



Historic England

Weston-super-Mare, North Somerset: Historical and architectural development

Allan Brodie and Johanna Roethe

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WESTON-SUPER-MARE, NORTH SOMERSET

Historical and architectural development

Volume 2: Gazetteer

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SUMMARY

This report describes the historical and architectural development of Weston-super-Mare as a town and as a popular seaside resort. It traces its development from a small village in the 18th century to the substantial conurbation that exists today and includes discussions of its interesting housing stock, its churches, schools and main industries. Foremost among these is the tourism industry and the varied facilities and attractions of the town over the past 200 years are described. A gazetteer of the streets that exist in the historic heart of the town accompanies this report. The research project was undertaken as part of the Heritage Action Zone initiative and also resulted in the book *Weston-super-Mare: the town and its seaside heritage* (2019).

CONTRIBUTORS

Fieldwork and research were undertaken by Allan Brodie and Johanna Roethe of the South West Partnerships Team. Photography is by Steven Baker and aerial photography by Damian Grady. The maps are by Amy Wright and Sharon Soutar. Unless otherwise credited, the copyright for all illustrations belongs to Historic England.

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Cover image: Aerial photo of Weston-super-Mare, looking north towards Worlebury Hill, taken on 16 August 2016 (HEA 33066/023)

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GAZETTEER

Introduction

This gazetteer includes all the streets in Weston-super-Mare which had been laid out by 1914. It also includes Brean Down, Grove Park and Knightstone Island. It draws on fieldwork, secondary sources, historic maps, historic photos, and historic directories. The full bibliography can be found in volume 1 of this report.

Abbreviations used:

NHLE = National Heritage List for England

ODNB = Oxford Dictionary of National Biography

SA = South West Heritage Trust, Somerset Archives

Addicott Road

Brief historical account

Addicott Road was laid out and developed during the interwar period, as part of the ABC Syndicate's Sunnyside Estate. It was named after Charles Addicott, a director of the Syndicate and a prominent local builder. By 1931, there were still a few empty plots on the south side and east end. Numerous building plans from the 1920s and 1930s survive in SA. On the north side was the Somerset County Council Lecture Hall (extant).

Extant buildings of note

None of particular note. This is a slightly later development than the Edwardian streets on the Sunnyside Estate.

Albert Avenue

Brief historical account

Albert Avenue, a narrow lane behind Ellenborough Crescent, linking Albert Road and Neva Road, existed by 1886 but only had a garden and Whitecross Cottage near its southern end. By 1903, both had been replaced by a group of houses (now nos. 2-16). By 1931, the remainder of the east side were allotments.

However, some development started soon after and a number of building plans survive in SA from 1932 onwards. It seems likely that some of the plans labelled 'Albert Avenue' are for houses in Ridgway Avenue which might not have been named by then. Some of the new houses were designed by architects Leete & Darby but none were in the Art Deco style which the firm employed for the group of houses and bungalows in Neva Road and Station Road. The stretch behind Ellenborough Crescent remains today a private road.

Extant buildings of note

None of particular note

Albert Quadrant

Brief historical account

Victoria Quadrant, which runs northwards from the Boulevard, first appears on the 1865 map and was presumably created at much the same time as the Boulevard, along with Victoria Quadrant and Southside. No houses appear to have been constructed by this date, but by 1886 the street was largely complete, with the exception of two pairs of houses at the north end of the west side, which were built on former tennis courts. By this date the Summer and Winter Gardens (1882-4) had been created immediately behind the west side of the road. Price & Grosholz designed in 1875 a villa in Albert Quadrant for Richard Lewis (SA, D/B/wsm/24/2/165) and the SA contain a number of other villa designs dating from the late 1870s.

Extant buildings of note

None

Albert Road

Brief historical account

Albert Road was laid out between 1865 and 1886. It was developed in the 1880s as part of the British Land Company's development of the southern part of the Whitecross Estate. By 1886, there were still relatively few houses in the road and the corner to Ellenborough Crescent was still gardens. The 1:2,500 OS map of 1887-8 shows a coastguard station on the south side.

In 1900, Wilde & Fry designed three pairs of semi-detached houses for the builder William Henry Stacey (SA, D/B/wsm/24/1/812). By 1903, the road was nearly built up, and by 1931, the gardens had been built over with houses. By 1924, Burton House School, a private girls' school, was based in Albert Road.

Houses were interspersed with workshops, stables and even a temporary mission room (1904). Today the street is largely residential, apart from Dage Motor Services at number 10 which claims to have been established in 1884.

Extant buildings of note

None of particular note

Alexandra Parade

Brief historical account

Alexandra Parade is the broad street with a wide central garden stretching from the end of Regent Street to the beginning of Locking Road. To the north is a large area of working-class housing dating from the mid-to-late 19th century, while to the south is the Odeon Cinema and the Tesco superstore. This was formerly the site of Weston's first railway station and subsequent station developments prior to the creation of the modern station in 1884. By the time of the 1838 Tithe Map, the triangular shape of the western end of this area had already been defined, by the junction between a southern road along the route of Alexandra Parade and Locking Road and a short stretch of road that would become a Meadow Street.

The Bristol and Exeter Railway Act 1836 authorised the creation of a railway line linking the two cities, a route that would pass within a mile or two of Weston. However, there was initial local resistance to Weston having a station, as some landowners felt it to be noisy and smoky, but the town relented and a short branch line was soon built to link it to the mainline. Therefore, despite initial resistance and the consequent short delay, Weston became one of the first seaside resorts to enjoy a connection to the emerging national railway network when its station opened on 14 June 1841. Initially, passengers were shuttled along the branch line in horse-drawn carriages.

The original station was situated on Alexandra Parade, roughly on the site of the former floral clock, and when it was constructed, it was at the edge of the then built-up area of the town, the most common type of location for Victorian railway stations. Disembarking visitors would have been greeted by the Railway Hotel, a facility constructed by Richard Parsley. This building survives, with alterations, as 'the Tavern Inn the Town'. By 1854, it offered an attached billiard room and 'a very neat and commodious ASSEMBLY ROOM, which latter is entered from Regent Street. It is capable of holding about 200 persons, is beautifully lighted up with gas, and as a concert room is perhaps the best adapted for the purpose of any in the town.' (Brown 1854, 20) On Sundays it was used by as a Roman Catholic place of worship.

In 1851 the horse-drawn carriages on the branch line were replaced by steam power and a decade later a separate goods station was constructed in a field in front of Whitecross House. This new facility and its short branch line stood behind where the Odeon Cinema would later be constructed, on the site of the Tesco Superstore. A map of Weston-super-Mare in 1865 shows that a new larger passenger station was being planned a short distance to the north of the goods station, because the 1841 station was too small to cope with the growing town and the increased number of visitors. The new station opened on 20 July 1866 and consisted of two platforms, a separate excursion platform and a refreshment hall. A new signal box was constructed for the branch line, which survives today beside the current station but is unused. At the same time the tracks were doubled to increase the number of trains that could be handled.

The creation of the new stations during the 1860s released the area now known as Alexandra Parade for development as a public space. Alexandra Parade Gardens, originally known as The Plantation, was created on the site of Weston's first railway station and the accompanying railway line, which had closed in 1866. It is shown in the 1886 Ordnance Survey map with three longitudinal lines of trees and by the 1930s, it had elaborate gardens with trees and shrubs, and in 1935, a floral clock (Lambert 1998, 11).

Even before the closure of the stations, housing was beginning to develop along the north side, beginning with Anstice Parade, a stretch of housing between Orchard Place and in Orchard Street, initially, but later along the whole length of the northern side of Alexandra Parade. This was predominantly two- and three-storey housing, many with ground floor shops etc., but at the bottom of Alma Street is 'The Edge', the former Foresters Hotel marked on the Ordnance Survey map in 1886.

Along the south side of Alexandra Parade is Magdala Buildings of 1870 by Hans Price. This development of 14 houses on the eastern end of Regent Street and the north end of Walliscote Road was named after the 1868 Battle of Magdala. It consists of three-storey buildings with small attics in gables with shops originally on the ground floor. In 1905 the Shaftesbury Hotel was a 'high-class temperance' establishment, located in the angled, corner block in the centre of Magdala Buildings and discolourations on the upper parts of the facade show where signs were located. There was also John Lake's Temperance Hotel at 3 Anstice Terrace in Alexandra Parade.

In 1911, Weston acquired its first purpose-built cinema, the Electric Cinema on part of the site of the future Odeon Cinema, where previously a urinal had stood. Weston's Odeon opened on 25 May 1935, replacing the smaller Electric Premier Cinema on this prominent corner site beside the Goods Station. The Odeon was designed in 1934 by the Nottingham architect T Cecil Howitt (1889–1968) and his drawings for the original and amended design are held in the SA. Howitt was responsible for designing four other Odeon cinemas: Warley, near Birmingham (1934); Clacton (1936, demolished); Bridgwater (1936); and Bristol (1938). All of his Odeon cinemas featured a square tower with a projecting flat slab roof supported by squat, cylindrical columns. The Weston-super-Mare Odeon was constructed by C Bryant & Son Ltd of Birmingham and had a Compton organ with an illuminated console. The new building had 1,174 seats in the stalls and 633 in the balcony. In 1973 it was divided into three cinemas and by 2001, the fourth cinema had been created.

Extant buildings of note

Former Railway Hotel, much altered – survives as 'the Tavern Inn the Town'

A railway hotel existed on this site by 1847, apparently built by Richard Parsley. Brown's guide of 1854 described it as 'modern' and 'convenient for the station'. It had a billiard room and 'a very neat and commodious Assembly Room' for 200 persons. It has been altered and extended over time. A photo of c 1912 is reproduced in Poole 2006, 78.

Magdala Buildings

(see above)

Odeon Cinema

(see above)

List entry:

Summary of Building

Cinema with integrated parade of shops (shops vacant 2017). 1935 designed by T Cecil Howitt and constructed by C Bryant & Son Ltd for the Odeon cinema chain. Converted to four screens during the late C20.

Reasons for Designation

The Odeon Cinema in Weston-super-Mare which opened in 1935 is listed at Grade II for the following principal reasons:

Architectural interest:

- * For its well-designed and streamlined Moderne design by architect Cecil T Howitt for the Odeon chain, style leaders in cinema design at that time;
- * Effective use of faience and Vitrolite cladding to the principal elevations which also retain almost all the original windows and other design details;
- * Despite the subdivision of the auditorium, elements of the original layout of the cinema survive, including the upper part of the main auditorium, proscenium arch and main staircase, enabling the original design and main circulation spaces to be read;
- * For its surviving internal decorative detailing and original fittings, which include a rare working example of an original Compton organ; understood to be one of only two examples known to survive in a functioning cinema.

History

The Odeon Cinema in Weston-super-Mare was built in 1934-1935 for the Odeon cinema chain which was founded in 1930 by Oscar Deutsch. During the 1930s it was one of the country's major circuits of cinemas, along with Gaumont and Associated British Cinemas. The first five Odeons opened in 1933, followed by another seventeen in 1934. By 1936 Deutsch's circuit comprised 142 cinemas. Odeon was a style-leader in cinema design, with extensive use of German-inspired, highly-streamlined, modernist design. Deutsch was also a pioneer in the use of architectural design and set out to create a readily-recognisable corporate image for the company's cinemas. Although each Odeon was unique, the use of a range of architectural devices meant that most cinemas designed for the circuit were instantly recognisable as Odeons, adopting a distinctive moderne style. Internally, they also broke with earlier cinema practice by being deliberately minimalist. Deutsch consciously chose fairly simple interiors, based on an interplay of mouldings and extensive use of coved lighting, and put his money into comfortable seats and decent films.

The principal house architects for Odeon were Harry Weedon, Cecil Clavering

and Robert Bullivant, however, not all of the Odeon cinemas were designed by them. Weston-super-Mare was designed by T Cecil Howitt (1889–1968). He had previously worked in Nottingham City Engineer's Department and set up on his own account in Nottingham in 1929. Howitt was responsible for designing four other Odeon cinemas: Warley, near Birmingham (1934); Clacton (1936, demolished); Bridgwater (1936); and Bristol (1938). All, including Weston-super-Mare, featured a square tower with a projecting flat slab roof supported by a squat, cylindrical column.

The Weston-super-Mare Odeon was built by C Bryant & Son Ltd of Birmingham on the site of the former Electric Premier Cinema. It opened on 25 May 1935, at which time it was described in the souvenir programme as 'modernity at its best', with seating accommodation that was 'luxurious and spaced to give ample room for true comfort'. Weston-Super-Mare had seating capacity of 1807 and was equipped with a theatre organ (restored in about 1999) with illuminated console. This was manufactured by the John Compton Organ Company Ltd, the most prolific supplier of cinema and theatre organs in the country. The auditorium has been converted to four screens.

Details

Cinema with integrated parade of shops (shops vacant 2017). 1935 designed by T Cecil Howitt and constructed by C Bryant & Son Ltd for the Odeon cinema chain. Converted to four screens during the late C20.

MATERIALS: steel-framed construction with reinforced concrete and brick; street elevations faced with cream faience with detailing in black opaque glass and green tile; other areas of the ground floor are now (2017) painted black. Slate hanging to sloping sections of roof; rest is flat, and probably asphalt covered.

PLAN: occupying a prominent corner site at the junction of Walliscote Road and Alexandra Parade. It comprises narrow, roadside ranges linked by a curved entrance canopy, with auditorium block to rear.

EXTERIOR: the building is designed in a streamlined Modern style; of three storeys with a basement to the roadside ranges. The street facades are faced in paired buff and cream tiles set in basket-weave pattern, with horizontal bands incorporating green tiles to the parapets and the sides of the windows. The steel-framed casement windows have horizontal bars. The Alexandra Parade elevation has a wide central window flanked by three-light casements to the first and ground floors; the lower right window appears to have been replaced. To Walliscote Road are three ground-floor windows with a narrower window to either side and five to the first floor, all of three lights, and a 21-light window in a recessed, chamfered surround to the corner block adjoining the tower. The ground floor elevations are faced with black Vitrolite, except for the principal entrance at the corner which is faience-clad, and have a series of plate-glass shop fronts (boarded over, 2017); one to the Alexandra Parade elevation and three to Walliscote Road. Some of the shop fronts have been replaced in the early C21. There are also paired and single doors, and to the entrance at the north-west corner are five pairs of doors with a generous curved, aluminium-clad

fascia above. The square tower rises above the rest of the building and is surmounted by a flat slab with rounded corners that is supported by twelve short columns. The rear of the building is relatively inaccessible and has rendered brick walling.

INTERIOR: the 'front of house' encompassing the foyer/circulation is accessed from a vestibule leading to the foyer. In the current (2017) configuration the stalls level is subdivided into three screens (Screens 2, 3 and 4). Two small studio auditoria (Screens 2 and 3) have been inserted under the original balcony, but with minimal damage to the decorative scheme; and the third (Screen 4) is formed from the main stalls area. The angled side walls are stepped, with timber panelling to the lower part. There are paired timber doors on either side of the screen, recessed within deep architraves and timber surrounds. Each doorway originally had an octagonal clock, one of which remains. The clock face has the letters 'THE ODEON' instead of numbers to tell the time. A Compton theatre organ is situated beneath the stage (Screen 4) and has an illuminated console and a mechanism for raising and lowering. Steel columns have been added at the sides of the former stalls level to support an inserted floor for Screen 1. Lighting within the auditorium is concealed in troughs that run across the ceiling, and the proscenium opening is set within three moulded recesses which were originally back-lit.

The public areas retain a good proportion of original features and fittings, such as doors with vision panels that have applied horizontal grilles; back-lit, fluted troughs; cornices and banded, patterned plasterwork to the walls. In addition, the upper foyer is lit by a large window of horizontal panes of yellow and frosted glass, vertical strips of glazing in a chevron design, and decorative roundels of coloured glass. The pendant light fittings in both foyers and the vestibule are all probably late C20, but their Art Deco design is in keeping with the original fittings.

Alfred Street

Brief historical account

Alfred Street is one of the streets in the working-class area that developed to the north of the railway station in the decades after 1841. An 1853 map shows that the Street had been laid out and a section of its east side containing nine terraced houses had been constructed or was in the process of being constructed. By 1865 the whole street, except at its northern end, had been constructed. Most of the houses on the street are two storeyed, with some taller ones at the ends of terraces or on corners to allow for a shop or pub on the ground floor. At the southern end of the street the houses opened directly onto the pavement, with no front yards of any size. 35-41 Alfred Street is a three-storey terrace with a stone finish, though the projecting stone detailing suggests it was previously rendered. Opposite, numbers 52-4 are also three-storied and finished in stone rather than being rendered, while 56 is three-storied, but rendered. Where Alfred Street intersects with Meadow Street and Baker Street, the corner blocks are three-storied. Hans Price helped to found the Star Coffee House at the corner of Meadow Street and Alfred Street, a church enterprise to help the poor. By 1882 this had become a temperance hotel run by the local branch of the Church of England Temperance Society, of which Price was honorary secretary.

The northern part of the street is still predominantly two storeyed, but the houses are finished in stone, rather than being rendered and most have small yards in front. This suggests a slightly higher quality of housing and occupant, perhaps reflecting the proximity to the Boulevard, rather than being close to the station.

At the northern end of Alfred Street, the town's hospital developed. The hospital and dispensary was constructed in 1864-65 by Hans Price, at a cost of about £950. It was enlarged in 1868 by the addition of the south wing at a cost of £600 and in 1870 new wards for fever cases were added at a cost of £300. This institution, as the hospital for the town, was located at the edge of the rapidly growing working-class area to the north of the station and just to the south of the recently created Boulevard. Further additions were made during the 1870s and 1880s, so that by 1891, there were 34 beds for patients. Additions continued during the early 20th century, including a nurses' home in 1904 (SA D/B/wsm/24/1/1045) and a post-mortem room in 1910.

The most substantial addition to the main hospital took place in the late 1920s, as a result of a public collection that raised £50,000. Two of Weston's leading citizens led the way and it is therefore fitting that on 11 November 1926 Henry Butt and Ernest E Baker both laid commemorative stones, as well as the foundation stone laid by the Venerable Walter Farrer, Archdeacon of Wells. The new general hospital building, dedicated to Queen Alexandra, was opened on 6 July 1928 by the Duke and Duchess of York. The hospital closed in 1986, when a new one opened at Uphill.

The Weston Workhouse was built later on the edge of the hospital site, behind a terrace of houses on Alfred Street.

Christ Church parish built a mission room at 77 Alfred Street, which is now the Scooter Museum. In 1886 it was said to be able to seat 200 people.

Between 1886 and 1901 a large warehouse was built at 85 Alfred Street. Its elevation to the street consists of two storey, almost domestic blocks on either side of a tall central block, as if trying to imitate cross-section through the nave of a church. It appears to have been created in c1900 for Lalonde Bros, auctioneers and removal contractors, by Hans Price (SA, D/B/wsm/24/1/723) and he also carried out alterations in 1902 (SA, D/B/wsm/24/1/8648).

Extant buildings of note

Former Hospital Buildings

(see above)

Warehouse at 85 Alfred St

(see above)

Scooter Museum, former Christ Church Mission hall/room (CofE), Alfred Street

A small, rubble stone corner building. First meetings held in October 1877 and its purpose was 'to bring the Gospel nearer the people', i.e. the working class population of the neighbourhood. In 1907, Price & Jane added a classroom (SA, D/B/wsm/24/1/1448). The mission hall was sold by Christ Church in 1992.

All Saints' Road

Brief historical account

The southern part of All Saints' Road, between Queen's Road and Lower Bristol Road, is the oldest part of the road. The site of today's number 2-18 All Saints' Road was known as 'the Batch' and in 1822 a parish school was established here. In 1845, the school moved to the new National School at the corner of Knightstone Road and Lower Bristol Road, but the 'old school building' is still shown on Hans Price's drainage plan of 1862 for the Upper Worthy Estate (SA, D/B/wsm/24/4/234).

The remainder of All Saints' Road (known initially as Torfels or Torfields Road after the Tor Field on the site) was developed in the 1870s, roughly parallel to Queen's Road. There had been an earlier proposal of 1869 by the Smyth Pigott estate to replace the historic Quarry Road with 'one grand wide road'; however, by the time the town commissioners had finished their consideration of the proposal, the site had been sold and instead of one new road Queen's Road and All Saints' Road were developed (Baker 1887, 24).

In 1871, a temporary church dedicated to All Saints was erected at the bottom of the road. This was a 'handsome iron building' (Morris' Directory 1872) by Messrs Morton & Co of Liverpool erected by the local builder Samuel Morgan. A permanent church was built in 1898-1902 to a design by G.F. Bodley.

Between 1870 and 1875, Hans Price designed at least thirteen villas in the Torfields area for Morgan, at least some of which may have been in All Saints' Road. Price designed two further houses in 1900, including the house at the corner to Tichborne Road. By 1903, the road and particularly its west side were still sparsely built up. Four houses were built on the top of the west side by 1931. Further houses had been built on the west side by 1953. Since, then there has been only isolated infill development.

Extant buildings of note

East side

All Saints' church, All Saints' Road

A late Victorian Gothic Revival church of 1898-1902 by G.F. Bodley (died 1907), one of his last churches. Described by Foyle and Pevsner as 'conspicuously good and beautifully furnished' and by Betjeman as 'the finest church of entirely modern

foundation in Somerset'. The foundation stone was laid with Masonic rites on 24 June 1898.

Built to designs by Bodley in sections: the chancel of 1899 and the nave and north aisle of 1902; only the tower remained unexecuted due to lack of funds (design in 2004 guide). When Bodley died in 1907, only two-thirds of the church had been completed. A north-west porch was added by C.G. Hare in 1911-12; the south aisle, chapel and undercroft were built in 1925 by F.C. Eden, Bodley's pupil. In 1955, Robert Potter added a south porch and in 1959-60 the same architect reordered the church. After the closure of St Saviour's church, a window by Eden was moved from there to All Saints where it was installed in the south chapel.

The materials are local stone with Bath stone dressings. The exterior appears long and rather low, without the intended tower. The interior is tall and light with a five-bay nave and aisles with waggon roofs. Bodley used a late fourteenth-century style, while Eden used Perpendicular.

List entry (NHLE: 1129717):

ALL SAINTS ROAD 1. 5121 Church of All Saints ST 36 SW 1/1 II* 2. 1898-1902 by G F Bodley. South aisle and Lady Chapel by F C Eden, 1925. South Porch by Robert Potter, 1955. Snecked carboniferous limestone dressings. Tiled roof. Three gabled front to road with slender lancet windows and a dividing buttress. 2 light nave windows. Early Decorated and Perpendicular tracery. Interior: wide 5 bay nave, with piers of 8 attached shafts. North and south aisles. Boarded wagon roof. Font and pulpit by Bodley. (Pulpit carved by Zwink of Oberammergau). Stained glass E window by Kempe and Tower, 1917. Good plain interior, the main feature of which is the carved wooden screen below the chancel arch and extended across South Chapel. Listing NGR: ST3204762027

Nos. 28-36

By Hans Price, 1870s

Alma Street

Brief historical account

Alma Street consists predominantly of small, two-storey, working-class housing, some of which have small front yards. It does not appear on the 1853 map of Weston, but has been built by 1865. Being named after the Battle of Alma, which took place in 1854, suggests it was constructed from the mid-1850s onwards. There was a United Free Methodist mission room in Alma Street, which was in use until 1876 when the congregation moved to the new chapel in the Boulevard by Price & Grosholz (*Weston Gazette and General Advertiser* 2 Dec 1876).

Halfway down Alma Street is a small news leading into a yard which then leads into a narrow lane called Back Street

Extant buildings of note

None

Amberey Road

Brief historical account

Amberey Road was, like Bournville Road, planned in 1904 (SA, D/B/wsm/24/1/1063) and developed with two-storey terraces. In the early 1930s, two inter-war terraces were built at the east end and the road connected to Sandringham Road.

Extant buildings of note

None of particular note

Arundell Road

Brief historical account

Arundell Road is part of the Grove Town development by the Smyth Pigott family. It was named after the maiden name of Mrs Pigott. It had been laid out in the 1860s and is shown on the 1865 town plan, albeit with its unbuilt houses only shown in outline. Between 1875 and 1883, Hans Price designed at least thirteen villas in the street. There are a few inter- and post-war infill developments. By 1925, there was a private school at 17 Arundell Rd, called Kingsholme School.

Extant buildings of note

East side

38, 40/42 Arundell Road

A group of a semi-detached pair and a detached house, all with attractive banded stonework, alternating ashlar and rockfaced local stone, to the upper floor and gable.

Ashcombe Gardens

Brief historical account

By 1903, the southern end of Ashcombe Gardens had been laid out and built up with nine pairs of houses. In 1906, ET Gillmore prepared a plan for the 'continuation' of Ashcombe Gardens (SA, D/B/wsm/24/1/1274). A further stretch had been laid out by 1931 and 6 further pairs built. Another stretch had been built by 1954 and the northern end followed in the 1960s.

Extant buildings of note

None of particular note

Ashcombe Road

Brief historical account

Ashcombe Road is a historic route, in effect a northwards continuation of Drove Road, connecting Uphill to Ashcombe and Milton. One of the earliest buildings which survived until recently was the Ashcombe Hotel, which is on the 1853 town plan. Another early building are numbers 7 and 9, a pair of houses built between 1841 and 1853.

The road's development started properly in the 1850s and some houses had been built by 1865. The northern part was part of the National Freehold Land Society's estate, for whose members Hans Price designed several buildings: cottages (1870), a villa (1870), a pair of villas (c 1872) and houses and a shop (1880) (SA, D/B/wsm/24/2/34, 46, 102, 424). By 1886, the west side of the northern part – i.e. the NFLS estate – had been built up with houses. The southern part was still largely fields and gardens. The remainder of the road had been developed by 1903.

In 1897, the terminus of the Weston, Clevedon and Portishead Light Railway opened at the northern end of Ashcombe Road. It closed in 1940 and the station was demolished.

In 2011, permission was granted for the demolition of the Ashcombe Hotel (North Somerset Council, 11/P/1968/PDD). In 2016, permission was granted for the redevelopment of the site with eight houses (North Somerset Council, 15/P/2273/F).

Extant buildings of note

East side

88 Ashcombe Road

The former stationmaster's house of c 1897 of the Weston, Clevedon and Portishead Light Railway; later converted to a shop

16/18 Ashcombe Road

Pair of houses by Hans Price

West side

7-9 Ashcombe Road

A pair of much-altered houses which are probably identical with the Greenfield Cottages shown on the 1853 town plan. Of double-pile plan with gables to the side elevations.

Atlantic Road South

Brief historical account

Atlantic Road South had been laid out by 1865 and its north side was built up with large detached and semi-detached villas by 1886. A few houses on the south side had been built by 1903. In the 1920s, a small group of bungalows was built around the junction of Highbury Road and Atlantic Road South. During the interwar years, Henry Butt extended and converted a number of the large villas on the north side to flats/mansions (see drawings in SA).

Extant buildings of note

South side

4 Atlantic Road South

Two-storey house with full-height bay windows. Built between 1886 and 1903, attributed to Hans Price

10 Atlantic Road South, Freshford Mansions

Originally called Freshford Lodge. Built between 1886 and 1903, attributed to Hans Price. In 1930 converted into flats by Ball & Pope for Henry Butt and renamed 'Freshford Mansions' (SA, D/B/wsm/24/1/4532).

Atlantic Road

Brief historical account

Atlantic Road was developed in the late 1850s as part of a new suburb initially called 'Cliftonville'. Holy Trinity was built in 1859-61, and the two Atlantic Terraces on either side followed in c 1862 (Foyle and Pevsner 2011, 708, 714). The 1865 town plan shows the south side as built up with large villas; in fact, the centre of the east end was used as tennis grounds which were only built over in the late 20th century.

By the early 1880s, the east end of Atlantic Terrace East was used by St Peter's preparatory school who built an extension to the east. By 1917, Eastern House was also used by a private school (SA,

D/B/wsm/24/1/2182). During the interwar period, a number of the villas on the south side were extended and converted into flats by Henry Butt who renamed them 'mansions', for example Madeira Mansions, Trinity Mansions, Church Mansions, St Neot's Mansions and others (see drawings in SA).

Extant buildings of note

North side

Eastern and Western Mansions, 3 and 5 Atlantic Road (NHLE: 1137453)

A pair of large semi-detached houses built in the late 1850s/early 1860s, originally known as 'Eastern House' and 'Western House'. Fine cast-iron balconies. Eastern House was extended in 1920 and converted in c 1933 by Henry Butt into seven flats and renamed Eastern Mansions (SA, D/B/wsm/24/1/2483, D/B/wsm/24/5/94).

List entry:

ATLANTIC ROAD 1. 5121 Nos 3 and 5 (Eastern and Western Mansions) ST 3162 4/2 II GV 2. Mid C19. Ashlar main block with rusticated ground floor. Mixed tiled and slate roof. Three storeys, attic and basement. Six windows, (plate sashes) and one window single storey rubble wings (west wing later raised to 3 storeys). Elaborate cast iron balconies and supports covering whole of main facade including basement. Round-headed, stone gabled dormers. Entrances at rear to South Road. The whole of Atlantic Road forms an important group with Holy Trinity Church (see South Road) as the centre piece. Listing NGR: ST3112562279

Atlantic Terrace West (NHLE: 1320708)

(Comprises: 1 Trinity Place, 26-40 South Road, 7-19 Atlantic Road, Moreton Mansions, 1-5 Atlantic Road)
Terrace of c 1862 by Henry Lloyd of Bristol

List entry:

ATLANTIC ROAD 1. 5121 Nos 7 to 19 (odd) and Moreton Mansions [Nos 1 to 5 (consec)] [Formerly listed as Nos 7 to 19 (odd) (Moreton Mansions)] ST 3162 4/3 15.3.83 II GV 2. Includes No 1 Trinity Place and Nos 26 to 40 (even), South Road. 1860's terrace of 8 houses, [matching Nos 21 to 41 (odd)]. Ashlar, slate and tiled roofs. Three storeys, attic and basement. Three sash windows to each house; central bay window continues up to attic. Cast iron balcony to first floor around bay. Nos 7, 13, 15 and 1 Trinity Place have tall gable dormer with 3-light window and segmental pediment, some retaining scroll finials. Nos 9, 11, 17, 19 have semi-circular stone dormer gable. Listing NGR: ST3118262296

Holy Trinity church, now Elim Pentecostal (NHLE: 1137827)

A Gothic Revival church, built in 1859-61 to designs by Henry Lloyd of Park Street, Bristol (about whom little is known). The builder was John Palmer of Weston. The church was built on land given by John Cox of Glentworth and it was consecrated on 3 October 1861 (*Weston-super-Mare Gazette* 8 Oct 1861, 2). During construction, the spire was blown down into the nave during a gale on 20 February 1861. In 1885, an organ chamber and vestry were added by E.H. Edwards (SA, D/B/wsm/24/2/681). In 1910, Hans Price & William Jane built an extension to the vestry. The vestries were rebuilt after a fire in 1961. The church was made redundant in March 1983; it reopened three years later as an Elim Pentecostal church (Poole 2010, 74). The interior is now heavily subdivided and the main fittings are the stained glass windows, including a 1920 window by William Morris & Company.

List entry:

SOUTH ROAD 1. 5121 (south side) Holy Trinity Church ST 3162 4/48 9.3.53 II* GV 2. 1861 by H Lloyd. Decorated style. Local carboniferous limestone rubble with free-stone dressings. Slate roofs. Five bay nave, 2 bay chancel. North and south aisles. Three stage west tower with crocketed spire and pinnacles. Triangular hood moulds to doors and windows of tower. Good C19 glass including the 'patchwork' window with fragments of late mediaeval glass. Holy Trinity Church forms the centre-piece of the important Atlantic Road group (q.v.). Listing NGR: ST3124062312

Greystones Lodge, 2 Trinity Place

See under Trinity Place

Atlantic Terrace East (NHLE: 1137476)

(Comprises: 21-35 Atlantic Road, 42-52 South Road, Highbury, 37-41 Atlantic Road, Highbury, 56-62 South Road)

Terrace of c 1862 by Henry Lloyd of Bristol

List entry:

ATLANTIC ROAD 1. 5121 Nos 21 to 35 (odd) and Nos 37 to 41 odd (Highbury) [Formerly listed as Nos 21 to 33 (odd), Nos 35 to 41 (odd) (Highbury Hotel)] ST 3162 4/4 15.3.83 II GV 2. Includes Nos 42 to 52 (even) and 56 to 62 (even) South Road. 1860's terrace of 10 houses, [matching Nos 7 to 19, (odd)]. Ashlar. Mixed tiled and slate roofs. Three storeys, attic and basement. Three sash windows to each house; central bay continues up to attic. Cast iron balcony to first floor around bay. End bay and centre 3 houses have tall gable dormer with 3-light window and segmental pediment, some retaining scroll finials. Others have semi-circular stone dormer gables. Listing NGR: ST3132962318

Former school extension to east of Atlantic Terrace East

An oblong, two-storey building of four classrooms on the ground floor and a schoolroom above. Designed in 1884 by Hans Price & Wooler as an extension to St Peter's Preparatory School (founded in 1882) who occupied the easternmost three houses of the terrace (SA, D/B/wsm/24/2/617). St Peter's School moved out in c 1906, after which it was used by St Faith's School. Now in residential use.

Back Street

Brief historical account

Halfway down Alma Street is a small news leading into a yard which then leads into a narrow lane called Back Street. Back Street was presumably laid out same time as Alma Street to the east and Orchard Street to the west, and originally served to provide access to the rear of properties on these streets.

Extant buildings of note

None

Baker Street

Brief historical account

Baker Street continues the line of Milton Road westwards into Weston. Christ Church schools opened in 1863 and most of it had been laid out by 1865 although development was still sparse by that date. By 1886, more houses had been built but the connection to Meadow Street to the west was still via a narrow lane. Hans Price designed several houses in Baker Street and the former Post Office has also been attributed to him.

By 1903, most of the road had been built up, except for the workhouse site which by the 1950s was a tennis court. The street frontage was built over with a terrace in the 1980s or 1990s.

Extant buildings of note

North side

27-37 Baker Street

Two-storey terrace of houses, with blind oval windows under gables, attributed to Hans Price

39-42 Baker Street

Three houses, including number 42, the former Baker Street Post Office of 1888; all three are attributed to Hans Price

Christ Church (Church of England) primary school, 45 Baker Street

Built in 1863 to the design of a Captain Tate, extended in 1873 and 1905 by Hans Price. Rev. Lanfear of Christ Church parish raised £1180 for a new parish school (boys and girls) which opened on 28 September 1863 in Baker Street (then surrounded by fields and allotments). 68 children were admitted, of which only 8 could read. The capacity of 200 was quickly reached and frequently exceeded, for example in 1879 when 506 children attended. According to the *Weston Gazette* of 26 September 1863, this was the third school Captain Tate had designed. In 1873, Hans Price & Grosholz prepared plans for a new infant school (the 'United Infants' School'), opened 1874, to the north (SA, D/B/wsm/24/2/131). In 1905, Hans Price & Jane returned to extend the 1863 boys' and girls' schools by adding two new classrooms and making alterations to cloakrooms and toilets (SA, D/B/wsm/24/1/1157).

South side

10 Baker Street

Corner house with shop at corner to Jubilee Road, attributed to Hans Price

Beach Road

Brief historical account

Beach Road existed by the early 19th century, leading from Regent Street towards Uphill. In 1811, Mr Isaac Jacobs, a wealthy Bristol glass manufacturer, bought a small plot on which he built 'Belvedere', said to have been Weston's first holiday villa (demolished 1925), on the site of what was later the Beach Bus Station. He sold the house in 1819 but in 1822, the area was still known as 'Jacobs' Town'. By 1853, the street was known as 'The Beach' at the north end and 'Uphill Road' at the south. By the 1880s development along Beach Road was still patchy south of Ellenborough Park, but by 1903 had reached its southern end near the Sanatorium.

As the main residential street facing the seafront, Beach Road was built up with large, exclusive villas which by 1853 extended south as far as the north corner of Ellenborough Park. These later gave way to – or were taken over as - hotels and some medical establishments. By 1889 the Bristol Medical Mission Convalescent Home was at Middleton (Walters 1889). The same year, the Grand Atlantic Hotel opened with a celebratory dinner in the enlarged College building of 1854, providing 200 rooms. Around 1907, Hans Price built several additions to the hotel, including a rear extension and a motor house. Between 1930 and 1911 he also made additions to a house called Hatherleigh near the Sanatorium (location unidentified).

There was a small roller skating rink by c1910 (location?). By 1910, the lodging house Saint Helier's had 5 sitting rooms and 14 bedrooms. The Grand Central Hotel opened in 1925. In 1928, the Bristol Tramways and Carriage Company's Beach Garage and Omnibus Station (designed by their staff architect, H.A. Penney) was built on the site of Belvedere (to the north of the Grand Atlantic Hotel). During the Second World War there was a small maternity unit at a house called Allandale. By 1953, nos 65-66 was a miners' convalescent home. By that date there were 9 hotels in Beach Road, as well as a fire station at (or behind) nos 21-22. In the 1970s Etonhurst was demolished and in 1988 the bus station followed suit.

Extant buildings of note

East side

Grand Central Hotel, corner to Regent Street

Built on the site of Lichfield House. Opened 30 May 1925, built in several phases to a design by architect Sir Henry Tanner for T. Macfarlane and Sons. Macfarlane had started as wine and spirit merchants on Beach Road and expanded over time. Tanner (1849-1935) was between 1898 and 1913 the principal surveyor for the Office of Works. After his retirement, he joined his son's architectural practice. The architects Fry, Paterson & Jones provided designs for alterations between 1932 and 1961 (SA).

Grand Atlantic Hotel

Built in 1854 as a private school (The College) run by Jonathan Elwell. When

the school moved out it was enlarged by John S. Whittington of Manchester and reopened as the Grand Atlantic Hotel in 1889, providing 200 rooms. Hans Price designed a motor house for the hotel in 1903 (demolished) as well as a rear extension (extant). Wilde & Fry designed further alterations in 1929-36.

38-40 Beach Road

Large villas by Hans Price. No 40 has a later rear extension.

Beaconsfield Road

Brief historical account

Beaconsfield Road is named after Benjamin Disraeli, earl of Beaconsfield (1804–1881), and its creation presumably dates from between 1876 and 1881, the date when he assumed the title and the date of his death. By 1886 the villas on the south side of the road had been constructed, but only two on the north side. By 1903, all the houses in street had been constructed. Most, if not all of the houses were designed by Hans Price.

Extant buildings of note

None

Beaufort Road

Brief historical account

Beaufort Road appears to have been originally part of Clarendon Road as it is shown as such on the 1886 OS map. It had been laid out by 1865 and its north side built up by 1886. It had been renamed Beaufort Road by 1903. The south side was built up soon after 1904, when the Swiss Villa Estate was developed.

Extant buildings of note

None of particular note

Bedford Road

Brief historical account

The first buildings in Bedford Road were erected in 1899 (SA, D/B/wsm/24/1/667), making it one of the earliest streets on the Whitting (or Whittings) Estate. Further houses were built until about 1930.

Extant buildings of note

None of particular note

Birkett Road

Brief historical account

A path on the line of today's Birkett Road had been laid out by 1853, running between the coast and Flagstaff Hill (later Prince Consort Gardens). It assumed new significance when Birnbeck Pier was opened in 1867 and on the 1865 map it is labelled 'Pier Road'. It is first labelled as 'Birkett Road' on the 1903 OS map. Flagstaff Hill was enclosed by Mr Pigott in 1862 (Baker 1887, 17) and Prince Consort Gardens were acquired by the town as a public garden in about 1882.

Extant buildings of note

East side

Decorative shelter in Prince Consort Gardens

Dated 1900. Partially open shelter with tiled roof and clerestorey windows with decorative glazing bars.

Birnbeck Road

Brief historical account

Birnbeck Road was laid out between 1841 and 1853. Claremont House was in use as a lodging house by 1847 (Anon 1847, 25). Manilla Crescent (qv) at its east end was built in about 1851. At its west end, the Claremont Hotel existed by 1853. According to Poole, it and the former Royal Pier Hotel were both built in 1854 (Poole 2002, 111). Claremont Crescent was built in the 1860s.

The Rozel bandstand was built in 1937, overlooking the Marine Lake. It was demolished in 1981, following gale damage. In 2010, the Royal Pier Hotel was demolished after a series of fires.

Extant buildings of note

North side

Wellington Terrace and Birnbeck Terrace

See under Upper Kewstoke Road

Elizabethan Villas, 40 Birnbeck Road

Built in 1844 (Baker 1928, unpaginated); semi-detached villa with stripped historicising detail

South side

The Captain's Cabin pub, the former Claremont Hotel

The former Claremont Hotel of c 1853-4, with its U-plan stable block facing the road.

Claremont Crescent

See under Claremont Crescent

Boulevard / Waterloo Street

Brief historical account

Waterloo Street and the Boulevard were created in 1860 and provided a new west to east access from the High Street to the Montpellier Estate and the countryside to the east of the town. The Boulevard acted as a barrier to the working class developments that were spreading northwards from the stations and acted as a stimulus for laying out new developments to the north of it on the slopes of Worlebury Hill. They contain some of Weston's finest buildings, ones devoted to meeting the needs of residents rather than holidaymakers.

Waterloo is the narrower western part of this development and was named after Waterloo House, which had to be demolished to allow the creation of the new road. Boulevard would have been a fashionable name to choose at this date when Baron Georges-Eugène Haussman was re-organising central Paris with wide boulevards to discourage barricading during times of revolution.

By the time that the 1865 map was published, the northern side of Waterloo Street have been developed but most of the south side was still unbuilt on. The Boulevard is shown as being laid out but with no buildings yet shown as completed. Twenty years later, the 1886 Ordnance Survey map shows almost all of Waterloo Street's buildings in place and the western part of the Boulevard has also been developed. The map also shows the trees lining both streets. A concerted programme of tree planting throughout the town was announced in December 1875 and included both streets. (*Weston Mercury* 11 December 1875, 8) A significant number of trees deemed to be in a dangerous state were replaced during the mid-1950s.

In 1881 the Weston-super-Mare Summer and Winter Gardens, Co Ltd was established by RL Jones with capital of £2,500 to be raised through the issue of 500 shares. (National Archives, BT 31/2870/15834; Baker 1887, 32) Its purpose was to create tennis courts and a pleasant garden with a large hall in it. The Victoria Hall, designed by Price & Wooler, opened on 19 December 1884. (Baker 1887, 35) Its site lay to the north of the Boulevard, between Victoria Quadrant and Albert Quadrant. The hall could accommodate 1,000 people and was attached to the Summer and Winter Gardens, which were entered from a porch reminiscent of a triumphal arch on the Boulevard.

The Weston, Clevedon and Portishead Light Railway had its terminus at the junction of Milton Road and Ashcombe Road and the route headed eastwards through the growing town before turning northwards. The company obtained powers to extend its route to the Boulevard and track was laid along Gerard Road and the Boulevard in 1897. However, the Urban District Council objected because it claimed that the rails stood above the road surface and were therefore dangerous. The company refused

to modify the arrangements and so the track was lifted and the scheme abandoned before any services had run. (Brown and Loosley 1979, 105, 107; Maggs 1990, 33)

Waterloo Street suffered from wartime damage, particularly the Boulevard Congregational Chapel and the adjacent church hall. Lance and Lance, the department store at the corner of the High Street and Waterloo Street, was destroyed during the war and in the post-war years its site had been used as a car park. By 1962 it had been redeveloped after a heated debate nicknamed the 'Battle of Waterloo Street'! Further along the modern telephone exchange replaced a bombed out Hans Price terrace that had been used as offices for the county council between 1911 and 1935.

Extant buildings of note

Waterloo Hall

The Waterloo Gospel Hall was built in 1876 by Price & Grosholz as a hall for 400 Plymouth Brethren worshippers.

Boulevard United Reform Church

The Boulevard Congregational Chapel (now the Boulevard United Reform Church), which was labelled on the 1952 Ordnance Survey map 'Ruin', was rebuilt and reopened in 1959 to designs by Gordon W Jackson & Partners. The adjacent church hall was rebuilt in 1953, another victim of the highly damaging air raid of 28-29 June 1942.

Constitutional Club (NHLE: 1129732)

The former Masonic Hall of 1881, by Hans Price, it later became known as the Constitutional Club.

List entry:

Circa 1880. Architect Hans Price. Main part Tudor style. Principal feature is Gothic corner tower in Burges style. Bath stone with modern tiled roof to main block. 2½ storeys. Boulevard elevation. Gabled bay with 2 storey mullioned and transomed window. Three stage corner tower; upper stage capped by machicolations and crenellated parapet; 2 stage capping, timber framed structure with pyramidal slate roof. To Longton Grove Road. Square niche containing statue above label door piece. Three further mullion and transom style windows to Longton Grove Road. Statue is said to represent St Kew. The premises were previously the Kew Masonic Lodge. Listing NGR: ST3206161716

28 Waterloo Street

Hans Price's office moved in c 1874 to 28 Waterloo Street, a building he had designed himself.

Weston Mercury, 32 Waterloo Street (NHLE: 1138161)

Weston Mercury Offices of 1885 by Hans Price.

List entry:

1885, by Hans Price. Exuberant Dutch Baroque style with a dash of Spanish influence in the tower. Bath stone with modern weatherproofing. Two bays, the right hand one 3½ storeys, forming a break with shaped gable and multiple pilaster-work, the left hand one being glazed 2 storey quadrant with mullion and transom windows linking the Waterloo Street frontage with the street line of The Boulevard. This is emphasised by a four-staged tower with shaped gabling, corbelled pilasters and an arcaded loggia. Ornament includes balustraded parapet to quadrant, carved keystones to second floor of right hand bay, herm-pilasters, a gable tip oculus and shell hood, and a wide-arched entrance with carved material in spandrels. This building is in an important position and has a special silhouette which gives it extra value. Listing NGR: ST3203961660

2 Boulevard

An 1888 building beside the Mercury Offices, built as a photographer's studio.

St John's Church Institute and Mission Hall, 4-10 Boulevard

In 1880-81 Price & Wooler designed St John's Church Institute and Mission Hall in the Boulevard. (SA, D/B/wsm/24/2/441) It has an inscription stating that it was 'built 1881, rebuilt 1983'.

1-23 Boulevard, Formerly Waterloo Parade

Long terrace of houses dating from 1870 designed by Hans Price for the builder Mr Sully (SA, D/B/wsm/24/2/54), probably = 1-23 (terrace of 12 houses) OR terrace of 8 houses and one pair to E of Library, demolished

Methodist Chapel, 24 Boulevard

1875 Free Methodist Church designed by Price & Grosholz (SA, D/B/wsm/24/2/180)

Former Hospital

The hospital and dispensary was constructed in Alfred Street in 1864-65 by Hans Price, at a cost of about £950. It was enlarged in 1868 by the addition of the south wing at a cost of £600 and in 1870 new wards for fever cases were added at a cost of £300. (Kelly 1875, 554; Baker 1887, 22) Further additions were made during the 1870s and 1880s, so that by 1891, there were 34 beds for patients. (Anon 1891, 11) Additions continued during the early 20th century, including a nurses' home in 1904 and a post-mortem room in 1910. The most substantial addition to the main hospital took place in the late 1920s, as a result of a public collection that raised £50,000. (Brown and Loosley 1985, 45)) Two of Weston's leading citizens appear to have led the way and it is therefore fitting that on 11 November 1926 Henry Butt and Ernest E Baker both laid commemorative stones, as well as the foundation stone laid by the Venerable Walter Farrer, Archdeacon of Wells. The new general hospital building, dedicated to Queen Alexandra, was opened on 6 July 1928 by the Duke and Duchess of York. The hospital closed in 1986, when a new one opened at Uphill.

Former Library and Museum (NHLE: 1403515)

A new Free Library and Museum was erected on the Boulevard as a belated celebration of Queen Victoria's Diamond Jubilee. The foundation stone was laid on 1 August 1899 and the new building was opened by Sir Edward Fry on 3 September 1900. The Renaissance-style building contained a news room, reading room, librarian's room and the lending and reference libraries on the ground floor, while on the first floor there were two large rooms used as the museum. The building cost about £3,500 and when the library opened in 1901, it contained 5,000 volumes. (Kelly 1902, 472) Hans Price and Wilde & Fry were the joint architects, two figure groups were provided by Harry Hems, other carving was by Hillman of Weston-super-Mare. Charles Addicott was the building contractor.

List entry:

Summary of Building

Public library, 1900, by local architect Hans Fowler Price (1835-1912) with SJ Wilde and PG Fry.

Reasons for Designation

* Architectural interest: a distinctive and elaborate free Renaissance entrance front incorporating classical elements including two sculpted groups of muses, illustrating the building's use as a place of knowledge and education; the architectural interest is concentrated on the frontage and immediate return elevations.

* Artistic interest: the muses were commissioned from Harry Hems of Exeter, a prolific late-Victorian ecclesiastical stone carver whose work is represented within numerous listed churches;

* Intactness: despite evolving library practice, the building retains a complete exterior and the essentials of its original internal layout.

* Authorship: it is a good example of the work of HF Price, the notable architect responsible for many of Weston-super-Mare's listed civic and domestic buildings.

History

The adoption of the Libraries Act and the subsequent erection of a building was being mooted in Weston-super-Mare for much of the late C19. It was given an initial boost by the idea of a commemorative building for Queen Victoria's Golden Jubilee, but ultimately did not get substantial backing until a decade later, in time to commemorate the Diamond Jubilee. The most significant benefactor, donating £1,000 was Mr Frederick A Wood, a successful local businessman and president of the Northern Branch of the Somerset Archaeological and Natural History Society. The remaining amount taken on loan.

The architects engaged were HF Price, SJ Wilde and PG Fry. Price was already an established architect within Weston-super-Mare and was responsible for numerous prominent public buildings. The tender of £3,385 from builder Charles Addicott was accepted and the foundation stone was laid in August 1899. The library was formally opened on 3 September 1900 by Sir Edward Fry, the president of the Library Association.

The first phase of the building was around half the size of the present building, and was made up of the stairway flanked by a ladies' room and offices, a reading room and a reference and lending library to the ground floor, with accommodation for a museum on the first floor. Frederick Wood died in 1904 and his collection of some 6,000 volumes was transferred to the Weston-super-Mare library. The library was initially closed access, meaning that books were requested speculatively by customers and provided by librarians if in stock; it changed to open access circa 1930, so customers could browse the collection of books. An extension was added to the rear (south), almost doubling the size of the building. Entrance to this extension was originally through a revolving door on the west elevation, which was subsequently replaced in by fire doors. The ground-floor division between the new and old phases of the building was opened up in 1961. The museum was moved to another building in the town in the 1970s giving extra accommodation for library services. A second rear extension was made in the 1970s and a lift tower was installed in the early 1990s.

Details

MATERIALS: local Cattybrook brick with Bath stone dressings and a slate roof.

PLAN: the building is rectangular in plan and orientated from north to south, with its principal elevation facing north onto The Boulevard. There is a lift tower and a boiler house on the east elevation.

ELEVATIONS: the principal elevation is a symmetrical arrangement of three bays and three storeys with an attic. It has dressings and carvings in Bath stone including drip moulds separating the storeys, plat bands and a dentil cornice; wide pilasters separate the bays. There are two, two-storey canted bay windows, and a canted oriel window at third-floor level. The ground floor has a high snecked stone plinth which includes the inscribed polished granite foundation stone. There is a central doorway beneath a wide arch with glass cabinets on Bath stone bases to either side. Above the arch is a carved panel with dragon motifs, fleur-de-lis, swags and regalia and the text 'PUBLIC LIBRARY & MUSEUM / VR / 1837 - 1897'. The bays each have three windows with eared architraves. To the second floors there are three half-height windows to each bay and two in the centre with alternating arched and pointed pediments with carved crests in their tympana. There is a frieze with shells and foliage. On the central pilasters are two sets of carved muses, by Harry Hems of Exeter. In the centre is a carved console supporting the oriel window above, which has four Ionic columns separating the three windows, with scrolled transoms, keyed arched heads and a sweeping lead roof which rises to meet the egg and dart and dentil cornice at the eaves. On either side is a row of five windows with rectangular leaded glazing separated by Ionic columns. There is an attic storey in the central bay which has a shaped gable above eaves level. It has a central Venetian window with Ionic columns, and a keyed arch, and is surrounded by a central carved crown, foliage, scrolls and a floating pediment. The gable has Bath stone coping and at either side are Bath stone blocks with carved niches containing vases. At the apex is a cartouche carved in the brick. There are Bath stone blocks with niches and domed heads surmounting the pilasters at either side of the elevation. This principal

elevation is significantly more decorative and ornate than the others.

The side and rear elevations have two storeys and are also in red brick with Bath stone plat bands continuing the rhythm of the front. The side elevations have a gable to the north with an arched and leaded window in the apex. There is a double doorway with moulded architrave on the west side and the large windows have decorative keystones.

There is a flat-roofed single-storey rear extension, and a lift tower to the east, both in red brick and utilitarian in appearance.

INTERIOR: at the front of the building is an open-well staircase leading to offices to either side. The stairs have painted iron balusters with decorative circular adjoining elements. The offices are modest rooms and retain their original windows in moulded frames, whereas those in the public areas of the building have been replaced. The stair is well lit by the large windows to the front of the building.

The two principal public rooms at the front and rear of the ground floor are large, lofty, open spaces with tall windows positioned high up the walls to allow space for shelving, and are punctuated by cast-iron columns. They are adjoined by a two wide openings in what was the rear wall of the first phase of the building. There are decorative cast-iron radiators and the pitch pine block flooring remains beneath the carpet tile floor covering to the first phase. The second phase has high, wall-mounted radiators. There is a central issue desk and inserted shelving, all of which are late-C20 replacements.

The first floor is publicly accessible only at the front of the building, home to the former museum, which consists of two rooms connected by arched doorways. The rear of the first floor is used for storage and offices and is accessible by a separate stairway from the rear extension. As with the ground floor, there are high windows and similarly modest detailing. It has an inserted ceiling and has undergone some subdivision and rearrangement in the creation of a local history centre in the east side of the front room.

There is an attic above the centre of the first phase of the building. The inserted ceiling below provides extra floor space to the east and west, which is reached by an inserted metal spiral staircase to the north, and an inserted wooden staircase to the south. It is lit by the Venetian window at the top of the principal elevation, and by the arched windows on the gables of the east and west elevations.

The 1970s extension to the south consists of toilet and kitchen facilities and gives access to the first floor. The 1970s extension is not of special interest.

Selected Sources

Plans for the extension to the library, Fry Paterson & Jones Chartered Architects, 1929 - Weston super Mare Library,
Rye, GP, Weston super Mare Libraries and Museum: A brief historical account to

1974, March 1974
National Grid Reference: ST3236461677

Bournville Road

Brief historical account

In c 1904 the Poole family of Brislington developed Bournville Road which was the beginning of the eponymous estate that became the site of council housing in the inter-war period. Mr Poole told the builder, George A Stroud, that he named the road after the Cadburys' model village in Birmingham. The reason for this is unclear, although likely intended to indicate an aspiration to follow in the footsteps of the famous model village (Undated letter from Borough Librarian to HW Thorne of Bournville Primary School, <https://thebournvillenoticeboard.wordpress.com/about/> accessed 29 March 2018).

Most histories of the Bournville Estate place the start of the development in 1905, but the earliest four houses were shown on a plan of October 1904; other individual houses and the terraces followed within four years (SA, D/B/wsm/24/2/1063; D/B/wsm/24/2/1087). The earliest buildings on Bournville Road took the form of a long terrace of houses on the east side.

After 1929, the name of the road was adopted for the new Council estate to the south and southeast of the Edwardian road. Bournville Road was much extended during the inter- and post-war developments of the estate. The southern part to the west of Coniston Crescent was used after the war as the site of prefabricated houses which were replaced by permanent houses in the early 1950s.

Extant buildings of note

None of particular note

Brean Down

Although far from the continental mainland of Europe, the real or more realistically imagined threat from France led to the creation of some defences around Weston, not to protect the town, but to protect the approaches to Bristol. An article in the Illustrated London News described the laying of the foundation stone of the proposed breakwater for Brean Down harbour in November 1864. The article also mentions that the government had announced their intention to erect a powerful battery of artillery on Brean Down, with corresponding fortifications on Steep Holm and Flat Holm, as well as a battery at Lavernock near Barry Island to complete the chain of defences. Work on this chain of defences seems to have begun in 1866 and was complete by 1870. The fortifications on Brean Down consists of three gun positions, two accommodation blocks (a barrack block and separate officer's quarters) with a dry moat bridge across the peninsula. The accommodation buildings were partially

rebuilt during World War II and the large quarry now occupied by further World War II accommodation.

The Brean Down Fort was armed with seven, 7 inch rifled, muzzle-loading guns in three detached positions. This type of gun weighed 7 tons and could penetrate 7 inch plate at 1,400 yards. Steep Holm and Flat Holm Islands were both equipped with the same guns and as islands had accommodation for the gunners as well as landing stages for equipment, ammunition, food and replacement gunners.

Brean Down was also an active military site during World War II. An observation post was built before 1941, but after 1903, and probably before World War II. During World War II it was again part of a defensive line to protect the approaches to Bristol. Work began in 1941 to create a coastal battery manned by 571 Coast Regiment, Royal Artillery. The remains comprise two gun emplacements and associated buildings, two search light positions, a battery observation post and an accommodation and service buildings. Two coastal artillery search light positions are associated with the battery and the battery observation post overlooks the gun position. There was also work at steep Holm and Flat Holm at the same time. A catapult truck to the north west of the gun positions was installed by the Admiralty's Department of Miscellaneous Weapon Development and was used to test a seaborne version of the bouncing bomb. The same department also took over Birnbeck Pier to use as their base, HMS Birnbeck. Neville Shute Norway the aeronautical engineer and author (under the penname Neville Shute) was a member of this department between 1939 and 1944.

Bibliography:

Hogg, Ian V 1974 *Coast Defences of England and Wales 1856-1956*. Newton Abbot: David & Charles

Kinross, John 2017 *The Palmerston Forts of the South West: Why were they built?* Much Birch, Hereford: BBB (new & old)

NRHE 1086579 - Archaeological Survey of Brean Down by the Royal Commission on the Historical Monuments of England August 1995

ODNB

List entries:

Summit Battery (NHLE: 1129739)

STEEPHOLM ISLAND

1866-1868, built as part of the Palmerston forts ["follies"]. Originally a double enclosure. Number one remains almost intact: semi-circular parapet wall of squared dressed limestone on inside of barbette; outer ramp of earth and stone. Racer and cannon pivot (remains of Geo III cannon) and 7 ton 7 inch cannon survive. Ammunition chamber for both batteries are nearby: squared, dressed limestone

exterior; brick lined and vaulted interior. See Barret, J.M. - "Maritime Forts in the Bristol Channel".

Selected Sources

Books and journals

Barret, J M , Maritime Forts in the Bristol Channel

National Grid Reference: ST 22650 60695

Limekiln (NHLE: 1129740)

Standard limekiln built for construction work on the island. 1860's Limestone rubble. Large arched opening to front with furnace stoking hole. Large loading hole on top.

National Grid Reference: ST 23120 60556

Laboratory Battery (NHLE: 1137930)

1866-1868, built as part of the Palmerston forts ["follies"]. Double battery with 2 barbettes. Inside a semi-circular parapet wall of squared dressed rubble. Outer ramp of earth and stone. Each pit has racer cannon pivot (remains of Geo III cannon) and displaced 7 ton 7 inch cannon of 1860's. Two underground ammunition chambers at rear: dressed limestone exterior: interior brick barrel vaulted roof. See Barret, J.M. "Maritime Forts in the Bristol Channel".

Selected Sources

Books and journals

Barret, J M , Maritime Forts in the Bristol Channel

National Grid Reference: ST 23043 60764

Garden Battery (NHLE: 1137955)

1866-68 built as part of the Palmerston forts ["follies"]. Originally a double enclosure, (Pits 1 and 2) but World War II battery built on top of pit 1. Pit 2 has a semi-circular parapet wall of limestone rubble on the inside: an earth and stone bank on the outside. The racer, cannon pivot (remains of Geo III cannon) and displaced 7 ton 7 inch gun survive. See Barrett, J.M. "Maritime Forts in the Bristol Channel".

Selected Sources

Books and journals

Barret, J M , Maritime Forts in the Bristol Channel

National Grid Reference: ST 23146 60639

The Barracks (NHLE: 1320677)

Dated 1867. Limestone rubble with dressed quoins, slate roof. Two blocks with brick infill between. The larger (western) block is long single storey range with 6 windows, 3 doors, all segmental headed and with granite keystone except westernmost door with has fanlight and dates (1867, with VR under) carved on keystone. Most windows partly blocked others modern glazing. End stacks with cornices and string

courses, raised verges with kneelers. Original glazing bar sashes at rear. Interior: plain long open room, originally sub-divided at east end where stone flag floor survives. Two finely rubbed thin brick round headed fireplaces. Attached to main building is shorter (eastern) block; single storey, 2 windows, central door, same features as longer block. Included for military history reasons. Part of the fort-group.

National Grid Reference: ST 22886 60606

Tombstone Battery (NHLE: 1320678)

1866-1868 built as part of the Palmerston forts ["follies"]. Single battery with one barbette. Inside a semi-circular parapet wall of squared dressed rubble: outer ramp of earth and stone. Pit with racer cannon pivot (remains of Geo III cannon) and displaced 7 ton 7 inch cannon of 1860's. Ammunition chamber: dressed limestone exterior; brick vaulted interior. See Barret, J.M. "Maritime Forts in the Bristol Channel".

Selected Sources

Books and journals

Barret, J M , Maritime Forts in the Bristol Channel

National Grid Reference: ST 23134 60710

Brean Down Avenue

Brief historical account

Brean Down Avenue (then named Brean Road) had been laid out by 1903. It had been renamed by 1907 (SA, D/B/wsm/24/1/1423). It had been nearly completely developed by 1931.

Extant buildings of note

None of particular note

Brendon Avenue

Brief historical account

In 1933, Leete & Darby prepared a layout plan for the Manor Farm Estate for the Weston super Mare Building Estates Ltd, one of Henry Butt's many ventures (SA, D/B/wsm/24/1/5068). The development of Brendon Avenue on the site of the historic Manor Farm started in the 1930s and was continued after 1945 (see drawings in SA).

Extant buildings of note

None of particular note

Bridge Road

Brief historical account

A short stretch of Bridge Road off Drove Road had been laid out and built up with houses by 1903. The road was completed in the 1910s and in 1913 the abattoir had moved there (SA, D/B/wsm/24/4/44). The road was built up with houses by 1931. The site of the abattoir was redeveloped with housing called Hildesheim Close in the 1990s.

Extant buildings of note

None of particular note

Brighton Road

Brief historical account

Brighton Road was developed between 1903 and 1931 on the ABC Syndicate's Sunnyside Estate. It was connected to the older Clevedon Road via a railway bridge built in 1910, for which the Syndicate had lobbied the railway company. Hans Price had drawn up such a connection as early as 1904 (SA, D/B/wsm/24/1/1078) and in 1906 he drew up a plan for Brighton Road (D/B/wsm/24/1/1246).

In 1908, a Primitive Methodist chapel and Sunday school was built on the north side of the road to a design by Wilde & Fry (D/B/wsm/24/1/1424, 1527). By 1959-73 the church was used as a 'depository'. Both school and church have been replaced by flats.

Extant buildings of note

None of particular note. The road is dominated by two-storey terraces of local stone of the type found throughout the Sunnyside Estate.

Bristol Road Lower

Brief historical account

Bristol Road Lower connects the High Street with Milton, changing to Bristol Road Upper at Ashcombe. The road is already shown on the 1815 Enclosure map, albeit with few houses. The 1841 map shows the southern part near Grove Park was flanked by strips of woodland, although the corner with the High Street was already built up. There was a house at the corner to Queen's Road and a row of houses on the site of the present 39-41 Bristol Road Lower. Little had changed by 1853, but in 1862 the Pigott estate commenced the road's development as part of Grove Town and commissioned Hans Price to draw up a plan for the Upper Worthy estate (SA, D/B/wsm/24/4/234). This included the north side of the southern end of the road which was built up by 1865. In 1865-66, the Baptist Chapel was built to designs by Hans

Price, who also designed between 1860 and 1876 at least nine villas and three pairs in Bristol Road and probably many more.

Further east and to the north of Ashcombe Park, there was The Lodge, a grand house built in 1863 for Frederick George Lambart, 8th Earl of Cavan (Historic England Archive, BF033415). It was extended in around 1900 and demolished in 1977 (Poole 1995, photo 50). It was replaced by housing; its site is now Lodge Drive.

By 1885, Ross and Co (the former Weston and West of England Soda Manufactory) had moved to a former rollerskating rink east of Market Lane, and the YMCA had moved to Trafalgar House.

By 1903, houses had been built along Bristol Road Lower as far as the cemetery, with a few houses beyond. This western stretch was largely built up during the interwar and post-war periods.

Extant buildings of note

North/west side

1 and 3 Bristol Road Lower

Two two-storey houses built shortly after 1862, possibly by Hans Price. Both are of local limestone and have three bays, with single-storey bay windows and deep eaves to the outer bays. They are early examples of a style and form which set the tone for much of the road.

5-25 Bristol Road Lower

Curved Bath stone terrace built between 1862 and 1865, known as Grove Crescent in 1862 and as Grove Place in 1885. The terrace is of three storeys and raised basement, with canted bay windows to the lower three storeys. A 'temple front' terrace, whose outer and central bays are distinguished by curved pediments over the twin windows of the top floor.

41 Bristol Road Lower

There were buildings on the site of numbers 39 and 41 by 1838 (tithe map). Number 41 looks like an early 19th-century house, although only the side elevation with two pointed windows and two pointed blind recesses is clearly visible from the street. It is labelled 'Westonhill Cottage' on the 1885 OS map.

South/east side

YMCA, former Trafalgar Villa/House, 2 Bristol Road Lower

There was a house on this site by 1841 and the core of the present building was certainly extant by 1853. It has been much extended and altered, especially since it was taken over by the YMCA in the 1880s. Notable additions include the construction of a gymnasium to the rear. Further alterations and extensions were made in 1905 (Price & Jane), 1935 (Ball & Pope) and 1936 (Ball & Pope).

By 1891, there was in addition to the gymnasium a room for public meetings and lectures, a reading room, a lecture room, study, a library with over 1,000 volumes and accommodation for boarders in the house (Anon 1891, 21). The original Trafalgar House is still recognisable today despite later alterations to its external appearance. A painted sign above an extension to the right hand side of the original house reads 'SUBSCRIPTION READING ROOM OF THE YMCA'.

Baptist Church, Bristol Road Lower (NHLE: 1320710)

The foundation stone was laid in September 1865 (*Western Daily Press*, 28 9 1865, 3) and the church opened on 12 September 1866 (*Weston super Mare Gazette*, 1 9 1866, 4). It was designed by Hans Price. It is one of his best and most decorative Nonconformist church designs. Gothic, stone-faced building with tiled roofs and a slim octagonal tower.

List entry:

1871. Gothic. Limestone. Tiled roof. Twin slender windows in gabled west end. Gabled entrance porch in projecting single storey lobby, with arcaded parapet. Octagonal tower on south-west corner with open arcaded bell-stage; spire. North and south transepts. Paired 2-light windows on north and south sides.
Listing NGR: ST3207461878

Montpelier Reservoir – see Montpelier

Eastfield Park gardens – see Eastfield Gardens

76 and 78 Bristol Road Lower

The former lodge to Trewartha

Trewartha, 80 Bristol Road Lower

Large house, built between 1865 and 1885. It was originally set in extensive grounds whose perimeter is now largely built up, hiding the house from view. Trewartha Park is named after the house.

Cemetery lodge, 86 Bristol Road Lower

Built in c 1855 to a design by Major Charles E Davis of Bath who had won the 1855 competition for the cemetery.

Broadoak Road

Brief historical account

Broadoak Road had been laid out and named by 1903. By 1931 its north side had been built up, while the south side was used as playing fields and a sports ground. These were probably used by the County Grammar School then in Nithsdale Road, which in 1935 moved to a new building designed by Major AJ Toomer, the county architect, on this site. This school was on the western part of the site. The school was

renamed Broadoak School in 1999 when it moved into a new building on the eastern half of the site. The 1935 building was demolished.

Extant buildings of note

None of particular note

Burlington Street

Brief historical account

The western part of Burlington Street is a narrow lane running along the side of houses in Orchard Street and Palmer Street. However, east of Orchard Street it increases in width to a narrow street. The eastern part had been laid out by 1853 and the narrower western part by 1866.

To the north of the eastern section of the street is the bottom end of the gardens of Meadow Villas, now predominantly taken up with parking spaces. Towards the east end of the north side of the street there is a pair of semi-detached houses (4-6). Plans for these were prepared for Sydney Wilcox by Hans Price in 1901 and the buildings are dated 1902. (SA, D/B/wsm/24/1/8643)

On the south side of Burlington Street there is a small chapel that was built for the United Methodists in 1866. After the congregation moved to new premises in Locking Road, the chapel was used by the Bible Christians by 1872. In 1953 it was described on the Ordnance Survey map as a 'hall' and most recently was in use as a motorcycle shop. In 2018 it was being converted into housing.

Beside the chapel, there are two, two-storey houses, that presumably also date from c1866. In 1912 the Weston-super-Mare Gas Company built a large block of offices and stores. An inscription along its façade reads 'WESTON SUPER MARE GASLIGHT COMPANY WORKSHOPS MCMXII WESTON SUPER MARE GASLIGHT COMPANY STORES'. This long, two-storied, classical building uses local stone, but is finished with Bath stone detailing. It is the last known work designed by Hans Price and is now the town's museum.

Extant buildings of note

Former Chapel

(see above)

Weston-super-Mare Museum, former Gas Company offices and stores

(see above)

Cambridge Place

Brief historical account

A small break in the building line of the High Street on the site of the present Cambridge Place existed by c 1841. On the 1886 large-scale OS map, this is shown as a narrow lane along the side elevation of the former Independents' chapel to the north. Behind the buildings facing the High Street were smaller structures with enclosed gardens behind. The garden on the north corner to North Street had perimeter trees, that to the south perimeter paths.

By 1903, these gardens had been built over. That to the north had been replaced by four small terraced houses, that to the south with one building. By the 1950s, the whole north side is shown as built up as one property. The south side still had smaller buildings towards North Street, including two named residential properties (North View and Sheldon). Only Sheldon remained in 1974 (its site is now a car park).

Extant buildings of note

None

Camden Terrace

Brief historical account

Camden Terrace is a short cul-de-sac to the north of Locking Road and was part of an early development called Camden Town. In around 1853, short, plain terraces of two-storey cottages called collectively 'Camden Town' were erected along Locking Road, comprising today's Camden Terrace, the southern end of George Street, and Little George Street. A few houses were added on the west side in the late 19th century. The early houses were simple two-storey houses opening directly onto the pavement.

Extant buildings of note

None

Camp Road and Camp Road North

Brief historical account

Camp Road and Camp Road North were laid out between 1853 and 1865 and probably in the 1850s. In 1858, a small Catholic chapel was built on land formerly belonging to Westgate House (now 8 Upper Kewstoke Road). By the 1880s, there had been few other houses in Camp Road, except one at the north end (now Penwartha Lodge). In 1901, the present presbytery was built to the west of the church.

The land to the north of the church remained undeveloped into the mid-20th century. In the late 1990s, the site of the former parish hall was redeveloped with housing and in February 1999 a new hall to the east of the church was opened.

Extant buildings of note

East side

St Joseph (RC), Camp Road

A small church of 1858 in early Gothic style by Charles Hansom, built under the patronage of Joseph Ruscombe Poole. Poole (d. 1890), a Catholic convert and philanthropist, and lawyer to Bishop Clifford, purchased Westgate House for the purpose of donating part of the land for the church. He also paid the architect and builder and provided an annual stipend of £50 for a resident priest. John Hugh Smyth Pigott, the owner of a quarry on nearby Worlebury Hill and a convert to Catholicism, donated the stone for the church. Charles F. Hansom designed a small church, comprising a nave and chancel which could be extended at a future point. The foundation stone was laid by Poole's eight-year old son on 8 July 1858 and the church opened in time for Christmas the same year. In 1893, the planned extensions were carried out to designs by Canon A. J. C. Scoles and included an aisle, west porch, side chapels, a sacristy, and an organ loft. The side chapels were donated by the Smyth Pigott family. The church was consecrated on 26 October 1958.

Carlton Street

Brief historical account

At an auction in 1811, Mr Stevens bought the land on which Carlton Street was laid out. The road existed by 1838 (tithe map) when a few isolated buildings existed, as well as two N-S terraces off the east end of the north side: Little Carlton Street and Castle Street. These were small, presumably working-class properties in contrast with the larger villas in generous plots in the rest of the street. In 1835, Henry Law, the Rector of Weston, opened an Infants' School at the east end of the road.

Henry Davies (1807-68), a solicitor and the clerk to the town commissioners, lived in Marine Villa at the corner of Carlton Street. His house also served in c 1855 as the county court office. In 1859, Miss Salter and Miss Marble founded a night school in a room in Carlton Street which moved in 1863 into the Albert Memorial Hall behind Emmanuel Hall. In 1882, a Salvation Army hall opened on the south side, with seats for 500 (demolished). Opposite were 'Shaddick's cottages', a short row of cottages in a short alley.

Between 1921 and 1929, a temporary Roman Catholic chapel existed in Carlton St which closed when Corpus Christi opened in Ellenborough Park. In the 1930s, the Prince of Wales pub was built on the south side.

The 1947 improvement plan by Williams Ellis and Brett suggested a new civic centre in Carlton Street. While this was not immediately realised, the area was earmarked for development. In the 1950s, the Council issued compulsory purchase orders for 119 domestic properties in Carlton Street and its many small side streets and squares: Little Carlton Street, Castle Street, New Street, Sidmouth Cottages East and West, Marine Square, Atlantic Cottages and Shaddick's Cottages. After a public inquiry in 1957, 50 houses were reprieved, but the demolition of the others began. In the 1960s, the Dolphin Square conference centre was proposed for the site between Oxford St and Carlton St by architects Chamberlin, Powell & Bon which was altered to shops and flats. This has recently (2017) been replaced by a cinema and restaurants, as well as a Premier Inn at the corner to Beach Road.

Between 1962 and 1970, the former infants' school at the east end of Carlton Street was demolished and the road connected to Walliscote Grove Rd beyond.

In 1988, Carlton Mansions were built at the opposite corner to Beach Rd.

Extant buildings of note

South side

Walliscote School, infant school - see under Walliscote Road

The former Prince of Wales pub

Built between 1931 and 1953

Salvation Army Citadel/Hall, Carlton St

The current Citadel dates from 2002. The architect was Huw Griffiths of Swansea. It replaced the 1882 hall on the same site.

Inside Carlton Street car park

Remnants of former houses demolished in the 1950s, incl. chimney breasts and fireplaces

Cecil Road

Brief historical account

Beyond the Town Quarry, Cecil Road is the eastward continuation of South Road, providing exclusive hillside land for villas. The 1865 map shows that the western part – known as Tor Road after the former Tor Field – had been laid out by then. By 1885, the eastern part had also been laid out, although the 1885 town plan still shows a gap between the two parts not far from the Quarry. The earliest house was 'Torfels', east of the quarry and north of the corner with Queen's Road, which had been built by 1865. This is now the site of The View, a block of flats of c 2007. In the 1870s, the exclusive Eastfield Park development on the south side of Cecil Road,

between Arundel Road and Eastcombe Road, was built, comprising large villas and communal gardens to its south.

Most building activity took place in the 1890s and 1900s, including several villas by Hans Price, such as numbers 3 and 9. However, there were still numerous gap sites which were gradually filled in the inter- and post-war periods.

Extant buildings of note

North side

3 Cecil Road

1903, by Hans Price

9 Cecil Road

1895, by Hans Price. Reproduction of the plans in SA are in the Town Quarry museum display.

13 Cecil Road

House with two gables and bay windows, by Hans Price

17 Cecil Road

House with two bargeboarded gables and bay windows, by Hans Price

19/21 Cecil Road

Pair of houses, with shaped gables and bay windows, by Hans Price

South side

6 Cecil Road

An unusual (for Weston) house, on a butterfly-plan and in an Arts & Crafts style. Rendered walls, tilehanging, tall chimneys, low tiled roof.

Charlton Avenue

Brief historical account

Charlton Avenue is a short road between Moorland Road and Charlton Road. It was laid out and built up between 1903 and 1931. A short road with few buildings, some of Edwardian date, some of post-war date.

Extant buildings of note

None

Charlton Road

Brief historical account

Charlton Road had been laid out by 1903 although the OS map does not show any houses. By 1931 (and possibly before the First World War), the road had been built up. A few houses (such as nos. 7/9) bear a date of 1910. The general character is of Edwardian houses with some interwar buildings.

Extant buildings of note

South side

1 Woodland Road/4 Charlton Road, corner to Woodland Road

Edwardian house with half an octagonal corner turret.

Christ Church Path

Brief historical account

Christ Church Path connects Christ Church and its parish schools in Baker Street. It is first shown on the 1865 town plan.

Extant buildings of note

East side

2 Christ Church Path

Two-storey house of local limestone with ashlar dressings and a gable over a bay window. Attributed to Hans Price.

Churchill Road

Brief historical account

Churchill Road was laid out in around 1900. A drainage plan was submitted to the council in 1898, on behalf of the Weston super Mare Land Company Ltd (SA, D/B/wsm/24/1/627). By 1903, the north side had been developed with nine pairs of houses, and by 1910 the 2nd Wessex Field Co., R.E. had a drill hall there (Lawrence Bros 1910, 158). In 1938, the drill hall behind the houses was converted into a bakery for the Bristol Co-operative Society (SA, D/B/wsm/24/1/7328).

Extant buildings of note

None of particular note

Claremont Crescent

Brief historical account

Claremont House was built in 1816 and is described in a guide of 1822 as 'a beautifully situated lodging house' (Anon 1822, 15). The house was demolished to make way for Claremont Crescent of 1865-7.

Extant buildings of note

South side

Claremont Crescent (NHLE: 1137571)

Crescent of nineteen houses, built in 1865-7.

List entry:

1865-67. Shallow crescent of nineteen houses, now various hotels. Ashlar with rusticated ground floors, mostly painted. Three storeys and attic, two windows to each house (1), four to central house. Porches have flat entablature on columns with floral capitals; some retain large pineapple finials. Attics of central five and end houses have tall stone gabled dormers with broken segmental pediments. Some houses retain lower gabled dormers with broken pediments. Front to sea imposing and less altered.

(1) Sashes mostly plate glass.

Listing NGR: ST3103062114

Clarence Grove Road

Brief historical account

Historically part of the Whitecross Estate, Clarence Grove Road was developed around 1900. In 1896, H. Dare Bryan of Bristol designed a house at the corner to Clarence Road North (SA, D/B/wsm/24/1/465). But development proper only started a few years later, with for example three villas by Wilde & Fry of 1907 (SA, D/B/wsm/24/1/1436). It continued throughout the 1910s and during the 1920s but was largely complete by 1931.

Extant buildings of note

None of particular note

Clarence Park

Brief historical account

The park formed part of the Whitecross Estate which was acquired after Richard Parsley's death in 1846 by Henry Davies and Joseph Whereat. Davies started to

develop the estate in the 1850s, but the area around the park was not developed until the 1880s. In 1882, Henry's widow Rebecca, donated 16 acres for use as a public park (possibly named after her second son Clarence (born 1844)). (Plaque says October 1882, Kelly 1897 says Oct 1886.)

Rebecca was keen that her stipulations for the free and unrestricted use of the Park to the public should be upheld and only the eastern section be used for games. She protested against attempts by the Council to lay out a third bowling green, through her nephew who continued her husband's legal practice (*Weston Mercury*, 10 March 1928).

Rebecca Davies died in 1889. Spencer Tyler, chairman of the Town Commissioners, donated a fountain for the park in her memory which was turned on in September 1889 (*Bristol Mercury* 11.9.1889).

Extant buildings of note

Park Lodge

Typical picturesque Victorian lodge for the park keeper, c1880s-90s

Clarence Road East

Brief historical account

In 1882, Clarence Park was gifted to the town by Rebecca Davies, in memory of her husband Henry. The area (possibly named after their second son who was born in 1844) was developed from 1888. In 1889, a guide stated that 'Building plots have been laid out on all four sides, and villas are now in course of erection' (Anon. 1889, p. 12/13).

By 1903, there were only three houses on the east side of the road, which probably included two designed by SJ Wilde in 1895 (SA, D/B/wsm/24/1/353 and 374). By 1931, six more had been built. There have been a number of post-war infills and replacement buildings.

Extant buildings of note

East side

5 Clarence Road East

Detached three-bay, two-storey house with battlemented two-storey bay windows. Unusual cusped arch over the entrance.

Clarence Road North

Brief historical account

In 1882, Clarence Park was gifted to the town by Rebecca Davies, in memory of her husband Henry. The area (possibly named after their second son who was born in 1844) was developed from 1888. In 1889, a guide stated that 'Building plots have been laid out on all four sides, and villas are now in course of erection' (Anon. 1889, p. 12/13).

In 1896, an iron church dedicated to St Paul's was erected at the corner to Walliscote Road. This was replaced by the current building in 1911-12 by Peter G. Fry (restored after bomb damage).

Extant buildings of note

North side

St Paul's church (CofE), corner to Walliscote Road - see under Walliscote Road

Clarence House, 17 Clarence Road North

Former vicarage dated 1893 by Hans Price

South side

Clarence Park lodge

Typical picturesque Victorian lodge for the park keeper, c1880s-90s

Clarence Road South

Brief historical account

In 1882, Clarence Park was gifted to the town by Rebecca Davies, in memory of her husband Henry. The area (possibly named after their second son who was born in 1844) was developed from 1888. In 1889 a guide stated that 'Building plots have been laid out on all four sides, and villas are now in course of erection' (Anon. 1889, p. 12/13).

By 1903, a building at the west end was 'Clarence School', a private school which had moved from Bath to Weston in 1895 (demolished).

Extant buildings of note

Several Victorian villas survive, none of particular note

Clarendon Road

Brief historical account

Clarendon Road was laid out in the 1860s on part of what had been several fields known collectively as 'Little Marsh' (1838 tithe, Bristol Mercury 20 6 1857). It was developed by the members of the National Freehold Land Society, who had acquired the land in the 1850s, specifically for artisan housing.

By 1865 most of the road had been laid out, although not the short stretch west of the 'kink' in the road which leads to Beaufort Road. Only one house on the south side and at the very west had been built. Development proper seems to have started in around 1869. In 1870, Hans Price designed several cottages for the builder Samuel Rowsell (SA, D/B/wsm/24/2/57), followed by 'villas' for E.C. Nunn of Bristol (SA, D/B/wsm/24/2/105). By 1886, the street had been built up, largely with semi-detached houses. Only two gap sites remaining.

In 1933, plans were drawn up by the architect Alec French for new streets to the east called Oakford Avenue and Earlham Grove, the latter a continuation of Clarendon Rd (SA, D/B/wsm/24/1/5358).

Extant buildings of note

Several of the 1860s/70s houses survive, some with decorative barge boards

Clevedon Road

Brief historical account

Clevedon Road was part of the southern part of the Whitecross estate which had been acquired by the British Land Company. It was laid out between 1865 and 1886, although by 1886 development was still sparse. To the east, it terminated approximately along the line of the later Albert Avenue to the north. This had been fully built up by 1903. Reportedly, when Richard Parsley's conical pigsty was demolished, its stones were auctioned off for use in the construction of houses in Clevedon Road (Jones undated, 21).

The west end was only laid out when Hans Price designed the Sunnyside Estate for the ABC Syndicate in around 1904-7. In 1910, Brighton and Clevedon roads were connected with a bridge over the railway, making development on either side of the railway feasible.

Extant buildings of note

Numerous good medium-sized pairs and terraces of stone with dressings, gables and bay windows.

Clifton Road

Brief historical account

Clifton Road was part of the southern part of the Whitecross Estate which had been acquired by the British Land Company. It had been laid out by 1886 but stopped short of its current east end. By 1886, there were few houses in the street, one of which was the large Nihon Villa on the south side (now Clifton Grange). By 1903, the road had been built up. In the 1900s, the road was extended east to Langport Road.

Extant buildings of note

North side

St Leonard's, corner to Beach Road

Unusual for Weston being in brick and terracotta, an apartment block of four storeys with balconies and a single-storey wing. Built between c 1910 and 1914 on a narrow site. Shown in 1914 POD as 'Lennards Ltd Holiday Home', with resident caretaker.

Former Gospel Room/Whitecross Hall

1908, by Hans Price, now residential - see Whitecross Road (main frontage)

South side

34-42 (and probably 44-48 adjoining to E)

By Hans Price

Connaught Place

Brief historical account

Connaught Place was laid out in c 1862 on the Pigotts' Upper Worthy Estate, according to a road and drainage plan of 1862 by Hans Price (SA, D/B/wsm/24/4/234). On that plan it is still provisionally labelled 'Lower Road'.

Six plots were laid out on the north side; these were developed with four detached houses and one pair. On the south side, there were two large plots west of a small L-shaped lane leading to Grove Lane. Only one plot had been developed with a pair of villas by 1886. The empty plot was developed between 1903 and 1931 with a terrace of four houses.

Extant buildings of note

None of particular note

Coombe Road

Brief historical account

Coombe Road runs northwards from Southside before turning eastwards towards Landemann Circus. In 1853, this area was still countryside labelled as Field Gardens, but by 1865 the street had been laid out and the first buildings seem to have been constructed, namely the southern part of the terrace on the east side (2-14 even). The 1886 Ordnance Survey map shows the three-storied Arundell Terrace had been completed by this date and some of the pairs of semi-detached houses on the east side had also been constructed. Hans Price was responsible for a number of these:

1870 pair of villas for builder William Clarke (SA, D/B/wsm/24/2/45)

1871 villa for Mr Clarke (SA, D/B/wsm/24/2/79)

1875 two villas for Mr Jesse Shorney by Price & Grosholz (SA, D/B/wsm/24/2/169)

Because of the local geography, the houses on east side are mostly at road level, but some of the houses on the west side are high above the street, with steps up to them. Many of these houses date from the second half of the 20th century and were constructed in the rear halves of the gardens of houses that actually face onto Bristol Road Lower.

Extant buildings of note

None

Cromer Road

Brief historical account

Cromer Road was laid out between 1903 and 1931. A number of 1920s building plans for bungalows and houses survive in SA, although the eastern half has mostly two-storey terraces.

Extant buildings of note

None of particular note

Cross Street

Brief historical account

Cross Street is a short, narrow street that connects Alma Street to Orchard Street. It has some housing opening straight onto the pavement, which represent the most modest housing in the town. Plastic windows abound.

Extant buildings of note

None

Delapre Road

Brief historical account

Delapre Road had been laid out by 1903 and building commenced shortly afterwards. By 1931, the adjoining roads had been built up. As Delapre Road is only a short road connecting Brean Down Avenue and Broadoak Road, the houses faced the main roads and there were only garages and garden sheds in Delapre Road. However, there have been several post-war infill developments which face Delapre Road.

Extant buildings of note

None of particular note

Dickenson Road

Brief historical account

Dickenson Road (sometimes also spelled Dickinson Road) was developed in the 1900s by the ABC Syndicate as part of their Sunnyside Estate. In 1904 and 1905, Price & Jane designed more than eight houses for the street (SA, D/B/wsm/24/1/1022, 1188). It is a short cul-de-sac with some houses and gabled two-storey terraces.

Extant buildings of note

None of particular note

Drove Road

Brief historical account

Drove Road is an ancient route between Weston and Uphill. It is shown as Moor Drove Road on the 1815 Inclosure Act map. Over time it has also been known as Uphill Drove Road.

In 1856, new, larger gasworks were built in Drove Road, to replace the one in the town centre (18 & 19 Vict. c.lxxxii; Gooch 1868, 52). In the early 1900s, Hans Price made numerous additions to the gasworks, including adding a new storey to the retort house (1905), a new valve house (1908), and a new foreman's office (1910) (SA, D/B/wsm/24/1/1136, 1587, 1783). Other noxious enterprises were also moved to Drove Road, such as the slaughter houses and the sewage works.

In 1877, an isolation hospital with one ward opened in Drove Road which may have been an iron building produced by Humphrey's of Knightsbridge (HE Archive, BF102754; <https://historic-hospitals.com/2015/08/30/humphreys-hospitals/>, accessed 12 April 2018). Further wards were added in 1902 and 1907, and in 1934 a 'cubicle unit', administrative offices and a nurses' home were added. This is probably the 'new statutory hospital' for which the municipal engineer and surveyor prepared plans in 1931 (SA, D/B/wsm/24/4/92).

The Recreation Grounds, adjoining the railway station, opened on 12 September 1885, at a cost of £2,500 (Kelly 1894, 452). They covered 13.5 acres (5.5ha) and provided a quarter-mile (400m) long cinder track, a cricket pitch, and a football field. There were two grandstands, one capable of holding 500 spectators, as well as a refreshment bar, dining and dressing rooms and lavatories.

From about 1900, the plots between Drove Road and the railway were developed, notably as part of the Bournville and the Sunnyside estates. Development in the early 20th century swallowed up Eva Farm on the east side of Drove Road.

By 1931, the abattoir had moved to a new site in Bridge Road. In 1968, gas production ceased and the gasworks became the site of three high pressure storage receivers (Gledhill 2003, 64-6). These have recently been removed and only the boundary wall remains of the extensive gasworks site.

Extant buildings of note

None of particular note

Dumfries Place

Brief historical account

Dumfries Place had been laid out by 1903 and was built up by 1931. Plans for houses in Dumfries Place date from 1907 and 1916 (SA). In about 1938, a footbridge was built over the railway (SA, D/B/wsm/24/4/156).

Extant buildings of note

None of particular note

Eastcombe Road and Gardens

Brief historical account

Eastcombe Road, at the eastern end of Cecil Road, was developed around 1900. That year, Hans Price prepared a plan for detached villas (SA, D/B/wsm/24/1/789). By 1903, six houses had been built; others followed during the inter- and post-war periods. Eastcombe Gardens had been laid out by the 1970s.

Extant buildings of note

West side

3, 5 Eastcombe Road

Two houses of c 1900, by Hans Price. Number 5 has the date '1900' on the side elevation.

Eastfield Gardens

Brief historical account

This is a small Edwardian infill development on the site of a 'tea garden' extant by 1865 (1865 town plan). In 1908-9, Price & Jane drew up plans for this new road for the Weston-super-Mare Building Estates Ltd, one of Henry Butt's enterprises (SA, D/B/wsm/24/1/1581). Between 1911 and 1914, Butt moved to nearby 1 Eastfield Park.

However, that development did not take place and in 1922 T. Bradford Ball drew up a new plan for the same company and designed the houses (SA, D/B/wsm/24/1/2689). Ball also worked for Henry Butt on his flat conversions throughout the town. The Eastfield Gardens development took the form of seven pairs of houses, using the interwar architectural vocabulary of rendered walls, tiled roofs, full-height bay windows, prominent gables and some half-timbering.

Extant buildings of note

None of particular note.

Eastfield Park

Brief historical account

In the 1870s, the exclusive Eastfield Park development was built on the south side of Cecil Road, comprising large villas with communal gardens to the south. By 1885 there were six detached houses and two semis. The largest plot was that of Park House (now Cherrywood House together with the site of the Albany flats). There have been a number of flat conversions and small infill developments such as Albany and a bungalow north of number 2.

Perhaps the most famous resident was Henry Butt, merchant, quarry owner, property developer and Weston's first mayor. Between 1911 and 1914 he moved into 1 Eastfield Park and renamed the house Langport, after his birthplace.

Extant buildings of note

North side

4 Eastfield Park, Cherrywood House car home (former Park House)

The largest of the Eastfield Park villas and originally with the largest garden.

7 Eastfield Park, Highcroft Nursing Home (former Highcroft)

Built using the local carboniferous limestone, with an asymmetrical Italianate tower in the style of Osborne House or the Villa Rosa.

Edinburgh Place

Brief historical account

Edinburgh Place was laid out in c 1862 on the Pigotts' Upper Worthy Estate, according to a road and drainage plan of 1862 by Hans Price (SA, D/B/wsm/24/4/234). On that plan it is still provisionally labelled 'Middle Road'. Twelve plots were parcelled out in this road; these were developed with ten large semi-detached houses and two detached ones.

During the inter-war years, Henry Butt converted a number of houses into flats, for example Rockstones (number 2) and Ross House (number 4), both in 1922 (see drawings in SA).

The road itself is a cul-de-sac, with steps at its western end leading down to Grove Lane.

Extant buildings of note

None of particular note

Ellenborough Crescent

Brief historical account

Ellenborough Crescent, like Ellenborough Park North and South, was developed in c 1855-61 by Henry Davies on the Whitecross Estate, to attract retirees from the Indian service. It is named after Edward Law (1790-1871), first earl of Ellenborough, politician and governor-general of India, whose cousin, Archdeacon Henry Law, was Rector of Weston. The architect was W. B. Moffatt (formerly of Scott & Moffatt).

Extant buildings of note

1-21 Ellenborough Crescent (consec) (NHLE: 1137588)

List entry:

Circa 1855 crescent set back from sea-front with semi-formal park in front. Four storey centre-piece and end pavilions linked by 3 storey sections. Bath stone

ashlar with ground floor impost string and cill bands, modillion cornice and pierced parapet. Concealed roof. Modillion capping to chimneys. Plate and large pane sash windows, 2 per house, 3 to end pavilions with architraves, and keystones, and cill brackets. First and second floor windows segment headed (third floor of centre and wings also). Ground floor windows arched. End pavilions have stilted arch first floor windows. Stone brackets to first floor balconies, cast iron, some with panelled stone dies. Panelled doors, plain arched fanlights. Front gardens end in Pennant stone dwarf walls and each has pair of gate-piers of Pennant with Bath stone quoins and segmented capping on modillion cornice. One of Weston-Super-Mare's best set pieces. Listing NGR: ST3218560755

Ellenborough Park North

Brief historical account

Ellenborough Park comprises two streets on either side of the central park and a crescent to the east. It was laid out on the Whitecross Estate by Henry Davies, to attract retirees from the Indian service. Development took place in c1855-61. It is named after Edward Law (1790-1871), first earl of Ellenborough, politician and governor-general of India, whose cousin, Archdeacon Henry Law, was Rector of Weston. The architect was WB Moffatt (formerly of Scott & Moffatt). The roads to the north and south were developed with large semi-detached villas in generous grounds.

By 1953, no19 was a hostel and no21 an orphanage. There have been several losses on this side in the post-war era.

Extant buildings of note

North side

3, Manor Park Care Home

Semi-detached stone pair with gables and two-storey bay windows.

9, Ashbrooke House School

Detached villa of stone with Bath stone dressings

13, Gough House, corner to Walliscote Rd

Nice building called Gough House ('Tower Villa' in 1886), with Osborne-House-style turret – now care home pre-1886

15

Detached house of quarry-faced stone with limestone dressings

19

Detached villa with off-centre bay window

21, Cowan House

Detached villa of quarry-faced stone and limestone to bay and other windows, with carvings over windows

Ellenborough Park Road

Brief historical account

Ellenborough Park Road was laid out between 1886 and 1903. By 1903, the east side had three pairs of houses and three detached houses. The centre of the west side was only built up during the post-war period. In 1903, Price & Jane designed a cycle manufactory at the rear of Shirley in Ellenborough Park Road (SA, D/B/wsm/24/1/8650).

Extant buildings of note

None of particular note

Ellenborough Park South

Brief historical account

Ellenborough Park comprises two streets on either side of the central park and a crescent to the east. It was laid out on the Whitecross Estate by Henry Davies, to attract retirees from the Indian service. Development took place in c 1855-61. It is named after Edward Law (1790-1871), first earl of Ellenborough, politician and governor-general of India, whose cousin, Archdeacon Henry Law, was Rector of Weston. The architect was W. B. Moffatt (formerly of Scott & Moffatt). The roads to the north and south were developed with large semi-detached villas in generous grounds. There were a few gap sites, notably the current 22-28 which was built only between 1886 and 1903.

In 1928-9, a Catholic church dedicated to Corpus Christi was built to the design of John Bevans beside and behind no. 12 which was then the presbytery. No. 16 served as a temporary parish school before a purpose-built school opened in 1961 on the site of nos. 10 and 12. That year the Park was purchased by the parish priest as playing fields for the school. No. 14 became the new presbytery.

By 1951 the Arena, a marquee with a horseshoe-shaped stage, provided entertainment in the summer.

Extant buildings of note

South side

6-8, incl. the Trafel [sic] Hotel

Asymmetrical semi-detached pair of two-storey houses with canted bay windows and a balustrade.

Corpus Christi (RC), Ellenborough Park S

An interwar church in Byzantine-basilican style, with an impressive brick interior and a stone-faced west elevation. The original baldacchino over the high altar has been lost but the church retains some good furnishings, including fine stained glass windows by the Harry Clarke Studios of Dublin.

The foundation stone for the church was laid by Bishop Burton on 8 September 1928 and it was opened on 6 June 1929, having been blessed the previous night by Mgr (later Bishop) Lee. The architect was John Bevan FRIBA of Bristol and the contractors Hendey & Sons of Bristol (who also built Bevan's earlier church at Bedminster, qv). The overall cost was £16,000. The church is in an Early Christian basilican/Byzantine style, with cancellae at the entrance to the sanctuary and a grand Bath stone and marble baldacchino over the high altar. It was consecrated by Bishop Lee in 1934. Capitals carved by G. Hillman of Weston. The sanctuary was reordered by Ivor Day & O'Brien of Bristol in 1961. They removed the baldacchino over the high altar and lined the ceiling of the apse with fibrous plaster coffering. At the same time the outside walls were covered with Tyrolean render, apart from the main front, where the stonework was cleaned. In a later reordering the altar was brought forward, the sanctuary walls lined with marble, and the cancellae and pulpit removed. A parish hall was built in the 1970s.

14/16 Ellenborough Park South (no. 14 is the presbytery)

Semi-detached rendered pair with large full-height canted bays. Small Osborne-esque Italianate tower to no. 16

18/20

Quarry-faced stone pair with gables and two-storey bays.

22-28

Two matching pairs of two-bay houses with a gable over a two-storey bay in the outer bay. Quarry-faced stone. Built between 1886 and 1903.

30-32

Detached house, with central entrance between two-storey bays.

Elmhurst Road

Brief historical account

Elmhurst Road (initially known as Elmhurst Road) is a small infill development of 1903-4. It consists of two semi-detached pairs on either side, which were designed by Wilde & Fry (SA, D/B/wsm/24/1/934, 954, 1013). By 1931, there was also one large house facing the end of the cul-de-sac; this is likely the house designed in 1924 by Ball & Pope (D/B/wsm/24/1/3093). The plot north of number 9 was a tennis court in the 1950s but this has since been built over with numbers 15 and 17.

Extant buildings of note

None of particular note

Elmsleigh Road

Brief historical account

Elmsleigh Road (then known as Tutton Road) had been laid out by 1903. It had been renamed by 1910 (SA, D/B/wsm/24/1/1787). Development started before 1914 and continued into the 1930s.

Extant buildings of note

None of particular note

Exeter Road

Brief historical account

Exeter Road was developed on the Eva Farm Estate from 1898. (Eva Farm was on the east side of the railway.) That year, WJ Spencer drew up drainage plans for the trustees of Rebecca Davies (SA, D/B/wsm/24/1/620, 665). Development continued during the 1900s and 1910s. Exeter Road consists largely of two-storey terraces and semis. Its course follows the railway and it links Severn Road and Quantock Road.

Extant buildings of note

None of particular note

Frenchay Road

Brief historical account

Frenchay Road (then known as Lower Tutton Road) had been laid out on the Uphill Park Estate by 1903. It had been renamed and built up by 1931. Plans in SA for houses in Frenchay Road date predominantly from the 1920s, although there are a few from between 1907 and 1910.

Extant buildings of note

None of particular note

George Street

Brief historical account

The southern end of George Street was originally a short cul-de-sac to the north of Locking Road and was part of an early development called Camden Town. In around 1853, short, plain terraces of two-storey cottages called collectively 'Camden Town' were erected along Locking Road, comprising today's Camden Terrace, the southern end of George Street, and Little George Street.

The housing at the southern end of the street is of the same early type as the adjacent cul-de-sacs, namely simple two-storey houses opening directly onto the pavement. The later housing occupying the northern three quarters of the street a standard Weston two-, and occasionally, three-storey stone houses with single-storey, polygonal bay windows and gables facing the street.

At the north end of the west side of the street, there is a former drill hall, now a plumbers merchant. There was formerly a Methodist mission room at the north-east corner of the street, where it joins Baker Street.

Extant buildings of note

Former drill hall, 77 George Street

Interior not inspected yet. Said to have been designed by Hans Price.

Gerard Road

Brief historical account

Gerard Road is a continuation of the Boulevard and joins it to Milton Road. It had been laid out by 1865, and is therefore probably contemporary with the creation of the Boulevard a few years earlier. By 1886 the pairs of stone villas in a standard Weston form on the north side of the street had been built (1-27 odd), and some on the south side had also been constructed (10-16 even). Eaton Lodge, a detached house at the corner of Gerard Road and Baker Street, had also been constructed by this date. Drawings for some these survive in the SA:

1873 pair of semi-detached villas by Price & Grosholz (SA, D/B/wsm/24/2/129)

1873 pair of semi-detached villas by Price & Grosholz for Mr Poole (SA, D/B/wsm/24/2/129)

1877-82 pair of villas by Price & Grosholz for Mr G Pocock, builder (SA, D/B/wsm/24/2/532)

1877 pair of villas by Price & Grosholz for E. Woolmington (SA, D/B/wsm/24/2/231)

1877 pair of villas by Price & Grosholz for Sydney Wilcox, builder (SA, D/B/wsm/24/2/237)

These and other records suggest the street was developed from the mid-1870s to the late 1880s.

The Weston, Clevedon and Portishead Light Railway had its terminus at the junction of Milton Road and Ashcombe Road and the route headed eastwards through the growing town before turning northwards. The company obtained powers to extend its route to the Boulevard and track was laid along Gerard Road and the Boulevard in 1897. However, the Urban District Council objected because it claimed that the rails stood above the road surface and were therefore dangerous. The company refused to modify the arrangements and so the track was lifted and the scheme abandoned before any services had run. (Brown and Loosley 1979, 105, 107; Maggs 1990, 33)

Extant buildings of note

All the houses on Gerard Road are good examples of the Weston style of house design, though none are outstanding.

Glebe Road

Brief historical account

Like Wooler Road, Glebe Road was developed between 1886 and 1903. Price & Wooler designed most of the houses in this street.

Extant buildings of note

West side

1-19 Glebe Road

Two-storey terrace by Price & Wooler; the ground floor faced in ashlar, the upper floor of local rockfaced limestone. The centre and end bays have projecting gables

East side

2-22 Glebe Road

Two-storey terrace by Price & Wooler; the ground floor faced in ashlar, the upper floor of local rockfaced limestone. The centre and end bays have projecting gables

Gloucester Street

Brief historical account

In 1800, the area to the south of modern Regent Street/Locking Road was still undeveloped, with sandbanks to the seafront and the moor to the south (1801/04 map in NS Library). After the Enclosure Act of 1810 Mr Colston bought land on which Gloucester Street was laid out. Gloucester Street had been laid out by 1838 (tithe map). It was clearly intended as a narrow service lane, rather than a major road like those running W-E.

In 1840, H Pond established a foundry in Richmond Street which operated until the 1960s. Around 1850, it was taken over by William Hillman. It was still known as Hillman's foundry in 1901 when Hans Price made alterations. (Later known as Coleman's foundry). On the 1880s OS map this is actually shown on the east side of Gloucester Street ('Western Iron Foundry'), albeit with access from the south side of Richmond Street (between nos 6 and 12). There are post-war buildings on the site, including a three-storey office block with window bands and brick.

Extant buildings of note

East side

2-6, three cottages

Three terraced two-storey cottages with quoins/rustication around the doorways and small canted bay windows with oblong bays above which terminate in a small gable (two gables survive).

Gordon Road

Brief historical account

Gordon Road was developed as part of the Swiss Villa Estate shortly after 1904 by the Cox family. They demolished Swiss Villa and sold the land in several auctions between 1904 and 1906 (See for example *Weston-super-Mare Gazette* 29 October 1904,1; 28 January 1905,1; 5 May 1906, 1). Their surveyor Edward T Gillmore drew up a drainage plan in 1904 (SA, D/B/wsm/24/1/1062; D/B/wsm/24/1/1073). Gordon Road was laid out across the gardens of Swiss Villa. Several of the new villas of 1905 and 1906 are by Wilde & Fry (SA, D/B/wsm/24/1/1166, 1264).

Extant buildings of note

None of particular note

Graham Road

Brief historical account

The southern end of Graham road had been laid out by 1886 and seems to be contemporary with the development of the adjacent Beaconsfield Road. At this date, the three southernmost houses on the east side of the street had been constructed. By 1903 the street had been extended northwards to join with Station Road and a further four houses had been built on the east side of the street. Construction was in progress on the west side, north of Beaconsfield Road. This map shows five of the houses of the terrace as being complete (10-18), but the others are only in outline.

In 1900 Wilde & Fry produced two designs for five pairs of semi-detached villas (3-21) for Charles Addicott (SA, D/B/wsm/24/1/730; SA, D/B/wsm/24/1/758). These were the five pairs on the northern part of the east side, the first of which appears on the 1903 map and presumably the other four pairs followed soon after.

There is a small modern former church on the site of an older one that was in the same location at the north end of the east side of the street by 1931. It is now a carer's centre. Apparently built originally in c 1927-28 and replaced in the 1960s or 1970s, in 1953 it was described as a Methodist church and by 1974 it was in use by Christian Scientists. (SA, D/B/wsm/24/1/3668, D/B/wsm/24/1/3877 possibly by FG Bennett).

Extant buildings of note

None

Greenfield Place

Brief historical account

The terrace called Greenfield Place was built in the late 1840s and it is mentioned in Wood's 1855 Excursionist's Guide. Park House on the opposite side of the street was built around the same date.

Extant buildings of note

West side

5-15 Greenfield Place, gate piers and boundary walls (NHLE: 1129722)

List entry:

GREENFIELD PLACE 1. 5121 Nos 5 to 15 (odd) and front gate piers ST 3161 NW 8/15 9.3.53 and boundary walls II GV 2. Late 1840's. Ashlar with rusticated ground floor. Slate roof with bracketted eaves cornice. Three storeys and basement. Ground floor windows have 3 lights, moulded stone architraves. First floor windows, glazing bar sashes with bracketted pediments. Cill band to second floor. Bracketted cornice. Nos 5 and 15 form advanced end pavilions terminating in a pediment; 3-light

windows at ground and first floor. Continuous cast iron balcony at first floor between end pavilions. With Royal Crescent and Nos 32 and 34 Knightstone Road, part of early formal development of Weston Super Mare.

Listing NGR: ST3145061979

East side

Park House (NHLE: 1129723)

List entry:

GREENFIELD PLACE 1. 5121 (east side) Park House ST 3161 NW 8/27 II GV 2. Late 1840's. Detached villa. Concealed roof. Ashlar with channelled end piers. Three storeys. Three windows. Sash windows: centre first floor a pair, outer tripartite (arched lights first floor, pilasters and cornice ground floor). Central door-piece with segmental pediment.

Listing NGR: ST3147861998

Grove Lane

Brief historical account

A track on the site of Grove Lane, leading from the High Street to Quarry Road (now Queen's Road) and skirting the eastern edge of Grove Park, existed by 1815. The land to the east of Grove Lane was developed from 1862. That year, Hans Price drew up a development plan for the Pigott family, which shows the future layout of drains and streets east of the lane, collectively called the 'Upper Worthy estate' (SA, D/B/wsm/24/4/234). On that plan, the lane is labelled 'Dark [Park?] Lane'. The Upper Worthy estate had been largely built up by 1865.

Extant buildings of note

West side

Lodge to Grove Park (located in registered Grove Park, NHLE: 1001658)

Tudor Gothic lodge of local limestone, built between 1853 and 1865

Grove Park Road

Brief historical account

Grove Park Road was developed by the Smyth Pigott estate in the 1890s. Between 1891 and 1896, Hans Price designed all the houses for the street, a mixture of detached and semi-detached buildings (Alder 2004, unpaginated). There have been a few post-war replacements and infill developments but the remaining Victorian houses are a coherent group, exhibiting Price's characteristic gable decoration.

Extant buildings of note

Nos. 2-14, 20-22, 28 and nos. 3-9, 13, 17, 21-23 are by Hans Price

Grove Park

Brief historical account

Grove Park was the private gardens of the Smyth Piggott family who lived at The Grove. It was acquired by the town in 1890 and opened to the public in 1891.

Entry on Parks and Gardens Register (NHLE: 1001658):

A late C19 public park developed by the Town Surveyor, A E Collins, from existing early and mid C19 pleasure grounds.

HISTORIC DEVELOPMENT

In the early C19 Weston was a small village standing in sand dunes on the Bristol Channel coast. Two of the cottages in the village served as rural retreats for landowners with seats elsewhere: the Smyth-Piggotts of Brockley Hall, and the Rev Leeves, vicar of Wrington. In 1810 the Smyth-Piggotts' steward, Richard Parsley, secured the enclosure of Weston, and the same year, in partnership with John Cox of Brockley, opened a hotel in the village. After a tentative start, the resort developed steadily in the 1820s, with a coach connection to Bristol being established in 1814, and the first guidebook for visitors, emphasising the town's rural simplicity, in contrast to the more sophisticated pleasures of Bath or Brighton (Lambert 1998), appearing in 1822. In the 1820s extensive tree-planting was undertaken by John Hugh Smyth-Piggott on the hill to the north of the town, walks and drives were laid out, and villas were constructed on the lower slopes. Some schemes such as Royal Crescent (c 1847) and Ellenborough Crescent (1855) incorporated areas of communal private pleasure grounds, while commercial pleasure grounds were opened at Flagstaff Hill (later Prince Consort Gardens) and the Enclosure, Madeira Road. A seafront walk was laid out in 1826, but in the mid C19 the only area of public open space was the cemetery, laid out in 1856. Pressure for the provision of further public gardens was resisted by the Board of Commissioners until the 1880s when economic conditions forced the Smyth-Piggott estate and other developers gradually to sell or lease land to the town for the provision of parks (ibid). In this way Grove Park was acquired for the town in 1890.

In 1804 a house known as The Grove was the home of the Rev Wadham Piggott, curate of Weston, whose family had owned the manor of Weston since 1696. In the early C19 the Rev Piggott developed The Grove as a seaside retreat, describing improvements to the grounds in a letter to the Bristol artist, George Cumberland in 1805 (ibid). The Enclosure award of 1810 enabled Piggott to create a small park which is shown with lawns, shrubbery, and a sweeping drive in an engraving of 1847 by Whereat. Immediately around the house Piggott constructed terraced gardens which are shown in a lithograph of 1829 by John Rutter. In 1815 the Rev Piggott's niece and heiress married John Hugh Smyth (1792-1853) of Aston Court

(qv), who assumed the name Smyth-Piggott and took up residence at The Grove. A cultured art collector, J H Smyth-Piggott improved the grounds at The Grove, building an observatory and installing a collection of sixteen stone busts bought from the sale of Horace Walpole's collection at Strawberry Hill, Twickenham (qv). The estate passed to J H Smyth-Piggott's eldest son, John Hugh Wadham Smyth-Piggott in 1862, and to his grandson, Cecil Hugh Smyth-Piggott in the early 1880s. C H Smyth-Piggott faced a decline in income from the development of Weston-super-Mare, and in 1889 decided to consolidate his estate at Brockley Park, offering The Grove and adjacent glebe land for sale for development. This was strongly opposed by a parishioners' meeting and by the Weston Gazette. Despite some public opposition, the Board of Commissioners entered into negotiations with Smyth-Piggott which resulted in the acquisition of The Grove for the town at an annual rent of £300. In April 1890 a Local Government Board loan of £2000 was sought towards the cost of converting the private pleasure grounds into a public park. This work was undertaken by the Town Surveyor, A E Collins, and was completed by 20 June 1891 when Grove Park was opened to the public as the town's premier public park. New features included a bandstand, rockeries, a refreshment room in the former manor house, a pavilion, and extensive floral displays. In 1922 a war memorial and associated formal gardens were constructed in the park, while the following year a large glass-roofed pavilion was built at the southern end of the park. This structure was destroyed by incendiary bombs in 1941, while The Grove was also damaged and subsequently demolished leaving only the C19 coach house. During the 1930s further formal features were introduced into the park, while in the late C20 glasshouses on the terraced gardens south of Grove House were replaced by a rose garden, and a car park was constructed on the site of the 1923 pavilion. Today (2001), Grove Park remains in municipal ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Grove Park is situated c 250m north-east of the seafront at Weston-super-Mare. The c 3ha site is bounded to the north by Upper Church Road, to the east by Grove Lane, and to the south by Grove Road and a public footpath, Lovers' Walk. To the south-west the site adjoins Lower Church Road, while to the west and north-west it adjoins the gardens of the early C19 former rectory, Glebe House, and the parish church of St John the Baptist. The boundaries separating the park from public roads and walks are formed by stone walls, those to the south and south-east supporting late C19 or early C20 wrought-iron railings. The western boundary adjacent to Glebe House is closed by a brick wall c 2.5m high, while other boundaries are formed by fences and hedges. The site slopes steeply from north-east to south-west, allowing views south-west from the high ground across the park and town to Weston Bay and Brean Down. To the north and north-east the site is adjoined by substantial late C19 and early C20 villas which overlook the park; Grove Park Road is aligned on the northern entrance to the site. Oriel Terrace (c 1847) overlooks the park from its south-west boundary.

ENTRANCES AND APPROACHES The principal approach to Grove Park is from Grove Road to the south. To the south-west a vehicular entrance flanked by a pair of stone piers leads to a late C20 car park which occupies the site of a large concert

pavilion which was built in 1923 and was subsequently destroyed by bombing in 1941. The car park is separated from the park to the north by late C20 metal railings. To the south-east a pair of wrought-iron gates supported by a pair of stone piers lead to a wide walk which extends north for c 65m to a further pair of wrought-iron gates which give access to the park itself. The walk is bounded to the west by a late C20 toilet block which forms the eastern boundary of the car park. The two entrances on Grove Road are linked by early C20 wrought-iron railings; the entrance gates and railings replaced the elaborate late C19 cast-iron gates and integral lamp standards shown in early C20 photographs in 1923. Some 200m south-east of Grove House a further entrance leads into the park from Grove Lane. The entrance comprises a pair of late C20 wrought-iron gates which are supported by a pair of C19 stone piers; to the north-east of the entrance stands a two-storey mid C19 Tudor Gothic-style stone lodge. Beyond the entrance a drive ascends north-north-west to reach Grove House, while a walk extends west through the southern section of the park. The entrance, lodge, and drive survive from the early C19 landscape associated with The Grove which was developed by the Rev Piggott and the Smyth-Piggott family from c 1805.

Further entrances flanked by low, square-section stone piers lead into the park from Upper Church Road to the north and north-west, and from Grove Lane to the north-east. None of these entrances retains their original late C19 cast-iron gates. The north entrance is aligned on Grove Park Road, a late C19 residential street. There are informal entrances leading into the park from Lovers' Walk to the south-west.

PRINCIPAL BUILDING Grove House comprises a mid C19 two-storey gabled stone structure with a late C20 extension to the west. The C19 building is constructed in Tudor Gothic style and formed the coach house to the early and mid C19 cottage residence developed by the Rev Piggott and the Smyth-Piggott family. This house stood immediately to the west of the coach house and was damaged by incendiary bombs in 1941; it was subsequently demolished. Today (2001), the coach house and its late C20 extension are used as the Mayor's Parlour for Weston-super-Mare.

GARDENS AND PLEASURE GROUNDS Grove Park falls into three areas, each with a contrasting character: formal gardens, lawns, and tennis courts to the south and south-west of Grove House, informal woodland walks to the north and north-east of Grove House, and extensive rock gardens to the north-west.

To the west of the lodge and entrance from Grove Lane is an area of lawn, at the centre of which stands an octagonal bandstand (listed grade II). Constructed in 1890-1 by Hill Bros, Sun Foundry, Alloa, the bandstand comprises an octagonal rubble-stone drum which supports cast-iron columns and brackets surmounted by an ogee lead roof and weathervane. The lawn and bandstand are overlooked from the north-east by a late C19 ornamental brick and timber shelter which is backed by trees and shrubs planted on the steep south-facing slope south-east of Grove House. The bandstand and shelter were among the features constructed in 1890-1 under the supervision of the Town Surveyor, A E Collins, as part of the conversion of the private pleasure grounds into a public park.

Some 100m west of the bandstand is a group of hard tennis courts. These are

screened from the lawns to the east by a belt of ornamental trees and shrubs, while to the south, adjacent to Lovers' Walk, is a further area of ornamental planting and lawns. To the north of the tennis courts a pergola planted with wisteria and laburnum runs parallel to the boundary with the gardens of Glebe House. Entered through an ornamental wrought-iron gate designed by James Blunt in 1995 (inscription), the pergola walk leads c 70m west from the body of the park to reach a mid C20 Garden of Fragrance (inscription) situated immediately south of the parish church. Approximately rectangular on plan, the sensory garden comprises a central lawn bordered by walks, with raised beds retained by brick walls around the perimeter. At the centre of the lawn is a raised pool and cascade, while to the west is a square-section seat ornamented with mosaics of the seasons (1996). The sensory garden was constructed in 1958, and is overlooked from the west by Oriel Terrace, a mid C19 development to the west of Lower Church Street.

North-east of the tennis courts and north-west of the bandstand lawn an area of formal gardens incorporating an early C20 war memorial extends c 200m from north to south. The garden is terminated to the south by a circular pond, formerly containing a fountain (T Moore pers comm., 2001), to the south of which is a pair of semicircular flower beds planted with mature specimen yuccas and late C20 herbaceous subjects. The border to the south-west contains a weathered stone bust on a low plinth, possibly depicting Francis Bacon. This survives from a group of sixteen stone busts purchased by J H Smyth-Piggott from Walpole's collection at Strawberry Hill which were moved to the area around the pond between 1910 and 1913 (Lambert 1998). The present circular pond was constructed c 1922, replacing a C19 elliptical pond surrounded by rustic rockwork. To the north of the pond a rectangular lawn ornamented with geometrical beds for seasonal planting and specimen yuccas extends c 60m to a lateral walk. To the east of the lawn is an area of lawns, flower beds, and shrubbery below the retaining walls of the terraced gardens south-east of Grove House. A recess to the south-east of this lawn corresponds to the site of now-demolished public conveniences. Beyond the lateral walk is a further lawn divided into quarters by cruciform walks, the intersection of which is marked by a memorial in the form of a pedestal surmounted by a bronze figure of Victory. Stone steps placed on the central north/south axis of the formal gardens ascend from this lawn to a Second World War memorial backed by a yew hedge. The First World War memorial and the associated formal gardens were constructed in 1922, replacing an area of informal lawns and shrubbery which were derived from the early and mid C19 park associated with The Grove.

To the east of the statue of Victory a further flight of stone steps ascends to a terrace which extends along the west and south sides of Grove House, partly occupying the site of the early C19 house which was demolished following bomb damage in 1941. To the south-east of Grove House, at a lower level and approached by a flight of stone steps at its north-west corner, is a rectangular terrace enclosed to the south-west and south-east by castellated stone balustrades. The terrace is laid out as a rose garden with geometrical beds set in lawns surrounding a central rectangular pool and fountain. The castellated retaining walls and stone steps appear to correspond to those shown in Whereat's engraving published in 1847, and may relate to garden walls built c 1805 (ibid).

To the east and north-east of Grove House the ground rises steeply, with flights of steps ascending from points c 20m and c 140m south-east of the House to join a walk which extends c 150m north through a lime avenue to reach the north entrance to the park which is aligned on the axis of Grove Park Road to the north. The avenue passes through an area of south-west-facing sloping lawns, which are enclosed to the west and south-west by informal groups of trees and shrubs. To the north-east and east a curvilinear walk follows the boundary of the park, providing access to an ornamental late C19 or early C20 open-fronted Arts and Crafts-style shelter at the north-east corner of the site. Views south-west to the sea and Brean Down from the shelter and upper lawn are now (2001) partly obscured by tree growth on the lower slopes. Some 20m south-south-east of the shelter is a late C20 children's play area enclosed by fences. Immediately east of this a level area corresponds to the site of an early or mid C19 observatory erected by J H Smyth-Piggott; this structure survived until the late C20 as a picturesque ruin (*ibid*), but today no trace remains above ground. The upper lawns formed part of the early and mid C19 landscape associated with The Grove which was developed by J H Smyth-Piggott, and which was subsequently adapted to form a public park in 1890-1.

To the north-west of the upper lawn the ground drops steeply into a dell formed by late C18 or early C19 quarrying. The lawn is separated from this dell by late C19 wrought-iron fencing, while the perimeter walk extends west of the north entrance to allow access to the dell. A flight of informal stone steps c 70m south-west of the north-entrance also gives access to this area. The dell is enclosed to the north and north-west by slopes planted with trees and ornamental shrubs which screen Upper Church Road. The banks incorporate exposed natural rock and stratified arrangements of boulders planted with shrubs. Below the perimeter walk further areas of planted rockwork are divided by crazy-paved serpentine paths and stone steps, while c 100m south-west of the north entrance an informal pond is fed by an artificial cascade (*dry*, 2001). This pond, which is set into the boundary bank, feeds a chain of a further three pools surrounded by rockwork and linked by a water course. The lowest pool feeds a further cascade which descends to a small basin surrounded by rocks and shrubs adjacent to a formal walk c 10m north-west of the war memorial. The perimeter walk continues as a terrace to the north-west and west of the rock garden, allowing views across the pools and rockwork to the lower park to the south-east. To the south-east of the rock garden, and immediately north of the grounds of Glebe House, is a small service yard with C19 brick and tile-roofed sheds, while to the north of the war memorial garden is a mid C20 toilet block (*disused*, 2001). The site of the rock garden lay outside the C19 ornamental landscape associated with The Grove (*ibid*) and was developed under the supervision of the Town Surveyor, A E Collins, in 1890-1.

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in Old Photographs: 1950s (1991) D Lambert, Historic Public Parks: Weston-super-Mare (1998)

Maps:

Enclosure map for Weston parish, 1810 (Somerset Record Office)

Tithe map for Weston parish, c 1840 (Somerset Record Office)

OS 6" to 1 mile: 1st edition published 1885 2nd edition published 1904

Illustrations:

Mr Pigot's Cottage, early C19 drawing (North Somerset Museum Service) The Grove from the south, engraving (in Ruttter 1829, Delineations) J Whereat, The Grove, Weston-super-Mare, 1847 (North Somerset Museum Service) Late C19 and early C20 photographs (North Somerset Museum Service)

Description written: June 2001 Register Inspector: JML Edited: September 2003

Grove Road

Brief historical account

Grove Road is a short road connecting Lovers' Walk and Bristol Road Lower. There was a lane on this site by 1838 with one house to the south of it. By 1853, the top of the High Street had been built up. By 1865 there were three buildings on the south side: the detached Grove Villa, a house and a pub at the corner. By 1903, the gaps on either side of Grove Villa had been infilled. In 1923, a glass-roofed pavilion was built in Grove Park, on the north side of Grove Road. This was replaced by a car park in the late 20th century. In c 1975, flats called Parkside were built by the Leigh Development Company Ltd on the corner site of St James' Works (perspective drawing by A.H.E. Shearing in the RIBA Drawings collection, PB376/2).

Extant buildings of note

South side

137 High Street, corner to Grove Road

Former mid-19th-century pub with a curved corner, built between 1841 and 1853.

Grove Chambers

Three-bay, two-storey house. The front elevation is of Bath stone with later brick panels on the upper floor; the side elevation is of local limestone with brick dressings to the upper windows. Possibly a pre-1903 house which was remodelled in the Edwardian or interwar period. By 1920, the solicitor A. Rogers Ford is listed at Grove Chambers (Lawrence Bros 1920, 133) who made alterations that year (SA, D/B/wsm/24/1/2374a).

Hamilton Road

Brief historical account

Hamilton Road, which connects Atlantic Road and Atlantic Road South, was laid out between 1853 and 1865. By 1865, the south side of Atlantic Road had been built up with villas, including those at the corners to Hamilton Road. By 1886, the north side of Atlantic Road South had also been built up.

Extant buildings of note

The villas at the corners to Atlantic Road South are numbered 1 and 2 Hamilton Road. They are typical of Weston's Victorian houses in this part of the town in terms of materials, eclectic detailing and large size.

Hatfield Road

Brief historical account

Hatfield Road had been laid out by 1900 on the site of a former cricket pitch. It was part of the Smyth Pigott Estate (Brown and Loosley 1979, 63). In 1900, Hans Price designed four house and a pair for the builder Gilbert Stokes (SA, D/B/wsm/24/1/771, D/B/wsm/24/1/798). By 1903, eleven pairs of houses had been built. By 1931, this had increased to thirteen pairs, one detached house and a short terrace.

Extant buildings of note

West side

10-28 Hatfield Road

Five pairs of houses of c 1900 by Hans Price; two-storey, gabled with full-height bay windows

Hazeldene Road

Brief historical account

Hazeldene Road had been laid out by 1913 and follows largely a track shown on the 1903 OS map. It was mostly built up by 1931. Its northern half was built into a quarry which is shown on the earlier OS maps. Plans in SA date from between 1907 and 1936.

Extant buildings of note

None of particular note

Highbury Road

Brief historical account

Highbury Road was laid out between 1841 and 1853, although there was one earlier house in the area: In c 1821, Devonshire Cottages (later Cairo Lodge) was built at the corner of the later Manilla Crescent and Highbury Road (Poole 1991, 46).

The road's east side was built up by 1865; its west side largely so by 1903. Hans Price designed villas in Highbury Road in 1897 and in 1905 (SA, D/B/wsm/24/1/573, D/B/wsm/24/1/1112).

In the 1920s, a small group of bungalows was built around the junction of Highbury Road and Atlantic Road South. During the interwar years, Henry Butt extended and converted a number of the large villas to flats/mansions, including Tresco at number 30 (see drawings in SA).

Cairo Lodge is said to have been extended and altered over time, rather than replaced by a new building (Poole 1991, 46). It was a hotel from about the 1920s, and by 1931 its footprint had doubled. Its last name was Bayside Hotel. It was demolished around 2011, after years of neglect, squatters and a devastating fire.

Extant buildings of note

East side

1-7 (consec.) Highbury Parade

Group of three pairs and one detached house, by Hans Price. Three buildings were extant by 1903, one built later (probably the villas designed in 1905; SA, D/B/wsm/24/1/1112).

High Street

Brief historical account

The High Street, originally known as 'The Street', is one of the oldest streets in Weston-super-Mare. The street between Bristol Road Lower and Regent Street is already shown on the 1815 Enclosure map. The stretch south of Regent Street was originally Union Street but was incorporated into the High Street in the 1950s.

In the early 1880s Samuel Norvill recalled the appearance of 'The Street':

'There was no High Street: it was called The Street, and very narrow it was too, there was only just room for one putt or cart to pass down it at a time. On the East side there was a ditch, and on the West a hedge banked up with stones to keep the earth back. The street itself was always very muddy and dirty; some stones were thrown down loosely on one side to make a sort of

footpath ... Midway there was a withy bed, in which refuse fish were generally thrown ...' (Baker 1928, no pagination; Poole 2002, 28)

But the Street quickly became the commercial heart of the expanding town. In 1819, the Plough Hotel opened on the High Street, becoming Weston's third hotel (Beisly 2001, 21). (In the early 20th century the Plough moved to the north side of Regent Street and the 1819 building was demolished in 1935.) In 1827, a market house was built by Richard Parsley behind the High Street where the Playhouse now stands. In 1829 or 1830 the Independents (later Congregationalists) opened a chapel in the High Street which had a portico with Ionic columns (Brown 1854, 40).

By the time of the tithe map of 1838 most of the High Street has been built on, with the exception of a plot on the west side, now occupied by the Italian Gardens. In 1848, the Improvement Commissioners purchased the old Wesleyan chapel (a converted cottage) in Wellington Lane off the High Street for use as a temporary town hall. By 1854, this was also the home of the Mechanics' Institute, founded in 1846.

Gas (later Union) Street, what is now the southern stretch of the High Street, was laid out shortly after 1841 when the first gasworks opened at the corner to Oxford Street. They moved to Drove Road in 1856. Gas Street is first shown on Joseph White's town plan of 1853. On the street's east side were two terraces ('Regent Buildings' on the 1880s OS map) at right angles to Union Street, roughly on the site of today's Union Place and Oxford Place. By 1850, there was a police station in Gas Street.

In 1858, the Independents' chapel was replaced with a Gothic building with a 100ft (30.5m) high steeple, by Pritchett and Son of Darlington (*The Builder* 8 Nov 1856, 616). When the congregation moved to the Boulevard in 1876, this was converted by Price into an ironmonger's shop, and the spire was moved to the chapel of Banwell Abbey (SA, D/B/wsm/24/2/192, D/B/wsm/24/2/219; Foyle and Pevsner 2011, 89).

In 1858-9, new Assembly Rooms were built on the corner with West Street, to a design by Henry Lloyd of Bristol (Beedle 1863, 27).

By the 1880s, the York Hotel was at the corner of Union Street to Regent Street. It later became The Queen's Hotel which was altered by Price in 1909. It was demolished in the 1980s. On the opposite corner was the Swan pub (or Swan Hotel) which has been referred to as early as 1859. It was demolished in the 1950s (Know your place, MNS4346).

The 1827 market was rebuilt in c 1845. In 1894, Hans Price won the first prize for a new market building on the old site, but this was not opened until December 1899 (*The Builder*, 20 October 1894, 275; *Weston Mercury* 11 November 1899, 1).

In 1900 the General Post Office opened in the High Street, near the Royal Arcade. It had been designed by WT Oldrieve of the Office of Works (*Dictionary of Scottish*

Architects, http://www.scottisharchitects.org.uk/architect_full.php?id=200735 accessed 24 May 2018). It was extended in 1923 and demolished in the 1980s for the Sovereign Shopping Centre. There had been several post offices in the High Street: In 1855 a Post Office opened at 5 Somerset Place, High Street (Know Your Place, MNS4449). This was followed by the Old Post Office at the corner to Old Post Office Lane (in use c 1875-1900).

In 1922 the Urban District Council bought Rogers' Field, the still undeveloped field between the High Street and the seafront beside the Royal Hotel. The Italian Gardens were the first part of the project to be completed, when in August 1925 the putting green, rose garden, lily pond and Alpine garden were opened to the public. On 14 July 1927 the pavilion was officially opened by Sir Ernest Palmer, Deputy Chairman of the Great Western Railway.

In 1935, the first purpose-built Marks & Spencer store opened in the High Street, which replaced an earlier shop at number 57 which opened in 1908. The 1935 store was destroyed in 1942 and replaced by the present store in 1954 (Poole 2012, 52).

Other sites destroyed during the war were Lance and Lance's department store on the corner of Waterloo and High Street, the former assembly rooms at the corner with West Street, Regent Buildings and the Friends' Meeting House at the corner to Oxford Street.

On 1946, the former market was converted to a theatre. When this burnt down in 1964, it was replaced with the Playhouse of 1969.

Union Street was widened during the 1950s through the removal of the last surviving small houses on its east side, and a line of new office buildings and shops, including Regent House dated 1957, was created. The widening had been planned as early as 1934, when the Council obtained powers to do this (*Borough of Weston-super-Mare Charter Souvenir* 1937, 31-2). The new, wider street ceased to be known as Union Street, and became simply an extension of the High Street.

In the 1970s, Marks & Spencer built a large extension to the west. The High Street was pedestrianized in the 1980s. The Sovereign Shopping Centre opened in 1992 and has an entrance from the High Street. Its construction required the demolition of the General Post Office and the Royal Arcade.

Extant buildings of note

West side (from south due to numbering sequence)

The Duke of Oxford P.H., corner to Oxford Street – see Oxford Street

Former TJ Hughes store, originally the Bristol Co-operative Society Ltd store, 17-21 High Street

A tall, long block built in 1959 after the road widening, with frontages to High

Street and St James Street. The architect was S. T. Wyatt of the Bristol Co-operative Society. The north bay has a frieze depicting a figure planting wheat, a ship and a figure with weighing scales, framed by a chain, all typical motifs of the co-operative movement. Historic images show the original large panes of glazing of the ground-floor shop windows.

Former Burton's, 31-35 High Street (listing application rejected)

A former Burton's store of c 1932 by their company architect Harry Wilson (company architect from early 1920s to c1937). It has elephant capitals which are a common motif for a small group of Burton stores built around 1931-2 (cf those at Barking (1931), Belfast (Ann Street), Cardiff (Queen Street), Greenwich (1932), Halifax (1932), Oldham, Streatham (1932), and Wolverhampton). HE Consultation Report ([link](#))

Store just to the north of the former Burton's

Seven-bay inter-war store in a simplified classical style.

Marks & Spencer, 47-49 High Street

A seven-bay store of 1954 faced in Portland stone, on the site of the 1935 M&S store and the 1819 Plough Hotel. This is the earliest surviving part of the present M&S complex, whose 1970s extension reached west to Wellington Place and Regent Street.

73-89 High Street

Terrace of nine houses with end pavilions and a central house with curved pediment. The original parapets have been removed.

Lloyds Bank on corner to South Parade and West Street

1864, by W.B. Gingell of Bristol. Italianate, shorn of its rich carving in the 1960s (Foyle/Pevsner 2011, 713).

125-127 High Street

Two Edwardian mannerist houses with a 'Jacobethan' flavour. Of brick and stone with canted bay windows with cross windows to the upper floors. Gables flanked by large scrolls.

Former post office, 131 High Street, corner to Old Post Office Lane

A small building which was in use as post office between about 1875 and 1900. On the first floor an astylar Venetian window, below a swan neck pediment.

133-135 High Street

Two mid-19th-century houses, built between 1841 and 1853. Their cill bands and cornices are at the same height as that of number 137 but they have an additional storey with a deep bracketed cornice.

137 High Street, corner to Grove Road

Former mid-19th-century pub with a curved corner, built between 1841 and 1853.

East side (from south due to numbering sequence)

Friends' Meeting House, corner to Oxford Street – see Oxford Street

Regent House, 6-14 High Street

A post-war island block of 1957 with fine signage to Oxford Place ('EIIR/ 1957/ Regent House'). As the royal cipher indicates, this was built as government offices to house the Inland Revenue, National Assistance Board, Customs & Excise and the Ministries of Labour, Transport and Pensions (Poole 2010, 92).

HSBC bank, 30 High Street (NHLE: 1198319)

A former Midland Bank. This might be the London City and Midland Bank designed in 1908 by Thomas B. Whinney of London (SA, D/B/wsm/24/1/1502).

List entry:

Bank. Early C20. Facades of limestone ashlar with hipped slate roof. Edwardian Free Style. 3 storeys. Bold projecting pilasters divide the facade into 6 bays, comprising canted corner entrance bay flanked by 2 bays fronting High Street to left and 3 bays fronting Meadow Street to right. Pilasters, which have Ionic capitals to upper floor level, interrupt bold moulded cornicing over all windows and to parapet. 4-centred arched doorway with carved spandels flanked by one-light windows with moulded stone architraves; similar architraves to 3-light stone-mullioned windows to ground floor of flanking bays; first floor lit by continuous run of paired small-framed lights set in pointed-arched surrounds with carved spandrels and quatrefoil frieze; small-paned lights to second floor, set in continuous run of stone cross-transomed and mullioned windows. Interior: ground floor remodelled; other floors not seen. A fine composition in the Free Style manner, strongly articulated and distinguished by fine carved detail and features in an interpretation of the Late Gothic style.

Listing NGR: ST3195161420

WH Smith, 42-44 High Street (NHLE: 1447141)

A purpose-built WH Smith store of 1926 with a former reading room above.

List entry:

Summary

A WH Smith of 1926 with ornate plasterwork and exterior leadwork to the first-floor former library, with later C20 and C21 alterations and extensions.

Reasons for Designation

WH Smith, 44 High Street, Weston-super-Mare is listed at Grade II for the following principal reasons:

Architectural interest: * the lead panels to the first-floor frontage are a decorative scheme of artistic distinction and high quality craftsmanship; * the interior plasterwork and plan of the first-floor former library is of good quality. It is of artistic note for its traditional themes and the comic flourish of the figure with book carved in the cornice; * it is one of the few pre-war WH Smiths to survive with a substantial element of its original 'house style' from the 1920s era.

Historic Interest: * the provision of lending libraries by WH Smith and other companies from the C19 and into the early C20 marks changing social needs and evolving attitudes to the democratisation of literature and education as a whole; * this is a rare surviving example of a WH Smith branch that has evidence of a once common library service as conceived by Frank C Bayliss RIBA during the interwar years, which saw a social function sit comfortably within a commercial operation.

History

In 1792 Henry Walton Smith, and his wife Anna, established a small news vendor business in Little Grosvenor Street, London. From 1816 the business was a newsagents and stationers, trading under the name HW Smith run by Henry and Anna's children, Henry Edward and William Henry. William was responsible for the greater part of the business and the name changed to WH Smith, latterly WH Smith and Sons, acting as a newsagents, booksellers, binders and wholesale stationers. It became recognised as the country's foremost newsagent, and there are claims that it was the first national multiple retailer. In 1850 WH Smith began to include lending libraries and reading rooms in their buildings, either at the back of the shop or on the upper storeys. These closed in 1961 due to competition as the purchase of books became more affordable and the numbers of public libraries increased.

In the early 1900s WH Smith and Sons underwent significant expansion. A shopfitting department was created, headed by Frank C Bayliss RIBA, who was in post from 1905 until his death in 1938. Bayliss favoured neo-Tudor and neo-Elizabethan styles. Although the company undertook some new construction, they favoured converting established businesses. In both instances they created lavish shop fronts, sometimes including well-considered second-storey treatments.

A WH Smith bookstall was opened in Weston-Super-Mare in 1906. A shop was then opened on the High Street on 1 December 1926. It was built on the site of earlier commercial premises which had been in this location since the late C19. A lending library was established above the shop, and the façade of the building was decorated with lead panels carrying carvings of flora and fauna, and various seats of local government. Weston-Super-Mare itself is not represented, probably because the town's coat of arms was not created until 1928. In the latter half of the C20 the shop expanded into the adjacent late-C19 commercial building. Both original shop fronts were replaced and internal partitions removed to create a large, single shop interior on the ground floor with storage areas to the rear. The lending library ceased operation and the staircase to the shop below was removed.

In 2017-19 a substantial refurbishment of the shop and its frontage took place including the underpinning of the shop front and the repair and restoration of the lead panels and other leadwork to the first floor. The three bow windows in the east wall of the former lending library were removed and in 2019 are stored in the adjacent room in 42.

Details

A shop of C19 origin, rebuilt in 1926 with a former lending library to the first floor by Frank C Bayliss for WH Smith & Son, with C20/C21 alterations.

MATERIALS: constructed of brick and other materials to areas rebuilt in the C21. The first-floor exterior is clad in panels of lead sheeting and there are lead rainwater goods.

PLAN: a single room to the first floor with a barrel-vaulted clerestorey. The original access from the floor below has been removed.

EXTERIOR: the first floor of No.44 (to the left) has three early-C20, 20-pane timber-frame bowed windows. These are encased in lead panels with decorative reliefs. The scheme consists of four vertical sections separating the windows, with symbols taken from the coats of arms of nearby locations. The left-hand section represents the City of Bath, with a carving of a bear, the city's shield and the motto 'Floreat Bathon'. The section to the left of centre has a dragon, representing Somerset. That to the right of centre has a cherub, a banner, letter 't's, a crown, and the mottos 'Sigillum Burgi-De Taunton' and 'Defendamus', all representing the county town of Taunton. The right-hand section represents Bristol and includes a unicorn and the motto 'Virtue et industria'. Above the windows is a frieze, the centre of which carries the inscription: 'COME AND TAKE CHOICE OF ALL MY LIBRARY / AND SO BEGUILLE THY SORROW'. This quote from Shakespeare's Titus Andronicus (Act 4, Scene 1) is carved in official font of WH Smith created in 1903 by Eric Gill. The frieze is further embellished with vines, Tudor roses and a hunting scene. A half-height second floor which is set back in the manner of a clerestorey has three, 12-pane timber-frame windows (with a similar arrangement on the east side). To either side are castellated lead hoppers with a relief carving of a lion's head at the centre, linked by a horizontal decorative lead band at eaves level, beneath the pitched roof. The ground-floor shopfronts extend to the neighbouring building (No.42) that was accommodated within WH Smith in the late C20. The shopfronts are of C21 date with elevations faced in stone, plate glass windows with modern frames and shop fascia.

INTERIOR: the features of note are to the first-floor former lending library, which is accessed from a rear door to the C20 flat-roofed extension to the shop. The east and west ends of the former library room are overhung by a small clerestorey level with three windows to each side below a barrel-vaulted ceiling. The north and south walls have decorative neo-Tudor plaster work at upper level, including a twisted rope detail that is continued around the clerestorey windows. The upper parts of the walls have a frieze with rustic scenes and there is further detailing to the ceiling. The flat ceiling above the location of the former stair has decorative plasterwork including a cornice with an end stop to the south corner depicting a man holding a leather-bound book. The former locations of three bow windows in the east wall are covered with boarding. Modern railings divide the floor area where the location of the former stair has a modern floor structure but no coverings and is open to the shop ceiling below. The other floor areas are covered in pine boards. There are no other fittings of note to the shop.

Sources

Books and journals

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A Spotter's Guide to W. H. Smith's, accessed 2 May 2017 from
<https://buildingourpast.com/2017/03/23/a-spotters-guide-to-w-h-smiths/>

History of WH Smith, accessed 2 May 2017 from
http://www.whsmithplc.co.uk/about_whsmith/history_of_whsmith/

Other

Archive held in Special Collections at The University of Reading

46-48? High Street

Two-bay gabled Victorian building of red brick with ashlar dressings. First-floor bay windows and Venetian windows on the second floor. Cornice and carved brick in pediments.

Poundland, 64 High Street

This is the former Independents' chapel of 1858 (by Pritchett and Son of Darlington), with a frontage of 1876-7 by Hans Price who converted the building to an ironmonger's shop for Felix Thomas and built additional workshops etc behind. The 100ft spire was moved to the chapel of Banwell Abbey (now truncated) (SA, D/B/wsm/24/2/192, D/B/wsm/24/2/219; Foyle and Pevsner 2011, 89).

Somerset House, 120-124 High Street

A corner building and two buildings, all faced in ashlar and with continuous cornice, possibly by Hans Price. The two buildings facing the High Street have the inscription 'Somerset House' and the date '1899', so possibly contemporary with Price's market of 1900.

The Playhouse, 126-130 High Street

Built in 1969 and designed by WS Hattrell & Partners. The brutalist facade has eight boxed-out panels of textured glass fibre, sculpted by William Mitchell.

132-138 High Street (NHLE: 1362080)

A short terrace of five houses (but four shop fronts), probably by Hans Price.

List entry:

II Shop premises with offices above. 1889; probably by Hans Price. Limestone ashlar. Slate roof with ashlar stacks.

STYLE: Jacobethan Italianate/Flemish style.

EXTERIOR: Three storeys and attic. Symmetrical 3:3:3:3:3 west front, each of the

three-window bays divided by pair of enriched pilasters and between the storeys cornices and broad friezes with arabesques and festoons; the first floor has tripartite round arch windows with console keyblocks and cast-iron balconettes, the second floor has Venetian windows; above the eaves cornice a stone balustrade between two pairs of pedimented gables with pilasters and shell tympana over the windows. The ground floor has end pilasters and a coved fascia above four shop fronts with canted windows, those of Nos.132 and 134 replaced.

INTERIOR: not inspected.

Listing NGR: ST3191161766

Hill Road

Brief historical account

Hill Road was part of the Montpelier Estate which Henry Davies started to develop in the 1850s. The road had been laid out by 1865, with one house built on the north side (this may have been Tyn-y-Coed, Hans Price's home (by 1871 until c1898)). A few more houses had been built by the 1880s, but the east side in particular remained undeveloped.

The southern half of the road (south of Milton Road) was developed from the 1860s by members of the National Freehold Land Society with noticeably smaller houses than those in the northern half. In 1870, Hans Price designed several cottages for the southern half. In the early 20th century, a Wesleyan Methodist church was built, as a counterpoint to Christ Church in Montpelier.

During the post-war period there have been a number of infill developments, especially in the more generous gardens of the northern half.

Extant buildings of note

West side

53

Villa of local limestone with ashlar dressings. By Hans Price

51

Villa of local limestone with ashlar dressings. Two-storey crenellated bay window and porch added by Hans Price

49

Single pile, two-storey house with gabled end walls. By Hans Price

45/47

Gabled pair of houses, with carved decoration in gables. By Hans Price

Former Wesleyan Methodist Chapel, 13 Hill Road (now residential)

Gabled chapel of local limestone with tiled porches on either side. Street elevation has two short two-light windows with Y-tracery on either side of a tall lancet window. Built between 1903 and 1931.

Holland Street

Brief historical account

Price & Wooler prepared a drainage plan for Holland Street in 1881 (SA, D/B/wsm/24/2/498)). By 1887, the street had been built up with eight pairs; by 1903 another three pairs and one detached house had followed. They all have half-hipped roofs and gable-wall entrances. They are built using local limestone with red brick dressings.

Extant buildings of note

None of particular note

Hopkins Street

Brief historical account

In 1887 Hopkins Street was described as being ‘chiefly occupied by the respectable working classes’ (Robbins 1887, 23) The houses are, bar one, two storied and while most open directly on to the street, some of those on the southern half of the east side of the street have two-storey, polygonal bay windows. Hopkins Street appears on the 1853 at which time a few houses had been built. Curiously, it is labelled as Palmer Street on this map, the name adopted for another street which was being constructed in the late 1860s.

After a false start in 1851, the British School in Hopkins Street opened in 1855. (Kelly 1889, 406; Beisly 2001, 56) Run by the British and Foreign School Society, this provided non-sectarian education for 150 children. At its opening the building was described as ‘handsome, lofty, and well-ventilated’. (*Taunton Courier and Western Advertiser* 20 June 1855, 8) It was extended in 1887 to accommodate 335 children and closed in 1918. (Baker 1887, 36; Kelly’s 1897, 460; Jones undated, 88) The 1886 Ordnance Survey Map shows the building immediately before its extension.

Extant buildings of note

British and Foreign School (see above)

Built in 1855 and often described in Victorian guidebooks as being in an Elizabethan style, this building is now used as housing.

Hughenden Road

Brief historical account

Hughenden Road had been laid out by 1903; it was part of the Smyth Pigott Estate (Brown and Loosley 1979, 63). Plans in SA date from 1900 to the 1930s. In 1901, Hans Price designed several houses on plots 44 and 45 (SA, D/B/wsm/24/1/862). He also designed several extensions, carhouses and coach houses for houses in Hughenden Road and the two houses at the corner to Milton Road. In 1910, Price & Jane drew up a plan for an extension of Hughenden Road for the Weston super Mare Building Estates Company (SA, D/B/wsm/24/1/1789).

Originally, Hughenden Road stopped just north of the Weston, Clevedon & Portishead Light Railway line. In about 1933, the road was connected south ('Hughenden Road South') as part of the Summerlands Estate (SA, D/B/wsm/24/1/5447). The railway line closed in 1940. By 1954, the Full Gospel church had been built just north of the former railway line.

Extant buildings of note

West side

4-18 Hughenden Road

Four pairs of two-storey semi-detached houses, c 1901, by Hans Price

East side

11/13, 15/17 Hughenden Road

Two pairs of two-storey semi-detached houses, attributed to Hans Price

Jubilee Street

Brief historical account

The area where Jubilee Street would be built to the north of Locking Road is shown as being undeveloped on the 1886 Ordnance Survey map, despite extensive development taking place to the east and west. Its name would suggest that it was developed around 1887 or 1897, the style and date stones (1888 at 51-57) of its housing suggesting the former date. 51-57 Jubilee Road bears the date 1888 supporting this assertion. The Street is lined with houses of two storeys and two storeys with attics.

Several houses were designed by Hans Price, including numbers 3, 29, 37-45, 59/61, and 63.

Extant buildings of note

None

Kensington Road

Brief historical account

Kensington Road was, like Bournville Road and Amberey Road, a development by George Poole of Brislington. The earliest drawing for 21 houses dates from 1909 (SA, D/B/wsm/24/1/1669). Like Amberey Road, Kensington Road was extended east with interwar terraces and connected to Sandringham Road.

Extant buildings of note

None of particular note

Kew Road

Brief historical account

Kew Road is a short road which was developed as part of the Pigotts' Grove Town development between 1865 and 1886. It connects Lower Bristol Road and Cecil Road. It may have been named after the Masonic Lodge of St Kew (now the Constitutional Club) of c 1880 in the Boulevard as there are building plans from 1875 and 1880 which refer to 'St Kew Road'. There have been some small infill developments, particularly on the east side.

Extant buildings of note

None of particular note

Knightstone Island

Brief historical account

From the 1820s onwards, Knightstone Island was the main centre for bathing, and for about a quarter of a century was the focus of new development at Weston-super-Mare. Although Weston-super-Mare could not have a sea-going fishing fleet because of its geography, Knightstone Island and Birnbeck Island were both used to catch fish in nets hanging between stakes set into the foreshore (Baker 1928, no pagination). Knightstone Island was also home to Weston's first coal yard and so must have seemed in the early 19th century a singularly unappealing, and unhealthy, part of the settlement.

The first bathhouse and pool on Knightstone Island were constructed by Mr Howe of Bristol in 1820, and by 1822 they were being rented by Benjamin Atwell (Historic England Archive, Buildings File 86314: Anon 1822, 15). Weston's first guidebook published in 1822, recorded that: 'Three years ago Knightstone was a useless rock' but that: 'A reading room, hot and cold baths and a lodging house have been erected on the island' (Anon 1822, 19). At this date, Knightstone was still an island, only connected to the mainland by a ridge of pebbles, but when the

Revd Thomas Pruen took it over, one of his main projects was the construction of a causeway (Brown and Loosley 1979, 37. In 1833-4, the causeway was heightened using granite. History of Knightstone Island. Woodspring Museum, Weston-Super-Mare Local History Leaflet). Rutter in 1829 also recorded that a small pier had been erected on the east side of the island for use by the fishing smacks and that: 'On this rock are three turreted houses, now let exclusively for lodgings. Its largest contains several handsome sitting apartments, with numerous bed-rooms, separate kitchens, coach house, and stables' (Rutter 1829, 27) Revd Pruen had also improved the bathing facilities, including constructing an open-air swimming bath on the shore of the island facing Glentworth Bay. Rutter described the bathing facilities available in 1829:

'On Knightstone are several hot and cold baths, plunging and shower baths of sea water, which were constructed at a considerable expence, and fitted up in a commodious manner, with every convenience; each bath having a private dressing-room attached to it, and every attention paid to the accommodation of the bathers. An open cold bath with dressing-rooms attached, has also been formed by enclosing a flat shelving portion of the rock, with a breakwater, within which the sea flows at high tide' (Rutter 1829, 26).

On 5 August 1828, the island of Knightstone was put up for auction as an entirety, and if that failed as separate lots. This included a commercial wharf, the Centre House, East Turret House, the Coach House and Stable, the West Turret House, the Baths, High Cliff Lodge with a gig house and stable (*Bristol Mirror*. 2 August 1828, 1). The island was acquired by Dr Edward Long Fox (1761-1835), a Quaker physician from Brislington Hospital in Bristol, who advocated sea-bathing for the treatment of mental illness as well as for physical complaints. He was assisted in his development of the island by his son Dr Francis Ker Fox. The present bath house was built in 1832 and is now in use as offices (Historic England Archive, Buildings File 86314). This building is five bays wide, with the central three bays breaking slightly forward and being topped with a low, triangular pediment. The central door is covered by a rectangular porch. In 1840, a guidebook described the facilities available for bathers:

'The bathing establishment consists of a spacious open swimming bath, plunging and warm baths, hot and cold shower baths, dry hot and vapour baths, either medicated with sulphur, iodine, chlorine, or otherwise. The necessary apparatus is also provided for the administration of the douche, and the superintendent has been instructed in the process of shampooing.

The baths are commodiously fitted up and are supplied at all states of the tide, with pure sea water, formerly difficult to obtain' (Rutter 1840, 20).

Shampooing involved using oils to massage patients and was an idea imported from India by Deen Mahomed (1759-1851), who was also the founder of Britain's first curry house (*ODNB*). The baths on Knightstone were open daily from six in the morning till nine at night except on Sundays, when they closed at 9am, but reopened at 6pm for invalids.

In addition to the bathhouse, there were also houses providing lodgings on Knightstone Island. An advertisement in the *Bristol Mirror* on 25 February 1832 described the accommodation available for visitors:

‘Two desirable dwelling-houses, at Knightstone, the one for a Private House as a Lodging House, the other as a Boarding and Lodging House. The first contains 4 Sitting-Rooms and 7 Chambers, Servants’ Hall, and other conveniences; the latter has 3 Private Sitting-Rooms, one public Sitting-Room, capable of entertaining from twenty to thirty persons at dinner, 8 chambers, 2 kitchens, Servants’ Hall, and other accommodations for an extensive Table d’Hote, or Ordinary’ (*Bristol Mirror*. 25 February 1832, 3).

In April 1844, a fire destroyed Centre House, the earliest lodging house, but it was soon rebuilt (*Illustrated London News*. 27 April 1844, 5). An advertisement for the sale or let of Knightstone island for three or five years appeared in the *Bristol Mercury* on Saturday 9 January 1847 (*Bristol Mercury*. 9 January 1847, 4). This contained a lengthy description of the buildings there at the time, which were being promoted as ‘one of the most complete Bathing Establishments in England.’ The Bath House consisted on the ground floor of an entrance hall; a spacious room, now used as reading room; eight bath rooms, properly fitted up with hot, cold and shower baths, with anterooms and water closets. On the first floor, there were three sitting rooms, seven bedrooms, and a water closet, with an underground kitchen, scullery etc. servants hall, the boiler for hot water, steam apparatus and drying and hot air stores. Attached to the bath house were vapour and shower baths, a commodious open swimming bath, well supplied with sea water, with three dressing rooms. There was also a sulphur bath with apparatus, a dressing room and large cisterns for rain and sea water.

Accompanying the Bath House was a small dwelling house, then occupied by Mr James, the Superintendent at Knightstone. It contained two sitting rooms and four bedrooms with an underground kitchen and offices. There was also a row of three houses running from south-east to north-west, roughly on the site of the later swimming baths. Arthur’s Tower, the most southerly, consisted of an entrance hall, spacious drawing and dining rooms, and a water closet on the ground floor. On the first floor were three bedrooms and a dressing room, while there were five bedrooms on the second floor. The basement contained the kitchen, a china pantry, servants’ hall, and other offices. The adjacent Centre House was erected in 1844 and consisted on the ground floor of an entrance hall, the housekeeper’s room, servant’s hall, kitchen, butler’s pantry and larder. On the first floor, the house had excellent dining and drawing rooms, a large bedroom and a water closet, while on the second floor there were five bedrooms and a watercloset. The Upper House beside the Centre House consisted of an entrance hall, housekeeper’s room, servants’ hall, kitchen and convenient offices on the ground floor, with excellent cellars underneath. On the first floor, the house contained large drawing and dining rooms and a bedroom, dressing room and water closet, while on the second floor it had four good bedrooms and a servants’ room.

The Baths were sold in 1850, again in 1860 and then around 1880. They were sold to Mr Griffiths, who enlarged the open air pool and built covered pool for women on its north side (Historic England Archive, Buildings File 86314). This block is built of coursed rubble with pilasters and a frieze which is decorated with frets, festoons and roundels. It is three bays long and four bays deep. Inside there was a top-lit bath, since infilled. In 1891, the island was bought by a company which intended to develop the commercial use of the wharf; 20,000 tons of coal was imported from South Wales here each year in the late 1880s and limestone was taken away. The only alteration to the baths at this date was an extension of 15 feet (4.5 metres) to the ladies pool (*History of Knightstone Island*. Woodspring Museum, Weston-Super-Mare Local History Leaflet). In 1894, Arthur's Tower and the lodging houses were demolished and soon after, the newly formed Weston Urban District Council decided to purchase the island for £13,482. (Brown and Loosley 1979, 91. Some early 20th century guidebooks suggest the cost was closer to £12,000.) Part of the island was extended using girders placed over an earlier swimming pool, thus providing more space for a large pavilion.

On 13 May 1902, the new swimming pool and pavilion/opera house were opened (NHLE 1138201; NHLE 1246623). From the 1870s onwards, swimming had grown in importance and the creation of this substantial purpose-built facility was a recognition of its new significance. The swimming baths cost £9,800 and the main pool measured 100ft (30.5m) long by 35ft (10.7m) wide, with a gallery for 400 spectators around it. This venue could host water polo matches and there were also diving stages, chutes and douches. There was also a sea-water swimming bath, for ladies measuring 65ft (19.8m) long and 28ft (8.5m) wide, an open sea-water swimming bath measuring 76ft (23.2m) long and 40ft (12.2m) wide and a number of slipper baths (Anon 1913, 14-15). The nearby Pavilion and Opera House had a concert hall measuring 100ft (30.5m) long by 67ft (20.4m) wide, with a gallery around it, except at the stage end. It is capable of seating 2000 people. The building also housed a refreshment room, a billiard room and a reading room (Anon 1913, 14).

Until 1925, there was no filtration plant and the water in the bathing pools lasted only three days before becoming too dirty for further use. A pair of stokers worked 12-hour shifts and the pools were cleaned and re-filled overnight. In 1925 the old open air pool (beside Dr Fox's bath house) was filled in and covered by a new boiler house. A filtration plant was installed and the old empty and fill system ceased. In 1975 Dr Fox's bath house was converted into a sauna and in 1978 the pool was modernised.

Extant buildings of note

The bath house (NHLE: 1129727)

List entry:

Mid C19. Formerly a bath house. Rendered. Two storeys. Five windows, glazing bar sashes. Tripartite central window, Centre slightly advanced and surmounted by pediment. One storey square porch with Doric columns now infilled. Parapet. National Grid Reference: ST 31197 61794

Knightstone Pavilion and Opera House (NHLE: 1246623)

List entry:

Public hall/ theatre. 1902; with later C20 alterations. Rock-faced local grey limestone; stuccoed above. Slate roofs , mostly re-clad in concrete tiles; lead-clad domes.

PLAN: Rectangular hall/auditorium with balconies on three sides, stage at NW end, towers at the corners with colonnades between; entrance at SE end now converted to bar.

Edwardian free-Classical style.

EXTERIOR: 1 and 2 storeys. Auditorium with gable-ended roofs with modillions to the verge soffits, the stage at the NW end with lower but similar roof and Diocletian window with an oculus above and moulded plaster cartouches at the corners. At the corners of the auditorium four towers, those at the entrance end larger and with pyramidal roofs with finials, small tripartite windows under the eaves, outer windows with central French casement onto small balcony and with large round arch window below, and at the corners of the towers moulded plaster cartouches with masks and festoons. Flanking the entrance on the SE front are two 2-storey pavilions with pedimental gable ends with small niches in the gables and a colonnade between, now glazed in. At the NE and SW sides colonnades between the towers with paired Tuscan columns and with segmental-headed clerestorey windows above. The towers on the NW end have shallow lead-clad domes with cupolas above and on the NW end a colonnade partly filled in.

INTERIOR: Auditorium has segmental vaulted plaster ceiling with moulded panels; balcony at end and straight balconies along both sides on piers with arcades above with segmental arches with keyblocks and pilastered piers. Proscenium arch with moulded plaster frame. Below the balcony at the end the space has been partitioned off to form a billiard room. The entrance foyer has been converted into a bar.

SOURCE: The Stage , 11th Aug 1900.

National Grid Reference: ST 31220 61854

The swimming baths (NHLE: 1138201)

List entry:

Swimming Baths 1904. Buff rough-faced and coursed stone with limestone ashlar dressings; lead and Roman tile roof. Edwardian Baroque style. 2-storey,3-bay facade. Outer projecting pavilions each have finial to lead cupola roof, splayed upper arrises, blocking course to parapet and ashlar surrounds to two tiers of 3-light mullioned windows with shell- carved apron and foliate-carved frieze and tympanum to keyed nowy-headed label mould. These outer bays are ramped up to recessed central bays. Dolphins flanking attic storey articulated by Doric columns and surmounted by ball finial to gablet; plain entablature surmounts 4 Ionic columns articulating tall keyed windows; rusticated ground floor with 3 segmental- arched windows. Entrance in further bay to left; statue of St George to swan-necked pediment surmounting tall shaped gable with Ionic pilasters to 5-light Venetian window set behind classical 3-1 bay entrance with Doric columns and entablature and central pediment set in front of taller nowy-headed pediment with shell carving cartouche and tympanum. Similar rear elevation (without entrance bay); side elevations have similar articulation to projecting end bays flanking 4 bays with moulded cornice, finials to buttresses and two blind segmental-arched windows to alternate bays. interior; iron trusses and cast-iron columns to gallery of main pool. A striking Edwardian

Baroque composition which stands next to the bath house (q.v.) of 1826 built for Dr Edward Fox.

Listing NGR: ST3117861827

Knightstone Road

Brief historical account

The first building in what became Knightstone Road was Leeves' Cottage, built in c1791 for Revd William Leeves of Wrington. In about 1826 an artificial mud bank was built along the beach from Knightstone Island to Leeves' cottage, acting as a kind of sea wall. In 1838-41, Victoria Buildings, a terrace of seven buildings, was built just to its north. Two further terraces, Princes Buildings and Albert Buildings, followed, at the northern end of the street.

1-2 Beachfield Villas were built in 1831 by Thomas Harrill with adjacent Lauriston Villas added about 25 years later. At the east end of the road, on the south side, were service or ancillary buildings to the Royal Hotel. In 1845, the National Schools opened at the corner of Knightstone Road and Lower Church Road (demolished in 1960s). Glentworth House (later Glentworth Hall) was built in 1853 for the Cox family at the north end of the road. It was later a school and from 1926 a hotel (Glentworth Hall Hotel). Royal Terrace, another terrace of seven houses, was built in c 1860.

By 1886, the greenhouses of the Weston Nursery were located just to the west of the National School. The thatched cottage had become part of a larger complex (footprint much as now), incorporating Victoria Lodge, Victoria House and the Whitecross Diary. There was a small shelter near the Knightstone causeway.

The Nursery had been replaced by a car park by 1954. In the 1960s, the National School of 1845 was demolished. In 1973, Glentworth House at the north end, near Manilla Crescent, was demolished and replaced by a block of flats.

Extant buildings of note

North/East side (from north)

Princes Buildings, 50-60 Knightstone Road plus 1 Upper Church Rd

Terrace of 7 three-storey houses, built in c 1843

Albert Buildings, 36-48 Knightstone Road plus 2 Upper Church Road and 1-3 Greenfield Place

Terrace of 9 three-storey houses, built in 1843. Raised a storey, like Victoria Buildings. By 1850, no. 1 Albert Buildings was used as a private school.

Victoria Buildings, 18-30 Knightstone Road

Built in 1838-40, a terrace of seven buildings. The northern five houses are shown

on the 1838 tithe map. Originally of only two storeys, most houses have been raised by a storey. The two unaltered two-storey houses are listed (number 18 and 20).

Sunningdale, 20 Knightstone Road (NHLE: 1129731)

List entry:

1840. Originally Victoria Buildings. Rendered. Concealed roof behind blocking course. Two storeys. Three windows, plate sashes, under hood moulds; blind boxes. Original panelled door under hood mould. Included for group value.

Listing NGR: ST3161861829

18 Knightstone Road (NHLE: 1129730)

List entry:

1840. Originally Victoria Buildings. Painted ashlar. Concealed roof behind blocking course. Two storey. Three glazing bar sash windows with hood moulds: ground floor has later glazed doors. Elaborate cast iron verandah with tented canopy (said to have been added in 1930s).

Listing NGR: ST3163161825

Victoria Mansions, former Victoria House, 16 Knightstone Road

Extant by 1886. Three-storey house with gable over outer bay. Faced in Bath freestone.

The Thatched Cottage Café, 14 Knightstone Road (NHLE: 1129729)

Built in c 1791 for Rev Leeves of Wrington. Described in 1847 by Whereat:

‘a quaint and curious structure with a high thatched roof and square-headed windows ... On the ground floor are two little odd-looking gabled projections, like porches, one of which has a window inserted in front and attached to the dwelling is a stable, and coach house or barn’.

‘It was here that the Reverend Henry Leeves, who died in 1826, and Rector of Wrington lived for nearly 50 years.’

List entry:

Possibly 1774 or more probably 1791. Rendered, thatched roof. Two storeys. One bay window, with original casements. Later extensions to either side of thatched part not included. The remaining section of a much larger house built for Reverend Leeves. Thought to be Weston-Super-Mare’s oldest building.

Listing NGR: ST3164661786

Lauriston Hotel, former 1 & 2 Beachfield Villas

Pair of two-storey villas with parapets. Tudor-style window with labels. Some of the bay windows have been altered (see 1886 OS). Extant by 1838; said to have been built in 1831 by Thomas Harrill on the site of Sheppards farmhouse (Poole 2012) or by Henry Davies (Beisly 2001, p. 28) who only moved to Weston in 1834. Described by 1847 guide as having square porches support Doric columns with lawns and gardens in front

Former Lauriston Villas

Built between 1853 and 1866. Pair of three-storey villas with gables on paired brackets. Each house of two bays: the outer one has a two-storey canted bay window, a Palladian window above and quatrefoil motif under the gable. The inner bays have arched windows with keystones, the first-floor window has segmental arch, the others round arched. Entrances in recessed side bays.

Royal Terrace, 1-13 Knightstone Road (NHLE: 1129728)

Terrace of seven houses, each of two bays, the end houses three bays. Built c 1860 by Gabriel & Hirst (Foyle/Pevsner)

List entry:

No 3 (Sealawn holiday flats) and No 5 II GV Nos 7, 9 and No 11 (Grosvenor Hotel) No 13 (Part of Cabot Court) 2. At right angles to Royal Parade entrances at rear to Knightstone Road. Circa 1860. Main facade faces south. Rendered. Slate roof. Three storeys with advanced central and end pavilions with pediments; end pediments are surmounted by truncated pyramids. Ground floor colonnade with stone and cast iron balustrade, rusticated pillars, cornice. Round headed windows on first and segmental headed on second floor, with heavy keystones and labels. Casements with heavy transoms. Bracketted cornice. Listing NGR: ST3173061719

15 Knightstone Road, former Esplanade Villa

Extant by 1838. Now part of Cabot Court Hotel and largely hidden behind later extensions

17 and 19 Knightstone Road, former Esplanade Cottage

Extant by 1838. Now part of Cabot Court Hotel and largely hidden behind later extensions

West/South side

Royal Grosvenor Hotel - see under South Parade

Landemann Circus

Brief historical account

Landemann Circus was developed as part of Grove Town, which started in the 1860s. It was named after Robert Landemann Jones (c 1816-1903), the agent of the Smyth Pigott estate. It is first shown on the 1865 town plan, although its houses are shown in outline, indicating they were still under construction. By 1886, only one house (Brynmelyn) in the straight piece of road had been built, and four villas in the circus proper (three small villas and Lewisham House). These include three designed by Hans Price in 1877, 1878 and 1885. (Numbers 5, 6, 8/9, and 10 are said to have been designed by Hans Price; however, none had been built by 1886.) By 1886, there was still a small quarry in the southwest quadrant. Another four villas had been built by 1903. Further infill took place after 1945.

Several of the larger houses in the Circus have been in use as private schools, including Lewisham House (later renamed Eastern House, in school use by 1892 until c 1947), and Brynmelwyn. Henry Butt converted Myross into flats in c 1919 (SA, D/B/wsm/24/1/2299). Today, two houses have blue plaques: Number 8 (formerly Penrose, number 6) has a blue plaque to Mary Gladys Webb (1881-1927), poet and novelist, who lived there in 1912-14; another on Eastern House commemorates its use as school and hospital.

Extant buildings of note

Eastern House (formerly Lewisham House)

A large, symmetrical five-bay house built before 1886, possibly by Hans Price. It was used as a private boys' school by 1892 until about 1947 when it was converted to a convalescence home.

Langford Road

Brief historical account

Langford Road had been laid out by 1886 and its southern end nearest the 'New Pottery' built up with houses. More houses were built by 1903 and 1931. In 1929, the Weston super Mare Olympia Ltd submitted plans for a greyhound and sports track in Langford Road (SA, D/B/wsm/24/1/4092, 4116); it is unclear if this was ever implemented. The same year, a mission room or hall was built but it is unclear by which denomination or parish (SA, D/B/wsm/24/1/4158). In 1937, the Territorial Army built a drill hall on a rear plot near the railway (SA, D/B/wsm/24/1/6946). After the pottery closed in 1961, Langford Road has become a cul-de-sac.

Extant buildings of note

None of particular note

Langport Road

Brief historical account

Pitman Road was developed in the 1900s by the ABC Syndicate as part of their Sunnyside Estate. It is a cul-de-sac of gabled two-storey semis and terraces. Hans Price designed two houses for Langport Road in 1905.

The street was probably named after the birthplace of Henry Butt, a director of the Syndicate. He also named his house in Eastfield Park Langport House.

Extant buildings of note

None of particular note

Little George Street

Brief historical account

Little George Street is a short cul-de-sac to the north of Locking Road and was part of an early development called Camden Town. In around 1853, short, plain terraces of two-storey cottages called collectively 'Camden Town' were erected along Locking Road, comprising today's Camden Terrace, the southern end of George Street, and Little George Street. It comprises simple two-storey houses opening directly onto the pavement.

Extant buildings of note

None

Locking Road

Brief historical account

Locking Road is the historic road running eastwards from Weston-super-Mare and is shown in broadly its modern route in the early 19th century first edition of the Ordnance Survey map. Locking Road begins at the junction of Alexandra Parade and Regent Street and this part of the town was dominated by Weston's early railway stations and associated railway tracks.

By 1861 there was also 'a large and commodious room in the Locking-road for the accommodation of the excursion visitors.' (Kelly 1861, 475) A map of Weston-super-Mare in 1865 shows that a new larger passenger station was being planned a short distance to the north of the goods station, because the 1841 station was too small to cope with the growing town and the increased number of visitors. (Kelly 1861, 475; Post Office Directory of Somerset 1866, 503) The provision of a new station would also improve the functioning of this part of the town: 'It will be a great advantage to the public, and will remove a very great nuisance, namely, a level crossing over the Locking-road, the greatest thoroughfare to the town.' (Kelly 1861, 475) The new station opened on 20 July 1866 and consisted of two platforms, a separate excursion platform and a refreshment hall. (Butt 1995, 246; Poole 2002, 64) At the same time the tracks were doubled to increase the number of trains that could be handled. (St John Thomas 1966, 10)

The presence of a major railway station complex and tracks inevitably means that this part of Locking Road would be frequented by excursionists and working-class residents. Locking Road became synonymous with the cheaper end of the lodging market. There was also a Bible Christian place of worship on Locking Road and while no more precise location is specified, the obvious candidate is 3 Locking Road, which is now a shop selling cookers. (Heywood 1895, 23)

Locking Road was also the location for the Royal Potteries from the mid-1830s until the late 1890s. Its site is now occupied by the streets between Ashcombe Road and Mendip Road.

The Weston-super-Mare and District Electric Supply Company was established in 1899 and a Tram Order was obtained in 1900 to give them the necessary powers, including authorisation to raise capital of £80,000. A power station designed by local architects Wilde & Fry was constructed at Locking Road opposite the site now of Parkhurst Road with direct access to the adjacent Great Western Railway line to allow for deliveries of coal. (<http://wsmfhs.org.uk/sites/wsmfhs/files/journals/85-weston-electric-supply.pdf> [accessed 10 March 2018]; Maggs 1974, 3; Brown and Loosley 1979, 115; SA, D/B/wsm/24/1/760) The tram depot was located beside the power station and its site is now occupied by a sports facility.

The Swiss Villa Estate developed to the north of Locking Road around the site of Swiss Villa. Swiss Villa existed by 1838 and is best known for Isambard Kingdom Brunel's reputed stay there in 1841. (Brown and Loosley 1979, 48-9) The initial proposal for the estate development was for another scheme featuring exclusive villas like Montpelier, but nothing was built. The owner of Swiss Villa, Joseph Edgar, Weston's first solicitor, planned to build cottages during the early 1850s in 'the style of the Henbury cottages near Bristol', meaning John Nash's picturesque cottages (1810-11) at Blaise Hamlet. One such cottage had been built by 1854, when the proposal was described in a guidebook, but it is not known if the scheme was ever completed. (Brown 1854, 30) A more successful attempt to develop the land was made during the late 1870s and over the next 30 years the streets to the north of Locking Road began to be constructed, along with houses on Locking Road as development spread westwards.

The housing along Locking Road broadly reflects the chronological expansion of the town eastwards, with later houses being constructed further inland.

Extant buildings of note

Board Schools, now Wyvern Mews

The first block of Weston's second board school, which was opened in December 1899, was to be used temporarily as a mixed school for boys and girls. The school was designed jointly by Hans Price and Sydney Wilde. They returned five years later to build the girls' block to the west. Their drawings of February 1905 also show a planned infants' school behind the girls' school. (SA, D/B/wsm/24/1/1142) The Locking Road Schools have been converted to residential use, called Wyvern Mews.

St Saviour's Church

Due to a lack of funding, this church was built in stages. The apsidal east end was erected in 1890-2 by the architect Sydney J Wilde, followed by a three-bay nave in 1901-2 by Wilde & Fry. (Foyle and Pevsner 2011, 710) It was never completed according to the original design; in 2005-6 the church was closed and converted to flats.

Bible Christian's place of worship, 3 Locking Road (see above)

It is now a shop selling cookers.

Longton Grove Road

Brief historical account

Longton Grove Road was part of the Pigotts' Grove Town development in the 1860s and 70s. In 1878 and 1879 Price & Wooler designed several houses, including two pairs (SA, D/B/wsm/24/2/316, 330, 349).

By 1886 it had been developed with terraces on the west side and semi-detached villas on its east side.

Extant buildings of note

East side

Constitutional Club (former Masonic Lodge of St Kew) – see Boulevard

8/10 and 12/14 Longton Grove Road

Two pairs of houses, probably by Price & Wooler, c 1878-9 (SA, D/B/wsm/24/2/316, 330, 349).

Lovers' Walk

Brief historical account

Lovers' Walk is a footpath that connects Lower Church Road and Grove Road. It is already shown on the 1838 tithe map. In about 1898 Churchill Cottage at the corner to Lower Church Road was demolished and replaced with a terrace to Lower Church Road and two pairs of villas to Lovers' Walk, all probably designed by Hans Price.

Extant buildings of note

South side

1/3 Lover's Walk

Pair of houses, possibly by Hans Price, c 1898

5 Lovers' Walk

Detached house, by Hans Price, c 1898

Lower Church Road

Brief historical account

There has been a church on the site of the parish church since the middle ages. Glebe House, the former rectory, is said to date in part to the 16th or 17th century. Lower Church Road had been laid out by 1838, although there may have been an ancient access path to the parish church. In 1845, the National School opened at the south end, west side. In 1847, Henry Davies commissioned James Wilson to design Oriol Terrace opposite the parish church. Sydenham Terrace opposite the National School had been completed by 1861; it was built on the site of an older detached house. The School of Science and Art was designed by Price & Wooler and built in two stages, 1892-3 and 1899-1900. A terrace by Price was built in about 1898 on the site of Churchill Cottage.

The National School closed in 1964 and was demolished for the construction of Weston College.

Extant buildings of note

West side

The School of Science and Art (NHLE: 1129733)

Prior to 1893, the School of Art (founded in 1878) used a room in the Church Institute in the Boulevard (*Weston Gazette* 11 May 1892, 2). The site was acquired in 1885 (*Weston Gazette* 18 1 1893, 3). The foundation stone was laid on 9 May 1892 with Masonic honours by Lord Dungarvan, the Provincial Grand Master. The building was constructed in two stages, due to financial difficulties: first the rear portion in 1892-3, followed by the highly decorative front elevation in 1899-1900. The architects were Price & Wooler. The first part was opened by Sir Philip Cunliffe Owen on 14 January 1893 (*Weston Mercury*, 14 Jan 1893, 8) and comprised: a science lecture room, a chemical laboratory, a plumbing shop, a wood and stone carving room, a modelling room, and art rooms on the upper floor. Wooler spoke at the opening in his capacity as 'the architect' (*Weston Gazette*, 18 Jan 1893, 3). The second portion, which included the decorative street elevation, was begun in 1899 and Price advertised for tenders in May 1899 (*Weston Gazette* 13 5 1899, 1). It was opened by A.J. Goodford, chairman of the Somerset County Council on 1 November 1900 (*Weston Gazette* 27 10 1900, 5). The cost of the first phase was £ 1,600 (*Weston Mercury* 27 10 1900, 2). The cost of the second phase was £2,600 (*Weston Mercury* 27 10 1900, 2). The style is free Renaissance, with carving by J.P. Steele of Kingsdown, Bristol (*Weston Mercury* 27 10 1900, 2), and numerous Faience panels.

List entry:

1893 by Hans Price. Coursed rubble with Bath stone dressings and ceramic bands. Slate roof. In late Tudor/Classical style. Two storeys, 5 bays with panelled and balustraded parapets. Centre 3 raised as full attic with flanking niches and aedicules to parapet, particularly elaborate to centre piece over arched windows. Centre bay flanked by 2 storey square bays with tripartite glazing. Large pane casement

windows, divided on first floor by panelled pilasters with floral caps. Ground floor windows, transomed with segmental panel motif over heads. Central arched doorcase with enriched terracotta details filling space between bays. North elevation has tall arched studio windows. Tall stone gables divided by pilasters with ceramic panels. Lively use of terracotta and ceramics.
Listing NGR: ST3174461847

Oriel Terrace (NHLE: 1137737)

List entry:

1847. Symmetrical terrace of 14 houses. Ashlar. Three storeys and basement. Central three and end houses have attic storey with shaped gables. Two windows to each house (end houses have one window but entrances in 3 bay returns). Stone mullioned and transomed windows with casements on ground and first floor. Tall cambered head doorways with 4 panel doors and overlights. Each floor has a cill- band, the ground and second floors have cornices also. End bays and other 2 bays of central block are slightly advanced. Central 2 bays between channelled piers; central enriched panel above the door, inscribed 'Oriel Terrace'.
Listing NGR: ST3174761912

East side

Sydenham Terrace, 2-16 Lower Church Road

Eight-house, three-storey terrace with projecting ends and centre. Built by 1861 when Hans Price moved his office into number 1 (since renumbered). Numbers 10 to 16 are now part of Weston College and have unsympathetic ground-floor extensions.

18-28 Lower Church Road

Terrace of six houses, each of three storeys. Designed by Hans Price, probably in 1898 (SA, D/B/wsm/24/1/679, D/B/wsm/24/1/684). The houses have Price's characteristic mixture of local, rockfaced limestone and carved freestone dressings with swags, shell hoods and curved pediments. Number 18 is now part of Weston College and has an unsympathetic ground-floor extension.

St John the Baptist, Lower Church Road (NHLE: 1129734 and scheduled churchyard cross 1005420)

A church existed in Weston by 1226 when it is mentioned in the 'Registers' of the Dean and Chapter of Wells. It is thought that it was built in the 12th or early 13th century when there was a large enough settlement (Brown and Loosley, p 15). The first tower clock was given in 1815 by John Pigott.

The present church was built and added to in a piecemeal fashion. The medieval parish church was largely replaced by a new nave and tower in 1823-4 at a cost of nearly £2,000. In 1829 a vestry room was built. In 1837 the chancel was rebuilt for £1,100, followed by the addition of the top stage of the tower in 1840. The tower clock face was moved up but its original location is still visible. In 1844 Thomas R. Hannaford added the north aisle. A porch was built in 1853. In 1855, it had a total capacity of 1,103: 648 pews, 275 free seats, 180 seats for children (Whereat 1855).

The church was repaired and improved in 1871-2 (by Hans F Price). It was re-lighted in 1875 (after a competition won by Mr E Tuck of Bath, *Builder* 30.10.1875, vol 33, p974) and repewed in 1878 (plaque in church). In 1883 the organ chamber was added an three years later the vestry enlarged. In c 1888 Edmund Buckle heightened the porch. In 1890, Price & Wooler added the south aisle and new windows (SA, C20 faculties, 1890 faculty (*D/D/cf/1890/6*). The church was reordered in 1961-2 by Stephen Dykes Bower.

List entry:

Rebuilt 1824 but altered and extended. Perpendicular style. Consists of chancel (1837), aisled nave (north aisle 1844, south aisle 1889), west tower heightened 1840 (remains of former belfry and clock can be seen). Limestone rubble with freestone dressings; chancel in ashlar. Slate roofs. Four stage tower with pinnacles. Single storey porch on south side. S. aisle with pinnacles and pierced parapet. N. aisle battle-mented. Interior: wide 3 bay nave. Panelled soffit and arcade to S. aisle. Three sided gallery on cast iron columns with carved Gothic-style panels

Churchyard cross (NHLE: 1005420)

Scheduled remains of an ancient churchyard cross

Glebe House, Lower Church Road (NHLE: 1320674)

List entry:

Early C19 former rectory. Said to be a remodelling of an earlier building associated with the Civil War. Rendered. Slate roof with overhanging eaves. Two storeys. Four windows; casements with canopy hoods and shutters. East of Parish Church of St John.

Listing NGR: ST3182761936

Lyndhurst Road

Brief historical account

The northern part of Lyndhurst Road (then known as Middle Road) had been laid out by the late 1880s. By 1903, the southern part had been added and the first houses built. The road had been built up by 1931 although the site of the temporary Grammar School buildings was redeveloped with housing in the late 1930s. The road had been given its current name by 1931.

Extant buildings of note

None of particular note

Lyons Court

Brief historical account

Lyons Court existed as a narrow unnamed lane south of the Ashcombe Hotel by 1853. By 1953, it was called Ashcombe Place. It was renamed after the construction of nine houses in the 1990s.

Extant buildings of note

None of particular note

Madeira Road

Brief historical account

Madeira Road was one of several features named Madeira, including Madeira Cove. However, the street was first known as Victoria Crescent, then was part of South Road. It was renamed Madeira Road between 1931 and 1953.

The street was laid out in 1849 when the five semi-detached villas and a detached one were built on the east side, all designed by architect William Christie of London. In 1853, they were known as Victoria Crescent and by 1865 as Victoria Villas. The west side of the street were gardens with a circular fountain and a tennis lawn. (On the 1853 map the gardens are labelled as 'site for a chapel of ease' which however remained unbuilt.) Since the war, the gardens have been used mostly for car parking.

Extant buildings of note

None

Malvern Road

Brief historical account

Malvern Road had been laid out by 1903, the year when a drainage plan was submitted by the trustees of the late Rebecca Davies (SA, D/B/wsm/24/1/947). Houses were built in the 1900s and 1910s. Malvern Road consists of terraces and semi-detached houses.

Extant buildings of note

None of particular note

Manilla Crescent

Brief historical account

Manilla Crescent was built in about 1851 to a design by Henry Lloyd of Bristol. By 1872, there was a small mission room run by Holy Trinity parish in Manilla Place, just north of the central gap between the two terraces.

Extant buildings of note

North side

Manilla Crescent

c 1851 by Henry Lloyd (Brown and Loosley 1979, 62; Foyle and Pevsner 2011, 712). Two, seven-house curved Italianate terraces of three storeys originally. With corner rustication and rusticated strips between the houses. First floor balconies with wave motif.

Manor Road

Brief historical account

The manor of Ashcombe is listed in Domesday of 1086 and Manor Road is probably an ancient roadway. Ashcombe House was built in the 1830s-40s west of the corner of Manor Road and Milton Road by the Capell family, tenants of Manor Farm. The House was demolished in the 1990s.

The westward urban sprawl of Weston only reached Ashcombe Road at the end of the 19th century. By the mid-1880s there were five villas on the south end of the east side but the only buildings in the north half were the farm buildings of Manor Farm. In 1894, Price & Wooler designed Manor House, south of the historic farm buildings.

The farm was swept away during the interwar period and replaced with housing in Brendon Avenue (qv) and its side streets. In 1933, Leete & Darby prepared a layout plan for the Manor Farm Estate for the Weston super Mare Building Estates Ltd, one of Henry Butt's many ventures (SA, D/B/wsm/24/1/5068). The estate development was completed only after 1945 and the east side of the northern stretch was only developed much later, in about the 1970s.

According to the HER, there are caves on the west side of Manor Road which in World War II were used as air raid shelters (MNS3949).

Extant buildings of note

West side

23/25 Manor Road

Large house of 1894 by Hans Price, built using local stone

Marine Parade

Brief historical account

Marine Parade is the name of the seafront esplanade south of Regent Street. The Esplanade is shown on the 1841 map (NS Library), although it did not extend much further south than Carlton Street.

In 1883-5, a sea wall and a continuous promenade or esplanade of 2.5 miles were created by the civil engineer T.J. Scoones of Bristol with wind-shelters and seats. The overall cost was £32,755 (Kelly 1894). A shelter at the west end of Regent Street extant in c.1885 was demolished when the Grand Pier was constructed.

A urinal/lavatory to the northwest of the later Grand Atlantic Hotel existed by 1885 but was replaced by the present structure prior to 1931.

In 1889, the Weston-super-Mare and County club on the Marine Parade was described in Kelly as 'a building of Bath stone, consisting of reading, smoking, dining, billiard and card rooms also bedrooms for the use of members'.

In the 1910s the Beach Lawns were opened with a fountain donated by Mr Macfarlane. By c1912 the York Private Hotel occupied the centre of Marine Parade.

By 1931, there were four lavatories (including one at the putting green) and seven shelters along Marine Parade, as well as one bandstand (demolished, formerly near the current SeaQuarium). There was also a putting green at the south end of Marine Parade (possibly late 19th century). The model yacht pond was created between 1931 and 1953.

Extant buildings of note

East side

Beach Lawn with Coalbrookdale Fountain (NHLE: 1230703)

Created in c 1910, with a tiered, cast-iron fountain by the Coalbrookdale Iron Foundry donated by Thomas Macfarlane. According to Sharon Poole (2012, p. 37) the fountain was donated in February 1913.

List entry:

Fountain. Late C19, by the Coalbrookdale Company. Cast iron. Highly ornate design, with four consoles to base and two bowls, finished with the figure of a cherub wrestling with a snake, a reference to the mythic character and legend of Laocoon. One of a series of fountains produced from 1845 by the celebrated Coalbrookdale Company. Listing NGR: ST3177461361

West side

Café, shop, public lavatories at west end of Regent Street

(NHLE: 1386806)

Public lavatories; partly converted to cafe and shop. Dated 1905. Roughcast and applied timber-framing on stone plinth. Felt-covered gable-ended roof with deep bracketed eaves, and with louvred ridge ventilators; octagonal cupola over centre with lead-clad dome, tall tapered finial and wrought-iron weathervane.

PLAN: Rectangular on plan with back facing beach to west, and portico at centre of east front. The lower flat-roof north and south end ranges and range across the back were probably added later. The north part of the original building is now used as a cafe, and the north end range is a shop.

EXTERIOR: Single storey. Originally symmetrical 8:3:8 bay east front, with thin applied framing and roughcast panels, glazed on right; shaped brackets to deep eaves; central gabled portico with moulded plaster tympanum ornamented with arabesque and strapwork decoration and with putti, and supported on thin moulded cast-iron columns with ornate pierced cast-iron spandrels. Lower flat-roof ranges at either end and at rear.

INTERIOR altered.

Listing NGR: ST3173061224

‘Victorian café and take-away’, refreshment pavilion at west end of Oxford Street

Built after 1903. Tiled roof with turret and finial, central porch with decorative plasterwork? In pediment, on cast-iron pillars.

Public toilets, opposite Grand Atlantic

Interwar (pre-1931), neo-Georgian public toilets. Symmetrical central block of two round-arched windows with glazing bars and keystones and one similar door. Recessed wings have door to left and circular window to right.

3 sea front pavilions (two to north of swimming pool and one to south) (NHLE: 1129735)

Late C19. Upper part set on rubble sea-wall; with timber and glass between half columns above. Open to road side, canopy supported by 4 cast iron Corinthian columns. Decorative finials and ridge.

Listing NGR: ST3173260950

Tropicana, former open air pool

The pool was opened in 1937, and designed by district engineer and surveyor H. A. Brown (see drawings in SA), using the Coignet reinforced-concrete system. A dramatic concrete-arched diving platform was sadly demolished c. 1983. The two-storey front building with Bath stone dressings and the outer walls survive. The pools have been filled in and the space is now used for a summer fairground and a winter ice skating rink. Previous uses include the Tropicana Pleasure Beach (1983-2000) and Banksy's Dismaland. (see plans 1934-7 at SA)

Market Lane

Brief historical account

A lane on the line of Market Lane is already shown on the 1815 Enclosure map. A first market was built to the west in 1827 at the initiative of Richard Parsley, which gave its name to the lane behind it. The market was rebuilt in 1858 and again 1900. After conversion to a theatre in 1946, it was destroyed in a fire in 1964 and replaced by the Playhouse which opened in 1969.

Not only did the lane provide rear access to the market, it also seems to have been the main access to Weston Lodge, the residence of Francis Hutchinson Synge, Chairman of the Town Commissioners. Weston Lodge was converted to flats in 1946 and demolished in the 1970s for unsympathetic breeze block flats.

Extant buildings of note

None of particular note

Meadow Street

Brief historical account

Meadow Street runs from south-west to north-east and links Regent Street to Alfred Street. The beginnings of the street are evident on the 1838 tithe map where the western end of the street has a few buildings on it. By 1853 the whole street has been laid out. Some development had taken place at the western end of what is labelled Meadow Lane at this date, while the eastern end of Meadow Street was called Church Road East at this date. By 1865, most of the street has been built on, with the exception of the area at the west end, where Palmer Street would be constructed a few years later. By the time that the 1886 Ordnance Survey Map was published, the entire length of the street has been built up.

Meadow Street is now a busy secondary shopping street with an eclectic mixture of houses with shops beneath that date from the second of the 19th century. They are a mixture of two- and three-storey buildings with ground floor shops. Most are single builds but towards the east end of the street a number of two and three house developments are evident.

Extant buildings of note

45 Meadow Street

1905 dated building with ground floor shop. Built for Leonard John Roe by Hans Price & Jane and Wilde & Fry (SA, D/B/wsm/24/1/1124), (SA, D/B/wsm/24/1/1159)

Mendip Road

Brief historical account

The southern end of Mendip Road up to the junction with Sandford Road had been laid out in c 1900, on the site of the Royal Potteries which closed in 1897. Plans in SA date from between 1900 and 1936. By 1903, three pairs of houses had been built. In 1907, Price & Jane designed two houses (one with a shop) at the corner of Mendip Road and Locking Road (SA, D/B/wsm/24/1/1384). By 1931, the road had been extended and further houses had been built. By 1954, more houses had been built but the road had not been extended further; the land to the north was in used as a corporation yard. The yard was recently (around 2015) developed with housing.

Extant buildings of note

None of particular note

Milburn Road

Brief historical account

Milburn Road was developed as part of the Swiss Villa Estate shortly after 1904 by the Cox family. They demolished Swiss Villa and sold the land in several auctions between 1904 and 1906 (See for example *Weston-super-Mare Gazette* 29 October 1904,1; 28 January 1905,1; 5 May 1906, 1). Their surveyor Edward T Gillmore drew up a drainage plan in 1904 (SA, D/B/wsm/24/1/1062; D/B/wsm/24/1/1073). Milburn Road was laid out across the gardens of Swiss Villa.

Extant buildings of note

None of particular note

Milton Avenue

Brief historical account

Milton Avenue had been laid out by 1913 and it was built up with semi-detached houses probably by 1914.

Extant buildings of note

None of particular note

Milton Road

Brief historical account

Milton Road is an ancient route to the hamlet of Milton. By 1886, there were relatively few houses beyond the junction with Ashcombe Road: the lodge to Ashcombe House, the bottom end of Manor Road, Holland Street, and the bottom end of Ashcombe Park Road. There were also the Weston Water Works of 1852 – now the site of Millbrook House industrial estate – beside a reservoir fed by natural springs. The eastern part of the street beyond the water works is labelled ‘Draway Lane’ on the 1886 OS map.

In 1897, the terminus of the Weston, Clevedon and Portishead Light Railway opened at the junction with Ashcombe Road. It closed in 1940 and the station was demolished. The photography studio at number 42A occupies its site and the Colonel Stephens Way follows the initial part of the line.

By 1903, ribbon development had spread as far as Hatfield Road. A number of the new houses and terraces were by Hans Price (see drawings in SA). In 1919, Weston Urban District Council started their first council housing – and one of the earliest nationwide – under the 1919 Housing Act at Milton Green, which included several houses on either side of Milton Road. By 1931, Milton Road had been extended east, to Milton and beyond.

Extant buildings of note

North side

27 Milton Road

Built in the mid-19th century as lodge to Ashcombe House. Since 1917, it has been the south lodge to the cemetery.

227-245 Milton Road

Part of the Milton Green council housing development of c 1919, comprising semis and a terrace

South side

120/122 Milton Road

A pair of houses by Hans Price with a shop and a stable to rear

124/126 Milton Road

A pair of houses by Hans Price with a shop

128 Milton Road

Detached house by Hans Price with an upper storey of brick

130/132, 134/136, 138/140 Milton Road

Three pairs of houses by Hans Price with battlemented bay windows

144 Milton Road

Corner house by Hans Price, probably originally with shop

266-286 Milton Road

Part of the Milton Green council housing development of c 1919, comprising semis and a terrace

Montpelier

Brief historical account

The site of the Montpelier Estate was acquired by Henry Davies in 1852. The street known as Montpelier was laid out by Davies in the 1850s. A town plan of 1853 shows an unrealised layout with a forking road on the line of Trewartha Park and an oval reservoir at the top. Montpelier would have only been a cul-de-sac, continuing not much further north beyond Christ Church. Instead, Montpelier was the first road to be laid out and an oblong reservoir was built in 1854 to the west of the corner with Bristol Road. Davies donated the site of Christ Church at the bottom of the road in 1854 and the church was completed in 1855.

The houses on the west side were only started in 1858. That side of the road was built up by 1865, after which attention turned to the east side. In the 1870s Hans Price designed several villas in Montpelier, presumably all on the east side (SA, D/B/wsm/24/2/198, D/B/wsm/24/2/208). By the 1880s, the north-eastern corner was occupied by a large house called Trewartha and its ancillary buildings. To the south were five villas framed by the road then called Montpelier East.

The remainder was built up in the early 20th century, with gaps sites developed as late as the interwar period.

Extant buildings of note

West side

Covered reservoir with stone walls to Bristol Road Lower (qv)

The original reservoir was built in 1854 (HER, MNS4373). The present covered reservoir is likely to be later but might include earlier fabric, such as the boundary walls.

35

Picturesque cottage which was the north lodge to the estate. Described in 1863 as 'the pretty lodge forming one entrance to Montpelier' (Beedle 1863, 49).

31/33

Semi-detached tall pair of brick houses with stone bases; gables with bargeboards

East side

Christ Church (CofE), Montpelier (NHLE: 1137768)

A Gothic Revival church of the 1850s, built for the new district of Montpelier. Described by Foyle and Pevsner as 'earnest C13 style for a Low Anglican parish'. Built in 1854-5 to designs by Manners & Gill, the practice of George Philip Manners, the Bath city architect. The foundation stone was laid on 30 January 1854 and the church consecrated by Lord Auckland, Bishop of Bath & Wells on 19 September 1855 (*The Builder*, 6 Oct 1855, 477). The builder was E. Gregory. The site was donated by Henry Davies. Manners & Gill had also designed the earlier Emmanuel church (qv). Hans Price & Grosholz added a chancel, vestry porch, south chancel aisle and north organ chamber in 1877, and lengthened the nave and aisles by 9ft to east. In 1889, they returned to raise the nave roof and insert a clerestorey. In the late 1980s the interior was reordered. The Victorian pews were removed, the floor was carpeted and a kitchen was inserted at the west end. In 2004-5, a new entrance and hall were added by Architecton.

List entry:

MONTPELIER 1. 5121 Christ Church ST 36 SW 1/38 II 2. Enlarged 1878 by Hans Price. Perpendicular style. Five bay aisled nave. Non-projecting north and south transepts. Three stage west tower with set-offs; broached spire with lucarnes. South porch sneaked rubble with Bath stone dressings. Modern tiled roof.

Listing NGR: ST3259061714

Moorland Road

Brief historical account

Plots in Moorland Road (originally known as Upper Moorland Road) were auctioned off in 1872 (plan in NS Library). The road had been laid out and partially developed by the 1880s. A number of houses have dates from the 1880s and 1890s, for example no. 109 (1898), 110 (1880) and 123/5 (1894).

In c1895, a Congregational school room was built on the south side, to which in 1904 an iron church was added. A purpose-built church was built in 1925 (now flats).

In 1897, the architects Wilde & Fry designed the buildings of the Weston-super-Mare Sanitary Steam Laundry (also known as the Moorland Laundry) at the east end of the road, facing Devonshire/Drove Road. This was followed by designs in 1905 of an extension and a cart shed, and in 1907, a house for the manageress of the Laundry at the south corner of Moorland and Drove Road (extant). (see drawings in the SA)

In 1904, Wilde & Fry designed six houses in Moorland Road for R Fear and three terraced houses in the following year (see drawings for all these in SA).

Extant buildings of note

South side

40 Moorland Road

Purpose-built corner shop with small turret and spire over corner, and pillars to Charlton Avenue elevation.

The Old Chapel (flats), former Congregational church, Moorland Road (south side, opposite south end of Walliscote Rd S)

A Gothic building of rubble stone with freestone dressings and tracery in the West window. The current church was built in 1925 to designs by Fry, Paterson & Jones (drawings in SA, D/B/wsm/24/1/3251). On 16 November that year, two commemorative stones were laid in the west elevation, commemorating the centenary of Congregationalism in Weston-super-Mare. The church succeeded a schoolroom of 1894 and a temporary tin church of 1904 on the site.

176, house at south corner to Devonshire/Drove Road

Designed in 1907 by Wilde & Fry for the manageress of the adjacent Laundry

Neva Road

Brief historical account

The western stretch of Neva Road – between Walliscote Road and Graham Road – was laid out and named between 1865 and 1886. In 1885, Hans Price & Wooler prepared a plan of a new road and building lots, which may refer to Neva Road (SA, D/B/wsm/24/2/698). Price & Wooler also designed several villas in the road in 1885-6.

The north side had been built up by 1886 with detached villas, as had the western end of the south side. The eastern end was still a field which contained Richard Parsley's monument to the Reform Bill which had originated as a conical pigsty with a mitre. (It is described as a 'column' on the 1886 OS map.) It was demolished shortly afterwards and its stones were auctioned off as building material for houses in Clevedon Road (Jones undated, 21).

The eastern end of the road was developed in the 1930s, forming one side of a triangle with Graham Road and Station Road in front of the railway station. Local architects Leete & Darby designed a group of Art Deco houses, comprising eight flat-roofed semi-detached houses with integral garages in Station Road and Neva Road, as well as two detached houses and two bungalows in Neva Road. Some of the houses retain their original doors and garage doors, although most windows have been replaced. This development, together with Ridgway Avenue and part of Albert Avenue, was initially known as the 'Ellenborough Estate'. The clients were The Building Constructors (Somerset) Ltd for the houses and the builders Gribble, Sons & Company for the bungalows.

Extant buildings of note

North side

5 Neva Road

House by Hans Price, c 1885-6

17 Neva Road

Detached Art Deco house with full-height curved corner bay, Leete & Darby, c 1936

19 Neva Road

Detached Art Deco house with integral garage, Leete & Darby, c 1936

21-35 Neva Road

Four pairs of Art Deco houses with integral garages, Leete & Darby, c 1936

South side

14/16 Neva Road

A pair of houses by Hans Price, c 1885-6

20 Neva Road

House by Hans Price, c 1885-6

22 Neva Road

Detached Art Deco bungalow of c 1934 by Leete & Darby for builders Gribble, Sons & Company (SA, D/B/wsm/24/1/5824)

24/26 Neva Road

Pair of semi-detached Art Deco bungalows of c 1934 by NHN Darby (SA, D/B/wsm/24/1/5961)

Nithsdale Road

Brief historical account

Part of the Uphill Park Estate, Nithsdale Road had been laid out by 1903 under the name of 'Lower Charlton Road'. By 1931, it had been built up and been given its current name.

In 1922 the County Grammar school opened in converted war-time huts in Nithsdale Road, as a co-educational school for 350 boys and girls. The site had been acquired as early as 1903 for a school but lack of funding prevented the council from building one there (Jones undated, 103). In 1935, the School moved from Nithsdale Road to the Castlefield site at Uphill (Broadoak Road) where a purpose-built school had been erected. In the late 1930s, the school site in Nithsdale Road was redeveloped with houses.

Extant buildings of note

None of particular note

North Street

Brief historical account

North Street lies between the High Street and Palmer Street, and is therefore dominated by the rears of the plots from these two streets. In 1865, this area was still filled with small fields and market gardens, but by the time that the 1886 Ordnance Survey Map was published the Street had assumed its modern shape. In 1868, Hans Price designed model dwellings JP Curtis, ironmonger (SA, D/B/wsm/24/1/645) and in 1900 he designed a cottage, flats and stable for Sebastian Sellick, tailor and hatter, by HP (SA, D/B/wsm/24/1/737). A year later he is responsible for a cottage, carhouse, stable and loft for Samuel E Harvey, grocer (SA, D/B/wsm/24/1/887). As these were on the west side of North Street, they have succumbed to later commercial development at the rear of the High Street.

Wilde and Fry designed a house in 1909 for BT Butler (SA, D/B/wsm/24/1/1707). This may be 18 North Street, a tall, narrow brick house.

As North Street effectively services the two adjacent streets, it has no visual coherence and little of architectural merit.

Extant buildings of note

None

Old Post Office Lane

Brief historical account

This narrow service lane was laid out between 1841 and 1853. It took its name from the post office on the south corner with the High Street. (This closed in 1900 when the General Post Office opened further south in the High Street, near the Royal Arcade. The Prefix 'Old' had been added to the street name by 1914.) By 1886, the north side was a terrace of small houses, while the south side was occupied by a 'model mews'. Just to the south of the post office was the Hole in the Wall pub, which had a rear entrance to the lane. By 1910, there were two stables in the lane, as well as the pub and Grove Mews Cottage.

By 1954, the site of the mews was occupied by a pub, while the post office and the pub to the High Street had been replaced by the 'Ninety Bar'. On the north side of the lane was 'Goddards'.

Extant buildings of note

South side

Unnumbered building

Ornate elevation with pilasters, tiles and carvings in the pediment. Three openings now blocked up. Unknown date and purpose (a shop front in a back alley?), not identified in directories

Orchard Place

Brief historical account

Orchard Place was created in the immediate aftermath of the arrival of the railway in 1841. It lay immediately to the north of the original railway station and had been laid out by 1853, though few of the buildings were in existence by that date. By 1865 the street seems to have been largely complete. This street is predominantly two storeyed on the east side, but three-storied on the west side.

The Rising Sun Inn is mentioned in deeds dating from 1853 and 1866, and was said to be near the junction of Meadow Street and Orchard Place. (SA DD/WSM/16)

Extant buildings of note

1-7 Orchard Place

Four terraced houses by Hans Price

Orchard Street

Brief historical account

During the 1850s and 1860s terraces of small houses had been built in a triangle formed by the railway station, Meadow Street and Orchard Street. By 1853 Orchard Street had been laid out as far north as where Palmer Row and Prospect Place would be created, the only existing building on the latter being Meadow Villa. It is clear from 1853 map that very few of the buildings were in existence, but by 1865 the whole street was built up, except at the northern end. It is first mentioned in a guidebook in 1855.

Orchard Street consists mostly of two-storey, working-class housing, with most of the ground floors being occupied by shops now. Towards the northern end of the street, there is an open area to the east where Meadow Villas was created at 90° to Orchard Street. (see Prospect Place) There is a short terrace of three-storey houses on the west side of the street immediately to the north of Meadow Street. Though refenestrated, it still retains some original stone detailing that has a quirky Mannerist quality about it.

At the north end of Orchard Street there are two taller, more elaborate short terraces each of four houses, Waterloo Place on the east side and Waterloo Terrace on the west side. The choice of name reflects their proximity to the Boulevard/Waterloo Street, and like Alfred Street the most elaborate, and expensive, buildings are in this upper, northern part of the street, rather than near the railway station.

By c 1889 the Exclusive Brethren were using a mission hall in Orchard Street. This may be the Mission Room for 200 on the 1886 Ordnance Survey map, which survives today at the northern end of the street. It was formerly a shop called Hyde Place and has a stone front section attached to the cast-iron main body of the hall. Previously, it seems to have been used by the Methodists who had a chapel on the other side of the road, facing on to the Boulevard. It may originally be where the Bible Christians met. Beedle's Guidebook in 1863 said that the Bible Christians 'meet for worship in a small and unpretending structure but recently erected...in Orchard Street'. (Beedle 1863, 24)

There was also a Bible and Domestic Mission House and Infant Day Nursery in Orchard Street. It opened in about 1870 and a guide book described it: "This excellent institution supported by voluntary subscriptions, will be found in Orchard Street, ... conveniently in the midst of the labouring population. It was established during the present year for the purpose of taking care of infants over three months and under three years of age, during the hours that the mothers go out to work, and to obviate the necessity of their keeping at home the elder children 'to mind the baby'. Open from 7 a.m. until 7.30pm.' Whether it was in the Mission Hall is uncertain, though likely in the absence of any other suitable candidate building.

Extant buildings of note

Exclusive Brethren mission hall, 75 Orchard Street

(see above)

Osborne Road

Brief historical account

In 1900, Wilde & Fry prepared a layout plan for J. Partridge Capell (SA, D/B/wsm/24/1/799). The southern end of Osborne Road had been laid out by 1903. It was named after Osborne House, a villa at the corner of Locking Road and Ashcombe Road. By 1931, the road had been extended further north and by 1954, it had reached its current extent.

In 1928, the Council acquired land in around Osborne Road for public housing. In 1930, a plan was prepared for thirty-two houses in Osborne Road and Osborne Avenue (SA, D/B/wsm/24/1/8701).

Extant buildings of note

None of particular note

Oxford Place

Brief historical account

Oxford Place is a short lane off the southern High Street (formerly Gas Street and then Union Street). The area was laid out and developed between c.1847 and c.1853 (maps in NS Library). By 1853, there was a short side street off the east side of Union Street with terraces called Regent Buildings. According to the 1953 OS map, these were largely in ruins after the Second World War. By the 1960s/70s, a new island block had been created with Regent House at the centre, Union Place to the north, and Oxford Place to the south.

Extant buildings of note

None

Oxford Street

Brief historical account

In around 1800, the area was still undeveloped, with sandbanks to the seafront and the moor to the south of modern Locking Road (1801/04 map in NS Library).

By 1838 the west end of Oxford Street had been laid out as far as the south end of Union Street (tithe map), but did not yet connect to the later Walliscote Road to the east which then was still a field. Only the plots facing Beach Road had been developed. In 1841, the gasworks opened on the corner to Union Street (opposite the later Quaker Meeting House).

Around 1850, the east end of the street was laid out. In Whereat's Guide of 1850 this was described as 'A new street of larger neatly built houses has been commenced near the church, and will form a continuation of Oxford Street'. In 1846-7, Emmanuel Church was built on the south side, to a design by the Bath practice of Manners & Gill. Another place of worship which opened in Oxford St around the same time was the Quaker Meeting House of 1846 on the north side of the street. The plots of both had been donated by Richard Parsley.

By 1853, the road layout had been completed and joined Locking Road, along the line of the present north end of Walliscote Road (1853 map in NS Library). The plots on either side of the east end beyond Gas Street (today's Union Street) were still largely fields but a short terrace had been built on the north side, just west of the corner to Walliscote Road (by 1886 called 'Emmanuel Place'). This probably included the present Town Crier pub at the corner.

Whereat's Guide of c 1855 noted there were houses 'let for lodging' at the seafront end of Oxford Street. In 1856, the gasworks of 1841 at the corner of Union Street and Oxford Street moved to a new site in Drove Road. Brown's Guide of 1854 mentions the Three Queens Inn kept by Mr Stone in Oxford Street (on the site of the present Duke of Oxford pub).

In 1862-3, the Albert Memorial Hall was built behind Emmanuel Church. It is unclear who the architect was; the building has been attributed to Hans Price (Brown & Looseley) although a contemporary directory names E. Down. It was initially a ragged and adult night school, but later served as a church hall, municipal library and museum before its demolition in c1979.

In 1866, a new goods station and passenger terminus were built on the site of today's Odeon cinema, making Oxford Street the main route from the station to the seafront – until 1884 when the present through station opened.

Morris & Co's Directory of 1872 mentions that Horatio F. Parsley stayed at Wall Close Villa in Oxford Street and that Mrs Elizabeth Pearse kept a temperance hotel at number 5.

By 1886, there was a post office on the south side of the street, at the east corner to Little Carlton Street. In 1891, a police station with police courts was built on the south side, between New Street and Little Carlton Street (Beisly 2001, 82). This was described as 'an unpretentious building', to the rear of which was the Petty Sessional Court House (John Heywood's Illustrated Guide of 1892).

The small cluster of public and municipal buildings in Oxford Street was completed in c 1901 by a fire station. This was described by a guide of 1901 as being 'constructed of local limestone with Bath stone dressings, two stories high' (*Weston-super-Mare Illustrative and Descriptive: a Summer and Winter Resort*. Bristol: the Cosmopolitan Advertising Company Ltd, p. 19) and in 1913 as 'well-equipped' (*A Pictorial and Descriptive Guide to Weston-Super-Mare...* London: Ward, Lock & Co Ltd, 1913, 11). The location of the fire station is not clear; on a 1953 map it is shown in Beach Road, between Oxford and Carlton Streets.

In 1902, the first electric tram started service, running from Locking Road via Oxford Street and then along the seafront. In 1911, Oxford Street was widened to include part of the churchyard of Emmanuel church. On 29 July 1921, the Central Cinema (designed by local architects Leete & Smith) opened on the site of the former post office on the south side of Oxford Street (since demolished).

Oxford Street suffered bomb damage during the Second World War, which for example destroyed the 1846 Quaker meeting house. The 1950s saw some rebuilding activity. A new Quaker meeting house was built on the old site in 1953. Unlike its predecessor, this was a corner building due to the post-war widening of Union Street.

By the 1950s, there was Bryant's Motor Body Works in Oxford St (Poole 1991, 123), as well as several other engineering works. On the site of the former post office stood a Cadet Training School with a clubroom, two long ranges of what may have been temporary buildings.

As part of the post-war development of Dolphin Square, a large part of the south side of Oxford Street was demolished. This was recently replaced by the new Dolphin Square building (opened in 2017).

Extant buildings of note

North side

The Duke of Oxford P.H., 27 Oxford Street

Art Deco pub of c 1933 which replaced an older pub called the Three Queens Hotel. Known as that until the later 20th century before being renamed.

Quaker Meeting House, Oxford/High Street

Earlier building on same site:

The meeting at Weston originated as a meeting for Friends visiting during the summer. Land in High Street was given in 1846 by a local non-Quaker benefactor named Richard Parsley and the meeting house (facing Oxford St) opened in that year, though the internal gallery was still unfinished in 1855. The building was destroyed by bombing in 1942. Porch by Hans Price?

Current building:

The bombed meeting house was replaced on the same site by the present building, which was opened in 1953. This is a single-storey building in stripped classical style, faced in Bath stone and with a canted corner. The lower classroom range on the north side was added three years later. The architect has not been identified. Originally, this was not a corner site: The adjoining building to the west appears to have been bombed and its site was a car park by c1952 and shortly afterwards Union Street was widened to the west, making the new meeting house a corner building.

C19 terraces

On 1886 OS map: at E end: Emmanuel Place; opposite St Emmanuel:
Southbourne Terrace

Town Crier pub, 18 Walliscote Road, corner to Oxford Street

(NHLE: 1129746)

List entry:

WALLISCOTE ROAD 1. 5121 No 18 (The Town Crier ST 3261 SW 11/56 Public House) II GV 2. Mid C19. Gothic. Rendered concealed roof. Three storeys, three glazing bar sash windows under hood moulds. Castellated parapet. Round headed windows and doors to ground floor, divided by fluted columns and decorated capitals. One storey extension to right. Oxford Street elevation: 2 storey bay with castellated parapet and pierced quatrefoils. Listing NGR: ST3209361274

South side

Emmanuel church (CofE), Oxford Street (NHLE: 1137779)

A Gothic Revival church of 1846-7, built to a design by Manners & Gill, the practice of George Philip Manners, the city architect of Bath (see also Christ Church). The builder was Robert Gregory of Weston super Mare. The site was given by Richard Parsley. The foundation stone was laid by Archdeacon Law in March 1846 (*The Builder*, 21 March 1846, 140), and the church consecrated on 15 October 1847. The overall cost was £3,200. Described by Foyle and Pevsner as 'Perp, little vigour or charm'. The tower's pinnacles were removed in 1947. The two west bays of the nave were subdivided for halls in 1979 by Alan Rome, due to the demolition of the church's Albert Memorial Hall that year. The adjacent burial ground was in use between 1847 and 1856 (inscription). Sources: SA, C20 faculties; *The Builder*, 21 March 1846, 140

List entry:

1847 by Manners and Gill. Perpendicular. Carboniferous limestone dressings. Slate roofs. Four stage "Somerset" tower with angle buttresses. Three bay nave and north aisle. Open timber roof. Elaborate marble pulpit and screen behind altar. Interior modernized.

Listing NGR: ST3200461218

Return elevation of the Town Hall (NHLE: 1138148)

1927 Town Hall extension by Fry, Paterson & Jones with Harold Brown, borough surveyor

List entry:

GV II Begun late 1850s by James Wilson of Bath; extended and enlarged 1897 by Hans Price; north front 1927. Ashlar, slate roof. Walliscote Road elevation: (except end three windows which are the return of the Oxford Street elevation) 1897. Asymmetrical composition. Tall, set-back square clock tower, rubble with bands of ashlar ending in elaborate two-stage roof. Main entrance block has advanced central section with arcaded porte-cochere; gabled upper section with corner pilasters, carved finials: central group of four round arched windows flanked by columns. To either side, three round-headed windows. Balustraded parapet. At south, wing breaks forward. Two storeys and attic. Eight round-headed windows. Gabled central dormer with pediment and oculus. Doorway framed by aedicule with open segmental pediment. Oxford Street elevation: 1927. Symmetrical classical block nine windows, glazing bar sashes in deep reveals. End pavilions advanced with rusticated pilaster strips and ground floor windows in aedicules with pediment. Recessed central window with Ionic columns, balcony. Cornice and parapet.

Listing NGR: ST3201561171

Palmer Row

Brief historical account

Palmer Row is a narrow road, running west to east and is effectively a continuation of Palmer Street. It contains two-storey working class housing opening directly on to the street. 11 Palmer Row is dated 1871 and is in the same block as 42-46 Palmer Street.

It does not appear on the 1865 map.

Extant buildings of note: None

Palmer Street

Brief historical account

17 Palmer Street has a datestone of 1869, while 42-46 Palmer Street is in a block bearing the date 1871 on its Palmer Row face. The street does not appear on the 1865 map.

In 1887 Palmer Street was described as being 'chiefly occupied by the respectable working classes.' (Robbins 1887, 23) Unlike other streets in this working class area of the town near the station, the houses are not rendered and there are regular, large archways giving access through to yards behind the houses. This gives the street a very different feel and although the houses are predominantly two-storeyed and open straight on to the pavement, they feel larger and of better quality.

Extant buildings of note

None, but a good quality street with a well-kept feel despite many later alterations.

Paragon Road

Brief historical account

Paragon Road connects South Road to the north and Birnbeck Road to the south, as well as the roads between them (Atlantic Road and Atlantic Road South). A track following the line of the later road is shown on maps of 1841 and 1853. It had been named by 1865 when a town plan shows villas on its west side. By 1886, there were four such small villas. By 1903, a pair of villas had been added on the west side and another pair on the east side. Hans Price designed two pairs of villas in 1879 and 1885 (SA, D/B/wsm/24/2/343, D/B/wsm/24/2/672).

During the inter-war years, Henry Butt converted several houses into flats and renamed them mansions, for example Rockleaze at the corner to Atlantic Road South, Compton and Rossmore.

Extant buildings of note

West side

Compton Mansions, 3 Paragon Road

A three-bay, two-storey, rendered Italianate house with eaves brackets and a lean-to cast-iron verandah. Noticeably different to the usual mid-19th-century houses (stone-faced, gabled) in Weston. Originally known as Compton Villa, it was converted in 1927 to flats by architects Ball & Pope for Henry Butt (SA, D/B/wsm/24/1/3611, 3646).

Park Place

Brief historical account

The street had been laid out by 1841 and its north side was built up with detached villas by 1853. Originally, they overlooked gardens. They are probably the ‘detached villas, with ornamental plantations in front, on a rising spot of ground between Victoria and Albert Buildings’, a development by the auctioneer Mr Pitman which was under construction in 1844 (*Bristol Mirror* 20 April 1844, p. 3). By the 1950s, these were a putting green (west) and a car park (east). There is now a playground on part of the putting green.

Extant buildings of note

North side

Park House – see Greenfield Place

17 Park Place (NHLE: 1320675)

Called ‘Saville Villa’ on 1886 OS map

List entry:

Late 1840’s. Detached villa. Ashlar. Two storey and attic. Two windows. Ground floor, modern sashes in semi-circular bays with carved balustrades and relief moulded decoration. First floor, tripartite sash windows. Three moulded giant pilasters. Porch on right return wall has arched moulded surround and inner door with fanlight. Tall concrete parapet, partly masking modern “mansard” storey. Listing NGR: ST3149261996

Parkhurst Road

Brief historical account

Parkhurst Road had been laid out by 1913, although the 1931 OS map only shows a terrace of six houses on the west side. The remainder of the road was developed in the 1930s with bow-fronted semi-detached houses.

Extant buildings of note

None of particular note

Pitman Road

Brief historical account

Pitman Road was developed in the 1900s by the ABC Syndicate as part of their Sunnyside Estate. It is a short cul-de-sac of gabled two-storey terraces.

Extant buildings of note

None of particular note

Poplar Place

Brief historical account

Poplar Place is a short street with four houses on its east side. At the corner of Poplar Place and Burlington Street there is a small chapel that was built for the United Methodists In 1866, which occupies the west side of the street. It has now been converted into housing.

Extant buildings of note

None

Prospect Place

Brief historical account

Prospect Place links Orchard Street and Alfred Street and for most of its length it consists of the rear parts of housing plots. It does not appear on the 1865 map but is present on the 1886 Ordnance Survey Map. At this date the flat terrace of four houses in the centre of the street is called Waterloo Crescent (now 4-10), while the terrace of six parallel to it is called Prospect Place (20-34). For Weston-super-Mare, it contains an unusual example of a Victorian house (15), dated 1897 but built in brick rather than stone.

Extant buildings of note

None

Quantock Road

Brief historical account

By 1886, the laying out of the street had begun at the west end. Eva Cottages were on the line of the street, near the railway. Little progress had been made by 1903. Hans Price designed several houses in 1906: lots 1-22 for F.H. and W.H. Hillmann and lots 23-28 for G. Burge (SA, D/B/wsm/24/1/1270). He designed a further house in 1911, again for the Hillmans (SA, D/B/wsm/24/1/1869). By 1931, the street had been built up apart from the easternmost block on the north side.

Extant buildings of note

The west end of the road is Victorian in date, which transitions into Edwardian housing, some with tile-hanging and balconies. The east end was completed in the interwar period.

Queen's Road

Brief historical account

Queen's Road has ancient origins and is shown on the 1815 enclosure map, running along the west boundary of the Tor Field. It was formerly Quarry Road, the road that led to the town quarry. By 1815, there were four small buildings along its upper part.

In 1869, the Smyth Pigott estate proposed to replace the historic Quarry Road with 'one grand wide road'; however, by the time the town commissioners had finished their consideration of the proposal, the site had been sold and instead of one new road two – Queen's Road and All Saints' Road – were developed (Baker 1887, 24).

By 1886, the date of the first large-scale OS map, a number of large detached villas had been built on the east side of the renamed Queen's Road. The west side still had several gap sites in the mid-20th century.

Extant buildings of note

South side

3-11 Queen's Road

Possibly by Hans Price, who drew up a plan for the Upper Worthy Estate in 1862 (SA, D/B/wsm/24/4/234)

Raglan Place

Brief historical account

Raglan Place is a three-sided lane behind Raglan Circus in Upper Church Street. It was laid out between 1853 and 1865. Originally, the land at its centre was a communal garden. By 1931, it was a tennis court; it is now a car park.

Extant buildings of note

None of particular note

Regent Street

Brief historical account

Regent Street is the westward continuation of Locking Road. A lane called Watersill Lane on the line of Regent Street and Locking Road was extant by c 1804, with isolated cottages (see map of 1801/1804 in NS Library). A guide of 1822 describes Regent Street (then called Regent Place) as: 'Regent Place, leading to the sea, contains many houses and lodgings of different sizes and prices.'

In 1829, the beach esplanade was extended south as far as Regent Street. In 1826, reading rooms and assembly rooms (run by Richard Hill and from c1840 by Joseph Whereat) were built by John Thorn near the beach; this developed over time into 'Huntley's' and later the Beach Hotel. From 1845, this was also where Whereat published the Weston Gazette.

By 1841, the later Regent Street was called Regent Place (1841 map in NS Library), and was the primary route from the new railway station – which opened on 14 June 1841 - to the seafront. There had been some development, mainly on the south side, near the railway station. In 1846, a Wesleyan/Methodist chapel was built at the corner to James Street. It was altered in 1860.

A guide of 1847 published by Whereat describes a post office and Albion Baths (run in 1850 by Maurice Taylor) in Regent St. By 1847, the railway hotel existed, apparently built by Richard Parsley. Brown's guide of 1854 described it as 'modern' and 'convenient for the station'. It had a billiard room and 'a very neat and commodious Assembly Room' for 200 persons. Lichfield House (still extant in 1905) at the corner of Regent Street and Beach Road was by 1850 the residence of W. Jones, surgeon. By 1850, there were three booksellers in the street: Alexander Brown, Joseph Whereat and John Weeks. A print of c 1850 shows the west end of the street (Whereat 1850, 68): with the chapel, Bristol House at the opposite corner, and the 'public library' (later Huntley's).

By 1853, the south side had been fully built up, while the north side was more fragmented and included a large private house with a circular drive in the front garden (gone by 1880s). By 1855, the Town Commissioners had a weighbridge

in Regent Street (Whereat 1855). This might be the same building as the Old Weighbridge House, which Price altered in 1874.

The street remained the main route from the railway station even after a new terminus opened in 1866 on a site further south, near today's Odeon cinema. By 1859, there was also the Swan Inn. By 1868, Mr Gooch, a publisher and bookseller, ran a bazaar in Regent Street. In 1870, Hans Price designed a new front for the Old Post Office Tavern, as well as the curved terrace called Magdala Buildings at the corner to Walliscote Road.

By the 1880s, the street was fully built up, with several hotels (Victoria, Railway, and York) and two public houses. The Victoria was said to be one of Weston's oldest hotels. (Also known as the Waggon & Horse pub?) The York Hotel later became The Queen's Hotel at the corner of Regent and Union St (altered by Price in 1909). In 1891, the T-plan Royal Arcade (or Arcades) was built, one of the longest arcades in a seaside resort. In 1895, there was a cycle depot at 55 Regent Street, run by Robert William Warrilow.

In 1899, the Methodist chapel closed and reopened two years later as commercial premises. By c1906, the Plough Hotel (founded in 1819 or 1822 in the High Street) had extended to a site in Regent Street. Hans Price made several alterations in 1906 and 1912. It moved to a new building in Regent Street in 1935, when its High Street building was demolished.

On 22 March 1913, the Regent Cinema (later the Gaumont) opened on the south side (by architect William Henry Watkins, demolished). In 1934-5, the Odeon Cinema was built at the far east end of Regent Street. The T-plan Royal Arcade between Regent St and Post Office Road was partially destroyed by bombing and the rest later demolished. The Regent Street multi-storey car park was opened on 28 November 1973.

Extant buildings of note

North side

Former assembly rooms and reading room/Huntley's/Beach Hotel, 1-11 Regent Street

A library and reading rooms opened on this site in 1826, built by or for John Thorne. The present incorporates some fabric from the 1826 building but has been much altered and extended, notably by Hans Price in 1903 (additional storey) and 1912, for Mr H.P. Wigglesworth. Numerous remaining details, including carvings, balustrades and pediments. The earlier core is still discernible among the later accretions. Several early 20th-century advertisements show the building, for example in the 1910 official guide (p. 19) and of 1926 (Poole 2006, p. 75).

Terrace, 13-29 Regent St

Fine 19th-century terrace which has been heavily altered. The end pavilions with

pedimented dormers, cornices and Corinthian pilasters survive. The intermediate houses had similar dormers and canted bow windows on the first floor and twin triangular oriels on the second floor – only two houses like these survive unaltered. Especially notable are the terracotta/tiled insets (made locally?), e.g. on the pilasters, window architraves and bows/oriels.

Former Burton's, 39 Regent Street, corner to High Street

A former Burton's store of 1934 by their company architect Harry Wilson (company architect from early 1920s to c1937). It has elephant capitals which are a common motif for Burton stores of c1931-2 (cf those at Barking (1931), Belfast (Ann Street), Cardiff (Queen Street), Greenwich (1932), Halifax (1932), Oldham, Streatham (1932), and Wolverhampton). HE Consultation Report ([link](#))

'The Tavern Inn The Town', the former Railway Hotel - see under Alexandra Parade

South side

Odeon Cinema, corner to Walliscote Road (NHLE: 1311970)- see under Alexandra Parade

78-88, Magdala Buildings, corner to Walliscote Road

Built in 1870 to a design by Hans Price. The centre building at the corner was at some point a temperance hotel.

26-30, Barclays Bank, former Wesleyan/Methodist chapel, Regent Street, corner to St James St

This is a chapel of 1846-7 with 1860 alterations. The foundation stone was laid in 1846 and it opened in 1847. Whereat described it in 1850: 'Structure is in ornamented Gothic, neat, and substantial building. It has several fine windows and the south window contains some excellent coloured glass. Neat interior'. Alterations in 1860 included the addition of a short corner spire (Poole 2012, 58). The chapel closed in 1899 and in 1901 was converted to houses and shops by Hans Price (drawing in SA, before-and-after photos in Poole, 2012, 58-9). The Gothic tracery windows were replaced by oblong openings and the short spire and its arcade removed, leaving only a parapet above the curved corner.

24, MI Bar, former pub

19th-century public house, shown on 1880s OS

10, Mumu's Bar

Art Deco building with a canted corner, built between c1931 and 1953, possibly a former pub but not shown as such on the 1953 OS map

Return elevation of Macfarlane Buildings, corner to Beach Road

Built on the site of Lichfield House between c 1905 and c 1931 as the Grand Central Hotel.

Richmond Street

Brief historical account

In 1800, the area to the south of modern Regent Street/Locking Road was still undeveloped, with sandbanks to the seafront and the moor to the south (1801/04 map in NS Library). After the Enclosure Act of 1810 Mr Colston bought land on which Richmond Street was laid out. Richmond Street had been laid out by 1838 (tithe map), although few houses faced the street. Most were end of terraces from streets at right angles. Only one block on the south side – between Gloucester Street and St James's Street – had been developed. The gap sites were filled in gradually over the next few decades.

In 1840, H Pond established a foundry in Richmond Street which operated until the 1960s. Around 1850 it was taken over by William Hillman. It was still known as Hillman's foundry in 1901 when Hans Price made alterations. (Later known as Coleman's foundry, now a restaurant?) On the 1886 Ordnance Survey map this is actually shown on the east side of Gloucester Street ('Western Iron Foundry'), albeit with access from the south side of Richmond Street (between nos. 6 and 12). By 1854, there was a temperance hotel run by Mr Hookins (?).

In 1885, the Trans- Atlantic cable landed at Weston, being connected to a temporary terminal in two cottages in Richmond Street. These were replaced by a purpose-built terminal in 1889 the Transatlantic Cable Terminal. Around 1900, there were Turkish baths in Richmond Street.

By 1953, the corner beyond the cable terminal was largely empty or in ruins. On the north side was a mineral [water?] factory and a garage at no. 9.

Extant buildings of note

North side

Bear Grills, the former Atlantic Cable Office/Transatlantic Cable Terminal, Richmond Street

Built in 1889, to a design by Sydney J. Wilde; according to Foyle and Pevsner it is 'rare and early of its type'. Walters' guide of 1889 described it as: 'A new and handsome building has been erected' and The Western Daily Press of 22 May 1890 as having a 'handsome though official appearance'. (On the other hand, in April 1889 S.J. Wilde advertised a tender for 'alterations' to the Atlantic Cable Office. Weston Mercury 13 April 1889.)

A two-storey building of five bays with twin windows. The interior has been altered but the exterior has fine carvings: three roundels at the base of the oriel windows show the initials 'MB' (for Mackay and Bennett, the founders of the Commercial Cable Company) and the company's logo of a globe with the cable strung between America and Europe. There is also a carving of a Green Man on a corbel over the

entrance. The building is illustrated in an engraving in *The Western Daily Press* of 22 May 1890.

The Atlantic cable was connected in 1885 – initially to the offices in two converted cottages in Richmond Street. The cable linked Newfoundland and Weston-super-Mare via Waterville in Ireland. From Weston, two cables ran to London and one to Liverpool and Scotland. Further cables were added in 1901, 1910, and 1923. In 1962, telephone lines replaced the telegraph and the office closed.

Ridgway Avenue

Brief historical account

Ridgway Avenue, a street parallel to the older Albert Avenue, was developed in the 1930s on a site beside the railway which was previously allotments. It seems likely that some of the 1930s building plans in SA labelled 'Albert Avenue' are for houses in Ridgway Avenue which might not have been named by then. Some of the new houses were designed by architects Leete & Darby but none were in the Art Deco style which the firm employed for the group of houses and bungalows in Neva Road and Station Road. The buildings are predominantly semi-detached houses in a variety of standard interwar styles.

Extant buildings of note

None of particular note

Royal Crescent

Brief historical account

The Royal Crescent was built in 1847 on a strip of glebe land which Henry Davies had acquired from Archdeacon Law. It was designed by James Wilson of Bath. It is labelled 'The Crescent' on the 1853 map.

By 1891, 1 Royal Crescent housed Turkish and medical baths (*Weston-super-Mare Illustrated* 1891, 11). Between 1903 and 1931, a large extension to 1 Royal Crescent was built, which was then Crosby Hall, a private hotel.

Extant buildings of note

Royal Crescent (NHLE: 1312139)

List entry:

Circa 1847. Originally a crescent of 10 houses, with end houses forming advanced pavilions, mixed tiled and slate roofs. Ashlar; 4 storeys and basement; 3 windows per house, with half of ground floor and whole of second floor retaining glazing bar sashes. In central section, first and second floor windows are in deep segmental arch headed recesses, semi-circular balconies with pierced stone balustrades under

each first floor window. End pavilions have square balconies across 3 windows. All ground floor windows are in shallow recesses. Elongated brackets support cornice with parapet. Ground floor of No 1 has modern extension at front. With Greenfield Place and Nos 32 and 34 Knightstone Road. Part of early development of Weston-Super-Mare. Listing NGR: ST3168761909

Royal Parade

Brief historical account

Royal Parade (formerly the Upper Esplanade) is the name of the seafront esplanade north of Regent Street. The Esplanade is shown on the 1841 map (NS Library), although it did not extend much further south than Carlton Street. The Royal Hotel (see Royal Parade), founded in c 1807/8-10, was built set back from the seafront with a lawn (a tennis lawn by 1880s) in front. In 1829, a rudimentary sea wall was extended south from Reeve's Cottage, as far as Regent Street.

In 1883-7, a sea wall and a continuous promenade or esplanade of 2.5 miles were created by the civil engineer TJ Scoones of Bristol with wind-shelters and seats. The overall cost was £32,755 (Kelly 1894). A shelter at the west end of Regent Street extant in c 1885 was demolished when the Grand Pier was constructed.

By 1885, there were relatively few buildings along Royal Parade, except Esplanade Cottage and Esplanade House at the corner to Royal Terrace, and Royal Hotel. The 'Hotel Field' south of the Hotel was protected by a restrictive covenant and remained undeveloped until the 1920s, when the Winter Gardens were laid out there with a pavilion to the street. By 1931, there was also a model yacht pond on the beach roughly opposite to the Royal Hotel.

Extant buildings of note

East side

Cabot Court Hotel (former Esplanade House), 1 Royal Parade

Extant by 1841, the main three-bay elevation has three storeys and full-height canted bay windows to the outer bays.

Royal Terrace, see under Knightstone Road (NHLE: 1129728)

Royal Hotel, see under South Parade

Winter Gardens pavilion

Built in 1923-7, to a design by T.H. Mawson & Son, with H.A. Brown, the borough engineer and surveyor. A single-storey, neo-Georgian building with a central oval ballroom with flattened dome and Doric-colonnaded wings which were originally partly open. Mawson and Son appear to have had most involvement with the planning of the site and the garden design, rather than the building itself. The gardens were first opened to the public in 1925, and the whole site including the

pavilion was opened on 14 July 1927. In c 1950 the pavilion colonnades were infilled and adaptations made to the building. In 1989, a major refurbishment of the building took place and a large conference and entertainment facility was built to the north and east of the pavilion, covering over the tennis courts. In January 2015, the Winter Gardens was sold by North Somerset District Council to Weston College, who have been given a grant from the Local Enterprise Partnership to fund a comprehensive redevelopment project. Recently (2017) converted and extended as University Centre Weston. See the report of 2015 for the decision not to list the building ([link](#)).

The York Hotel, corner to St Margaret's Terrace

See under St Margaret's Terrace

1 and 2 Victoria Square, see under Victoria Square

Corner to Regent Street, see under Regent Street

West side

Takeaway kiosk at the west end of South Parade

A 'cloakroom' had been on this site since at least the 1880s. By 1931, that had been replaced by the present building of local rock-faced limestone and Bath freestone.

Salisbury Terrace

Brief historical account

Salisbury Terrace is first shown on historic maps of the 1880s, initially with a second smaller green or lawn to match the putting green to the west in Victoria Square. A terrace (nos 4-24) on the east side had been built by 1903, behind which ran the Royal Arcade. Although the 1903 Ordnance Survey map still calls the street St Margaret's Terrace, Kelly's directory of 1894 already includes the present name.

In the 1960s, there was a car park on the site of the Royal Arcade. The car park and the terrace were demolished for the Sovereign Shopping Centre.

Extant buildings of note

None

Sandford Road

Brief historical account

The eastern part of Sandford Road had been laid out and built up by 1899, crossing the former Royal Potteries site which had closed in 1897. The western half was still a nursery in 1903; this was probably developed before 1914. The completed street is shown on the 1931 OS map.

Extant buildings of note

Behind 10 Osborne Road and to the west of 2 Sandford Road

Interesting, small industrial building of two-storeys and of glazed brick

Severn Avenue

Brief historical account

Severn Avenue on the Clarence Park Estate had been laid out by 1903 and developed by 1931. In 1903, the builder Frank Shorney drew up a plan for 12 houses (SA, D/B/wsm/24/1/938). Further building plans were submitted in the 1910s and 1920s.

Today, the road is a mixture of terraces, semis and detached houses.

Extant buildings of note

None of particular note

Severn Road

Brief historical account

Severn Road was part of the southern part of the Whitecross Estate which had been acquired by the British Land Company. Like the roads to the north, Severn Road was built in two stages. The larger part to the west was laid out between 1865 and 1886, although by 1886 development was still sparse and the road terminated just east of the junction of Whitecross Road. (The present 'kink' in the road is the point where the older west end terminated.) A number of houses (nos. 38, 40/42) are dated 1895. By 1903 the east end up to Exeter Road and the railway had been laid out and the whole street was built up, mostly with small and medium-sized pairs of houses. By 1931, there was a post office at no. 54, just east of the junction of Whitecross Road. By 1953, there was an employment exchange nearby (exact location not clear from map). By the 1950s, there was a warehouse/depository at the east end (north side, replaced with flats).

Today, most buildings are still in residential use, although some houses around the junction with Whitecross Road have been converted to shops.

Extant buildings of note

North side

7/9 Severn Road

Distinctive pair of houses with decorative sloping parapets above the bay windows. The parapets have arched recesses with carved medallions and vermiculated quoins. The alternating materials of the bay windows (rock-faced limestone and limestone quoins) create a banded effect.

43/45, 47/49, 51 Severn Road/46 Whitecross Road

The three pairs 43-51 (and 46 Whitecross Road) are of similar designs and said to be by Hans Price. Bargeboarded gables, swags and segmental pediment over the first-floor windows.

The Waverley Public House, 69 Severn Road

Single-bay, three-storey building with an Edwardian baroque shop front and a shallow, oblong oriel to the upper floors, which is framed by an arched recess in the stepped gable. Upper corners have Ionic pilasters with swags. Entrance in recessed bay to the west/left. Built between 1880s and 1903. Could it be by Hans Price?

79/81 Severn Road

Good pair with carvings on gables, bays and pilasters. Balustrade over arched entrances.

South side

Oaklands, 26 Severn Road, corner to Walliscote Road

Unusual house of brick and stone, with half-timbered gable and other Arts & Crafts influenced features. Built by 1903.

Shrubbery Avenue

Brief historical account

Shrubbery Avenue was laid out between 1853 and 1865 and possibly in the late 1850s like Shrubbery Road. Its location follows a path at the northern end of the previous 'shrubbery' landscaping (see 1853 map). By 1865, only a few buildings had been constructed on the south side between Shrubbery Road and Tower Walk, including the water tower. The north side was gardens and tennis lawns, and the east end of the road was terminated by the East Lodge (demolished).

In 1871, Hans Price designed the North Lodge at the west end of Shrubbery Avenue (demolished; SA, D/B/wsm/24/2/78). Hans Price & Grosholz also designed a villa in Avenue Road, The Shrubbery, in 1875 (SA, D/B/wsm/24/2/174). In 1899, a wall was built – presumably after a boundary dispute – between Shrubbery Avenue and South Road, with inscribed terracotta plaques stating the ownership of the wall.

Between 1931 and 1953, the first houses on the north side were built, to be followed by the large E-plan Knightstone Court. When the site of St Peter's Prep School was redeveloped in the 1970s, the East Lodge was demolished and the east end of Shrubbery Avenue linked to the new roads (St Matthew's Close and St Peter's Avenue).

Extant buildings of note

South side

Water Tower (NHLE: 1312141)

Water tower for the Shrubbery Estate, built after 1859 and probably in the 1860s. A plan of 1859 shows only a well house on the site. Labelled 'tower, pumping station' on the 1886 Ordnance Survey map. It remained in use until the 1890s, when mains water became available (Poole 2002, 55).

List entry:

Originally water tower of Villa Rosa and Estate. Mid C19. Random sandstone rubble with freestone dressings. Three stage octagonal tower with castellated parapet (blind cross loops to malons, two-light windows in pointed niche). Animal heads at angles. Blocked doorway, entered from annexe. Listing NGR: ST3154862263

North side

Brick and terracotta wall of 1899

Inscription: 'This wall with its footings is the sole property of the owner of the land on the east side thereof. The iron railing is a 'party' one. A.D. 1899'. There is an identical inscription on the northern end in South Road, as well as plaques set into the wall.

Shrubbery Road

Brief historical account

Shrubbery Road is an S-shaped road, linking Shrubbery Avenue to the north to Church Road to the south. It was laid out on the Shrubbery Estate, which initially centred on Villa Rosa and its lodge. Villa Rosa was built in 1844 on the site of an earlier house shown on the tithe map of 1838. It was built by James Wilson for Sophia Rooke, who in 1838 lived in a house to the west.

By 1853, there were four houses in the area of the later Shrubbery Road: Villa Rosa, Overcombe (1850 by Robert Ebbels of Wolverhampton, for Mrs Diana de Bruyn), Combe Bank and Combe Cottage. Between them were wooded, sinuous walks. During the late 1850s, the road was laid out between the existing houses and a number of houses built on its northern stretch (see 1859 plan of 30 semi-detached residences on the Villa Rosa estate, SA, D/B/wsm/24/6/3). The new road divided the gardens of Villa Rosa and a bridge was built to link the two walled gardens. In 1888 Hans Price built an extension to Overcombe for Frances Townsend.

The Villa Rosa was shown as a 'ruin' on the 1953 OS map. It was demolished in 1969 and its site redeveloped with tall blocks of flats. Likewise, Overcombe was demolished in 2012 and its site redeveloped with a smaller, gabled block of flats. Of the four villas extant in 1853, only Combe/Coombe Bank survives (see Shrubbery Walk).

Extant buildings of note

Shrubbery Lodge (NHLE: 1129737)

Picturesque Tudor Gothic lodge of T-plan and one and a half storeys. Arched two or three-light windows with hoodmoulds, an oriel in the gable to Shrubbery Road and a two-storey bay window to Upper Church Road. Decorative bargeboards and the inscription 'Shrubbery Lodge 1839' over the door.

List entry:

Dated 1839. Tudor Gothic. Rendered, freestone dressings. Slate roof with triple octagonal chimney stacks. Two storeys with gabled wing to Shrubbery Road. Tudor arch headed 3-light window with square label to ground floor. Four-light oriel at first floor; fretted bargeboards. Lower wing to left with one window. Gabled porch with moulded Tudor head doorway. Listing NGR: ST3149862042

Villa Rosa Bridge (NHLE: 1137806)

Built after the laying out of the road, to link the two halves of the Villa Rosa gardens.

List entry:

Late 1850's. Elliptical arch, ornamental footbridge spanning Shrubbery Road. Rubble with freestone balustrade. Alternating rubble and ashlar voussoirs. Built to re-connect the parts of the Villa Rosa gardens severed by the building of Shrubbery Road.

Listing NGR: ST3148462133

Watcombe, 8 Shrubbery Road

House with materials found rarely in Victorian Weston: a tile-hung square tower and half-timbering. Stone carriage arch to the right. Extant by 1886.

Villa Rosetta, 3a Shrubbery Road

The former coach house of the Villa Rosa, c 1840s or 1850s (extant by 1859). L-plan, Italianate, of stone with octagonal tower

Shrubbery Terrace

Brief historical account

Shrubbery Terrace is a short road which links Shrubbery Avenue and Shrubbery Road. It had been laid out by 1865 and possibly in the late 1850s like Shrubbery Road. But the eponymous terrace of eight houses was built slightly later. It was extant by 1885 and is probably the terrace designed in 1877 by Price & Wooler for S.T. Harvey, builder.

Extant buildings of note

1-8 Shrubbery Terrace

Terrace of c 1877 by Price & Wooler, comprising eight houses of two and a half storeys, of local limestone, with gables and window dressings. The end houses and

the two at the centre project slightly. The northern end house and the two at the centre have two-storey bay windows, the southern end house only a one-storey bay. See drawing on Somerset Archive, D/B/wsm/24/2/264.

Shrubbery Walk and Shrubbery Walk West

Brief historical account

Shrubbery Walk was laid out in the 1870s as an infill development on the Shrubbery Estate. A plan of 1876 by Hans Price shows nine pairs of houses and five detached villas (SA, D/B/wsm/24/2/184). It is a short street which curves around the pre-existing house known as Combe/Coombe Bank. Shrubbery Walk West is a short cul-de-sac; it is not shown on the 1876 plan.

Extant buildings of note

Combe/Coombe Bank, 1, Shrubbery Walk

Early house on the Shrubbery Estate, built between 1841 and 1853. Two-storey rendered/stuccoed building with overhanging roof of shallow pitch, decorative bargeboards and dentillated window hoodmoulds. Later extension.

Braeside, Shrubbery Walk West

Tall, gabled house of rockfaced local limestone, with steeply pitched gables with bargeboards and bay windows. Built between 1865 and 1886. Later flat-roofed extension to the southeast.

South Parade

Brief historical account

The Royal Hotel (see Royal Parade) was founded in c 1808-10. It was built set back from the seafront with a lawn (a tennis lawn by 1880s) in front. A terrace of houses was built on the north side by the entrepreneur Samuel Serle, possibly in 1819. By 1827, the north side of South Parade had been built up, as part of the island block between West Street and South Parade. In about 1870, the Bath Hotel (formerly the Masons Arms of 1819) was renamed the Imperial Hotel.

The south side has never been built on, as the 'Hotel Field' south of the Royal Hotel was protected by a restrictive covenant and remained undeveloped until the 1920s, when the Council acquired the site and the Italian Gardens were laid out there with a pavilion to the street. During the post-war period, Lloyds Bank built an extension to the west of their historic premises.

Extant buildings of note

West side

Royal Grosvenor Hotel and Unwined wine bar, corner South Parade and Knightstone Road (NHLE: 1320676)

The Royal Hotel was built between 1807/8 and 1810 by Parsley and Cox in partnership with James P. Capell and Mr Fry. The site was that of an old farmhouse which had burnt down in about 1805. The hotel opened in July 1810 but closed in 1811 for lack of custom before it reopened in 1814. Originally just known as 'the hotel', it is subsequently known as Fry's Hotel, Reeve's Hotel and by 1855 'Royal Hotel'. Originally had an arcaded loggia. Extended and refaced in 'mildly debased Italianate' with a porte cochère by Gabriel & Hirst, completed in 1849 (Foyle/Pevsner). In about 1902, Wilde & Fry with Price & Jane made alterations to the Royal Hotel (SA, D/B/wsm/24/5/2).

List entry:

Summary of Building

Hotel; early C19 and substantially enlarged in around 1850, the mid-C19 work attributed to SB Gabriel and JH Hirst. Also attached mid-C19 stable and coach house range; altered late C19. Later programmes of extension, alteration and refurbishment.

The Royal Hotel and its attached former stable and coach house range, the former built around 1808 and substantially enlarged in about 1850, with subsequent phases of extension, alteration and refurbishment, is listed at Grade II for the following principal reasons:

Architectural interest:

- * The Royal Hotel building is a distinctive Italianate composition with ornate façades that have a high level of decorative detailing;
- * Despite later refurbishment and some reconfiguration, the building retains a good proportion of its historic interior scheme for a hotel of this date;
- * The hotel forms a legible ensemble with the associated stables and coach house range which date from the mid-C19 with late-C19 and later alterations.

Historic interest:

- * The first hotel of the speculative Weston-super-Mare seaside resort;

Group value:

- * With the adjacent Royal Terrace on Knightstone Road and the former Stuckey Bank at 16-18 South Parade, both listed at Grade II.

History

Weston-super-Mare has been a popular seaside health and leisure resort for around two hundred years. Unlike several major resorts, such as Brighton and Weymouth, Weston developed without royal patronage and the attendant courtly entourage. Weston's success, however, was the result of the purchase and reorganisation of land ownership by businessmen speculating on the hopeful growth of a resort, and from 1815 its place as a resort had been established. Like other seaside and spa resorts in England, Weston was transformed because of the need to provide accommodation

for those individuals and families who would spend up to several months away from their regular homes. The type of accommodation varied according to purpose and the amount of money willing to be invested, usually by speculative builders. While many of the early visitors had to lodge in the modest cottages of the indigenous population, it did not take long for new hotels, terraces of houses used for lodgings and detached private villas to be added to Weston's townscape.

Richard Parsley and William Cox, together with JP Capell and Richard Fry, were involved in the erection of the first resort hotel in Weston. Work began around 1808 on the site of a farmhouse that had been destroyed by fire in the late C18. The hotel opened in July 1810 and was leased to James Needham, a Bristol hotelier. At the time it was described as having 'every convenience', 'A select Boarding Table – Neat Post Chaises – Good Stabling and lock-up Coach Houses.' It also had facilities for making its own beer and a bathing machine. The hotel was not an immediate success, and had to close eleven months later due to a lack of custom. It reopened in 1814 as the number of visitors to Weston increased sufficiently for the venture to succeed. This date may have coincided with the first coach services arriving from Bristol. It was called Fry's Hotel in 1822 and Reeves Hotel by 1829 following its purchase by John Reeve. At the time, the hotel was described as a 'large square house, pleasantly situated near the Esplanade commanding a fine view of the bay and the Bristol Channel.' The Tithe map of 1838 shows the hotel as a detached building to the south-west of four buildings arranged around an open yard on the corner of West Street and South Parade. An illustration showing the hotel in 1815 depicts a south-east facing building with a symmetrical façade comprising a central entrance flanked with a window to either side, three windows to each of the two upper floors, and a first-floor balcony supported on columns. A painting of Weston-super-Mare dated 1842 shows the same elevation, but depicts the building with four windows on each upper floor.

In the 1840s the hotel was sold to Thomas Rogers, a notable figure in Weston, who undertook a substantial programme of rebuilding, extension and refurbishment, and described the hotel in July 1851 as 'considerably enlarged, possesses accommodation equal to those of any establishment in the West of England.' Pevsner (see SOURCES) attributes the mid-C19 work to architects Samuel Burleigh Gabriel and John Henry Hirst of Bristol. Improvements were also carried out to the courtyard buildings to the north which were described at that time as 'the posting and livery department.' The complex was renamed the Royal Hotel in around 1855. The building was further extended at its north end sometime in the second half of the C19, and additional, minor alterations were carried out in the late 1880s.

By 1916 the hotel boasted electric lights throughout, a lift, a billiard room, a garage and the headquarters of the RAC. It was also described as being the 'most central hotel in the town. Since then the building has undergone various phases of refurbishment and alteration, including the addition of a mid-C20 single storey-range and mid-1960s a ballroom/function room to the north half of the west elevation, some internal reconfiguration particularly at ground-floor level, such as the opening up of the south end to create a public bar, and the installation of fire doors, double-glazed windows, a lift and fire escape staircases.

The courtyard buildings to the north were further modified in the late C19 and the building on the west side of the courtyard was demolished. The roadside range has undergone alterations over the years and has had various functions. The ground floor of the southern part was formerly the hotel's billiard room and a bar known as The Vaults; it is now (2017) a wine bar. Much of the rest of the building which was originally stabling and coach houses with sleeping rooms for coachmen above is currently used for storage and domestic accommodation respectively. Since the mid-C20 several outbuildings for boilers and other plant have been built along the south side of the yard.

Details

Hotel; early C19 and substantially enlarged in around 1850, the mid-C19 work attributed to SB Gabriel and JH Hirst. Also attached is a mid-C19 stable and coach house range; altered late C19. Later programmes of extension, alteration and refurbishment.

MATERIALS

Constructed primarily of local stone rubble; brick in parts, with rendered walls and ashlar and stucco detailing. The hipped roofs are clad with slate, and there are rendered stacks to the ridges and down the roof slopes. The fenestration is a mix of styles and dates, including timber sashes and late-C20/early-C21 uPVC replacements; those to the principal building replicate the style of the mid-C19 windows.

PLAN

The hotel complex occupies a large corner plot with north-south street frontage on South Parade. There are car parking areas to the south-west, south and east, and an extensive lawn to the west extending as far as Royal Parade. The principal building is roughly rectangular on plan with C20 additions to the west, including a mid-1960s ballroom extension. From the north-east corner of the hotel is an adjoining roadside range which curves at the corner between South Parade and Knightstone Road.

EXTERIOR

The hotel building is in an Italianate style and has three storeys and cellars. The principal (east) elevation is a symmetrical composition comprising a central entrance bay which breaks forwards and flanking outer blocks of three bays. To the far left is a single-storey loggia, and to the right-hand end is a three-storey former service block of three bays which is set back. There are quoin stones to the central bay and the corners of the flanking blocks, a rusticated ground floor, first- and second-floor cill bands supported on corbels, an overhanging eaves brackets and a moulded parapet. The entrance bay has a projecting open-sided porch to the ground floor which has three archways with keystones to the front, an archway to each side, and a balustrade. Within the porch is a pair of glazed doors with a round-arched window to either side. At first-floor level is a tripartite window with pilasters that have

recessed panels and capitals from which the arched heads spring. There are roundel motifs in the spandrels and large keystones serve as brackets for an entablature. To the second floor is a flat-arched tripartite window with eared architrave. The flanking blocks each have three round-arched windows with plain keystones to the ground floor; three round-arched bipartite first-floor windows with raised architrave, scrolled and fluted keystones; and three square-headed paired windows with raised surrounds to the second floor. The south loggia is similar in style to the east entrance porch, and has rusticated wall treatment and large keystones above the arched openings, of which there are seven to the south elevation and one to either side; the latter glazed-in. It is topped by a balustrade. To the ground floor is a central entrance with casement doors and a window to either side; bipartite windows flanking a central doorway with a raised surround of pilasters, capitals and a keystone supporting an entablature to the first floor; and three flat-arched paired windows to the second floor. The Royal Parade (west) elevation is similarly treated, with the same arrangement of window openings and detailing. There is an additional bay at the north end. The north half of this elevation is obscured at ground-floor level by mid-C20 additions, including an extended entrance porch to the central bay, a single storey-range and a ballroom/function room. The first floor of the projecting central bay has a tripartite window with round-arched lights, keystones and eared architrave. The window above is flat-arched, and has a raised surround which is also eared. The plainer northern block has a range of window types including late-C19 timber horned sashes, metal-framed and uPVC. To its northern elevation, the ground floor is raised above the basement and has entrance doors approached by a flight of concrete steps with metal handrail. A metal staircase rises the full height of the building.

Adjoining the north end of the hotel building is a curved two-storey range. Across the range most of the windows frames and glazing have been replaced. The ground floor of the roadside elevation has round-arched windows, including a Venetian window, two infilled doorways and a wide segmental-arched opening to the rear courtyard; all have heavy surrounds with keystones and an impost band joining the openings. The arrangement of first-floor is less regular. Most have round-arched heads, keystones and corbels below the cills. Above the passageway is a flat-arched tripartite window and to the left of this is a Venetian window. To the far right is a segmental-arched taking-in door. The courtyard elevation is plainer and has sash windows and a tripartite window above the passageway in the south part of the range. The western half has three wide openings under flat arches with timber doors and a gabled, enclosed porch to the ground floor and there are heavy surrounds to the first-floor; the three to the left-hand end are later insertions.

INTERIOR

There has been internal refurbishment and some reconfiguration over the years, and the function of many principal ground-floor rooms has changed over time. The main (east) entrance leads into a central hallway and reception area which contains the main open-well staircase. This has an open string, decorative wrought-iron balusters and a moulded handrail and terminates with a volute newel and curtail step. Large doorways with fanlights set in raised surrounds with keystones on either side of the

hall access the spine corridors which run the length of the building; this arrangement is replicated on the upper floors. The original drawing room, waiting room and a bedroom in the south end of the building have been opened up to form a single space which functions as the hotel bar. There is a further bar area in the single-storey addition on the west side of the building which is accessed from the entrance hall. This leads onto the ballroom. To the north of the hall sections of the corridor walls have been removed to create a large dining room. Most of the public areas have cornices and ceiling plasterwork of different designs. There are panelled doorcases to the rooms on the half landings, and some of the arched openings have a moulded architrave, but many of the fittings, including the doors, date from the late C20 and most of the fireplaces have been covered over. To the upper floors, the landings have been enclosed with timber and glazed partitions. A second staircase at the north end of the building has a plain metal handrail and balusters and gives access to further rooms. A lift is also located here.

The roadside range to the north has also been subject to internal reconfiguration, and the room divisions between the former billiard room, smoking room and bar parlour have been removed to create an open-plan bar with late-C20/early-C21 fittings. The stalls in the former stables have also been removed and this part of the ground floor serves as three separate storage areas. There are a number of bedrooms to the first floor.

SUBSIDIARY FEATURES

The western boundary to the hotel grounds along Royal Parade is marked by a low wall of random stone rubble, which has been rebuilt in places, and modern metal railings. The north end of the wall has a pier with a pyramidal cap. Much of the hotel courtyard is bounded by the north end of the hotel and the attached two-storey range, but beyond the west end of the range, adjacent to Knightstone Road, is a ramped wall of random stone rubble with dressed stone coping.

Selected Sources:

Beisly, P, Weston-super-Mare, (2001)

Brown, B, Loosley, J, The Book of Weston-super-Mare, (1979)

Pevsner, N, Foyle, A, The Buildings of England: Somerset: North and Bristol, (2011), 712

'Competitions' in The Civil Engineer and Architect's Journal, incorporated with The Architect, Vol XIX, (1856), 285

Other:

A View of the Village and Bay of Weston-super-Mare by Dean and Munday, c.1840. Engraving on paper, Weston-super-Mare Museum

Bath Chronicle and Weekly Gazette, Thursday 3 July 1851

Various plans from Somerset Heritage Centre: D/B/WSM/24/5/105; D/B/WSM/24/5/82.

Weston-super-Mare by 'TGR', 1815. Watercolour on paper. Weston-super-Mare Museum

National Grid Reference: ST3177861662

North side

Sass café and bar, former Nat West Bank/former Stuckeys Bank, 16 and 18 South Parade

Bank of the 1860s. 'A convincing Florentine palazzo with bracketed eaves' (Foyle/Pevsner).

List entry (NHLE: 1137816):

Former bank, now café-bar and offices, built probably in the late 1860s for the Stuckey Banking Company Ltd; altered and extended to rear in 1929. Further late-C20 alterations.

Reasons for Designation

16-18 South Parade, a former bank of the 1860s, extended and altered in 1929, with further alterations in the late C20, is listed at Grade II for the following principal reasons:

Architectural interest:

- * For its well-executed and highly-distinctive Italianate design, constructed of high-quality ashlar and embellished with good-quality carving and detailing;
- * The building's high architectural calibre is representative of bank architecture in being outwardly impressive and embodying a sense of reliability, confidence and security;
- * A degree of alteration has occurred to the internal spaces, yet the quality of the exterior is echoed in the decorative treatment of the former banking hall

Historic interest:

- * For its historical association with the Stuckey Banking Company, a major West Country bank during the C19 which, at one time had a banknote circulation second only to the Bank of England.

History

The Stuckey Banking Company Ltd was a joint-stock bank that was established by the amalgamation of three Stuckey family banks in 1826. The early policy of the company was to expand throughout Somerset and Bristol, acquiring other banks in the region, and under the leadership of Vincent Stuckey it became a major West Country bank with, at one time, a banknote circulation second only to the Bank of England. In 1909, by which time the company had some 70 branches and sub-branches, Stuckey's amalgamated with Parr's Bank and its privilege of issuing banknotes lapsed. Parr's Bank subsequently merged with the London County and Westminster Bank; the name being shortened to Westminster Bank Ltd in 1923. A further merger resulted in the establishment of the National Westminster Bank in 1970.

The Stuckey Banking Company first opened a branch in Weston-super-Mare around 1830 and its branch on South Parade opened probably in the late 1860s. It occupies a prominent corner position which is understood to have been the site of a villa that

was demolished to make way for the bank. In 1929 alterations and additions were undertaken to the rear part of the building, to the designs of architects Fry, Paterson and Jones, in order to enlarge the banking hall and provide a new strong room, manager's office, waiting room and toilets. The bank closed in the late C20 and the building has since been converted to a café bar, with office accommodation to the upper floors.

Details

Former bank, now café bar and offices, built probably in the late 1860s for the Stuckey Banking Company Ltd; altered and extended to rear in 1929. Further late-C20 alterations.

MATERIALS

Constructed of Bath stone under hipped, slate roofs with two ridge chimneystacks and further stack to the west and north ends. The rear additions are in matching materials with asphalt-covered, flat roofs.

PLAN

The building has a rectangular footprint, but was originally T-shaped in plan.

EXTERIOR

The building is situated in a prominent corner location, with South Parade to the front and side, and West Street to the rear. It is in an Italianate style, described as a 'convincing Florentine palazzo' (Pevsner, see Sources), and comprises a principal (south) three-storey, L-shaped building and single- and two-storey blocks to the rear. The South Parade elevations have a chamfered plinth, ground-floor dentil impost band, modillion course, moulded cill and impost bands to the first floor, second-floor dentil cill band and moulded impost band, and a heavy, projecting bracketed eaves cornice. The three-bay entrance front is symmetrical. Its ground floor has a central tripartite window recessed in an arcade of round-headed arches with half columns, composite capitals, coats of arms carving to the spandrels, and panelled aprons. The hoodmould is embellished. In the outer bays on either side is a recessed entrance of paired, timber, panelled doors within a round-arched surround with composite capitals to the impost band and a round-arched hoodmould with fleur-de-llys carvings and label-stops. The left-hand doorway has an overlight of plain glass with dentil moulding to the lower part of its frame; above the right-hand doorway is a tripartite keystone, and within the arch is a cartouche enriched with a festoon of fruit and flora. To the first-floor are round-headed sash windows with marginal lights; paired windows to the outer bays and three windows to the wide central bay. All have enriched surrounds of pilasters with fields of carved floral motifs, composite capitals from which spring round-arched heads with raised decoration, and rosettes to the spandrels of the three centre windows. The shorter, second floor has a similar pattern of windows to the first floor, though they are square headed, and between the cill and impost bands are regularly-spaced, fielded pilasters, most of which form the window jambs. The east elevation of the principal three-storey building is similarly

styled, with three sash windows to each floor; those to the ground and first floors with marginal lights. This elevation continues as a slightly set-back, single-storey section (added 1929), higher at its right-hand end, and surmounted by parapets with stone balustrading. There is a round-arched window with embellished surround to the far right. The canted corner and rear elevation of the single-storey part has sash windows with marginal lights within plain surrounds with keystones; a late-C20 inserted doorway with a modern canopy, accessed from a flight of steps; narrow, paired casement windows; a second entrance with a modern door in a tall round-arched surround with a circular toplight; and beyond this are four further narrow, casements. The rear (north) of the three-storey building is plainer, with cill and impost bands to the upper floors and fielded pilasters at second-floor level. Most of its windows have been replaced with uPVC except for a first-floor and second-floor sash.

INTERIOR

The main (north) entrance leads through to a timber and glazed lobby and the former banking hall. Most of the ground floor was originally occupied by the L-shaped banking hall, with a waiting room, manager's office and lavatories to the rear, and strong rooms behind, and to the right of the banking hall. The space has been opened-up and bar counters added along two sides of the former banking hall. The room has compartmental ceilings with dentil and modillion detailing which are supported by columns with composite capitals, and the internal face of the surround of the south-facing tripartite window is decorated with a series of paterae and dentil moulding and is set within a bolection-moulded frame. The rear part of the banking hall which was added in 1929 was originally lit by a roof lantern which is no longer extant, but the archway that previously led through to a former waiting room adjacent to the manager's office survives. This has a lugged architrave and a tripartite keystone. The upper floors, which are accessed from the second entrance to the front of the building, were not inspected (2017).

SUBSIDIARY FEATURES

To the front (south) of the building is a short flight of steps and an access ramp which are bounded by a low stone wall with a balustrade of stainless steel. These were added in the early C21. At the rear of the building is a boundary wall of Bath stone on a chamfered plinth of dressed local stone. Within the wall is a pedestrian gateway which leads into a small courtyard that contains an external metal staircase.

Selected Sources:

Pevsner, N, Foyle, A, *The Buildings of England: Somerset: North and Bristol*, (2011), 713

Historic plans of proposed extension to the Westminster Bank Ltd, Weston-super-Mare, Somerset Heritage Centre

National Grid Reference: ST3181761704

Imperial Hotel, 14

Weston's second hotel, which originated as the Masons' Arms in 1819 and was renamed the Bath Hotel in about 1870. Four-bay elevation with rusticated base, two canted bay windows on the first floor and four windows with architraves with ears and shoulders. Off-centre entrance doors. Wilde & Fry made alterations in the early C20 (SA, D/B/wsm/24/5/1).

12 South Parade

Good projecting three-bay Italianate pilastered elevations, on either side blank bays, on the ground floor a modern shop front. Built after 1869 (date of photo in Poole 2012). The parapet has a blind balustrade, a swag and three ball finials.

8 and 10

Two terraced houses, only remnants of a terrace of six houses with curious 'crenellated' parapet extant in c1847 (engraving in 1847 guide). Said to date from 1819.

South side

Remains of the Italian Gardens (assessed for listing in 2008 and rejected)

Laid out in the 1920s in conjunction with the building of the pavilion to the front, by T.H. Mawson & Son with borough surveyor H.A. Brown. Nine statues for the Italian gardens were brought from Beddington House, Croydon (only 4 remain). The gardens comprised a tennis lawn, a putting green and the Italian gardens. This is the only surviving part of the 1920s gardens; the other parts have been built over. It was recently re-landscaped.

South Road

Brief historical account

South Road was laid out by the Pigott Estate between 1841 and 1853, as part of their development of the hillside. It had been named by 1853. Building leases for plots on the north side were issued between 1858 and 1867 (Brown and Loosley 1979, 63). By 1865, the north side had been largely built up, although a few new houses continued to be built into the 1890s.

There were several tennis courts on the south side of South Road, including the base of the North Somerset Lawn Tennis Club (Stray undated, 64). One to the north of Shrubbery Avenue was used as tennis courts until the early 20th century; its development with houses had started by 1931. Another, opposite the Chalet, was only built over in the post-war period.

In the early 20th century, a large area of glebe land on the south side was acquired by St Peter's School who in 1906 built a new school there which was designed by Ward & Cogswell. In 1901, the La Retraite convent opened a girls' school in two converted

houses of c 1859, Holywell and Woodlands. The school closed in 1971 and the houses were demolished in 1986 for Rainham Court.

During the inter-war period, Henry Butt converted numerous large villas in South Road into flats and renamed them mansions, including for example: Silvercraig Mansions (1918), Gosford and Frankford Mansions (1919), and Hamilton Mansions (1920). Craigfoot was split into two houses for Butt. Other developers soon followed suit. For example, Holland House (number 53) was converted in 1925 into flats for Herbert Haase of London (SA, D/B/wsm/24/1/3233).

There have been a few 20th-century developments, generally blocks of flats, like Knightstone Court on the former tennis courts.

Extant buildings of note

North side

1 South Road (NHLE: 1129738)

List entry:

Mid C19 Gothic villa. Rubble, freestone dressings and quoins. Slate roof. Three storeys. Gabled wing to road with 2-storey bay window with set off: heavily moulded architraves to windows of bay, first floor arch-headed, ground floor square headed with panels of blind quatrefoils. Blocked intersected 2-light window in gable. To right, set back 2-storey porch; with curved clustered shafts supporting a triangular hood, enriched tympanum, original Gothic door. Originally large pane sashes, most now altered. Some new fenestrations.

Listing NGR: ST3098362301

Holland Lodge, 65 and 67 South Road

A pair of semi-detached houses, with curious spired dormers over ground-floor bay windows. It probably served as the lodge to the adjacent Chalet. It was owned by Wooler of the Chalet by 1920, when he commissioned Peter Fry to make alterations to its coach house (SA, D/B/wsm/24/1/2397).

The Chalet, 71 South Road (NHLE: 1129749)

High up on the hillside and directly adjacent to the Town Quarry, the Chalet is in the fashionable 'Swiss' style, with deep gables, timber balconies and carved bargeboards. The core of the house dates from 1862 but its current appearance is largely due to the remodelling and extension by Price & Wooler in 1888. By 1885, this had become the home of Price's partner, Walter Hernaman Wooler (1853-1936), who lived here with his young family by 1885 until his death.

List entry:

Villa. 1862, remodelled and extended 1888 by Hans Price and Wooler of Weston-super-Mare for Hans Price. Rough-faced limestone, randomly coursed; gabled Welsh slate roof; stone stacks with moulded cornicing and original pots. Linear central- stairhall plan with narrower service range to rear. Swiss Chalet style. 2

storeys; 6-bay front elevation of 3:1:2 fenestration with central gabled bay. Arched doorway with voussoirs to left of centre. Fret-cut bargeboards to wide eaves cantilevered out on carved brackets; trellised balcony with turned finials to arch-braced supporting posts. 2/2-pane sashes to central canted bay window and other windows with shutters; canted bay on right has cornice bracketed out to balcony; full-height mullioned and transomed bay window with gablet to left. Flat and segmental stone arches over plate-glass and glazing-bar sashes to other elevations. Interior: noted as having complete interiors of 1888 which include panelled Dining Room with strapwork ceiling and stained glass windows to inglenook fireplace and bay window, a turned-baluster staircase and a Drawing Room in Queen Anne style with strapwork ceiling, embossed panelling and bracketed balcony to conservatory which has putti to fountain. A fine example of a late Victorian building in the Swiss Chalet style.

Listing NGR: ST3192162432

South side

Atlantic Terraces and Holy Trinity church – see under Atlantic Road

70 South Road

Estate lodge by WJ Spencer of 1882 (SA, D/B/wsm/24/2/551, copy in Villa Rosa file in North Somerset Studies Library); much extended

South Terrace

Brief historical account

South Terrace was developed in the late 1840s. Numbers 2-10 is a short terrace of five houses, whose Bath stone facing and shaped gables are reminiscent of the grander Oriel Terrace in Lower Church Road around the corner. This terrace might be another development by Henry Davies using the architect James Wilson of Bath.

Extant buildings of note

North side

2-10 South Terrace (NHLE: 1312111)

List entry:

Late 1840's terrace of 5 ashlar-fronted houses with slate roofs. Each house has 3 storeys, one window; (casements with stone mullion and transom on first floor). No 6 has original cast iron balcony at first floor. Cornice and parapet. Nos 2 and 10 break forward and have Dutch gables (with 3 finials remaining on No 10) and small cusped windows. All glazing is original.

Listing NGR: ST3171861874

South side

1-6 Park Villas, South Terrace

A terrace built between 1841 and 1853. Deep U-plan houses, much altered. Due to its triangular site, number 6 Park Villas actually face Victoria Place (qv).

7 Park Villas, former Fairleigh Cottage

Small villa on corner plot with bargeboarded gable. Similar style to 6 Park Villas. The Gothic cusped windows in the battlemented boundary wall are said to come from the medieval parish church (HER MNS4325).

Southend Road

Brief historical account

Southend Road had been laid out by the late 1880s but was then known as Lower Moorland Road. The north side had largely been built up by 1903; the south side by 1931, by which time it had been given its current name. The site of the temporary buildings of the County Grammar School, which opened in 1922, included the south side of Southend Road. That site was redeveloped with houses in the late 1930s after the school moved to Uphill.

Extant buildings of note

None of particular note

Southside

Brief historical account

Southside runs from west to east between Lower Bristol Road and Albert Quadrant to the north of where the Summer and Winter Gardens (1882-4) were located. The street was in existence by 1865, when a map shows the houses on the south side to have been constructed along with two at the western end of the north side. Hans Price was responsible for at least one house in the street in 1872 for the builder Mr Lewis (SA, D/B/wsm/24/2/90). The 1886 Ordnance Survey map shows that the houses on both sides of the street had been constructed by this date. It was called Arundell Crescent at this date. Wilde & Fry were responsible for the design of one house in 1904 house in Southside for Peter Fry (SA, D/B/wsm/24/1/1015).

Extant buildings of note

None

St James Street

Brief historical account

In 1800, the area to the south of modern St James St was still undeveloped, with sandbanks to the seafront and the moor to the south (1801/04 map in NS Library). After the Enclosure Act of 1810 Mr Colston bought land on which the street was laid out. Most of St James Street had been laid out by 1838 (tithe map), although it didn't yet connect to Oxford St and only the west side had been systematically developed. By 1853, the street had been completely developed.

In 1846, a Wesleyan/Methodist chapel was built at the corner to Regent Street. It was altered in 1860 when a short spire was added at the corner.

The 1850 directory by Hunt & Co listed one pub, the Globe (later the Globe Hotel, recently closed), in St James Street and two 'eating house keepers'. One of them was James Hartwell, whose widow (?) Rebecca Hartwell had taken over by 1852-3. She also ran a temperance house in the street – presumably the same establishment (still extant in 1859). By 1886, there was also the White Lion Hotel.

During the inter-war period, the street was the centre of the fish and chips trade. Such shops were classed as 'offensive trades' and were subject to licences by the public health authority. In 1922, there were 4 licenced fish friers, in 1925 5, in 1927 6, in 1931 7, in 1934 9 and in 1935 10.

Between 1952 and 1962, a large (Co-op?) store was built on the east side of the street, occupying the whole plot between St James Street and the High Street (now the former TJ Hughes).

Extant buildings of note

West side

MI Bar, corner to Regent St

See under Regent St

Greek Souvlaki, 4 St James Street

Fine Edwardian brick three-storey building with stone cornice, pediment over central top window and swags. Brick and tile pilasters/quoins. Good shop front with Mackintosh-style letter on the pilasters.

East side

9, The White Lion

Good 19th century pub shop front with a lion couchant over the door, arches and angel capitals. Upper storeys plain.

Former TJ Hughes store, former Bristol Co-operative Society Ltd store, 17-21 High Street

See under High Street

26-30 Regent St, Barclays Bank, former Wesleyan/Methodist chapel, Regent Street, corner to St James St

See entry under Regent St

St Joseph's Road

Brief historical account

St Joseph's Road links Upper Church Road and Lower Bristol Road. Development seems to have started in the late 1870s as in 1878 Price & Wooler designed a villa for builder John Hando. The street had been laid out and named by 1885, although it did not yet connect to the east end of Upper Church Road. That had been completed by 1903. Number 1, 2 and 5 were built during the post-war period as an infill development. These are three gabled houses with triangular-plan bay windows.

Extant buildings of note

North side

8 St Joseph's Road

1904, by Price & Jane for C. Taylor (SA, D/B/wsm/24/1/1076). Three bays, two storeys and attic. Outer gabled bays flank central recessed bay.

St Margaret's Terrace

Brief historical account

By 1886, St Margaret's Terrace had been laid out and the following year the houses on the south side were built. (Originally, the name was also applied to Salisbury Terrace.) At the east end was an entrance to the Royal Arcade (or Arcades) of 1891 (partly destroyed by bombing and the rest later demolished).

Extant buildings of note

South side

2-8 St Margaret's Terrace

1887 (date on building), by Hans Price. A terrace of four three-storey houses with attics and raised basements. Each house has one or two three-storey canted bay windows with balustrades, and an entrance porch with a swan-neck pediment.

St Paul's Road

Brief historical account

St Paul's Road had been laid out from about 1900, the year when WJ Spencer drew up a drainage plan for the trustees of Rebecca Davies who had died in 1889 (SA,

D/B/wsm/24/1/669). The north side had been largely built up by 1903; the south side was completed in the 1910s.

Extant buildings of note

None of particular note

Stafford Place

Brief historical account

Stafford Place runs northward from the Boulevard then turns westwards to join Albert Quadrant. It is depicted on the 1865 map, but not accurately as if its route had not been finalised. The west side of the street had been built up with semi-detached and detached houses by 1886, but only one house had been built on the east side by this date. By 1903, both sides of the street had been constructed with houses following a standard Weston-super-Mare pattern. They remain houses today and have not generally been subdivided.

Off Stafford Place is the Garden House by Clough Williams-Ellis & Lionel Brett, 1950-2 for Dr Sinclair. The original drawings for this building are in the RIBA Drawings Collection (BrL/9/1-3). The south-west bedroom was added in 1954 and the kitchen in c 1964. It is a long simple bungalow raised over terraced gardens. It has a backward sloping monopitch roof overhanging at the front, with Mediterranean-style balconies and arched basement doorways. (Foyle and Pevsner 2011, 714)

Extant buildings of note

The Garden House (see above)

Stafford Road

Brief historical account

The southern end of Stafford Road had been laid out by 1886 and the whole road is first shown on the 1903 Ordnance Survey map. Its dog-leg follows a historic field boundary shown in earlier maps. Price & Wooler designed several houses between 1892 and 1900 for Stafford Road (see drawings in SA).

Extant buildings of note

East side

14/16 Stafford Road

Pair of houses, attributed to Hans Price

West side

15 Stafford Road

Detached house, attributed to Hans Price

Stanley Grove

Brief historical account

Stanley Road and Stanley Grove (originally Stanley Grove Road) were developed from the 1890s. Sydney Wilde designed several cottages in the 1890s, as well as a 'shed for a mortar mill' in 1905 for builder George Sprake (see drawings in SA). This appears to relate to one of the several businesses and industries on rear plots and accessed by gateways in the terraces, such as that between numbers 24 and 26. Simon's Mews, a terrace of four houses, is a small infill development of the post-war period.

Extant buildings of note

None of particular note

Stanley Road

Brief historical account

Stanley Road and Stanley Grove (originally Stanley Grove Road) were developed from the 1890s. There were several businesses and industries on rear plots and accessed by gateways or gaps between the terraces. One such plot on the south side was redeveloped with flats.

Extant buildings of note

None of particular note

Station Road

Brief historical account

Station Road runs eastwards from Walliscote Road to the Railway Station. For much of its route is a dual carriageway with a large supermarket car park to the north.

The western part of the road seems to have been laid out by 1865, though nothing was built on it, and the situation does not seem to have changed by 1886. However, the next edition of the Ordnance Survey map in 1903 shows that the street had been extended to the station yard. The same map shows the Victoria Wesleyan Church of 1899-1900 in Station Road. It was designed in a Decorated Gothic style with a spire

and large traceried windows. The architect was WJ Morley of Bradford who had won a limited architectural competition held in 1898. (*The Builder* 5 February 1898, 132; *Weston-super-Mare Gazette and General Advertiser*, 18 Nov 1899) It was destroyed and replaced (see below)

Extant buildings of note

Combined Magistrates' Court (NHLE: 1379821) and Police Station

A new combined Magistrates' Court and Police Station opened in 1934, which was designed by the County architect Major AJ Toomer. It is faced in stone and is two storeys high and seven bays wide. The large entrance on Station Road was the 'Justices' Entrance', according to a sign, while there were two doorways in the Walliscote Road elevation, the right-hand doorway being the public entrance, while the second doorway was for official court users. The building contained three courtrooms on the first floor. In 1970 the Police moved to a new purpose-built Police Station to the rear of the 1934 building, following the demolition of four police houses during the year before. This was to provide more space but was also part of a national trend aimed at separating symbolically the functions of catching and prosecuting criminals. The Police Station was demolished in 2018. The Magistrates' Court stands empty in 2019.

List entry:

Magistrates' court and integral police station. 1934; remodelled and extended circa 1970. Portland stone ashlar. Slate hipped roof with copper flats.

PLAN: Rectangular, almost square, plan building with police station and cells on the ground floor and courts on first floor. In about 1970 a separate police station [not included] was built at the rear [south].

Simplified Neo-Classical style.

EXTERIOR: 2 storeys. Symmetrical 3:1:3 bay north front; moulded plinth, cornice and blocking course; metal-frame 12-pane windows in moulded architraves; giant recessed portico at centre with giant square fluted columns in antis, the portal inside with a boldly dentilled architrave, large coffered doors and stone carving of a wyvern in front of landing window above; corners are set back. The west elevation, 7 bays, bays 2 and 6 have advanced porticoes and large coffered doors; similar windows. Right-hand [S] return, 3 bays, ground floor obscured by single-storey link to later police station [not included].

INTERIOR: Staircase with solid balustrade with ornate ironwork panels. Courts 1 and 2 have most of their original furniture, light fittings and joinery. The offices have been largely divided up and the internal courtyard has been filled in.

Listing NGR: ST3212061147

Victoria Methodist church

After a devastating fire, the 1899-1900 church was replaced in 1935-6 by a new Gothic building by Fry, Paterson & Jones, albeit on a different orientation, facing east instead of south. (SA, D/B/wsm/24/1/5868)

Home and Storage warehouse

Messrs Lalonde Bros & Parham held a staff dinner in February 1905 to mark the

opening of this depository. It cost several thousand pounds to build and contained over 200,000 ft.³ of storage. (*Weston-super-Mare Gazette* 4 February 1905, 7) The warehouse was designed by Price & Jane in 1904 (SA, D/B/wsm/24/1/967, D/B/wsm/24/1/1027).

Art Deco Houses, 38-48 Station Road (see also Neva Road)

The Art Deco houses in Neva Road and Station Road by local architects Leete & Darby were designed in 1934 for The Building Constructors (Somerset) Ltd. (For example, SA, D/B/wsm/24/1/5794; Foyle and Pevsner 2011, 714) This development, together with Ridgway Avenue and part of Albert Avenue, was initially known as the 'Ellenborough Estate'. This group comprises eight flat-roofed semis with integral garages at the east ends of Neva Road and Station Road, two detached houses, one of which has a full-height semicircular bay, and two bungalows (one semi-detached) on the south side of Neva Road with curved corners and bays. The bungalows were designed by Leete & Darby for the builders Gribble, Sons & Company. (SA, D/B/wsm/24/1/5824, D/B/wsm/24/1/5961)

Railway Station (NHLE 1448779)

The present station was designed in 1875-1876 by Francis Fox, the chief engineer for the B&ER, before its amalgamation with the GWR. (38 & 39 Vict. c.cxxvii) However, there were significant delays, so that the station only finally opened for passengers on 1 March 1884. For a major seaside resort, it is actually a small station, with only two platforms flanking the twin tracks.

List entry:

Summary of Building

Railway station, designed in 1875-1876 by Francis Fox for Bristol and Exeter Railway and completed in 1884 for the Great Western Railway. Some C20 alterations, including the replacement of the canopy roof coverings.

Reasons for Designation

Weston-super-Mare Railway Station, designed by Francis Fox and opened in 1884, is listed at Grade II for the following principal reasons:

Architectural interest:

- * The distinctive Gothic architecture provides a strong unifying design throughout the station complex, complemented by the footbridge with its prominent flanking towers;
- * Weston-super-Mare station makes good use of local sandstone and contrasting Bath ashlar dressings and is further enriched with decorative ironwork;
- * The buildings have been little altered externally since the late C19, and internal features such as late-C19 joinery and decoration survive in the principal public spaces.

Historic interest:

- * For its role in the development and increasing popularity of Weston-super-Mare as a seaside destination during the C19;

* A station associated with Francis Fox, a notable railway architect with several listed buildings to his name.

Group value:

* As a station that possesses group value with the adjacent, albeit earlier, listed signal box.

History

The railway first came to Weston-super-Mare in 1841 as part of a line connecting the commercial ports of Bristol and Exeter. The Bristol and Exeter Railway (B&ER) Company were allied with the Great Western Railway, and shared the same chief engineer, Isambard Kingdom Brunel. The line was laid out between 1841-1844, and the first section opened on 14 June 1841 between Bristol and Bridgwater and was 54km in length, with a 3km single-track branch line to Weston-super-Mare. The town's first station opened in 1841 (now Alexander Parade Gardens). In 1866 it was demolished and a new station was built to the south (now the site of a supermarket), accommodating a newly expanded, double-track branch line, and a signal box was built 300m to the south-east. In 1879 the B&ER amalgamated with the GWR, and in 1884 a new railway loop line was completed which replaced the Weston branch line. A new station was built on a curve in the loop line and the 1860s former station was then used for goods and demolished in the late C20.

The present station was designed in 1875-1876 by Francis Fox, the chief engineer for the B&ER. However, by the time Weston-super-Mare Station, as it was originally known, was opened on 1 March 1884 the line was under the remit of the GWR. The station was renamed Weston-super-Mare General in 1953 and reverted to its original name in 1968. The booking hall remains in the same location and one of the original waiting rooms is still in use. Many of the other rooms have changed from their original purpose, and some have been internally subdivided. The refreshment room was substantially refurbished in around the 1990s and renamed 'Off The Rails', and the glazed timber partitions at the ends of the platforms have been replaced. The original glazed canopy roofs over the platforms were removed at an unknown date and replaced by new metal canopy roofs in 1992 with funding from the Railway Heritage Trust, Woodspring District Council, Avon County Council and Regional Railways.

Details

Railway station, designed in 1875-1876 by Francis Fox for Bristol and Exeter Railway and completed in 1884 for the Great Western Railway. Some C20 alterations, including the replacement of the canopy roof coverings.

MATERIALS: square-coursed, rock-faced, grey rubble stone with Bath stone dressings and Welsh slate roofs.

PLAN: long single-storey platform ranges on either side of the railway tracks, joined by a covered footbridge. The station sits on a curve in the track and the two ranges are orientated north-east to south-west.

EXTERIOR: the north-west range is the principal station building. A plain valance canopy stretches across the front of this elevation, formed of a central triple-gabled section flanked by pitched canopies, all carried on painted, cast-iron brackets decorated with quatrefoils. There are a variety of single, double and triple transom and mullion windows, and the doors are topped by either four-centered arches or rectangular fanlights. From left to right the arrangement of bays in this elevation is 1:1:16:1:3:1:9:1:3. The central three bays are flanked immediately by gable-end cross wings, beyond which are long outer wings. The right-hand outer wing includes the main entrance within a four-centred ashlar arch. The outer wings are terminated by gable-end cross wings; the left-hand one has an external set of steps with decorative rails. There are pitched roofs with regularly-spaced stone, ridge stacks, as well as an irregular arrangement of side stacks (all of the chimney pots have been removed). All of the gable ends are topped by decorative finials.

The outward-facing elevation of the south-east station range, on the opposite side of the railway, consists of a long blind wall backing onto the platform, a flat-roofed block and a gable-end cross-wing block, with a set of brick steps to the right return. The windows are a mix of single and double lights in transom and mullion openings; all are boarded up. There is also a four-centered arched entrance and, located between the two blocks, is the scar of a wide, blocked opening topped by a steel beam.

The platform elevations are treated similarly to the outward-facing elevations, including similar window treatments. Both have continuous canopies consisting of painted, cast-iron columns and decorative brackets with quatrefoil detailing, and wrought-iron beams that support the metal roofs (roof coverings replaced in the late C20) boarded by fretted valances. At the north end of the north-west platform the canopy continues as a free-standing structure carried on paired columns. Also at this end, is a third platform that faces onto a small railway siding. On each platform, at opposite ends, are cast-iron weighing-machine bases. The platform benches are of various dates. The cast-iron and wooden benches on the north-west platform display a variety of bench-end designs that reflect previous station operators including the Great Western Railway (GWR) and the Western Region of British Railway (BR(W)).

Towards the east end of the station, the footbridge has wrought-iron lattice girders, glazed side walls and a metal roof (replaced in C20). At either end of the bridge are multi-level pavilions under pitched roofs lit by timber rooflights with decorative fretwork.

INTERIOR: the booking hall and office are situated in the central part of the north-west station range; most of the visible fittings in these rooms are C20 and C21 and they have suspended ceilings. To the south is a waiting room with a coffered-timber ceiling. It also contains a wall-mounted marble plaque from the 1920s commemorating Dandy, a dog used to collect charitable donations from rail passengers. Further south is the former station-master's office and a parcel office

(converted into offices and a café respectively), and beyond are stores and a toilet that is not in use. To the north of the booking office is the former enquiry office which has a coffered-timber roof; toilets; a refreshment room which was substantially refurbished in the late C20; a covered passage way with an four-centered arch (used as a goods' entrance) of ashlar and timber-coffered ceiling, and further toilets. The footbridge is accessed at the north end of the platforms by covered stairways which have been subject to piecemeal repairs. The stairwells are decorated with yellow, white and green-patterned glazed bricks, and have four-centered, ashlar arches and there are timber handrails. At the northern end of the south-east station range is a former gentlemen's toilet which retains some original fittings, including fragments of coloured floor tiles. Adjacent to this is a covered passageway with a four-centered arch and coffered ceiling that mirrors the passageway on the opposite platform. To the south is a disused staff room, a former waiting room (used as a meeting room) with a large central cross-axial beam, and a disused ladies' toilet and store. Some of the rooms within both platform ranges retain wainscoting, chimney breasts and panelled doors.

Selected Sources:

Books and journals

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Vaughan, A, *A Pictorial Record of Great Western Architecture*, (1977), 142-3

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Historic England: Signal Boxes Introduction to Heritage Assets, accessed 16 August 2017 from <https://content.historicengland.org.uk/images-books/publications/iha-signal-boxes/heag137-signal-boxes-iha.pdf>

John Minnis, *Railway Signal Boxes: A Review*, English Heritage Research Report Series No. 28-2012, accessed 16 August 2017 from <https://content.historicengland.org.uk/images-books/publications/iha-signal-boxes/heag137-signal-boxes-iha.pdf>

National Grid Reference: ST3236161028

Signal Box (NHLE: 1129748)

The creation of a new station in July 1866 seems to have been the stimulus to construct a new signal box for the branch line, though it now stands, unused, beside the current station. It is said to be the oldest surviving signal box on the British rail system. (Signalling Record Society, 2011, 174; St John Thomas 1966, 10)

List entry:

Summary of Building

Decommissioned signal box, built around 1866 for the Bristol and Exeter Railway, extended in the early C20.

Reasons for Designation

The disused signal box north-east of Weston-super-Mare railway station which dates from 1866 is listed at Grade II for the following principal reasons:

Historical interest: * The Weston-super-Mare box is considered to be the oldest surviving signal box on the British rail system;

Architectural interest: * A good and legible example of a mid-C19 signal box which is relatively unaltered externally;

Group value: * A strong historic and visual relationship with the Grade-II listed railway station of 1875-76.

History

From the 1840s, huts or cabins were provided for men operating railway signals. These were often located on raised platforms containing levers to operate the signals and in the early 1860s, the fully glazed signal box, initially raised high on stilts to give a good view down the line, emerged. The interlocking of signals and points, perhaps the most important single advance in rail safety, patented by John Saxby in 1856, was the final step in the evolution of railway signalling into a form recognisable today. Signal boxes were built to a great variety of different designs and sizes to meet traffic needs by signalling contractors and the railway companies themselves.

Signal box numbers peaked at around 12,000-13,000 for Great Britain just prior to the First World War, and successive economies in working led to large reductions in their numbers from the 1920s onwards. British Railways inherited around 10,000 in 1948 and numbers dwindled rapidly to about 4000 by 1970. In 2012, about 750 remained in use; it was anticipated that most would be rendered redundant over the next decade.

The signal box at Weston-super-Mare was constructed in 1866. It was built for the Bristol and Exeter Railway (B&ER) who were allied with the Great Western Railway (GWR) and shared the same chief engineer, Isambard Kingdom Brunel. The line from Bristol to Exeter was laid out between 1841-1844, and the first section was opened between Bristol and Bridgwater on 14 June 1841. This section was 54km in length, with a 3km single-track branch line to Weston-super-Mare. The town's first station opened in 1841 (on the site of what was to become Alexander Parade Gardens). In 1866 a new station was built to the south (now the site of a supermarket), accommodating a newly-expanded double-track branch line and the signal box was built 300m to the south-east. In 1879 the B&ER amalgamated with the GWR, and in 1884 a new railway loop line was completed, replacing the Weston branch line. A new station was built on a bend in the line and the earlier station was then used for goods. The signal box appears to have remained in use and in the early C20 a southern bay was added, possibly to accommodate a larger level frame. The box had been decommissioned by the late C20, by which time the surrounding tracks had been removed.

Details

Decommissioned signal box, built around 1866 for the Bristol and Exeter Railway; extended in the early C20.

MATERIALS: coursed-squared limestone with Bath stone dressings and Welsh slate roof.

PLAN: a rectangular plan orientated north-west to south-east; the left-hand bay is a later addition.

EXTERIOR: a two-storey signal box with first-floor windows. The north-east elevation windows of eight and 21 panes in Bath stone frames. The right-hand corner of this elevation is chamfered. The north and south gable ends each contain a four-pane sash, and there is a ground-floor door in the south-gable end. The windows have all been boarded over. The remains of an external wooden stair and porch are attached to the south-west elevation. Iron ties are visible at the south end.

INTERIOR: there is a store on the ground floor and an operational room above which was accessed via the external staircase. The building has a tie-beam roof. The lever frame and all other operating equipment has been removed.

Selected Sources

Books and journals

La Trobe-Bateman, Emily, Russett, Vince, Avon Extensive Urban Areas Survey Weston-Super-Mare, (1999)

Vaughan, A, A Pictorial Record of Great Western Architecture, (1977), 142-3

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John Minnis, Railway Signal Boxes: A Review, English Heritage Research Report Series No. 28-2012, accessed 16 August 2017 from <http://services.english-heritage.org.uk/ResearchReportsPdfs/028-2012WEB.pdf>

National Grid Reference: ST3246661108

Sunnyside Road North

Brief historical account

Sunnyside Road North is the post-war continuation of Sunnyside Road around the west side of the Recreation Ground towards the A370. It had been laid out by the mid-1950s. Since the 1950s, there has been a council depot on the west side of the road. Nearby was a P.O. telephone engineering centre, whose building is still extant. Other light-industrial buildings have been built nearby.

Extant buildings of note

None of particular note

Sunnyside Road

Brief historical account

Sunnyside Road was developed in the 1900s by the ABC Syndicate as part of the eastern half of their Sunnyside Estate. In 1909-12, Price & Jane designed 17 houses for the street (SA, D/B/wsm/24/1/1615, 1801, 1922). Sunnyside Road had been built up by 1931, although Sunnyside Road North (qv) was not completed until the postwar period.

Extant buildings of note

None of particular note. The street is dominated by two-storey terraces of local stone with bay windows.

Swiss Road

Brief historical account

Swiss Road was laid out on the Swiss Villa estate in the late 1870s. In 1879 tenders were invited to build a main drain for the estate and work started at the west with the construction of the west side of Swiss Road (*Weston Mercury* 30 August 1879, 1). In 1881, Price & Wooler designed a pair of cottages for Mr Slocombe (SA, D/B/wsm/24/2/474). The east side was built up only after Swiss Villa had been demolished in the early 1900s.

Extant buildings of note

None of particular note

The Drive

Brief historical account

The development of The Drive probably commenced in the late 1930s, as a house there sustained war damage in 1942 (SA, D/B/wsm/24/1/7871). By 1953, the road consisted of six houses and two pairs, all flanking the approach to Ashcombe Manor, which had been built in the 1830s for the Capell family, and which in 1946 became the borough's maternity hospital. Since the hospital's demolition in c 1992, its site has been redeveloped with seven houses (North Somerset Council, planning application 1478/92).

The historic approach to Ashcombe Manor was further west, beside the lodge (now 27 Milton Road).

Extant buildings of note

None of particular note

Tichborne Road

Brief historical account

The southern part of Tichborne Road had been named and laid out by 1885. By 1903, the entire road had been completed. The earliest building plans for this street in SA date from 1900. In the 1960s and 70s, the central plots were developed with small houses.

Extant buildings of note

East side

6 Tichborne Road

House of 1904, by Price & Jane, for C. Taylor (SA, D/B/wsm/24/1/1046). Stone-built with tiled roof, one full-height oblong bay window, one polygonal corner bay.

Tivoli Lane

Brief historical account

Tivoli Lane is a short street opening of the north side of the Boulevard, its curved shape reflecting the form of the west side of the Summer and Winter Gardens and the Victoria Hall (1882-4) that used to exist there. The hall could accommodate 1,000 people and was attached to the Summer and Winter Gardens, which were entered from a porch facing the Boulevard reminiscent of a triumphal arch. (1886 Ordnance Survey Map; Heywood 1895, 12; Beisly 2001, 89) The Victoria Hall later became a Palace of Varieties, then a theatre and finally the Tivoli cinema in 1928. It was destroyed by bombing in 1942 and the site remained derelict until it was redeveloped as flats in 1983-4.

A masonic hall was built at the rear of the Victoria Hall, according to designs by Price & Jane in collaboration with Wilde & Fry. (SA, D/B/wsm/24/1/1483, drawings dated December 1907) Although the Victoria Hall was destroyed during the war, the masonic lodge survived and bears the date of 1908 above its door. It was inaugurated on 1 October 1908.

Extant buildings of note

Masonic hall (see above)

Totterdown Road

Brief historical account

Totterdown Road had been laid out on the Whittings Estate by 1903 and its northern part was largely built up by 1931. It may have been named after Totterdown House in Oldmixon (now Broadway Lodge). Between 1931 and 1953, the road was extended

to the south. Plans in SA date from between 1905 and 1947. By 1939 there was a brick-built builder's workshop at number 39 (now disused) and a boy scouts' hall at number 41 (extant).

Extant buildings of note

None of particular note

Tower Walk

Brief historical account

Tower Walk was laid out on the Shrubbery Estate in the late 1850s. It took its name from the estate's water tower in Shrubbery Avenue (qv). J.P. Sturge's estate plan of 1859 shows that the road was to be built up with five semi-detached houses on its west side. Instead, two semis and three detached houses were built on this side. The east side were mostly gardens of the houses in Shrubbery Road but in c 1923 two semi-detached houses were built on the corner with Shrubbery Avenue (SA, D/B/wsm/24/1/2901). A further pair has been added beside it in recent decades.

Extant buildings of note

None

Trevelyan Road

Brief historical account

Trevelyan Road was developed as part of the Swiss Villa Estate shortly after 1904 by the Cox family. They demolished Swiss Villa and sold the land in several auctions between 1904 and 1906 (See for example *Weston-super-Mare Gazette* 29 October 1904,1; 28 January 1905,1; 5 May 1906, 1). Their surveyor Edward T Gillmore drew up a drainage plan in 1904 (SA, D/B/wsm/24/1/1062; D/B/wsm/24/1/1073). Trevelyan Road was laid out just to the east of the site of Swiss Villa. In 1907, Hans Price & Jane designed four houses in Trevelyan Road; this may well be the terrace of four houses on the east side (nos. 6-12) (SA, D/B/wsm/24/1/1404).

Extant buildings of note

East side

6-12 Trevelyan Road

Terrace of four houses, local limestone with terracotta swag panels below the upper bay windows. Probably by Hans Price & Jane

Trewartha Park

Brief historical account

Trewartha Park was the third major road on the Montpelier Estate, after Montpelier and Hill Road (both of the late 1850s). Its lower half formed the east side of a D-shaped road called Montpelier East, which had been built by 1885. The west side of the stretch enclosed by Montpelier East had three villas by the 1880s, with Rodney House to the south of the southern bend. To the east of Montpelier East was a tennis lawn.

The upper half was added in the 1890s, connecting to Bristol Road Lower. In 1898, Hans Price designed four pairs of semi-detached houses (today they are 5-7, 9-11, 13-15, 17-19), including his own house (now number 7). These were all on the east side; the houses opposite were built in the interwar period.

Extant buildings of note

East side

5-7, 9-11, 13-15, 17-19

Four large pairs of semi-detached houses of different designs by Hans Price; local limestone and tile-hanging, two storeys with attic dormers; some with polygonal corner turrets/bays, some dated '1898'. No 7 was Price's own home until his death in 1912.

Trinity Place

Brief historical account

Trinity Place is the name of two short roads which flank Holy Trinity church and connect South Road and Atlantic Road. They were laid out in c 1859-62.

Extant buildings of note

East side

Greystone Lodge, 2 Trinity Place

Large detached house east of the church and just to the west of Atlantic Terrace East. Built in the late 1850s/early 1860s, possibly as the vicarage. The 1886 OS map labels it 'Greystones Lodge', a name also carved on the gateposts.

Union Place

Brief historical account

Union Place is a short lane off the southern High Street (formerly Gas Street and then Union Street). The area was laid out and developed between c.1847 and c 1853

(maps in NS Library). By 1853, there was a short side street off the east side of Union Street with terraces called Regent Buildings. According to the 1953 OS map, these were largely in ruins after the Second World War. By the 1960s/70s, a new island block had been created with 6-14 High Street to the west, Union Place to the north, Regent House to the east, and Oxford Place to the south.

Extant buildings of note

None

Union Street

Brief historical account

Not to be confused with the earlier Union Street, the southern half of the High Street (between Regent Street and Oxford Street).

The present Union Street originated in the 1840s, originally as an informal lane or yard to the west of Emmanuel Church (1846-7) in Oxford Street.

On the large-scale 1880s OS map it appears as an enclosed yard and on the 1953 OS map it is labelled 'Corporation Yard'. The street was probably created in the 1960s/70s when Walliscote Grove Road was connected to Carlton Street. It was named after the earlier Union Street further north.

Extant buildings of note

Emmanuel Church - see under Oxford Street

Upper Church Road

Brief historical account

A roadway on the line of the western part of the road existed by 1838, although the easternmost loop north of Grove Park was not built until much later. By 1853, the road had been given its current name and there were a number of houses on its south side, including several Gothic cottages. By 1865, the terraces east of Highbury Road had been built, including Raglan Circus, Glentworth Terrace, Park Crescent, and Park Row. In 1881, the Methodist church on the north side was built.

The eastern end of Upper Church Road was built between 1886 and 1903. Due to its early name 'Coronation Road', it seems likely that it was built – or named – in around 1901. By 1953, it had been subsumed into Upper Church Road.

In the 1980s, the former Shrubbery Mews on the east side of the Methodist church was replaced with a modern terrace.

Extant buildings of note

North side

Wesleyan/Methodist church, Upper Church Road

A Gothic Revival church of 1879-81, by Alexander Lauder of Barnstaple (*Weston Gazette* 26 March 1881, 3). The liturgical north side flanks the road, with the entrance at the west end of the liturgical north elevation, beside a slim needle spire at the corner. The plan is oblong, although the main roofs of the nave and transepts form a T. The aisles have four gabled bays, to the depth of the transepts, resulting in the oblong plan.

83-85 Upper Church Road

A pair of houses of 1892, attributed to Hans Price & Wooler. The building has a Moorish flavour, with Moorish horseshoe arches and use of decorative tiles. It is said to have been inspired by a trip Price or Wooler took to Spain or North Africa.

South side

Lansdown House, 66 Upper Church Road (NHLE: 1129744)

Built between 1841 and 1853. Two-storey, three-bay house with shallow pediment.

List entry:

Mid C19. Rendered. Concealed roof. Two storeys and basement. Three windows with moulded architraves; modern aluminium sashes. Quoins. Cornice, central pediment. Pineapple finials at each end of the parapet.
Listing NGR: ST3160762023

68 and 70 Upper Church Road (NHLE: 1311988)

Built between 1841 and 1853.

List entry:

Mid C19. Ashlared render, with quoins. Slate and tiled roof. Two storeys and basement. L plan with porch in angle to road, pointed door and castellated parapet. Glazing bar sash windows with hoodmoulds. No 70 has later bay window between gables and later ground floor outshot.
Listing NGR: ST3162062025

72 Upper Church Road (NHLE: 1320681)

Built between 1841 and 1853.

List entry:

Mid C19. Tudor Gothic. Coursed rubble with painted ashlar dressings. Slate roof. Three storeys and basement. L-plan with porch in angle, pointed original Gothic door with castellated parapet. Two-light sash windows, mostly retaining Gothic glazing bars; under hood moulds.
Listing NGR: ST3162862015

74 Upper Church Road (NHLE: 1320661)

Built between 1841 and 1853.

List entry:

Mid C19. Tudor Gothic cottage. Coursed rubble with ashlar dressings. Slate roof. Two storeys. L-plan with porch in angle, castellated parapet and 4 centre-arch doorpiece. Casement windows with mullions under hood moulds, Gothic glazing bars. Barge-boards with pendants.

Listing NGR: ST3164261997

76 Upper Church Road (NHLE: 1129786)

Built between 1841 and 1853.

List entry:

Mid C19. Tudor Gothic cottage. Coursed rubble with ashlar dressings. Slate roof. Two storeys. L-plan with porch in angle, castellated parapet and 4 centre arch doorpiece. Glazing bar sash windows. Barge-boards with a finial.

Listing NGR: ST3164961990

Upper Kewstoke Road

Brief historical account

The street was laid out in 1849 when Wellington Terrace of five houses was built, designed by architect William Christie of London. By 1853, only the southern three had been built, as shown on the map of that date. North of the terrace, two semi-detached villas ('Wellington Villas') were projected but instead another terrace of five ('Birnbeck Terrace') was built, facing Birkett Road. The east side of the northern half of the street was built up with five villas and one semi-detached pair between 1853 and 1865 (labelled as 'Brockley Crescent' on the 1853 map). Prince Consort Gardens on the west side of the street were formerly Flagstaff Hill. They were acquired in 1882 for public use from the Smyth Pigott estate.

Extant buildings of note

2-10 Upper Kewstoke Road

A good mid-19th century group of historicist villas; nos. 4 and 8 of near-identical Tudorbethan designs. No. 8 was a convent school by 1903. By 1954, nos 6-10 were used by Westcliff School.

List entry for 2 (NHLE: 1320712):

Includes Nos 1, 2 and 3 Windsor Mansions, Camp Road North. Mid C19 Dutch gabled style, semi-detached. Ashlar, mostly painted. Tarred slate roof. Three storeys. Four windows, large pane sashes, some replaced. Projecting end wings with 2 and 3 storey bay windows, terminating in Dutch gables with finials. Listing NGR: ST3096462325

List entry for 4 (NHLE: 1137631):

Mid C19 Tudor Gothic villa. Rendered. Slate roof. Two storeys. Three windows with

set back one window sections, 2 storeys to left, one storey to right with pointed doorway under stepped gable. Large pane sash 2- and 3-light windows with thick mullions and transoms. Hood moulds. One storey bay windows with castellated parapets. Stepped gables with finials. Listing NGR: ST3095362345

List entry for 6 (NHLE: 1129724):

Mid C19 Italianate villa. Rendered. Slate roof with bracketted cornice. Two storeys. Two 3-light windows. Slightly projecting wing to left surmounted by a pediment with acroterion. Later 3-light oriel window of circa 1905. One storey porch to right. Listing NGR: ST3094562365

List entry for 8 (NHLE: 1137648):

Mid C19 Tudor Gothic villa. Rendered. Slate roof. Two storeys. Three windows with set back one window sections, 2 storeys to left, one storey to right with blocked pointed doorway under stepped gable. Large pane sash 2- and 3-light windows with thick mullions and transoms. Hood moulds. One storey bay windows with castellated parapets. Stepped gables with finials. Listing NGR: ST3093762383

List entry for 10 (NHLE: 1320692): Mid C19 Tudor Gothic villa. Rendered. Slate roof. Two storeys. Two windows, large pane sashes, some under weak hood moulds. One storey bay window to right with parapet and blind quatrefoils, string course - 2 gables. Arcaded loggia joins No 10 to No 8. Listing NGR: ST3093262405

Victoria Park

Brief historical account

Victoria Park was built in around 1907 on the site of Coombe Cottage (later Coombe Lodge) and its small lodge, both of which had been built between 1841 and 1853 on the Shrubbery Estate. Hans Price designed seven houses in 1907 (SA, D/B/wsm/24/1/1470). The ABC Syndicate built another house in 1908 (SA, D/B/wsm/24/1/1574).

Extant buildings of note

3-16 (consec.) Victoria Park

A fine group of Edwardian pairs of houses by Hans Price (SA, D/B/wsm/24/1/1470). Local, rock-faced carboniferous stone with ashlar dressings. Decorative tile-hanging to the gables and above the porches.

Victoria Place

Brief historical account

Victoria Place is a short access lane to the south-east of and behind Victoria Buildings (c 1838-40). By 1931, the plot to the south of Park Villas was the Weston

Nursery. By the 1950s it was allotments; it is now covered with an extension to the School of Science and Art (now Weston College).

Extant buildings of note

South/east side

Former Victoria lodge, behind 16 Knightstone Road and Leeves' Cottage

Now part of Victoria Mansions (including 16 Knightstone Road), luxury serviced apartments.

North/west side

Rear of 6 Park Villas (the house between 5 and 7, numbering not clear), former Fairleigh

House of rockfaced local limestone with bargeboarded gable, Tudor hoodmoulds and battlemented entrance. As the house was built on a triangular site, it is part of the Park Villas in South Terrace but its main elevation is to the rear.

Victoria Quadrant

Brief historical account

Victoria Quadrant, which runs northwards from the Boulevard, first appears on the 1865 map and was presumably created at much the same time as the Boulevard, along with Albert Quadrant and Southside. The map shows that some of the houses on the east side been constructed by this date. Hans Price was responsible for the design in 1869 of a double villa for Mr Shorney (SA, D/B/wsm/24/2/797). By 1886, the east side had been completed and most of the houses on the west side had been constructed. By this date the Summer and Winter Gardens (1882-4) had been created immediately behind the east side of the road.

Some of the larger houses have been converted into mansions, for instance Hibernia House and Bouverie House on the 1886 map have become Hibernia and Bouverie Mansions. Despite subdividing the large houses, the basement and ground floor flats were still too large to be commercial, and therefore in 1938, Henry Butt further subdivided into four flats (D/B/wsm/24/1/7265).

Extant buildings of note

Hibernia and Bouverie Mansions (see above)

A striking pair of Gothic style houses extended by Henry Butt and further subdivided later.

Victoria Square

Brief historical account

Victoria Square is first shown on historic maps of the 1880s, with one large house called 'Wolvesnewton' at the northwest corner on the north side. At the centre of the square was a small putting green. The 1880s Ordnance Survey map also shows the outline of a second, smaller green to the east (not built). The terrace on the south side has been attributed to Hans Price. By 1903 both sides of the square had been built up. By c 1900, some houses in the square were lodging houses. The putting lawn at the centre is now a crazy golf course.

Extant buildings of note

South side

2-8, terrace

Attributed to Hans Price. Neoclassical terrace of three four-storey properties (the outer ones of three bays with two canted three-storey bay windows each, the centre of two bays with one bay window).

Wadham Street

Brief historical account

Wadham Street was named after members of the Smyth Pigott family who frequently had Wadham as their middle name. It was laid out between 1841 and 1853. The earliest building leases date from 1846. By 1853, the southern end had been built up and a Baptist Church (1850) built at the northwest corner with Grove Road. The west side had been largely built up by 1865, while there were still a few empty plots on the east side.

By 1866, there were Turkish Baths at 17 Wadham Street. In 1882, Sydney J. Wilde made alterations to the baths for Mr Cogle, who in 1886 commissioned Hans Price to build him a coach house and stable next door (now the Old Stable pub). By 1895, the West of England Telephone Company had an exchange in Wadham Street and the following year Charles Cornish commissioned a large red brick warehouse and coach house for the east side.

By 1910, buildings on the east side of the street housed (from north): the Mendip Press Ltd (printers of the Weston Gazette), Hares Bros (cabinet makers and upholsterers), and Blackmore's Garage. By 1920, buildings on the east side of the street housed: the Mendip Press Ltd, Blackmore's Garage, the Primrose League Hall, the Grove Institute, the Girls' Friendly Society, and Hares Bros.

In c 1975, flats called Parkside were built by the Leigh Development Company Ltd on the site of St James' Works (perspective drawing by A.H.E. Shearing in the

RIBA Drawings collection, PB376/2). In 1986, the Civic Society opened the Weston Heritage Centre in nos. 3-6.

Extant buildings of note

West side

Parkview, Wadham Street

Corner building, formerly the Baptist church house, probably by Hans Price. Restored after war damage.

Former Baptist church, Wadham Street (now Blakehay Community & Arts Centre)

Built in 1850 in the Italianate style, to seat around 300. In 1862-4 remodelled by Hans Price. Restored after 1945. It closed as a church in 1985.

19, The Old Stable public house

Coach house, stable and groom's accommodation built in 1886 by Hans Price & Wooler for Mr Cogle (see drawings in SA, D/B/wsm/24/2/749). (1889 POD has Thomas Cogle, purveyor of meat & farmer, 23 West Street.) L-plan building of rock-faced stone with gabled front and rear ranges and a lower connecting range.

East side

7, Wadham Street garage

Garage of 1912 (Poole 2002, plate 9). Curiously, its cornice impinges on the neighbouring 1896 building, suggesting the garage is earlier.

3-6, at corner to Old Post Office Lane

A former coachhouse and warehouse designed by H. Dare Bryan, 1896, for Charles Cornish (SA, D/B/wsm/24/1/502); three storeys, red brick with broad arches and stripy stone voussoirs, elaborate south gable. Southern bay (with gable and date) designed and built slightly later than northern part which then was already under construction (see drawings in SA).

Walliscote Grove Road

Brief historical account

This short road to the east of Carlton Street was developed between 1865 and 1884. As built, it was a short cul-de-sac with terraces on both sides.

After c 1960, it was connected to Carlton Street by the demolition of the infant school at the end of Carlton Street. The northern terrace was demolished in the 1980s for the town hall extension

Extant buildings of note

South side

1-15

Late 19th century terrace of rockfaced stone, with bay windows, gables and a continuous lean-to roof above the raised ground floor. They have been attributed to Hans Price.

Walliscote Road South

Brief historical account

Walliscote Road South is a short road between Quantock Road and Moorland Road. It was laid out and built up between 1903 and 1931.

The east side consists of five pairs of houses, the west side of a short terrace with a short service lane behind them. Both sides are of similar design, with canted bay windows with balustrades and gables with ball finials.

Extant buildings of note

None

Walliscote Road

Brief historical account

Walliscote Road stretches from Regent Street in the north to Quantock Road in the south. For most of its length it is lined with fairly typical Weston-super-Mare housing, and facilities to serve the growing communities such as churches, parks and a hall. The housing becomes later in date further south as Weston expanded rapidly in the late 19th century. At its northern end, Walliscote Road is in the heart of the town and therefore has a very different architectural story. (See Regent Street for Magdala Buildings and Odeon Cinema; see Station Road for Magistrates Court and Police Station) This is where civic buildings such as the Town Hall (see below) and the Magistrates' Court were built. It also had the town's first Board School.

The first section of the road to be created is this extreme northern end. The Town Crier public house to the south of Madgala Buildings is listed as mid-19th century (see below), but it does not appear on the 1853 or 1865 maps. By 1865 the short northern section had been extended a long way to the south past the recently constructed town hall and Walliscote Road became the central spine road for the grid development of the southern part of Weston-super-Mare.

By 1886 most of the street had been developed as far south as Neva Road, with only sporadic one-off houses to the south of this line. However, by 1901 development had reached as far as Clarence Park and by 1914, had reached the end of the road.

Extant buildings of note

Town Hall (NHLE: 1138148)

By the mid-1850s the need for a purpose-built town hall had been recognised. A competition for its design was held in 1856 and as a result of the generosity of Archdeacon Henry Law the new building was inaugurated on 3 March 1859. (*The Builder* 20 September 1856, 517; <http://www.thewestonmercury.co.uk/news/when-weston-aspired-to-a-market-hall-1-313932> accessed 28 February 2018) The new, purpose-built Town Hall was constructed by James Wilson of Bath at a cost of £3,000 and contained the main hall, a smaller, though still large room for the Improvement Commissioners meetings, as well as rooms for magistrates' meetings, police offices, and cells for prisoners. (*The Builder* 26 February 1859, 157; Post Office 1866, 503) The Petty Sessions was held fortnightly at the Town Hall, while the County Court met there monthly. The original building was enlarged in 1897 at a cost of about £5,000 by Hans Price to include new offices and a council chamber for the recently created Urban District Council. (Kelly 1897, 456) In 1909, a new committee room was added and the Town Hall was again extended to the north in 1927 by the architects Fry, Paterson & Jones, with the borough surveyor, Harold Brown. (Kelly 1914, 504; Foyle and Pevsner 2011, 711) List entry: see under Oxford Road

The Centre

A moderne parade of shops of c 1933 with flats above. In 1932, Leete & Darby (architects of the Art Deco houses in Station/Neva Road) drew up plans for 19 lock-up shops, two showrooms, 18 flats and a café (SA, D/B/wsm/24/1/4943). The foundation stone was laid by Henry Butt JP, CC on 19 January 1933. It has recently been renovated.

Walliscote Road Primary School (NHLE: 1129747)

The first school to be built by the board was clearly intended to be a statement and no expense was spared. A site in Walliscote Road was acquired for £6,042 12s, which required the demolition of 'four pretty villas, and some cottages in Carlton-street'. (Weston-super-Mare Gazette 31 July 1897, 2) An architectural competition was advertised in November 1894. (*The Builder* 17 November 1894, 348) This quickly attracted the wrath of the architectural press as initially no professional assessor had been appointed. The Council remedied this by selecting ER Robson, an eminent school architect, who chose design number 15. However, the committee overruled him and instead chose design number 3, which had been disqualified by Robson as it had violated the conditions by providing 60 more places for girls than was required. This design was found to be by Hans Price, the architect to the board, which led *The Builder* to describe the whole competition as a 'farce'. (*The Builder* 9 September 1895, 99) The finished school was opened on 30 July 1897 by Sir George Kekewich, Permanent Secretary to the Department of Education and from 1900 Secretary to the national Board of Education. The cost of erecting the main block for boys and girls and the detached infants' block was £10,041.545. (Weston-super-Mare Gazette 31 July 1897, 2)

The Weston-super-Mare Gazette described the school buildings as follows:
'The buildings, which are renaissance in style, are constructed of local limestone, with Bath stone dressings, and the roofs covered with red Bridgwater flat tiles. The principal feature externally is the high roof of the central halls, with its 6 large Dutch gables and central turret, containing the school bell, flanked by the roofs of the 4 angle pavilions.' (Weston-super-Mare Gazette 31 July 1897, 2)

List entry:

Dated 1897 by Hans Price. Formerly the Board Schools. Exuberant Dutch Baroque. Limestone rubble, ashlar dressings. Tiled roof. Two storey set back main block; elaborate with scroll. Pediment, consoles, date-stone and balustraded parapet; cupola. Two gabled 2-storey end pavilions, gabled on 4 sides and joined by single storey gabled blocks to central entrance. Entrance under large flattened arch. Rear in similar style.
Listing NGR: ST3201461111

The Town Crier Public House, 18 (NHLE: 1129746)

List entry:

Mid C19. Gothic. Rendered concealed roof. Three storeys, three glazing bar sash windows under hood moulds. Castellated parapet. Round headed windows and doors to ground floor, divided by fluted columns and decorated capitals. One storey extension to right. Oxford Street elevation: 2 storey bay with castellated parapet and pierced quatrefoils. Listing NGR: ST3209361274

Wilton Gardens

Unusual small development around a square. In existence by 1886.

Clarence Park Baptist Church

In December 1908 a dual-purpose school and chapel opened in Walliscote Road. This fine, Arts & Crafts-influenced building was designed by the architects Silcock and Reay of Bath. The 1908 building became the Sunday school after a purpose-built church was built in front of it in 1929-30; it is now known as Clarence Park Baptist Church. (SA, D/B/wsm/24/1/4238, D/B/wsm/24/1/4251) Designed by Fry, Peterson & Jones in a late version of the Gothic Revival, it is more conventional than the earlier multi-purpose building behind.

St Paul's Anglican Church

The last Anglican church to be built in Weston before World War I was St Paul's. Built in 1911-12 to serve the new Clarence Park area in place of and 1897 iron church, it was designed by Peter George Fry in a Neo-Perpendicular style. A planned south-east tower was never completed and its base remained at the height of the south aisle. After war damage the church was restored in 1954-7 by Harold Jones of Fry, Paterson & Jones. (Foyle and Pevsner 2011, 709)

West Street

Brief historical account

A lane called 'West Lane' first appears on the 1804 map. This was longer than today's West Street, connecting the seafront and the High Street. There were only three small houses near the east end, including the house of the parish clerk. By 1838, a few more had been built – notably most of the block between West Street and South Parade. In 1858, Weston's second assembly rooms were built on the corner of the West Street and High Street. By 1865, the whole northern side had been built up.

By 1886, the southern side was bookended by two banks and towards the west end was the Imperial Hotel, all three with frontages to both West Street and South Parade. Several buildings were destroyed in the Second World War: no 7 was never replaced; the assembly rooms site was a car park in 1954 and it was redeveloped with 1-5 Royal Chambers in the 1960s.

Extant buildings of note

South side

Sass, former bank, 16 and 18 South Parade – see South Parade

15, Rear elevation of the Imperial Hotel – see South Parade
Italianate elevation of two storeys plus attics. Six bays with three doors.

11, former butcher's shop

A two-storey former butcher's shop of 1869 with a modern shop front but an original first floor of Bath stone with three windows interspersed with carvings of butcher's tools and head of a bull and a sheep. Above are the inscriptions 'A.D.', 'Taurus', 'Aries' and '1869'. By 1872, the butcher was Francis Blackmore (then numbered 15 West Street).

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Early 20th century shop with triple arcade in front of modern shopfront. Original skylight on roof ridge. By 1914 used by Lalonde Bros & Parham, auctioneers and estate agents (Kelly's). Possibly by Hans Price who built several buildings for the firm.

Lloyds Bank on corner to High Street

1864, by W.B. Gingell of Bristol. Italianate, shorn of its rich carving in the 1960s (Foyle/Pevsner).

Whitecross Road

Brief historical account

Whitecross Road is one of the two main north-south routes through the Whitecross Estate, the other being Walliscote Road. It was developed by the British Land Company in the 1880s. By 1887-8, the road had been laid out but there were only a handful of houses at its northern end. In 1891 Price & Wooler drew up a plan for a gospel hall or mission room at the corner to Clifton Road; however, the present building dates from 1908. From c 1896 there was also a short-lived Baptist congregation (using a tin chapel) in this street, which closed in 1904 when the Baptists moved to a larger building in Walliscote Road.

By 1903, nearly the whole road had been built up and by 1931 the last remaining gap sites had been filled, including the gardens at the corner to Ellenborough Crescent. A few purpose-built shops were provided in the original development but more soon developed along Whitecross Road in converted houses.

Extant buildings of note

East side

Clifton Mews, 51 Whitecross Road, former Gospel Room/Whitecross Hall, corner of Clifton and Whitecross Road (extant)

The building bears the date '1908' and the inscription 'Whitecross Hall'. In 1891, Hans Price designed a gospel hall for Whitecross Road (SA, D/B/wsm/24/1/8629), which may have been this building. On the 1931 OS map it is labelled as 'church hall' but by 1974 it is labelled as 'warehouse'. It has now been converted to several residential units.

West side

46 Whitecross Road

Semi-detached house by Hans Price

Whitting Road

Brief historical account

Whitting Road had been laid out on the Whitting Estate by 1903 and built up by 1931. Plans in SA date from between 1906 and 1926. By the 1920s, there was a church dedicated to the Good Shepherd at the corner to Uphill Park Road (now Devonshire Road), with a hall to the rear, in Whitting Road. They were replaced in the 1970s by flats.

Extant buildings of note

None of particular note

Winscombe Road

Brief historical account

Winscombe Road was laid out between 1903 and 1913. The first phase of development consisted of three pairs of house of local limestone. By 1931, three further pairs and one short terrace had been built, all with render over what is probably brick.

Extant buildings of note

None of particular note

Woodland Road

Brief historical account

Woodland Road (then called Fritham Road) had been laid out by 1903. It had been renamed by 1907 (SA, D/B/wsm/24/1/1395). It had been largely developed by 1931, apart from tennis courts and gardens on the west side. The latter were built over in the 1970s, the former still exists.

Extant buildings of note

None of particular note

Woodview Terrace

Brief historical account

Woodview Terrace had been laid out by 1886 and its south side built up with a red brick terrace of houses. This development was probably, like Langford Road, prompted by the move of the New Potteries to a site nearby.

Extant buildings of note

None of particular note

Wooler Road

Brief historical account

Wooler Road, named after Hans Price's partner Walter H, Wooler, was developed between 1886 and 1903. Price & Wooler designed most of the houses in this street.

Extant buildings of note

East side

1-21 Wooler Road

Terrace by Price & Wooler, faced in ashlar; with projecting gabled bays with keystones, finials and a carving in an arched recess

West side

2-20 Wooler Road

Terrace by Price & Wooler, faced in ashlar; with projecting gabled bays with keystones, finials and a carving in an arched recess

North side

26 Wooler Road

Three-bay, two-storey house with shaped gables and a bay window; by Price & Wooler

Worthy Place

Brief historical account

By 1841, there was a short lane called 'Worthy Place' at right angles to Market Lane. It had been extended to its present length by about 1865, connecting Longton Grove Road and Victoria Quadrant. It provided rear access to the buildings on the north side of the Boulevard and also had some small terraces, cottages and workshops. For example, in 1878 five cottages were built in Worthy Place (SA, D/B/wsm/24/2/284). By 1895 there was a dairy in Worthy Place, which by 1901 was known as 'Milk Factory' (SA, D/B/wsm/24/1/335, D/B/wsm/24/1/915). By 1923, this was owned by Somerset Direct Daries Ltd (SA, D/B/wsm/24/1/2777).

Extant buildings of note

None of particular note

York Street

Brief historical account

In 1800, the area to the south of modern Regent Street/Locking Road was still undeveloped, with sandbanks to the seafront and the moor to the south (1801/04 map in NS Library). After the Enclosure Act of 1810 Mr Colston bought land on which York Street was laid out. York Street had been laid out by 1838 (tithe map). It was clearly intended as a narrow service lane, rather than a major road like those running W-E.

Between 1841 and 1853, a temperance hall was built on the west side, which by 1855 was used by the Bible Christians on Sundays. The 1886 Ordnance Survey map also shows a pub on the west side, just next to the temperance hall!

By c 1953, the pub site had been incorporated in the Grand Central Hotel on Beach Road. The east side was dominated by the side elevation of the Regent cinema and the side elevation of a Mineral [Water?] factory which had another elevation to Richmond Street.

Extant buildings of note

West side

Northwest corner building to Regent St - see Regent Street



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