

# North Somerset Council

## Report to the Executive

**Date of Meeting: 22/06/2022**

**Subject of Report: Adoption of assets to North Somerset's Local Heritage List**

**Town or Parish: North Somerset**

**Officer/Member Presenting: Councillor Mark Canniford**

**Key Decision: No**

### **Reason:**

The proposal does not have a significant effect on the communities living or working in two or more wards and will not incur expenditure/savings of £500k or over

### **Recommendations**

To adopt the heritage asset being put forward in this report to the North Somerset Local Heritage List.

## **1. Summary of Report**

The purpose of the report is to provide key information in regard to the heritage asset being put forward for addition to the North Somerset's Local Heritage List.

The asset list found in Appendix 1 have meet at least one if the selection criteria for Local Listing and have been reviewed and approved for adoption by the Local Heritage List Panel in line with the adopted North Somerset Local Listing Procedure.

## **2. Policy**

A local list is a tool to allow Council and Committees to give further considerations within the planning system to locally important heritage assets.

The adoption of a Local List is both supported by central government and the National Planning Policy Framework (NPPF).

Chapter 16, paragraph 185 of the National Planning Policy Framework (NPPF) states that:

*Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.*

The Local List forms part of North Somerset Council plan to provide a positive strategy to conserve our historic environment.

The adoption of a heritage asset to a formal Local List will identify them as recognised heritage assets by the Council as having heritage significance; they are then considered to be material considerations in the planning process under paragraph 197 of the NPPF.

The Local List also allows the Council to meet the policy aims in Policy CS5 of the North Somerset Core Strategy (adopted 2012) which states that -*The Council will conserve the historic environment of North Somerset, having regard to the significance of heritage assets such as conservation areas, listed buildings, buildings of local significance, scheduled monuments, other archaeological sites, registered and other historic parks and gardens.*

Policy DM7 (Non designated heritage assets) within The Development Management Policies: Sites and Policies Plan Part 1 (adopted July 2016) will then become effective towards any heritage asset adopted as part of North Somerset Council's Local List.

### **3. Details**

North Somerset Council has a rich and varied historic environment with many heritage assets listed as part of the statutory list by the Department of Culture, Media and Sport (DCMS). However, there are many other heritage assets which are important to the understanding and appreciation of North Somerset's heritage and are of value to the local street scene, wider landscape and local communities.

North Somerset Council, with assistance from Historic England, local interest groups, Town and Parish Councils and the public, is compiling a 'Local List' in order to highlight buildings, structures and archaeological sites which are of local importance.

The selected assets put forward in this report have met the criteria and gone through the procedure set out in the North Somerset local list management brief which details the process in which heritage assets are nominated and then assessed against the selected criteria by our independent panel for possible adoption on to the Local List.

### **4. Consultation**

A consultation meeting with the Local Heritage List Panel was held on the 28/01/22 to discuss each of the nominations and vote on those to be put forward for official adoption on to the North Somerset's Local Heritage List.

### **5. Financial Implications**

#### **Costs & Funding**

Funding of £2,800 has been secured through the Great Weston Heritage Action Zone from Historic England to support the work. The funding will allow the online publication of an accessible handbook and second handbook/update to include results of first year of nominations.

It will also cover the cost of a conference in Weston Museum on Local list development, and any training costs associated with the panel.

There is a possibility of a minimal increase in planning fees for the council as a result of processing of applications for Planning Permission or for pre-application enquiries.

## **6. Legal Powers and Implications**

There are no legal implications foreseen. Local Listing is controlled through planning policy and not cover by legislation.

## **7. Climate Change and Environmental Implications**

The designation of assets to the North Somerset local list is not expected to have an effect on climate change and no permitted development rights are affected on any building added to the list that would prevent owners making their assets more energy efficient.

## **8. Risk Management**

The council should be mindful that there will be assets within its ownership that may be nominated by third parties and considered to be of sufficient heritage value to be placed on the Local List. In the event that the council wishes to adapt or develop Locally Listed buildings to meet a strategic service objective or to progress the capital strategy for investment in assets, then this will need to be properly considered as part of the planning process.

## **9. Equality Implications**

There are no implications foreseen, no permitted development rights are affected on any building added to the list that would prevent owners making changes to the asset in regard to accessibility needs. The designation process has included a full public consultation process.

## **10. Corporate Implications**

The North Somerset Local List is consistent with the Corporate Plan objectives to protect the built environment.

There will be additional pressure on staff resources for the addition of information to the Historic Environment Record database, and possible extra requests for pre-application advice on land or built structures which are added to the Local List, but it is not considered that this will be significant.

## **11. Options Considered**

The adoption of assets to the North Somerset Local List is optional but is an aspiration of the Great Weston Heritage Action Zone from which we have significant funding to aid with implementation of the Local List.

It is also endorsed by Central Government to aid local communities in protecting the heritage of their areas they consider important to them and their communities.

### **Author:**

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### **Appendices:**

Appendix 1: Asset for Adoption to North Somerset Local Heritage List

## **Background Papers:**

Historic England Local Heritage Listing HEAN7



<https://historicengland.org.uk/listing/what-is-designation/local/local-designations/>

North Somerset Council Local List Handbook


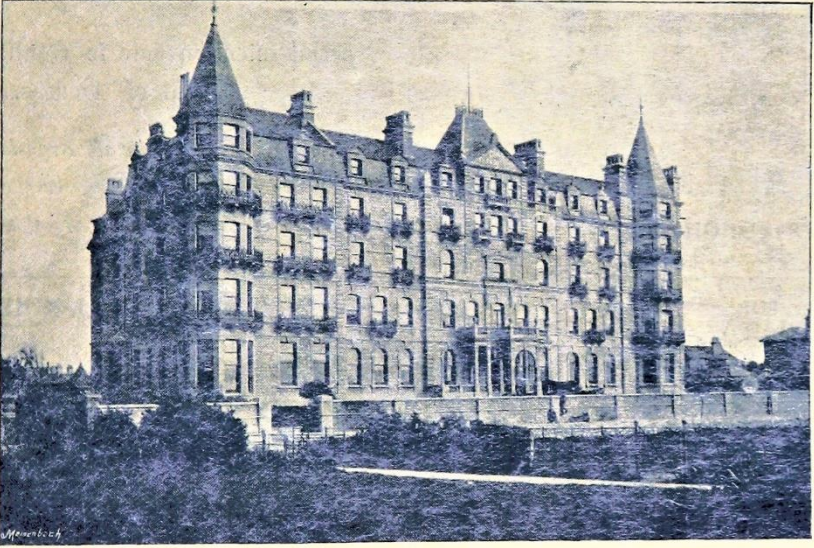
<https://www.n-somerset.gov.uk/my-services/planning-building-control/heritage-conservation/local-heritage-list>




**Appendix 1: Asset for Adoption to North Somerset Local Heritage List**

The nominations descriptions are taken from the Know Your Place website where members of the public have filled out the required information to nominate a heritage asset for Local Listing.




Asset title	Description	Criteria Met
<div>Rotor Testing Tower</div> <div></div>	<p>This unique blockhouse structure was built by the Bristol Aeroplane Helicopter Division at the Oldmixon factory in 1956 to test and balance the wood main rotor blades used on the Sycamore helicopter. In those days the blades needed to be balanced together in sets of three to minimise in flight vibration caused by any blades out of track. They could also require re tracking if exposed to unusual humid conditions (e.g., In Malaya). Each blade was fitted with a metal trim tab on the trailing edge which could be adjusted up/down with a simple tool(pliers), to bring the tracking in line. The blade sets were then kept together when installed on production helicopters built at the factory. The tower was also used to balance later Westland Whirlwind helicopter blades, testing some 6,000 metal blades under a manufacture/refurbishment contract, but was taken out of use in 1981 and replaced by a new iron structure tower (since demolished) to test the larger blades then coming into use on later helicopters. Whilst an iron structure tower still exists at the Leonardo factory in Yeovil, the Weston blockhouse tower is unique in the country and is still substantially complete externally. The interior still has the (sawn off) drive shaft that powered the rotor head but otherwise the room has been repurposed as a rest area, with the original drive motor and other fittings removed.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=334190.41&amp;y=159483.17&amp;extent=2231.24">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=334190.41&amp;y=159483.17&amp;extent=2231.24</a></p>	<div>Rarity Group Value Historical Association</div>
<div>Hardwick Memorial</div> <div></div>	<p>This 3-metre high granite cross in the churchyard is a memorial to the brave farmer who fought off an attack by a highwayman in October 1830. Charles Hardwick, of Hewish, was returning on his horse from Bristol market with a considerable amount of money. He rode and conversed with a person called Richard Hewlett. Hardwick was not far from home (about a mile and a half from Congresbury towards Weston Super Mare) when Hewlett drew a pistol and shot him in the shoulder. Hewlett then took fright and galloped away at speed towards Congresbury. Hardwick pursued his assailant and caught up with him at the bridge leading into Congresbury Moor, about a half mile from where he was shot. Hewlett then struck the gallant farmer about the head with a large bludgeon and galloped away towards Congresbury. The farmer pursued Hewlett once again and caught up with him by Congresbury Bridge, after Hewlett's horse fell when swerving to avoid a cart. The two men struggled on the ground and farmer Hardwick received further blows to the head and was stabbed in the side by Hewlett's 7-inch dagger. Despite these further injuries the farmer held on to the highwayman until help arrived. Hewlett was later tried at Taunton and hanged at Ilchester jail. Farmer Hardwick lay close to death for some time but lived a further 19 years to tell the tale. He is buried at Hutton. In 1871, after a Mr Kinglake had raised a subscription, the granite cross, weighing some three tons, was erected to commemorate this extraordinary event Information source from: <a href="http://congresburyhistorygroup.co.uk/index-e.htm">http://congresburyhistorygroup.co.uk/index-e.htm</a></p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=343602.47&amp;y=163746.51&amp;extent=139.45">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=343602.47&amp;y=163746.51&amp;extent=139.45</a></p>	<div>Rarity Historical Association</div>






<p>5-7 Trewartha Park, Weston-super-Mare</p> 	<p>The northern part of Trewartha Park was built during the late 1890's. Hans Fowler Price, Weston's foremost Victorian architect, designed four pairs of semi-detached houses in the street. He lived in number 7 (shown on the left) from 1898 until his death in 1912. - Trewartha park was named after a large house at the north eastern corner of Montpelier. the street's southern half had been built by 1885 while that northern half was added during 1890s. in 1898 Hans Price designed a group of semi-detached houses on the east side including his own (source W-s-m town and its seaside heritage HE)</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=332616.99&amp;y=162074.57&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=332616.99&amp;y=162074.57&amp;extent=557.81</a></p>	<p>Aesthetic Group Value Historical Association</p>
<p>The Grand Atlantic Hotel</p> 	<p>The College, a private boys' school, moved into grand new premises on Beach Road in 1859. When the school moved out in 1889, the building was enlarged by John S Whittington of Manchester and reopened as the 200-bedroom Grand Atlantic Hotel in July of that year. The early structure is still recognisable in the centre of the hotel. - The success of Jonathan Elwell's academy for young gentlemen, founded c.1846 and occupying part of the large property on Beach Road called Belvedere, enabled Elwell in 1854 to commission a purpose-built school in the field immediately to the south. The original building consisted of two, three-bay blocks flanking a 5-bay central section which stood slightly forward. It was mainly two storied with a basement and an attic above the central block. The windows were round headed with keystones. The school opened in 1859 and was known as The College. The fee-paying school was said to be a high-end establishment for the sons of noblemen and gentlemen, with instruction in Classics, maths, French, history, English literature and composition. Jonathan Elwell retired in 1875 and The College was put up for sale. It was bought by Dr E S Nunn, who converted it into a 'high class commercial school' with much lower fees. The syllabus was designed to prepare boys for a trade or profession, or a career in banking or the law. The College was Weston's largest educational establishment until the school moved to Walliscote Road in 1887. The Beach Road building was enlarged and adapted and reopened as the Grand Atlantic Hotel in July 1889.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331831.77&amp;y=160989.31&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331831.77&amp;y=160989.31&amp;extent=557.81</a></p>	<p>Aesthetic Historical Association Social/Communal</p>
<p>Corpus Christi Roman Catholic Church, 12 Ellenborough Park South</p>	<p>Weston's second purpose-built Catholic Church, opening in June 1929. The architect was John Bevan of Bristol. The plan is basilican, consisting of a nave with lean-to aisles and a semi-circular apse. The roof is tiled. The west front is faced in Bath stone, the side elevations are covered with Tyrolean render. The west front has a flat-roofed porch with the entrance door under a carved tympanum flanked by cushion-capital columns. Oblong windows to either side. Central circular window above the porch and a carving of the chalice and Host. The west aisle windows are round headed, with channelled rusticated surrounds. A flat-roofed sacristy and Lady Chapel to the SE. The interior is faced with red brick. The original Bath stone and marble baldacchino over the high altar was removed in 1961 but some good furnishings remain, including stained glass windows by the Harry Clarke Studios of Dublin and capitals carved by G Hillman of Weston.(source W-s-m town and its seaside heritage HE)</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331926.43&amp;y=160708.32&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331926.43&amp;y=160708.32&amp;extent=557.81</a></p>	<p>Aesthetic Historical Association Social/Communal</p>

		
<p>Royal Hospital &amp; Chapel (sanatorium) W-s-M</p> 	<p>The West of England Sanatorium, later renamed the Royal Hospital, was founded on this site in 1868. More space was soon needed, so a large extension was commissioned, from local architect Hans Price. Building work began in 1871. Price's design included an impressive chapel. The hospital closed in the 1980s and was converted into housing. The chapel is unchanged and is listed Grade II.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331629.96&amp;y=159881.43&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331629.96&amp;y=159881.43&amp;extent=557.81</a></p>	<p>Aesthetic Group Value Historical Association Social/Communal</p>
<p>83-85 Upper Church Road w-s-M</p> 	<p>This pair of houses, built around 1892 and designed by prominent Victorian architects Hans Price and Walter Wooler has a Moorish flavour. This is due to the employment of horseshoe arches to the windows and the extensive use of decorative tiles. It is said to have been inspired by a trip taken by either Price or Wooler to Spain or North Africa. (source W-s-m town and its seaside heritage HE)</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331957.98&amp;y=162094.81&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331957.98&amp;y=162094.81&amp;extent=557.81</a></p>	<p>Aesthetic Group Value</p>



<p>Blakehay Theatre</p>		<p>The former Wadham Street Baptist Church was built in 1850. It was Weston's first Baptist church and the town's first public building. In 1862 Hans Price, who became Weston's leading architect, was commissioned to adapt and enlarge the building. The new church opened in September 1864. Price reused columns, doors and windows from the old church in his new facade, which was built in the 'Italian style'. The church was hit by incendiary bombs in 1941 and 1942. The interior was destroyed, leaving only the exterior walls. The church was rebuilt inside the surviving Victorian shell soon after the war. The building ceased to be a place of worship in 1985 and was saved from demolition and redevelopment by the Weston-super-Mare Trust in 1986. Weston Civic Society took over management of the building, renamed The Blakehay, converting it into an arts and community centre. Weston Town Council has owned and managed the building, now known as The Blakehay Theatre, since 2004.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331824.63&amp;y=161803.7&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331824.63&amp;y=161803.7&amp;extent=557.81</a></p>	<p>Aesthetic Historical Association Social/Communal</p>
<p>Playhouse Theatre</p>		<p>A new Playhouse, replacing the original theatre, which was demolished after a major fire in 1964, opened in 1969. Costing £230,000, it could easily stage a wide variety of productions: from ballet and music to opera, pantomime and drama. The orchestra pit can be covered to form an apron stage or floored over at stalls level for additional seating. The decorative panels on the front of the building are the work of sculptor William Mitchell (1925-2020). The first production in the new theatre was Let Sleeping Wives Lie, a farce starring Brian Rix. - Originally an outdoor market which was enclosed in the mid-1800s. The Market Hall was replaced by a larger building in 1869. In 1899 a new terrace of shops, designed by local architect Hans Price, was built along the road frontage. A new market entrance was included in the design. In 1946 the market hall was converted into a 500-seat theatre. After a refit in the early 1960s it became known as the Playhouse. A fire badly damaged the theatre in August 1964, leaving only the front and side walls. The structure had to be demolished and was replaced by a new theatre which opened in 1969.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331908.57&amp;y=161752.5&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331908.57&amp;y=161752.5&amp;extent=557.81</a></p>	<p>Aesthetic Historical Association Social/Communal</p>
<p>Queen Alexandra Memorial Hospital w-s-m</p>		<p>The original hospital and dispensary, constructed in Alfred Street in 1864-65, was enlarged in 1868 with the addition of the south wing and in 1870 with new wards for fever cases. Further additions were made during the 1870s and 1880s; a nurses' home was added 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. The new general hospital building, dedicated to Queen Alexandra, was opened on 6 July 1928 by the Duke and Duchess of York. It served Weston until 1986, when a new hospital opened at Uphill. The old hospital buildings were converted into housing. A blue plaque commemorating the fundraising efforts of Henry Butt, local businessman and Weston's first mayor, was unveiled in January 2018.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=332311&amp;y=161674.52&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=332311&amp;y=161674.52&amp;extent=557.81</a></p>	<p>Aesthetic Group Value Historical Association Social/Communal</p>



<p>Winter gardens w-s-m</p> 	<p>The Winter Gardens Pavilion opened in July 1927, providing Weston with a large ballroom and entertainment venue. It has hosted concerts, dances, conferences and exhibitions, as well as boxing and wrestling matches. The building has been owned by Weston College since May 2016, and part of the complex is now a law and professional services academy. The pavilion has been refurbished and remains open for community use. - also see PDF</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331726.4&amp;y=161588.2&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331726.4&amp;y=161588.2&amp;extent=557.81</a></p>	<p>Age Aesthetic Historical Association Social/Communal</p>
<p>The British School, Hopkins Street - Jasmine Court</p> 	<p>The British School opened in 1855 making it the earliest surviving purpose-built school in Weston. It was run by the British and Foreign School Society which provided non-sectarian education for 150 children. On its opening it was described as 'handsome, lofty and well ventilated'. The school was extended in 1887 to accommodate 355 children. It was closed in 1918. The property has since been converted to private housing.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=332102.05&amp;y=161582.24&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=332102.05&amp;y=161582.24&amp;extent=557.81</a></p>	<p>Age Aesthetic Social/Communal</p>
<p>The Commercial Cable Company w-s-m</p> 	<p>The Commercial Cable Company was established in 1883 to compete with the Western Union Atlantic service. In 1884 two cables were laid between Canada and Waterville (Co. Kerry) in Ireland, from where one was linked to Le Harve in France and the other to Britain in June 1885, making landfall at Weston. The offices were originally housed in a pair of cottages in Richmond Street. In 1890 the cottages were replaced with a purpose-built facility. The building was required to transmit signals, which were weak after having crossed the Atlantic, and it was linked directly to London by landline. The strategic significance of the cable office explains why it was guarded by troops during the wars and was a target of the Luftwaffe. The office closed in 1962 and the building is now occupied by a restaurant. Three roundels feature on the building showing 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.</p> <p><a href="https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331826.42&amp;y=161334&amp;extent=557.81">https://maps.bristol.gov.uk/kyp/?edition=nsom&amp;layer=Community%20layer&amp;x=331826.42&amp;y=161334&amp;extent=557.81</a></p>	<p>Rarity Aesthetic Historical Association</p>

Victoria Methodist Church and Lodge w-s-m



The original Victoria Methodist Church was built in 1899-1900 to replace the Wesleyan Methodist chapel on Regent Street. A major fire in February 1934 reduced the building to a shell. The surviving parts of the church were demolished due to the widening of Station Road at this time, and the site cleared. A new church in the Gothic style, to accommodate a congregation of 700 and with a tower 65 feet high, was designed by local architects Fry, Paterson & Jones. Construction used local stone on the exterior, and brick for the interior walls. Original fittings included an oak pulpit on a base of Portland stone, and a font, reading desk and altar table made from English oak. The organ was built and installed by the John Compton Organ Company Ltd. The stained glass of the east window depicts Sacrifice and Victory, and is a memorial to the local men who lost their lives during World War I. Although it had suffered significant damage, the war memorial tablet from the former church was salvaged, repaired and placed over the inner west door. The total cost of the new church, which was opened in January 1936, was £19,500. - Whitecross house Built in the 1830s by Richard Parsley, a local farmer and steward to the Smyth-Pigott squires. The house was the centre of Parsley's Whitecross Estate, the second largest in Weston. Whitecross House was originally three bays wide and symmetrical. A fourth bay was added on the eastern side between 1903 ' 1931, by which time the building was in use as a Sunday school. The house is now hidden from view by the Victoria Methodist Church, which uses it as a community facility.

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Age  
Aesthetic  
Social/Communal

