

Keynsham Conservation Area – boundary, appraisal and management plan

Consultation on proposed boundary changes, character appraisal and management plan

Analysis of consultation responses

The following were directly consulted:

- Bath and North East Somerset Ward Councillors
- Bath & North East Somerset Council: Planning Services, Highways, Property Services
- Keynsham Town Council
- Keynsham Civic Society
- Historic England
- Network Rail

An open afternoon and evening was held on 15th September 2015 at The Key Centre on Charlton Road with a display about the proposals. Officers and the Consultant were available to answer questions.

Approximately 200 people attended the open day event.

A notice providing information about the event was published in:

The Keynsham Voice
Council's website

A questionnaire was prepared to seek individuals' views and was made available at Keynsham Library, Keynsham Town Council Offices and the Council's website.

The display was also retained in the Keynsham Library from 16th September for a period of 6 weeks until 27th October 2015.

A further open event with officers available to answer questions was held in the Library on 20th October and a public meeting held at 6.30 at the Community Room in the Library

The responses received are summarised below.

Questionnaire respondents – 6 public respondents completed questionnaires.

Other respondents – other responses were received from Keynsham Town Council, Historic England and the local Ward Councillor

Questionnaire analysis

Question 1: Do you support the proposed conservation area boundary?

Please circle either YES or NO.

Covers all important characteristics	
Yes – Number of respondents	No – Number of respondents
4	2

Summary comment	Response
I note that the Riverside building is not included in the Conservation Area. As this is due for development of some type, whatever happens this needs to be sympathetic. As the new Town Centre building is included in the Conservation Area – why not Riverside?	Noted. Reference to development quality affecting settings in the Management Plan
We feel that it is very important to formalise the proposed conservation area boundary in order retain the buildings which contribute to the history of Keynsham and are retained and not lost or altered resulting in losing their character.	Noted
Support boundary but with defined area of natural beauty to include Hurn Lane, Manor Road, the woodland tracks and planted grassland.	This area is some distance from the architectural and historic core to justify its inclusion
Council cannot presently manage the existing conservation area and areas e.g. Goosebery Lane.	Management Plan indicates opportunities for enhancement and a framework for improvement by the Council, developers and local community

Question 2: Do you consider the Keynsham Conservation Area Appraisal describes the conservation area adequately?

Please circle either YES or NO.

Covers all important characteristics	
Yes – Number of respondents	No – Number of respondents
3	2

Additional comment	Response
From the detail in the document it appears that work has been completed to establish the history of the proposed conservation area boundary and analysis undertaken identifying the important features which need to be maintained. However we are not historians so depend on the information as provided.	Noted. The history is well researched and relevant to the designation of the conservation area and its boundary
Area from Manor Road to Grange Road Saltford should be included including golf club	This area is some distance from the architectural and historic core to justify its inclusion
There are more eyesores than indicated on the area plan. The painted and rendered buildings are out of place.	This point has been accepted and noted in the revised document.

Question 3: Do you consider the Keynsham Conservation Area should be improved and enhanced?

Covers all important characteristics	
Yes – Number of respondents	No – Number of respondents
5	0

Additional comment	Response
Where required. We assume that partnership working will be involved when work is considered, e.g. partnership working with the highways department.	Noted
The lanes bordering Wooland are narrow and used by school children; cars travel along them at dangerous speed.	Noted: passed to the Highway Department to record and respond.

Improvements to 1970's shopfronts and addition of pitched roofs	Noted
Dapps Hill has several areas and items of disrepair included ancient kerbs and walls in disrepair.	Noted in area description and opportunity to improve in Management Plan

Question 4: What features do you feel currently detract from the character of the conservation area?

Please tick all those that you feel detract.

Comment	Response
Temple Street as noted in the document. We feel that it is an eye sore and as noted in the document overshadows and severely impacts on the character of Temple Street. As stated in the document the 'inhospitable and unsafe pedestrian stair routes into Temple Street should be re-developed. The Temple Street area seriously detracts from the character of the conservation area.	Statement is included in Character Area which concurs with comment.
The New Town Centre building is out of character. The blue (what looks like) plastic windows look dated and remind me of the old town centre building. It makes Temple Street feel like a side road, as its layout does not build on what Temple Street was as a continuation of the High Street. The Temple Street frontage of the new building are back entrances, where once there were thriving businesses and a bus stop. Even recently the front entrances to the Council offices were off Temple Street. Standing in Temple Street you feel like you are in a side road.	Noted
Concentration on town area and historic character. The woodland area conservation work should be included and preserved.	Woodland conservation work is outside proposed Conservation Area.
1970's shopfronts	Noted in Appraisal
Traffic	Noted in Appraisal and Management Plan
Pavement advertisements restriction pavement space	Highway management issue controlled through Development Management controls
Metal barrier in Bowden's Lane Barrier gate on east side of Chew Bridge unnecessary	Noted in Appraisal
The new Civic Centre Market Walk	Noted

Question 5: Do you support the proposals in the Keynsham Conservation Area Management Plan?

Covers all important characteristics	
Yes – Number of respondents	No – Number of respondents
5	1

Additional information	Response
<p>YES but not on all points</p> <p>Comments ...Trees – though I agree certain trees should be listed, not all trees need to stay. Be prepared to be flexible and treat each on its merit.</p> <p>I support the enhancement of shop fascias and facades, with design guidance to reverse intrusions and reintroduce traditional materials. Remove the blue windows on the new Town Centre offices.</p> <p>However, I feel exceptionally good modern design can be in-keeping and should be considered on its merits to complement the traditional and allow some movement with the times and new iconic examples of good design can enhance the street scene.</p> <p>I would not want the High Street pedestrianised. As a busy High Street with vehicles is the sign of a thriving High Street. To strive to reduce reliance on cars and car parks is a dream that is likely to be unachievable and bad for Keynsham businesses – particularly in the short to medium term. I have concerns that even a one-way system would have a detrimental effect on businesses. A busy town centre is vital to survival of businesses. It is also very important that some car parking is allowed on the High Street and Temple Street – retaining no less spaces than are available than there at present. Car parks can be made attractive – an example is High Street Car Park in Upper High Street, Taunton. The car park survey, I understand, has said that there is ample parking for Keynsham's needs at present – with more houses planned in villages such as Farmborough, more on the outer edges of Keynsham and more businesses and offices and homes in the town centre this need will increase. Today (Friday 30th October 2015) it took me 40 minutes to find a car park space in</p>	<p>Revisions undertaken to Management Plan which capture these observations.</p> <p>Noted</p>

Additional information	Response
Keynsham!	
Consider effort made by BANES and Town Council maintaining historic character and improving green spaces	Included in Management Plan objectives.
How will the proposals be imposed	Implementation of Development opportunities and policy explained in Management Plan. Council to create a formal delivery plan.
No to pedestrianisation as it will create traffic build up elsewhere i.e. Wellsway	Noted
Reduce traffic in the area	Noted. Partial pedestrianisation in High Street will reduce traffic in retail/commercial core.

Question 6: Are there any additional proposals which you wish to see included in the Keynsham Conservation Area Management Plan?

Additional information	Response
As stated above in regard to partnership working we feel that whilst it is really important to enhance areas it is also important to remember that Keynsham is a working town and attracts motorists who require car parking. We are aware that the B&NES transport plan is supporting the promotion of good public transport links to the town. However there will always be motorists who choose to use their cars unless B&NES, First Bus, etc can establish a public transport system as exists in London commuters/the public will not use the bus and continue to use their cars. Unless significant car parking is created away from the town with a possible shuttle service, the long term plan to remove the Riverside Bath East car park will add to the problem and further inconvenience residents as commuters/the public will continue to park in residential roads. Some children have never been on a bus, you only have to look at school run time. Some people hold the presumption that those people who use the bus are of a lower status. Therefore B&NES and First Bus should market and establish a service that meets the needs of all parts of	Highways issues.

Additional information	Response
the community and removes stigma of using the bus service.	
Include Riverside. The Riverside building's future is under discussion – it needs to fit the 'street' style that is on the West side of Temple Street at present i.e. shops.	Agree that needs to fit but area not currently of architectural interest. Design of replacement buildings covered in Management Plan guidelines.
Planting of trees and shrubs	Generally recommended in Management Plan
Improvements to Dapps Hill especially pavements	Included in Management Plan guidance.

Question 7: Are there any other conservation issues or matters you wish to see included in either the Conservation Area Appraisal or Management Plan?

Additional information	Response
It is a terrible fact that the Workhouse/Keynsham Hospital was pulled down. This was an historic building. The view of the new Health Centre building from Wellsway is appalling. Can this be improved?	Noted.
Draining floodplain and re-introducing sheep grazing near Fry's old factory	Noted but not a matter which Conservation Area policy can address.
Support the Woodland Trust	Noted.
Planting of trees and shrubs	Generally recommended in Management Plan.
Tidy up conservation area including trees and property appearance.	General objective of Management Plan
Not mentioned Roman roadway and Chew River crossing off Steel Mills Lane.	Mentioned in history section. To look at site to identify and boundary change.
Entrance to house at River View and bridges have encroached.	Noted.
Original street lights at Dapps Hill have out of place steel electrical boxes next to them. They should be disguised or place underground.	Noted for utility services and Highways to action.

If you ticked 'Other', please explain below:

Explanation	Response
<p>Section 2 South High St – wording of start of second para – duplication</p> <p>4 – Albert Street - it is Albert Road</p> <p>Station road – no reference to the grade 2 listed Archway adjacent to no 4, nor the historic ‘gas’ standard outside 21</p> <p>Priory Road – no reference to the street lights which when recently replaced were done in keeping with those replaced</p> <p>Abbey Park –please note this is a private road with railings being responsibility of the rail operator</p> <p>Car Parks – please remember that some of previous planting was removed for public safety reasons</p> <p>Conyger Farm – typo – is instead of are</p>	<p>Amendments undertaken.</p>

Keynsham Town Council Comments

Keynsham Town Council Planning and Development Committee welcome the changes to the Conservation Area including the merging of Dapps Hill and the Keynsham Conservation Area to form one boundary. The extension of the boundary in a southwards direction to include the new area to the south eastern sector of the riverside land and Conygre Farm is appreciated by the Council. The boundary extension in a northerly direction that will incorporate the historic Brass Mill site on the river, the Abbey remains, terraced housing in Priory Road (associated with the railway construction) together with the inclusion of a group of pre-1930’s villas built in local Blue Lias stone on Charlton Road is agreeable.

Keynsham Town Council Planning and Development Committee are of the opinion that the Keynsham Conservation Area Appraisal adequately describes the conservation area.

A good proportion of the retail outlets and business premises on the western side of the High Street detract from the character of the conservation area. Some signage on buildings that has been previously approved is not in keeping with the character of a conservation area. It is important to retain and protect the character of old shop fronts

The empty Riverside (old B&NES office) building detracts from the character of the conservation area.

The Keynsham Conservation Area Management Plan proposals clearly sets out what will and will not be permissible in respects of development within the conservation area in future.

Keynsham Town Council Planning and Development Committee welcome that the Conservation Area Management Plan will seek to ensure future re-development opportunities fully respond to the historic character of the area

and both properly remediate and enhance the significance of Keynsham townscape.

The specific opportunities for management are set out well.

Keynsham Town Council Planning and Development Committee would like to see the retention, restoration and re-introduction of a working water wheel in the Keynsham Memorial Park not only for historic and aesthetic reasons but as a source of hydro power generating electricity to power (that could possibly be used to power the bandstand lights and lamp posts within the park grounds).

Historic England Comments

The Dapps Hill and High Street Conservation Areas in Keynsham have been At Risk since the consideration this asset type was added to the national Heritage At Risk Register in 2009. Both areas display a range of issues whose collective and continuing impact is to significantly erode their defining qualities. Without intervention this could lead to the areas' special architectural and historic interest being undermined to a degree where their conservation area designation might be difficult to sustain.

Underlying the designation of any conservation area should be a statement of its heritage significance and an understanding of associated issues so that measures to ensure the area's preservation and enhancement can be devised in accordance with statutory obligations. Such information can beneficially identify the need for specific activities and add value to social and economic objectives for the area in question - especially where these can complement measures for or address the root causes of those conservation area issues which exist.

The starting point for any exercise is the production of a Conservation Area Appraisal, to set out what makes the area special and the issues associated with it, and a follow on Management Plan to set out what needs to be done and how. These documents have not previously existed for Keynsham and your authority is therefore to be congratulated hugely for commissioning them, and for the high quality of the work produced.

It is also pleasing to know that the value of this work to the regeneration of the town is recognised corporately by your authority and that this enabled the resources necessary for its production. Key to the successful application of the documents will therefore be their use in informing regeneration activities, such as public realm enhancement and transport management, new development and investment opportunities generally, as well as specific conservation area management initiatives, to ensure that these reinforce the area's distinctive character and maximise its potential to be a viable and attractive town.

We have been involved in advising your authority and its consultants on the preparation of the documents since the inception of the project and have made detailed comments on their production at various points along the way. We therefore do not feel the need to reiterate them here. Our main observations at this stage can be summarised as follows:

1. We support the unification of the two conservation areas into a single whole, the boundary extensions proposed, and the breakdown of this into the character areas in question;
2. We commend the reports on their comprehensiveness and depth of understanding of the area and the range, nature and detail of the issues associated with it;
3. Conversion of the “opportunities for management” into a specific and deliverable prioritised programme of tasks or actions will be an important next step;
4. An integrated approach to delivery as part of an holistic strategy for the town will help ensure consistency and contextually relevant high quality in the realisation of regeneration objectives.

We look forward to continuing our involvement with the town’s regeneration agenda, and to explore how we might engage in the delivery of the Management Plan and related activities.

Ultimately we look forward to a degree of uplift in the condition of the conservation area such that it can be removed from the Heritage At Risk Register.