

# Midsomer Norton High Street

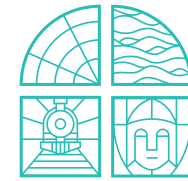
## Shopfront and Façade Study

Bath & North East  
Somerset Council

Improving People's Lives



Donald Insall Associates  
Chartered Architects and Historic Building Consultants



Midsomer  
Norton



Historic England





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# Executive Summary

This study has been produced to support the ongoing work which is part of the wider regeneration of Midsomer Norton High Street with the primary aim of preserving and enhancing the character of this distinct local market town. The survey concentrates on the three areas which make up the High Street, referred to as the Upper High Street, Lower High Street and The Island. This study is the first stage in identifying the importance of the High Street buildings, in particular the shopfronts, and to suggest where improvements could be made to enhance and benefit the wider regeneration of the High Street. Although this report was commissioned to concentrate on the commercial buildings, the residential, public buildings and public realm are an important part of the character of the High Street and form part of the analysis.

The Midsomer Norton High Street Shopfront and Façade Study has been produced to support the regeneration of the High Street and ongoing work to preserve and enhance the character of this distinctive local market town. The High Street Study is focused on the three areas which make up the High Street, namely the Upper High Street, Lower High Street and The Island, with survey work undertaken to:

- 1) Identify the importance of the High Street buildings, particularly those with shopfronts; and
- 2) Suggest where improvements could be made to enhance the High Street and contribute to its wider regeneration.

Although this Study was commissioned with retail and commercial buildings in mind, it is recognised that those in residential, civic and religious use, amongst

others, also make an important contribution to the character of the High Street. As such they are included within the analysis along with the public realm.

Whilst the information contained within the High Street Study and associated guidance documents is provided to support the improvement of the town centre, and therefore the aims and objectives of the High Street Heritage Action Zone initiative, it is recognised that further development will take place once this project has been completed. As such, the guidance contained herein has been developed with a long-term perspective in mind and seeks to support and guide property owners, occupiers, residents and the wider community through the improvement and adaption of buildings and spaces within the planning cycle e.g. through ongoing programmes of repair and maintenance, change of ownership or redevelopment.

Public consultation has been a critical element in the production of this study and has been vital in understanding the thoughts, issues and pressures which face the High Street from those who live, work, and use the area. The process of undertaking these consultations and the subsequent results is summarised in this report.

All buildings within the study area were photographed and recorded, with those buildings which are historic, capable of restoration, enhancement or preservation, important landmarks and those which make a large contribution to the setting of the area are described in detail through property sheets. These are produced as a separate document to this report for ease of reference.







No. 48 High Street—Surviving C19 shopfront

The commercial core of the High Street developed in the early C19 – early C20 and there appears to be two distinct periods of development to shop fronts: the original early-mid C19 shop-fronts and later early C20 redevelopment. There are very few surviving examples of historic shopfronts within the study area. There is one surviving example of what is believed to be a mid C19 shopfront at No. 48 High Street. No. 78 is the highest quality shopfront within the Upper High Street although it is likely this is a mid C20 replica. The shopfront to No. 13 High Street survives in its original condition and that at No. 127 High Street is potentially original, or if not, a high-quality reproduction of the original shopfront.

Historic  
pilaster with  
painted tiles  
over



Insensitive  
C20  
developments



Poor  
condition of  
the public  
realm



The survey work identified general characteristics and issues which are common across the study area, but also those which are specific to each character area and these have been identified separately. A series of general actions and principles has been developed in response to these with the aim to guide future development and help restore some of the character which has been lost.





## Part 1: Background and Context



# Part 1: Background and Context

## 1.1 Introduction

Midsomer Norton Town Council and Bath and North East Somerset Council jointly commissioned this report in January 2021. The survey and audit will support ongoing work which is part of the Midsomer Norton High Street Heritage Action Zone, funded by Historic England. The work supplements the draft Midsomer Norton and Welton Conservation Area Character Appraisal and Management Plan and the ongoing regeneration of Midsomer Norton High Street.

The Conservation Area is currently on the Historic England Conservation Areas At Risk Register being at a medium state of vulnerability but improving. Many of the issues which have contributed to this deterioration are explored within this guidance document, including the loss of historic fabric and detailing, insensitive contemporary alterations, poor commercial shopfront design and deterioration within the public realm.






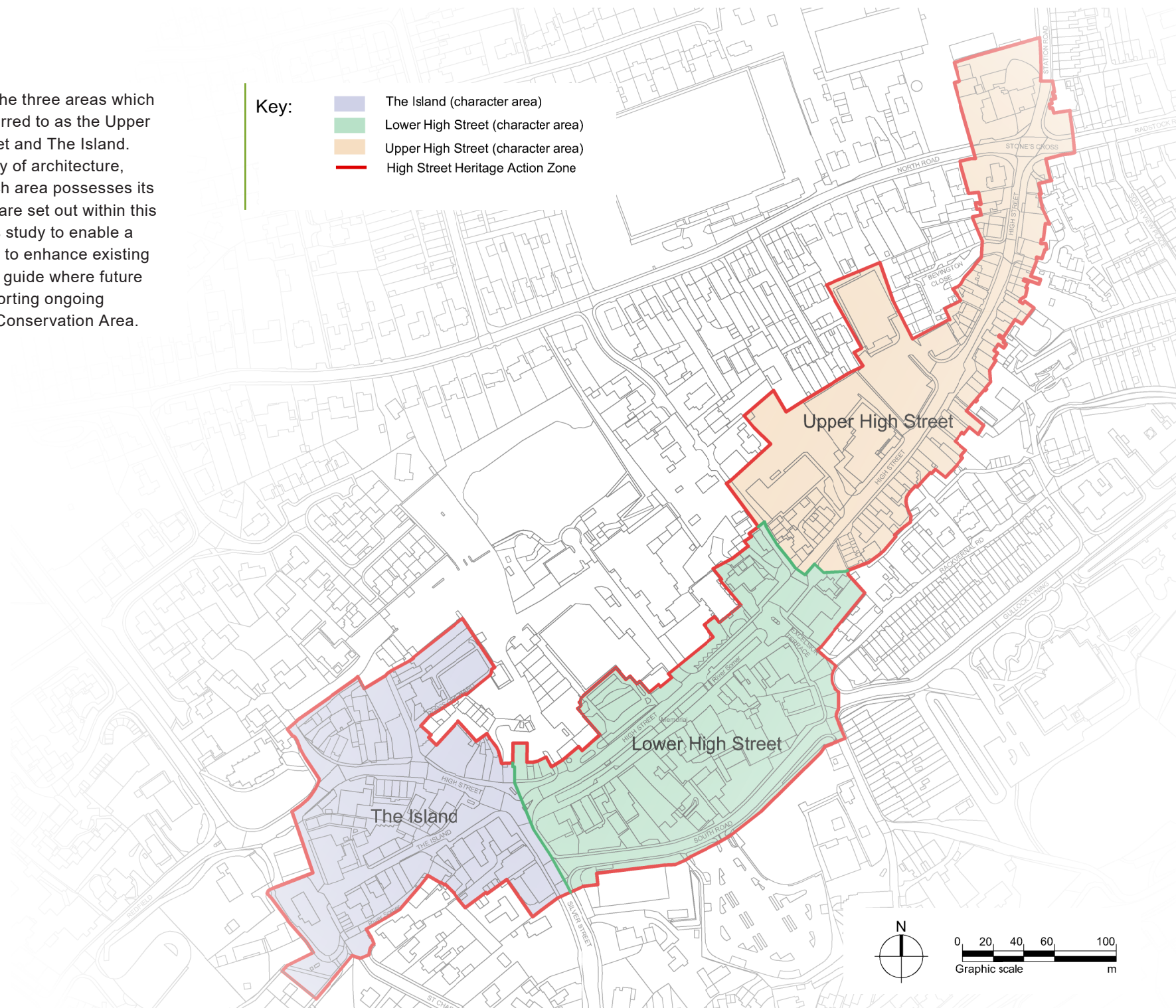
**Clockwise from top left:** Deterioration within the public realm; Insensitive alterations to historic buildings; Loss of historic fabric; Poor quality commercial shopfront design



The survey concentrates on the three areas which make up the High Street, referred to as the Upper High Street, Lower High Street and The Island. Although there is commonality of architecture, issues and opportunities, each area possesses its own unique character, which are set out within this document. It is the aim of this study to enable a targeted programme of repair to enhance existing buildings be established, and guide where future resources are required, supporting ongoing regeneration throughout the Conservation Area.

Key:

-  The Island (character area)
-  Lower High Street (character area)
-  Upper High Street (character area)
-  High Street Heritage Action Zone





Part 1 of the study provides an overview of the history of Midsomer Norton and how the study was undertaken. Part 2 describes the buildings within the study area, how they were selected for the study and an overview of historic shopfronts, the public realm and other buildings in the area. Part 3 analyses the issues identified through the survey, the existing character of the High Street and complimentary regeneration initiatives. Finally, Part 4 sets out recommendations for enhancing the character of the area, the policy context and a summary of draft shopfront design guidance. The Appendix contains a summary of the results of the questionnaires undertaken as part of the study, a glossary of terms used and a bibliography. A separate document provides more detailed shopfront design guidance to support the ongoing regeneration of the study area. There are an additional 69 property guidance sheets which provide added commentary and recommendations for individual buildings within the study area which stands separately from this report.







**Clockwise from left:** Adapted historic buildings within Church Square; High Street frontage within The Island; St Johns Parish Church; The Town Hall; The White Hart



## 1.2 Midsomer Norton and Welton Conservation Area Character Appraisal and Management Plan

The Conservation Area Character Appraisal was published in May 2017. The document identifies eleven character areas, with the commercial areas concentrated around areas 5 (Stone's Cross/Upper High Street), 8 (Middle High Street and South Road) and 1 (High Street, Church Square, The Island), with area 1 containing the highest number of listed buildings. The High Street follows the historic development of the area along the valley of the River Somer, which runs the length of the Lower High Street. Enclosed by higher ground, there are characteristic views from the town to open fields and wooded skylines beyond. It is also a busy commuter route with a one-way system operating through the town centre.

The Island forms the nucleus of the medieval village. The historic buildings here are distinctively linked and grouped along the High Street frontage and at Church Square and The Island, forming a distinct intimate and enclosed local historic character, as well as historic public squares which mark key open space for public assembly. It includes key buildings and focal points such as the Town Hall and White Hart Inn, which are significant local landmarks and make an important contribution to the sense of local identity.

This core area of the High Street is the historic linear route to the town centre from the north beginning at Stones Cross and finishing at The Island. The commercial area of the High Street is visually enclosed on its south west side by a tight-knit frontage of (generally) two storey historic buildings built tight



against the back edge of the footpaths, creating an intimate scale and enclosed character. The loss of a number of historic buildings has led to large gaps to the north east edge, where the buildings are set back from the High Street at the detriment of the character of the Conservation Area. There has been wide scale loss of historic shopfronts, although there is evidence that historic fabric may exist behind some contemporary shopfront additions.

The Lower High Street is strongly characterised by the River Somer flowing alongside it. Two storey historic buildings survive in this part of High Street, interspersed by important detached taller structures, such as The Hollies and the former brewery buildings. The late C20 Sainsburys supermarket and associated green space on the High Street frontage, are located in the former garden area of The Hollies and act as an active focal point in the town centre.

The Conservation Area Character Appraisal also identifies a number of undesignated heritage assets which are recommended for inclusion within an emerging list of assets throughout Bath and North East Somerset. Once complete, the list of undesignated assets will form part of Supplementary Planning Guidance.

The document identifies a number of issues as well as enhancement opportunities, highlighting the pressure for new development leading to recent large scale footprint retail units which lack positive character and create large gaps within the High Street frontage. It is noted that a number of historic shopfronts have been harmed by modern interventions, with shop signs often obscuring or conflicting with the quality of historic buildings.



Sainsburys within The Hollies gardens



Shop signs can obscure and conflict with the quality of the historic buildings



The River Somer



### 1.3 Aims and Methodology

This report is the first stage in identifying the importance of the High Street buildings, in particular the shopfronts, and to suggest where improvements could be made to enhance and benefit the wider regeneration of the High Street. Although this report was commissioned to concentrate on the commercial buildings, the residential, public buildings and public realm are an important part of the character of the High Street and will also form part of the analysis.

The main aims of the study are to:

- Produce a targeted detailed photographic and written survey and assessment of identified buildings
- Identify and set out the condition and proposed recommendations for enhancement and repair of each building identified
- Analyse, identify and advise on the specific circumstances that have resulted in adverse and detracting issues and suggest management/enforcement regimes and solutions to ensure properties conform to the proposed scheme going forward
- Undertake community consultation to utilise their local knowledge
- Understand the present tenant mix and the overall retail offer of High Street



An initial desk-based exercise identified buildings which had previously been highlighted as important heritage assets, both designated and undesignated. This was then supplemented by detailed audits carried out in February 2021, following the methodology below;

- External site surveys of all buildings within the study area, including those on the boundary of the site which added in some way to the area
- Collecting all available historic photographs and illustrations (note: due to COVID 19 the availability of resources has been limited and identifying the copyright of images from secondary sources is ongoing)
- Historic maps from the C19 and C20

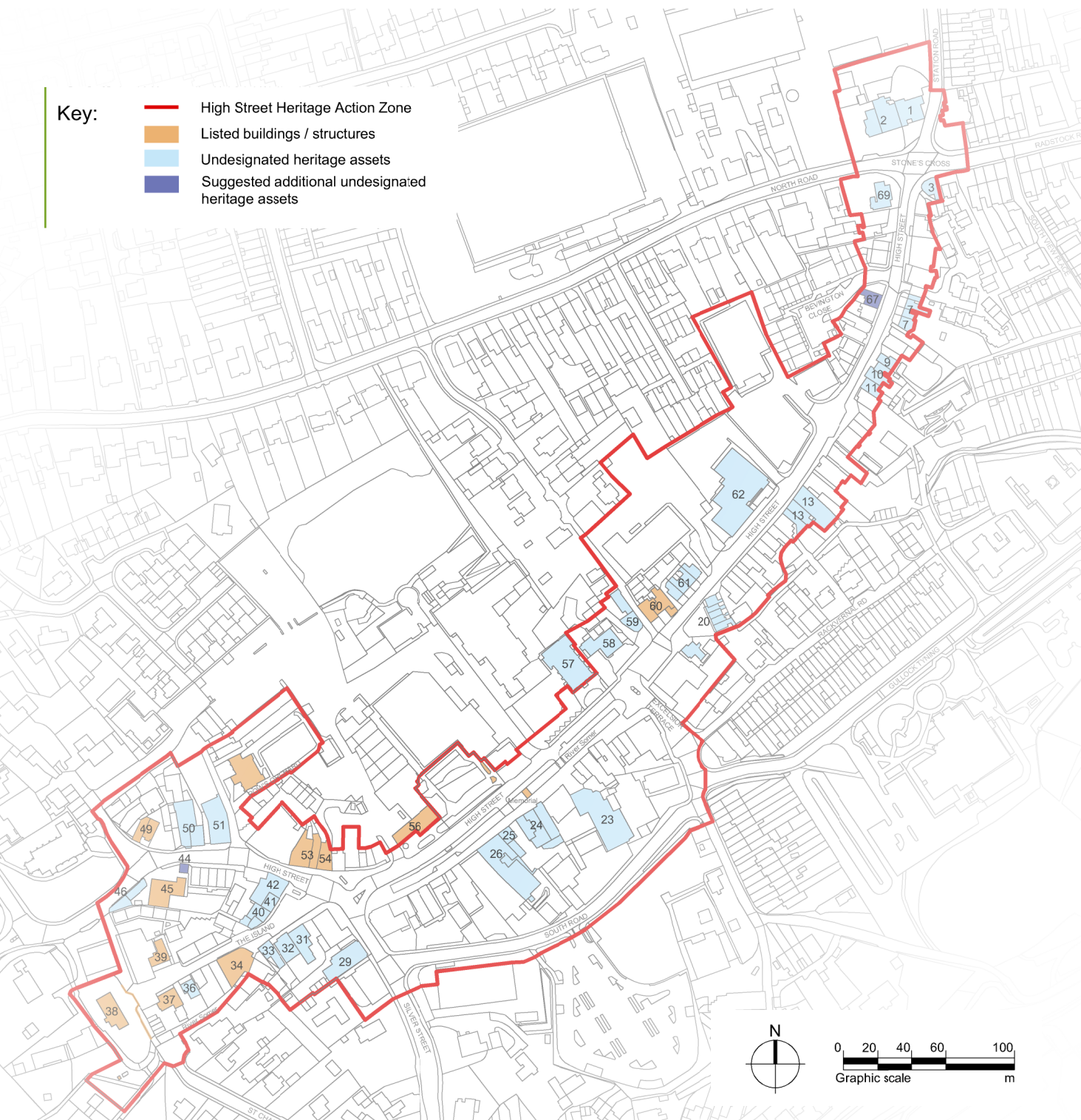
This information has allowed us to produce;

- An understanding of the historic development of the High Street and its key characteristics
- An analysis of how buildings have changed and adapted over time
- An identification of issues and actions to enhance and/or preserve the area
- Informal guidance for properties within the study area, particularly commercial buildings
- Draft guidance for shopfront design based upon historic precedents

Several documents have been consulted in the production of this report, a full list of which is included as an Appendix. This includes Local Authority guidance, including the Bath Shofronts: Guidelines for Design and Conservation Supplementary Planning Guidance, publications which set out the historic development of the town, historic images, maps from the C19 and C20, as well as additional Supplementary Planning Documents.

Key:

- High Street Heritage Action Zone
- Listed buildings / structures
- Undesignated heritage assets
- Suggested additional undesignated heritage assets





## 1.4 Community Engagement

Public consultation has been undertaken throughout the production of this study and this has been vital in understanding the thoughts, issues and pressures which face the High Street from those who live, work, and use the area. The groups which were consulted are listed below;

- Midsomer Norton Town Council
- High Street Heritage Action Zone Steering Group
- Midsomer Norton Society
- Somer Valley Chamber of Commerce
- High Street businesses and stakeholders
- Bath and North East Somerset Council, including High Street Heritage Action Zone Project team and Conservation/Planning officers
- Local Primary Schools
- Other local community groups and organisations

The table below sets out the groups consulted, when discussions took place and a summary of the topics which were discussed and how these have informed the production of this report.

Consultee	Date of meeting	Topics discussed	How this has informed the study
Bath and North East Somerset Council	29.01.21	Project overview including identified issues, development pressures and the project programme	Agreement on methodology, identification of consultee groups, existing documents and policies for consultation
High Street Heritage Action Zone Steering Group	17.02.21	Overview of the outputs, methodology and study programme	Agreement on project programme
Longvernal Junior School	1.03.21	An introduction to the study and discussion as to how it would fit in with the school curriculum	Production of worksheets
Midsomer Norton Town Council	1.03.21	Overview of the outputs, methodology and study programme	Understanding of priorities and issues
St John's C of E Primary School	4.03.21	An introduction to the study and discussion as to how it would fit in with the school curriculum	Production of worksheets
Midsomer Norton Society	4.03.21	A brief history of Midsomer Norton and its development, as well as identified issues	History of the town and how this has can be seen in the study area, key historic buildings, and issues
Bath and North East Somerset Council	5.03.21	Progress meeting, including an overview of identified issues and the existing character of the study area	Ongoing programme and agreement of format of report
High Street businesses focus group	23.03.21	Discussion of High Street improvements alongside pressures facing local businesses	Understanding of pressures for high street businesses, longterm aspirations and shopfront improvements
High Street Heritage Action Zone Steering Group	24.03.21	Progress meeting, including an overview of the questionnaire results, identified issues and study programme. Issue of a selection of draft property sheets	Alterations to questionnaires for future consultations
Bath and North East Somerset Council	12.04.21	Presentation of initial draft document	Revisions to draft documents
High Street Heritage Action Zone Steering Group	21.04.21	Presentation of initial draft document	Revisions to draft documents





## HI MIDSOMER NORTON!

**Did you know that improvement works to the High Street are on their way?**

However, we need your help to better understand the High Street. What parts you do like, what parts do you dislike and what would you like to see happen in the area?

In order to have your say we have prepared short surveys for adults and children which can be found here: [tinyurl.com/msnhaz](http://tinyurl.com/msnhaz)

Alternatively, you can also scan the QR code below. Paper versions are also available from the High Street Project Manager (details below).

The deadline for responses is Friday 19<sup>th</sup> March. These responses will be used to shape the High Street and improve the shop fronts, public spaces and signage as part of the High Street Heritage Action Zone ("HSHAZ") project.

If you would like to know more about the Midsomer Norton HSHAZ, or would like to share historic photographs and documents that may aid our research, please email Edward Heritage, Project Manager at [edward\\_heritage@bathnes.gov.uk](mailto:edward_heritage@bathnes.gov.uk)



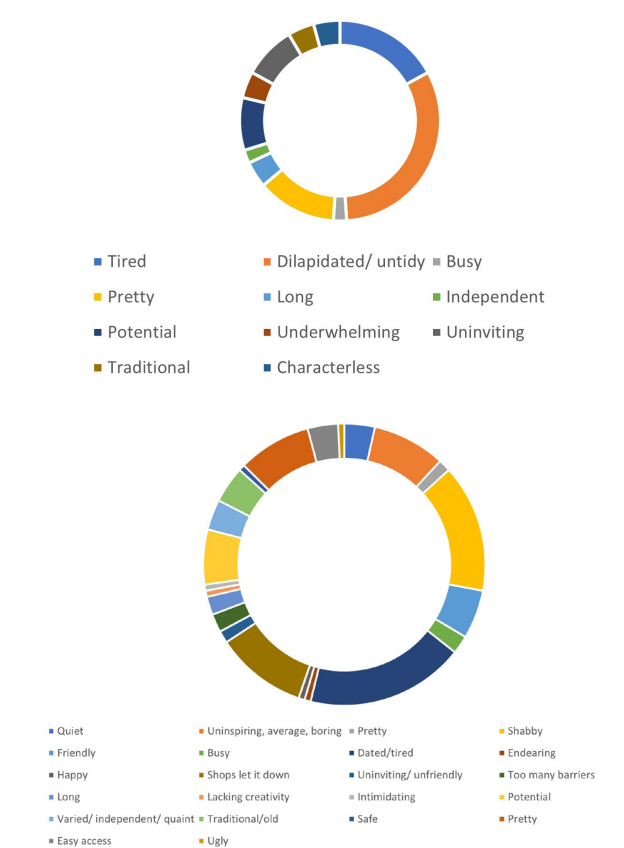
Bath & North East Somerset Council  
Improving People's Lives



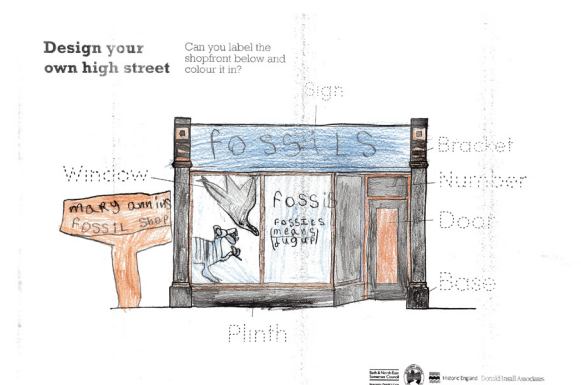
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In addition to the above, questionnaires for adults and children were developed through consultation with Bath and North East Somerset Council and the Heritage Action Zone Project Manager. These were managed via an online platform and were also available as a paper copy for those who requested it. At the end of the consultation period, there were 93 responses to the adult questionnaire and 35 responses to the children's questionnaire. The results of these are summarised within the Appendix.



'Design Your Own High Street' worksheets for Key Stage 1 and Key Stage 2 children were also developed from the discussions set out above and issued to Longvernal and St John's C of E Primary Schools. The worksheets can be used as an ongoing resource to educate children on the elements of traditional shopfront design and the thought which is involved in the design of shopfronts.

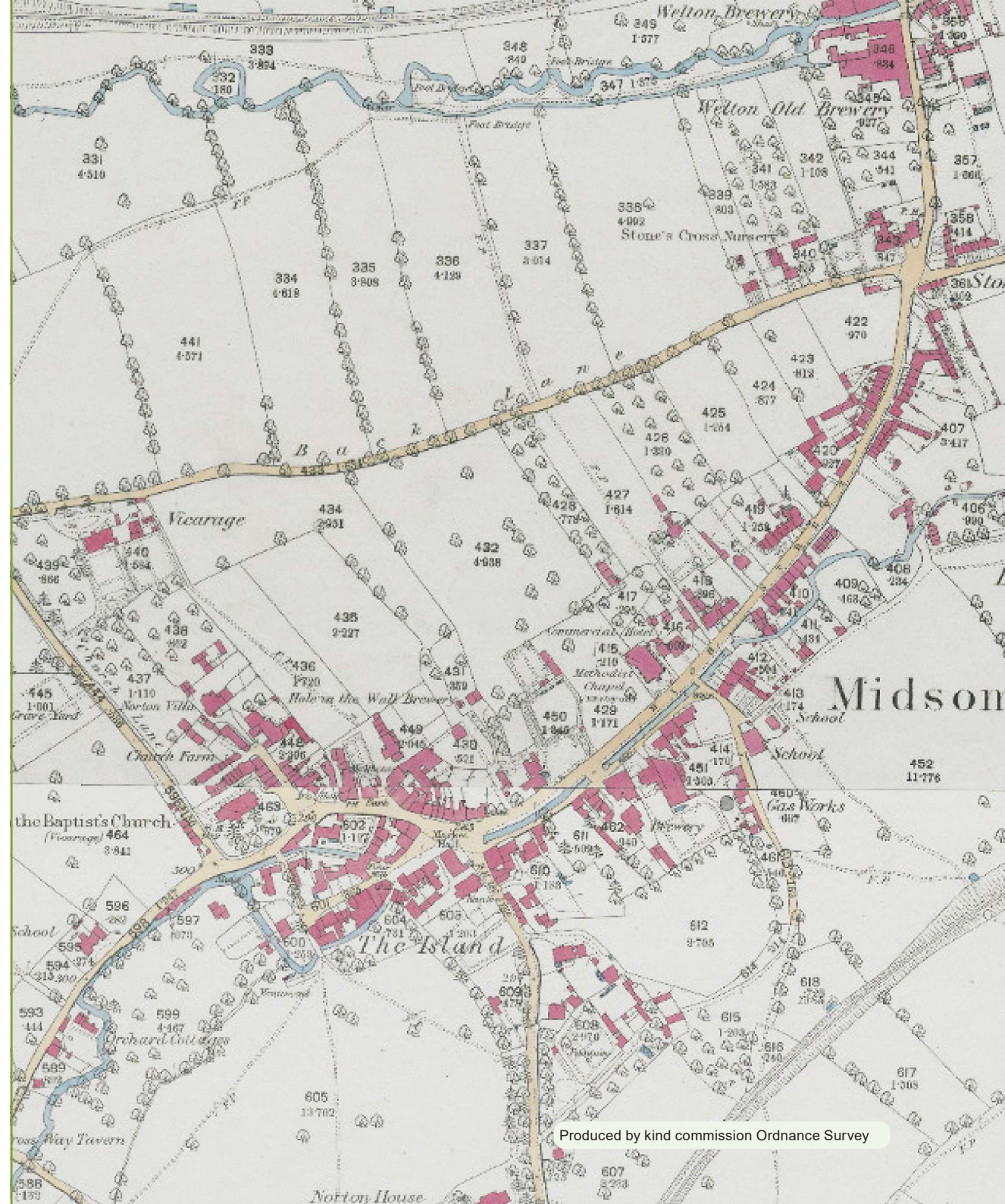




## 1.5 A Brief History of Midsomer Norton

Although there was a settlement here for over a thousand years, Midsomer Norton really began to develop under Hugh de Viviona when he was granted a Royal Charter for a Thursday market in 1242 and a Midsummer's Day Fayre in 1248, most likely providing inspiration for the town's name. There is evidence of local Norman occupation in St John's Church and the village was probably developed during this time immediately around the church (the area now referred to as The Island) where the few surviving early buildings are located, including the C14 stone tithe barn. These buildings are often categorised by red sandstone seen throughout this area. Being the higher ground, this would have ensured these buildings avoided flooding from the Somer, with the lower ground mostly set aside for agricultural use. There were two medieval manors at this time, one belonging to the Canons of Merton in Surrey, and the other annexed to the Duchy of Cornwall which owned Midsomer Norton and had its manor house in Church Square. Both were demolished in the C19. A corn mill, dating from 1611 was also situated here, with water from the Somer used to power it. A mill stood on this site until the 1960s when it was replaced with a residential development.

The discovery of coal in the 1760s supported the rapid development of the town. The Duchy of Cornwall owned most of the mineral rights around Midsomer Norton and various small pits opened to exploit these. This enabled local individuals to acquire their own freehold estates leading to the development of a merchant class centred on the High Street. The street provided a pleasant and respectable residential base away from the mining activities, as well as a site for shopkeepers and tradesmen who took a prominent part in the development of the town from the C17 – C19.





The wealthier individuals built substantial houses or remodelled existing properties in the town in the late C17–mid C18. These included The Island House and The Hollies. The Island House was named as the Somer originally surrounded the house, but this was built over to link it to the market place in the early C19. Alongside these were cottages on burbage plots, although most of these are now gone, the exception being at Nos. 26-27 High Street.

In the High Street many of the larger early C19 properties had their gardens enclosed by high walls on the street frontage, constructed of coursed rubble stone. Expansion of the town in the C19 also created a need for other types of buildings, including schools and churches. Terraces of shops were built along the High Street infilling former agricultural holdings typically with accommodation for shopkeepers above.

The 1860s were a period of great development with the building of the Town Hall, Greyhound Inn and bank buildings on Silver Street, all designed by Thomas Harris Smith in the Italianate style. These buildings continue to form a distinct group today and make a significant contribution to the High Street. Outside the Town Hall stood the jubilee lamp, donated by the Beauchamp family in 1897, and the drinking fountain, donated by John Thatcher, although this was replaced in 1938. Both were removed in the 1950s to improve traffic flow which lessened the more active public focal point around the Town Hall and Market Square. The imposing Smith's brewery building with its distinctive chimney, was built on the south side of High Street

### Then and now...



Early C20 view of the Church of the Holy Ghost



2021 image of the Church of the Holy Ghost



Early C20 view of the Lower High Street with the Hollies behind the tall trees on the left



2021 image of the Lower High Street with the Hollies now visible to the street



and the Methodist Church was also built during this decade. The river was improved and the distinct iron railings seen today installed. Many of the earlier shopfronts were modernised in the late C19 with timber shopfronts replacing earlier, more simple shop windows along the terraces.

Since the Second World War many properties in the High Street have been demolished to make way for large scale footprint retail units, some with associated car parking. The one-way traffic system in the High Street was introduced in the 1960s to ease traffic flow. In 1977, a conduit was built to take excess water from the Somer and alleviate flooding issues.

After the final closure of the coal pits in the early 1970s, Midsomer Norton has remained a residential and commercial area, whilst still retaining much of their historic village character with its coal mining legacy. However, some poor quality C20 and the incremental loss of historic fabric has led to a decline in the former character of the town.



Early C20 image of the Upper High Street looking west



2021 image of the Upper High Street looking east



Early C20 image of the Market Square with the drinking fountain and Beauchamp lamp before they were removed in the 1950s



2021 image of the Market Square





## Part 2: The Survey



## Part 2: The Survey

### 2.1 Background

The High Street follows the historic development of the area along the valley of the River Somer, from Stones Cross in the north east to the junction with Silver Street to the south west which makes up the main commercial core of the town. The High Street curves north towards St John's Church with a range of commercial properties to either side of the street. The Island sits to the west of this and is somewhat removed from the High Street, with a mixture of office, residential and shops.

The Upper High Street provides the most fine-grained area of development, with the tight-knit south east street edge offering a range of independent/ local retailers to the north and national retailers concentrated further towards the south. At Stones Cross, a dentist, house and vacant public house provide a gateway into the Upper High Street. The north west street edge is similarly clustered to the north, mostly dominated by housing leading to a range of take aways. The demolition of former historic buildings has given rise to larger footprint buildings to the southern end of the Upper High Street, with Lidl and the now former Argos building dominating this area. Towards the southern end is the former Coop building, at the time of writing M&Co. The Upper High Street has a mixture of both domestic and commercial terraces throughout. At the time of our survey there were thirty eight commercial units plus the larger retail units. Due to COVID-19 it was not possible to determine how many were vacant units.

The junction between the Upper High Street and Lower High Street is signified by the beginning of the river, with the pavement to the south-east widened



Former Stones Cross inn at the junction to the Upper High Street



Fine grained terraces to the north west street edge with larger footprint buildings to the north east within the Upper High Street



Junction between the Upper and Lower High Street



and segregated from the road, as well as some key landmark buildings. The south-east street edge offers the highest concentration of retail units, with a mixture of independent/local and national chains evident, and a number of food and drink venues. The north-west edge is dominated by the Methodist Church, Mallards public house and the Hollies, with the 1970s curved Mansbrook House providing an end to this side. A mid C20 development stands at the other corner, replacing a late C18-early C19 building which was lost to fire. At the time of our survey, there were eighteen commercial units within the study area, plus Holly Court, an indoor arcade which offers an additional sixteen units over two floors. The Lower High Street has more variety with a mixture of building sizes, uses and styles, but without the residential terraces seen within the Upper High Street. To the rear of the southern properties is South Road which provides access to a large and free carpark, with routes through to the High Street beyond as well as providing direct access into Holly Court. The northern end has become a small shopping area with the shops.

The Island has two distinct areas; the terraces of commercial buildings to the High Street at the north and the more open and residential led area to the Island at the west. This area has the highest number of listed buildings as well as four high quality historic/good replica shopfronts, although there are also a number of heavily altered historic buildings, poorer quality C20 infill development and a busy road which detracts from these assets. The eastern street edge curves with the road towards St John's Church and Church Street, offering seventeen retail units, all of which are independent/local retailers, plus NatWest bank and The Greyhound which are part of a set of mid C19 buildings designed by Thomas Harris Smith. The western edge provides an additional eight units, again all currently independent/local retailers. The Island has seven retail



Mansbrook House at the junction to the Lower High Street



Terrace of commercial buildings with The Island curving towards the Lower High Street



The Methodist Church with Mallards to the right



The rear of the Palladium and shops on South Road



units, including Barclays Bank with the Town Hall and former Stock's butchers standing at the entrance to this area. The western end of the Island provides mostly residential, office and shops.

A retail study by Avison Young was commissioned in 2018 and there is ongoing vacancy monitoring being carried out at part of the High Street Heritage Action Zone. The AV report summarises the following:

- There is capacity for additional provision and there is a need to consider the balance of new provision
- There is a modest capacity for additional comparison goods floorspace
- There is no longer a large combined quantitative need for additional convenience goods floorspace
- For convenience goods retail provision, the area is well provided for and retains the majority of grocery shopping trips generated by local residents
- For comparison goods shopping, Midsomer Norton is the second largest centre (behind Bath) in terms of annual turnover and benefits from a mix of national multiple and local independent traders and the larger distance to Bristol and Bath likely to be positive factor in encouraging a larger proportion of the local population to remain within the town
- Since 2014 the town centre has seen a fall in vacancies and an increase in the number of convenience goods and service uses. In terms of the town centre's catchment, the latest household survey reveals that the core catchment remains as Midsomer Norton with a higher number of Radstock residents using Midsomer Norton rather than Radstock itself.



Natwest Bank and The Greyhound



## 2.2 Selection Criteria

All buildings within the study area were photographed and recorded, with historic shopfronts defined as those which are pre mid C20, although a number of late C20-C21 shopfronts potentially hide earlier shopfronts behind and evidence of these have been noted. Although all buildings were surveyed, those buildings which are historic, capable of restoration, enhancement or preservation, important landmarks and those which make a large contribution to the setting of the area are described in detail through property sheets.

Of the buildings which form the study area, sixty nine have detailed property sheets. Those which have been excluded are late C20 buildings which are of limited architectural interest, as well as those which are set back from the High Street, such as the Church of the Holy Ghost and residential properties which do not make a direct impact upon the High Street. Where residential properties front the High Street or make a contribution to the High Street, these have been included, as well as those which are for entertainment or public purposes, such as The Palladium and The Town Hall.

The Hollies and the Methodist Church have also been included within the property sheets. Although outside the shopfront study area, both of these buildings are significant historic landmarks within the Lower High Street whose contribution is important, particularly elements of the public realm which front the High Street edge.

Key:

- High Street Heritage Action Zone
- Buildings with property sheets
- Buildings not covered by a property sheet





### 2.3 Historic Shopfronts

The commercial core of the High Street developed in the early C19 – early C20, supporting the development of the market town and the surrounding industrial development of the area. The historic images of the Upper High Street show long, finely grained terraces of purpose-built shops, often with residences above for shop owners or tenants. There appears to be two distinct periods of development to shop fronts within these terraces; the original early-mid C19 shopfronts and later early C20 redevelopment. There is one surviving example of what is believed to be a mid C19 shopfront at No. 48 High Street, although this is at the time of writing a domestic property. The shop window is of low profile timber with three bays of glazing and a subdivided section above, which was likely top-hung hoppers. There is a simple fascia over with timber console brackets. The window is set within a stone surround and raised from street level. A four panel entrance door is set to one side of this within a similar stone surround. Due to its rarity, we would suggest that this building is considered for inclusion on a list of undesignated heritage assets in addition to those included within the draft Midsomer Norton Character Appraisal. This matches historic images of other shopfronts with the Upper High Street, noticeably that at No. 84a. Those to Nos. 85-88 were of a similar simple low profile, though set within decorative stone arches, and stone canopies were provided above the entrance doors.



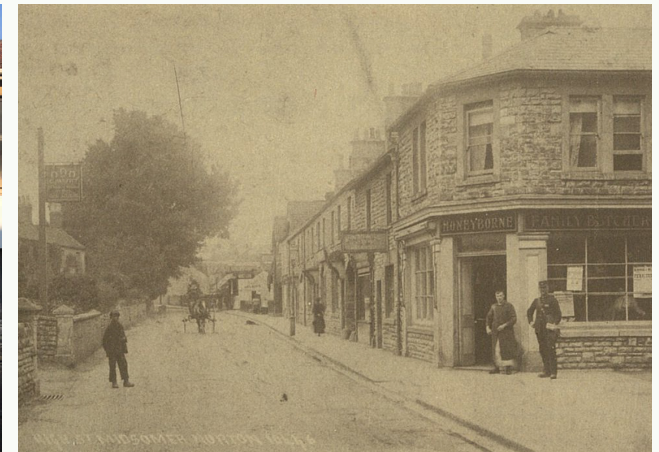
Late C19 image showing mid C19 shopfronts



Mid C20 image showing C20 development of shopfronts



No. 48 High Street–Surviving C19 shopfront



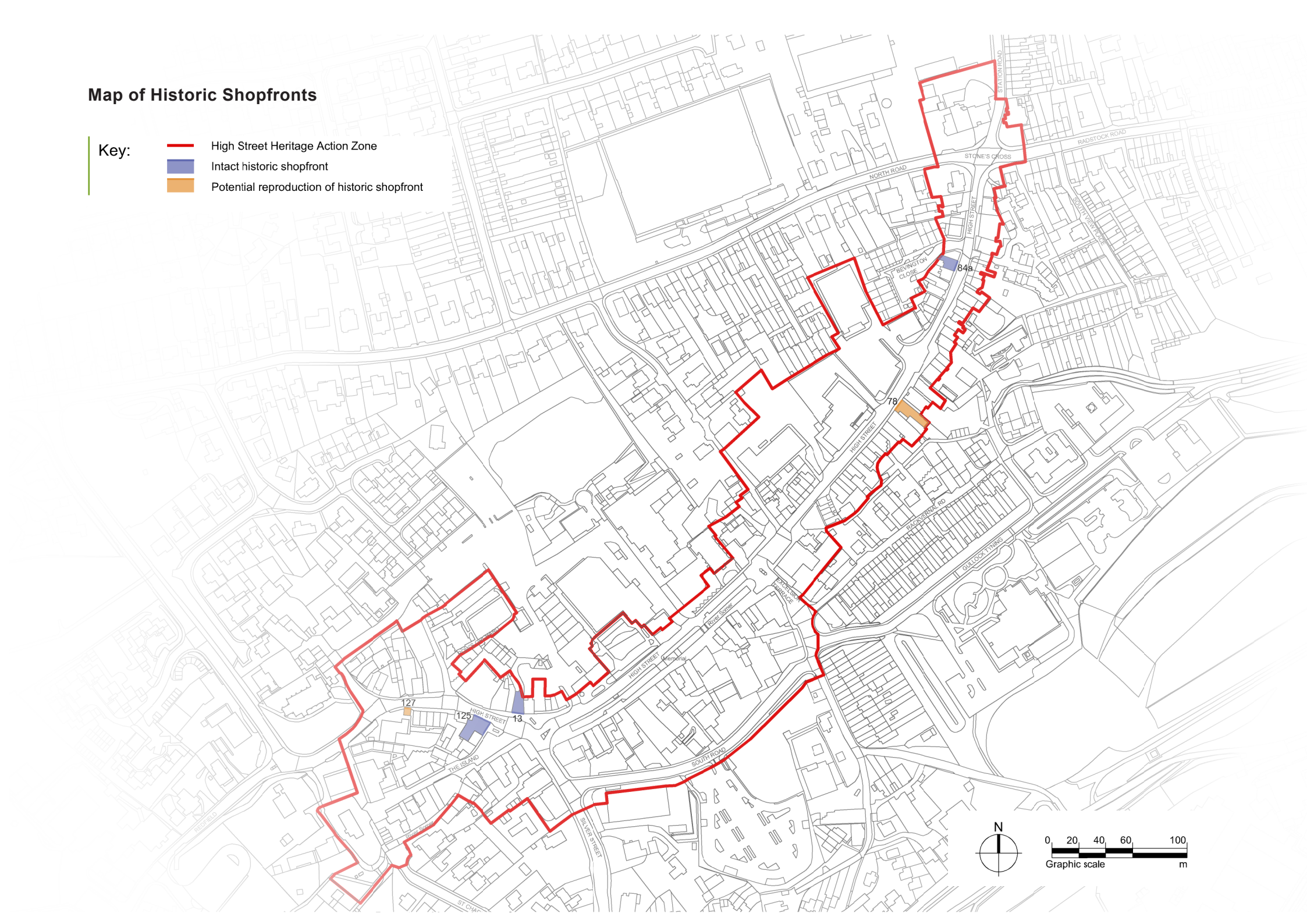
Late C19 image of Nos. 91-89 High Street showing stone stone canopies above entrance doors



# Map of Historic Shopfronts

Key:

- High Street Heritage Action Zone
- Intact historic shopfront
- Potential reproduction of historic shopfront





Images from the early C20 show that these shopfronts were replaced with a more varied set of timber shopfronts in a similar style to earlier examples, but more elaborate in style, with timber pilasters, projecting fascias, console brackets and timber stallrisers. There are no complete surviving examples of these shopfronts within the Upper High Street. No. 78, occupied by Muffins, is the highest quality shopfront within the Upper High Street with surviving timber console brackets, pilasters and fascia, although it is likely this is a mid C20 replica due to noticeable alterations from historic images.

The Lower High Street was historically dominated by houses, Smiths Brewery, The Hollies and the Methodist Church, with few shopfronts. A number of the domestic buildings have been adapted to integrate shopfronts at ground floor level, often to the detriment of the original building. There are no example of historic shopfronts in this area.

The Island was previously characterised by a large Market Square outside the Town Hall, offering a public space with shopfronts facing onto it, although it is assumed that many of these were converted from earlier cottages and domestic properties due to the variety of styles. The shopfront to No. 13 High Street survives in its original condition, with timber console brackets and a projecting fascia matching those within the Upper High Street. That at No. 127 High Street is potentially original, or if not, a high quality reproduction of the original shopfront. We would suggest that this building be considered for inclusion on a list of locally undesignated heritage assets. No. 125 stands at the corner of The Island and High Street and has retained



No. 78 High Street



its original shopfront windows, although these are large sash windows rather than traditional shopfronts and are therefore limited in providing missing information regarding traditional shopfront design within the town.

With few examples of complete historic shopfronts surviving, the historic photographs provide our best resource for understanding how the High Street developed and the original construction of these shop windows. Due to their rarity, surviving examples are of great significance and importance to the streetscape and should be preserved. There are also small areas of fabric which have survived, albeit currently hidden by large fascias, or over-faced with contemporary materials. Due to the lack of surviving fabric, these partial areas of fabric should also be considered significant and reinstating these elements should be encouraged.



Early C20 image of The Island



No. 125 High Street



No. 13 High Street



No. 127 High Street



## 2.4 Additional Historic Buildings and the Public Realm

The rapid development of the town around the mining industry in the C17-C19 enabled the development of a merchant class around the High Street and a residential base away from mining activities with wealthier individuals building substantial houses with high stone walls to the High Street. The Lower High Street and its junction with The Island are dominated by a number of larger buildings which survive from this period, including Smiths Brewery, The Methodist Church, The Hollies, the Town Hall, No. 2 Silver Street (TSB), No. 3 High Street (Natwest), St John's Parish Church and the Greyhound Inn. There are also two significant domestic terraces, including the Beauchamp Almshouses and Nos. 28-31 High Street. All of these buildings retain much of their original fabric and character and make a significant contribution to the character of the High Street, as well as important illustrations of the historic development of the town. The two church spires and the chimney to the rear of the former Smith's Brewery also provide significant landmarks when looking into the High Street.

The junctions between the three areas of the Upper High Street, Lower High Street and the Island are categorised by significant focal points within the public realm, notably the forecourt to the Methodist Church, St John's Parish Church, the public area known as the Hollies, the river and the gardens to the Beauchamp Almshouses which provide a natural end to the high-density terraces to the north. The Island and Church Square historically were also dominated by public places for assembly, including the green area to the front of St John's Parish Church, but these have been eroded due to the road network.



Boundary wall and railings to the Methodist Church now reduced in height



No. 2 Silver Street



The Hollies



Midsomer Norton Methodist Church



There are few examples of surviving hard landscaping or railings, and often those that do survive have been significantly altered. There are no examples of historic recessed shopfronts and therefore no examples of historic surfaces to shopfront thresholds have been identified. The forecourt to the Palladium is a rare example of historic paving.

Historically, high stone boundary walls were seen to the Lower High Street, providing privacy to the larger detached buildings behind. These have at the time of writing been universally lost. At the Methodist Church, former Co-op building and the Hollies these can still be seen, albeit in a reduced height. There are some small sections of surviving railings which can be seen throughout the area, including those to No. 10 High Street and those to the river. There are also some high quality replicas seen at Beauchamp Almshouses. Due to the topography of the town, buildings are often accessed from a sloping section of the street and several buildings have had ramps incorporated to provide level access. These are often designed in an overbearing form which distracts from the historic character of the building and streetscape.

There are five designated public realm elements, including the War Memorial, Monument and St Chad's Well, the garden wall with three grotto arches within the Hollies, the entrance piers and flanking wall to St John's Church and the eastern garden wall to The Island House. Each of these add considerably to the public realm and could be enhanced through future public realm works. The illustrations on the adjoining page show examples of both good and poor examples of public realm elements.



Surviving example of historic paving in front of the Palladium



Surviving railings at No. 10 High Street



Beauchamp Almshouses



Ramp at No. 53 High Street



## Examples of good public realm elements



Surviving historic stone paving



High quality and detailed design of metal sign



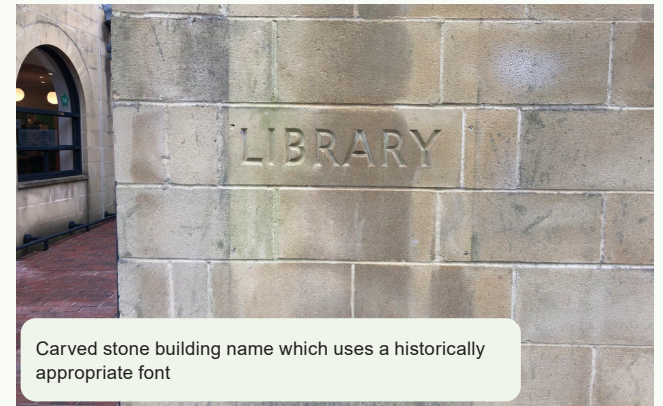
Surviving historic railings and well maintained public realm



Surviving rubble stone boundary wall



Well maintained soft and hard landscaping



Carved stone building name which uses a historically appropriate font



Surviving example of metal railing to the north of The Island



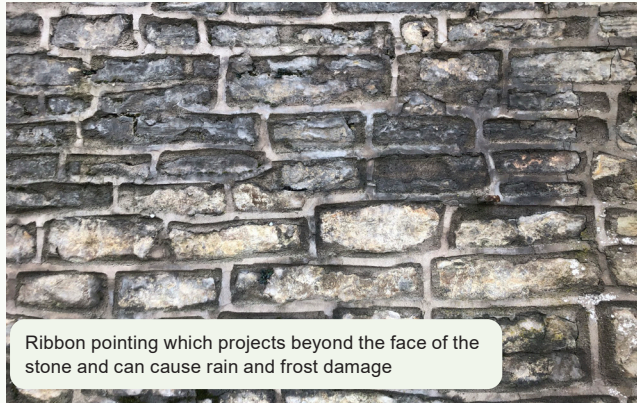
Historic lamppost (could we move this image down a bit so we see the top of the lamppost please)



Historic railings to Midsomer Norton Methodist Church



## Examples of poor public realm elements







## Part 3: The Issues



## Part 3: The Issues

### 3.1 Analysis

Restoring and maintaining the surviving historic buildings would preserve and enhance the character of the conservation area and contribute to the ongoing regeneration of the town. Although much of the degradation of character is due to alterations to shopfronts, the contribution of residential and public buildings should not be underestimated. Due to the rapid evolution of the town and the uniform character of not just isolated terraces, but all buildings from the Upper High Street to The Island, there should be an integrated approach across the three character areas which will require the support of the Local Authority and the cooperation of traders and shop owners.

Although many of the issues seen across the study area are general to all three character areas, there are also those which are specific to individual areas and these have been set out separately below in order to respond to specific characteristics.

From survey work, the following general issues have been identified;

- The loss of historic fabric, particularly historic shopfronts but also wide-spread loss of timber sashes and casements and timber entrance doors, which are most commonly replaced with uPVC in non-traditional patterns. In a number of cases, original upper-storey windows have been altered in proportion which destroys the balance of the previous composition
- The incorporation of non-sympathetic shopfronts which do not relate to the proportions of the existing buildings, particular in their relationship with upper storey windows. These are typically uPVC or metal with large areas of blank glazing and oversized



uPVC windows in non-traditional patterns are commonly seen



Metal shopfront with large areas of glazing which does not relate to the existing building



fascias. A variety of illuminated and projecting signs are also be seen, which disrupt vistas through the High Street. Box fascias are commonly seen as well as contemporary awnings

- The inclusion of external security shutters requires large box fascias and presents an insensitive and austere face to the High Street
- The topography of the street results in a highly visual roofscape which was previous characterised by the use of clay pantiles and natural slate. These are at the time of writing almost universally lost, often with the loss of chimneys, greatly altering the views from the Upper High Street and those from surrounding hills into the town
- There is almost universal loss of cast iron gutters and downpipes with only a few surviving examples
- The area is dominated by the use of local white lias limestone with oolithic limestone dressings to windows and doors. Where buildings have been painted or rendered this greatly affects the overall setting of the High Street and the relationship of the buildings as a set piece
- Lack of maintenance to historic fabric risks further loss. There is also an apparent lack of awareness where historic fabric has been altered insensitively which may result in its loss
- With modern demands, services, including satellite dishes, tv aerials and power cables are often installed to primary elevations
- There has been great loss of historic boundary walls and railings throughout the area, as well as significant alteration and lack of maintenance to surviving examples. Although there was historically great variety in height to boundary treatments, these had a common approach with regard to material and style which is not reflected in the variety of designs and materials currently seen throughout the area



External security shutters can present an insensitive image to the High Street



Surviving cast iron rainwater goods



Satellite dishes and cabling installed to primary elevations



The junction between The Island and the Lower High Street has lost most of its former character



- The busy highway through the High Street often dominates the space, breaking up the two sides of the High Street and segregating The Island from the Lower High Street. Roads also bring signage and parking to the High Street which has narrowed the pavements, particularly to the Upper High Street and area of High Street leading up to St John's Church. The integration of ramps to provide level access and the use of the pavements for bin storage further restricts pedestrian use
- Where gardens or public forecourts were on the street edge, these are at the time of writing typically used for car parking, disrupting the former plots and the relationship of the buildings to the High Street edge
- Hard surfacing is typically in a poor condition and particularly in the Upper High Street is varied and patched in many places giving a poor impression
- There is a lack of interpretation throughout the area which would help visitors and residents recognise where historic fabric survives and its significance in the development of the High Street. The Palladium has a plaque which sets out the historic development of the building and could be used as an example for other important buildings in the town
- There are a number of routes through from the High Street to the rears of properties between and at the ends of terraces. A number of these are historic routes. These often have metal security gates installed which are unsympathetic to the more historically open nature of these routes

#### *Upper High Street*

- The terraced shopfronts to this area were characterised by their uniform character and similar approaches to shopfront design. Most of the shopfronts within these terraces no longer relate to each other with regard to design, material or colour



Metal security gates to former historic access routes



Satellite dishes and cabling installed to primary elevations



Historic front gardens now used for off street parking



Patched and poor quality hard surfacing



removing this overarching intent

- Large footprint C20 developments to the north west have broken up the former character of the street, with large gaps to the street edge

#### *Lower High Street*

- Both of the historic gateway buildings into the Lower High Street from the west have been lost and lower quality late C20 buildings stand in their place. Combined with the dominance of the road junction at this point, the associated signage and poor public realm has erased the former character of this area
- Historically, the Lower High Street was categorised by larger detached buildings. Late C20 infill developments have diminished some of this character
- The South Road area provides access from the carpark through into the High Street and is categorised by views of the rears of the properties. However, the lack of signage and the lack of coherence in approach to treatments of boundaries and hard and soft landscaping, does not signpost or promote this area as an attractive route through to the High Street beyond

#### *The Island*

- The High Street has seen a large amount of infill development, particularly to the most western end, often of poorer quality and using uncharacteristic materials
- The terrace leading to Church Street has a wide variety of building styles, heights, external finishes and shopfront design which exaggerates its lack of uniformity
- The loss of the pavement to the western edge of the High Street and narrowed pavement to the eastern edge are to the detriment of the buildings lining the street edge and restrict pedestrian movement



Shopfronts have lost their uniform character to the street



The junction between The Island and the Lower High Street has lost most of its former character



Routes to the High Street from South Road are currently unappealing



Poor quality infill development



### 3.2 Local Character

The survey work identified general characteristics which are common across the study area, but there are also characteristics which are specific to each character area and are identified separately;

#### Area wide

- Very few historic shopfronts survive in their original appearance with only four complete historic shopfronts/ good quality replicas identified. A number of surviving pieces of historic fabric have also been identified, while further items may survive beneath contemporary shopfronts
- Shopfronts are typically two bays in width with two upper-storey windows and historically a shop-front and separate entrance door below. The majority of shopfronts have lost this balance by attempting to maximise the width by carrying the shop-front across the whole of the ground floor
- Typically, the shopfronts were low profile to the street with few examples of projecting shopfronts, seen only at No. 69 and 78 High Street and 26 Church Square
- The distinct topography contributes to important views within and to the area
- Consistent use of local white lias limestone with oolitic limestone dressings and clay pantiles and natural slate for roofs, with red sandstone and brick dressings in earlier building examples. The few surviving examples of historic roofscapes also have decorative ridge tiles
- Stone boundary walls of various heights, as well as examples or cast iron railings
- Due to incremental changes, there is now great variety between historically uniform groups of buildings, through varied approaches to shopfront design, colour choices, replacement of roof finishes and upper storey windows



Shopfronts typically run across the whole of the ground floor



Projecting shopfront at No. 69 High Street



Local white lias limestone with oolitic limestone dressings



Surviving decorative ridge tiles to the roof



- Routes through to the rear areas of terraces are common-place, which create natural breaks between terraces
- Road signage and parking dominates much of the High Street

#### *Upper High Street*

- The Upper High Street runs from the Stones Cross public house to the Beauchamp Almshouses and Mallards at the west end, which acts as a natural break between the narrower street edge to the Upper High Street and the widened pavement to the Lower High Street
- The south-east street edge is defined by fine-grained terraces of typically two storeys which create an intimate and enclosed character. The north-west street edge has both terracing and larger footprint C20 buildings, often set back from the street edge
- Footpaths are generally narrow, emphasised by the inclusion of a number of ramps to provide level access to individual units
- Commercial properties make up the majority of building types, interspersed by terraces of residential properties
- Although there has been wide spread loss of historic fabric, the forms of the buildings generally survive, including the roof form, first floor openings as well as limestone elevations and dressings to the street
- Domestic terraces have front gardens with stone boundary walls to the street edge
- This area sees the most consistent form of building, with development occurring over a relatively short period of time, leading to long terraces which were designed and built in the same style

#### *Lower High Street*

- The Lower High Street runs from the Beauchamp Almshouses at the east and the junction to Silver Street at the Town Hall at the west
- The River Somer is one of the most distinct characteristics of this area, including the cast iron railings, lime trees and the war memorial which provides a focal point. In combination with the Hollies garden, which provides a key focal space and one of the few open spaces for community use, this area is more green and softer than the other two character areas
- In contrast to the linear terraces of the Upper High Street, the Lower High Street has a range of taller detached buildings, alongside typically two-storey infill C20 development, which provides the majority of the commercial shopfronts, with historic buildings typically used for public and entertainment venues. There are a number of high quality landmark buildings within the area, including the Methodist Church, The Hollies and the old Smith's Brewery.
- This area has the most variety with regard to building style, height, detailing and the relationship of building plots to the High Street, with steps in terraces and larger areas of public realm and forecourts to the north-west edge
- The pavement width is increased to the south side of the street, with the detached and semi-detached footprints of the buildings providing more breaks and areas for congregation as well as routes through to South Road

#### *The Island*

- This is the nucleus of the medieval village with historic buildings linked and grouped along the High Street frontage and at Church Square and The Island, forming an intimate, enclosed and distinct local character
- It includes key buildings and focal points, including St John's Church and the Town Hall
- There is a high level of traffic movement which hinders pedestrian movement with narrow or no footpaths, particularly to the High Street
- There is a high degree of variety in building form due to the numerous periods of historic development within the area, as well as a high degree of infill development and much alteration of historic fabric, particularly at Church Square and the High Street
- Church Square and Market Square were historically key communal areas which have been lost through the introduction of roads and off-street parking, although there is still an open feeling to these areas which is not found in other character areas
- The Island, although dominated to the east by off street parking, still retains a more open feeling which narrows to the west where it meets the river





Junction between the Upper and Lower High Streets



The historic forms of buildings generally survive at upper storeys



The Hollies gardens



The variety in building styles seen within the Lower High Street



Former Market Square now dominated by off street parking and public realm furniture



High degree of variety seen in The Island



### 3.3 The High Street Heritage Action Zone (HSHAZ)

Following a successful Expression of Interest, Midsomer Norton was designated as an Historic England High Street Heritage Action Zone in 2019. The HSHAZ aims to support a programme of projects to visually and physically improve the fabric of the High Street, making it a more attractive environment to live in and visit, encouraging an improved retail, leisure and cultural experience. The WECA funded “Love our High Street” Project sits alongside this and has been encompassed within this work.

Three projects have been proposed to support this process, including;

#### *Project 1: Improvement scheme at The Island*

The project will reinstate the Town Hall’s 1859 Market Hall to create a multi-use large community space by extending and improving the building alongside reintroducing the historic use of the outside public space for open markets. This will include introducing high quality hard surfacing and public realm furniture.

#### *HSHAZ area-wide initiatives*

This would include a High Street shopfronts and signage improvement scheme, heritage assets repair and improvements small grants scheme, managing temporary ‘pop-up’ shops and window displays in vacant shop premises as well as a greening scheme.

As part of the above, a number of buildings have already been identified as those which would benefit from a programme of improvement and enhancement works, including;

- The Town Hall
- 11–13 High Street



112 High Street



- 1, 2 & 6 The Island
- 18, 19 & 20 The Island
- 112 High Street
- 113 & 114 High Street
- 107 & 108 High Street
- 61 & 62 High Street
- 63–70 High Street

A number of complementary regeneration initiatives have also been identified including;

- The Town Council working with volunteers on projects to improve the Town Centre, including the greening and maintenance of the River Somer
- Joint wayfinding project between B&NES Council and the Town Council
- Town Centre street furniture audit undertaken as a joint B&NES Council and Town Council venture
- Programme of decluttering and cleaning up
- WECA funded “Love our High Street” Project

In developing an action plan for shopfront improvements, consideration should be given to the wider regeneration objectives and the schemes identified above to ensure a holistic approach is taken.

This report aims to support these works, as well as the ongoing regeneration of the High Street once this initiative has been completed.







## Part 4: Recommendations



## Part 4: Recommendations

### 4.1 General Principles and Policy Context

When dealing with alterations within Conservation Areas the Local Authority is required to ensure that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'. The 1990 Planning Act prevents the demolition of buildings in conservation areas without consent and allows for Repair Notices to be served to owners of vacant buildings. Repair Notices can also be served on listed buildings. The Planning Act helps the Council manage the design of new buildings or the change to existing buildings in such a way as to retain the special qualities of Conservation Areas. There are, however, a wide range of other pieces of legislation, both national and local which assist in this. These deal with items such as listed buildings, Article 4 Directions and various types of repair and enforcement notices. There is also advice on understanding the impact of development on the setting of an area or building. Relevant local policy includes;

#### **Core Strategy and Placemaking plan – Volume 1 - Core strategy adopted 2014 - Placemaking plan adopted 2017**

[cs\\_pmp\\_vol\\_1\\_district-wide\\_compressed.pdf](https://www.bathnes.gov.uk/cs_pmp_vol_1_district-wide_compressed.pdf) ([bathnes.gov.uk](https://www.bathnes.gov.uk))

#### **Core Strategy and Placemaking plan – Volume 4 - Core strategy adopted 2014 - Placemaking plan adopted 2017**

[cs\\_pmp\\_vol\\_4\\_somer\\_valley.pdf](https://www.bathnes.gov.uk/cs_pmp_vol_4_somer_valley.pdf) ([bathnes.gov.uk](https://www.bathnes.gov.uk))

#### **Paint colours and finishes for historic and traditional shopfronts – Supplementary Planning Guidance - Updated 2020**

[Paint Colours and Finishes for Historic and Traditional Shopfronts.pdf](https://www.bathnes.gov.uk/Paint%20Colours%20and%20Finishes%20for%20Historic%20and%20Traditional%20Shopfronts.pdf) ([bathnes.gov.uk](https://www.bathnes.gov.uk))

#### **Streetscape Manual Supplementary Planning Guidance - Adopted 2005**

[Streetscape Manual v3](https://www.bathnes.gov.uk/Streetscape%20Manual%20v3.pdf) ([bathnes.gov.uk](https://www.bathnes.gov.uk))

#### **Bath Shopfronts: Guidelines for Design and Conservation – Supplementary Planning Guidance - Updated 2020**

[Bath Shopfronts: Guidelines for Design and Conservation | Bath and North East Somerset Council](https://www.bathnes.gov.uk/Bath%20Shopfronts%20Guidelines%20for%20Design%20and%20Conservation%20Bath%20and%20North%20East%20Somerset%20Council.pdf) ([bathnes.gov.uk](https://www.bathnes.gov.uk))

#### **Bath Conservation Area design guide for commercial signage and street furniture – Supplementary Planning Guidance - Updated 2020**

[Bath Conservation Area design guide for commercial signage and street furniture | Bath and North East Somerset Council](https://www.bathnes.gov.uk/Bath%20Conservation%20Area%20design%20guide%20for%20commercial%20signage%20and%20street%20furniture%20Bath%20and%20North%20East%20Somerset%20Council.pdf) ([bathnes.gov.uk](https://www.bathnes.gov.uk))

In general, it is recommended that the Local Authority follow the following principles;

- Review the effectiveness of development management practices and statutory controls to ensure that proposals take account of the special qualities of the area, including designated and undesignated heritage assets
- Ensure that all relevant policy and guidance, both formal and informal is applied to decision making
- To provide clear and relevant guidance to support owners and tenants in the development of their properties, including national and local policy, the draft conservation area character appraisal and management plan and additional guidance around shopfront design. The promotion of additional grant schemes and investment initiatives should also be made readily available
- Due to the extensive loss of historic fabric, surviving examples, both whole or in part, should be considered of high significance
- The careful consideration of high quality projects as part of the HSHAZ should demonstrate exemplar projects to encourage further regeneration throughout the High Street



## 4.2 Actions

The Conservation Area was designated in 2004 and it is therefore likely that some of the changes seen throughout the High Street were carried out before this date. However, it is also likely that there has been a degree of unauthorised works, particularly in the replacement of upper floor windows, the removal of joinery, altering the proportions of existing openings and the installation of shopfronts which have potentially damaged surviving pieces of historic fabric. The rendering of buildings, and the removal of roof finishes and chimneys is also commonplace.

The success of any strategy relies on the Local Authority to support and guide and that the local community agrees with and adopts any proposals. The next section looks in further detail at shopfront guidance, but the items below are suggested general actions to support the above. These relate in the main to shopfronts, although the general principles should also be considered for all buildings within the High Street study area. In order of priority;

A number of these actions extend beyond the lifetime of the HSHAZ and it is suggested these are implemented over a number of years as and when it is possible to bring them forward.

- It is recommended that the Local Authority introduce Article 4 directions for some of the key buildings with the CA that retain significant original features. Specifically, to remove permitted development rights to ensure roofing materials, façade treatment, windows, doors, rainwater goods, shopfronts and boundary treatments are not altered without prior consent
- Investigate unauthorised development and take necessary action to ensure compliance with national and local policy and dissuade further unauthorised work within the town
- That an agreed list of undesignated assets is formalised to provide additional recognition for significant buildings within the High Street including a celebration of the four remaining historic shopfronts
- To work with the Town Council and through them local community groups, shop owners and tenants to review and adopt the draft guidance for shopfront and advertisement designs which has been prepared as part of this study. This should include further work in regard to developing a town wide strategy relating to paint colours and agreed materials
- Formalise a shortlist of potential projects through which the HSHAZ can work with identified building owners to encourage and support repair and enhancement works. Successful schemes could be used as exemplars to promote further regeneration throughout the town. An understanding of how increased awareness of the significance of the Conservation Area through interpretation and enhancement of historically significant public areas should also form part of this work
- To work with the Town Council to put into place an increased public realm maintenance budget for upkeep and management and, relating to boundary treatments, hard and soft landscaping, public furniture, highways, wayfinding and support for businesses with regard to servicing provisions such as bin storage and outside seating areas. The integration of sensitive level access would also be of benefit
- The Local Authority continue to support the Town Council in the preparation of the Local Neighbourhood Plan



### 4.3 Guidance for Shopfronts

A draft guidance document has been produced as part of this study to help guide any future shopfront proposals so that they enhance and preserve the existing Conservation Area. This is founded upon the existing Bath Shopfronts: Guidelines for Design and Conservation Supplementary Planning Guidance and the Bath Conservation Area design guide for commercial signage and street furniture Supplementary Planning Guidance. The guidance encourages the replacement of inappropriate contemporary shopfronts whilst explaining the importance of retaining and repairing any surviving examples of historic fabric.

This guidance is based upon evidence which still exists on site, as well as historic evidence, which details the components, proportions, and materials of a traditionally detailed shopfront within Midsomer Norton, rather than generalised guidance.

It is recommended that this guidance be reviewed jointly by the Local Authority, the Town Council and local business owners, tenants and community groups and adopted as formal guidance in the future. This guidance has been written in mind of its use by not only the Local Authority in determining applications, but also by building owners, tenants and their agents to develop proposals. The final document should be fully illustrated with good and bad examples, including agreed materials, colours and advertisement standards, as well as a summary of the aims of the document, where and how planning permission should be sought, and any available grant schemes which could support improvement works. It should not discourage contemporary design, but rather ensure that this is sensitive to the building and setting in which it sits.



Example of a poorly designed shopfront



Example of a poorly designed shopfront



Example of a sympathetically designed contemporary shopfront



Example of a sympathetically designed modern shopfront

It also includes recommendations for short to medium term solutions to help building owners adapt existing shopfront designs in the knowledge that whole scale replacements will be a long process. There are a number of relatively simple measures which could be adopted to help in the immediate enhancement of the Conservation Area and these should be supported.



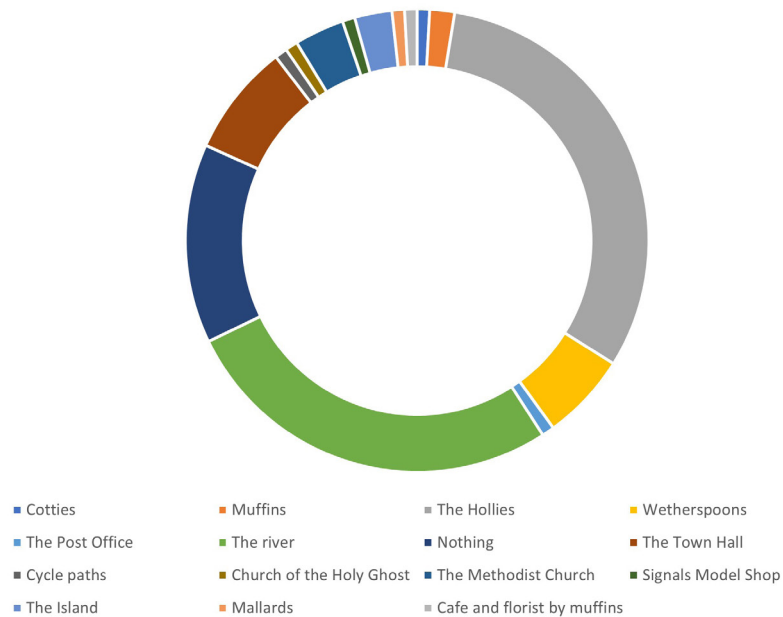


## Appendix A – Questionnaire Summary

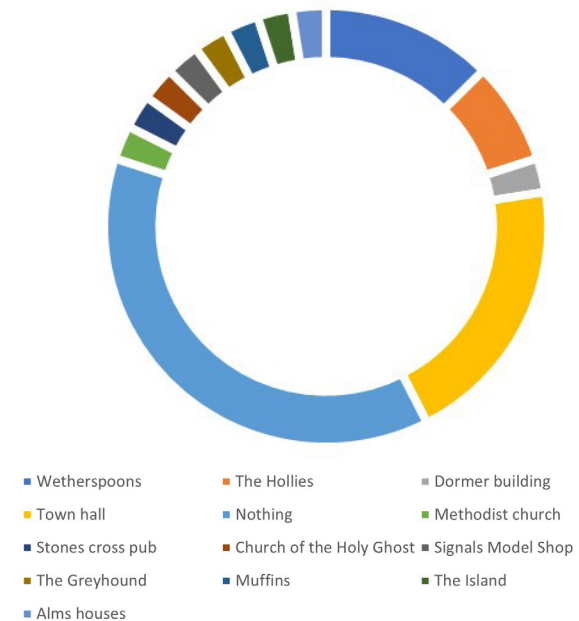


## A – Questionnaire Summary

The following diagrams summarise the findings from an adult and children's questionnaire which were prepared to understand the views and thoughts of the local community. We received 92 responses to the adult questionnaire and 34 for the children's questionnaire. These results have been crucial in understanding the pressures and issues facing the area, as well as the spaces and buildings which are valued. For ease of use, words, or comments which were used to express similar ideas have been collated into a single category.

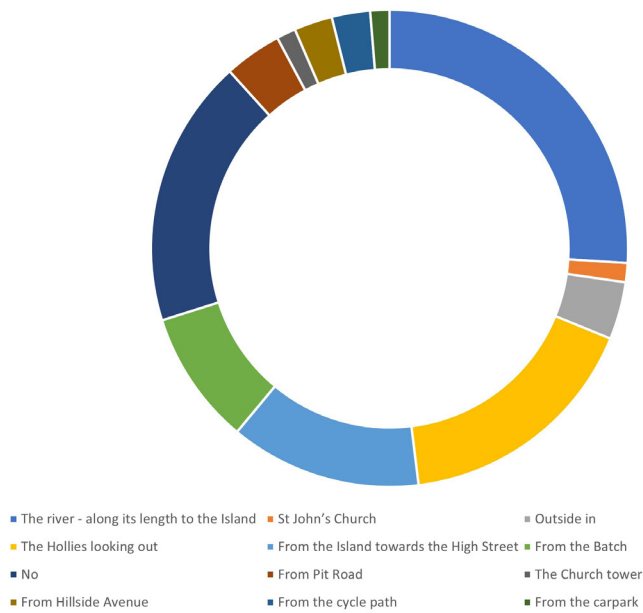


Do you have a favourite building, space and/or feature within the area? - adults

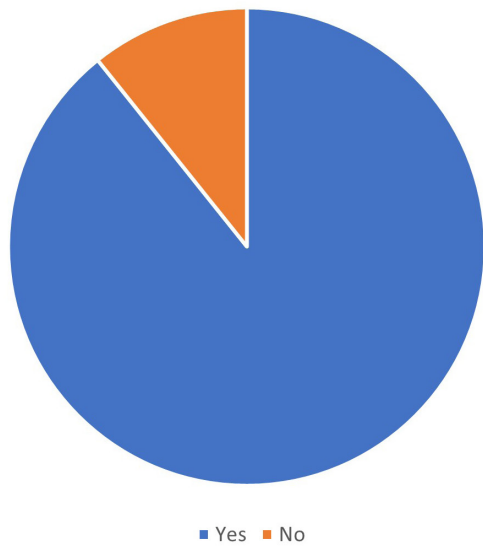


Do you have a favourite space, view or thing within the area? - children

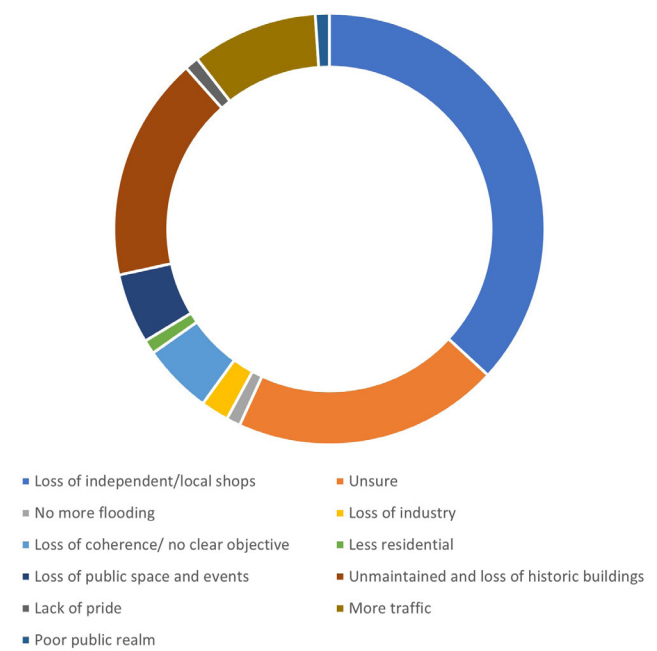




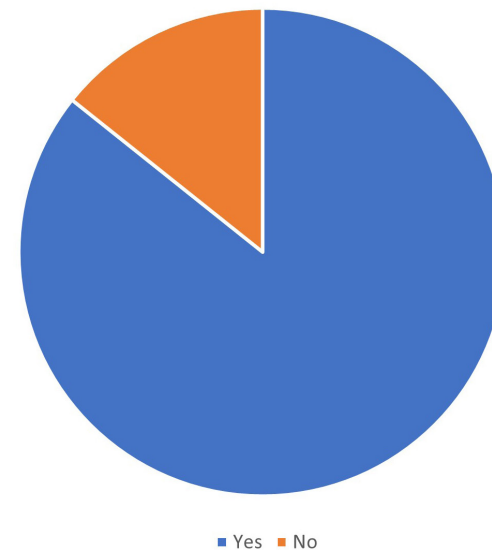
What is your favourite view of the area? - adults



Do you think it is important to protect the area?- adults

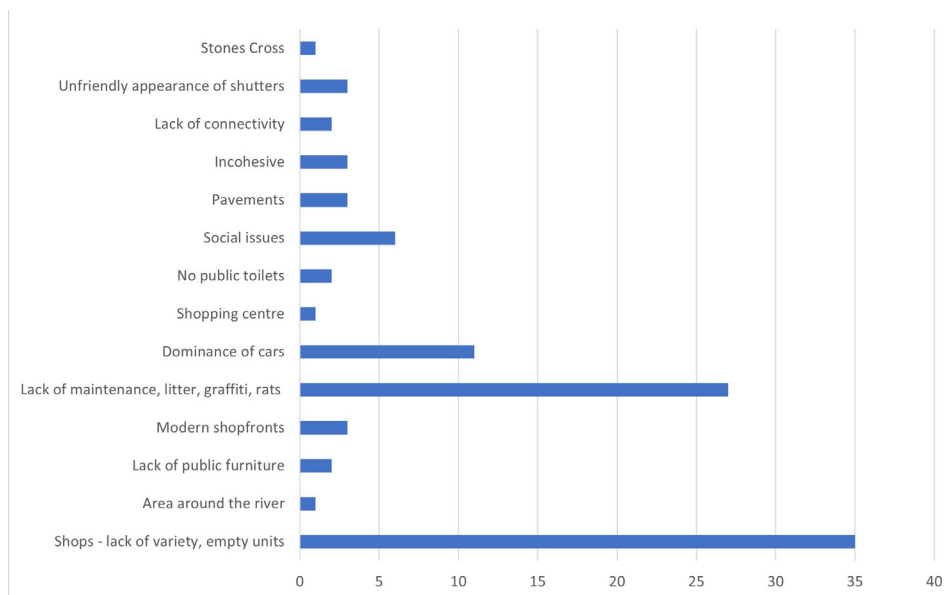


How do you think the High Street has changed through history? - adults

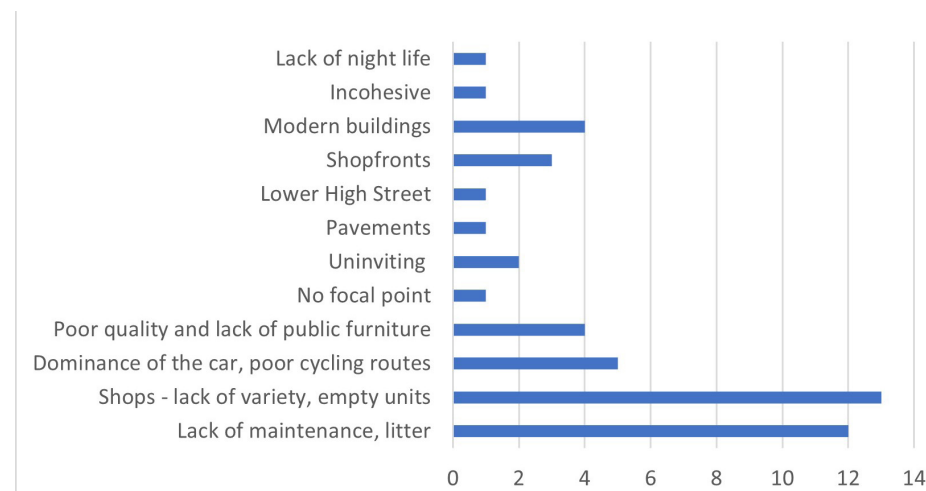


Do you think it is important to protect the area? - children

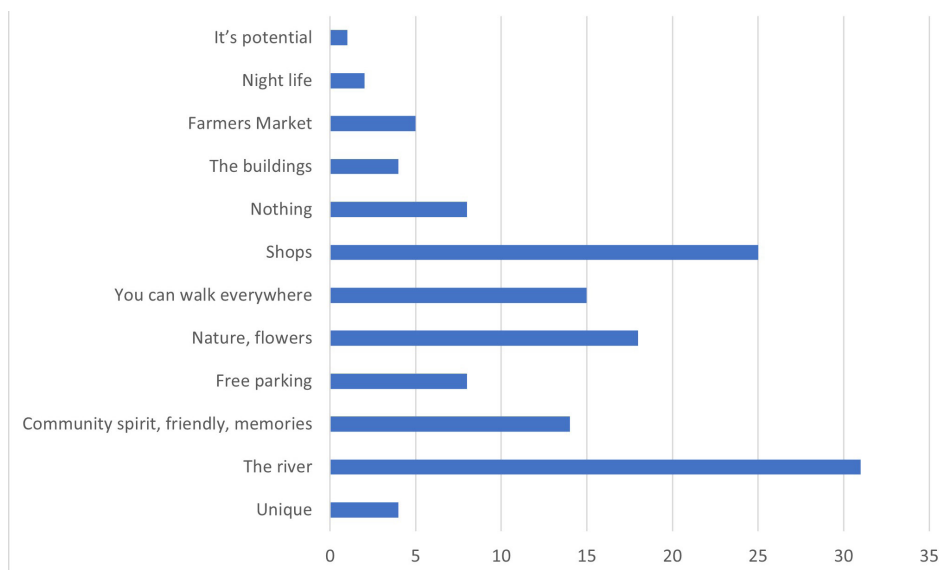




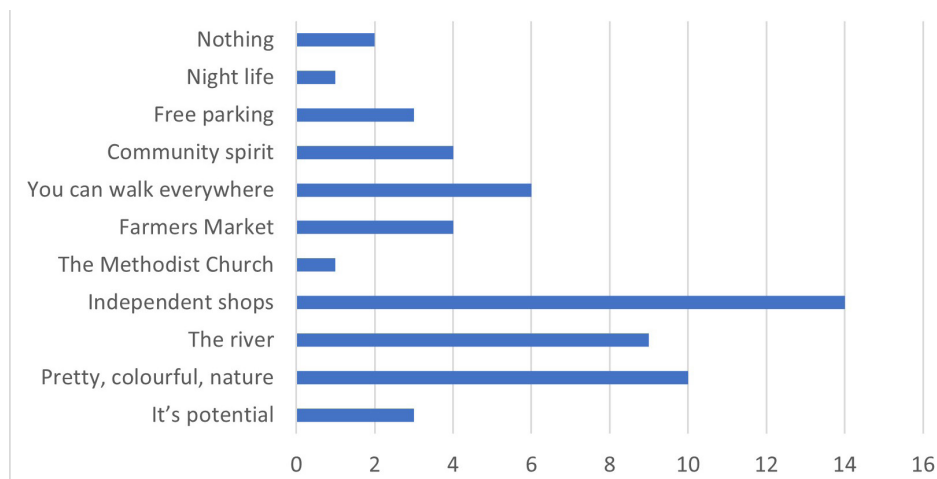
What detracts from the area and how could this be improved? - adults



What do you ot like about the area? - children

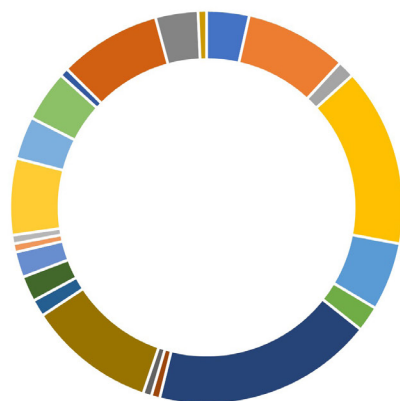


What makes Midsomer Norton High Street special to you? - adults



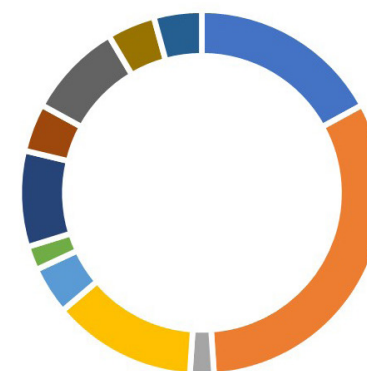
What makes Midsomer Norton High Street special to you? - children





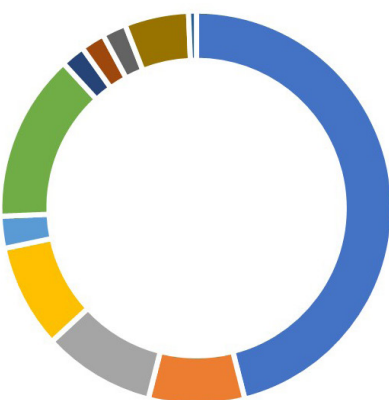
- Quiet
- Uninspiring, average, boring
- Pretty
- Shabby
- Friendly
- Busy
- Dated/tired
- Endearing
- Happy
- Shops let it down
- Uninviting/ unfriendly
- Too many barriers
- Long
- Lacking creativity
- Intimidating
- Potential
- Varied/ independent/ quaint
- Traditional/old
- Safe
- Pretty

What words would you use to describe Midsomer Norton High Street? - Adults



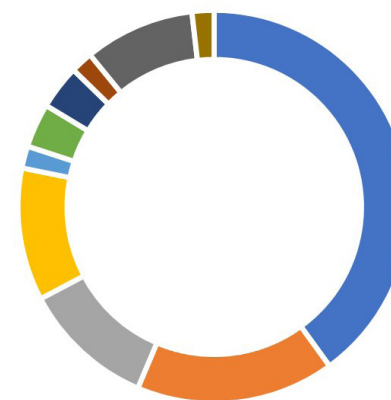
- Tired
- Dilapidated/ untidy
- Busy
- Pretty
- Long
- Independent
- Potential
- Underwhelming
- Uninviting
- Traditional
- Characterless

What words would you use to describe Midsomer Norton High Street - Children



- Shopping
- Eating and drinking
- Exercise
- Amenities
- Work
- Socialise
- Groups
- Entertainment
- Church
- Live here
- Market

Why do you come to the area? - Adults



- Shopping
- Socialising
- Eating and drinking
- Live here
- School
- Exercise
- Groups
- Church
- Amenities
- Market

Why do you come to the area? - Children.png





## Appendix B – Glossary



## B – Glossary

**Article 4 Directive**—An Article 4 direction is part of the Town and Country Planning Order 1995 and removes all or some of the permitted development rights within a designated area

**Architrave** – The decorative frame around a door or window

**Console bracket** – Situated at the top of the pilaster and/or at the end of the fascia to form a bracket, which is often decorative

**Cornice** – A decorative trim at the top of the shopfront which gives protection from the weather

**Façade** – The primary elevation of a building including the shopfront and upper floors

**Fanlight** – A fixed window above a door or another window

**Fascia** – The space where the shop name can be displayed

**Mullion** – A vertical post dividing a window or opening into two or more

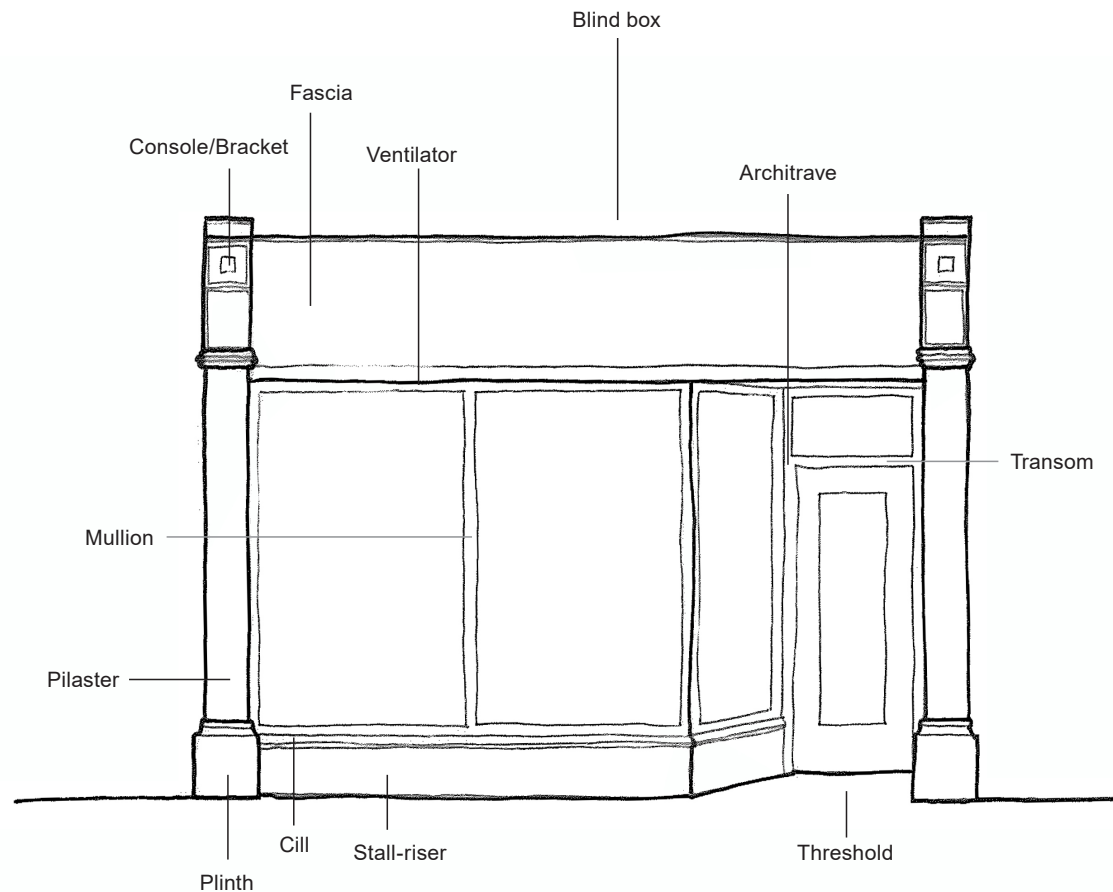
**Pilaster** – A column which separates each shop from its neighbours and defines the width of the shop/ building

**Stall-riser** – The solid base to a shopfront which provides protection at ground level

**Streetscape**—Streetscape means all visible parts of a street (or part of a street) including but not limited to the design and external appearance of buildings, boundary treatments, landscaping and public realm furniture

**Transom** – A horizontal bar which separates a door from a window

**Wayfinding** – An information system that guides people through a space to enhance their understanding and experience e.g., signposts or historic plaques







## Appendix C – Bibliography



# C – Bibliography

## Local Authority Publications

Core Strategy and Placemaking plan – Volume 1

Core Strategy and Placemaking plan – Volume 4

Paint colours and finishes for historic and traditional shopfronts – Supplementary Planning Guidance

Streetscape Manual Supplementary Planning Guidance

Bath Shopfronts: Guidelines for Design and Conservation – Supplementary Planning Guidance

Bath Conservation Area design guide for commercial signage and street furniture – Supplementary Planning Guidance

Midsomer Norton and Welton Conservation Area Character Appraisal and Management Plan

## Other Publications

Howell, C. Some of Our Old Pictures of Midsomer Norton, Paulton, Chilcompton and Radstock (1979)

Boyd, L. Radstock and Midsomer Norton Through Time (2013)

## Images

Historic Maps produced with kind permission of Ordnance Survey

## Historic Images sourced from:

Howell, C. Some of Our Old Pictures of Midsomer Norton, Paulton, Chilcompton and Radstock (1979)

Boyd, L. Radstock and Midsomer Norton Through Time (2013)

Radstock, Midsomer Norton and District Museum Society Collection





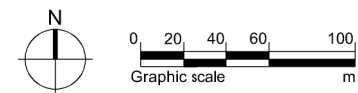
Appendix D – Maps



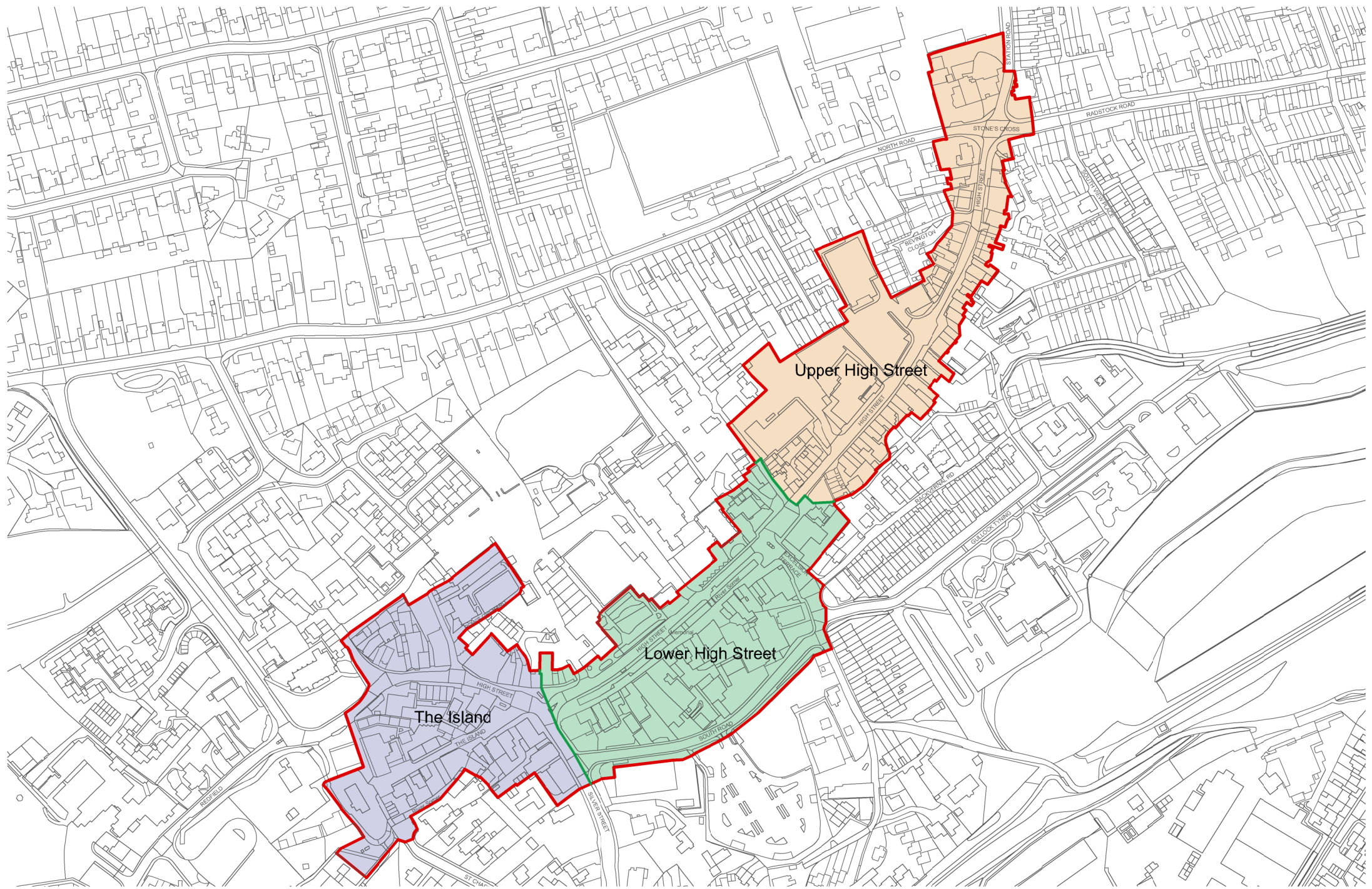


- Key:
- High Street Heritage Action Zone
  - Buildings with property sheets
  - Buildings not covered by a property sheet




Property Sheet Number Reference Map









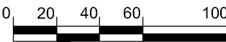
**Key:**

	The Island (character area)
	Lower High Street (character area)
	Upper High Street (character area)

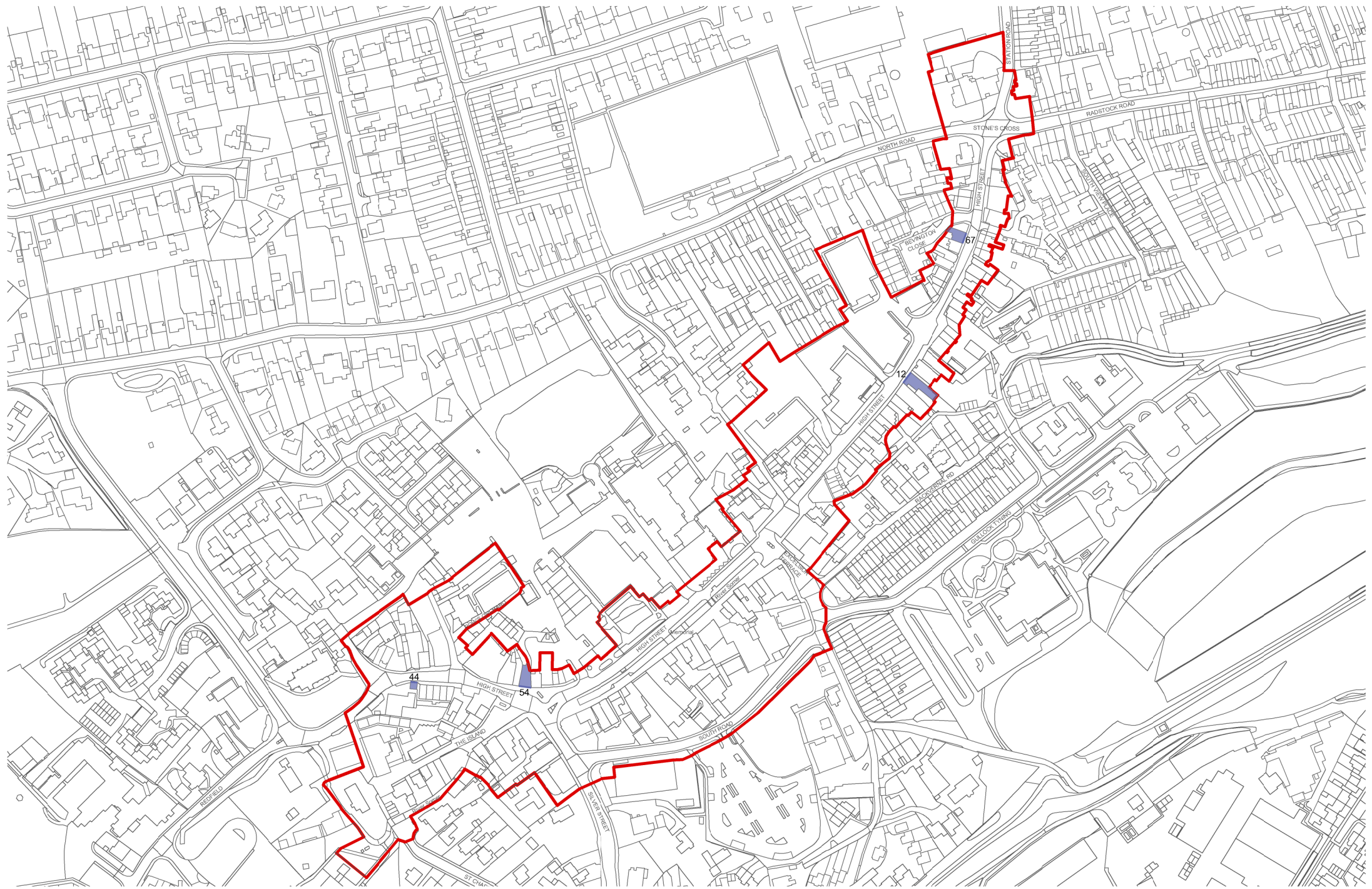
 High Street Heritage Action Zone

Character Areas

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Graphic scale m

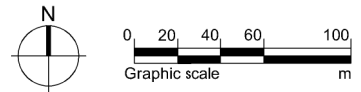




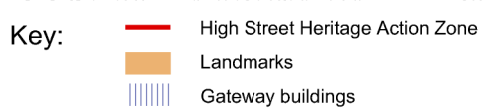
Key:

- High Street Heritage Action Zone
- Historic shopfronts

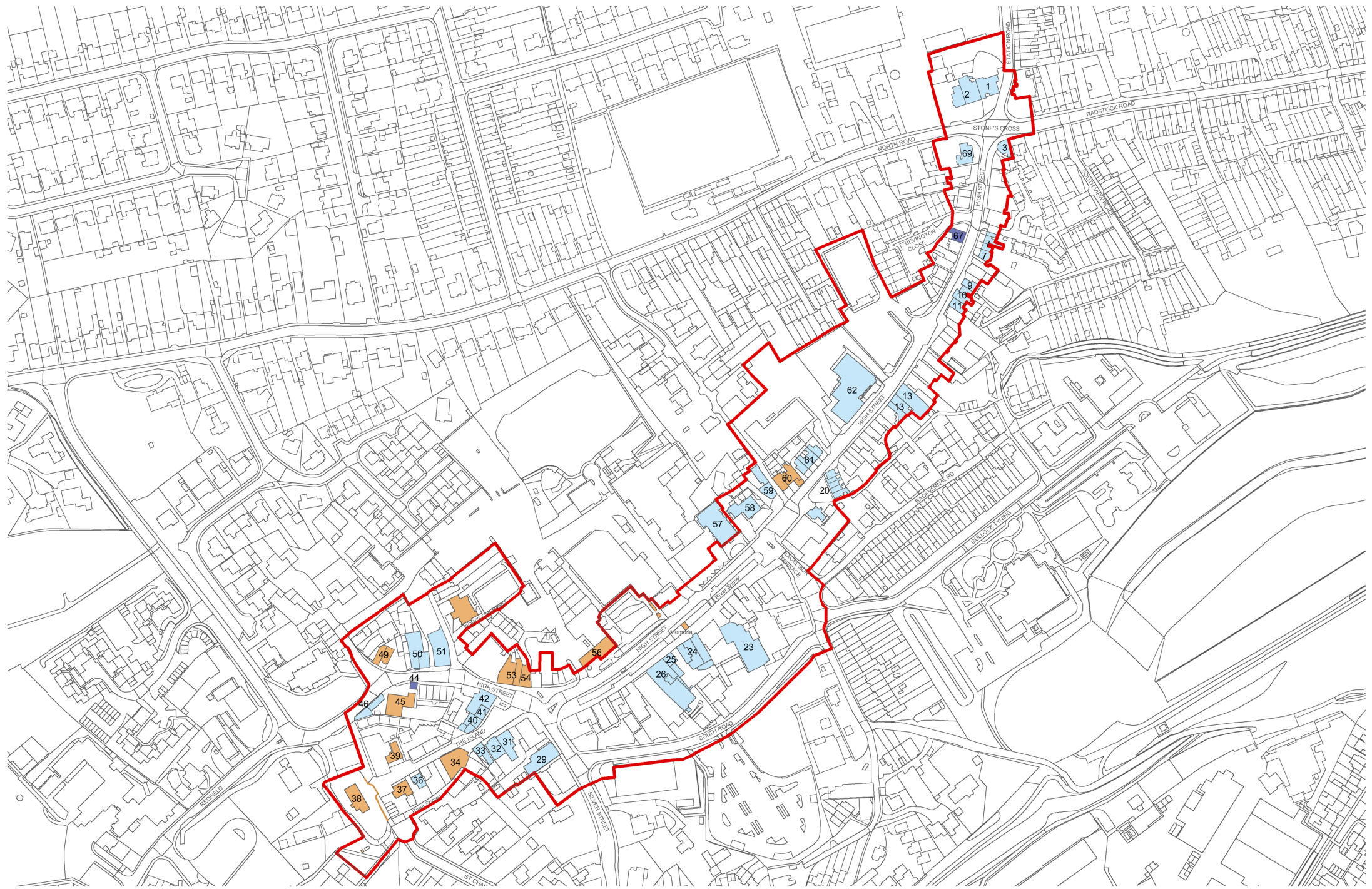
### Historic Shopfronts











**Key:**

- High Street Heritage Action Zone
- Listed buildings / structures
- Undesignated heritage assets
- Suggested additional undesignated heritage assets

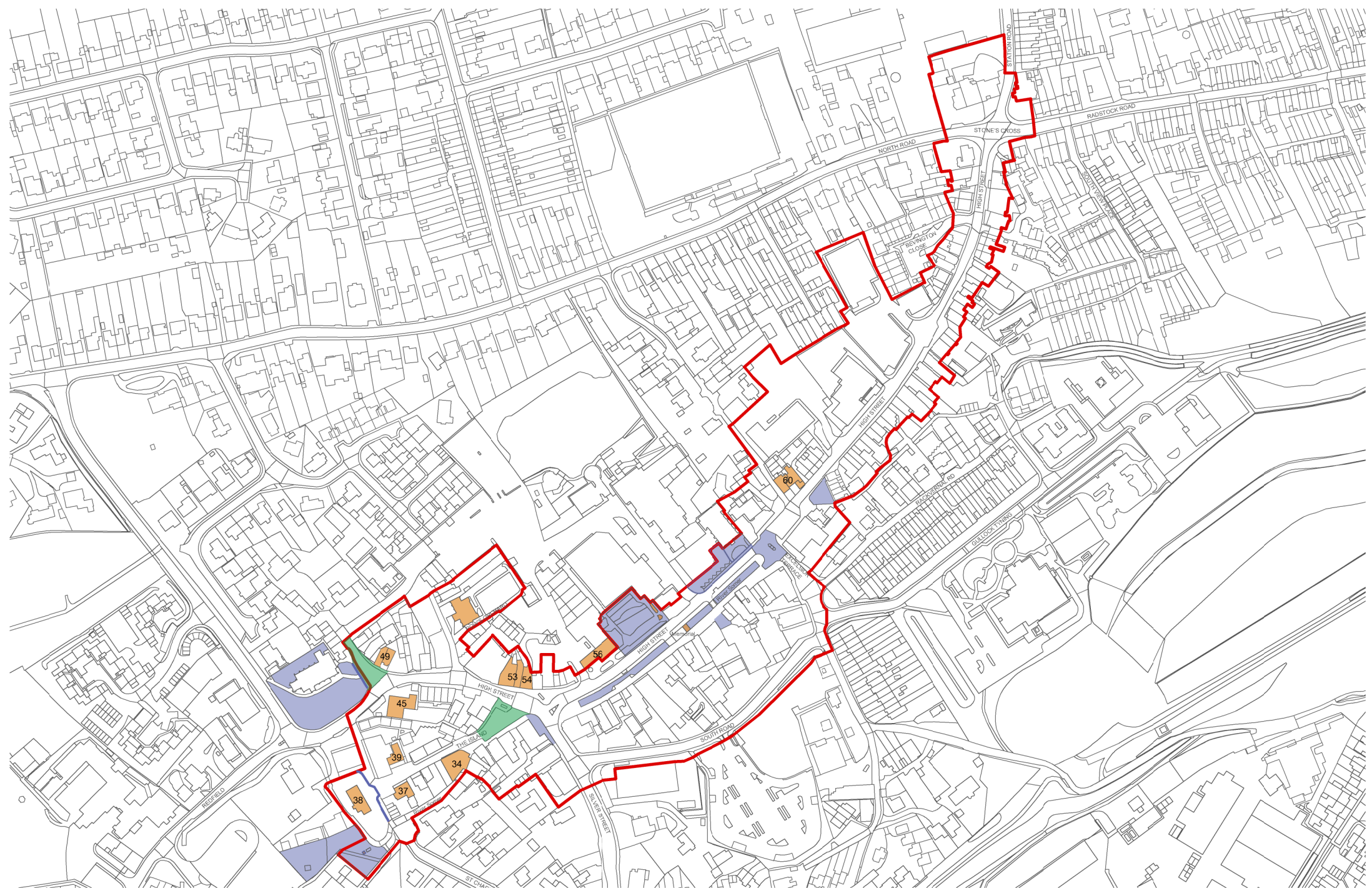
**Listed Buildings, Undesignated heritage assets  
& Suggested additional assets for inclusion**

N

0 20 40 60 100

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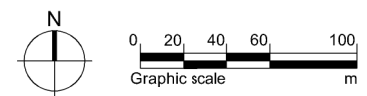




Key:

- High Street Heritage Action Zone
- Public Realm
- Listed buildings / structures
- Historic squares

Public Realm





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Norton



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