on ancient woodlands.

The most notable occurrence of the type is Worlebury Woods, where early-mid-19<sup>th</sup> century plantation woodlands, clear-felled during WWI, were re-established largely through natural regeneration. Secondary woodland also occurs on some former industrial sites – for example spoil tips associated with the construction of the Great Western Railway.

### Condition

Broadly, the type is in good condition in Weston. Worlebury Woods in particular are actively managed and is a valued resource for recreation. Other instances, such as 'The Tips' at Oldmixon, are in good condition but are sycamore-dominated and even-aged.

### Vulnerability

Woodlands benefit from general policy protection; nevertheless, development is perhaps the greatest threat to the type. Secondary woodlands, as noted above, are often lower in biodiversity value potentially increasing their vulnerability to development.

### Forces for change

In many areas, development pressure is the most significant force for change acting on woodland; however, these pressures do not appear to be particularly intense in Weston.

Climate change represents a significant force for change on woodlands of all types. Threats include: potential for greater storm damage arising from more frequent and more intense severe weather events; in addition to greater drought stress as a consequence of warmer summers, invasive species of pests and pathogens threaten a range of native and commercial tree species.

Secondary woodlands often suffer from quite even age structure, meaning that the ecosystem lacks diversity and also poses a key management challenge with the majority of trees reaching maturity and starting to degrade at the same time.

### Relationships to other character types

The type is closely related to other woodland types.

### Heritage values

#### *Evidential*

Demonstrates where land has been allowed to lie unused and be reclaimed by nature.

# Broad Type: Woodland

## Narrow Type: Secondary Woodland (Broadleaved)

### *Historical*

In terms of the narrative of woodland creation, removal and re-establishment on Worlebury hill.

### *Aesthetic*

Contributing to landscape character and often providing landscape enhancement on post-industrial sites.

### *Communal*

Worlebury woods are very well-used for leisure, recreation and educational activities, and therefore are likely to have considerable communal value.

### **Sources**

- Ordnance Survey 1<sup>st</sup> edition – modern mapping
- Current and historical aerial photography

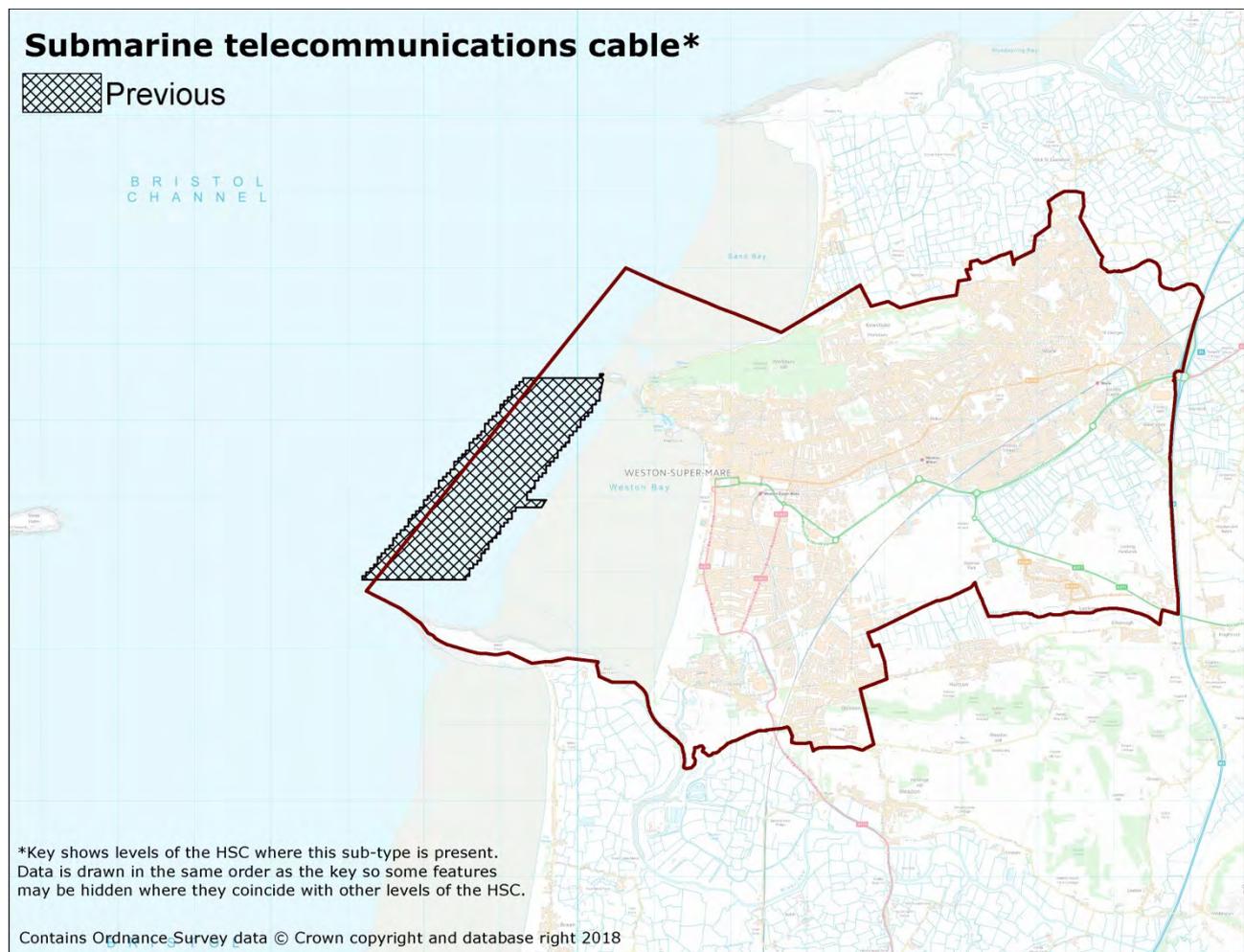
# Broad Type: Communications

## Sub Type: Submarine telecommunications cable

This Broad Character Type relates to areas of coastally-specific and maritime-related infrastructure on land serving communication needs. These may be by physical transport, e.g. by road or rail, or by other means such as telecommunications or sight-based systems, across land, inter-tidal and marine. Physical transport on or under the sea is covered variously under the 'Navigation', 'Industry', 'Fishing' and 'Military' Broad Character Types

### Sub Type: Submarine telecommunications cable

The Telecommunications type covers telecommunications infrastructure across coastal land, inter-tidal and marine zones. This includes historic telegraph stations and their associated cabling, and civic listening devices. Modern cables also transfer mass media such as the internet and telephone systems



# Broad Type: Communications

## Sub Type: Submarine telecommunications cable

### Introduction

Cables or pipes laid beneath the sea to carry telecommunications. This is the most frequent function of submarine cabling, especially those covering long distances. GIS representation of such cables where they form the dominant characteristic consist of those HSC grid squares intersecting the cable route.

### Historic processes

Electrical telegraphy technology developed rapidly during the early 19<sup>th</sup> century, initially to support the burgeoning railway industry, then as a commercial form of communication in Britain and the United States. As early as 1840, Samuel Morse – co-developer of Morse code<sup>1</sup> - proposed a transatlantic cable, linking the US and Britain, and calls for its development intensified on both sides of the Atlantic.

The Atlantic Telegraph Company was formed in 1856, arising from an agreement between British and American financiers and engineers, and overseen by a board of 30 directors – 18 British, nine American and three Canadian. The first attempts had a troubled gestation, but the first successful message was sent on 16 August 1858, between Queen Victoria and President of the United States, James Buchanan.

Following the establishment of the proof of concept, with durable links formed in 1866, other companies were formed to install rival cables and develop systems capable of transmitting multiple messages over the same cable.

The Commercial Cable Company (CCC), formed in New York in 1884, was responsible for Weston's first cable link. Laid in 1884-85, the cable ran around 340nm to Waterville on the west coast of Ireland, which served as a hub linking Newfoundland, New York, Nova Scotia and the Azores.

A second cable was installed in 1901, with further additions in 1901 and 1910. The cables operated until 1962. (A fourth cable, laid in 1924, continued in operation until 1977 under the auspices of CCC's parent company, ITT.) The cable marker beacon at Weston was damaged in 1968 and CCC consented to its destruction as a hazard to navigation<sup>2</sup>.

### Condition

No surface traces of the cables are apparent; the beacon marking the position of the cable in the approaches to Weston was removed in 1968.

The type occurs only as a past type and is perceptible only from historical records. However, the subsea cables are likely to survive offshore – having been cut off and cleared from the inshore area as a fishing and navigation hazard.

### Vulnerability

The type, as it occurs in the project area, is not particularly vulnerable as the physical remains of the cable is buried in the substrate.

### Forces for change

The type would potentially be vulnerable to the laying and maintenance of offshore cables, the burial or raising of which could snag and damage the historic cables. The type is otherwise comparatively resilient to change – although the physical remains of the cables will degrade over time.

### Relationships to other character types

No strong relationships to other types.

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<sup>1</sup> Morse and Alfred Vail developed an electrical telegraph system from 1836. Morse initially developed the coding system to transmit only numerals, using a string of numbers to encode plain text; Vail expanded on this in 1840 to include letters and special characters, enabling the direct transmission of plain text messages.

<sup>2</sup> <http://www.cial.org.uk/wsm/letter170468.htm>

# Broad Type: Communications

## Sub Type: Submarine telecommunications cable

### Heritage values

#### *Evidential*

The type has considerable evidential value for a pioneering phase of transatlantic communication, as the remains of the historic cables are likely to remain intact beyond the intertidal/inshore area.

#### *Historical*

The type has considerable associative value, as the Commercial Cable Company – whilst not at the forefront of transatlantic cable-laying – was nonetheless an important communications provider in the late 19<sup>th</sup> and 20<sup>th</sup> centuries. The presence of the cable connected Weston to the wider world and is likely to have enhanced the town's profile with those who may have otherwise been unaware of its existence.

#### *Aesthetic*

As a largely imperceptible type, it has negligible aesthetic value.

#### *Communal*

The cables and related on-shore infrastructure have been absent from the town since the late 1970s; it is unlikely that many residents have active memories or associations with the type. Nevertheless, it is part of the town's history and has some level of local appreciation.

The cable routes are likely to be much better known to fishermen as a hazard to trawling, as these are marked on Admiralty Charts of the Bristol Channel.

### Sources

- UKHO chart OCB1179-C7 published 1906, corrected 1914
- <http://www.cial.org.uk/cable20.htm>

# Broad Type: Cultural Topography

## Sub Type: Exposed bedrock

The 'Cultural topography' Broad Character Type covers a range of areas whose form appears largely the product of natural processes, where the physical imprint of man's activity is subtle and easily overlooked, but which are also made cultural by the ways that people have exploited them or responded to them (including by naming) and are perceived as such by people to varying extents. Many of these areas are often described as 'semi-natural environments' but it is their cultural dimension and perception that are the prime concerns of HSC and which need emphasis in the assessment of these areas and in their accompanying Character Type texts.

That less obvious cultural dimension draws on various themes. Many such areas are themselves defined to varying extents by effects from human activity, examples being the limitation of saltmarsh expansion by sea defences (coastal squeeze), the artificial retention of inter-tidal sand by groynes in some areas and corresponding depletion in others, and the huge quantities of valley floor and estuarine silts brought down from millennia of farming and extractive industries on land. Less intense imprints are the 'background noise' of littered debris from sea surface to sea floor and the occasional sea-floor shipwrecks present across all the seas. Of even more major concern culturally are the complex effects of human activity, direct and indirect, on marine biodiversity and on global climate patterns, with increases in marine acidification, rising sea-levels and increased wave-height and storminess.

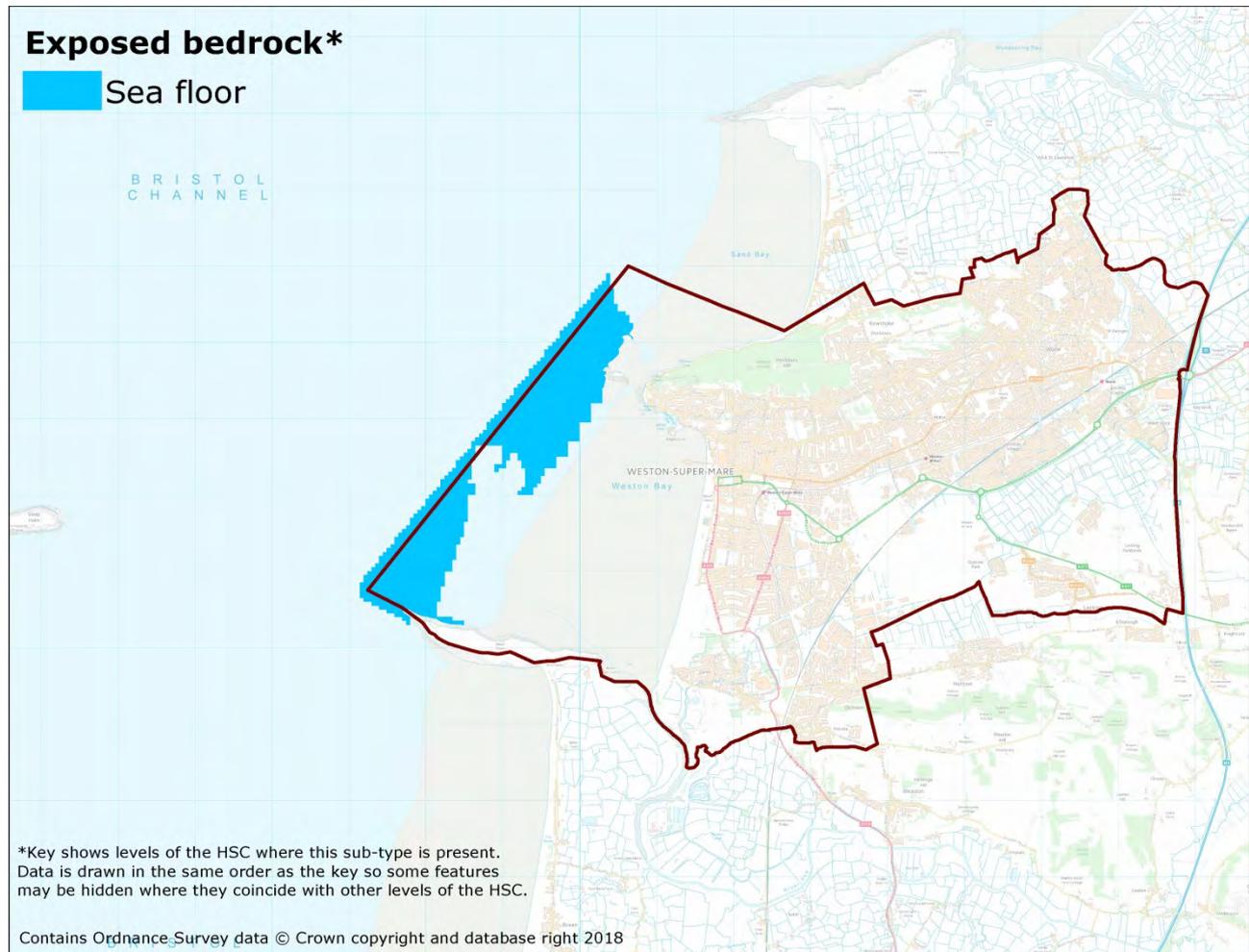
With general acceptance that cultural processes have played a critical formative role in shaping the present expressions of all these aspects, they are 'cultural artefacts' as much as 'natural'; so too with the physical effects of our management responses seeking to restore sustainability to our relationship with the coastal and marine environment. The cultural dimension of many seemingly 'natural' areas may also derive from unintensive or hidden economic activity and civic amenity provision which these areas produce now or in the past, for example the recreational use of many areas of dunes, rock climbing on cliffs, angling in most lakes and watercourses, wildfowling on saltmarshes, water extraction from rivers, lakes and reservoirs, and military training over huge areas. Surviving palaeolandscape components also represent areas which were once human habitat and which contain evidence for past topographic and ecological regimes, the contexts shaping much earlier human cultural activity and landscape perceptions.

Beyond the physical, HSC's concern with cultural landscape perception also bears strongly on these areas. Most such areas are named, forming part of our (and others') territorial understanding and sense of identity at levels from the national right down to the personal and individual. Similarly nearly all of these areas are 'owned' and considered as property with associated rights over the cultural activity that may occur on them. Most of the areas in this Broad Character Type are also celebrated by people as 'wild places' to be explored, enjoyed and admired, balancing their experience of the more obviously less 'wild' in their lives.

# Broad Type: Cultural Topography

## Sub Type: Exposed bedrock

Sub Type: Exposed bedrock



### Introduction

Areas of the sea-floor whose surface predominantly comprises bedrock exposures along with associated rocks and boulders but little finer sediment deposition. Variation in depth and surface irregularity of the bedrock exposures will correspond with the dangers they pose to shipping. However where bedrock rises significantly from the general level of the sea-floor in shallower waters, it may be more appropriately classed as the 'Submerged rocks' navigation hazard, and if it breaks the sea surface, then as 'Rock outcrops'. Where bedrock extends onto the foreshore it may become part for a 'Rocky foreshore' if not dominated by overlying sediments. Bedrock exposures are liable to snag fishing gear and may figure as 'rough' or 'catchy' areas in fishing ground perceptions. Their potential hazard to shipping may increase the shipwreck debris to be found in this Sub-character Type, while it will also contain its share of the 'background noise' of pollution, especially by littered debris, which now affects all marine areas from sea surface to sea floor. The Sub-character Type 'Exposed bedrock' is not appropriate for use at Sub-sea floor level since it is, by definition, no longer 'exposed' there. Consequently, where this type occurs at the Sea floor level of the HSC data, the Sub-sea floor sub-type is left blank in the dataset.

### Historic processes

The presence of bedrock exposures is, in the first instance, due to solid geology and its shaping by patterns of erosion experienced through the British Isles' long history of glaciation and deglaciation.

At least three phases of glaciation are visible in the morphology of the Bristol Channel: one related to the southern limits of a Late Devensian Substage (~Marine Isotope Stage (MIS) 2) Welsh ice cap, which reached out into Swansea Bay; an earlier Devensian (MIS 4-3) glaciation associated with Irish Sea ice;

# Broad Type: Cultural Topography

## Sub Type: Exposed bedrock

and, an older – potentially mid-Pleistocene – glaciation associated with ice that filled the entire outer and central Bristol Channel.

Inter- and post-glacial fluvial activity, connected with the course and massive erosive power of the palaeo-Severn and its tributaries, reshaped glacial deposits in what is now the Bristol Channel.

In the project area, there is an extensive area of exposed bedrock in the offshore area. This is likely to be the result of Holocene sediment dynamics in the Bristol Channel, with finer material being preferentially transported and deposited in the inshore area downstream of the limestone outcrops of Middle Hope and Worlebury. The offshore areas remain exposed to the scouring effects of the flow of the Severn and its tributaries, and the interaction with tidal and wave action.

### Condition

As comparatively hard substrate, exposed bedrock occurrences in the project area are likely to be in good condition, in the sense that they are resilient to change.

### Vulnerability

The type is not vulnerable to change except at the macro scale, in terms of climate change-driven changes to sediment dynamics and sea levels.

### Forces for change

Climate change is the principal force for change acting on the type, in terms of potential for alterations to sediment dynamics.

### Relationships to other character types

Not strongly related to other types.

### Heritage values

#### *Evidential*

The type has little evidential value in terms of cultural processes or activities of human communities. It does, however, have considerable value in terms of understanding the Quaternary environmental historic of the wider Bristol Channel, and the influence this may have had on Mesolithic communities. There is likely to be a greater concentration of wrecks and devices to reduce the occurrence of such wrecks.

#### *Historical*

The type has negligible historical value; it is likely to have been understood as a hazard to trawling ('rough' or 'catchy' ground). Some may have acquired names in reflection of this recognition.

#### *Aesthetic*

The type is imperceptible to most people and is likely to have negligible aesthetic value. Where areas of exposed bedrock are named, this indicates a level of recognition amongst sea users which may be regarded as a perceptual, aesthetic quality.

#### *Communal*

The type is likely to have little communal value, although the fishing community will have a greater appreciation of both its existence and potential hazard to their activities.

### Sources

- BGS, JNCC, UK SeaMap, Natural England
- JNCC UK Sea Map
- British Geological Survey

# Broad Type: Cultural Topography

## Sub Type: Fine Sediment Plains

The 'Cultural topography' Broad Character Type covers a range of areas whose form appears largely the product of natural processes, where the physical imprint of man's activity is subtle and easily overlooked, but which are also made cultural by the ways that people have exploited them or responded to them (including by naming) and are perceived as such by people to varying extents. Many of these areas are often described as 'semi-natural environments' but it is their cultural dimension and perception that are the prime concerns of HSC and which need emphasis in the assessment of these areas and in their accompanying Character Type texts.

That less obvious cultural dimension draws on various themes. Many such areas are themselves defined to varying extents by effects from human activity, examples being the limitation of saltmarsh expansion by sea defences (coastal squeeze), the artificial retention of inter-tidal sand by groynes in some areas and corresponding depletion in others, and the huge quantities of valley floor and estuarine silts brought down from millennia of farming and extractive industries on land. Less intense imprints are the 'background noise' of littered debris from sea surface to sea floor and the occasional sea-floor shipwrecks present across all the seas. Of even more major concern culturally are the complex effects of human activity, direct and indirect, on marine biodiversity and on global climate patterns, with increases in marine acidification, rising sea-levels and increased wave-height and storminess.

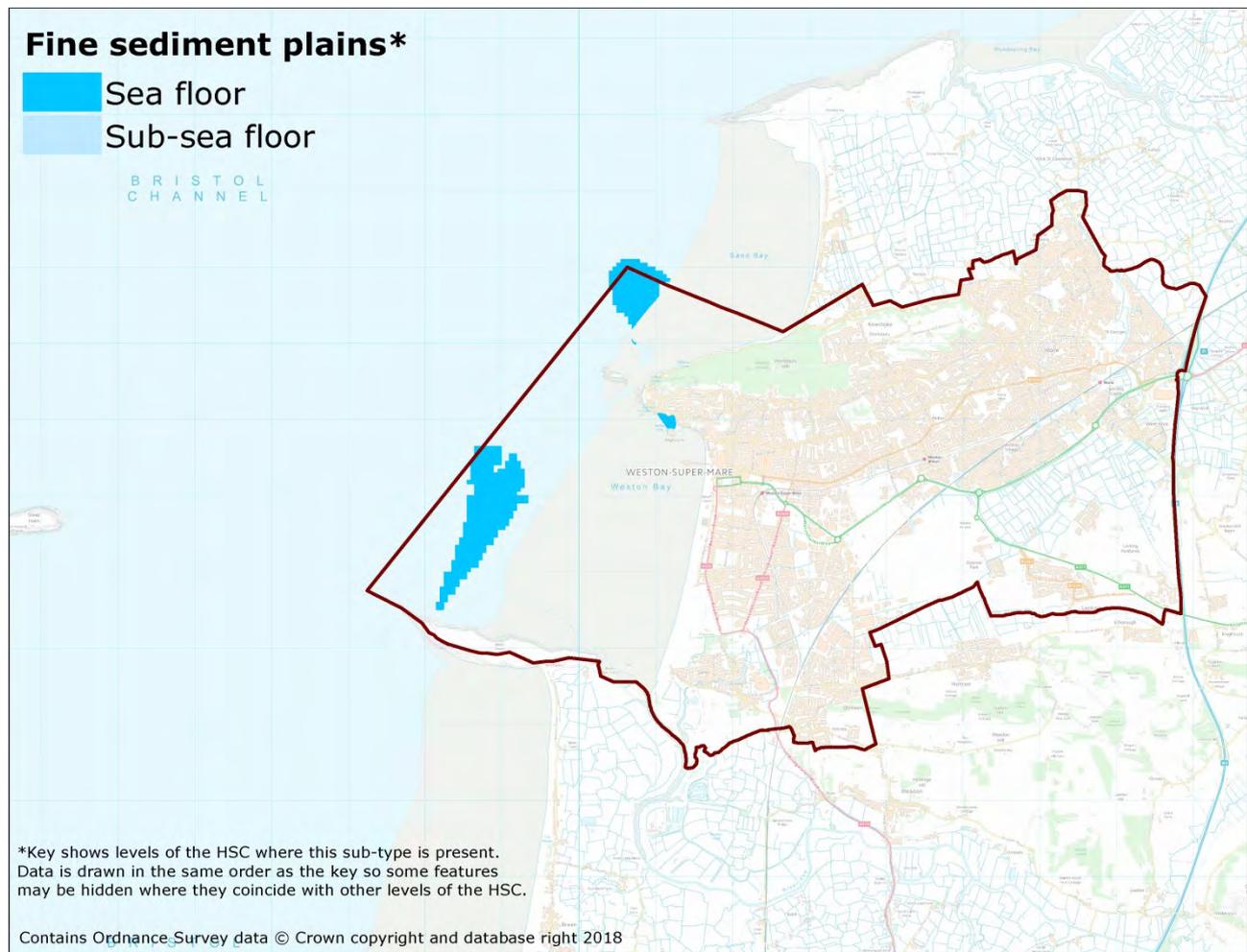
With general acceptance that cultural processes have played a critical formative role in shaping the present expressions of all these aspects, they are 'cultural artefacts' as much as 'natural'; so too with the physical effects of our management responses seeking to restore sustainability to our relationship with the coastal and marine environment. The cultural dimension of many seemingly 'natural' areas may also derive from unintensive or hidden economic activity and civic amenity provision which these areas produce now or in the past, for example the recreational use of many areas of dunes, rock climbing on cliffs, angling in most lakes and watercourses, wildfowling on saltmarshes, water extraction from rivers, lakes and reservoirs, and military training over huge areas. Surviving palaeolandscape components also represent areas which were once human habitat and which contain evidence for past topographic and ecological regimes, the contexts shaping much earlier human cultural activity and landscape perceptions.

Beyond the physical, HSC's concern with cultural landscape perception also bears strongly on these areas. Most such areas are named, forming part of our (and others') territorial understanding and sense of identity at levels from the national right down to the personal and individual. Similarly nearly all of these areas are 'owned' and considered as property with associated rights over the cultural activity that may occur on them. Most of the areas in this Broad Character Type are also celebrated by people as 'wild places' to be explored, enjoyed and admired, balancing their experience of the more obviously less 'wild' in their lives.

# Broad Type: Cultural Topography

## Sub Type: Fine Sediment Plains

Sub Type: Fine Sediment Plains



### Introduction

Large areas of seafloor whose surface sediments predominantly comprise different grades of sand and very low silt and clay content. Of cultural relevance is their role as a spawning ground and habitat for particular commercially-exploited fish species including flatfish and hence their correlation with particular fisheries and their management considerations by government, conservation bodies and fishing communities.

Bottom trawling methods also have significant impacts on marine habitats and biodiversity in this Sub character Type. Fine sediment plains also provide distinct preservation conditions for their share of the occasional sea-floor shipwrecks present across all the seas. Their relationship to marine topography has implications for the potential form and survival of underlying palaeolandscape components. They will also incorporate their areas' share of the 'background noise' of pollution, especially by littered debris, which now affects all marine areas from sea surface to sea floor.

# Broad Type: Cultural Topography

## Sub Type: Fine Sediment Plains

### Historic processes

Fine sediment plains are formed through the differential deposition of alluvial material, eroded by inland rivers, as estuarine flows slow to the point where they have insufficient energy to transport the relatively heavy grains of sand. (Finer silt and clay particles can be carried further.)

In the project area, these are located further offshore than Mud Plains, reflecting the declining energy of estuarine waters as they enter Weston Bay.

These areas were potentially important to inshore fisheries in the 18<sup>th</sup> and early 19<sup>th</sup> century – and presumably before – prior to the development of the resort and associated infrastructure.

### Condition

It is likely that the type is in reasonable condition, although it is potentially susceptible to pollution through deposition of plastics, other materials and chemical pollutants carried downstream in the estuary.

### Vulnerability

The type is likely to be relatively resilient, although is likely to be vulnerable to changes in sediment dynamics driven by climate change.

### Forces for change

Climate change is likely to be the principal driver for change in the type, potentially changing patterns of erosion and deposition and resulting in reworking of existing sediments.

### Relationships to other character types

The type is strongly related to Mud Plains, as they are a product of broadly similar processes.

### Heritage values

#### *Evidential*

The type is likely to have some evidential value through preservation of palaeoenvironmental remains as well as wrecks and debris.

#### *Historical*

The type in its own right has negligible historical value, but may contain cultural material with value (e.g. relating to wrecks).

#### *Aesthetic*

The type is not generally perceptible and therefore has negligible aesthetic value.

#### *Communal*

The type may have some communal value to the fishing community and offshore anglers as a potential spawning ground for fish, and as a comparatively safe place for fishing gear (in comparison with areas of exposed bedrock).

### Sources

- JNCC UK Sea Map
- British Geological Survey

# Broad Type: Cultural Topography

## Sub Type: Mud Plains

The 'Cultural topography' Broad Character Type covers a range of areas whose form appears largely the product of natural processes, where the physical imprint of man's activity is subtle and easily overlooked, but which are also made cultural by the ways that people have exploited them or responded to them (including by naming) and are perceived as such by people to varying extents. Many of these areas are often described as 'semi-natural environments' but it is their cultural dimension and perception that are the prime concerns of HSC and which need emphasis in the assessment of these areas and in their accompanying Character Type texts.

That less obvious cultural dimension draws on various themes. Many such areas are themselves defined to varying extents by effects from human activity, examples being the limitation of saltmarsh expansion by sea defences (coastal squeeze), the artificial retention of inter-tidal sand by groynes in some areas and corresponding depletion in others, and the huge quantities of valley floor and estuarine silts brought down from millennia of farming and extractive industries on land. Less intense imprints are the 'background noise' of littered debris from sea surface to sea floor and the occasional sea-floor shipwrecks present across all the seas. Of even more major concern culturally are the complex effects of human activity, direct and indirect, on marine biodiversity and on global climate patterns, with increases in marine acidification, rising sea-levels and increased wave-height and storminess.

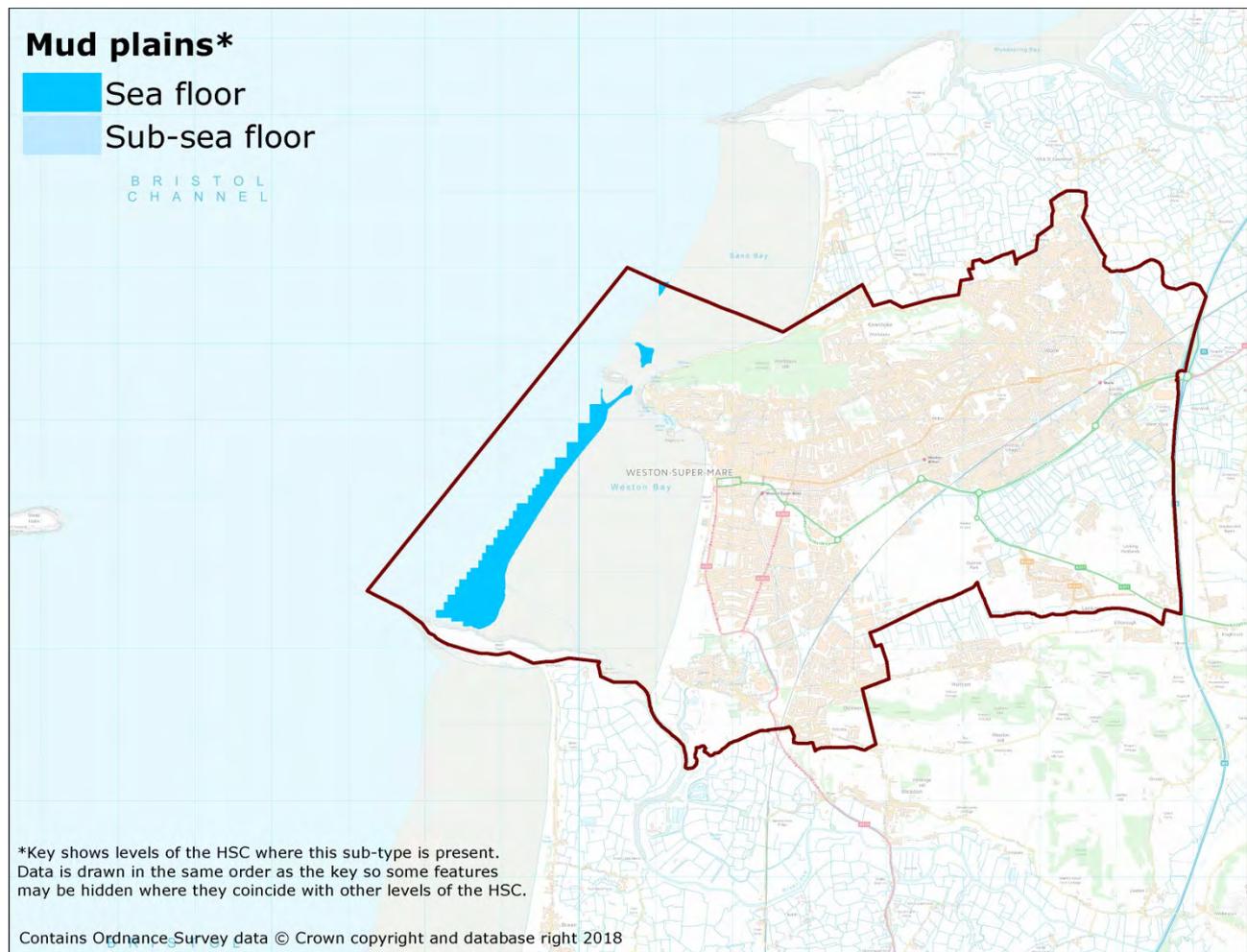
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Beyond the physical, HSC's concern with cultural landscape perception also bears strongly on these areas. Most such areas are named, forming part of our (and others') territorial understanding and sense of identity at levels from the national right down to the personal and individual. Similarly nearly all of these areas are 'owned' and considered as property with associated rights over the cultural activity that may occur on them. Most of the areas in this Broad Character Type are also celebrated by people as 'wild places' to be explored, enjoyed and admired, balancing their experience of the more obviously less 'wild' in their lives.

# Broad Type: Cultural Topography

## Sub Type: Mud Plains

Sub Type: Mud Plains



### Introduction

Extensive areas of seafloor whose surface sediments predominantly comprise fine sediment grades with high silt and clay contents. Occurring mainly in sheltered seas around England, they have cultural relevance as the chief habitat for a range of commercially-exploited shellfish species, including *nephrops* spp. (Langoustines/Dublin Bay prawn), and hence their correlation with particular fisheries and their management considerations by government, conservation bodies and fishing communities. Trawling methods also have significant impacts on marine habitats and biodiversity in this Sub character Type. Mud plains provide distinct preservation conditions for their share of the occasional sea-floor shipwrecks present across all the seas. Their relationship to marine topography has implications for the potential form and survival of underlying palaeolandscape components. They will also incorporate their areas' share of the 'background noise' of pollution, especially by littered debris, which now affects all marine areas from sea surface to sea floor.

### Historic processes

Mud plains are formed through the differential deposition of very fine alluvial material, eroded by inland rivers, as estuarine flows slow to the point where they have insufficient energy to transport the particles.

# Broad Type: Cultural Topography

## Sub Type: Mud Plains

In the project area, these are located in the inshore area – representing a continuation of the mud of the intertidal area. These areas may have been important for shellfish collection historically, although no specific industry is noted.

Weston has historically had unfortunate associations with mud, with J.M. Wilson's *Imperial Gazetteer of England and Wales* (1870-72), noting that the town was nicknamed 'Weston-super-Mud' in the early 19<sup>th</sup> century due to the extent of the intertidal flats.

### Condition

It is likely that the type is in reasonable condition, although it is potentially susceptible to pollution through deposition of plastics, other materials and chemical pollutants carried downstream in the estuary.

### Vulnerability

The type is likely to be relatively resilient, although it is likely to be vulnerable to changes in sediment dynamics driven by climate change.

### Forces for change

Climate change is likely to be the principal driver for change in the type, potentially changing patterns of erosion and deposition and resulting in reworking of existing sediments.

### Relationships to other character types

The type is strongly related to Fine Sediment Plains, as they are a product of broadly similar processes.

### Heritage values

#### *Evidential*

The type is likely to have some evidential value through preservation of palaeoenvironmental remains.

#### *Historical*

The type in its own right has negligible historical value, but may contain cultural material with value (e.g. relating to wrecks).

#### *Aesthetic*

The type is not generally perceptible and therefore has negligible aesthetic value.

#### *Communal*

The type may have some communal value to the fishing community and offshore anglers as a potential spawning ground for fish and shellfish, and as a comparatively safe place for fishing gear (in comparison with areas of exposed bedrock).

### Sources

- JNCC UK Sea Map
- British Geological Survey

# Broad Type: Cultural Topography

## Sub Type: Mudflat

The 'Cultural topography' Broad Character Type covers a range of areas whose form appears largely the product of natural processes, where the physical imprint of man's activity is subtle and easily overlooked, but which are also made cultural by the ways that people have exploited them or responded to them (including by naming) and are perceived as such by people to varying extents. Many of these areas are often described as 'semi-natural environments' but it is their cultural dimension and perception that are the prime concerns of HSC and which need emphasis in the assessment of these areas and in their accompanying Character Type texts.

That less obvious cultural dimension draws on various themes. Many such areas are themselves defined to varying extents by effects from human activity, examples being the limitation of saltmarsh expansion by sea defences (coastal squeeze), the artificial retention of inter-tidal sand by groynes in some areas and corresponding depletion in others, and the huge quantities of valley floor and estuarine silts brought down from millennia of farming and extractive industries on land. Less intense imprints are the 'background noise' of littered debris from sea surface to sea floor and the occasional sea-floor shipwrecks present across all the seas. Of even more major concern culturally are the complex effects of human activity, direct and indirect, on marine biodiversity and on global climate patterns, with increases in marine acidification, rising sea-levels and increased wave-height and storminess.

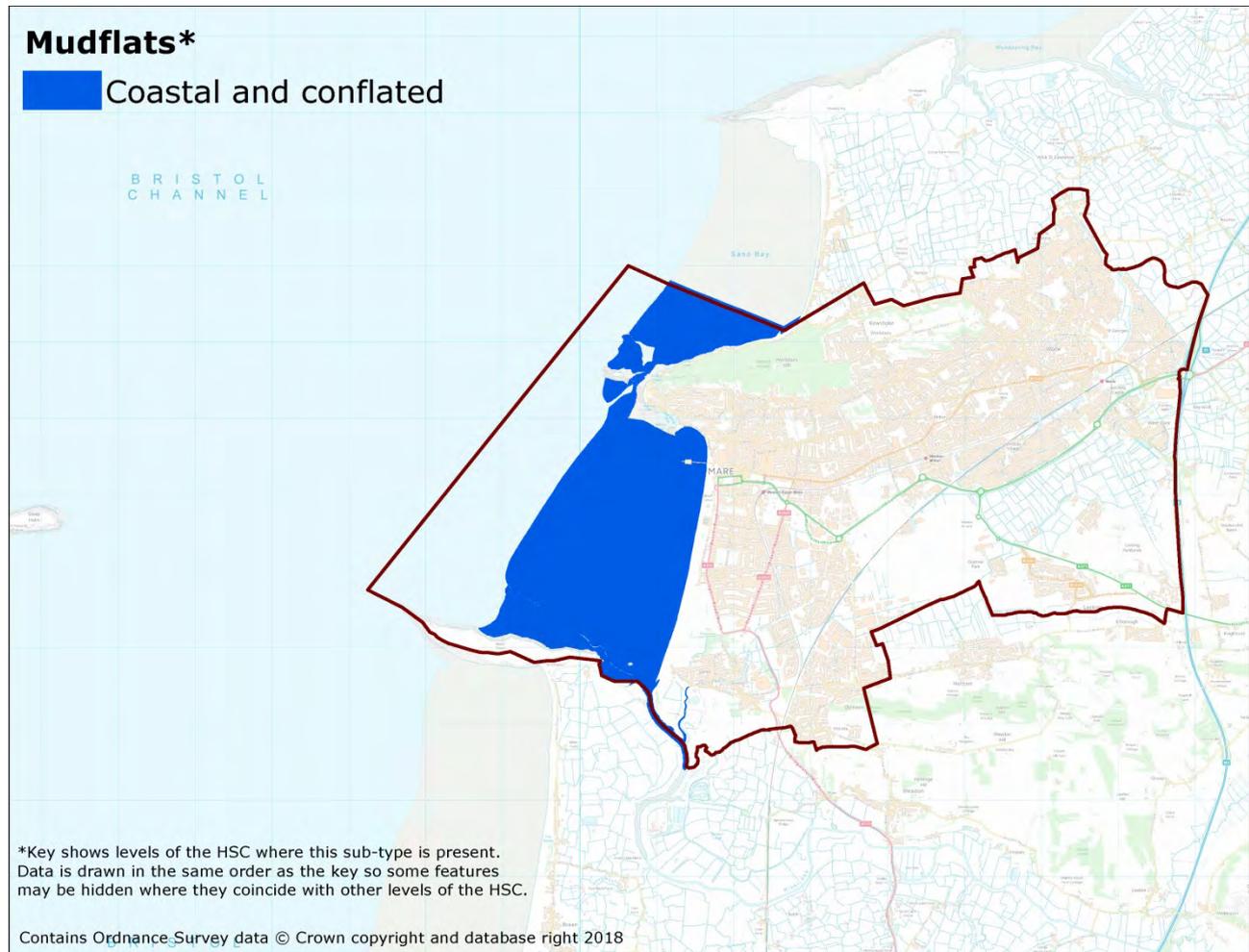
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# Broad Type: Cultural Topography

## Sub Type: Mudflat

Sub Type: Mudflat



### Introduction

Areas of relatively mobile, thick deposits of clays, silts, organic detritus and some very fine sand content, submerged at high tide and exposed at low tide, and often expressed as areas of muddy banks in sheltered areas along estuary sides.

### Historic Processes

The creation and deposition of mudflats is a natural geological process.

The examples within the Severn estuary are particularly extensive due to the very high tidal range. Much of the intertidal zone exposed at low tide at Weston comprises mudflats and these are contiguous with the sandy beach. The high tidal range means that, at low tide, the sea can be as much as 2.2 km from the Promenade. These mud and sand areas form a very extensive beach at low tide. Most of the flats are relatively safe but areas of dangerous mud do occur. These are signposted but visitors becoming stuck in the mud is a relatively frequent occurrence.

# Broad Type: Cultural Topography

## Sub Type: Mudflat

The presence of extensive mudflats at Weston did not hamper the development of some seaside resort activities but did cause problems for others. Chief amongst these were the ability to carry seaborne traffic into the resort and undertake boat excursions. Prior to the creation of a landing place that could be used at all stages of the tide at Birnbeck Island in the 1860s, this meant that travellers could only access Weston from the sea using a locally-distinctive form of boat. This was called a flatner and had been developed by fishermen for use in the bay. The presence of extensive mudflats also gave rise to the, at times affectionate, nickname for the town of 'Weston-super-Mud'.



**Photograph 1: Mudflats exposed at low tide, south of Weston Beach, near Uphill**

### Condition

The type is subject to constant transport of sediment through tidal action but appears currently stable.

### Vulnerability

The type is vulnerable to weathering from the normal action of the sea.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is spatially related to coastal character types such as Foreshore types.

### Heritage values

#### *Evidential*

As a natural feature, the type in itself has limited evidential value. With the exception of a 19<sup>th</sup> century water treatment outfall pipe, these are lacking in the mapped occurrences. It lies adjacent to other types, such as Promenade and Pleasure Pier, which relate to the seaside resort.

#### *Historical*

Illustrative value is related to human interventions to the mudflat (such as the piers and the recreational activity they relate to), while associative value is related to notable or particular events or activities that have taken place on the beach. Whilst not substantially altered from the form they would naturally take the mudflats here have been the scene of much of the activity that gave Weston its character and reputation as a resort: from sea bathing using bathing machines to sunbathing, sandcastle building,

# Broad Type: Cultural Topography

## Sub Type: Mudflat

donkey rides and fairs. Whilst these have left little trace, the type still affords people the ability to understand that these activities were a key part of the resort and, at certain times of year, to still see some in action.

### *Aesthetic*

Beaches are frequently perceived as attractive or stimulating elements of the natural landscape and its interface with the seascape. Due to the intensity of human use of the beach for recreational activities they can also have a significant degree of aesthetic appeal associated with either the joie de vivre conveyed by a busy beach or the contemplative solitude of such an environment when quieter, for instance wintertime.

### *Communal*

The type may have communal value through beach recreation and memories of formative holiday experiences which may be shared by the local populace and the many visitors the town has historically attracted from areas such as Bristol and the West Midlands.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.
- ESRI aerial imagery

# Broad Type: Cultural Topography

## Sub Type: Rocky Foreshore

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# Broad Type: Cultural Topography

## Sub Type: Rocky Foreshore

Sub Type: Rocky Foreshore



### Introduction and historic processes

An area of foreshore where the predominant cover is exposed bedrock. A rocky foreshore gradually evolves through tidal weathering and has limited human influence.

### Historic processes

The intertidal zone has been subject to human use for millennia. Owing to the hard and rocky nature of rocky foreshores and the hazardous water conditions this creates, the ability to have a lasting impact on such areas has been generally limited. Human influence on such areas is usually through the creation of coastal features such as loading platforms, bathing pools, jetties and slips. These often leave some trace of their presence once disused and subject to the vicissitudes of the tide.

Within the project area, rocky foreshores are only found at Birnbeck Island.

### Condition

The type is subject to weathering through tidal action but appears currently stable.

### Vulnerability

The type is vulnerable to weathering from the normal action of the sea.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

# Broad Type: Cultural Topography

## Sub Type: Rocky Foreshore

Works to address the condition of Birnbeck Pier could, in theory, affect this type since it lies adjacent to and underpins it.

### Relationships with other character types

The type is generally related to coastal character types such as Foreshore types and Rough Ground. Within the project area, it is found only in conjunction with the former Pleasure Pier and Lifeboat Station due to its distribution being limited to Birnbeck Island.

### Heritage values

#### *Evidential*

Any evidential value would be associated with traces of human interventions in the rock surface but these appear lacking in the mapped sources.

#### *Historical*

These values would be illustrative, and related to human interventions to the rock surface, or would be associative by being related to notable events that have taken place on this stretch of coast. At Birnbeck the example of this type, whilst not actually altered, lies immediately adjacent to areas that were and may have some associative value due to the conversion of the island to a pleasure pier and site of a lifeboat station.

#### *Aesthetic*

Has aesthetic value through being associated with perception of wild and natural features to an extent tamed through the engineering of the remainder of the island to a pier.

#### *Communal*

Associated with perceptions of it being an attractive or stimulating elements of the natural landscape and its interface with the sea.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography.
- ESRI aerial imagery
- SeaZone Hydrospatial data.

# Broad Type: Cultural Topography

## Sub Type: Saltmarsh

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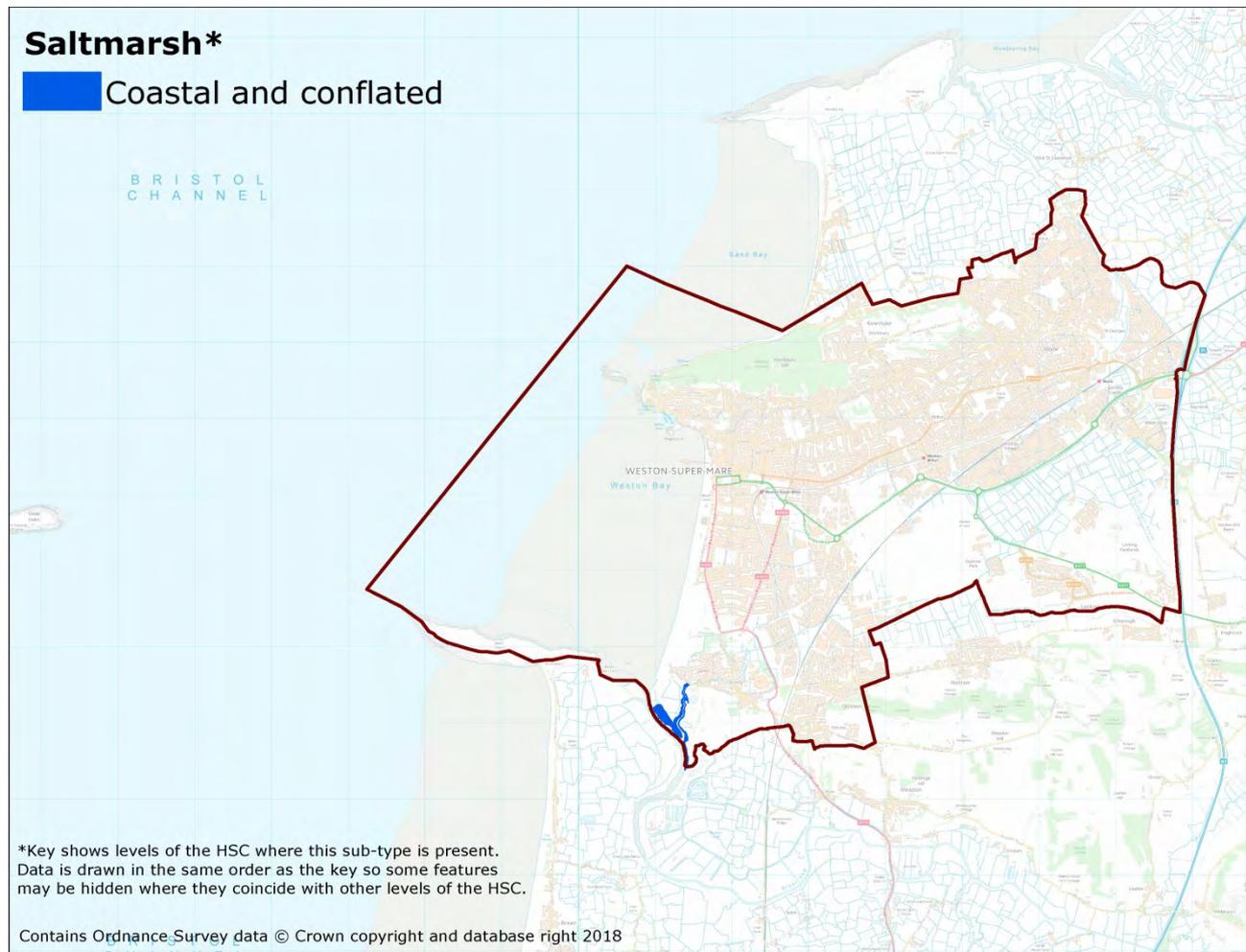
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# Broad Type: Cultural Topography

## Sub Type: Saltmarsh

Sub Type: Saltmarsh



### Introduction

Saltmarshes are areas in the upper inter-tidal zone whose vegetation cover is dominated by salt tolerant herbaceous plants. The tide is the dominating characteristic of a salt marsh, the cyclical inundation by salt water defining the plants and animals that can survive in the saltmarsh area. The extent and distribution of saltmarsh has been strongly affected by human activity, especially land reclamation for agricultural use and urban expansion, and by the impacts of pollution. A particular issue is 'coastal squeeze', where lines of fixed sea defences prevent the inland expansion of saltmarsh in the face of rising sea levels and losses to erosion. Now seen as a valuable buffer mitigating the coastal impacts of rising sea levels and increased storminess, some areas of saltmarsh are being deliberately allowed to expand by breaching former sea defences. Economic uses of saltmarshes have included seasonal grazing and wildfowling. In some areas they supported a prolific salt-making industry, boiling off the brine to leave sea salt and leaving tangible remains include 'red hills': mounds of burnt debris and briquetage<sup>1</sup>. Past and ongoing human activity has also affected the creation of deposits supporting saltmarsh in at least some areas: material washed downslope over millennia from agricultural soil disturbance and extractive industries on land have had profound geomorphological effects on many of our river valleys and contributed to the amounts and chemical composition of the silts deposited in our estuaries.

<sup>1</sup> Sherds of crudely-made shallow earthenware dishes used in salt production.

# Broad Type: Cultural Topography

## Sub Type: Saltmarsh

### Historic processes

The creation of saltmarshes is a natural process that occurs due to the periodic inundation of intertidal land. Some have been used in historic periods for the production of salt.

Within the project area, saltmarshes occur only around the Axe estuary. They do not appear to have been exploited for salt production and have few traces of human intervention. It is not clear if these are actively used as grazing at present.

### Condition

The areas of saltmarsh, though subject to regular tidal inundation, appear in stable condition.

### Vulnerability

The examples of this type, due to their coastal location, are vulnerable to storm surges.

The type can be vulnerable to alteration in character (change in vegetation cover) due to the suspension of traditional grazing practices.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to other forms of unenclosed land such as Rough Ground and Marsh and to the settlements occupied by farming communities.

### Heritage values

#### *Evidential*

The type, though largely natural, has some evidential value as a survival of the kind of land cover and agricultural use formerly characteristic of sections of the Somerset coast before its removal by enclosure, drainage or coastal development. Potential for buried evidence (peats, silts etc) for former environments.

#### *Historical*

Illustrative, being a visible survival of the kind of land cover and agricultural land use formerly characteristic of sections of the county's coast.

#### *Aesthetic*

Associated with their perceived wildness and the way in which they combine elements of land with those of watery environments. This can include distinctive flora and fauna, particularly birdlife.

#### *Communal*

Saltmarshes are likely to have communal value as former areas of common grazing. Historically, saltmarshes could be negatively perceived, including as a source of disease.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Enclosure maps and awards:
  - Uphill (1812-13; Somerset Heritage Centre Ref. DD\FS/67/4/10);
  - Weston (1815; Somerset Heritage Centre Ref. DD\BK/14)
- Beisly, P. (2001). Weston-super-Mare Past. Chichester: Phillimore.
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# Broad Type: Cultural Topography

## Sub Type: Shingle Foreshore

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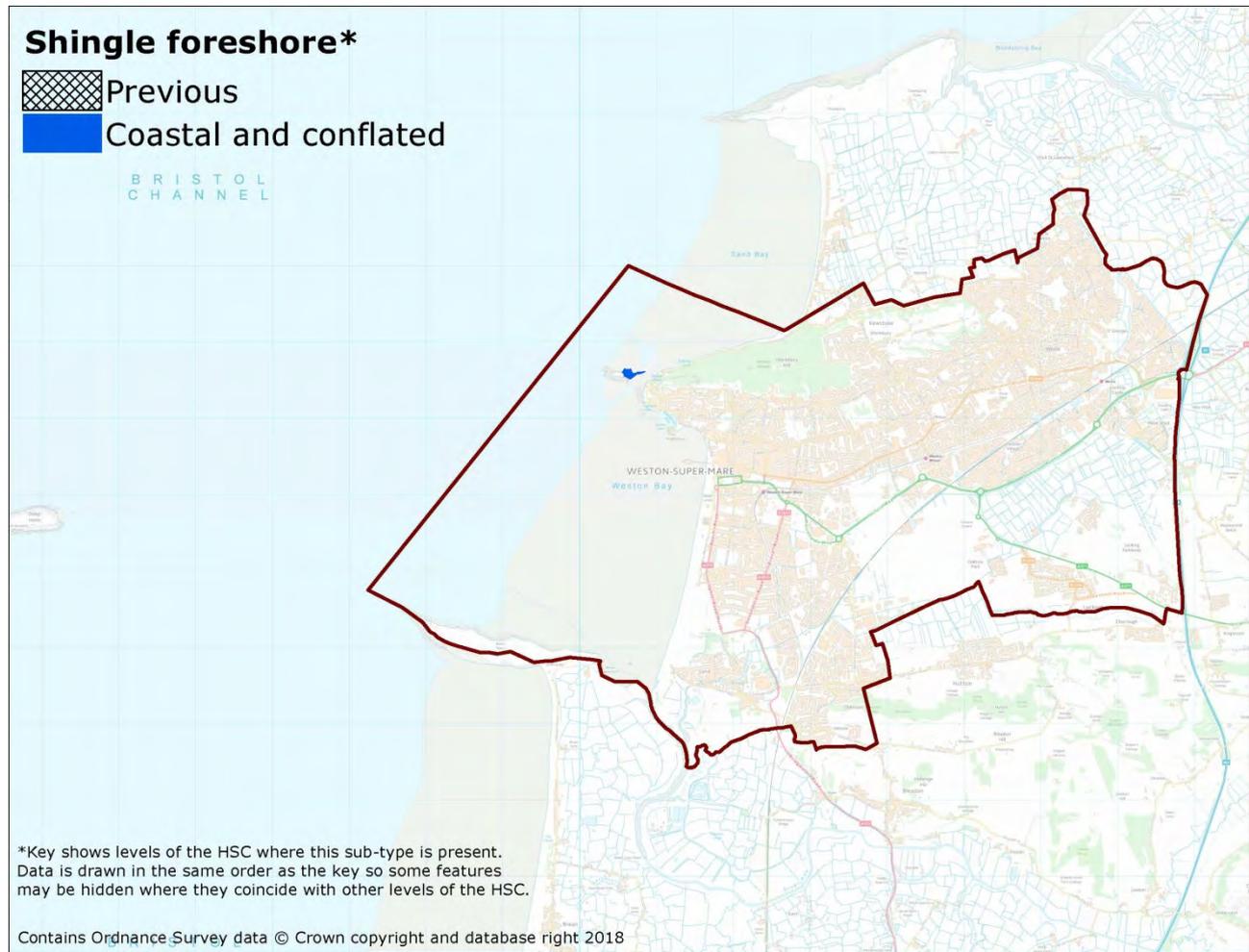
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# Broad Type: Cultural Topography

## Sub Type: Shingle Foreshore

Sub Type: Shingle Foreshore



### Introduction and historic processes

The foreshore is, for HSC, broadly equated with land sloping down through the inter-tidal zone from the landward coastal margin. The extent of the foreshore is defined by perception of inter-tidal rather than by detailed tidal levels. A foreshore surface may be covered by exposed sediments of various grain sizes, by loose rock or bedrock, or it may have a vegetation cover as in a 'Saltmarsh'. In a 'Shingle foreshore', the predominant cover is exposed coarse rock sediments of a grain size generally perceived as 'shingle' or 'pebbles'. Some result largely from natural processes, Chesil Beach for example, but human interventions have had a considerable effect on current distributions of many shingle foreshores, some retained by the use of groynes, others starved of shingle content by the same. Shingle beaches may contain remains of former military coastal defence works, sometimes exposed within present deposits, and many have formed military training areas. Many shingle foreshores are now visited unintensively for leisure and recreational angling from the shore. Where their use for recreation is more intensive they are classed as 'Leisure beach'. They form one of the principal areas by which most people engage directly with the inter-tidal and marine zones. Some shingle foreshores form banks or spits, creating sheltered marine areas which become the focus for leisure activities. Many have the potential for attracting marine and bird life, becoming a focus for the HSC type 'Wildlife watching'.

# Broad Type: Cultural Topography

## Sub Type: Shingle Foreshore

### Historic processes

The creation and deposition of beaches is a natural geological process.

Within the project area, shingle foreshore is only found at the northeastern edge of Birnbeck Island.

### Condition

The type is subject to constant transport of sediment through tidal action but appears currently stable.

### Vulnerability

The type is vulnerable to weathering from the normal action of the sea.

### Forces for change

The type is likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is generally related to other coastal character types such as Foreshore types and Rough Ground. Within the project area, it is found only in conjunction with the former Pleasure Pier and Lifeboat Station due to it being limited to Birnbeck Island.

### Heritage values

#### *Evidential*

As a natural feature, the type's evidential value would be associated with traces of human interventions.

#### *Historical*

This might be illustrative, and related to human interventions, or associative, and related to notable events or activities that have taken place on this stretch of coast. The instance of the type at Weston whilst not actually altered lies immediately adjacent to those areas of the island that were and may be regarded as having some associative value due to the conversion of the island to a pleasure pier and site of a lifeboat station.

#### *Aesthetic*

Associated with the perception of the type as wild and natural and to an extent tamed through the engineering of the remainder of the island.

#### *Communal*

The type may have some communal value associated with perceptions of it as a stimulating element of the natural land and its interface with the sea.

### Sources

- Historic Ordnance Survey;
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- Aerial Photography.

# Broad Type: Cultural Topography

## Sub Type: Watercourse

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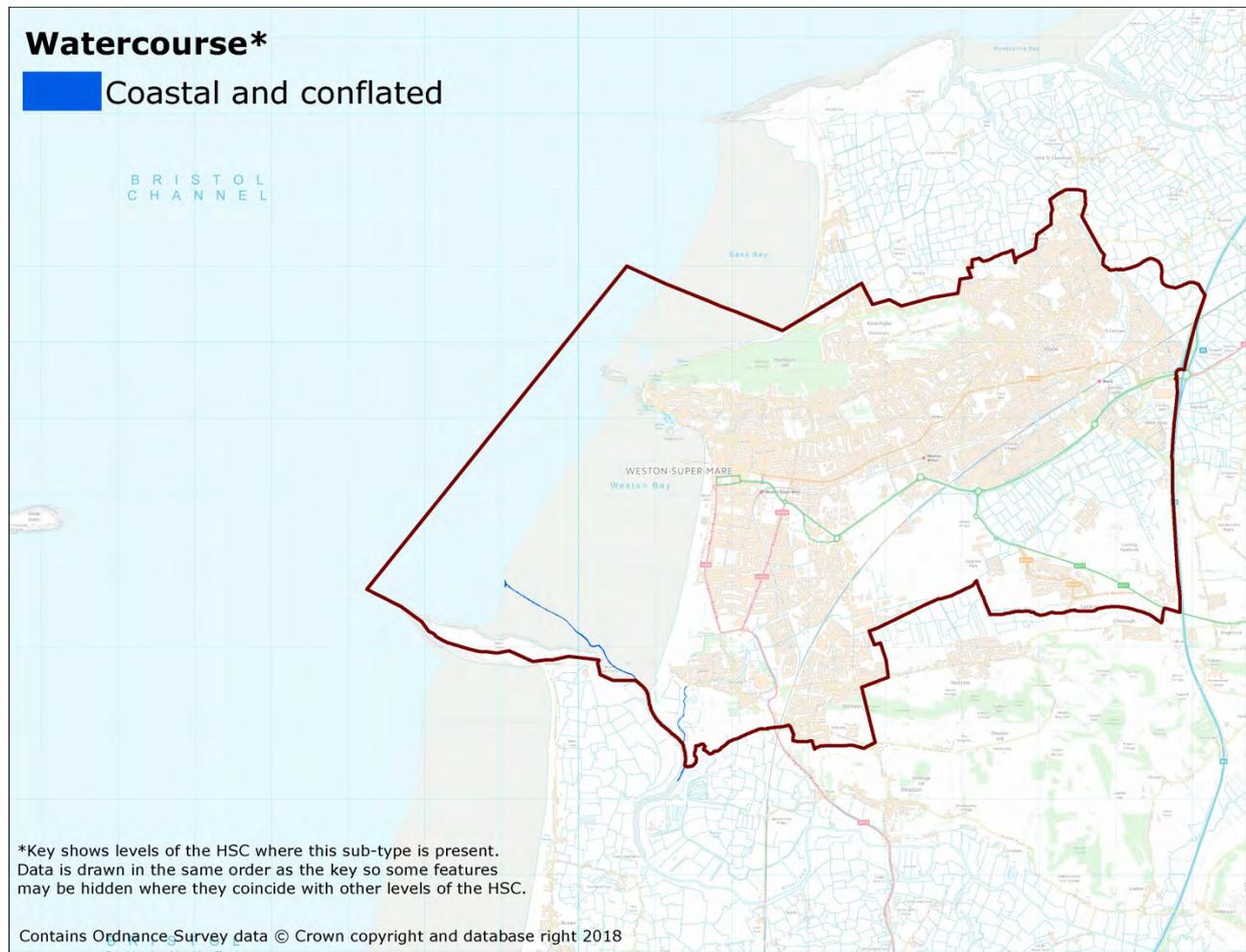
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# Broad Type: Cultural Topography

## Sub Type: Watercourse

Sub Type: Watercourse



### Introduction

A channel used for, or formed by, the conveyance of water. This can be largely natural in formation, e.g. a river, or artificial e.g. an aqueduct or drainage channel. Watercourses have an enormous variety of cultural roles including transport of goods and people, water supply, land drainage to enable agricultural intensification, and, more recently, recreation in the form of angling, kayaking and many others. Watercourses have always had an important place in our landscape perceptions and river names preserve some of the most archaic of surviving place name elements. Watercourses offer both channels for communication and obstacles to movement and still frequently form territorial boundaries. This is a role which dates back as far as we can perceive such boundaries in the landscape. Their position often at the margins of what is territorially familiar and a reverence for water in religions means that some have become foci for the ritual deposition of items. This spans hoards of prehistoric and Roman artefacts found in the beds and banks of watercourses to the modern religious rituals, such as the deposition of Hindu objects in the Thames<sup>1</sup>, or semi-ritual throwing of unwanted symbols, such as wedding rings, into the nearest watercourse.

Within the project area, the only watercourses mapped within HSC are the River Axe and its tributary, the Uphill Pill; both are tidal. The Axe is mapped as far inland as the project area extends, the majority of

<sup>1</sup> <http://www.culture24.org.uk/history-and-heritage/archaeology/art31364>

# Broad Type: Cultural Topography

## Sub Type: Watercourse

its inland course lies beyond this. The lateral extent of the watercourse is mapped as the Mean Low Water Springs (MLWS) line recorded on Ordnance Survey mapping.

### Historic processes

Both the River Axe and Uphill Pill have been altered to an extent by the reclamation for agricultural land of marshes bordering them from at least the post-medieval period. By the time detailed mapping becomes available in the 19<sup>th</sup> century, the watercourses had assumed their present courses. Both watercourses act as the outlet for drains from the many fields created from reclamation of marshland inland. The North Somerset Historic Environment Record contains no records of artefacts deposited in Uphill Pill or the section of the River Axe lying within the project area.

The Axe appears to have acted historically as a territorial limit, and possibly also a barrier to communications, to communities lying either side of the river. It serves as a parish boundary over much of its course.

### Condition

The type appears in satisfactory condition.

### Vulnerability

The type is an important part of the local drainage system and its interface with the sea. As such it is likely to be maintained.

The type has some vulnerability to increased flow rates in flood and storm surge.

The type is vulnerable to changing water quality associated with agricultural run-off.

### Forces for change

Recent catastrophic winter flooding in Somerset has led to renewed focus on the adequacy of the drainage system. It is possible that the type may see some interventions, such as periodic dredging, but these are unlikely to significantly alter the character of the type.

The type may face greater change through erosion of beds and banks, as climate change projections predict increased rainfall and storminess.

### Relationships to other character types

The type lies adjacent to Mudflat which has, in part, developed through deposition of silts brought to the intertidal zone by these watercourses; it now affects the tidal range of the rivers.

### Heritage values

#### *Evidential*

Physical evidence for the evolution and management of the watercourse since the post-medieval period. Deposits in the bank and beds have potential to hold archaeological or palaeoenvironmental evidence for this process into the deeper past.

#### *Historical*

The present form of the watercourses illustrates the measures taken in the past and at present to manage the watercourse. Their use as parish and territory boundaries adds to their associative value.

#### *Aesthetic*

Associated with the perception of the type as wild and natural but to an extent tamed through the reclamation and management of adjacent land. Movement along the water courses, such as boats and other watercraft, are eye-catching and visually interesting.

# Broad Type: Cultural Topography

## Sub Type: Watercourse

### *Communal*

The type may have some communal value associated with perceptions of it as a stimulating element of the natural land, its interface with the sea and the way in which it contributes to sense of place. There may also be value derived from the type's role in communications and recreation.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Aerial Photography.

# Broad Type: Fishing

## Sub Type: Fish trapping

The 'Fishing' Broad Character Type relates to areas whose character is dominated by activities concerned with commercial extraction of fish and shellfish from the sea, estuaries or rivers. Included within the Broad Character Type are directly associated landing, marketing, processing and distribution facilities.

Recreational or leisure fishing is not included, even if commercially organised, and is covered instead under the 'Recreation' Broad Character Type.

Commercial fish extraction under the Fishing Broad Character Type has two chief subdivisions: the 'Fishing' Character Type, involving the capture or gathering of wild fish and shellfish stocks by various methods such as trawling, netting, trapping, potting, dredging and collection, and the 'Aquaculture' Character Type, involving the cultivation of fish and shellfish populations under controlled conditions often, but not always, enclosed from wild stocks.

Areas of the sea, estuaries and rivers whose character is dominated by activities concerned with the capture or gathering of wild fish and shellfish stocks by various methods such as trawling, netting, trapping, potting, dredging and collection by hand. Includes directly associated landing, marketing, processing and distribution facilities.

The character of fishing in the open sea in respect of mapped locations is often similar to that of hunting and gathering more generally, in that it exploits its prey resources across extensive territories over which the areas of actual fishing activity at any given time will move, seasonally and over other temporal cycles according to the behaviour of the prey species concerned. Those territories: the fishing grounds, and the fishing methods which dominate within them, are defined and can be mapped according to several factors: the distribution and behaviour of commercial prey species, fishery regulation at regional, national and international levels, and by custom and tradition.

Fishing methods also vary considerably in their impact on biodiversity and on the physical environment of the areas in which they operate producing, for example, clear differences between the ecological and physical imprints of pelagic trawling and those of bottom trawling.

# Broad Type: Fishing

## Sub Type: Fish trapping

Sub Type: Fish trapping



### Introduction

Areas characterised by the use of fish traps for the capture of naturally occurring fish stocks. Fish traps are permanent or semi-permanent structures, placed in – in this case – tidal areas designed to entrap fish on the ebbing tide.

Traps include stone, timber, basketry or framed-net structures, sometimes covering extensive areas. A broadly funnel-shaped plan is typical, designed to concentrate trapped fish towards a collection point. Later structures more frequently relate to lines of fixed nets, affixed to stone-built causeways or sunk into sediment.

The type does not include temporary portable pots and creels.

There is only one instance of the type in the project area, in the foreshore east of Birnbeck Island. This is submerged at high tide.

### Historic processes

Fish trapping has ancient origins, with examples dating back to the Mesolithic identified in Britain and Ireland, including during recent excavations for the new United States' Embassy in London. Medieval and post-medieval fish traps are widespread around England's estuaries and coastline. It is not always appreciated how important a food source fish was during the medieval period, given strict religious prohibitions on the consumption of meat on Fridays and for the six weeks of Lent, in addition to numerous other festivals in the ecclesiastical calendar.

# Broad Type: Fishing

## Sub Type: Fish trapping

The Severn Estuary was a particular hot-spot for trapping marine and migratory fish. Records in the Domesday Book – some with likely Anglo-Saxon origins – and in numerous later charters detail the extent of the fishery, in part to service monastic and royal household demand. So intense was the pressure on fish stocks during the medieval and early modern periods that legal action<sup>1</sup> was taken to reduce exploitation.

The single occurrence in the project area, in the intertidal zone at Birnbeck Island, is as a previous type. It consists of a series of stone footings for poles<sup>2</sup>. These would have anchored net or pole structures for trapping fish. No trace of such superstructure remains due to either deliberate removal or erosion. It is possible that parts of the wooden poles survive below ground level since this is likely to be waterlogged due to periodic submergence of the area by the normal operation of the tide.

The fish traps are not dated but are first shown on the first edition of the Ordnance Survey 25" map for the area (1888), annotated as 'fishing weirs'. They are depicted as lines of poles fixed into the intertidal shingle foreshore, known as 'The Causeway', running east from Birnbeck Island. By this date, Birnbeck Pier and the RNL station had been built on the island and were in active. The Pier and lifeboat infrastructure that stretches into the intertidal zone avoids the fish trapping so may indicate that they are later features. The fish traps are still shown on the Ordnance Survey 1:2,500 map of 1953, indicating a long duration of use alongside the leisure traffic using Birnbeck Pier (also sited on the island). There are historic records, described in overarching works on the history of Weston, that fishing, in the form of fish trapping, formed a key part of the local economy (Beisly, 2001, p. 9). This shows that the tradition of fish trapping in the area, if not these exact examples, dates back to the medieval period.

Given Weston's location, fish weirs were probably mainly targeting inshore marine species. There are also historic records of salmon being caught in the traps and it was a custom for the first landed each year to be offered to the lord of the manor (Beisly, 2001, p. 9).

### Condition

The single occurrence in the project area is as a previous type and is relatively poor condition. There is now little visible superstructure, aside from stone footings for poles, apparent at in the shingle foreshore. It is likely that the sub-surface sections of some waterlogged wooden structures remain extant but the condition of these is unknown.

### Vulnerability

Located in the intertidal zone, fish traps are subject to of coastal processes that can truncate physical remains through direct erosion. Similarly, cyclical patterns of sediment transport could result in inundation of surviving assets by sand/mud.

Stone structures are more resilient to erosion, but may be vulnerable to collision from marine traffic – although this is comparatively unlikely.

### Forces for change

The effects of climate change may intensify coastal processes through increased estuarine flows, changing patterns of scour, erosion and accretion driven by more intense, and more frequent, severe weather events.

Regeneration of Birnbeck Pier could potentially have an effect on remains, depending on approaches to development and any planned change to 'The Causeway' – the shingle bar into which the fish traps were anchored

### Relationships to other character types

The type is found only on the Foreshore (Shingle) type and lies adjacent to the Pleasure Pier and Lifeboat Station on Birnbeck Island.

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<sup>1</sup> References in Magna Carta, legislation passed under Edward III and again in 1533, sought to remove '*annoyances in the four great rivers of England*' to navigation and fish populations – specifically fish traps (Moore-Scott 2009)

<sup>2</sup> North Somerset Historic Environment Record (HER) Records MNS1848 and MNS1849.

# Broad Type: Fishing

## Sub Type: Fish trapping

### Heritage values

#### *Evidential*

The surviving elements of fish traps provide physical evidence of approaches to and spatial disposition of modern fish trapping in Sand Bay.

#### *Historical*

The type, as expressed in Weston, has limited illustrative value being essentially invisible at high tide and requiring detailed specialist knowledge and mapping to discern at low tide.

#### *Aesthetic*

The type has negligible aesthetic value in this area.

#### *Communal*

Given the visibility of the fish trapping remains, it is unlikely that extensive communal value is attached to the type. There may, however, be some communal value attached to the concept of fishing as an activity that supported the area before establishment of the resort and continues, albeit in very different form, to an extent today.

### Sources

- Beisly, P. (2001). Weston-super-Mare Past. Chichester: Phillimore
- First edition of the Ordnance Survey 25" map (Somerset, Sheet IX.II, surveyed 1884, published 1888)
- North Somerset Historic Environment Record.

# Broad Type: Military

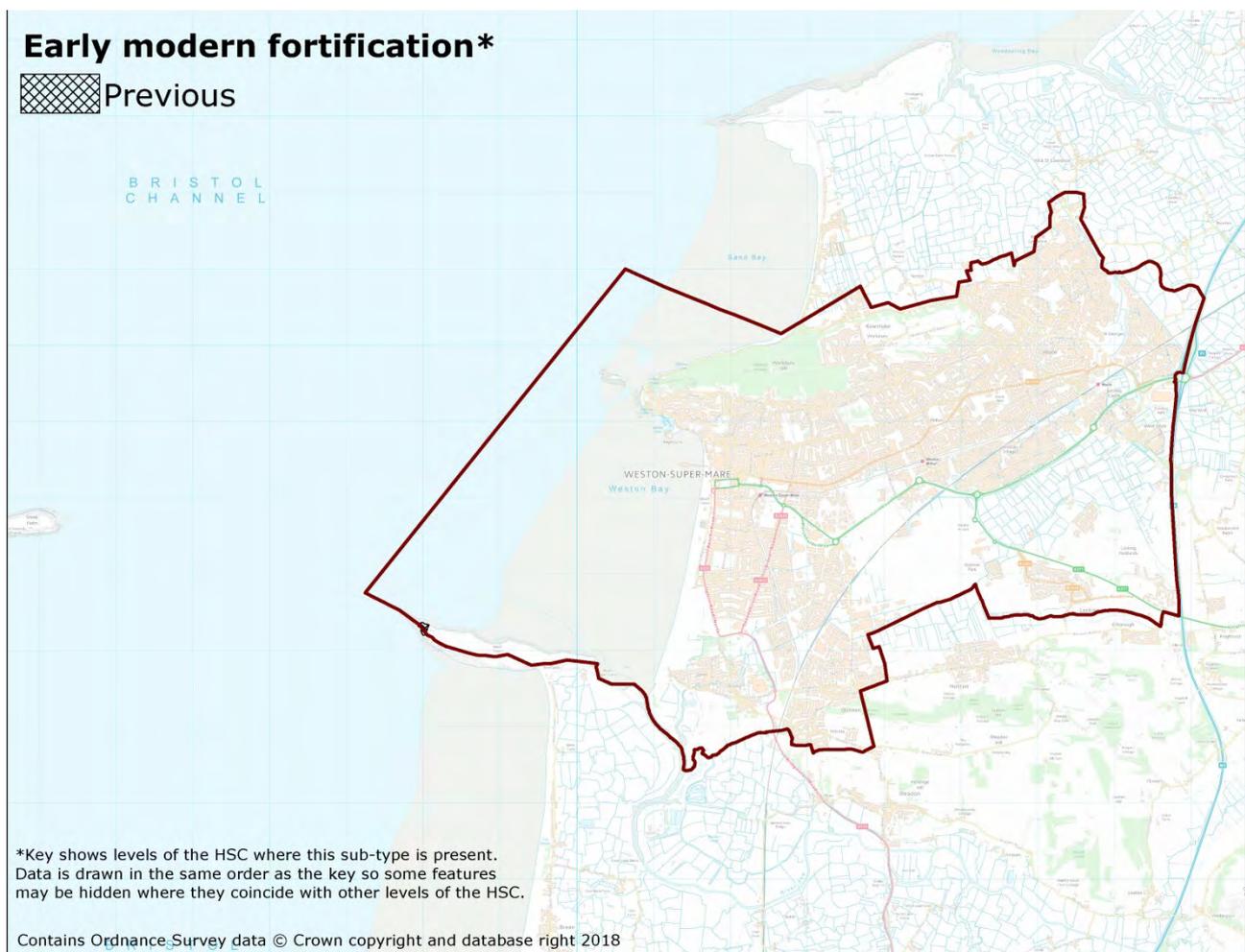
## Sub Type: Early modern fortification

A Broad Character Type relating to areas directly resulting from, or directly connected with organised defensive or offensive armed activity. In later centuries that mostly includes activity by the armed forces of the British state, but in earlier periods it covers a range of fortifications and ancillary features produced by a diversity of secular authorities seeking to maintain or compete for power and/or prestige.

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

Such activities are among the earliest recorded and some prehistoric, Roman and medieval military complexes are sufficiently extensive that they are covered by both HLC and HSC. Most, however, are post-medieval and much is of the twentieth century, and especially WWII.

### Sub Type: Early modern fortification



# Broad Type: Military

## Sub Type: Early modern fortification

### Introduction

Military fortified areas and sites of the Early modern period (AD 1750-1900), sited in coastal locations and designed to deter or prevent attack from seaward. This type is used for those military installations whose purpose had distinct maritime character.

The type consists of a fortified building or site with purpose-built emplacements for artillery pieces. Such forts are usually sited in coastal locations and deploy the defensive architecture current at the time of their construction and any subsequent remodelling.

### Historic processes

Artillery forts span a wide date in this country, occurring from the 16<sup>th</sup> century up to the early 20<sup>th</sup>. There is only one example in the project area, the Palmerston Fort at Brean Down, which dates to the 1860s. It was one of a wider scheme of artillery forts built around Britain's coasts as part of a renewed programme of coastal fortification programme undertaken in response to a popular scare over the potential for a French invasion. The fort was designed to act as part of a system of fortifications covering the Bristol Channel. Other forts in this chain were sited at Lavernock in South Wales and on the islands of Steep Holm and Flat Holm (Saunders, 1989, p. 187). The fort is typical of those constructed as part of this system and makes extensive use of stone for exposed building faces with brick-facing used in other areas. Its squat buildings were designed to limit exposure to fire from ship-borne artillery and incorporated further design measures to absorb or deflect projectile fire.



**Photograph 1: Brean Down Fort – main range of Palmerston Fort**

The fort remained in use until a catastrophic incident in 1900. The fort took severe damage when a gunner fired into a magazine, leading to an explosion. The fort was then decommissioned, following a brief interlude as a tea room. Fixed coastal defences gradually became obsolete with changes in warfare following WWI, including the onset of airborne warfare. This led to the mothballing of many coastal defences, including that on Brean Down.

The fort was reused during WWII by the Department of Miscellaneous Experimental Weapons, based at HMS Birnbeck (the requisitioned Birnbeck Pier). This use entailed observing weapons trials run from HMS

# Broad Type: Military

## Sub Type: Early modern fortification

Birnbeck, including those associated with the 'bouncing bomb', later used in Operation Chastise on the Möhne, Edersee, Sorpe and Ennepe dams (colloquially known as the 'Dambusters' raids).

The remains of the Palmerston Fort and associated later defensive structures<sup>1</sup> are part of the multi-period Scheduled Monument which encompasses the Brean Down headland<sup>2</sup>. Visitors have left their mark in the form of graffiti, on several fort structures. This includes a notable instance of graffiti, ostensibly by the same pair of visitors, at yearly intervals on the same internal wall of a WWII anti-aircraft gun emplacement.

### Condition

The fort forms part of the area under the management of the National Trust. The remains of the Palmerston Fort, albeit ruinous are in satisfactory condition. Some parts are in poorer condition, due to the exposed nature of the promontory and the effects of the weather. Some features show signs of visitor pressure and have been subject to graffiti.

### Vulnerability

The fort is in an exposed location and its structures have low levels of active use and some are in a state of decay. As such they are vulnerable to further deterioration due to weather damage and water ingress or to changes in maintenance levels.

Visitor action, especially in the form of graffiti, has caused localised change to some parts of the fort.

### Forces for change

The National Trust have recently completed a Conservation Management Plan to guide management of the Brean Down estate over the next 25 years. This includes measures for the management of the fort.

Climate change is predicted to increase the frequency and severity of storm events. This is likely to intensify an existing source of damage.

### Relationships with other character types

The type is functionally related to, and sometimes directly contemporary with, Coastal Battery. Both form elements of our system of coastal defence evolved over centuries and were often built to act together.

### Heritage values

#### *Evidential*

A physical document of the measures taken to secure the country and counter threats of invasion over the period in the mid-19<sup>th</sup> century. This was a key phase in British coastal defences. Placement of the fort at this location also provides evidence for the strategic importance of this part of the coast, in part down to the prominence of Bristol as a port during this period but also related to the way in which the Severn provides an inroad into inland areas.

#### *Historical*

In illustrative terms, it makes visible and allows appreciation of key types of anti-invasion measures deployed in the mid-19<sup>th</sup> century. It also shows the strategic importance of this part of the coast, both due to the presence of important port facilities but also as the river system to which it is connected acts as a conduit for access inland. In associative terms, the fort is an example of the work of the military engineers who designed and deployed fortifications under the auspices first of the Board of Ordnance and later under the War Office. It also has associations with the regiments and individual artillerymen who operated the fort (for example, Royal Artillery 571 Coastal Regiment).

The WWII use of the fort carried associative value with the designers of the bouncing bomb, including Sir Barnes Wallis' 'Upkeep' s, and the planning of Operation Chastise (colloquially known as the 'Dambusters' raids).

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<sup>1</sup> See HSC type text Modern Fortification

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1008211>

# Broad Type: Military

## Sub Type: Early modern fortification

### *Aesthetic*

The type has aesthetic value as an imposing and watchful presence on the coast, despite the fort being relatively squat. Its distinctive design, shared with other British coastal forts of this period, conveys a sense of solidity and readiness found in many military buildings of the period. The WWII structures are utilitarian in nature and less imposing but likewise convey watchfulness. This acts as a reminder of the proximity of conflict to the present day and stands in stark contrast to the peaceful and relatively wild quality of the rest of the promontory and to the beaches below which are often teeming with visitors.

The fact that the fort is now disused with several sections in a state of disrepair adds a poignant quality and underlines that even state-of-the-art military installations become superseded.

### *Communal*

The type may have some communal value. This is likely to be related to the way the fort acts as a landmark on the promontory, it is visible from adjacent beaches and is the final thing encountered in a walk along the ridge, rather than being specifically associated with its military past. This may be particularly strong amongst visitors to the area as evidenced by prevalence of repeated visitor graffiti.

### **Sources**

- Saunders, A. (1989). *Fortress Britain*. Liphook: Beaufort Publishing Ltd
- National Trust;
- Ordnance Survey 1<sup>st</sup> edition – modern mapping;
- current and historical aerial photography;
- Site visit.

# Broad Type: Military

## Sub Type: Modern fortification

A Broad Character Type relating to areas directly resulting from, or directly connected with organised defensive or offensive armed activity. In later centuries that mostly includes activity by the armed forces of the British state, but in earlier periods it covers a range of fortifications and ancillary features produced by a diversity of secular authorities seeking to maintain or compete for power and/or prestige.

A wide-ranging class covering the various structures and patterns resulting from possessing a military character, defensive or offensive, 'military' here being a body or organisation sanctioned by its host society to use lethal force to either defend or extend its territory or interests. Many installations and complexes were capable of serving both. For example in WW2 many airfields' initial role was to assist in defending cities and infrastructure during bombardment, but they were later used to undertake or support attacks on enemy shipping or mainland Europe. In such ambiguous cases the simple adjective 'military' has been used.

Such activities are among the earliest recorded and some prehistoric, Roman and medieval military complexes are sufficiently extensive that they are covered by both HLC and HSC. Most, however, are post-medieval and much is of the twentieth century, and especially WWII.

### Sub Type: Modern fortification



# Broad Type: Military

## Sub Type: Modern fortification

### Introduction

Military fortified areas and sites of the modern period (AD1900 – Present), sited in coastal locations and designed to deter or prevent attack from seaward. This type is used for those military installations whose purpose had distinct maritime character.

The type consists of a fortified building or site with purpose-built emplacements for artillery pieces. Such forts are usually sited in coastal locations and deploy the defensive architecture current at the time of their construction and any subsequent remodelling.

### Historic processes

Many earlier defensive sites had a new lease of life in WWII as they were ideally suited for reuse for anti-aircraft and searchlight batteries and also as observation posts. The Brean Down Palmerston Fort<sup>1</sup> had further defensive and ancillary structures added in WWII, largely in executed in concrete. Following WWII the fort was decommissioned again and formed part of the land on Brean Down gifted to the National Trust in 1954.

Part of the reuse of the fort was for observations of weapons tests run from HMS Birnbeck (the requisitioned Birnbeck Pier) under the auspices of the Department of Miscellaneous Experimental Weapons. This included tests associated with the 'bouncing bomb', later used in Operation Chastise on the Möhne, Edersee, Sorpe and Ennepe dams (colloquially known as the 'Dambusters' raids).



**Photograph 1: Brean Down Fort – WWII Observation Post, showing recent reinforcement scaffolding**

The remains of the Palmerston Fort and associated later defensive structures are part of the multi-period Scheduled Monument which encompasses the Brean Down headland<sup>2</sup>. Visitors have left their mark in the form of graffiti, on several fort structures. This includes a notable instance of graffiti, ostensibly by the same pair of visitors, at yearly intervals on the same internal wall of a WWII anti-aircraft gun emplacement.

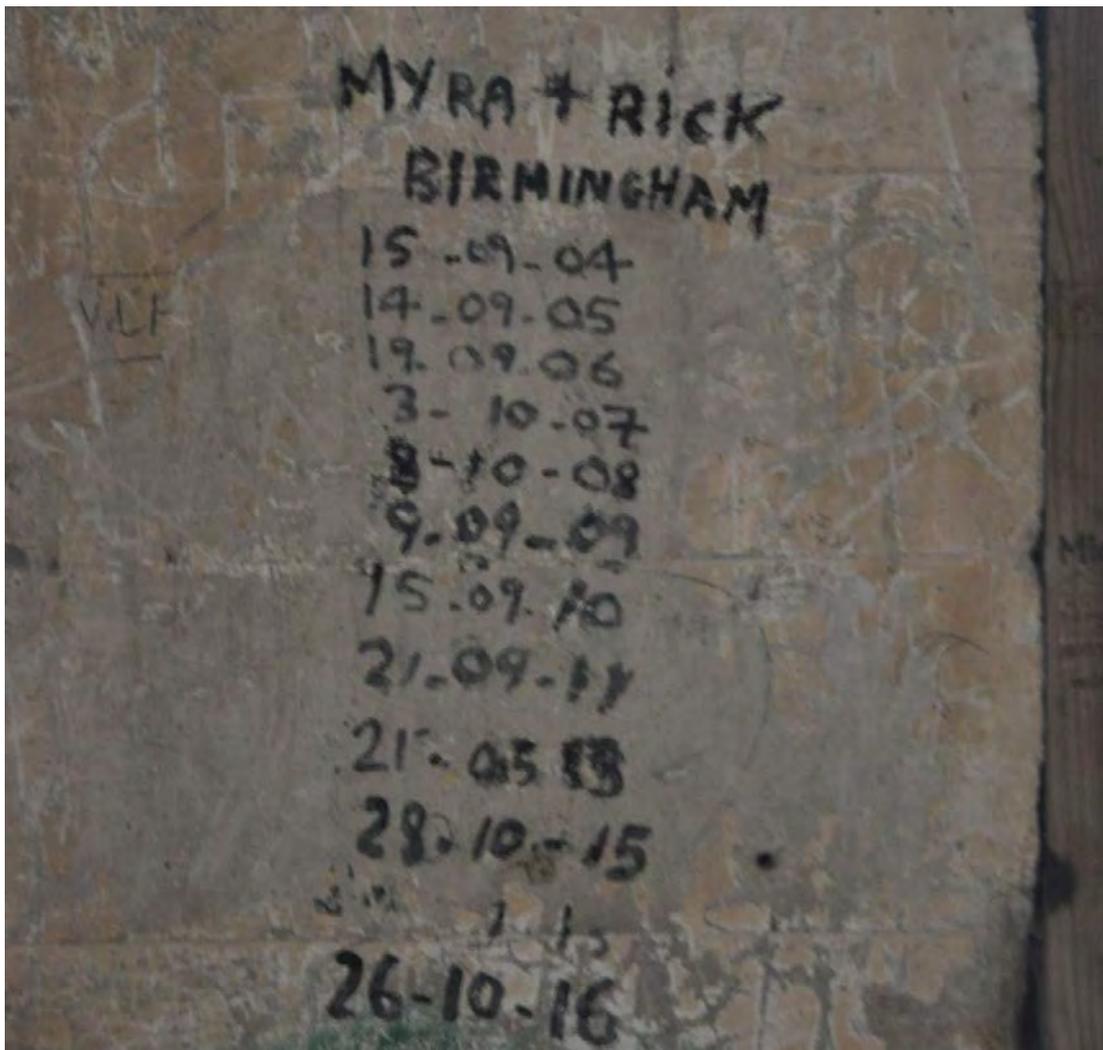
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<sup>1</sup> See HSC type text Early Modern Fortification

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1008211>

## Broad Type: Military

### Sub Type: Modern fortification



Photograph 2: Visitor graffiti in the 1940s 6" gun emplacement

#### Condition

The fort forms part of the area under the management of the National Trust. Many of the structures of WWII date that remain are in poor condition. This partly reflects the way in which WWII defensive structures were built, speedily constructed and not built to last unlike earlier coastal defence works, but also evidences the exposed nature of the promontory and the effects of the weather. Some features show signs of visitor pressure and have been subject to graffiti.

#### Vulnerability

The fort is in an exposed location and its structures have low levels of active use and some are in fairly advanced stages of decay. As such they are vulnerable to further deterioration due to weather damage and water ingress or to changes in maintenance levels.

Visitor action, especially in the form of graffiti, has caused localised change to some parts of the fort.

#### Forces for change

The National Trust have recently completed a Conservation Management Plan to guide management of the Brean Down estate over the next 25 years. This includes measures for the management of the fort.

Climate change is predicted to increase the frequency and severity of storm events. This is likely to intensify an existing source of damage.

# Broad Type: Military

## Sub Type: Modern fortification

### Relationships with other character types

The type is functionally related to, and sometimes directly contemporary with, Coastal Battery. Both form elements of our system of coastal defence evolved over centuries and were often built to act together.

### Heritage values

#### *Evidential*

A physical document of the measures taken to secure the country and counter threats of invasion over the period from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century. This includes two key phases in British coastal defences, the Palmerston forts and World War II anti-invasion. Placement of the fort at this location also provides evidence for the strategic importance of this part of the coast, in part down to the prominence of Bristol as a port during this period but also related to the way in which the Severn provides an inroad into inland areas.

#### *Historical*

In illustrative terms, it makes visible and allows appreciation of key types of anti-invasion measures deployed over the period from the mid-19<sup>th</sup> century to the mid-20<sup>th</sup> century. It also shows the strategic importance of this part of the coast, both due to the presence of important port facilities but also as the river system to which it is connected acts as a conduit for access inland. In associative terms, the fort is an example of the work of the military engineers who designed and deployed fortifications under the auspices first of the Board of Ordnance and later under the War Office. It also has associations with the regiments and individual artillerymen who operated the fort (for example, Royal Artillery 571 Coastal Regiment).

The WWII use of the fort carried associative value with the designers of the bouncing bomb, including Sir Barnes Wallis' 'Upkeep' s, and the planning of Operation Chastise (colloquially known as the 'Dambusters' raids).

#### *Aesthetic*

The type has aesthetic value as an imposing and watchful presence on the coast, despite the fort being relatively squat. Its distinctive design, shared with other British coastal forts of this period, conveys a sense of solidity and readiness found in many military buildings of the period. The WWII structures are utilitarian in nature and less imposing but likewise convey watchfulness. This acts as reminder of the proximity of conflict to the present day and stands in stark contrast to the peaceful and relatively wild quality of the rest of the promontory and to the beaches below which are often teeming with visitors.

The fact that the fort is now disused with several sections in a state of disrepair adds a poignant quality and underlines that even state-of-the-art military installations become superseded.

#### *Communal*

The type may have some communal value. This is likely to be related to the way the fort acts as a landmark on the promontory, it is visible from adjacent beaches and is the final thing encountered in a walk along the ridge, rather than being specifically associated with its military past. This may be particularly strong amongst visitors to the area, evidenced by repeated visitor graffiti.

### Sources

- Saunders, A. (1989). Fortress Britain. Liphook: Beaufort Publishing Ltd
- National Trust;
- Ordnance Survey 1st edition – modern mapping;
- current and historical aerial photography;
- Site visit.

# Broad Type: Navigation

## Sub Type: Buoyage

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

For obvious reasons the majority of features associated with this Type are typically found on or adjacent to the coast. Navigable entrances to estuaries and rivers, areas of submerged hazards and foul areas are often demarcated by tracks of posts, buoys, lights, beacons, bells and topmarks. The sites of some navigation aids have a long history, being repeatedly represented on Admiralty charts and maps since their inception. On land, daymarks were commonly used in sighting, survey and navigation, also providing the triangulation basis for surveying maritime charts and coastal profiles.

Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

This type covers areas characterised by distinctive human activity directly relating to the passage of shipping traffic. This includes navigation routes, anchorages and ferry crossings and the intimately associated areas and features, such as buoyage, deployed at anchorages and ferry crossing terminals. Physical demarcation of navigation activity varies and may, where present, be incomplete relying on definition by legal designation and/or custom and usage. The Type has close functional associations with many other types within the 'Navigation' Broad Type.

This type relates to areas that contain serious risks to shipping or smaller craft which could lead to damage or complete loss of a vessel. Such risks may be directly related to features of or on the sea-floor<sup>3</sup> or they may be indirect<sup>4</sup> due to the reaction of the water column and sea surface above such seafloor risks. Strong marine currents and their responses to seafloor and coastal topography can also pose serious hazards from water turbulence.

Navigation hazards, past or present, are difficult to map with precision, despite this being one of the prime purpose of nautical and maritime charts since their creation. Major navigation hazards have figured on the earliest Admiralty charts and are often mentioned in historic sailing directions. Early charts inevitably contain less detail and use less accurate survey methods, focussing instead on highlighting approximate areas of the most notorious hazards and those most easily identifiable. Modern charts depict far more accurate and precise information. The majority of areas associated with this Type are typically found along the coast or close inshore. Although wrecks have a much wider overall distribution, their highest densities are also found in inshore waters. In the purely marine sections of HSC, care is needed to distinguish the location of a hazard from its implications at other levels<sup>5</sup>.

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<sup>1</sup> Including buoys, beacons and lights.

<sup>2</sup> Such as lighthouses, fog stations and daymarks.

<sup>3</sup> i.e. wrecks and other seafloor debris and obstructions, drying areas, submerged rocks, shoals and banks.

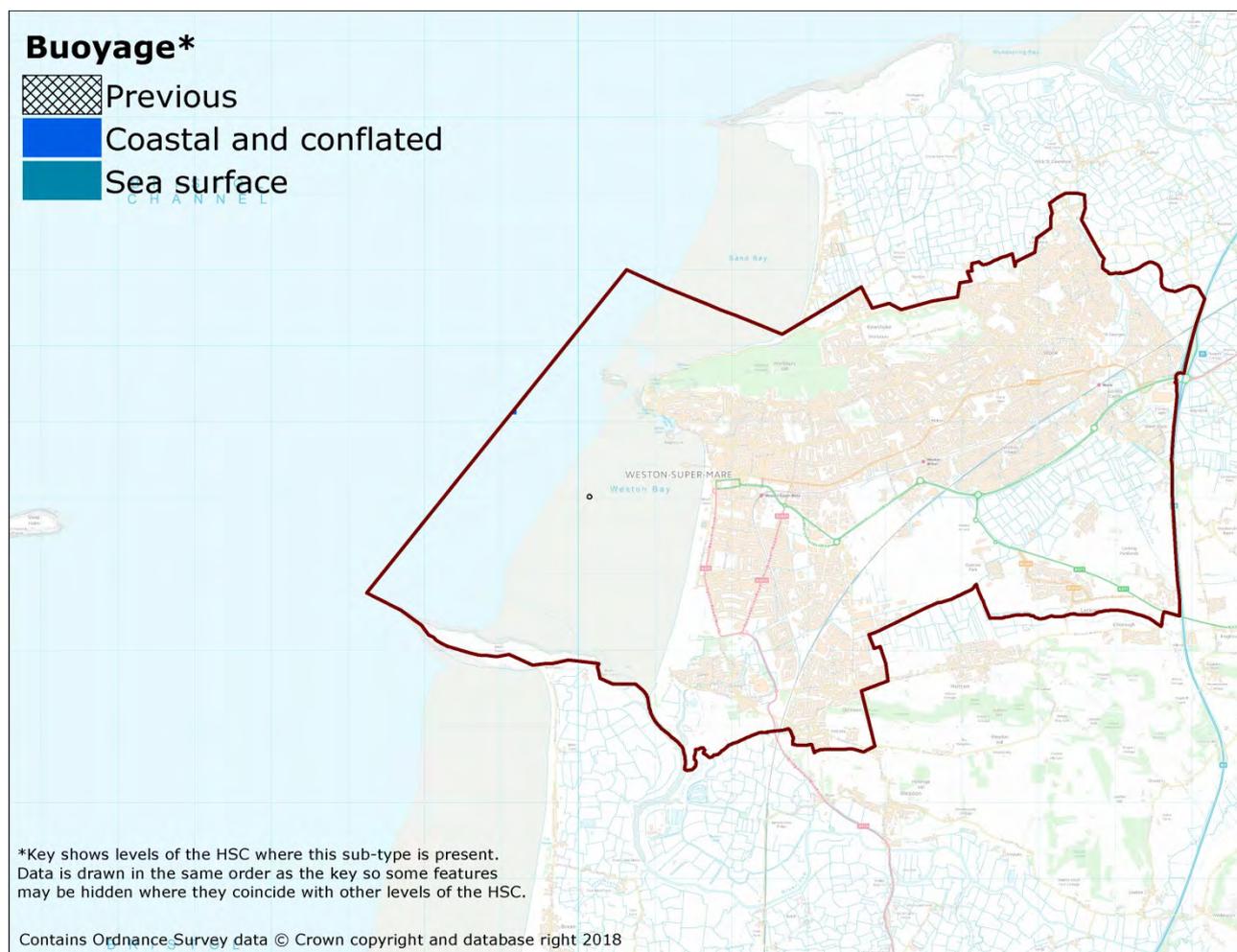
<sup>4</sup> hazardous water

<sup>5</sup> i.e. whilst 'submerged rocks' and 'wreck hazards' are direct hazards on the 'sea floor' level, only some will project into the water column or will break the sea surface. Such seafloor hazards can also create 'hazardous water' in the water column and sea surface above and around them.

# Broad Type: Navigation

## Sub Type: Buoyage

Sub Type: Buoyage



### Introduction

Floating, fixed markers used to indicate to a navigator a sea area to approach or avoid (after NMR Monument Type Thesaurus). Single or arrangements of buoys, beacons and lights are often used to demarcate safely navigable entrances to estuaries and rivers, submerged hazards and foul areas.

The type forms a key part of navigation and maritime safety measures. As the seas within the project area are not now densely used for marine traffic, only buoyage for the indication of hazards occurs within the project area. It is recorded as both a current type and a previous type.

### Historic Processes

Buoys have been used to aid navigation since at least the 19<sup>th</sup> century. Those in UK waters are maintained by Trinity House. There is a single extant instance of buoyage in the project area. This indicates a submerged rock hazard at Weston Ledge. It is surmounted by a yellow-flashing light.

A marking beacon was installed in Weston Bay to indicate the presence of the transatlantic telegraph<sup>6</sup> infrastructure and prevent shipping or leisure users from causing accidental damage to the valued infrastructure. This was destroyed using explosives in the late 1960s following the cessation of telegraph cable services by the then operating company, the Commercial Cable Company, in 1962.

<sup>6</sup> Installed and operational from 1885, see type text for *Submarine telecommunications cable* for further detail

# Broad Type: Navigation

## Sub Type: Buoyage

### Condition

The extant instance of the type is in active use and appears well-maintained.

### Vulnerability

Individual buoys are exposed to vicissitudes of the marine environment and accidental damage from passing vessels. They have a specific lifespan and, owing to their importance to marine traffic, are regularly inspected by Trinity House, being cleaned and replaced when necessary<sup>7</sup>.

### Forces for change

The type is important for maritime safety. Whilst the form of individual buoys may change over time, due to periodic renewal and replacement, buoyage is likely to remain in existence at a hazardous location.

### Relationships to other character types

In the project area the type is found in relation to Exposed Bedrock.

### Heritage values

#### *Evidential*

Provides evidence for hazards to shipping be they natural, such as submerged rocks, or of human origin, such as seafloor or sea bed infrastructure.

#### *Historical*

Illustrative of the ways in which the hazards posed by submerged objects can be mitigated against.

#### *Aesthetic*

The bobbing of buoys and their flashing lights, visible at night, forms part of the experience of the marine environment for those on land or at sea. This may be regarded as an aesthetic value in itself but also, through being a visible warning of hazards, may confer a sense of protection.

#### *Communal*

The type is likely to have value to seafarers due to its role in allowing them to sail safely.

The type may also have value to those land-based as a symbol of the active use of the sea.

### Sources

- SeaZone Hydrospatial data;
- UKHO chart OCB1179-C7 published 1906, corrected 1914.

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<sup>7</sup> <https://www.trinityhouse.co.uk/mariners-information/navigation-buoys>

# Broad Type: Navigation

## Sub Type: Daymark

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

For obvious reasons the majority of features associated with this Type are typically found on or adjacent to the coast. Navigable entrances to estuaries and rivers, areas of submerged hazards and foul areas are often demarcated by tracks of posts, buoys, lights, beacons, bells and topmarks. The sites of some navigation aids have a long history, being repeatedly represented on Admiralty charts and maps since their inception. On land, daymarks were commonly used in sighting, survey and navigation, also providing the triangulation basis for surveying maritime charts and coastal profiles.

Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

This type covers areas characterised by distinctive human activity directly relating to the passage of shipping traffic. This includes navigation routes, anchorages and ferry crossings and the intimately associated areas and features, such as buoyage, deployed at anchorages and ferry crossing terminals. Physical demarcation of navigation activity varies and may, where present, be incomplete relying on definition by legal designation and/or custom and usage. The Type has close functional associations with many other types within the 'Navigation' Broad Type.

This type relates to areas that contain serious risks to shipping or smaller craft which could lead to damage or complete loss of a vessel. Such risks may be directly related to features of or on the sea-floor<sup>3</sup> or they may be indirect<sup>4</sup> due to the reaction of the water column and sea surface above such seafloor risks. Strong marine currents and their responses to seafloor and coastal topography can also pose serious hazards from water turbulence.

Navigation hazards, past or present, are difficult to map with precision, despite this being one of the prime purpose of nautical and maritime charts since their creation. Major navigation hazards have figured on the earliest Admiralty charts and are often mentioned in historic sailing directions. Early charts inevitably contain less detail and use less accurate survey methods, focussing instead on highlighting approximate areas of the most notorious hazards and those most easily identifiable. Modern charts depict far more accurate and precise information. The majority of areas associated with this Type are typically found along the coast or close inshore. Although wrecks have a much wider overall distribution, their highest densities are also found in inshore waters. In the purely marine sections of HSC, care is needed to distinguish the location of a hazard from its implications at other levels<sup>5</sup>.

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<sup>1</sup> Including buoys, beacons and lights.

<sup>2</sup> Such as lighthouses, fog stations and daymarks.

<sup>3</sup> i.e. wrecks and other seafloor debris and obstructions, drying areas, submerged rocks, shoals and banks.

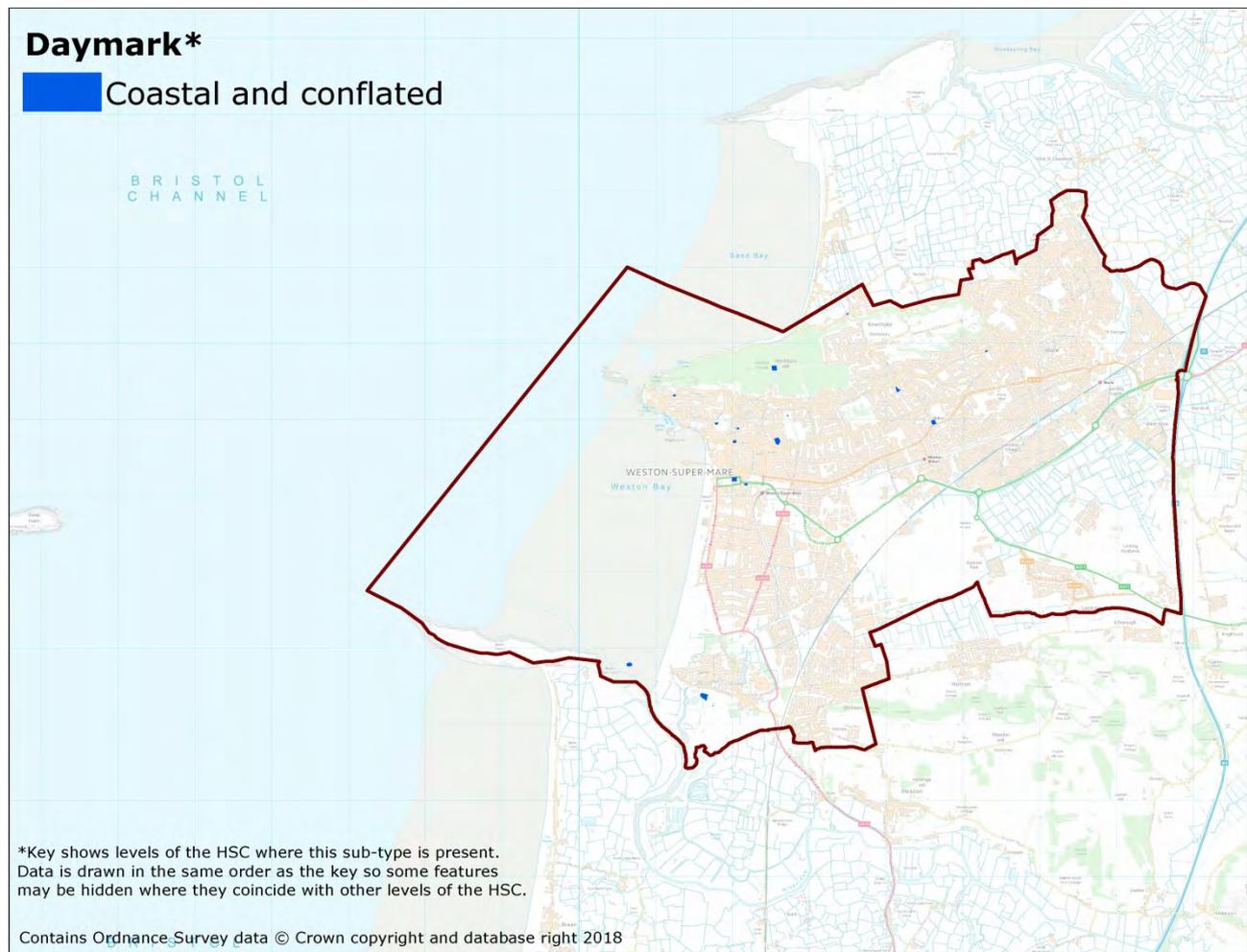
<sup>4</sup> hazardous water

<sup>5</sup> i.e. whilst 'submerged rocks' and 'wreck hazards' are direct hazards on the 'sea floor' level, only some will project into the water column or will break the sea surface. Such seafloor hazards can also create 'hazardous water' in the water column and sea surface above and around them.

# Broad Type: Navigation

## Sub Type: Daymark

Sub Type: Daymark



### Introduction

An unlit, highly visible and distinctive feature on the coast that can be used by mariners for navigation during daylight only. Numerous features were deployed as daymarks for sighting, navigation and survey. Some were specifically built as daymarks, often brightly painted to enhance their visibility; others include features built and used on land for other purposes but serving, from a maritime perspective, to identify a known and fixed location to aid navigation. Such features include churches, beacons, factory chimneys, etc. Lighthouse towers also commonly serve as daymarks but are classed as such only if their light has been decommissioned. In a less precise position-finding role, prominent hills and distinctive coastal headlands were often brought into play for a similar purpose along otherwise undistinguished coastlines.

There are no features recorded as constructed to act specifically as daymarks within the project area. The majority of daymarks are buildings, but there is one instance of a natural feature used as a day mark. As mapped in the HSC dataset, daymarks use the extent of the relevant land-use (e.g. church) as identified in the parallel HLC dataset.

### Historic Processes

The use of natural features and built structures on land to aid navigation is likely to be as old as the practice of sailing itself. Tall structures, such as churches with their towers and/or spires, as well as

# Broad Type: Navigation

## Sub Type: Daymark

distinctive hills and outcrops will have functioned as such aids prior to any formalisation into a system of daymarks shown on charts. Such features now form many of the daymarks recorded on charts.

The vast majority of daymarks in the project area are churches. These include the medieval parish churches at Weston, Uphill, Worle and Kewstoke. Several of the churches built in the later 19<sup>th</sup> and early 20<sup>th</sup> century during Weston's growth as a resort also function as daymarks.

The only other built structures which function as daymarks are the former windmill on Uphill Hill, Worle Tower<sup>6</sup> and the water tower at the reservoir on top of Worlebury Hill. These span a relatively wide date range with the windmill of possible medieval date<sup>7</sup>, Worle Tower of 19<sup>th</sup> century date and the water tower of mid-20<sup>th</sup> century date.

The only natural feature within the project area recorded as acting as a daymark is Black Rock. This is an outcrop of rock lying in an otherwise uninterrupted area of intertidal mudflats immediately east of the course of the River Axe. This may have developed a role as a daymark in part due to its great difference in form compared to the surrounding part of the bay but also as it lies close to the deeper waters of the Axe.

### Condition

The daymarks comprising features of human origin are in generally satisfactory condition since they are maintained in active use for their primary purpose (worship, residential, infrastructure). The only exceptions are those on Uphill Hill, the old church and former windmill, since these are not in active use. They are, though, maintained to some extent against further decay.

The natural daymark, Black Rock, appears in stable condition.

### Vulnerability

The human-made daymarks in the project area are not primarily maintained to function as navigation aids. As such, it is possible that their status as daymarks could be affected by modifications to these structures associated with their primary use.

The natural daymark lies in the intertidal zone so is subject to damage by normal erosional forces and storm surges.

### Forces for change

The key forces for change acting on human-made daymarks are likely to derive from issues arising through their primary use.

Climate change is predicted to increase the frequency and severity of storm events. This is likely to intensify an existing source of damage to the natural daymark.

### Relationships to other character types

The type is associated with the HLC types which commonly act as daymarks, particularly Place of Worship (Church).

### Heritage values

#### *Evidential*

The type evidences the repurposing of natural and human-made features to act as navigational aids. In the case of the project area this is likely to date back as far as the earliest features that act as daymarks, namely Black Rock and the medieval parish churches.

#### *Historical*

Illustrative of the repurposing of natural and human-made features to act as navigational aids and thus the importance of safety on the seas.

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<sup>6</sup> A former observatory that now forms part of a Country House, see associated HLC type text for further detail.

<sup>7</sup> HER entry MNS13.

# Broad Type: Navigation

## Sub Type: Daymark

### *Aesthetic*

Aesthetic value is likely to be most closely associated with the primary purpose of the daymark, particularly in the case of the churches.

From seaward, the visibility of daymarks to sailors may confer a sense of reassurance, which may be regarded as an aesthetic value.

### *Communal*

The type will have significant communal value to sailors as it allows them to know where they are headed.

### **Sources**

- Historic and modern Ordnance Survey mapping;
- Historic and modern charts (including Admiralty Chart 1152 Bristol Channel Nash Point to Sand Point).

# Broad Type: Navigation

## Sub Type: Ferry Crossing

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

For obvious reasons the majority of features associated with this Type are typically found on or adjacent to the coast. Navigable entrances to estuaries and rivers, areas of submerged hazards and foul areas are often demarcated by tracks of posts, buoys, lights, beacons, bells and topmarks. The sites of some navigation aids have a long history, being repeatedly represented on Admiralty charts and maps since their inception. On land, daymarks were commonly used in sighting, survey and navigation, also providing the triangulation basis for surveying maritime charts and coastal profiles.

Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

This type covers areas characterised by distinctive human activity directly relating to the passage of shipping traffic. This includes navigation routes, anchorages and ferry crossings and the intimately associated areas and features, such as buoyage, deployed at anchorages and ferry crossing terminals. Physical demarcation of navigation activity varies and may, where present, be incomplete relying on definition by legal designation and/or custom and usage. The Type has close functional associations with many other types within the 'Navigation' Broad Type.

This type relates to areas that contain serious risks to shipping or smaller craft which could lead to damage or complete loss of a vessel. Such risks may be directly related to features of or on the sea-floor<sup>3</sup> or they may be indirect<sup>4</sup> due to the reaction of the water column and sea surface above such seafloor risks. Strong marine currents and their responses to seafloor and coastal topography can also pose serious hazards from water turbulence.

Navigation hazards, past or present, are difficult to map with precision, despite this being one of the prime purpose of nautical and maritime charts since their creation. Major navigation hazards have figured on the earliest Admiralty charts and are often mentioned in historic sailing directions. Early charts inevitably contain less detail and use less accurate survey methods, focussing instead on highlighting approximate areas of the most notorious hazards and those most easily identifiable. Modern charts depict far more accurate and precise information. The majority of areas associated with this Type are typically found along the coast or close inshore. Although wrecks have a much wider overall distribution, their highest densities are also found in inshore waters. In the purely marine sections of HSC, care is needed to distinguish the location of a hazard from its implications at other levels<sup>5</sup>.

## Sub Type: Ferry Crossing

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<sup>1</sup> Including buoys, beacons and lights.

<sup>2</sup> Such as lighthouses, fog stations and daymarks.

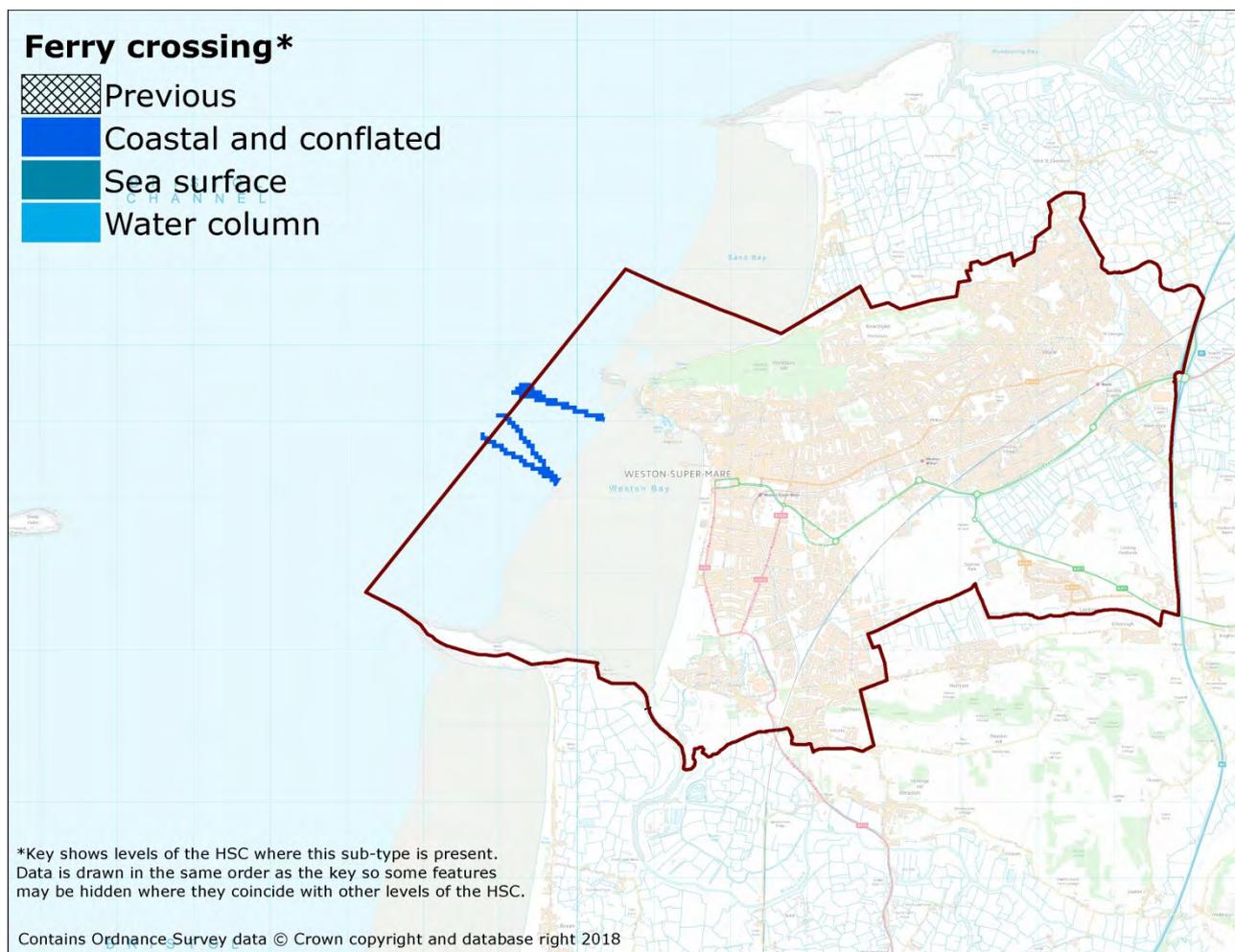
<sup>3</sup> i.e. wrecks and other seafloor debris and obstructions, drying areas, submerged rocks, shoals and banks.

<sup>4</sup> hazardous water

<sup>5</sup> i.e. whilst 'submerged rocks' and 'wreck hazards' are direct hazards on the 'sea floor' level, only some will project into the water column or will break the sea surface. Such seafloor hazards can also create 'hazardous water' in the water column and sea surface above and around them.

# Broad Type: Navigation

## Sub Type: Ferry Crossing



### Introduction

The type relates to regular commercial passenger routes across an area of sea, estuary, river or lake, or an area of port, dock or harbour. It can include associated embarkation and disembarkation areas and buildings for passengers, vehicles and customs control. Types of ferry vary considerably, from rowing boats to powered vessels and fixed chain-link ferries.

The type occurs as both a current type and a previous type in the project area and is recorded only in the seaward data.

### Historic Processes

Recorded ferry crossings in the project area are associated with two very different kinds of crossing; facilitating movement along the coast by crossing the Axe Estuary and leisure traffic along and across the Bristol Channel. These are now mostly no longer operated but some trace of the latter survives in the leisure ferry from Weston to Cardiff.

A foot ferry was in operation over the River Axe between Uphill and Brean in the latter part of the 20<sup>th</sup> century, closing in 1980. This ferry rendered what had been a c. 8 mile trip, due to the circuitous route taken by roads and paths through the former marshland around the Axe, into a journey of just over a mile. This carried mainly tourist visitors between beaches and holiday accommodation at Brean and those at Weston. That a ferry did not exist at this location prior to the 20<sup>th</sup> century shows the way in which the Axe and associated marshes historically acted as a barrier between the settlements to its north and south.

# Broad Type: Navigation

## Sub Type: Ferry Crossing

The present ferry service is a leisure service which carries on a tradition established in the Victorian period of a cross channel connection to Wales<sup>6</sup>. Until recently this ran to Penarth, on the outskirts of Cardiff, from Knightstone Causeway<sup>7</sup>. The service appears currently suspended.

### Condition

The extant example of the type is not currently in operation. As the type is expressed, in the project area, only through the use of the sea it has, therefore, no condition at present.

### Vulnerability

The type, when operational, is subject to competition from other methods of transport and affected by any forces, such as fluctuations in visitor numbers or prolonged periods of bad weather, which affect passenger numbers.

### Forces for change

The only service from Weston appears to be currently suspended. It is not clear whether the existing provider will be restarting this service.

### Relationships to other character types

The type is strongly allied to the Promenade, of which Knightstone Causeway now forms part, since this is where the embarkation point is.

### Heritage values

#### *Evidential*

Evidence for the way in which water transport across and along estuaries has historically linked places. In the case of the project area, this has been primarily for recreation rather than communication of people and goods between settlements. In the project area, only the marine expression of the type is recorded as there is no ferry-specific embarkation infrastructure at the seafront. It is possible that related wreck and debris can accumulate along ferry routes. Where present, this will carry evidential value for the operation and use of the route over time.

#### *Historical*

Illustrates the ways in which places that now seem quite distant from each other, such as Weston and Cardiff, were historically much more closely connected by water-borne transport.

#### *Aesthetic*

When operational, the type will have some aesthetic value associated with the activity and noise associated with ferries, including on embarkation and departure.

#### *Communal*

The type is likely to be associated with formative holiday experiences amongst visitors.

### Sources

- Historic and modern charts;
- North Somerset HER. Monument ID: MNS2754;
- ABPMER vessel data;
- AOS Transit Lines 2015.

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<sup>6</sup> See HSC type text 'Navigation Route'.

<sup>7</sup> <http://www.mwmarine.org/>

# Broad Type: Navigation

## Sub Type: Hazardous water

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

For obvious reasons the majority of features associated with this Type are typically found on or adjacent to the coast. Navigable entrances to estuaries and rivers, areas of submerged hazards and foul areas are often demarcated by tracks of posts, buoys, lights, beacons, bells and topmarks. The sites of some navigation aids have a long history, being repeatedly represented on Admiralty charts and maps since their inception. On land, daymarks were commonly used in sighting, survey and navigation, also providing the triangulation basis for surveying maritime charts and coastal profiles.

Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

This type covers areas characterised by distinctive human activity directly relating to the passage of shipping traffic. This includes navigation routes, anchorages and ferry crossings and the intimately associated areas and features, such as buoyage, deployed at anchorages and ferry crossing terminals. Physical demarcation of navigation activity varies and may, where present, be incomplete relying on definition by legal designation and/or custom and usage. The Type has close functional associations with many other types within the 'Navigation' Broad Type.

This type relates to areas that contain serious risks to shipping or smaller craft which could lead to damage or complete loss of a vessel. Such risks may be directly related to features of or on the sea-floor<sup>3</sup> or they may be indirect<sup>4</sup> due to the reaction of the water column and sea surface above such seafloor risks. Strong marine currents and their responses to seafloor and coastal topography can also pose serious hazards from water turbulence.

Navigation hazards, past or present, are difficult to map with precision, despite this being one of the prime purpose of nautical and maritime charts since their creation. Major navigation hazards have figured on the earliest Admiralty charts and are often mentioned in historic sailing directions. Early charts inevitably contain less detail and use less accurate survey methods, focussing instead on highlighting approximate areas of the most notorious hazards and those most easily identifiable. Modern charts depict far more accurate and precise information. The majority of areas associated with this Type are typically found along the coast or close inshore. Although wrecks have a much wider overall distribution, their highest densities are also found in inshore waters. In the purely marine sections of HSC, care is needed to distinguish the location of a hazard from its implications at other levels<sup>5</sup>.

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<sup>1</sup> Including buoys, beacons and lights.

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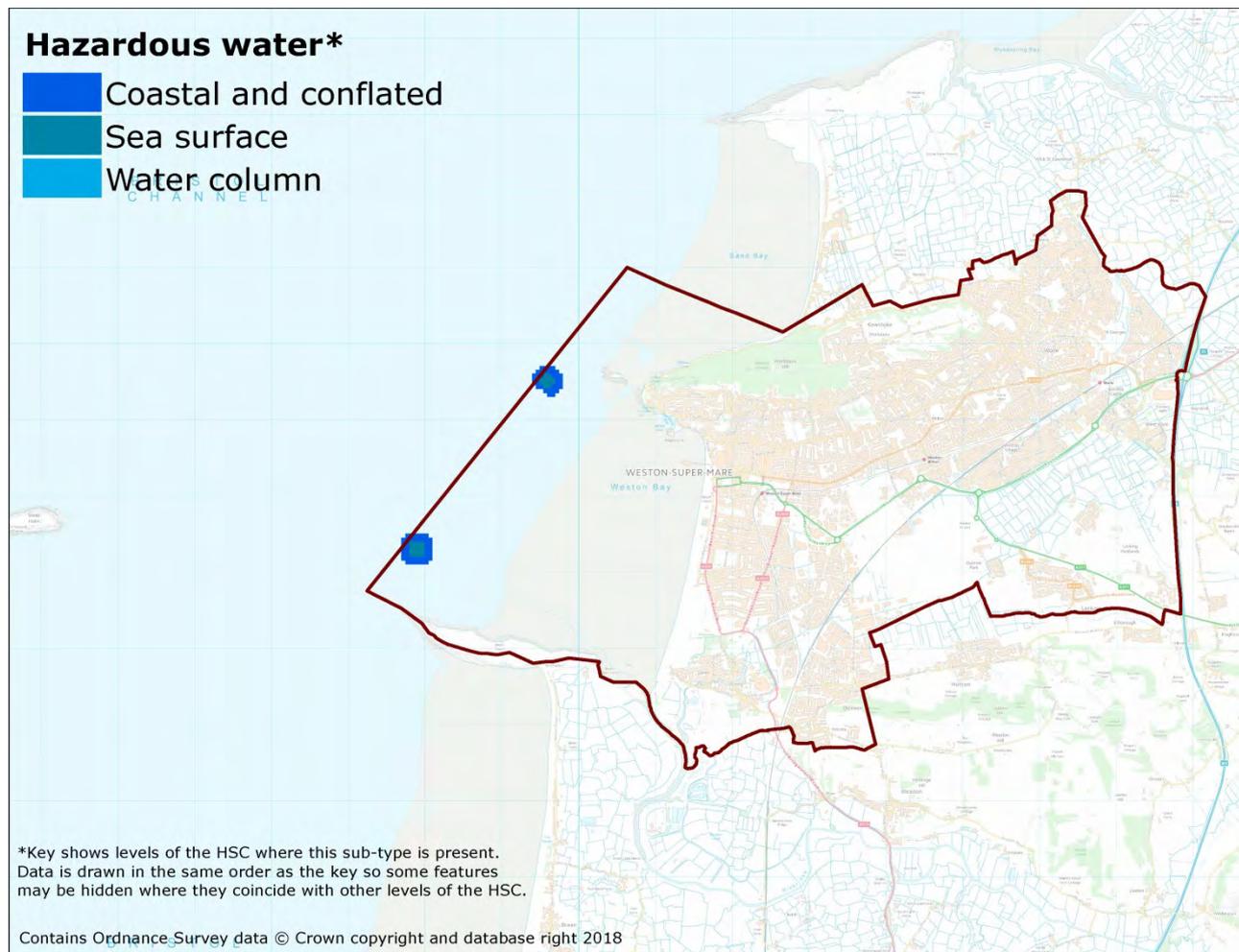
<sup>4</sup> hazardous water

<sup>5</sup> i.e. whilst 'submerged rocks' and 'wreck hazards' are direct hazards on the 'sea floor' level, only some will project into the water column or will break the sea surface. Such seafloor hazards can also create 'hazardous water' in the water column and sea surface above and around them.

# Broad Type: Navigation

## Sub Type: Hazardous water

Sub Type: Hazardous water



### Introduction

Areas of the water column and/or sea surface above various sea-floor hazards and in a buffered zone around them. Such hazards may include wrecks, submerged rocks, shoals (submerged sandbanks) and flats. This Sub-character Type is designed to avoid potentially misleading repetition of such sea-floor hazards at levels from which they are physically absent. It is not a catch-all category for specific water hazards not yet covered by other Sub-character Types.

### Historic Processes

The formation of 'hazardous water' is generally dependent on the presence of specific hazards to navigation on the sea floor, whether submerged rocks, wreckage or other debris.

In the project area, the type occurs in the water column and on the sea surface as a consequence of the presence of rock outcrops that present a significant danger to shipping.

### Condition

The type is likely to be in good condition, as it depends solely on the presence of highly resilient rock outcrops on the sea bed.

### Vulnerability

The type is comparatively resilient to change, as it relates to the presence of highly resilient bedrock outcrops.

# Broad Type: Navigation

## Sub Type: Hazardous water

### Forces for change

Climate change is likely to be the sole driver for change affecting the type; changes in sea level may diminish hazard levels, although this is unlikely.

### Relationships to other character types

The type has a strong relationship to Submerged Rocks in the project area.

### Heritage values

#### *Evidential*

The type has some evidential value as a historical hazard to shipping, potentially resulting in some of the project area's wrecks.

#### *Historical*

The type has some historical value, often being marked on navigational charts and potentially, although not apparently within the project area, being associated with historical wrecks.

#### *Aesthetic*

The type has negligible aesthetic value, being part of the water column and generally imperceptible.

#### *Communal*

The type may have some communal value to local navigators and fishermen as areas to avoid

### Sources

- Admiralty Chart 1152 Bristol Channel Nash Point to Sand Point

# Broad Type: Navigation

## Sub Type: Navigation route

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

For obvious reasons the majority of features associated with this Type are typically found on or adjacent to the coast. Navigable entrances to estuaries and rivers, areas of submerged hazards and foul areas are often demarcated by tracks of posts, buoys, lights, beacons, bells and topmarks. The sites of some navigation aids have a long history, being repeatedly represented on Admiralty charts and maps since their inception. On land, daymarks were commonly used in sighting, survey and navigation, also providing the triangulation basis for surveying maritime charts and coastal profiles.

Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

This type covers areas characterised by distinctive human activity directly relating to the passage of shipping traffic. This includes navigation routes, anchorages and ferry crossings and the intimately associated areas and features, such as buoyage, deployed at anchorages and ferry crossing terminals. Physical demarcation of navigation activity varies and may, where present, be incomplete relying on definition by legal designation and/or custom and usage. The Type has close functional associations with many other types within the 'Navigation' Broad Type.

This type relates to areas that contain serious risks to shipping or smaller craft which could lead to damage or complete loss of a vessel. Such risks may be directly related to features of or on the sea-floor<sup>3</sup> or they may be indirect<sup>4</sup> due to the reaction of the water column and sea surface above such seafloor risks. Strong marine currents and their responses to seafloor and coastal topography can also pose serious hazards from water turbulence.

Navigation hazards, past or present, are difficult to map with precision, despite this being one of the prime purpose of nautical and maritime charts since their creation. Major navigation hazards have figured on the earliest Admiralty charts and are often mentioned in historic sailing directions. Early charts inevitably contain less detail and use less accurate survey methods, focussing instead on highlighting approximate areas of the most notorious hazards and those most easily identifiable. Modern charts depict far more accurate and precise information. The majority of areas associated with this Type are typically found along the coast or close inshore. Although wrecks have a much wider overall distribution, their highest densities are also found in inshore waters. In the purely marine sections of HSC, care is needed to distinguish the location of a hazard from its implications at other levels<sup>5</sup>.

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<sup>1</sup> Including buoys, beacons and lights.

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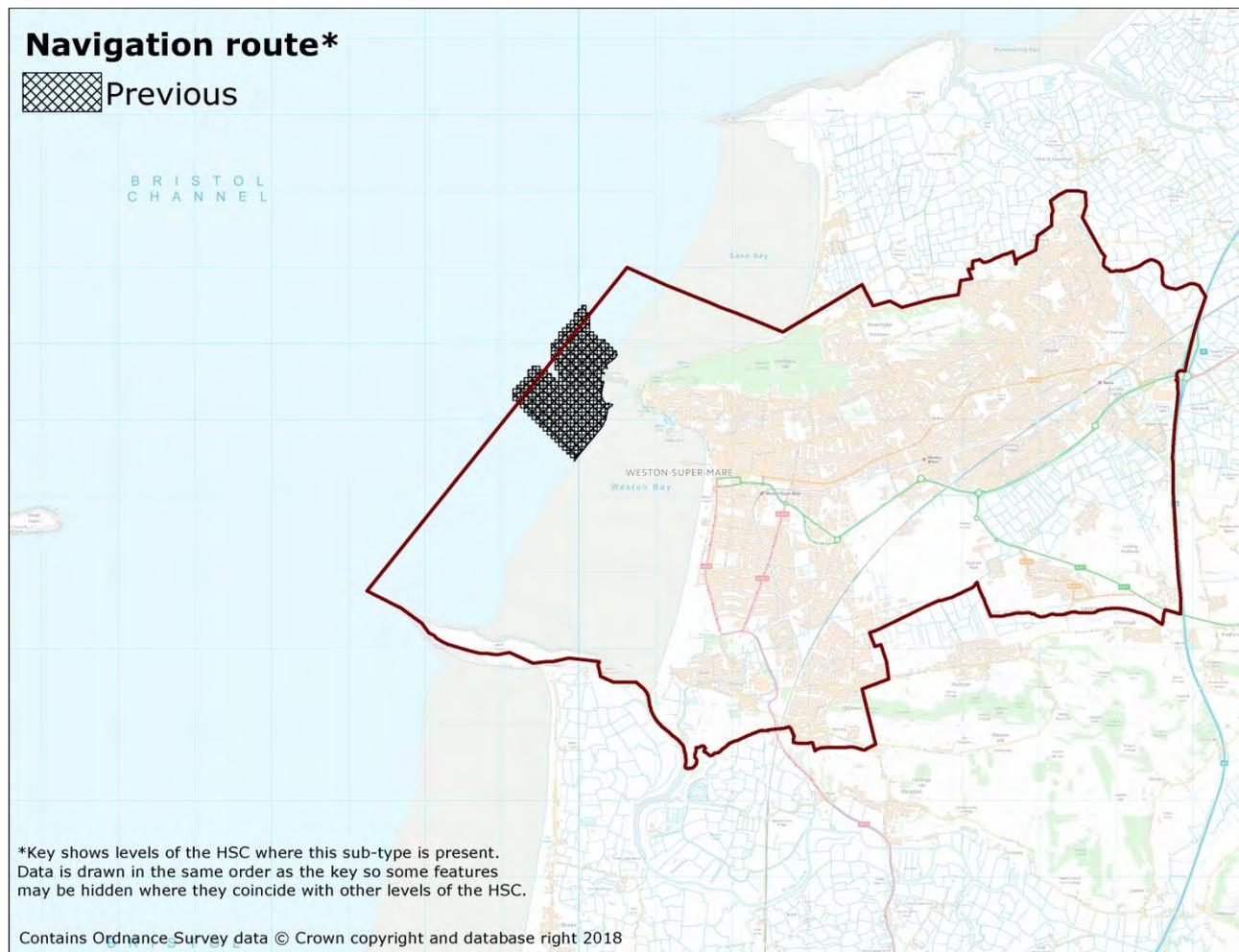
<sup>4</sup> hazardous water

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# Broad Type: Navigation

## Sub Type: Navigation route

Sub Type: Navigation route



### Introduction

Relates to routes regularly used by vessels of any description while navigating between destinations. They may be defined by usage or in some areas formally defined by regulation. Navigation routes are distinct from the HSC type 'Navigation channels' which are physical features actively managed to identify or secure a navigation route across hazardous areas of sea-floor<sup>6</sup>. They are also distinct from the HSC type 'Commercial shipping routes' regularly used by merchant shipping.

The type occurs as both a current and a previous type in the project area and is recorded only in the seaward data.

### Historic Processes

Recorded navigation routes in the project area are associated with the pleasure traffic along and across the Bristol Channel. These are now mostly no longer operated but some trace of the latter survives in the pleasure cruises that now run to and from Weston itself.

Pleasure traffic was chiefly associated with steamers plying the Bristol Channel and carrying visitors on excursions and landing at resorts during the 19<sup>th</sup> and 20<sup>th</sup> centuries. Steamer services began landing at Weston in the early 19<sup>th</sup> century but became much more prevalent in the latter part of the century. They initially used the limited landing facilities offered by Knightstone Causeway but most later shifted to landing at Birnbeck Pier, purpose built to attract steamer traffic in the 1860s. Steamers continued to bring large numbers of visitors to Birnbeck Pier, with only some venturing away from the pier and into the town itself, throughout the 19<sup>th</sup> and earlier part of the 20<sup>th</sup> century. Many came via scheduled steamer services from Cardiff. Such services continued to bring visitors as late as the 1970s. The Grand

<sup>6</sup> Not found in the project area but recorded n HSC undertaken in other areas.

# Broad Type: Navigation

## Sub Type: Navigation route

Pier, built in the 1900s, was built with landing facilities for steamers but never took off as a destination for waterborne visitors since the landing approach was hazardous and prone to silting.

The steamer routes ceased operation in the 1970s but sailings still embark from and call at Weston. Until recently this comprised seasonal trips out to land on the islands in the Bristol Channel (Flat Holm and Steep Holm) as well as cruises along the coast (e.g. to Brean Down) alongside a ferry service to Cardiff <sup>7</sup>. The service runs from the slipway at Knightstone Causeway, now part of the Promenade, but appears currently suspended.

### Condition

The extant example of the type does not appear to be currently in operation. As the type is expressed, in the project area, only through the use of the sea it has, therefore, no condition at present.

### Vulnerability

The type, when operational, is subject to competition from other methods of transport and affected by many forces, such as fluctuations in visitor numbers or prolonged periods of bad weather, which affect passenger numbers.

### Forces for change

The only service from Weston appears to be currently suspended. It is not clear whether the existing provider will be restarting this service.

Weston has historically been a key point for starting excursions to the popular visitor destinations of Flat Holm and Steep Holm so it is possible that a service will be reinstated, perhaps under a different operator.

### Relationships to other character types

The type is strongly allied to the Pleasure Pier and Promenade types since this is where embarkation points are, or have been, situated.

### Heritage values

#### *Evidential*

Provides evidence for the past and continuing appeal of seaborne excursions from and to resorts. It is possible that related wreck and debris can accumulate along ferry routes. Where present, this will carry evidential value for the operation and use of the route over time.

#### *Historical*

Illustrative of the above factors. The type also illustrates the ways in which places that now seem distant from one another, when judged by the prevailing norms of road and rail travel but whom were historically much more closely connected by water-borne services.

#### *Aesthetic*

When operational, the type will have some aesthetic value associated with the activity and noise associated with boat movements, including on embarkation and departure.

#### *Communal*

The type is likely to be associated with formative holiday experiences amongst visitors

### Sources

- The White Funnel Handbook published by Ed. J Burrow & Co. Ltd., Cheltenham and London;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore;
- Marine Management Organisation aggregated vessel Automatic Identification System (AIS) transit lines data (2015 data);
- MW marine website <http://www.mwmarine.org/>

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<sup>7</sup> <http://www.mwmarine.org/>

# Broad Type: Navigation

## Sub Type: Safety services

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

For obvious reasons the majority of features associated with this Type are typically found on or adjacent to the coast. Navigable entrances to estuaries and rivers, areas of submerged hazards and foul areas are often demarcated by tracks of posts, buoys, lights, beacons, bells and topmarks. The sites of some navigation aids have a long history, being repeatedly represented on Admiralty charts and maps since their inception. On land, daymarks were commonly used in sighting, survey and navigation, also providing the triangulation basis for surveying maritime charts and coastal profiles.

Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

This type covers areas characterised by distinctive human activity directly relating to the passage of shipping traffic. This includes navigation routes, anchorages and ferry crossings and the intimately associated areas and features, such as buoyage, deployed at anchorages and ferry crossing terminals. Physical demarcation of navigation activity varies and may, where present, be incomplete relying on definition by legal designation and/or custom and usage. The Type has close functional associations with many other types within the 'Navigation' Broad Type.

This type relates to areas that contain serious risks to shipping or smaller craft which could lead to damage or complete loss of a vessel. Such risks may be directly related to features of or on the sea-floor<sup>3</sup> or they may be indirect<sup>4</sup> due to the reaction of the water column and sea surface above such seafloor risks. Strong marine currents and their responses to seafloor and coastal topography can also pose serious hazards from water turbulence.

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<sup>1</sup> Including buoys, beacons and lights.

<sup>2</sup> Such as lighthouses, fog stations and daymarks.

<sup>3</sup> i.e. wrecks and other seafloor debris and obstructions, drying areas, submerged rocks, shoals and banks.

<sup>4</sup> hazardous water

<sup>5</sup> i.e. whilst 'submerged rocks' and 'wreck hazards' are direct hazards on the 'sea floor' level, only some will project into the water column or will break the sea surface. Such seafloor hazards can also create 'hazardous water' in the water column and sea surface above and around them.

# Broad Type: Navigation

## Sub Type: Safety services

Sub Type: Safety services



### Introduction

The type comprises those services - Coastguard and lifeboat stations and NCI lookouts –located at strategic points to monitor the coastline and, in the case of lifeboat stations, to launch search and rescue missions. These are usually purpose-built.

In the project area the type is associated with the facilities of the Royal National Lifeboat Institution (RNLI). These are the RNLI's former boathouse and slip on Birnbeck Island. Owing to deterioration of access to Birnbeck, the RNI now operates from a compound on the Promenade at Knightstone. This new facility is not mapped in the HSC dataset since it is not extensive enough to meet the mapping threshold.

### Historic processes

The RNLI was established in the 1820s and has gradually expanded to provide lifesaving services around the coast of the British Isles. It is a charity and relies on highly-trained and largely volunteer crews to operate these services. As the RNLI has operated over a significant length of time, the boats it has used and the manner in which they are housed and launched has evolved considerably.

The RNLI operates both inshore<sup>6</sup> and all-weather<sup>7</sup> lifeboats. The need to accommodate the RNLI's newer classes of lifeboat (particularly the Shannon all-weather lifeboat, adopted in 2013<sup>8</sup>) has led to the redevelopment, including demolition and replacement, of some older lifeboat stations which were too small to house and operate them (e.g. Bembridge, Selsey).

<sup>6</sup> Inflatable boats or rigid inflatable boats (RIBs) which have no covered crew area

<sup>7</sup> Rigid-hulled and with a covered crew area

<sup>8</sup> <https://rnli.org/what-we-do/lifeboats-and-stations/our-lifeboat-fleet/shannon-class-lifeboat>

# Broad Type: Navigation

## Sub Type: Safety services

The RNLI established lifesaving services in Weston in 1882 on Birnbeck Island after the town was selected to fulfil a legacy from Col. W. J. Holt of Bangor to provide a lifeboat in the Bristol Channel<sup>9</sup>. The island had, by that date, been enlarged from its natural form to create a pleasure pier, including steamer landing berths, and connected to the mainland via a further access pier. The access pier is a Grade II Listed Building<sup>10</sup> and the entire complex sits within the Birnbeck Conservation Area.

The initial station was a simple boat stored on davits and an associated launching slip adjacent to the north side of the junction of the access pier and the island itself. The boat was named William James Holt after the benefactor. Deployment of a larger boat in 1889 led to the construction of a permanent boathouse adjacent to the slip. This boathouse is of stone construction with a tiled pitched roof and is typical of RNLI boathouses of the period. It still stands and is in occasional use by the RNLI. A new boathouse and boat were provided in 1901-3 following a bequest. This 1902 boathouse was of very similar style and construction to the original boathouse but larger and sited on the south side of the junction of the access pier and island. It is a Grade II Listed Building<sup>11</sup>. The station is reputed to have had the longest slip of any lifeboat station in England<sup>12</sup>. Unusually for RNLI stations built on piers, the boathouse is stone-built with foundations set onto the rock of the island which forms the core of the pier. This is due to the unique nature of Birnbeck Pier; part natural island, part made ground and part traditional pier construction. The boathouses are typical of the RNLI's constructions of this period but are executed in local stone. As such, they have a character which is at once local and imported.

Despite changing fortunes, disuse and eventual closure of the surrounding pleasure pier, the 1902 boathouse was the chief focus of RNLI operations in Weston until 2013<sup>13</sup>. This was despite gradual and serious deterioration in the access pier, eventually reaching a state that only a very narrow width of pier was maintained in a useable state and this was solely for access to the station. The Birnbeck station retains boats, but in restricted use, with the RNLI primarily operating from a temporary facility housed in Portakabins at Knightstone Causeway and launching from the adjacent slip. This temporary facility is not large enough to be classed as a Lifeboat Station in the dataset and sits within the area characterised as Promenade. The RNLI are currently in the process of planning a new permanent station.



**Photograph 1: 1902 Lifeboat Station and slip, Birnbeck Island**

<sup>9</sup> [http://www.westonrnli.co.uk/?page\\_id=27](http://www.westonrnli.co.uk/?page_id=27)

<sup>10</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129718>

<sup>11</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1137515>

<sup>12</sup> The slip for the old lifeboat station in Tenby is longer <http://www.coflein.gov.uk/en/site/34360/details/tenby-lifeboat-station-castle-hill-tenby> (The current operational slip for the 'new' station in Tenby – housing the Tamar-class all-weather boat – is shorter)

<sup>13</sup> <http://www.westonrnli.co.uk/?p=824>

# Broad Type: Navigation

## Sub Type: Safety services

### Condition

The disused lifeboat stations remain in RNLI ownership but challenges posed by the wider condition and ownership of Birnbeck Pier mean that they can no longer be safely used for their primary purpose. Their condition appears satisfactory which stands in stark contrast to the access pier and Conservation Area which are on the Heritage At Risk Register (HAR)<sup>14,15</sup>.

### Vulnerability

The disused stations are vulnerable to deterioration as they are not in permanent active use and no longer suitable for use by the RNLI for its operations, partly because of issues with safe access to the island.

The coastal location of the boathouses also has inherent challenges associated with storm events which can cause damage to the structure of the station.

### Forces for change

The proposed new lifeboat station is likely to be sited on the mainland at Madeira Cove so the historic station structures will become vacant and the site not in active use. Owing to the charitable nature of its funding, the RNLI is unlikely to be able to justify expenditure on upkeep of stations no longer in use. As such, the historic stations are likely to face similar issues of decay and vandalism as seen in the other structures on the island once they are disused.

Climate change is predicted to increase the frequency and severity of storm events. This is likely to intensify an existing source of damage to the station.

### Relationships with other character types

The type is associated with the Birnbeck Working Pier, formerly a Pleasure Pier, since this provides the access way to the Weston station. No other specific related or allied types since the location of facilities is largely dictated by need and the RNLI's past ability to acquire a suitable patch of coastal land. In general they are associated with types associated with the coast.

### Heritage values

#### *Evidential*

Evidence of the presence of lifesaving services under the auspices of the RNLI at Weston since the late 19<sup>th</sup> century. Owing to the RNLI's need to maintain boathouses which accommodate the current fleet, the station is of a kind which is gradually being lost to redevelopment as new boathouses and launching facilities are constructed.

The siting of the RNLI's first Bristol Channel station at Weston also indicates both the suitability of Birnbeck as a launching site and the need for services generated by the town's pre-eminence as a seaside resort during this time.

#### *Historical*

Illustrative of the duration of RNLI services at Weston, its relative suitability for launching and importance of lifesaving services at this location due to the historic and current density of seaside tourism and other activities.

That a station was required also indicates the treacherous conditions that can arise along this stretch of coast due to the combination of an extremely high tidal range and intertidal mud flats.

Many stations contain commemorative material relating to lifeboat operations from that station. Where present, such material has important historical value, both as a document of local events and as a demonstration of the operation and influence of a national body. The station is also associated with specific rescues which are documented in the stations archives but are also likely to feature in local memories. This is likely to confer some historical value to the station.

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<sup>14</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/46865>

<sup>15</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1275>

# Broad Type: Navigation

## Sub Type: Safety services

### *Aesthetic*

The station's boathouses are well-designed structures executed in traditional materials. Whilst they integrate well with the wider complex of 19<sup>th</sup> century buildings on Birnbeck Island, they can provide a sobering contrast. This is as the rest of the island was devoted to leisure and entertainment whereas the station was something that was designed to leap into action upon emergency and save lives.

### *Communal*

Associated primarily with its purpose. This could be as a feature which is associated with particular rescues but could more generally relate to the feeling of protection and safety that comes with having the station at such close proximity to the very well-used beach.

### **Sources**

- <https://rnli.org/about-us/our-history>
- <http://www.westonrnli.co.uk/>
- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit;
- ESRI aerial imagery;
- Historic and modern charts.

# Broad Type: Navigation

## Sub Type: Submerged rocks

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

For obvious reasons the majority of features associated with this Type are typically found on or adjacent to the coast. Navigable entrances to estuaries and rivers, areas of submerged hazards and foul areas are often demarcated by tracks of posts, buoys, lights, beacons, bells and topmarks. The sites of some navigation aids have a long history, being repeatedly represented on Admiralty charts and maps since their inception. On land, daymarks were commonly used in sighting, survey and navigation, also providing the triangulation basis for surveying maritime charts and coastal profiles.

Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

This type covers areas characterised by distinctive human activity directly relating to the passage of shipping traffic. This includes navigation routes, anchorages and ferry crossings and the intimately associated areas and features, such as buoyage, deployed at anchorages and ferry crossing terminals. Physical demarcation of navigation activity varies and may, where present, be incomplete relying on definition by legal designation and/or custom and usage. The Type has close functional associations with many other types within the 'Navigation' Broad Type.

This type relates to areas that contain serious risks to shipping or smaller craft which could lead to damage or complete loss of a vessel. Such risks may be directly related to features of or on the sea-floor<sup>3</sup> or they may be indirect<sup>4</sup> due to the reaction of the water column and sea surface above such seafloor risks. Strong marine currents and their responses to seafloor and coastal topography can also pose serious hazards from water turbulence.

Navigation hazards, past or present, are difficult to map with precision, despite this being one of the prime purpose of nautical and maritime charts since their creation. Major navigation hazards have figured on the earliest Admiralty charts and are often mentioned in historic sailing directions. Early charts inevitably contain less detail and use less accurate survey methods, focussing instead on highlighting approximate areas of the most notorious hazards and those most easily identifiable. Modern charts depict far more accurate and precise information. The majority of areas associated with this Type are typically found along the coast or close inshore. Although wrecks have a much wider overall distribution, their highest densities are also found in inshore waters. In the purely marine sections of HSC, care is needed to distinguish the location of a hazard from its implications at other levels<sup>5</sup>.

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<sup>1</sup> Including buoys, beacons and lights.

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<sup>3</sup> i.e. wrecks and other seafloor debris and obstructions, drying areas, submerged rocks, shoals and banks.

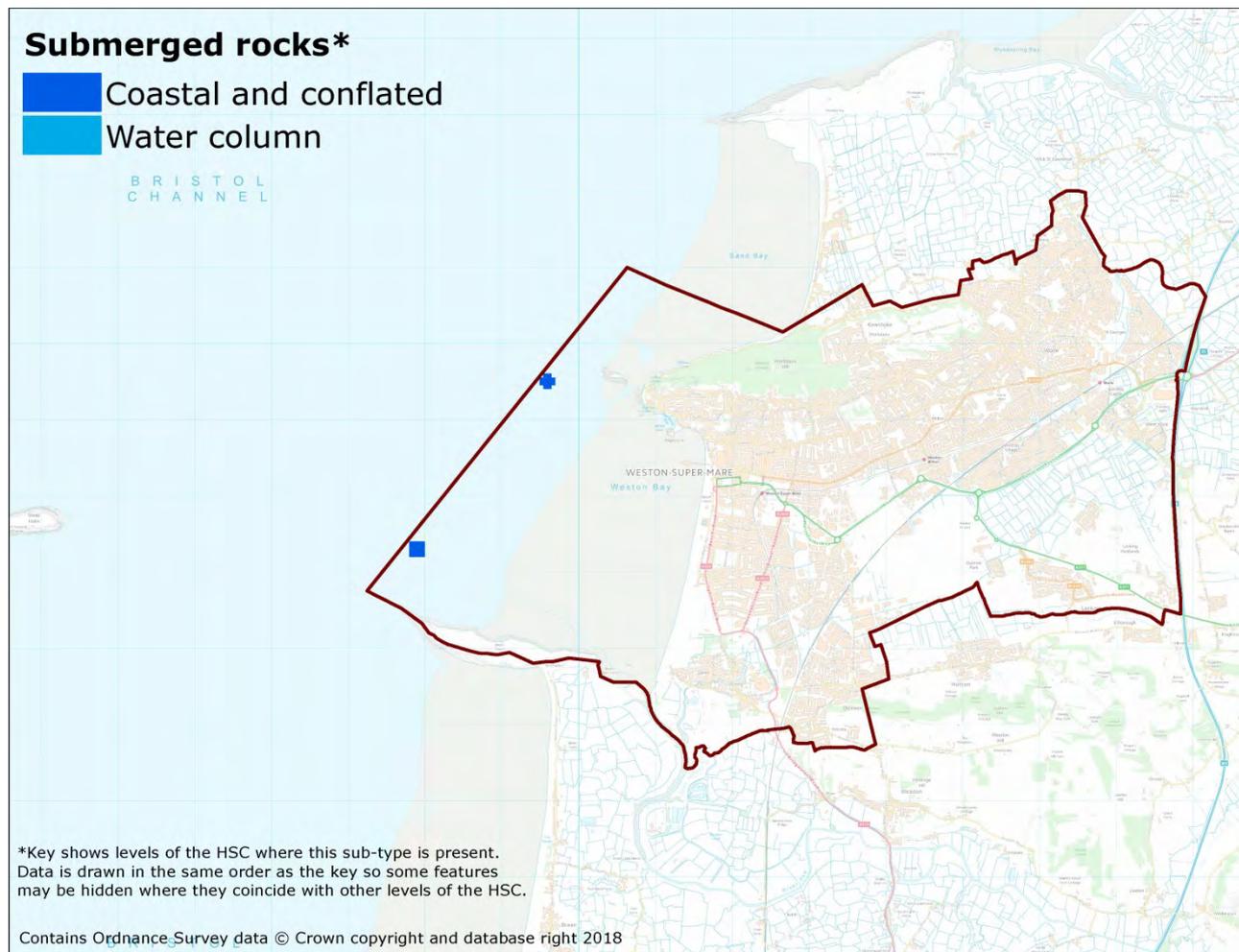
<sup>4</sup> hazardous water

<sup>5</sup> i.e. whilst 'submerged rocks' and 'wreck hazards' are direct hazards on the 'sea floor' level, only some will project into the water column or will break the sea surface. Such seafloor hazards can also create 'hazardous water' in the water column and sea surface above and around them.

# Broad Type: Navigation

## Sub Type: Submerged rocks

Sub Type: Submerged rocks



### Introduction

Area dominated by rocks rising from the general level of the seabed but not breaking the surface of the water at any state of the tide, thus posing a serious risk for navigation. Where submerged rocks have only limited extension into the water column, the dominant character in the water column above and in a buffer around the wreck is more accurately described as HSC type 'Hazardous water', and may be so in the sea surface there. That avoids indicating 'submerged rocks' at levels above which they actually occur. The Sub-character Type 'Submerged rocks' is not used at Sub-sea floor level.

### Historic processes

Submerged rocks occur as accidents of geology, often relating to areas of more resilient bedrock that have resisted the effects of historical glaciation and erosion; protruding from the substrate and presenting a hazard to navigation.

In the project area, there are two such outcrops: off Brean Down and Anchor Head respectively. They lie significantly closer to the surface than the surrounding sediment plains.

### Condition

The type is likely to be in good condition, given that it comprises relatively hard, resilient rock.

### Vulnerability

The type is likely to be resilient to change.

# Broad Type: Navigation

## Sub Type: Submerged rocks

### Forces for change

While climate change is likely to be the most significant driver of change in the marine and estuarine environment, the height to which the type appears to protrude from the substrate suggests that meaningful change is unlikely under current climate change scenarios.

### Relationships to other character types

The type is strongly allied to Hazardous Water in the project area. It is also related to Water Turbulence.

### Heritage values

#### *Evidential*

The type is likely to have some evidential value, as a potential source of wrecks in the area – although both occurrences lie well below the surface.

#### *Historical*

The type may have some historical value through associations with wrecks.

#### *Aesthetic*

The type has negligible aesthetic value as it is not perceptible on the surface.

#### *Communal*

The type may have some communal value in the fishing and sailing communities as areas to avoid

### Sources

- Admiralty Chart 1152 Bristol Channel Nash Point to Sand Point
- SeaZone Hydrospatial data.

# Broad Type: Navigation

## Sub Type: Water turbulence

Relating to the action or practice of travelling on or in water in a ship or other vessel. This data is primarily derived from the digitisation of modern and historic charts.

This Type includes features and structures on or near the coast for the guidance of mariners, both for position-finding and to indicate dangerous aspects of the points. Such features exist in the marine zone, in coastal locations and inland. They include marine navigation aids<sup>1</sup> and land-based aids<sup>2</sup>. Areas advised or designated as zones of restricted navigation or exclusion for safety reasons are also included, as are safety services' installations such as coastguard stations and lifeboat stations.

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Some areas of the sea are themselves characterised as 'safety areas', with advised or designated restrictions on navigation, or exclusion from permitted navigation altogether. These may be designed to facilitate safe passage around coastal or estuarine hazards or between shipping lanes, or exclusion zones for safety reasons around offshore oil and gas installations, or military practice areas. Also important in maritime safety are the coastguard and lifeboat stations and lookouts dotted strategically along the coast.

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<sup>1</sup> Including buoys, beacons and lights.

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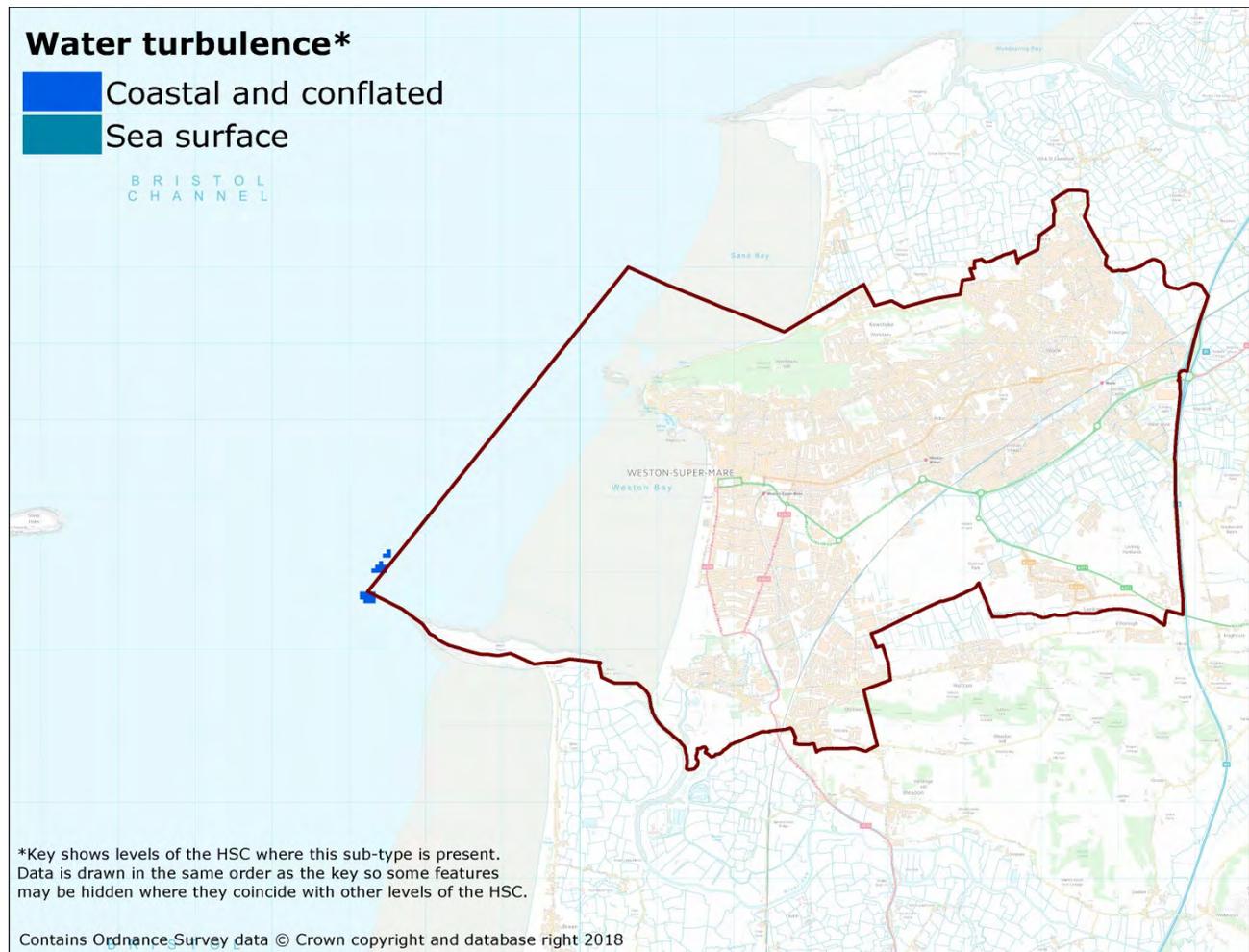
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# Broad Type: Navigation

## Sub Type: Water turbulence

Sub Type: Water turbulence



### Introduction

Areas of the water column and/or sea surface characterised by heavy swell, strong currents and tidal races which pose a risk for navigation.

### Historic processes

Areas of water turbulence occur where tidal and estuarine flows interact with seabed and coastal morphology to produce wave and tidal effects that present a hazard to navigation.

In the project area, such an effect occurs off Brean Down, between Howe Rocks and a submerged bedrock outcrop immediately to the north.

### Condition

The type is likely to be in good condition, as its existence depends on large-scale tidal processes.

### Vulnerability

The type is unlikely to be vulnerable to change.

### Forces for change

While climate change represents the key driver for change in the marine and coastal environment, the type in the project area is dependent on solid geology and macro-scale tidal and estuarine processes that are unlikely to change significantly.

# Broad Type: Navigation

## Sub Type: Water turbulence

### Relationships to other character types

The type is related to Submerged Rocks in the project area.

### Heritage values

#### *Evidential*

The type has some evidential value in that it may help to explain patterns of wrecks.

#### *Historical*

The type may have some historical value, although links to specific wrecks have not been established in the project area.

#### *Aesthetic*

The type is likely to have some aesthetic value, as the turbulence – particularly on Spring tides – may generate distinctive effects.

#### *Communal*

The type may have some communal value in the fishing and sailing communities as areas to avoid.

### Sources

- Admiralty Chart 1152 Bristol Channel Nash Point to Sand Point.

# Broad Type: Recreation

## Sub Type: Aquarium

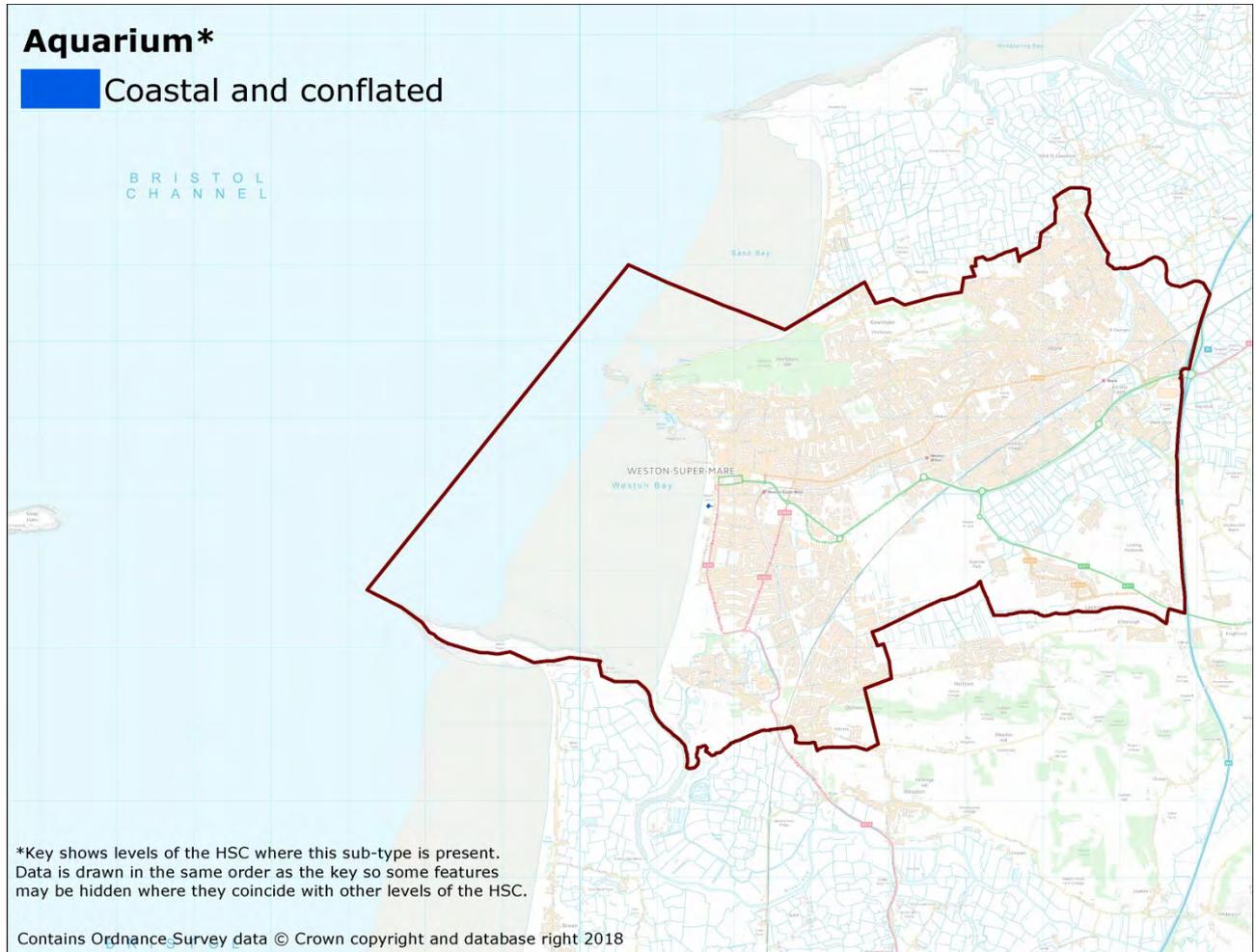
This Broad Type and Type refers to areas whose character is dominated by activity or material resources whose primary purpose relates to leisure, pleasure, or inspiration. This broad definition includes areas devoted to a considerable diversity of coastal- and marine-specific tourist and leisure activities whose commercial income forms a very important sector of the economy for many coastal areas. It also includes areas dominated by less directly commercial aspects, such as those frequented by wildlife watchers, and areas given over to extensive public art installations such as Antony Gormley's 'Another Place' on Crosby Beach.

Recreational enjoyment of the coast has a long history in England with origins in the earliest expressions of the Romantic movement. As such, Recreation Sub-Character Types are likely to exist as a Previous Type in places. The growth of industrial towns, the railway network and, during the later 19<sup>th</sup> and early 20<sup>th</sup> centuries, the increase in public holidays and workers' purchasing power led to the rise and massive expansion of seaside resorts and their attendant accommodation and entertainment facilities along many parts of the England's coastline. Later and current themes affecting the expression of 'Recreation' include the post-war rise and later decline of the holiday park, the post 1950's decline of the English seaside resort and various initiatives aimed at regeneration. While much of the coastline and inshore marine areas could be viewed as a 'recreational resource' in loose terms, areas are recorded within this Broad Type where 'recreation' forms the dominant character of an area and where the recreational activity has a distinctly maritime flavour rather than just being coastally situated. There can be no hard and fast line here but for example, a fairly typical public park in a coastal town would be relevant to a land-based historic characterisation but not for HSC. By contrast, the gardens of many coastally-situated large houses open to the public are designed specifically to make use of the coastal topography and display or shelter coastally-specific plant species, often ones intolerant of frost. Similarly, a fairly strong argument can be made for including extensive golf-courses utilising coastal sand dunes as they rely for their physical existence on the coastally-specific dune formations and for their economic existence by drawing on the coastal tourist trade.

# Broad Type: Recreation

## Sub Type: Aquarium

### Sub Type: Aquarium



### Introduction

An area of buildings, artificial ponds and/or tanks in which aquatic plants and animals are kept for observation and study as recreation.

### Historic processes

Aquaria are recent facilities built to function as visitor attractions. They have become a fixture of the visitor attraction landscape in Britain, largely in seaside or coastal tourist destinations, as they are a source of entertainment and diversion that is not weather dependent. That in Weston, the SeaQuarium, was built in 1995<sup>1</sup>. It is a distinctive, pier-like, structure which is built on a beach site accessed from the promenade. It mixes the traditional built forms seen on historic piers – gabled, white-painted wooden buildings – with more novel shapes, being diamond-shaped in plan and having a central pyramidal section to its roof. As such, it is a very distinctive feature of the seafront.

<sup>1</sup> [https://www.seaquarium.co.uk/weston-home-news.php?article\\_id=153](https://www.seaquarium.co.uk/weston-home-news.php?article_id=153)

# Broad Type: Recreation

## Sub Type: Aquarium



**Photograph 1: SeaQuarium, Weston Beach**

### Condition

The aquarium is in active use and appears in satisfactory condition.

### Vulnerability

The type is designed purely to function as a visitor attraction so is vulnerable to changes in tourism, particularly fluctuations in visitor levels. As something that is not weather dependent, the type is slightly less vulnerable than visitor attractions that rely solely on outdoor facilities or environments.

The type places animal encounters at the forefront of its attraction so may be vulnerable to changes in public perception on the treatment and presentation of animals in captivity.

The type is in a seafront location so is vulnerable to storm surges.

### Forces for change

As a visitor attraction, the type depends upon continued tourist traffic through the town. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

The type may face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to Promenade and Leisure Beach.

### Heritage values

#### *Evidential*

Physical evidence for the kinds of leisure attractions developed in the late 20<sup>th</sup> century.

#### *Historical*

A visible document of a late 20<sup>th</sup> century visitor attraction that also illustrates changes in seaside recreation, the need for wet weather attractions and the continuing importance of the seafront even in a period of declining visitors and changing holiday patterns.

# Broad Type: Recreation

## Sub Type: Aquarium

### *Aesthetic*

Its design echoes traditional pier architecture but also introduces novel elements.

### *Communal*

Its distinctive structure and placement on a prominent site mean it may function as a landmark for both visitors and residents and It may be associated with formative holiday experiences for visitors.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- SeaQuarium website, [https://www.seaquarium.co.uk/weston-home-news.php?article\\_id=153](https://www.seaquarium.co.uk/weston-home-news.php?article_id=153)

# Broad Type: Recreation

## Sub Type: Bathing/swimming

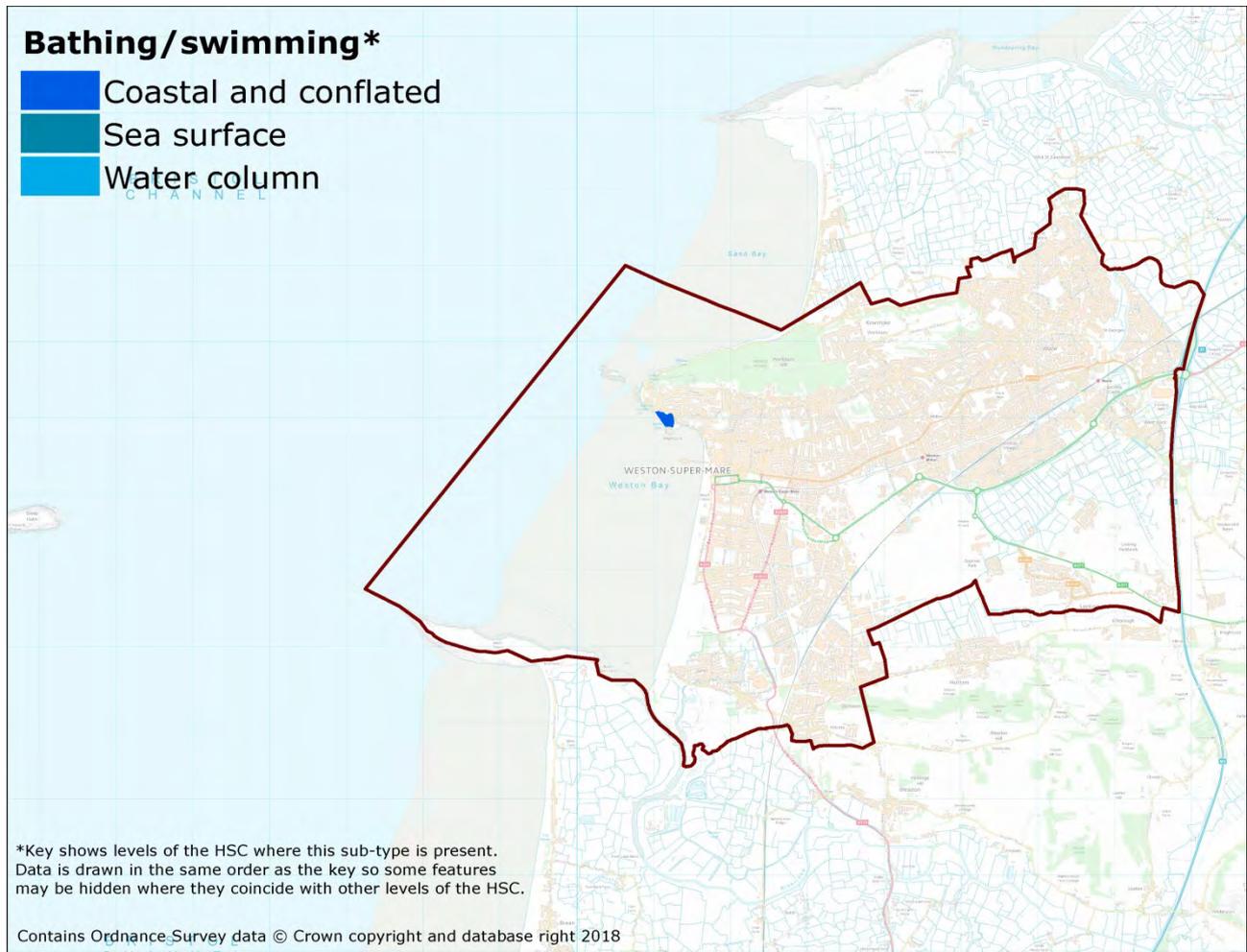
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# Broad Type: Recreation

## Sub Type: Bathing/swimming

### Sub Type: Bathing/swimming



### Introduction

Area of water used by people predominantly for bathing and/or swimming. Such areas are commonly predominantly natural waters but the type can include human-made tidal pools intended to create swimming facilities at all stages of the tide.

The project area includes extensive areas of natural open water used for swimming and an artificial tidal pool, the Marine Lake.

### Historic Processes

The use of the sea for leisure is a relatively recent phenomenon which came about with the onset of thinking in the latter part of the 18<sup>th</sup> century that sea-bathing, as well as inland spas, had health-giving benefits. This gave rise to the development of resorts at places with suitable waters, both inland spas and seaside resorts. Sea-bathing was initially a decidedly élite pursuit, partly owing to the fact they had leisure to undertake it and the money to cover hire of its bathing machines but also due to the intellectual concepts, such as undertaking a physical process solely because it was beneficial.

Early resorts were founded around sea-bathing but, over the latter part of the 19<sup>th</sup> century, swimming itself became a popular pursuit at resorts, partly because of its health benefits but also as it was, for many, an invigorating, fun and freeing experience. Despite considerable change in the nature of the British seaside resort and issues with water quality, swimming remains a key part of the experience for many visitors. A recent rise in interest in 'wild swimming' is also increasing the numbers who take to the open water both inland and at the seaside.

## Broad Type: Recreation

### Sub Type: Bathing/swimming

The project area, due to its very high tidal range, offers ample opportunities for swimming in shallow waters at high tide. The receding of the sea some distance from the seafront at low tide has, though, always presented issues for those managing and using the resort. One measure adopted to counter this was the building of the marine lake, by the Council, in the 1920s. This comprises a retaining wall and sluices between Knightstone Causeway and the seawall at Anchor Head. Owing to the very high tidal range, the retaining wall is a substantial work. The seaward side of the retaining wall comprises a battered concrete face and is an imposing piece of civil engineering. This keeps a relatively large area of tidal water available for swimming at low tides.



Photograph 1: Marine Lake, Weston-super-Mare



Photograph 2: Marine Lake retaining structure

# Broad Type: Recreation

## Sub Type: Bathing/swimming

### Condition

The majority of Weston's waters, including the marine lake, are currently recorded as of sufficient quality in Environment Agency bathing water quality information<sup>1</sup>. Swimming in that around at Uphill Slipway is currently advised against by this information .

The marine lake is a key feature of Weston's seafront and is in active use and appears well-maintained.

### Vulnerability

The type requires water of a quality fit for human bathing. As such it has some vulnerability to contamination from pollution which renders it unusable.

### Forces for change

Current environmental discharge regimes and bathing water quality standards stem from European Union directives incorporated into UK law. The current Brexit process and scheduled exit from the European Union in 2019 have the potential to see a change, possibly weakening, of such controls.

### Relationships to other character types

The type sits alongside seafront types such as Promenade and intertidal types (Mudflat) at the interface with the land and abuts Ferry Crossing.

### Heritage values

#### *Evidential*

The type relates to the use of a natural area so is largely conceptual rather than related to physical objects which provide evidence of change. The exception to this is the marine lake, whose physical infrastructure and its maintenance indicate particular responses by the council to maintaining swimming water at the resort..

#### *Historical*

Swimming and bathing have been central to Weston's roles as a resort. The type, with the exception of the marine lake, illustrates only that this type is active at present rather than any historic depth to this use. The marine lake illustrates a past response by the council to the challenges the town's tidal range pose to an activity (swimming) which has been a key fixture of the resort since the later 19<sup>th</sup> century. Its maintenance demonstrates the continued importance of this in the present resort.

#### *Aesthetic*

Aesthetic value is likely to be associated with the sights and sounds of swimmers using the water and with the contrast of the sea retained in the marine lake to the surrounding foreshore when the tide is out.

#### *Communal*

The type is likely to be associated with formative holiday experiences for visitors. The type may have some complicated perceptions from those who use the waters for other purposes since swimmers can be regarded as a hindrance to these activities.

### Sources

- Environment Agency Bathing Water Profiles <https://environment.data.gov.uk/bwq/profiles/>
- ESRI aerial imagery
- Site visit.

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<sup>1</sup> <https://environment.data.gov.uk/bwq/profiles/>

# Broad Type: Recreation

## Sub Type: Leisure beach

This Broad Type and Type refers to areas whose character is dominated by activity or material resources whose primary purpose relates to leisure, pleasure, or inspiration. This broad definition includes areas devoted to a considerable diversity of coastal- and marine-specific tourist and leisure activities whose commercial income forms a very important sector of the economy for many coastal areas. It also includes areas dominated by less directly commercial aspects, such as those frequented by wildlife watchers, and areas given over to extensive public art installations such as Antony Gormley's 'Another Place' on Crosby Beach.

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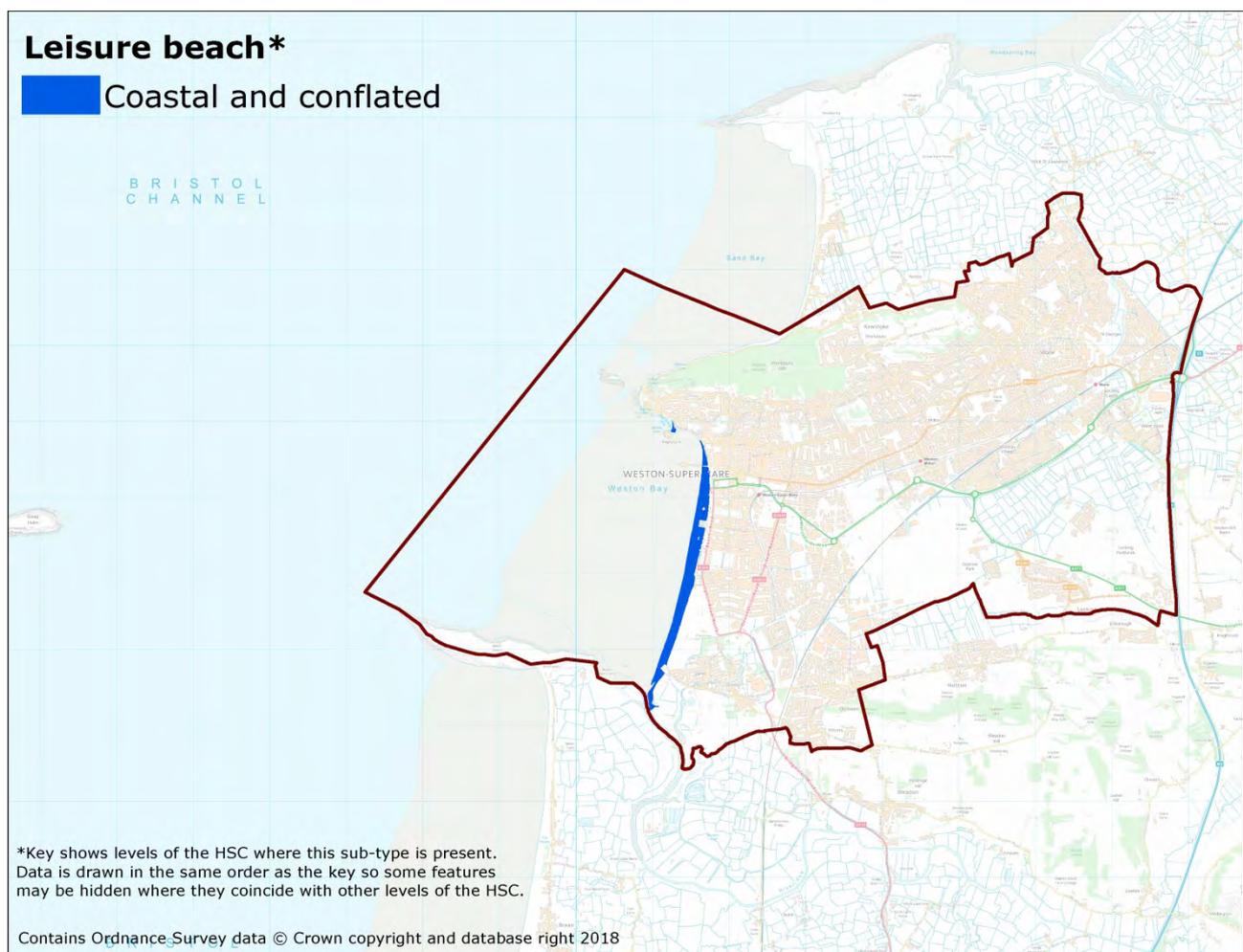
# Broad Type: Recreation

## Sub Type: Leisure beach

### Sub Type: Leisure beach

Largely inter-tidal areas, predominantly of sand, used mostly for leisure and relaxation by coastal visitors. The beach may be managed actively, e.g. by periodic scraping or beach replenishment, or passively, e.g. by fixed groynes, to retain the sand cover. It is arguably the key tourist asset for the town, and is therefore of both scenic and strategic importance.

The type, as it occurs at Weston, is equated with the sandy sections of the beach. The other sections of foreshore exposed at low tide are classed as the Cultural Topography type 'Mudflat' as they are less densely used for recreational purposes and lack permanent visitor facilities (with the exception of the supporting infrastructure for the Pleasure Pier and Aquarium types which is driven into the mudflat and anchored to bedrock underneath).



### Historic processes

Leisure beaches as a mix of natural and managed space date back to the 18<sup>th</sup> century when sea-bathing began to become popular as a health measure. The presence of an extensive natural beach, preferably sandy, was an important factor in the creation of seaside resorts and their subsequent success. The importance of sand to a seaside resort is so high that, at many, features such as groynes have been installed to prevent erosion of the beach. At others, sand is imported, often from offshore sources, to replenish sediment removed from the beach by natural processes.

The beach at Weston is c.3.2 km long and the unusually high tidal range means that extensive areas of beach are exposed at low tide. It is a natural beach with little permanent human intervention other than the Pier, Aquarium and the sea wall which defines the seaward side of the Promenade. The extensive but sheltered nature of the beach was a key factor in the success of the resort.

# Broad Type: Recreation

## Sub Type: Leisure beach

Over the course of the 19<sup>th</sup> century beach use became a less formal affair tied explicitly to sea-bathing and a wider range of recreational uses such as beach games, donkey rides and amusements also became popular. Over the course of the 20<sup>th</sup> century and up to the present this has become less formal still with many visitors simply spending time being at the beach without the need for organised distraction. Despite this, Weston still retains donkey rides in the school holidays and they remain popular. The type also includes ancillary features, such as Weston's model yacht pond, set in the intertidal area.



**Photograph 1: Weston beach, looking south from the southern side of the Grand Pier**

### Condition

Weston's leisure beach is managed to maintain its cleanliness and accessibility so is in satisfactory condition.

The type is also subject to weathering through tidal action but appears stable.

### Vulnerability

The beach itself is comparatively resilient, although it requires management to remain clear of debris and to prevent loss of sand. The type is vulnerable to weathering from the normal action of the sea and wind. Rising sea levels and changes to coastal processes as a consequence of climate change are the biggest threats to the type.

### Forces for change

As noted above, climate change – both in terms of sea level rise and changes to coastal processes – represent the most significant driver for change to the type. Changes in the holiday market as a consequence of macro-economic factors could either increase numbers of people holidaying in Britain, or result in a reduction.

The type has had visitor infrastructure, such as beach cafes, the Grand Pier and the Seaquarium constructed on and over it in the past. There are no plans for further such features at present but the beach, as the key asset in the resort, may attract similar schemes in the future which may result in localised loss of beach or change in character.

The type is also likely to face greater erosion as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to Foreshore types and to aspects associated with the resort, Promenade and Pleasure Pier.

# Broad Type: Recreation

## Sub Type: Leisure beach

### Heritage values

#### *Evidential*

The type has some evidential value in the form of features built for the enjoyment of visitors, and through their maintenance or change. They include the Promenade, Pleasure Pier, Aquarium and model yacht pond. Beyond these the type is largely open sand.

#### *Historical*

Illustrative value would be related to human interventions to and uses of the beach while associative values would be related to events or activities that have taken place on the beach. This beach, whilst not substantially altered from its natural form, illustrates the *raison d'être* for the growth and success of the resort and has been the scene of much of the activity that gave Weston its character and reputation as a resort. This spans genteel activities such as sea bathing using bathing machines to the more working-class pursuits such as sunbathing, sandcastle building, donkey rides and fairs. Whilst these have left little trace on the beach, it still affords the ability to understand that these activities were a key part of the resort and, at certain times of year, to actually see some in action.

#### *Aesthetic*

The type has considerable aesthetic value, providing the critical element of setting (in functional and visual terms) for Victorian seaside resorts such as Weston. Views across the beach and out to sea are iconic representations of the place and feature in historic photographs, postcards and artistic representations.

It is frequently perceived as an attractive or stimulating element of the natural landscape and its interface with the seascape. Due to the intensity of human use of the beach for recreational activities they can also have a significant degree of aesthetic appeal associated with either the *joie de vivre* conveyed by a busy beach or the contemplative solitude of such an environment when quieter, for instance in wintertime

#### *Communal*

The type is likely to have significant communal value to local people and visitors alike, including the many visitors the town has historically attracted from areas such as Bristol and the West Midlands. It is a key reason for visitors coming to Weston, and makes a substantial contribution to the quality of life of local people.

### Sources

- Historic and modern Ordnance Survey mapping;
- Site Visit;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

# Broad Type: Recreation

## Sub Type: Managed heritage asset

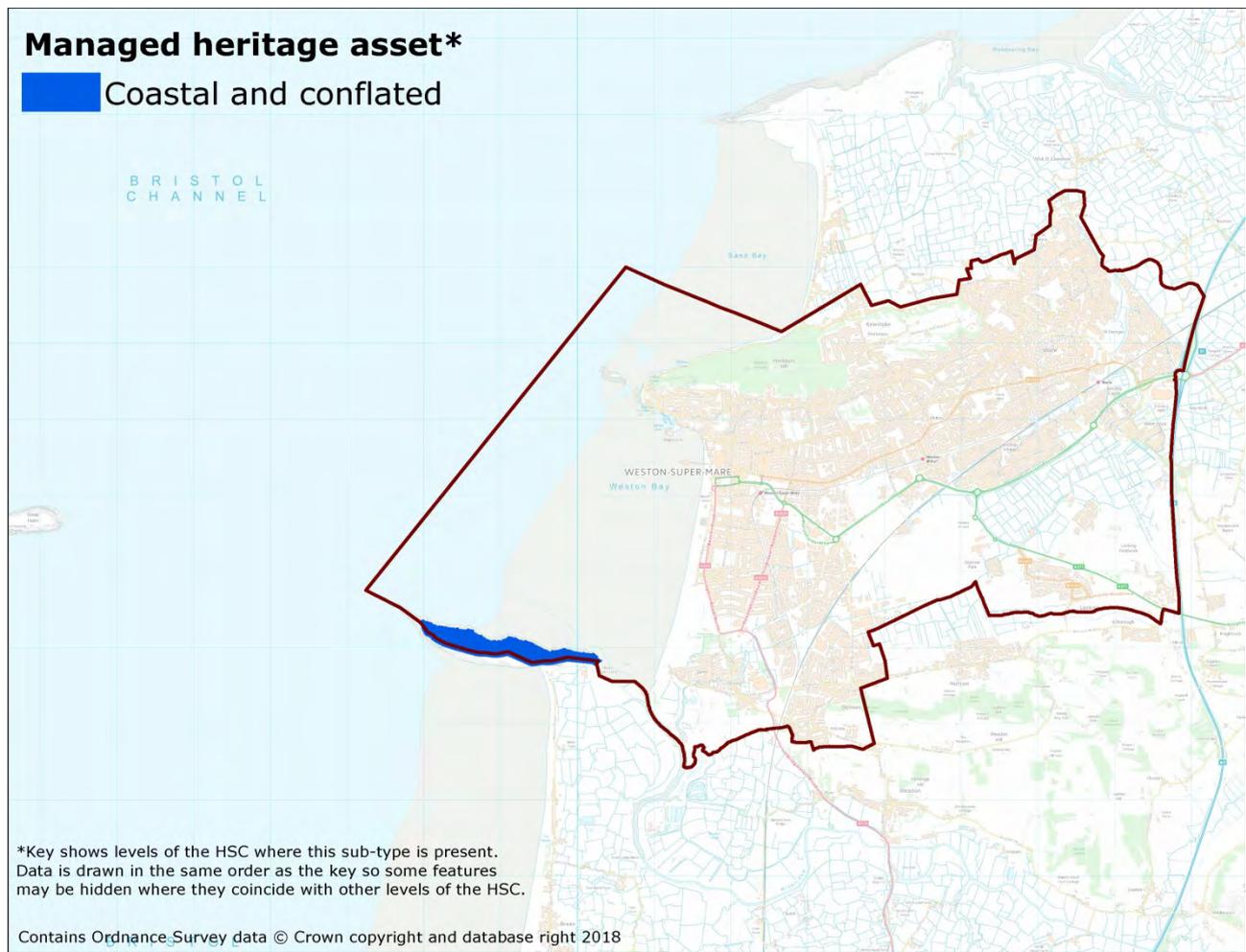
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Recreational enjoyment of the coast has a long history in England with origins in the earliest expressions of the Romantic movement. As such, Recreation Sub-Character Types are likely to exist as a Previous Type in places. The growth of industrial towns, the railway network and, during the later 19<sup>th</sup> and early 20<sup>th</sup> centuries, the increase in public holidays and workers' purchasing power led to the rise and massive expansion of seaside resorts and their attendant accommodation and entertainment facilities along many parts of the England's coastline. Later and current themes affecting the expression of 'Recreation' include the post-war rise and later decline of the holiday park, the post 1950's decline of the English seaside resort and various initiatives aimed at regeneration. While much of the coastline and inshore marine areas could be viewed as a 'recreational resource' in loose terms, areas are recorded within this Broad Type where 'recreation' forms the dominant character of an area and where the recreational activity has a distinctly maritime flavour rather than just being coastally situated. There can be no hard and fast line here but for example, a fairly typical public park in a coastal town would be relevant to a land-based historic characterisation but not for HSC. By contrast, the gardens of many coastally-situated large houses open to the public are designed specifically to make use of the coastal topography and display or shelter coastally-specific plant species, often ones intolerant of frost. Similarly, a fairly strong argument can be made for including extensive golf-courses utilising coastal sand dunes as they rely for their physical existence on the coastally-specific dune formations and for their economic existence by drawing on the coastal tourist trade.

# Broad Type: Recreation

## Sub Type: Managed heritage asset

Sub Type: Managed heritage asset



### Introduction

Large archaeological or other historic site presented to the public.

Heritage assets, usually of high levels of significance, that are taken into direct management either by the state or by third sector organisations such as the National Trust in order to conserve their fabric and manage public access. Also includes visitor infrastructure added to assets to facilitate access, interpretation and enjoyment of the historic environment, for example car parking, visitor centres, toilets and picnic areas.

Generally, upstanding structural remains of archaeological managed assets will have been consolidated to ensure public safety and prevent loss or damage to fabric.

### Historic processes

The single instance of the type in Weston, at Brean Down, is divided into two separate narrow types:

- Managed heritage asset (Hillfort): covering the Iron Age enclosure, prehistoric cultivation remains and Romano-British settlement and temple site that comprise the majority of the promontory.
- Managed heritage asset (Artillery fortification): encompassing the Palmerston/Royal Commission fort and, separately, the World War II defences.

The National Trust owns the whole of Brean Down. Axbridge Rural District Council gave Brean Down to the Trust in 1954. Sedgemoor District Council transferred Brean Fort to the Trust in 2002, supported by the Heritage Lottery Fund.

# Broad Type: Recreation

## Sub Type: Managed heritage asset

### Condition

The type is generally in good condition, as visitor pressure on sensitive features and access-related erosion is well managed.

### Vulnerability

The type is vulnerable to increases in visitor pressure and behaviour. However, the majority of the type as expressed in Weston is comparatively resilient, and due to ownership and management arrangements, is very unlikely to be threatened by development.

### Forces for change

Climate change is likely to be a key force for change, influencing patterns of vegetation growth and necessitating changes in management regimes. Similarly, predicted increases in the incidence and magnitude of severe weather events may contribute to erosion and damage of historic structures

### Relationships with other character types

The type is, in this instance, derived from Hillfort and Artillery fortification.

### Heritage values

#### *Evidential*

Drawn from its previous type. It is a nationally important example of a well-preserved multi-period archaeological landscape, with evidence ranging from the Mesolithic through to 20<sup>th</sup> century defence installations preserved in situ.

#### *Historical*

Again drawn from the associated previous types, in terms of illustrating the remains of a range of periods. The delineation and management of monuments that illustrate national or local prehistory and history for public benefit is of interest in itself.

#### *Aesthetic*

Due to its impressive location and setting which, in addition to aiding understanding of the assets, contributes to the experience of the place.

#### *Communal*

Well-used for leisure and recreation, and is highly valued for its natural heritage value and nature-watching opportunities.

### Sources

- Historic and modern Ordnance Survey mapping;
- Site Visit;
- Historic England National Heritage List Scheduled Monument entry <https://historicengland.org.uk/listing/the-list/list-entry/1008211>
- National Trust Brean Down property website <https://www.nationaltrust.org.uk/brean-down>.

# Broad Type: Recreation

## Sub Type: Marina

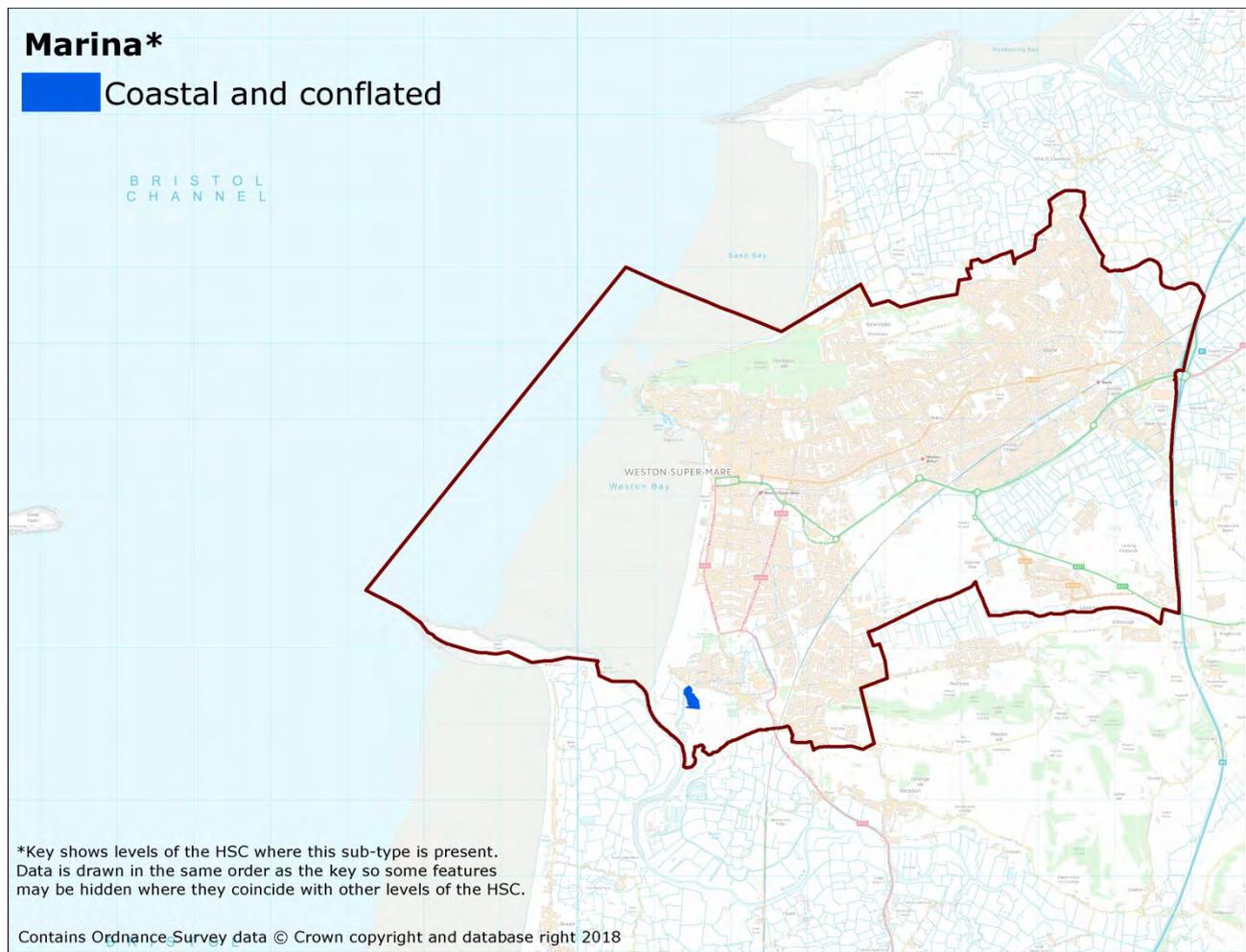
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# Broad Type: Recreation

## Sub Type: Marina

Sub Type: Marina



### Introduction

A dock or basin on the coast, an estuary or an inland waterway, used for mooring yachts and other small pleasure craft.

### Historic processes

The type is of relatively recent origin and reflects the growth of sailing and boat ownership, particularly of yachts, as a leisure activity from the later 20<sup>th</sup> century.

The coastline of the project area, due to the very high tidal range, generally does not lend itself to marina construction. There is only a single Marina, sited on the tidal creek at Uphill, and this was built in the 1990s.

### Condition

The Marina is in active use and no issues were noted with condition.

### Vulnerability

A well-used piece of leisure infrastructure so has a low level of vulnerability since it is well-used and the proprietors have an interest in maintaining it to keep custom.

# Broad Type: Recreation

## Sub Type: Marina

### Forces for change

Marinas appear to be a type of leisure infrastructure which is continuing to grow and are seen as a key way of attracting sailing traffic and mooring business to a location. This is likely to result in the continued maintenance and/or redevelopment of existing marinas and the development of further facilities.

As sailing is a leisure activity that requires a significant degree of disposable income, marinas are vulnerable to any economic downturn that affects this.

### Relationships with other character types

No clearly related types.

### Heritage values

#### *Evidential*

Indicates changes in leisure activity and the adoption of a high status hobby by sections of society from the latter part of the 20th century. An ongoing trend also documented in printed sources.

#### *Historical*

Illustrates changes in leisure activity and the adoption of a high status hobby by sections of society from the latter part of the 20th century.

#### *Aesthetic*

Modern facilities for accommodation of boats and allied features such as maintenance sheds, club houses and chandleries. Tend to entail low-rise utilitarian structures. The presence of so many boats and the appearance of massed masts and the accompanying sounds (wind whistling through sails and clacking rigging) is often perceived as an attractive, quintessentially seaside feature that confers considerable maritime character to a location.

#### *Communal*

Associated with the sense of place associated with the aesthetics of marinas.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Site visit.

# Broad Type: Recreation

## Sub Type: Pleasure Pier

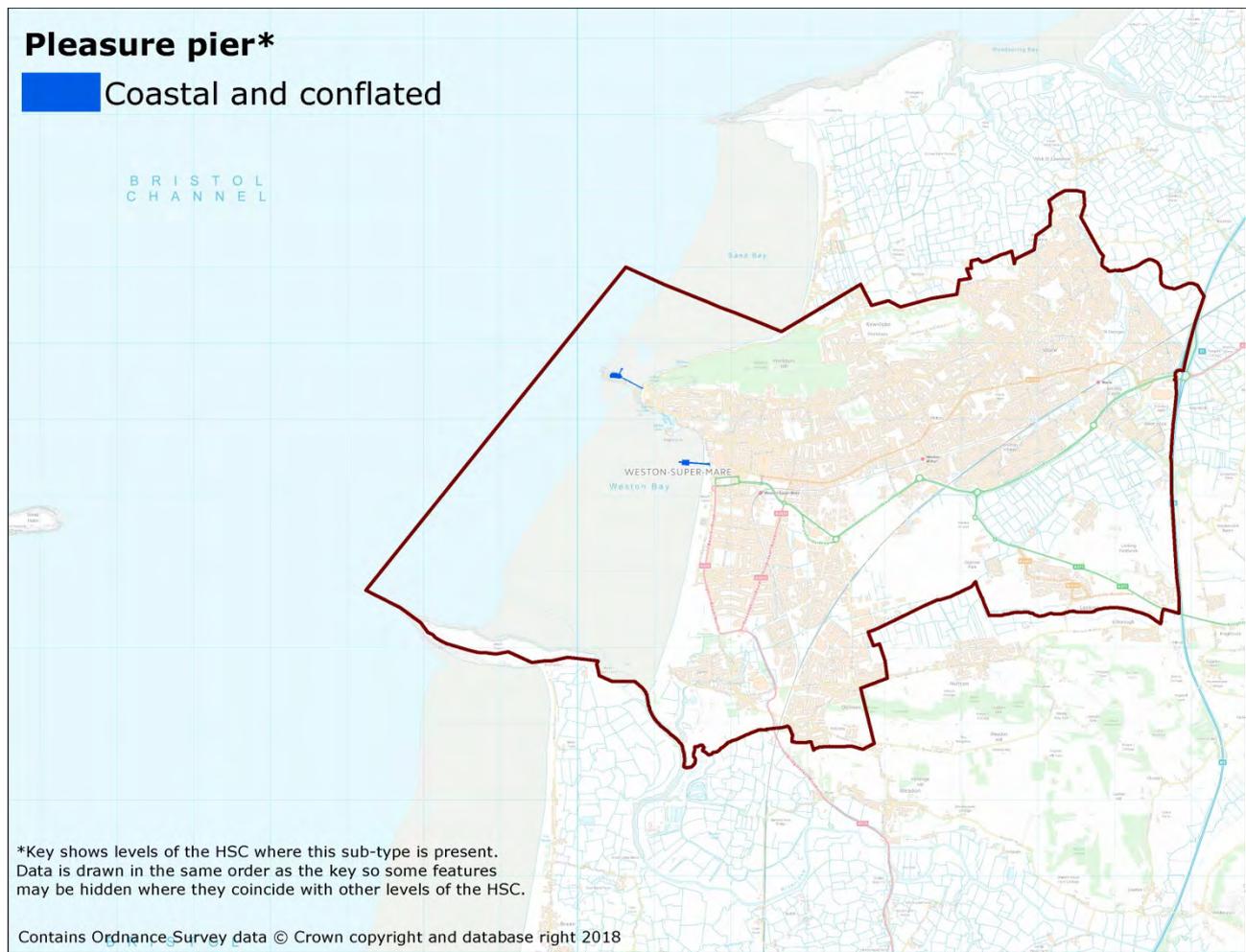
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# Broad Type: Recreation

## Sub Type: Pleasure Pier

Sub Type: Pleasure Pier



### Introduction

A raised platform, generally of iron and/or wood, supported on spaced pillars or props and projecting out into the sea and designed to provide primarily recreational access over the sea from the shore to an adjacent position near or below mean low water (MLW).

There are two such piers within the project area, Birnbeck Pier and the Grand Pier.

### Historic processes

The two piers in the project area provide a microcosm of the history behind the development and use of pleasure piers in the 19<sup>th</sup> century and the challenging conditions their operation has faced as tastes in seaside recreation have evolved since the post-war period. This includes the effects of storm damage and fire which often afflict this type and can have a particularly deleterious effect.

#### *Birnbeck Pier*

As part of mid-19th century town improvements to accommodate ever-increasing visitor numbers, Birnbeck Pier was constructed at the western end of Worlebury Hill between 1864 and 1867 to designs by renowned pier architect Eugenius Birch. It linked to Birnbeck Island, and remains the only British pier linking the mainland with an island. Initially it provided a boarding point for steamers traversing the Bristol Channel, especially from Wales. Early users of the pier used this novel platform for promenading and enjoying the sensation of being over the sea and being able to access Birnbeck Island. Over subsequent years additions and improvements were made to the pier and island to turn Birnbeck Pier into a fully-fledged pleasure. These included refreshment rooms, concert hall, an extended pavilion and low-water jetty. A lifeboat station was also added to Birnbeck Island during this period (see type text

# Broad Type: Recreation

## Sub Type: Pleasure Pier

Lifeboat Station). In December 1897 most island structures were destroyed by fire, but were replaced within eight months to designs by Hans Price, architect of many notable Weston buildings. Competition with the new Grand Pier opened in 1904 (see below) led to the addition of a concrete platform at the southern end of the island, effectively enlarging the island by over half an acre. This housed a roller-skating rink, bioscope theatre, flying machine, switchback railway and water chute ride. Although attracting more visitors than its rival in the 1920s and early 1930s, the Grand Pier was thereafter more successful.

In 1941 the pier was closed and requisitioned by the Admiralty, subsequently being commissioned as HMS Birnbeck, a secret weapons testing facility. Post-war, the steamer service was resumed, but pier facilities were thereafter restricted to one refreshment room. In 1974 the pier was designated as a Grade II\* Listed Building<sup>1</sup>. In 1979 the last scheduled sailing took place from the pier.

Birnbeck saw dwindling visitor numbers in the latter part of the 20<sup>th</sup> century. The cessation of steamer traffic both exacerbated this – many visitors had historically arrived by boat – and meant that the pier was reliant on visitors coming from the town centre or by car. 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 was going to struggle to draw visitors from the town centre. This was a somewhat ironic reversal of the early success of the pier which was such that the town did not fully capitalise on the seaborne visitors to pier, struggling to attract them away from the pier and into the town proper. Extensive storm damage in 1990 further undermined the pier's draw and it was closed to the public in 1994. With the exception of the RNLI boathouses which remained in service until late 2013, the pier and associated buildings lacked an active use and continued to deteriorate. They are now in such poor condition that they are now (2018) on the Heritage at Risk Register<sup>2</sup>. Until recently the RNLI utilised a narrow area of the pier deck to access the pier. This access way was maintained with the RNLI's own funds. In 2010 four cast iron trestles in most need of remedial work (those closest to the island), were renovated grant-aided by Historic England (Then English Heritage).

Although there have been several attempts to redevelop the pier and reopen it since 1994, none have yet come to fruition. The derelict pier remains a curiosity and attracts periodic visitors, including some who cross to the island at low tide despite warnings of the dangerous nature of the pier's structures.

### *Grand Pier*

As alluded to above, Birnbeck Pier was so successful in the early part of its history that many visitors arriving by steamer did not even leave the pier to enter the town. This was not ideal for the resort as a whole so plans for a second, more centrally-located, pier were made in the 1880s. After several schemes a new pier, the Grand Pier, was eventually built in 1903-4. This sprang directly from the promenade and aligned directly with the key routes from the train station to the seafront, was built in 1903-4. It had a 2000 seat theatre pavilion hosting various entertainments including plays, boxing and opera. A short-lived, and ultimately unsuccessful, extension to the pier end to facilitate steamer traffic landing was built in 1906. This failed to attract steamers since the currents around the landing were difficult and the approaches prone to silting. The approach was so tricky that only three steamers ever made a successful landing. The extension was largely demolished between 1916-18.

The pier's pavilion was destroyed by fire in 1930 and rebuilt in 1932-3 with a funfair replacing the theatre. The entrance was rebuilt in 1970 and the pier was designated as a Grade II Listed Building in 1983<sup>3</sup>. In 2008 the pavilion was again destroyed by fire, but was rebuilt and reopened in 2010. Amongst its attractions are an indoor theme park, with what is reputed to be Britain's smallest rollercoaster, arcade games and eateries<sup>4</sup>. The Grand Pier remains one of the town's most prominent and distinctive attractions and is well-used by visitors.

### **Condition**

The condition of the piers relates directly to how well-used and maintained they have been since the latter part of the 20<sup>th</sup> century.

Birnbeck Pier is in a parlous state and is on the Heritage at Risk (HAR) Register.

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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129718>

<sup>2</sup> <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/46865>

<sup>3</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1137759>

<sup>4</sup> <https://www.grandpier.co.uk/things-to-do>

# Broad Type: Recreation

## Sub Type: Pleasure Pier

The Grand Pier, whilst altered by fire and subsequent redevelopment, is in much better condition. It is a going commercial concern and has been subject to recent restoration and investment.

### Vulnerability

Birnbeck remains vulnerable to physical deterioration while the Grand Pier, as a visitor attraction, is vulnerable to changes in tourism, particularly fluctuations in visitor levels. As something that is not weather dependent, the type is slightly less vulnerable than visitor attractions that rely solely on outdoor facilities or environments.

Both instances of the type are necessarily in a coastal location so are vulnerable to storm damage.

### Forces for change

As a visitor attraction, the type depends upon continued tourist traffic through the town. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is closely related to Leisure Beach and Promenade.

### Heritage values

#### *Evidential*

Physical evidence for a distinctive kind of seaside leisure attraction that developed in Britain during the latter part of the 19<sup>th</sup> century and was extremely popular in to the 1960s. The piers and associated structures also indicate the process of renewal required to maintain visitor numbers into the 21<sup>st</sup> century. The Grand Pier has more value in this regard due to its continued use and renewal. The degree of surviving fabric and renewal also provides physical evidence for the effects of fire and storm, two aspects which are common afflictions for piers.

#### *Historical*

In illustrative terms, the piers visibly demonstrate the development and evolution of a distinctive kind of seaside leisure attraction from its 19<sup>th</sup> century origins through to 20<sup>th</sup> and 21<sup>st</sup> century modifications. It likewise demonstrates the transformative effects of fire and storm, two common sources of damage to the type.

A visible document of a late 20<sup>th</sup> century visitor attraction that also illustrates changes in seaside recreation, the need for wet weather attractions and the continuing importance of the seafront even in a period of declining visitors and changing holiday patterns.

The associative value of the type is strongest in the Birnbeck instance. This relates to the pier being to a design by Eugenius Birch, Britain's leading designer of piers.

#### *Aesthetic*

Chiefly associated with its distinctive form which is readily identifiable as a quintessential aspect of the British Seaside resort. Aesthetic value may also be drawn from the different perspectives of both the land and sea when seen from a pier, an experience not gained on any other structure.

#### *Communal*

As a quintessential feature of the British Seaside it evokes a nostalgia for their heyday; function as landmarks for both visitors and residents; and may be associated with formative holiday experiences for visitors.

The communal value may be complicated by the stark contrast in the two instances of the type with Birnbeck possibly serving as a reminder that the town is fighting to regain its glory days as a resort.

# Broad Type: Recreation

## Sub Type: Pleasure Pier

### *Sources*

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
  - Historic and current aerial photography;
  - Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

# Broad Type: Recreation

## Sub Type: Promenade

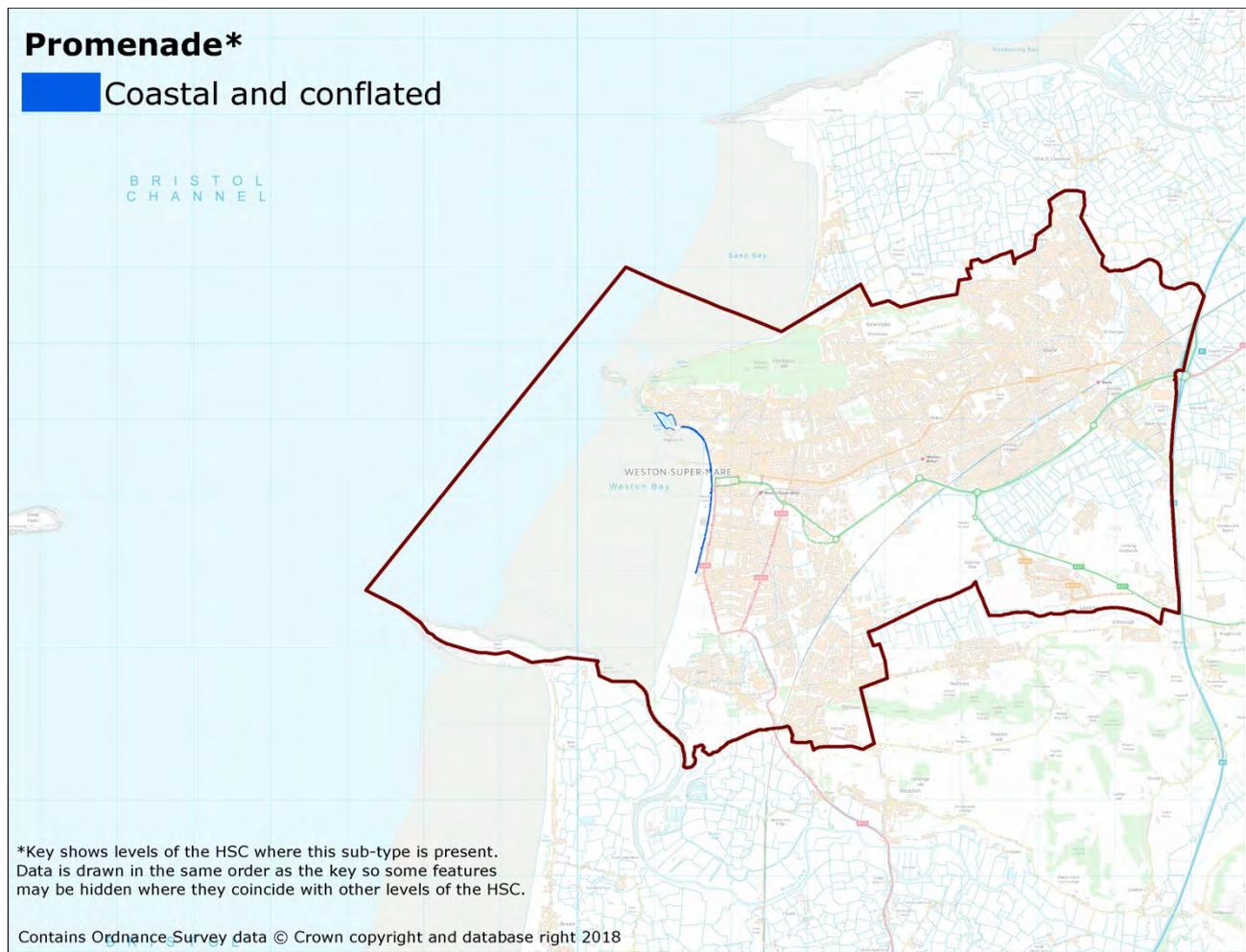
This Broad Type and Type refers to areas whose character is dominated by activity or material resources whose primary purpose relates to leisure, pleasure, or inspiration. This broad definition includes areas devoted to a considerable diversity of coastal- and marine-specific tourist and leisure activities whose commercial income forms a very important sector of the economy for many coastal areas. It also includes areas dominated by less directly commercial aspects, such as those frequented by wildlife watchers, and areas given over to extensive public art installations such as Antony Gormley's 'Another Place' on Crosby Beach.

Recreational enjoyment of the coast has a long history in England with origins in the earliest expressions of the Romantic movement. As such, Recreation Sub-Character Types are likely to exist as a Previous Type in places. The growth of industrial towns, the railway network and, during the later 19<sup>th</sup> and early 20<sup>th</sup> centuries, the increase in public holidays and workers' purchasing power led to the rise and massive expansion of seaside resorts and their attendant accommodation and entertainment facilities along many parts of the England's coastline. Later and current themes affecting the expression of 'Recreation' include the post-war rise and later decline of the holiday park, the post 1950's decline of the English seaside resort and various initiatives aimed at regeneration. While much of the coastline and inshore marine areas could be viewed as a 'recreational resource' in loose terms, areas are recorded within this Broad Type where 'recreation' forms the dominant character of an area and where the recreational activity has a distinctly maritime flavour rather than just being coastally situated. There can be no hard and fast line here but for example, a fairly typical public park in a coastal town would be relevant to a land-based historic characterisation but not for HSC. By contrast, the gardens of many coastally-situated large houses open to the public are designed specifically to make use of the coastal topography and display or shelter coastally-specific plant species, often ones intolerant of frost. Similarly, a fairly strong argument can be made for including extensive golf-courses utilising coastal sand dunes as they rely for their physical existence on the coastally-specific dune formations and for their economic existence by drawing on the coastal tourist trade.

# Broad Type: Recreation

## Sub Type: Promenade

Sub Type: Promenade



### Introduction

A designed open space within or extending from a settlement area, usually linear and specifically intended for strolling and public walks, often with good coastal views. Promenades commonly form part of the planned complex of facilities of a coastal resort. They often have ancillary features, such as toilets and shelter pavilions built in decorative styles, either as a feature of the original design or added at a later date.

### Historic processes

As part of town improvements in the later 19<sup>th</sup> century to accommodate an increasing number of visitors, a Seafront Improvement Scheme was proposed by the Town Council. This was in part intended to facilitate the popular pastime of promenading but also to counteract the somewhat shifting nature of the town's coastline which meant that properties at the southern end would occasionally suffer from sand dune encroachment. Accordingly, the 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. The promenade also includes three Victorian shelter pavilions and an Edwardian public toilet block. These structures were designated as Grade II Listed Buildings in 1983 and 1999 respectively<sup>1, 2</sup>.

Sections of the promenade have been damaged by storms at intervals with the most severe damage being in the Great Storm of 1981<sup>3</sup>. This damage was repaired at the time and in a sympathetic manner.

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1386806>

<sup>2</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1129735>

<sup>3</sup> Beisly, P. (2001). Weston-super-Mare Past. Phillimore

# Broad Type: Recreation

## Sub Type: Promenade

Further works have recently been undertaken to renovate the promenade and add further resilience to storms to its supporting sea wall. This comprised reinforcement of the sea wall toe and comprehensive renovation of the promenade. The promenade works included new paving, upgrading of street lighting and civic furniture and the incorporation of public art.

Despite the recent works to the pier, the Victorian work, which forms the core of the promenade, remains palpable and gives significant historic character to the seafront.

### Condition

The promenade has been the subject of a recent programme of restoration and is in good condition.

### Vulnerability

The type is, in theory, vulnerable to damage due to storm events. The recent reinforcement work is likely to limit the severity of any such damage.

The type is also vulnerable to wear and tear associated with visitor use.

The type is maintained by public bodies so is vulnerable to changes in the availability in of public funds.

### Forces for change

Austerity is likely to continue to affect local authority spending and this may have an effect upon the condition of the type. This may affect the ability to respond in a timely manner to visitor wear and tear.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is closely related to Leisure Beach and Pleasure Pier.

### Heritage values

#### *Evidential*

Physical evidence for a distinctive form of seaside leisure facility that developed in Britain during the latter part of the 19<sup>th</sup> century and is characteristic of seaside resorts. The recent renewal of the promenade evidences the continuing value of the type to seaside resorts.

#### *Historical*

In illustrative terms, it visibly demonstrates the development and evolution of a distinctive kind of seaside leisure facility from its 19<sup>th</sup> century origins through to 21<sup>st</sup> century modifications.

The type also demonstrates the scale of measures the Town Council was prepared to sponsor to maintain the town's resort credentials during its initial heyday.

#### *Aesthetic*

Chiefly associated with its distinctive form which is readily identifiable as a quintessential aspect of the British Seaside resort.

#### *Communal*

As a quintessential feature of the British Seaside it evokes a nostalgia for their heyday; its distinctive structure and prominent position on the seafront mean it may function as a landmark for both visitors and residents; and it may be associated with formative holiday experiences for visitors.

### Sources

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local)
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore.

# Broad Type: Recreation

## Sub Type: Seaside Entertainment

This Broad Type and Type refers to areas whose character is dominated by activity or material resources whose primary purpose relates to leisure, pleasure, or inspiration. This broad definition includes areas devoted to a considerable diversity of coastal- and marine-specific tourist and leisure activities whose commercial income forms a very important sector of the economy for many coastal areas. It also includes areas dominated by less directly commercial aspects, such as those frequented by wildlife watchers, and areas given over to extensive public art installations such as Antony Gormley's 'Another Place' on Crosby Beach.

Recreational enjoyment of the coast has a long history in England with origins in the earliest expressions of the Romantic movement. As such, Recreation Sub-Character Types are likely to exist as a Previous Type in places. The growth of industrial towns, the railway network and, during the later 19<sup>th</sup> and early 20<sup>th</sup> centuries, the increase in public holidays and workers' purchasing power led to the rise and massive expansion of seaside resorts and their attendant accommodation and entertainment facilities along many parts of the England's coastline. Later and current themes affecting the expression of 'Recreation' include the post-war rise and later decline of the holiday park, the post 1950's decline of the English seaside resort and various initiatives aimed at regeneration. While much of the coastline and inshore marine areas could be viewed as a 'recreational resource' in loose terms, areas are recorded within this Broad Type where 'recreation' forms the dominant character of an area and where the recreational activity has a distinctly maritime flavour rather than just being coastally situated. There can be no hard and fast line here but for example, a fairly typical public park in a coastal town would be relevant to a land-based historic characterisation but not for HSC. By contrast, the gardens of many coastally-situated large houses open to the public are designed specifically to make use of the coastal topography and display or shelter coastally-specific plant species, often ones intolerant of frost. Similarly, a fairly strong argument can be made for including extensive golf-courses utilising coastal sand dunes as they rely for their physical existence on the coastally-specific dune formations and for their economic existence by drawing on the coastal tourist trade.

# Broad Type: Recreation

## Sub Type: Seaside Entertainment

Sub Type: Seaside Entertainment



### Introduction

An area or place for recreation, typically with indoor rides, electronic game machines and gambling machines.

In the project area this type comprises the amusements on the seafront.

### Historic processes

Amusements are relatively recent facilities built to cater for seaside visitors and provide less weather-dependent diversions than the beach. They have their roots in the mechanised seaside entertainments which began to emerge by the turn of the 20<sup>th</sup> century (e.g. automated fortune-tellers, shooting ranges, strength-testers and kinematographs). These gradually began to be concentrated into dedicated buildings in the 1920s and 1930s. In some seaside towns, there are extensive banks of amusement arcades at the seafront creating areas with a distinct “amusements” character, whilst in others they are intermixed with other seafront facilities such as cafés, pubs and chip shops. With the onset of the decline of the British seaside holiday in the 1960s and 1970s, some formerly grander resort facilities (such as baths, cinemas and theatres) were converted into amusement arcades.

Weston contains numerous instances of small amusement arcades intermixed with other commercial properties. As they are intermixed, the amusement arcades have generally not created areas with a distinctive “amusements” character that are extensive enough to be mapped separately. The only exception to this is the Tropicana where amusements are housed in a former seafront lido on the promenade. The structure was built in the 1930s and became the Tropicana leisure centre in 1983<sup>1</sup>. This

<sup>1</sup> For More information on the lido, see the Swimming Pool type description.

# Broad Type: Recreation

## Sub Type: Seaside Entertainment

closed in 2000 and was derelict for many years until repurposed as a “bemusement park”, Dismaland, by the artist Banksy in 2015<sup>2</sup>. Following investment in 2016, partly by North Somerset Council, the building opened as an amusement centre with café and performance space known as the Tropicana<sup>3</sup>.



Photograph 1: Amusements, Marine Parade

### Condition

The type is in active use and appears in satisfactory condition.

### Vulnerability

The type is designed purely to function as a visitor attraction so is vulnerable to changes in tourism, particularly fluctuations in visitor levels. As something that is not weather dependent, the type is slightly less vulnerable than visitor attractions that rely solely on outdoor facilities or environments.

The type is in a seafront location so is vulnerable to storm surges.

### Forces for change

As a visitor attraction, the type depends upon continued tourist traffic through the town. The town has been going through significant changes and readjustments in its visitor and numbers since the onset of cheap overseas travel in the latter part of the 20<sup>th</sup> century.

The type is likely to face greater a greater risk of storm damage as climate change projections predict increased storminess.

### Relationships with other character types

The type is related to Promenade and Leisure Beach.

### Heritage values

#### *Evidential*

The type provides physical evidence for the kinds of beachfront leisure attractions developed in the 20<sup>th</sup> century. Includes both the amusements themselves and the preceding 1930s lido building that the amusements utilise.

<sup>2</sup> <http://www.thewestonmercury.co.uk/news/dismaland-the-tropicana-through-the-years-1-4212808>

<sup>3</sup> <http://tropicana-weston.co.uk/tropicana-history-timeline/>

# Broad Type: Recreation

## Sub Type: Seaside Entertainment

### *Historical*

A visible document of a late 20<sup>th</sup> century visitor attraction that also illustrates changes in seaside recreation, the need for wet weather attractions and the continuing importance of the seafront even in a period of declining visitors and changing holiday patterns.

### *Aesthetic*

Relates in part to reuse of an earlier structure, the 1920s swimming baths building, a low-rise, stone-built structure in an elegant art-deco style.

### *Communal*

As a distinctive structure on a prominent beachfront site mean it is a landmark for both visitors and residents and may be associated with formative holiday experiences for visitors, possibly related to the present amusements but also to former uses such as the Tropicana and lido.

### **Sources**

- Historic Ordnance Survey;
- Current Ordnance Survey edition (MasterMap; OS VectorMap Local);
- Historic and current aerial photography;
- Beisly, P. (2001). Weston-super-Mare Past. Phillimore
- <http://eprints.bournemouth.ac.uk/24664/3/Context.%20paper.pdf>
- Weston Mercury;
- The Tropicana website <http://tropicanaweston.co.uk/>

# Broad Type: Recreation

## Sub Type: Sports facility

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# Broad Type: Recreation

## Sub Type: Sports facility

Sub Type: Sports facility



### Introduction

Areas whose dominant character is provision for sporting activity, whether or not commercial, and whether or not within areas of purpose-built structures. May include, for example, extensive land-based sporting facilities aimed specifically at the summer population of coastal holidaymakers or areas of the sea regularly used for water-sports and, sometimes, designated as such.

Areas of the sea within the project area are mapped as this class since they appear to be used for a variety of sporting and leisure activity<sup>1</sup> and lack any other identified use that can be mapped in HSC.

### Historic Processes

This is a diverse, largely modern, HSC type applied for areas of the sea which lack any other formal or charted use that can be mapped in HSC. Data from aggregations of GPS traces recorded by sports and leisure uses, chiefly the Strava heatmap, indicate that tracts of the sea within the project area have some form of recreational use so, in the absence of any other identifiable activity, these areas have been attributed this type.

Such informal leisure use is likely to be a relatively recent phenomenon but its origins have not been formally studied. It is likely to have developed as increases in disposable income and leisure times have coincided with a reduction in the cost of craft and other facilities that allow access to the sea.

<sup>1</sup> <https://www.strava.com/heatmap#12.62/-4.22847/51.16571/hot/all>

# Broad Type: Recreation

## Sub Type: Sports facility

### Condition

The majority of waters in the project area, aside from that near Uphill Slipway, is are currently recorded as of sufficient quality in Environment Agency bathing water information Error! Bookmark not defined..

### Vulnerability

The type requires water of a quality fit for human bathing. As such it has some vulnerability to contamination from pollution which renders it unusable.

### Forces for change

Current environmental discharge regimes and bathing water quality standards stem from European Union directives incorporated into UK law. The current Brexit process and scheduled exit from the European Union in 2019 have the potential to see a change, possibly weakening, of such controls.

### Relationships with other character types

The type sits alongside types associated with identifiable use of the sea such as Bathing/swimming and Ferry Crossing.

### Heritage values

#### *Evidential*

The type relates to the use of a natural area so is largely conceptual rather than related to physical objects which provide evidence.

#### *Historical*

The type is illustrative of the recent development of a diverse range of leisure pursuits which use the open water.

#### *Aesthetic*

Aesthetic value is likely to be associated with the sights and sounds of people using the water.

#### *Communal*

The type may be associated with formative experiences for visitors and residents. The type may have some complicated perceptions from those who use the waters for other purposes since leisure users can be regarded as a hindrance to these activities.

### Sources

- Strava labs - <https://labs.strava.com/>