

Delivery Plan

Midsomer Norton

High Street Heritage Action Zone

December 2019

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Executive Summary

Following a successful Expression of Interest for Midsomer Norton to Historic England's High Street Heritage Action Zone (HS HAZ) scheme in 2019, this document has been written by the Environment & Design Practice of Bath and North East Somerset Council (B&NES) and lays out a Delivery Plan to enable the HSHAZ programme to be delivered April 2020 to March 2024.

B&NES had two successful Expressions of Interest to the HS HAZ scheme; Midsomer Norton and Keynsham. Although revenue efficiencies could be gained if both were delivered in parallel, this Delivery Plan details how the Midsomer Norton HS HAZ scheme can be successful both with and without the complementary scheme for Keynsham.

The Delivery Plan contains the following information and should be used during detailed programme design and delivery phases to guide implementation of the proposals;

- Context, aims & objectives
 - Proposed project scope & costing
 - Scheme management & governance
 - Indicative programme
 - Statement of Community Engagement
 - Approach to Cultural Programme
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1 Context

The Proposed Midsomer Norton Heritage Action Zone

Midsomer Norton is a medieval market town in the Bath and North East Somerset (B&NES) Council area, located ten miles south-west of Bath and sixteen miles south-east of Bristol, in the valley of the River Somer. It was a prosperous coal-mining settlement in the C18/C19 and an important town as the commercial centre of the Somerset Coal Field. Today the economy of the town centre is primarily based on retail and business uses, centred on the High Street.

The boundary for the Midsomer Norton High Street Heritage Action Zone (HS HAZ) is shown in Annex 1. Within the Midsomer Norton and Welton Conservation Area, it focuses on the medieval core of the town at The Island and includes the full length of the High Street. It contains 8 grade II listed buildings and 40 undesignated heritage assets. Due to the generally poor and vulnerable condition of the historic fabric, the Conservation Area is included on Historic England's Heritage at Risk Register where its condition is classed as 'very bad'. In response, B&NES Council prepared a Conservation Area Appraisal and Management Plan which was adopted in April 2018. This identifies key issues and recommendations for improvement and enhancement and forms the basis of the recommended strategy for this expression of interest.

Closure of the Somerset coalfield mines in the 1970's heralded sustained decline in industrial employment in the Somer Valley. Out-of-town shopping has added to further economic decline, with internet shopping and strong competition from nearby centres in Bath and Bristol contributing to a reduction in footfall in Midsomer Norton High Street, where a number of banks and national chains have now closed. Whilst the proposed HS HAZ area provides some local retail, community and leisure services it does not serve people's day to day needs with its limited evening economy and very traditional retail offer. It is used by only 38% of local residents for local needs shopping and only 1 in 5 residents regularly shop in the Town Centre (B&NES Council Retail Study update, 2018). There has been a notable lack of investment and the Town Centre is now fragile. The 10% shop vacancy rate does not necessarily reflect the severity of the issues facing it. Even low value occupiers are struggling to survive, and many retail units now have limited opening hours. A high proportion of units are charity shops.

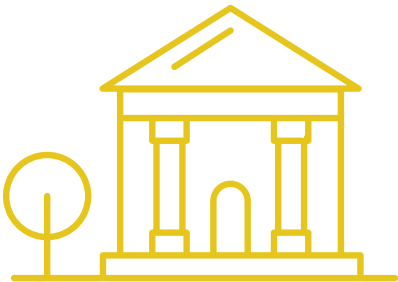
The decline of the area is also reflected in the condition of its public realm and historic fabric. Many historic buildings suffer from vacancies, a backlog of repairs, and insensitive alterations such as poorly designed shop fronts and signage. Redevelopments in the 1960's and 1970's, mostly of poor quality built form, caused a considerable loss of heritage and damaged local character. However, Midsomer Norton is a focus for significant growth in the coming years with 2,470 new homes planned in the Somer Valley area over the next 20 years (B&NES Council Local Plan – Summary Strategy Plans). The delivery of the 13.5ha Somer Valley Enterprise Area on the western edge of the town is due to deliver 1,700 new jobs and 54,000 m2 of commercial space (B&NES Council Local Plan). This brings new opportunities and new audiences to the area, which would benefit the Town Centre. The Community Wellbeing Index score for



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Midsomer Norton is 62, which is above the national average of 52. However, it has lower levels of income after housing costs than much of B&NES. Qualification levels are below the national average and 24.6% have no qualifications. The high level qualifications figure of 19.8% is significantly lower than the 27.4% national average. A lack of opportunities contributes towards social issues in the area, which has the highest recorded drug crime rate in the B&NES area (Census data 2011). Despite economic decline the established historic and architectural built form and character of the proposed HAZ area survives, providing strong potential to kick-start regeneration. There are new opportunities as additional homes and significant employment growth are being planned in the area. Resource needs to be invested now to improve the historic environment and to promote the historic Town Centre as a destination shopping and leisure area, attracting year round increased footfall.

Demographic data		
Index of Multiple Deprivation	7	IMD ranking
Community Wellbeing Index	62	Wellbeing Score
Vacancy rates within the high street	10.2	% units vacant
Designated heritage assets	8	No. of assets



Untapped potential

Heritage-led regeneration is of particular value where run down historic areas such as Midsomer Norton have potential to be transformed into “vibrant places in which people wish to live, work and spend their money”. The historic fabric of the Town Centre has strong potential to contribute to its regeneration. It provides a unique character of place with a tangible link to the past which can attract people, businesses and investment. Improving and revitalising the historic environment would be a cornerstone for its economic and social revival. Apart from the potential revival of the historic High Street area, the town also has hidden value in its exceptional connectivity, including its wide network of pedestrian and cyclists routes. The town’s developing Leisure Park, close to the centre offers a growing range of recreational activities that complement the local visitor offer.

Midsomer Norton has a residential population of 11,000 and as a centre also serves three towns and fourteen parishes making up a wider area known as the Somer Valley, with a 41,000 strong population. 22% of the population are under 18 and only 10% are 20-somethings, which is much lower than the B&NES area average. 10% of Midsomer Norton postcode residents are 75+ and the number in the 71+ category has risen by 21% since 2013, reflecting an ageing population and a growing need for improved access, associated facilities and leisure activities for people in retirement (B&NES Council Joint Strategic Needs Assessment 2013). Significant strategic housing growth is planned for the Somer Valley area with 2,470 new homes planned over the next 15 – 20 years (B&NES Council Local Plan 2011 - 2029). The largest employment sectors include wholesale, retailing and manufacturing (UK SIC, 2016), where there are 7,000 fewer jobs than employed residents. Nearly 20,000 residents travel to work each day. 73% commute out of the area to work, and others from elsewhere travel to work in the area from a wide range of surrounding locations (Somer Valley Transport Strategy, 2017).

The Somer Valley Enterprise Zone is within walking and cycling distance of the proposed HS HAZ, and will provide 1,700 new jobs. This future increase in local resident population and employee numbers will result in an increased customer demand for local town centre retail, leisure and culture facilities. The Town Centre has redevelopment site opportunities for new commercial units and additional town centre living. Planned future housing and employment allocations, together with improved retail, leisure and cultural provision will attract local users and contribute

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to regeneration of the Town Centre, including its physical fabric. Vacant and under-used floorspace is common throughout the proposed HS HAZ area. Its occupation and use presents an opportunity for the High Street in particular to increase its diverse offer to meet the community's needs, including for increased employment and affordable housing.

Partly vacant historic properties, including floors above shops, also need occupying to encourage their restoration and repair. The grade II listed Town Hall at The Island has potential to further develop as a community and cultural hub for the local population and visitors, and to act as a catalyst for the regeneration of the Town Centre. It has recently been transferred into community ownership by the Town Trust. The recently introduced and extremely successful Community Cinema is held at the Town Hall. This has made a major impact, adding to popular regular concerts already held there. 28,000 visits per annum are made to the historic building.

Supportive development plan policies

The B&NES Conservation Area Appraisal and Management Plan 2018 (CAA&MP), identifies potential improvement and regeneration of the area that would in turn contribute to its social, cultural and economic well-being. There is already strong local support for such proactive projects to improve the character and special qualities of the conservation area (public consultation response on the CAA&MP 2017). The Town Council proactively produces award winning floral displays in the Town Centre, and in partnership with B&NES Council has recently installed new fingerpost waymarking. The volunteer-led Heritage Partnership for Midsomer Norton aims to promote initiatives to improve the status of the conservation area and to remove it from the 'At Risk' register. Such local enthusiasm and development of cultural activity can be expected to thrive if a HS HAZ is established. The Midsomer Norton and Welton Conservation Area Appraisal and Management Plan 2018 provide a robust framework for future improvements.

B&NES Council's Local Plan 2011 – 2029 comprises the Core Strategy (July 2014) and the Placemaking Plan (July 2017). Policies supporting the proposed scheme include: Core Strategy: Policy SV1 – Somer Valley Spatial Strategy; Policy SV2 – Midsomer Norton Town Centre Strategic Policy; Policy SSV1 – Central High Street Core Site & Policy SSV2 – South Road Car Park. Placemaking Plan: Policy D2 – Local Distinctiveness; Policy D4 – Streets and Spaces; Policy D10 – Public Realm; Policy HE1 – Historic Environment & Policy CP12 – Centres and Retailing.

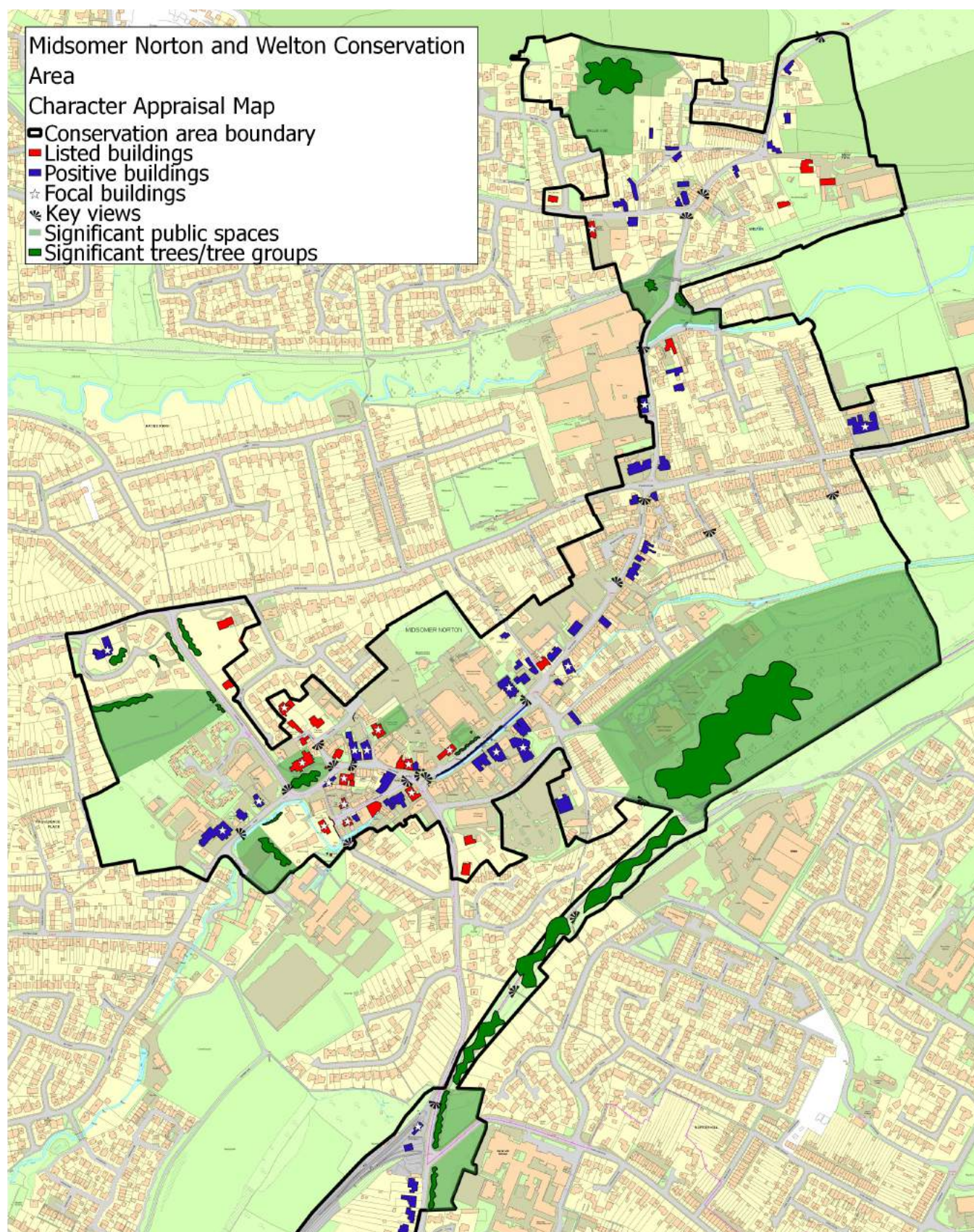
B&NES Council is currently assisting the Town Council to prepare its emerging Neighbourhood Plan.

The Joint Spatial Plan for the West of England (2016-2036) sets strategic policies for homes, jobs and infrastructure for the West of England until 2036. It identifies further homes and employment space at Midsomer Norton, connected to the Town Centre.

Complementary regeneration initiatives include: Town Council working with volunteers on projects to improve the Town Centre eg the attractive greening and maintenance of the River Somer in the High Street; Joint wayfinding project between B&NES Council and the Town Council being delivered; Town Centre street furniture audit undertaken - joint B&NES Council and Town Council venture. Programme of decluttering and cleaning up planned and funding is in place; WECA funded "Love our High Street" Project - currently at feasibility stage (value £850,000).

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Conservation Area Appraisal & Management Plan 2018



The Midsomer Norton & Welton Conservation Area Appraisal & Management Plan 2018 highlights the value and challenges of the conservation area. It highlights particularly valuable heritage buildings and suggests improvement projects across the area, which have directly influenced the projects proposed to be delivered as part of the High Street Heritage Action Zone.

2 Aims & objectives

The scheme would lead by example and help to reverse the decline of the High Street area. It would provide tangible visual evidence for the local community, including the business community, that funding is being specifically targeted for Midsomer Norton and that significant efforts are under way to improve and regenerate their Town Centre for the future.

Economic

Improving the damaged but still attractive historic environment and public realm at The Island, within the wider regeneration and growth strategy for Midsomer Norton, would substantially contribute to reversing decline. It would kick-start the Town Centre developing in the future as a desirable destination for local shopping and services, for leisure, celebrations and a place to live and work. An initial pilot shopfronts scheme at The Island followed by other such schemes for groups of shops in the High Street would show business owners and shoppers how this can result in the facelift and increased footfall of an area. It would also trigger action from private owners to do the same. A small grants scheme to encourage restoration and repair of historic fabric would create incremental visual and physical improvements, and again encourage similar action from property and business owners.



Social

Community well-being and social interaction would be improved, with the local community developing a true sense of pride in their Town Centre. The focus on improving the historic Town Hall and outside space for an enhanced programme of local community uses and events would create a distinctive 'hub' for the town, for residents and visitors alike. Partnership working between B&NES Council and the Town Council would be further strengthened, and would facilitate wide-ranging community engagement and input to schemes for the future regeneration of the town, including through other future funding bids.



Environmental

The scheme aims to remove the conservation area from Historic England's "At Risk" register and make it an exemplar of collaborative public, private and community led conservation. It would encourage appreciation and understanding of the Town Centre heritage by better revealing it. Investment in the public realm and historic building fabric, delivered in partnership with B&NES Council highways and private owners would increase attractiveness and access for its diverse community and visitors. Future increases in the number of people using the High Street area in both day and evening time would also have the potential to reduce local crime issues, partly evident in the number of unsightly night-time shutters installed on shop fronts in the High Street. Success would generate continued and on-going investment in the public realm and building fabric. The HS HAZ scheme would have the potential to deliver the improvement and conservation of historic building shopfronts and frontages, transforming the image, perception and distinctiveness of the town centre. The transformation would encourage widespread appreciation and understanding of the historic Town Centre. It would better reveal, present and interpret its heritage in a positive light, with beneficial visual impact on the core of the conservation area, reversing the cycle of decline and harm to historic fabric.

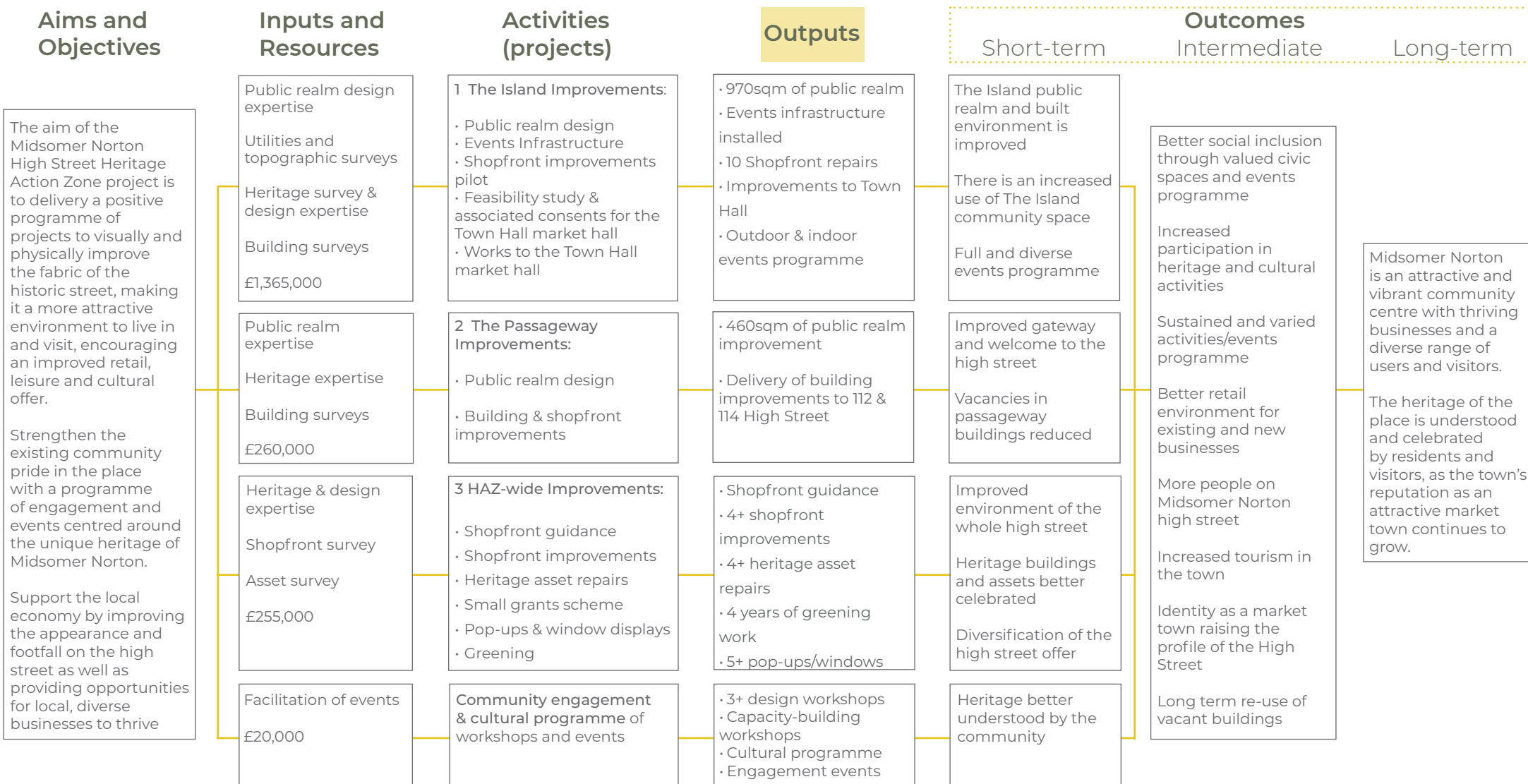


Logic Model

The Logic Model contained in this section details how the vision and objectives are to be achieved through the Programme to create tangible outputs and transformational outcomes for Midsomer Norton.

Midsomer Norton High Street Heritage Action Zone Logic Model

The primary rationale for the HSHAZ project is to reverse the decline of this heritage high street through a programme of capital works that will improve the physical environment; increasing footfall, celebrating the heritage of the place, encouraging diverse uses and creating a rich cultural programme of activities.



Assumptions:

- The overall objectives and strategy of the HS HAZ align with the needs and aspirations of the local community and other stakeholders
- Local property owners and businesses will take up the grant scheme offer to improve their shopfronts
- West of England Combined Authority (WECA) Love Our High Streets funding is secured to part deliver the Island project.
- Local stakeholders continue to deliver a varied events programme and sustain markets in the long term

External factors:

- Delivery of the full aspiration for The Island is dependent on submission of a successful business case to the WECA Love Our High Streets Programme
- Increased CIL could facilitate further work towards the aims of the HSHAZ building upon the outputs detailed in this model

3 The proposal

The B&NES Council vision for Midsomer Norton Town Centre in its Local Plan (2011 – 2029), is that it will deliver employment, leisure and service provision to communities within the Somer Valley through a package of public realm and townscape improvements and through the delivery of an enhanced experience offer through the Leisure Park and within the High Street. The poor appearance of the High Street was identified as one of its three main deficiencies in the Midsomer Norton Shopper Survey (Midsomer Norton Shopper Survey, 2017). A HS HAZ scheme would ensure a positive programme of projects to visually and physically improve the fabric of the historic street, making it a more attractive environment to live in and visit, encouraging an improved retail, leisure and cultural offer.

This section should be read alongside the photo report in Annex 2, which illustrates key areas where it is proposed to focus investment, and the HS HAZ summary diagram found in Annex 3.

Proposed projects

Project 1: Improvement scheme at The Island

The Town Trust has plans to reinstate the Town Hall's 1859 Market Hall to create a multi-use large community space on the High Street, by extending and improving the building alongside reintroduction of the historic use of the outside public space for open markets. The HS HAZ project includes a contribution towards feasibility study funding and preparation of the necessary applications for this project, alongside a contribution towards these regenerative works. These works intend to increase the use of the building to accommodate indoor markets, arts, cultural and other events and activities.

Historically the space outside the Town Hall on The Island was used for markets, as granted by Royal Charter in 1242. It is proposed that this space be used again for markets, the Town Council already has 20 market stalls ready to use, and for other public outdoor culture and arts events. A public realm improvement scheme is proposed for this public space, applying Historic England's 'Streets for All 2018' guidance, which will create a multi functional space which is better connected to the core of the high street.

The third part of project is a shopfront enhancement pilot for The Island. It will include historic building shopfront, signage and upper floor improvements to the listed and positive buildings which frame this space.

The scope and cost of the market space, junction refinement, shopfront improvements and works to the Town Hall are all subject to further development and design work. The exact scope of work will depend on detailed design and the outcome of further discussions with the Town Trust, local landlords and B&NES Highways. However, given the three components of the project, the scope of each can respond to and balance different outcomes of the development discussions to achieve the objectives of the project in a holistic way.

Key objectives are: Improved strategic crossing to the High Street; ability to pedestrianise the space when markets and other events occur, using high quality surface materials and street furniture; provision of infrastructure, eg power supply to support outdoor markets/events; enhancement of surrounding historic building shopfronts, signage and upper floor improvements; feasibility and regeneration of the Town Hall. The primary aim is that The Island area would create a distinctive focal point for the Town Centre, attracting daytime and evening footfall and activity.

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Project 2: Improvement scheme for the pedestrian passageway between the High Street and South Road car park

The passageway is an important link between the car park/Leisure Park and High Street but suffers from poor maintenance, unattractive views of service areas and the unsightly condition of the two historic buildings at its High Street entrance. A public realm and building improvement project is proposed for this link and the key positive buildings along it.

Key objectives are: addressing the poor condition and appearance of the former brewery building and vacant shop unit (112 & 114 High Street), two undesignated heritage assets at its High Street entrance; replacing the poor quality surface treatment with improved quality surfacing; addressing the issue of unsightly bin storage and parked delivery vehicles obstructing pedestrian movement.

Project 3: Other HSHAZ area-wide initiatives

Project 3a: High Street shopfronts and signage improvement scheme

Complementing the shopfront enhancement pilot proposed for The Island area, there is an opportunity to incrementally improve the fabric and visual appearance of shop fronts throughout the High Street area by: undertaking a High Street historic shopfront condition survey; preparing shopfronts and signage planning policy design guidance; small scale funding for clusters of shopfront and signage improvements; and delivering continuous improvements through the development management process as businesses change and planning permission is required.

Project 3b: Heritage assets repair and improvements small grants scheme

This project further supports the shopfront and signage improvement scheme and building improvements at the Passageway, by incrementally improving the fabric and visual appearance of heritage assets along the length of the high street. The objective is to address the poor condition and appearance of heritage assets and better celebrate this historic high street.

Project 3c: Managing temporary 'pop-up' shops and window displays in vacant shop premises

The objectives of this project are to improve the perception of the high street, better animate the high street and facilitate diversification of the uses in retail units. These pop-ups and window displays can support local community or cultural organisations, in addition to local independent young businesses. This project will directly complement and support some of the work of both the engagement and cultural programmes.

Project 3c: A 'greening' scheme

This project will complement the already successful greening of the river by the Town Trust to introduce further planting enhancement. The objective of this project is to extend this already successful greening and to repair unsightly gaps in the streetscape.

These projects will all be delivered and supported by a **public engagement and cultural programme** run in partnership with the Cultural Consortium. More detail of these elements can be found in sections 9 and 10 of this Delivery Plan.

4 Condition Appraisal

A full condition survey will comprise part of the Island Shopfront Improvement pilot and HS HAZ-wide Shopfront Signage Improvement Scheme and will inform development of the design guidance. However, the **Condition Appraisal in Annex 4** gives brief details of the relevant buildings, their designation, condition and indicative actions for improvements.

All buildings selected for improvement work are either listed or detailed as positive 'Undesignated Heritage Assets' in the Conservation Area Management Plan. 'Positive' buildings are good examples of relatively unaltered historic buildings where their style, detailing and building materials provide the streetscape with interest and variety. Most make a positive contribution to the special interest of the conservation area and renovation and restoration works are considered practicable.

The Island

The Island shopfront improvement pilot has been costed and programmed on the basis of improvements to 10 shopfronts and the Town Hall.

These buildings are specifically as follows;

Listed buildings

Town Hall, The Island – Grade II & focal building
11 - 13 High Street – Grade II & focal building

Positive buildings

1, 2 & 6 The Island - Barclays Bank, Eyetech & No.6 – mid/late c19
18, 19 & 20 The Island – AM Hobbs, Pierre & Feet
1st 4U – mid/late c19
14 High Street – Geoffrey Smith – early C19

The rationale for the selection of these particular buildings is that they frame The Island space on every side and so comprehensive improvements to these buildings would have a transformational effect on this civic space. Although landowners around this space have given support previously during the Eol stage, comprehensive engagement will be required to guarantee buy in for the scheme. It is considered that improvements to both the Town Hall and at least one cluster of adjacent buildings would have a significant impact when delivered with the public realm improvements. Should a cluster of buildings not receive improvements, this funding could be reallocated to the HSHAZ-wide Shopfront & Signage Improvement Scheme in project 3.



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The passageway

Both edges of the passageway contain buildings highlighted for funding through project 2 The Passageway. They are as follows;

Positive buildings

113 & 114 High Street, including stone buildings wing linked at rear of 113 – probably late c18 origins

112 High Street - Focal building

It is considered imperative that improvements are delivered to both of these clusters given the profound impact they have on the arrival to the high street from the passageway, in addition to their central presence on the high street itself. Engagement with the landlords and tenants from the outset of the programme will be crucial to guarantee some improvement is made to this access point. However, the scope of these works can be developed in conjunction with landlords to ensure that they are viable and deliverable. This co-design process should establish ownership of the improvements which will support long term management and maintenance.



HSHAZ-wide

Although the guidance developed in project 3a HS HAZ-wide Shopfront & Signage Improvement Scheme will be used throughout the area on a longer term basis, the specific HS HAZ funding for the grant scheme will cover improvements to up to 4 shopfronts on a 100% grant basis, with the number of shopfront interventions increasing as the percentage of grant is decreased.

A number of properties have been identified which would have a transformational impact on different parts of the HSHAZ area, they are as follows;

Positive buildings

107 & 108 High Street - Bath Bakery & The Chip Inn – late c18

109 High Street – Sweet Pea, Flory design and Jacarandas – late c18 house

61 & 62 High Street – Salvation Army Charity shop & Columbard – mid c19

63 - 70 High Street – Your Move, Wicks & Pierce, Solitaire Brides & Dominoes – mid c19

The funding allocated to HS HAZ-wide shopfront improvements could be used on up to 8 buildings. This calculation was determined using a 'standard' heritage shopfront improvement cost on the basis of 50% grant. In addition to this allocated funding, some corporate businesses may be encouraged to fund their own improvements on a 100% cost basis. Should the shopfront pilot on The Island deliver less improvements than the 10 proposed, this funding could be reallocated to HAZ-wide shopfront improvements. These buildings are identified as positive and given that they are clustered, would deliver more impact as a group of improvements than one frontage in isolation.

5 Programme Summary

Project	Title	Start date	End date	Historic England funding	Match funding	Combined total
Project Officer	Officer salary	April 2020	March 2024	£150,000	-	£150,000
1: The Island	Market Place with Town Hall & shopfront improvements	April 2020	March 2024	£283,000	£1,082,000	£1,365,000
2: The Passageway	Improved pedestrian passageway between High Street and car park	April 2021	March 2024	£140,000	£120,000	£260,000
3a: Shopfront & Signage Improvement Scheme	High Street Shopfront & Signage Improvement Scheme	April 2020	March 2024	£110,000	-	£110,000
3b-d: Other HS HAZ-wide schemes	Heritage asset repair & improvement, Greening, Vacant units project	April 2020	March 2024	£90,000	£55,000	£145,000
Community Engagement	Community engagement through the design & delivery process	April 2020	March 2024	£20,000	-	£20,000
Total HE funding				£793,000	Total cost	£2,050,000

An initial costing exercise was conducted by Environment and Design Practice to support the Delivery Plan. The current market costs of materials was ascertained and the cost associated with technical design, construction and officer support was evaluated against similar projects. An uplift was then applied to account for interest, using the RCIS and Bank England rates as indicators, and a contingency fund was also allocated.

6 Project Outlines

The following project outlines detail key information which refer to each of the individual projects which comprise the Midsomer Norton HS HAZ Programme.

This section should be read alongside the HS HAZ scheme summary diagram found in Annex 3.

Project title	1: The Island		
Description & objectives	<p>Market place scheme and improvements to adjacent shop fronts, alongside feasibility work and match funding towards delivery of the Town Hall improvements.</p> <p>Key objectives are: Improved strategic crossing to the High Street; Ability to pedestrianise the space when market and other events occur, using high quality surface materials and street furniture; Provision of infrastructure, eg power supply to support outdoor markets/events.</p>		
Project category	Shop front pilot, public realm improvements, Town Hall improvement		
Estimated outputs	<ul style="list-style-type: none"> • 970sqm of public realm • Events infrastructure installed • 10 Shopfront repairs • Improvements to Town Hall • Outdoor & indoor events programme 		
Project leader	Senior Heritage Project Officer, Environment & Design Practice, B&NES		
Project leader's contact details	Environment&Design@bathnes.gov.uk		
Any project partner's contact details	<p>West of England Combined Authority through the Love Our High Streets Programme</p> <p>Midsomer Norton HSHAZ Partnership</p>		
Budget	Historic England £283,000	Local Authority £212,000	Other sources £870,000
Budget breakdown	<ul style="list-style-type: none"> • Public realm improvements to market place & junction £790,000 • Shopfronts Pilot £240,000 • Town Hall market hall improvements £335,000 		
Start date	April 2020		
End date	March 2024		

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Project title	2: Pedestrian Passageway between High Street & Car Park		
Description & objectives	Improved access route to High Street including enhancement of building fabric and improved public realm. Key objectives are: Addressing the poor condition and appearance of the former brewery building and vacant shop unit (112 & 114 High Street) at its High Street entrance, both are undesignated heritage assets. Replacing the poor quality surface treatment with improved quality surfacing & Addressing the issue of unsightly bin storage and parked delivery vehicles obstructing pedestrian movement.		
Project category	Capital works to restore buildings & public realm improvements		
Estimated outputs	•460sqm of public realm improvement •Delivery of building improvements to 112 & 114 High Street		
Project leader	Senior Heritage Project Officer, Environment & Design Practice, B&NES		
Project leader's contact details	Environment&Design@bathnes.gov.uk		
Any project partner's contact details	Midsomer Norton HS HAZ Partnership		
Budget	Historic England £140,000	Local Authority £110,000	Other sources £10,000
Budget breakdown	• Public realm improvements to passageway £180,000 • Building improvements £80,000		
Start date	April 2021		
End date	March 2024		

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Project title	3a: High Street Shopfront & Signage Improvement Scheme		
Description & objectives	Development of high Street and Shopfront & Signage Improvement guidance and small grants scheme. The key objective is to improve the fabric and visual appearance of shop fronts throughout the High Street area, improving the perception of the high street and celebrating its heritage.		
Project category	Design guidance and Shopfront and signage improvements		
Estimated outputs	<ul style="list-style-type: none"> ·Shopfront guidance ·4+ shopfront improvements 		
Project leader	Senior Heritage Project Officer, Environment & Design Practice, B&NES		
Project leader's contact details	Environment&Design@bathnes.gov.uk		
Any project partner's contact details	Midsomer Norton HS HAZ Partnership		
Budget	Historic England £110,000	Local Authority -	Other sources -
Start date	April 2020		
End date	March 2024		

Project title	3b: Heritage asset repair & improvement small grant scheme		
Description & objectives	Survey heritage assets in need of repair and delivery of improvements through a small grants scheme. The objective is to repair and improve the visual appearance of heritage assets in order to celebrate the heritage of Midsomer Norton.		
Project category	Heritage asset repair and improvements		
Estimated outputs	4+ heritage asset repairs		
Project leader	Senior Heritage Project Officer, Environment & Design Practice, B&NES		
Project leader's contact details	Environment&Design@bathnes.gov.uk		
Any project partner's contact details	Midsomer Norton HS HAZ Partnership		
Budget	Historic England £80,000	Local Authority -	Other sources -
Start date	April 2020		
End date	March 2024		

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Project title	3c: Managing temporary pop-up shops and window displays in vacant units		
Description & objectives	Manage and deliver temporary pop-up shops and window displays in vacant units. The objective is to animate vacant units and diversify the offer of the high street with temporary uses.		
Project category	Pop-up and window displays project		
Estimated outputs	5+ pop-ups or window displays		
Project leader	Senior Heritage Project Officer, Environment & Design Practice, B&NES		
Project leader's contact details	Environment&Design@bathnes.gov.uk		
Any project partner's contact details	Midsomer Norton HS HAZ Partnership		
Budget	Historic England £10,000	Local Authority -	Other sources £30,000
Start date	April 2020		
End date	March 2024		

Project title	3d: Greening scheme to introduce further planting enhancement		
Description & objectives	Greening scheme to repair unsightly gaps in the streetscape.		
Project category	Greening project		
Estimated outputs	·4 years of greening throughout the HS HAZ		
Project leader	Senior Heritage Project Officer, Environment & Design Practice, B&NES		
Project leader's contact details	Environment&Design@bathnes.gov.uk		
Any project partner's contact details	Midsomer Norton HS HAZ Partnership, Midsomer Norton HSHAZ Cultural Consortium		
Budget	Historic England -	Local Authority £15,000	Other sources £10,000
Start date	April 2020		
End date	March 2024		

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Project title	Community Engagement		
Description & objectives	Community engagement programme for the project team to use to engage with the local community and businesses to co-design and mould the projects. The intention being that the community take ownership of the high street improvements and protect the legacy of the project.		
Project category	Community engagement		
Estimated outputs	<ul style="list-style-type: none"> •3+ design workshops •Capacity-building workshops •Cultural programme •Engagement events 		
Project leader	Senior Heritage Project Officer, Environment & Design Practice, B&NES		
Project leader's contact details	Environment&Design@bathnes.gov.uk		
Any project partner's contact details	Midsomer Norton HS HAZ PArtnership, Midsomer Norton HS HAZ Cultural Consortium		
Budget	Historic England £20,000	Local Authority	Other sources -
Start date	April 2020		
End date	March 2024		

7 Delivery Programme

The following indicative programme details which activities would take place each year towards delivery of the whole HS HAZ scheme within the 4 year programme April 2020 to March 2024.

Estimate Costs	Year 1 (2020)	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)
1: The Island	Public realm design & definition of operational requirements			
	Obtaining necessary street works, owners, & other consents for the project			
	Feasibility report for Town Hall & obtaining necessary consents for building alterations	Town Hall & market square works on site	Town Hall & market square works on site	Reintroduction of historic street market & expanded events programme at The Island
	Scoping shopfront pilot & planning/ listed building consents	Pilot shopfront improvement scheme at The Island	Pilot shopfront improvement scheme at The Island	
2: The Passageway		Public realm & buildings improvements design		
			Obtaining necessary street works, owners, & other consents for the project	Passageway between High Street & car park improvement scheme on site

Estimate Costs	Year 1 (2020)	Year 1 (2021)	Year 1 (2022)	Year 1 (2023)
Project 3: HSHAZ-wide projects				
3a: Shopfront & Signage	Shopfront survey	Preparation of shopfront & signage design guidance	Shopfront improvements scheme(s) in High Street	Shopfront improvements scheme(s) in High Street
3b: Heritage assets repair scheme	Heritage assets repair scheme Year 1	Heritage assets repair scheme Year 1	Heritage assets repair scheme Year 1	Heritage assets repair scheme Year 1
3c: Vacant units project	Temporary pop up shops / shop window displays	Temporary pop up shops / shop window displays	Temporary pop up shops / shop window displays	Temporary pop up shops / shop window displays
Community Engagement	Engagement with key stakeholders and cultural activities	Engagement with key stakeholders and cultural activities	Engagement with key stakeholders and cultural activities	Engagement with key stakeholders and cultural activities

The Island project is programmed to commence earlier than The Passageway project due to the WECA Full Business Case submission being due early in the 20-21 financial year. This approach also allows funding and resources to be spread over the following years more easily.

Should The Island or the Shopfront schemes be delayed for an unforeseen reason, there is no reason that design and delivery of the Passageway project couldn't be brought forward. This ability to reprogramme the various projects means that delivery can be more reactive and spend can be guaranteed with more certainty.

Heritage asset repair, greening and pop-up project streams are programmed to take place throughout the 4 year programme. These are excellent community engagement mechanisms and so can be commenced early in the process to demonstrate action to the local community.

8 Scheme Management

There is an established strong working partnership between B&NES Council and Midsomer Norton Town Council in delivering improvements to the Town Centre and the Leisure Park. These organisations have already secured match funding for the project and will continue this partnership and resource input in the future.

Should the two B&NES High Street Heritage Action Zones, Midsomer Norton and Keynsham, be successful in securing funding, both could be led by a single Senior Heritage Project Officer post years 1-4, with further officer support in years 2 and 3, which would create efficiencies in the revenue budgets. If Keynsham was not successful in gaining funding, the Midsomer Norton HS HAZ would require a 0.6 Senior Project Officer in years 1 and 4, with up to 1 FT Senior Project Officer in years 2 & 3. This would cost £192,000 over the life of the project, £42,000 more than if both projects were managed by shared Officer time. Funding to specific projects would be reprofiled to fill this discrepancy in Officer cost, however the projects would remain deliverable.

A Senior Officer post within B&NES costs £60,000 including on costs. In the second and third years of the programme, where workload will be at its highest, further 0.5 Officer support will be required. The aspiration is to hire a Senior Heritage Project Officer with experience of heritage, advocacy and project management. If the recruitment process fails to yield a candidate with this full skill set, a lower salary will be offered and the excess revenue funding will be used to fund external consultants with the requisite skills.

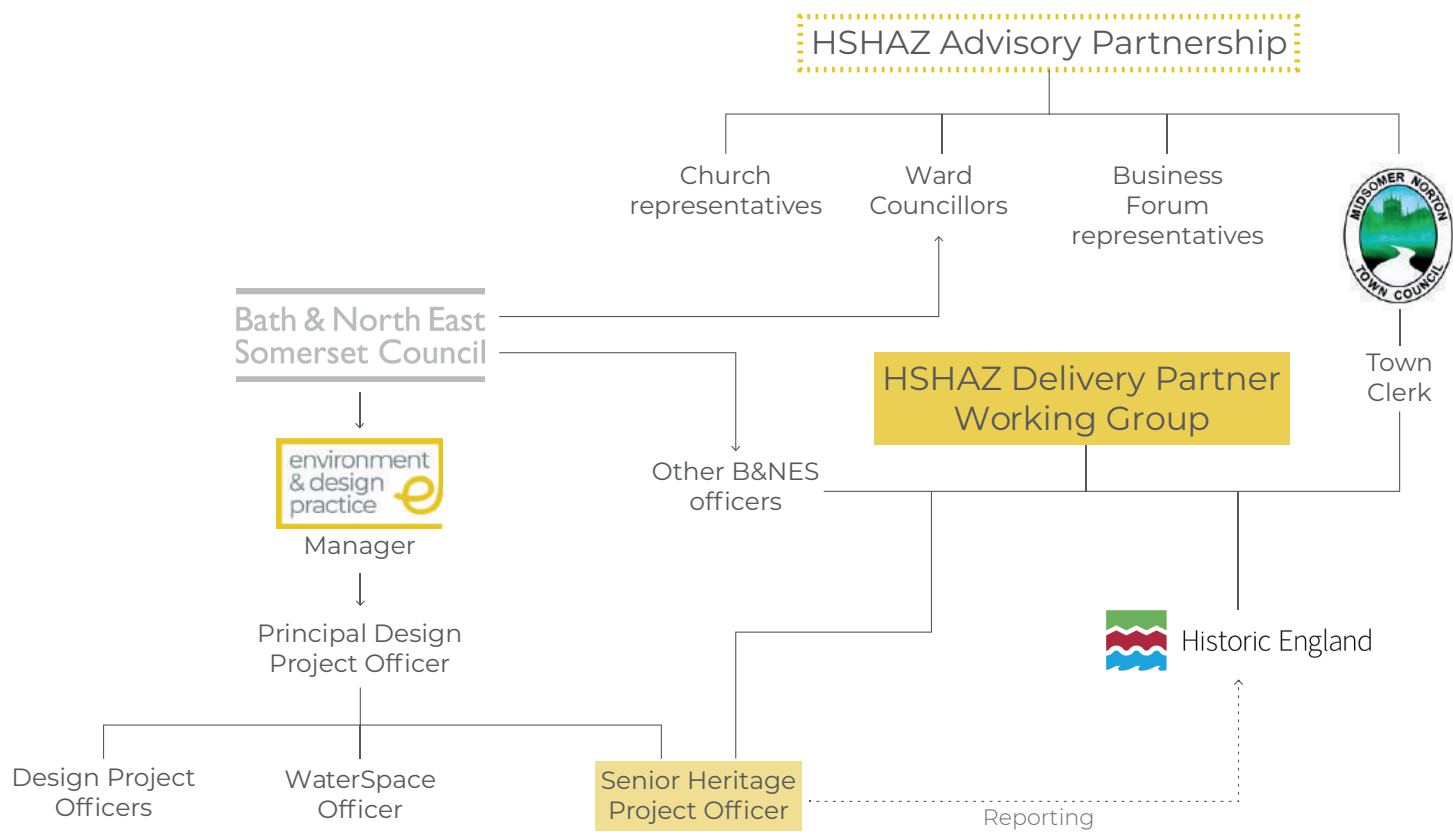
This Heritage Project Officer time will be supplemented by work from other relevant B&NES Officers, such as; Design Projects, Highways, Business & Skills, and Legal, in addition to external consultants with specific heritage or project management skills that are directly related to the delivery of each project. These expertise have been costed for within individual projects and are likely to be required specifically on delivery of The Island and Passageway projects.

The B&NES Planning and Conservation Team will give their support and expertise to the project throughout the duration of the programme to ensure a collaborative approach to delivery.

The following details the capacity and cost of officer time over the HS HAZ Programme, on the basis that revenue savings are achieved through delivery of the two B&NES HS HAZs;

Year	Total Officer time	Total cost	Cost per HS HAZ
1	1	£60,000	£30,000
2	1.5	£90,000	£45,000
3	1.5	£90,000	£45,000
4	1	£60,000	£30,000
		£300,000	£150,000

Midsomer Norton HS HAZ Governance Structure



Governance Structure

The project will be led by the Senior Heritage Project Officer with the HS HAZ Working Group, which comprises the delivery partners; Historic England, Town Council and B&NES. The HS HAZ Advisory Partnership is a forum in which community representatives and stakeholders can advise and inform the delivery of the process, alongside the co-design process resulting from the full community engagement programme. Additional specific workshops will be undertaken on individual projects with relevant stakeholders, such as landlords engaged in informing the shopfront improvement grant scheme. More detail on this can be found in section 10 of this Delivery Plan.

Land ownership

A land ownership plan in Annex 6 highlights land within B&NES Council highways and estates property ownership and property owned by the Midsomer Norton Town Trust. The main focus of interventions is proposed on land and property in direct control of these organisations. This will ensure that the scheme has a legacy from such ownerships, necessitating ongoing management commitment and a focus on investment in community owned assets.

Midsomer Norton High Street Heritage Action Zone

Ongoing improvement of the Conservation Area

Midsomer Norton's conservation area status together with its designated and undesignated heritage assets provides B&NES Council with increased development management and enforcement responsibilities and controls. The recent Conservation Area Appraisal is a Supplementary Planning Document which is a material consideration to be taken into account on any future assessment of development proposals in the proposed HS HAZ area. Implementing the outcome of a shopfront and commercial signage survey and preparing shopfront and signage design guidance would secure ongoing delivery of improved business frontages where planning permission is required. A shopfronts and upper floors improvement scheme would lead by example and encourage improvement of other premises by private owners and occupants.

Growing Public Life

Forty locally active community groups and organisations regularly use the Town Hall as a venue. The Town Trust already dedicates resources to community events and celebrations at the building which are organised by the Community Trust, backed by its 700 members. Together with the potential 'market space' project this will build on the already successful role of the Town Hall and outside space as a distinctive and identifiable hub for local community events and cultural activities. The 'Love our High Streets' project includes a proposal to establish a Midsomer Norton Market Company to run and organise markets in the town. The Town Council will maintain its commitment to governance and support of events, markets and culture. It will build on the vitality and community life of the Town Centre, working with local groups and business to harness the improved public realm and historic building fabric by increasing the diversity and programme of informal, promotional and civic events.

B&NES Council's recent substantial investment in its local office and public library at The Hollies, a grade II listed building in the High Street, will provide a continued civic use and presence for the future. It reinforces the council's long term commitment to support Midsomer Norton Town Centre as a business and community hub.

20 Year Strategic Growth

Strategic Policies will secure 2,500 new homes and 1,700 new jobs to increase and diversify the catchment of the Town Centre. B&NES Council and the West of England Combined Authority will continue to work in partnership to deliver the Joint Spatial Plan and Joint Transport Strategy, as previously referred to. The Council's Local Plan will continue to be reviewed to facilitate planned housing and employment growth and strategic transport infrastructure, including provision of improved access for the predicted increase in visitor numbers to the town centre.

9 Funding Programme

The HAZ area scheme total cost estimate is **£2,050,000**.

Existing funding is **£1,257,000** and the shortfall is **£793,000**.

The other sources which comprise the £1,257,000 existing funding are as follows;

B&NES Capital funding - £237,000

West of England Combined Authority Love Our High Streets Programme - £850,000

Community Infrastructure Levy - £100,000

Midsomer Norton Town Council - £45,000

Midsomer Norton Town Trust - £25,000

Project	Year 1 (2020)	Year 2 (2021)	Year 3 (2022)	Year 4 (2023)	Total
Project Officer	£30,000	£45,000	£45,000	£30,000	£150,000
1: The Island	£120,000	£725,000	£500,000	£20,000	£1,365,000
2: The Passageway	-	£48,000	£63,000	£149,000	£260,000
3a: Shopfront & Signage Improvement Scheme	£10,000	£10,000	£45,000	£45,000	£110,000
3b-c: Other HS HAZ-wide schemes	£40,000	£35,000	£35,000	£35,000	£145,000
Community Engagement	£8,000	£8,000	£2,000	£2,000	£20,000
Total	£208,000	£871,000	£690,000	£281,000	£2,050,000

Historic England funding	£100,000	£320,000	£300,000	£73,000	£793,000
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Given the significant and varied amount of match funding comprising the total scheme budget, spend can be easily profiled to react to the preferred delivery programme.

10 Statement of Community Engagement

Midsomer Norton has a dynamic community spirit and a reputation for achieving action. This has included establishing its own Town Council in 2011, recently securing a significantly large asset transfer from B&NES Council and purchasing and now developing its own Leisure Park. A HS HAZ scheme would also benefit from this active community spirit. The overall engagement plan for this HS HAZ project should be focused around working with the range of active civic and community organisations already operating in Midsomer Norton. This would ensure that youth involvement is included on project concepts, preparation and delivery.

Although engaging with existing organisations is crucial to the success of the project, the plan should also involve bolting-on and adding value to the existing calendar of Town Centre events which punctuate the year. Focusing around existing events and activities which attract a wide range of different people and the largest numbers to the Town Centre would maximise the exposure of the project, to those residents and visitors who may not engage with existing organisations.

Opportunities to engage the community throughout each project

Project 1: The Island

Although the concept of creating a community hub around The Island has been developed by the key community stakeholders, the wider community are invaluable in feeding into this design process. Defining the needs of existing and potential users of the space can directly impact the design objectives that will be used to design The Island external and internal spaces. The design process should build on the existing success of the Town Hall as a community venue, by engaging both those existing users of The Island and also other groups and members of the public who could make use of this space in the future. Co-design of the market square and internal market hall through creative community design workshops should be a core consideration during procurement of the designers. Awareness-raising and engagement could also be facilitated through events in an imaginative way which demonstrates how The Island could be used for future events, perhaps through consultation stalls held at the Farmers Market and Town Fayre.

The shopfront improvement pilot must be developed with landlords of the properties to ensure they take ownership of both the improvements and legacy of those improvements. It is noted that some of these key landowners have already provided letters of support for the project at the Expression of Interest stage. By co-designing and delivering the improvements with the local businesses, a model can be built which is replicable throughout the HS HAZ. Local heritage groups can be a valuable resource to ensure all improvements are locally specific and sensitive, reflecting both the past and future of Midsomer Norton.

Project 2: The Passageway

Improvements to the key buildings around the Passageway should be developed alongside the landowners and tenants to ensure the project is deliverable and that the results are owned and celebrated by those stakeholders. The old brewery building is such a distinct point on the high street that improvements could be considered in a design workshop with relevant stakeholders and heritage groups. These improvements could have a transformational impact on this central gateway point to the high street and so should be well considered and supported by the local community.



Midsomer Norton High Street Heritage Action Zone

Those businesses and landowners with a boundary or entrance onto the Passageway should be properly engaged in the design process for the public realm to ensure it functions for all stakeholders and that boundaries and edges are well considered in the holistic redesign of this space.

Project 3: HAZ-wide schemes

Local heritage groups, such as Midsomer Norton Society, should be engaged in development of the shopfront guidance to ensure it is as locally-specific and supported as possible. The Island Shopfront Pilot will be valuable in understanding lessons learnt and feedback from businesses through this process. These lessons should be incorporated into the guidance and grant scheme to support smooth delivery of the project.

Identification of heritage assets that could benefit from repairs and improvements through the HS HAZ programme could be determined through a workshop with B&NES Heritage specialists, local heritage groups and interested members of the public. This input and endorsement early on in the process will help to establish sustainable maintenance and management of these assets by local groups in the future.

The greening project provides the opportunity to engage the local community in delivery of planting, which could be used as a forum to communicate progress of the scheme, celebrate the heritage of the high street and identify community champions to support the scheme. The direct and tangible action of local residents and businesses improving the appearance of the high street can create ownership and pride, which in turn will be valuable in establishing a sustainable legacy. Pop-up shops and window displays in vacant units can provide opportunities for temporary maker or installation space for local community and cultural organisations. This space can facilitate engagement activities and installations that can raise awareness and celebrate the heritage of Midsomer Norton.

Programme-wide opportunities for engagement

Linking with the Cultural Consortium to deliver engaging and interesting events which incorporate the HS HAZ projects and heritage of the place will be a key part of the community engagement exercise. Examples of these types of activities are; an arts project prize, interpretation material; and project information being shared at major events.

Previous plans and project ideas in Midsomer Norton could have caused consultation fatigue in the local community and although this poses a challenge to the project, it also identifies an opportunity to take a different approach to engagement in a way that builds trust in delivery and pride in the place. By seeking to engage diverse audiences, beyond those already engaged in partner organisations, through creative events and digital communications which celebrate the heritage and future potential of Midsomer Norton, trust and interest could be re-built through the delivery of this project.



Midsomer Norton High Street Heritage Action Zone

Following designation as a Neighbourhood Area in 2013, a Steering Group was set up to develop the Midsomer Norton Neighbourhood Plan. Although the aspiration to develop and deliver a robust plan exists, there is currently a lack of resource to finalise a draft for review by B&NES. The HSHAZ programme and engagement programme give the opportunity to revitalise this process to allow the community to shape their area and the HS HAZ.

Community groups

Although new groups should be engaged to allow a diverse range of the local community to inform delivery of the HS HAZ, the following organisations are already actively involved and should be engaged through the project; Wansdyke Play Association, Chamber of Commerce, Writhlington Sports Trust. Various local churches, youth groups, social groups and sports clubs cater for a wide cross section of the community and can prove valuable in engaging the community. The Community Trust keep an extensive record of community organisations and should be key partners in development of the community engagement strategy. Innovative and varied approaches to engagement and events will help to access those in the community who do not typically engage with groups and organisations.

Local schools should be engaged in workshops and awareness raising that celebrate the heritage of Midsomer Norton and help the children to take ownership of the legacy of the project. This engagement can be used as an educational tool as well as positively contributing to the delivery of the projects. These workshops could culminate in an installation in an empty shop or window, funded through project 3c.

Governance structure

The Senior Heritage Project Officer, working with the Town Council, would develop information about the project to be shared on the website, through the Midsomer Norton Life magazine, on local radio, via community noticeboards and through social media. This would include video clips and the use of historic archive photos together with plans and visual material, explaining the proposed project interventions and options. The Senior Heritage Project Officer would be based in B&NES Council's Environment & Design Practice Team which includes urban designers who can support the project, providing visual materials and plans. Demonstration activities and graphic visualisations would be used to share the proposed designs with the stakeholders and public.

Stakeholder workshops would be held and additional representatives would be invited to participate in the Midsomer Norton HS HAZ Partnership. Specific work with local businesses would be delivered in partnership with the Chamber of Commerce, and the project also presents an opportunity to work with other groups on sub-projects. Landowner engagement will be key and will involve one to one liaison and engagement with specific landowners, including the Town Trust who own the Town Hall.

The Environment & Design Practice Team has a strong track record of working in a collaborative way with its project partners in Midsomer Norton, in particular the Town Council. For example, during 2018 they have worked together to design and deliver a new wayfinding system for the Town Centre including fingerposts and a new town map used on-street, online and as a central spread in the quarterly Midsomer Norton Life Magazine. They also worked together to develop a now approved Masterplan Design for the Leisure Park (now an asset in community ownership) and together have secured planning consent and £300,000 funding. Phase 1 of the scheme has recently commenced on site.

It is anticipated that the community engagement element of the project would cost approximately £5,000 per year to deliver, in addition to Heritage Project Officer time.

11 Cultural Programme

Cultural context

The Midsomer Norton Partnership is very supportive of a Cultural Programme linking to the proposed High Street Heritage Action Zone. It sees this as a key element of the project. Midsomer Norton has a number of active community based groups and organisations, most notably the Community Trust, who would be encouraged to lead in the delivery and design of a Cultural Programme linked to the HSHAZ.

The Town Council also has an active calendar of events throughout the year which it supports and coordinates, also hosting online events diary. Major events are mainly held in the Town Centre, Town Hall and Leisure Park. It is proposed that the partnership would link the HSHAZ Cultural Programme to the Town's existing event programme to ensure the audience is as broad as possible.

Key events currently include: Midsomer Norton Wassailing – January; Annual Town Meeting – April; Midsomer Norton Arts Festival (duration 1 week)- June; Midsomer Norton Fayre (based on the c1248 Royal Charter) – July; M Fest: Midsomer Norton's Music Festival – July; Midsomer Norton Pride – September; Midsomer Norton Beating the Bounds – part of the Somer Valley Walking Festival – September; Midsomer Norton Carnival – November & Farmers Market (currently held outside The Hollies every month. A regular programme of events is also held at the Town Hall, including the community run cinema, and this space is now owned by the Town Trust. Space at the Town Hall would be used for meetings, workshops and events relating to the project. Community notice boards on the High Street at the library could be used to publicise the project alongside the Town Council website and social media. Somer Valley FM, an award winning local radio station could also be engaged in the project.

In addition, a regular feature in the Town Magazine 'Midsomer Norton Life' is offered for the duration of the project by the Town Council. Many of the civic groups and community organisations who would engage with the cultural programme have submitted letters of support for the successful bid, they include: The Midsomer Norton Heritage Partnership (including Midsomer Norton Society and the Somerset and Dorset Heritage Railway Trust); The Midsomer Norton Town Trust; The Midsomer Norton Community Trust; Somer Valley Chamber of Commerce; Writhlington Sports Trust & Midsomer Norton Society. By linking into the established community events programme and by working with local groups the project would be able to reach a greater audience than if stand-alone events/activities are planned. It would also better embed the project with local stakeholders, ensuring a better legacy for the project. The Town Trust and Midsomer Norton Society hold an extensive archive of historic photos and information which would be utilised and revealed as part of the project.

Evidence of current engagement in arts and culture for Bath & North East Somerset from the Arts Council dataset (2015-17), highlights that engagement in the arts in the authority area is good. Within the last 12 months 45% of people reported that they have "spent time doing a creative, artistic, theatrical or music activity", 56% "attended a museum or gallery" and 60% "attended an event, performance or festival involving creative, artistic, dance, theatre or musical activity." However, B&NES Area Profile Reports by the Audience Agency (2015) highlight that in Midsomer Norton postcode (BA2 3), there is a lower level of engagement in arts related activity than the B&NES average. Within this sub-area only 23% report visiting a museum and 24% report visiting an art gallery in the last 12 months. The audience profile for the Midsomer Norton postcode is different to the rest of Bath & North East Somerset, with a significantly higher proportion of "trips and treats" (42%) and higher levels of "dormitory dependables" (23%).

Midsomer Norton High Street Heritage Action Zone

Mosaic Group data (2015) shows that the main categories for the Midsomer Norton postcode are “Aspiring Homemaker” (22%), Suburban Stability (19%), “Senior Security” (18%) and “Domestic Success” (17%). This information would be relevant when designing the cultural strategy to make sure it is relevant and likely to appeal to the local community as well as visitors.

The Cultural Consortium

Subject to further discussions, the cultural consortium is likely to be led by Midsomer Norton Community Trust, who deliver M-fest music festival, Midsomer Norton Fayre Day, Midsomer Norton Arts Festival, with the following other cultural organisations sat on the Consortium;

- Midsomer Norton Heritage Partnership
- Midsomer Norton & District Carnival Association
- Midsomer Norton Pride membership & organising committee, part of the Midsomer Norton Community Trust
- Midsomer Norton Society

Environment & Design Practice will be available to support the Cultural Consortium in their submission to Nation Lottery Heritage Fund in early 2020. Midsomer Norton Town Trust and officers from Environment & Design Practice will hold a workshop in January 2020 to discuss approaches and next steps towards forming the Cultural Consortium. The appointed Senior Heritage Project Officer will then be able to support the Cultural Consortium in the delivery of their programme throughout the 4 year programme period, in conjunction with delivery of the Community Engagement Programme.



12 Outline Monitoring & Evaluation Timetable

The assigned Senior Heritage Project Officer should develop a set of measurement tools in conjunction with project partners to ensure a level of ownership of measurements of success across the Partnership. The Partnership should work alongside Historic England who will be developing a set of baseline measuring tools relevant to the HSHAZ programme.

Year 1 20-21	Develop and determine individual High Street HAZ outputs & outcomes as part of Programme Design process	Sept to Dec 2019
	Baseline profile of High Street HAZs a. Collect indicators of baseline position b. Distribute a survey to Local Authorities c. Distribute a survey to Community members	Jan to April 2020
	Develop a detailed monitoring framework for the High Streets HAZ and agree monitoring indicators	May 2020
	Assess project proposals against the Programme logic model and monitoring framework	June 2020
	Agree monitoring framework with delivery partners including support needs, data delivery dates, output forecasts	Sep 2020
	Deliver Year 1 monitoring data (on a quarterly basis)	Sep 2020, Dec 2020 & March 2021
Year 2 21-22	High Streets HAZ Year 1 Self Evaluations (after c.1.5 years of delivery) and develop actions based on self-evaluations	Summer 2021
	Review Y2 monitoring indicators	Nov 2021
	Deliver Y2 monitoring data (on a quarterly basis)	Sep 2021, Dec 2021 & March 2022
Year 3 22-23	High Streets HAZ Year 2 Self Evaluations (c.2.5 years of delivery)	Summer 2022
	Review Y3 monitoring indicators	Nov 2022
	Deliver Year 3 monitoring data (on a quarterly basis)	Sep 2022, Dec 2022 & March 2023
Year 4 23-24	High Streets HAZ Year 3 Self Evaluations (c.3.5 years of delivery)	Summer 2023
	Review Y4 monitoring indicators	November 2023
	Delivery Y4 monitoring data (on a quarterly basis)	Sep 2023, Dec 2023 & March 2024
	Completion surveys a. Repeat baseline data collection b. Distribute a survey to Local Authorities c. Distribute a survey to Community members d. Commission external evaluation	March 2024

A full risk assessment can be found in Annex 7 and should be read alongside this Delivery Plan..

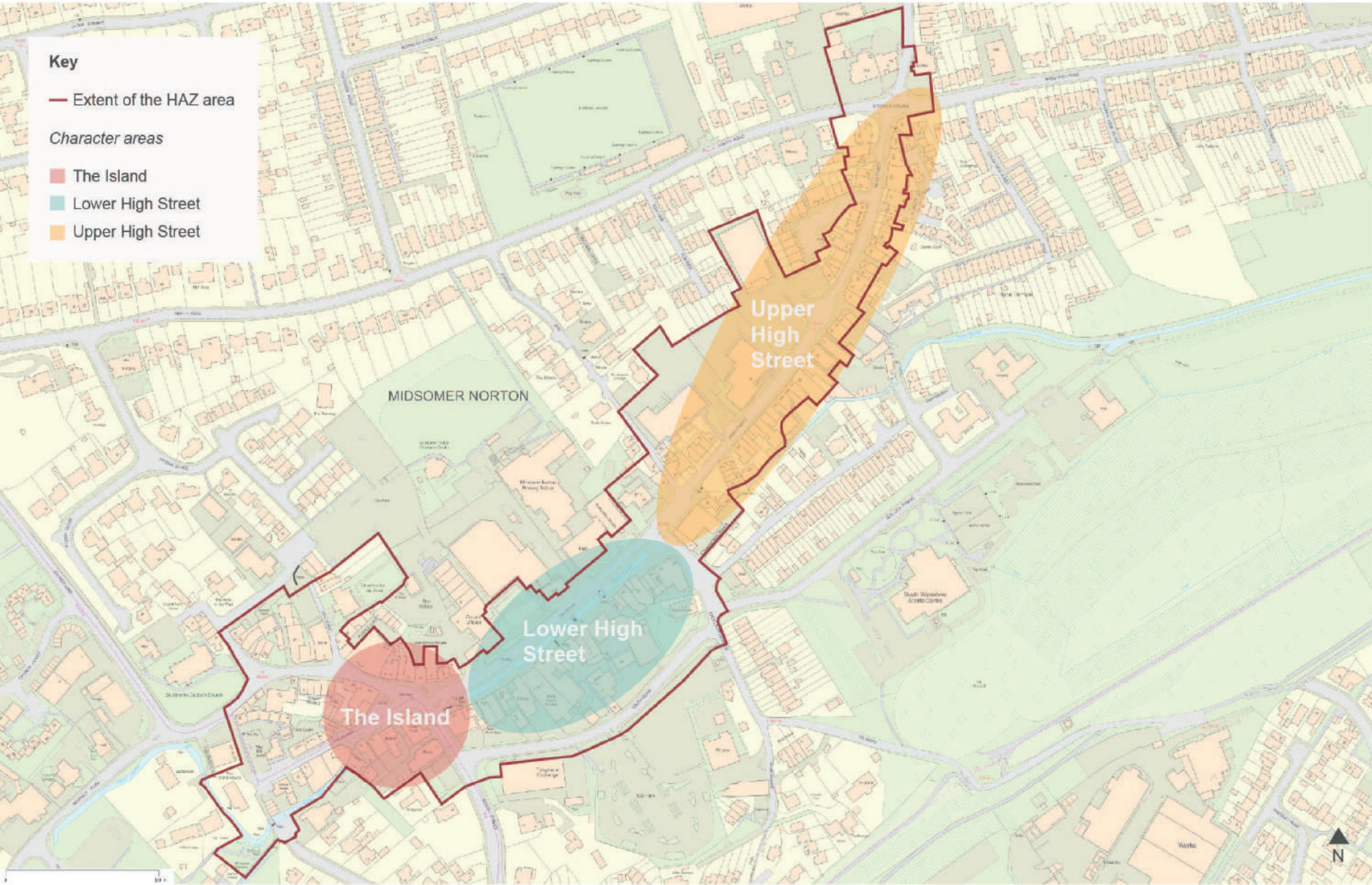
Annex

Delivery Plan

1. Extent of the Midsomer Norton HS HAZ
2. Photo report
3. Midsomer Norton HS HAZ Summary diagram
4. Condition Appraisal
5. Heritage Value of Midsomer Norton Town Hall
6. Land within Local Authority & Town Trust ownership
7. Scheme Risk Assessment

Annex 1: **Extent of the Midsomer Norton High Street Heritage Action Zone**

Bath & North East Somerset **Midsomer Norton**



Annex 2: Photo Report

Bath & North East Somerset **Midsomer Norton**



The HSHAZ area: Pleasant public realm adjacent to the river in the lower high street



The HSHAZ area: Retail frontage along upper high street



The HSHAZ area: Vehicle dominated lower high street leading to the Town Hall and Island



The HSHAZ area: Retail frontage in the middle of the high street that is insensitive to the Conservation Area



The HSHAZ area: Contemporary retail development on the north of upper high street



Project 1 The Island: Town Hall and adjacent junction, dominated by vehicles



Project 1 The Island: what could be a market square is currently a car park



Project 1 The Island: Under-utilised space and poorly sited street furniture and clutter



Project 1 The Island: View across the potential market square space



Project 1 The Island: View of the potential market square from lower high street



Project 1 The Island: Car parking and shop frontage to the south west of the Town Hall



Project 1 The Island: Car parking and adjacent shop frontage opposite Town Hall entrance



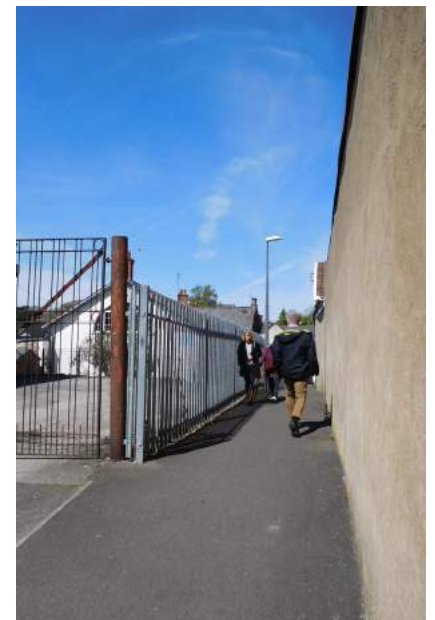
Project 1 The Island: Row of historic shopfronts opposite The Island



Project 2 Pedestrian passageway: View up the historic high street, including brewery building which obscures the key pedestrian route through to the car park



Project 2 Pedestrian passageway: The brewery building and chicken shop which frame the key pedestrian route to South Road car park



Project 2 Pedestrian passageway: The key pedestrian route between the high street and South Road car park



Project 2 Pedestrian passageway: Hostile, leftover space along the route could be rationalised with bin storage to make the space more attractive



Project 2 Pedestrian passageway: Rear of the Brewery Building presents a poor frontage onto the route

Project 2 Pedestrian passageway: The popular route as it meets the high street.

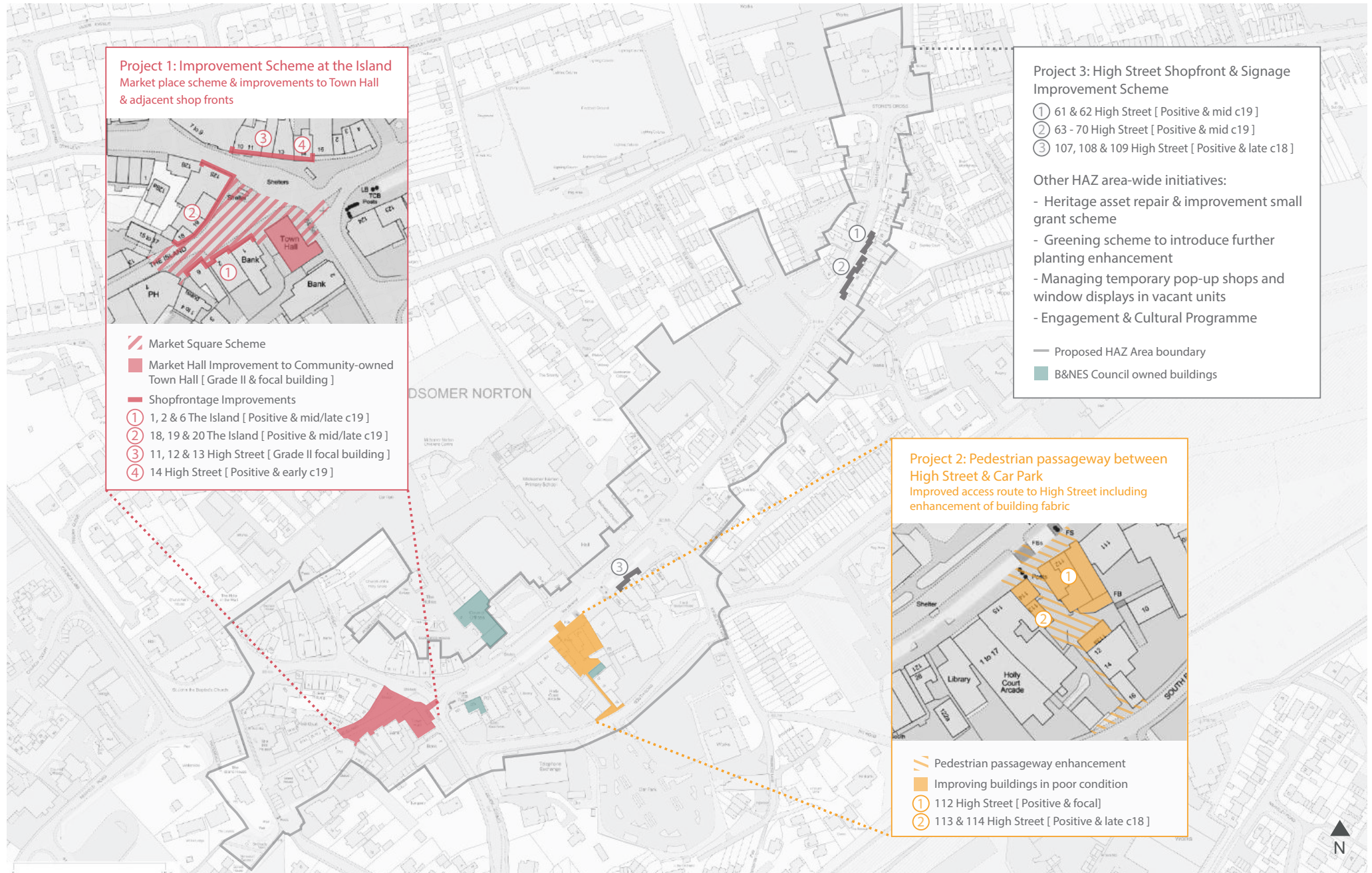


Project 2 Pedestrian passageway: Poor quality frontage of the B&NES building on the pedestrian route

Project 2 Pedestrian passageway: Poor surface material throughout the space

Annex 3: Midsomer Norton HS HAZ Summary diagram

Bath & North East Somerset **Midsomer Norton**



Project 1: The Island

Midsomer Norton Town Hall



Grade II Listed Building - 1115167

1860 by Thomas Harris Smith. Italianate. The Conservation Area Management Plan (CAMP) not only defines the Town Hall as a listed building, it also identifies it as a focal building for the Island with a prominent corner position visible from a number of approaching viewpoints.

Although currently in use, the internal layout and spaces are not suitable for contemporary use as a community hub. A planning consent exists to regenerate the Town Hall for use by the Town Council and community groups, however further feasibility work and funding is required to deliver this.



Annex 5 contains Historical Research into the Town Hall and details of the Town Trust's Town & Market Hall Transformation Project, these documents should be read alongside this appraisal.

Actions:

- Sensitive internal reconfiguration to ensure continued use as a civic space
- Development of internal market hall to complement events programme on The Island



Project 1: The Island

① 1, 2 & 6 The Island



The CAMP defines this cluster as positive & mid/late c19 and their adjacency to The Island and Town Hall make their improvement a key part of the Project.

Integrity & condition: The cluster are in reasonably good condition, however 2 and 6 suffer from insensitive shopfront and signage development. The signage of 1 was high quality, however the unit is now vacant.

Actions:

- Replace plastic with painted signage
- Glazed shopfront of number 2 reconstructed
- Replace ground floor render with lime based paint
- Replace uPVC and repair timber windows

② 18, 19, 20 The Island & 125 High Street



The CAMP defines this cluster of buildings as positive and mid/late c19. The buildings cluster around The Island and so their sensitive repair will be transformational to how this space functions.

Integrity & condition: Condition is mixed, 125 High Street is in good repair though could benefit from signage improvements, however 18-20 The Island need more comprehensive improvements.

Actions:

- Replace plastic signage with painted signage
- Replace uPVC or repair timber windows
- Remove paint from stone and repair render



③ 11, 12 & 13 High Street



11 defined as a positive building by the CAMP
12 & 13 Grade II Listed Buildings - 1320540

The CAMP identifies 12 & 13 as focal buildings, visible from various approaches with a presence on The Island.

Integrity & condition: Windows and doors are in reasonably good repair, however shop signage and painted elements should be refined to create a stronger impact as a collection of buildings.

Actions:

- Remove paint from stonework and repair render where appropriate
- Replace plastic signage with painted signage
- Restore painted signage where it exists
- Restore/repair windows where necessary
- Remove surface wires from the buildings
- Consistent doors at ground floor

④ 14 High Street



Number 5 is defined as a positive building of the early c19 on the prominent gateway to the high street. It adds to the valuable cluster of buildings 11-13 High Street.

Integrity & condition: The building is in reasonable condition, however insensitive fenestration, door and signage weaken the positive impact the building could have. The building acts as a bookend to a row of positive buildings prior to the contemporary development which comprises 15 High Street. This reinforces its potential importance as a positive heritage building.

Actions:

- Replace plastic signage with painted signage
- Replace awnings with a more appropriate solution
- Restore/repair windows where necessary
- Remove surface wires from the building
- Replace front door

Project 2: The Passageway

① 112 High Street



The CAMP defines 112 High Street as a positive and focal building from mid/late c19. It is mid way up the high street and on the Passageway which is the focus for project 2. Restoration and celebration of the external fabric of the building will be imperative to the success of project 2.

Integrity & condition: Insensitive ground floor additions such as shopfronts, uPVC windows and doors and poor quality signage have weakened the impact of this prominent building.

Actions:

- Replace uPVC doors and windows
- Remove paint from ground floor stone
- Repair and replace first floor windows where necessary
- Repair and improve external fabric to the side and rear of the building
- Refine and replace plastic signage with painted

② 113 & 144 High Street



This group of buildings is considered to be; 113 which sits on the high street, alongside the rear buildings including 114. This cluster of buildings line the passageway and are therefore an important welcome point to the high street from this approach. The CAMP defines them as positive & mid/late c19.

Integrity & condition: The condition of the buildings varies, however comprehensive redevelopment and restoration of windows, doors and signage will definitely be required to make the most of this gateway.

Actions:

- Replace necessary signage with painted signage
- Replace entire ground floor shopfront including window, door and signage
- Remove projected signage
- Remove paint or repaint as necessary
- Restore timber windows where possible

Project 3: High Street Shopfront & Signage Improvement Scheme

① 107, 108 & 109 High Street



This cluster of buildings is identified in the CAMP as positive & mid/late c19.

Integrity & condition: Contemporary shopfront alterations have had a negative impact on the historic value of the buildings, however restoration of sensitively designed shopfronts and windows would help.

Actions:

- Replace uPVC windows with timber
- Redevelop projected shopfront extension with a more sensitive solution
- Replace plastic signage with painted

② 61 & 62 High Street



This pair of buildings further north along the high street are considered positive and of mid/late c19 build. They represent an opportunity to restore an appropriate shopfront to better suit this typology.

Integrity & condition: Contemporary additions such as projected shopfront, windows and doors have reduced the positive impact these buildings now have. Sensitive redevelopment of these shopfronts could restore the value in them and create a positive impact to this part of the high street.

Actions:

- Redevelop projected shopfronts more sensitively
- Replace uPVC windows and doors
- Remove paint from the facade of 62
- Reduce cluttered signage
- Replace plastic signage with painted signage

③ 63 - 70 High Street



This row of buildings are detailed as positive and mid c19 in the CAMP.

Integrity & condition: Varied approaches to fenestration, shopfronts and signage have cluttered this row of buildings. Redeveloping the shopfronts of the whole row with consistent windows, signage and doors would have a significant impact on this part of the high street. Impact would be greatest if they were all developed as a whole.

Actions:

- Replace uPVC windows and doors with timber
- Replace plastic signage with painted
- Remove paint and restore stone and/or render where appropriate
- Deliver a more sympathetic projected shopfront for 69 High Street

Historical Research : Town Hall, High Street, Midsomer Norton

Author : Andrew Foyle
February 26, 2015



Midsomer Norton Town Hall, by Foster & Wood of Bristol, 1859-60

Acknowledgements

Bristol Record Office

Peter Carey, Donald Insall Associates.

Paul Myers, mayor of Midsomer Norton

Archival sources:

Somerset Heritage Centre, Taunton

Bath & North East Somerset archives, Bath Guildhall; Midsomer Norton UDC minute books.

Local Studies Pack, Midsomer Norton library

Internet sources:

As noted in footnotes.

Notes on Sources

Somerset Record Office : This research was carried out without full access to the SRO online catalogue – an unresolved technical fault on the catalogue in February 2015 means that results were not always reliable and searches had to be repeated many times. Because of budgetary constraints a visit to Taunton was not made at this time, although this would be advisable if funding is available in the next phase.

Some archival material is contradictory. For example, Paul Myers research indicated that the Town Hall was purchased by the Urban District council in 1903, however an agreement of 1939 indicates that the building was leased to the UDC by the Commissioners of His Majesty's Works and Public Buildings (SRO; A\CMZ/3) and that a similar lease was issued in 1963. Where such apparent contradictions have occurred without sufficient evidence to resolve them, both evidences are stated in the relevant timeline, etc.



Milnes Daimler bus registration FB02 outside the Town Hall, c. 1906-14. The bus was one of five bought by Bath Electric Tramways for its country routes in 1905, and they served for a few years, until roughly 1914. The conversion to Council Offices (c. 1904-5) is completed.

TIMELINE FOR MIDSOMER NORTON MARKET HALL and TOWN HALL, 1858 - PRESENT

Date	Event	Archive source
1858	Public meeting held to consider how to fulfil the need for a market hall.	
December 1858	Midsomer Norton Market Company formed under the provision of the Limited Liability Act, with a capital of £1300 made up of £1 shares. Eventually this was increased to £1500. The chairman of the Directors was Thomas Harris Smith, a local entrepreneur and brewer.	Bristol Mercury May 7, 1859
November 1858	A serious fire at Mr Shearn's building yard destroyed materials and delayed completion of the Market Hall.	Paul Myers
Mon May 2 1859	Foundation stone laid. The ceremony was conducted by Captain Scobell, assisted by William Lansdown Parsons Esq.	Bristol Mercury May 7, 1859
May 24 1860	"Midsomer Norton Market : Notice Herby given, that the opening of this Market, which been fixed for 29 th Instant, is postponed on account of the incompleteness of the Building, which at present prevents the transaction of business. By Order."	Bath Chronicle and Weekly Gazette, 24 May 1860.
September 18, 1860	Grand Opening ceremony of the Market Hall. The architects were Foster & Wood of Bristol; Thomas Harris Smith had already commissioned them in 1859 to design a new Wesleyan Chapel nearby. The building contractors were Mr Shearn of Midsomer Norton and Mr Stamp of Dunkerton.	
c. 1868-74	Thomas Harris Smith declared bankrupt in 1868; the Midsomer Norton Market Company which he chaired may have disposed of the Market Hall around this time.	(see biographical notes, below)
1883	Building owned by Mr Hoskins (Kelly's Directory) or Huskins (Paul Myers). This may or may not be Albert Hoskins, dairy & corn farmer & grazier, at Norton Hill Farm (the only Hoskins listed in Kelly's Directory for Midsomer Norton in 1883).	Kelly's Directory, 1883
c. 1883-94	Ownership of the market hall was taken by 'a company'. The company may have been formed by William Beachim Beauchamp of Norton Hall, whose trustees were listed as the hall's owners in 1897	Kelly's Directory, 1883, 1889, 1894 and 1897
1894	The monthly corn and cattle markets held at the Market Hall ceased between 1894 and 1897.	
1897	The building was owned by the Trustees of the late William B. Beauchamp (d. 1894) who continued in ownership until at least late 1903 when the purchase by the Urban District Council was being negotiated.	Kelly's Directory 1897; and Midsomer

		Norton UDC minutes.
1897	The Midsomer Norton Urban District Council (formed in 1894) met in the 'Council Room' of the Market Hall on the third Monday of every month at 6 pm. The Board consisted of 12 members. The location of the Council Room is not known; it was probably the room now occupied by ladies and gentlemen's WCs at the rear of the main upper hall.	Kelly's Directory, 1897
December 1902 – Autumn 1903	Negotiations and details plans drawn up for the purchase of the freehold of the Market Hall by the Urban District Council, and the conversion of the premises to Council Offices. The architectural plans were almost certainly made William F Bird, the Council Surveyor and Engineer, who attended the relevant meetings and prepared revised plans in response in December 1902- January 1903. No mention is made in the minutes of an outside architect. Bird was also a practicing architect (see Biographical Notes below).	Bath & North East Somerset archives, Midsomer Norton UDC minutes.
July 1 1903	"Public Elementary Schools : An Education sub-committee of ten members was formed July 1, 1903. The committee meets at the Market Hall."	Kelly's Directory, Somerset, 1906.
August 27 1903	Reference to the agreement to alterations to the Market Hall façade which faces towards Bank House (owned by Mr F.B Beauchamp) and the access land between the two buildings. 1. Agreement reached to block up the existing Coal house door which led onto the cellar staircase. 2. Agreement to block "the three lower windows of the Market Hall facing against Bank House within a period of 12 months". One window remains blocked, two appear to have been reopened later (1930s?) with new stone cills inserted and metal-framed windows put in.	Bath & North East Somerset archives, Midsomer Norton UDC minutes.
April 10 1905	Commissioners of His Majesty's Works and Public Buildings grant an agreement to Midsomer Norton UDC to establish a County Court at the Town Hall. The provision of rooms and a registrar is for the term of seven years.	Somerset Heritage Centre, Taunton; A\CMZ/1
c.1904-6	Conversion work for the Urban District Council carried out during these years. A Sub Committee was formed to arrange the purchase of furniture in May 1904. Kelly's Directory for 1910 reported "in 1906 the Council converted it [the Market Hall] into offices for the Surveyor and the collector, adding the Council Chamber and County Court offices, at a cost of about £2,500." The given date of 1906 may be a year or so out due to the time lag in publication, but completion by 1906 is certain. Major works of 1902-6: <ul style="list-style-type: none"> An unbroken dividing wall on the ground floor blocks the north end (council offices, with new entrance door 	Kelly's Directory, 1910.

	<p>under the balcony) from the Salvation Army hall at the south end (now the Beauchamp room and adjoining spaces).</p> <ul style="list-style-type: none"> • Ground floor offices with boarded dado, including the Council Room (now Meetings Rooms 1-3). • New stone fire surrounds in the main assembly hall • Coal hole door blocked • Three windows in the ground floor south wall (now facing the entrance to TSB bank) were blocked. New slightly higher windows were inserted in the west wall. Two of the blocked windows were later reopened. • A mezzanine floor was inserted over the ground floor offices, excepting the Council Chamber which remained the full height of the original market hall. • New fenestration with yellow brick surrounds inserted in the west wall. • A secondary staircase was inserted for convenient access between the ground floor, mezzanine and assembly hall. Recommended in Council minutes, December 1902. • The layout of the minor council offices and service rooms is uncertain. 	
1910	The hall became the property of the UDC	Paul Myers
1910	The annual Cattle Market on April 25 th is mentioned for the last time in Kelly's Directory.	Kelly's Directory, 1910
1923	A Ministry of Labour Employment Exchange functioned from the Town Hall; the manager was Fred Singerton.	Kelly's Directory, 1923.
1931	Lower Hall converted to Labour Exchange. This may refer to the Salvation Army hall of 1906 (now the Beauchamp Room). Two of the three south windows blocked in 1904-6 may have been reopened and metal framed glazing installed at this time.	Paul Myers
March 25, 1933	Norton Radstock Urban District Council takes over from Midsomer Norton UDC	Somerset Guardian, March 31 1933.
1935	Town Hall becomes the property of Norton Radstock UDC	Paul Myers
1937	Norton Radstock UDC takes over The Hollies, High Street as the Town Hall. Former Market Hall is now used exclusively for the Labour Exchange.	Paul Myers
July 25, 1939	Lease granted by the Commissioners of His Majesty's Works and Public Buildings to Norton Radstock UDC of five rooms in the Town Hall, High Street, Midsomer Norton, for the term of 21 years. Unclear whether this refers to the former Market Hall or The Hollies.	Somerset Heritage Centre, Taunton;

		A\CMZ/3
1974	Ownership transferred to Wansdyke District Council	Paul Myers
Nov 28 1963	A lease is granted to the Urban District Council of Norton Radstock by the Ministry of Public Building and Works to use specified rooms in the Town Hall for a term of fourteen years. Rooms are: The entrance lobby, reception office, private offices and men's toilet accommodation plus office in the Town Hall.	Somerset Heritage Centre, Taunton; A\CMZ/3
1983	The Town Hall was leased to the Sarah Ann Trust on a 25 year lease.	Paul Myers
1984	Toilets added to the mezzanine floor and refurbishment undertaken	"
1985	Theatre facilities added	"
1987	Mezzanine floor extended to create the River Room and/or the Sarah Ann Room	"
1992	Major repairs to the roof	"
1997	Lift installed and Citizens Advice Bureau occupy the entire ground floor	"
2008	Sarah Ann Trust's 25 year lease expires.	"

BIOGRAPHICAL NOTES

Thomas Harris Smith was baptised on October 3 1830 at Midsomer Norton, and buried on May 7 1889 at Midsomer Norton.¹ He was a successful local brewer and maltster whose parents John and Elizabeth Smith had carried on the same trade. In c. 1854 he married Emily Jane Aglen (1834 -1874), the daughter of a grocer and draper also born in Midsomer Norton. Thomas and Emily were Wesleyan Methodists; the first of their nine children was baptised at the Wesleyan Chapel in May 1855. They had six daughters and three sons, the last child being born in 1870. The family lived in Town Street in 1861, and kept two domestic servants; by the 1871 census that increased to three servants.

Smith was a major benefactor to the building of a new Wesleyan chapel which cost £2,800 and was built in 1859, to a design by Foster & Wood, architects of Bristol. Wood at least was a Wesleyan and worked for many North Somerset congregations; Foster may have been too. It is reported that Smith threatened to withhold a donation of £1,000 if a proposed spire was built (it was duly omitted). Smith appointed the same architects to design the new Market Hall in the same year.

Smith owned or part-owned the Midsomer Norton Brewery and the Clandown Brewery by 1866, as well as having established the Midsomer Norton Market Company in December 1858 specifically to build the new Market Hall. He invested in other businesses, including a £1000 stake in the West of England Engineering & Coker Canvas Co. Ltd., a flax mill in Martock; he bought 20 shares at £50 each in 1865. The venture had failed by August 1868 and was liquidated in 1870.² For reasons unknown, by May 1868 Smith was declared bankrupt and signed a Deed of Arrangement to benefit his creditors. The bankruptcy was annulled by October 1868 but the Deed of Arrangement appears still to have been in force in March 1869.³ The period c. 1868-74 is likely to be when Smith lost or disposed his controlling interest in the Midsomer Norton Market Company; it was acquired by Mr Hoskins or Huskins who sold it on to William Beacham Beauchamp after 1883.

In December 1874 Smith's wife Emily died during a visit to Pensford, aged about 40. Records of Smith are sparse thereafter and his later life seems less successful. By the 1881 census he had retired from business and was living as a boarder at the Crossways Tavern, Redfield Road, Midsomer Norton, with two of his sons aged 10 and 18. He died in May 1889 aged 58.

Foster & Wood, architects

¹ <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=pjc4ax&id=I08281>

² http://www.martockhistory.co.uk/index.php?option=com_content&view=article&id=131:george-parsons-flax-and-the-parrett-works&catid=1:martock-general&Itemid=9

³ Source; The London Gazette, April 2 1869, p. 2080 : <https://www.thegazette.co.uk/London/issue/23484/page/2080/data.pdf>

The architectural firm of Foster & Wood flourished in Bristol from c. 1847 until the first decade of the 20th century, and had a longer history prior to that under the family name of Foster. They were among the most commercially successful of Bristol's 19th century architects. James Foster (1748 – 1823) trained under the 18th century architect William Paty, and after his death in 1800, set up his own firm in 1806. Later he traded as Foster & Sons with James (d. 1836) and Thomas Foster (1793-1849). Thomas was joined by William Okely from 1827 until 1840 as the partnership Foster & Okely. John Foster (c. 1820-1902) and probably Thomas's son, joined the firm and established a new partnership with Joseph Wood from 1849. They turned out respectable buildings in the Gothic, Italianate or variant Classical styles, resorting occasionally to the Queen Anne Revival by the 1880s. Foster & Wood were responsible for important Bristol buildings such as Trinity Almshouses (1857-83), Colston Hall (1863-74), the Grand Hotel (1865-8), Foster's Almshouses (1861-83), and Quay Head House (1884). Joseph Wood at least was a Methodist, and the firm became the favoured choice for new Methodist chapels and related buildings; e.g. Clevedon; five chapels around Churchill; Cheddar; Victoria chapel, Clifton, and others in Bristol. They also designed many schools such as that at Wrington, North Somerset (1857). Around 1900 the firm took on a new partner, Graham Awdry, who was influenced by Lethaby's Arts and Crafts ideals; but the firm finally ceased around 1910.

Thomas Lloyd was the iron-founder who provided the structural ironwork for the Market Hall. The name "T. Lloyd, Bristol" is marked on the one surviving cast-iron column in the Beauchamp Room. He probably also provided the elaborate rooftop pinnacles which were removed in the mid 20th century.

Thomas Lloyd was born to Thomas and Ann Lloyd and christened at the parish church of St Paul, Bristol on 12 June 1808. His father was an engineer. The family moved to St Philip's in 1822 or slightly before. By the 1851 census he was aged 43 and married with seven children. The family lived at No. 4 Broad Plain, St Philips.

Thomas, described as a master iron founder, ran his business nearby in Cheese Lane by 1856, employing 9 men and 2 boys. His brother Charles aged 29 lived and worked with him as an engineer. Two sons aged 21 and 19 also worked as a moulder and engineer respectively, possibly in the iron founding business. He is last known in 1871 when Matthews Bristol Trade Directory listed the Iron founder T Lloyd living or working in Tower Hill, St Philips.

William Beachim Beauchamp (1832-1894)⁴

Born 1832, died March 1 1894 aged 62. William Beachim was born at Mells near Frome, the son of Zebedee Beachim (b. 1798), a farmer. In 1876, William Beachim "adopted his family title and publicly changed his name to William Beachim Beauchamp" although what family title is not stated. He seems to have been using the new form of his name earlier and is listed as 'Wm B Beauchamp' in an 1875 Directory. The original name was Beachim, which occurs in the report of the Inspector of Mines for 1856, when Malago Vale and Northside collieries at Bedminster were owned by William's father Zebedee. William managed Vobster Collieries near Mells by 1866.

⁴ Death notice, funeral report and obituary, Somerset Guardian, March 3 and March 10, 1894, page 8.

In about 1868-9 he set up as a coal merchant and wagon factor in partnership with Theophilus Gullick, a Bath stockbroker. They traded as the Radstock Coal Company, Radstock Wagon Company and Radstock Coal and Wagon Company. Beachim's business bought coal from various parts of the country and sold it through depots in South west of England; by 1875-6 there was a branch office as far away as Guildford, Surrey. Beauchamp later started the Mendip Stone Works, and owned quarries at Windsor Hill near Oakhill and Caramore; he acquired Hallatrow Pennant Stone Quarries by 1883 and the Mendip Mountain Granite Quarries by 1889. Beauchamp and Gullick bought Old Welton Colliery in 1878 and Farrington Colliery in 1880. Beauchamp became the sole owner of Welton Hill Colliery in 1889.⁵

Beauchamp lived for many years at Norton Hall (now demolished) and died at the house. He was a member of Midsomer Norton Local Board for some years and funded much of the Norton Down Methodist chapel, a Queen Victoria Golden Jubilee memorial of 1887. He was concerned with the welfare of his work force, building over 500 model dwellings for his workers. Beauchamp Almshouses in Midsomer Norton High Street were erected by his family in 1895 in memory of William and his son Stanley.⁶

William F Bird (b. 1852 – after 1916)

W.F. Bird was the Surveyor and Architect to the Midsomer Norton Urban District Council in and around 1902. He was almost certainly responsible for the design of the conversion work done to the Town Hall in 1903-6. Born in 1852 at Timsbury, William Bird was the son of a coal miner. Nothing is known of his education. He was described as a civil engineer and surveyor (Kelly's Directory, 1902) and practiced in business at the Island, Midsomer Norton. He designed Midsomer Norton Board School (now primary school) around 1900, and a Board School at Station Road, Clutton built in 1902-4 (now Clutton Primary School).⁷ He was responsible for a new school attached to High Littleton Methodist chapel (1896-7) and for renovations to the chapel in 1898.⁸ He was the engineer for a reservoir scheme near Downside Abbey (1905) which supplied water to the parishes of Binegar, Ashwick, Gurney Slade, Emborow, Midsomer Norton, Chilcompton, Farrington Gurney, and Paulton.⁹ He was also a Methodist; the death of one of his sons in the First World War was reported in the *United Methodist* journal in 1916.¹⁰ Bird was a member of the Society of Architects in 1911 when he was reported to have repaired Englishcombe schools near Bath.¹¹ Bird's wife was a member of the Ladies Committee of Clutton Union workhouse in 1908, typifying the public service mentality of middle-class Nonconformists.¹² Bird's style, if he had one, was typically Edwardian and provincial, solid but undistinguished, and he has been almost entirely omitted from local histories.

⁵ Research on Beauchamp's coal trading by the University of the West of England: humanities.uwe.ac.uk/bhr/Main/coal/8_coal.htm

⁶ Chris Howell, *Round Here, In Them Days*, 1980, p 249. Also Bath & North East Somerset, *Midsomer Norton and Welton Conservation Area Character Appraisal*, p. 10, 2004.

⁷ *The Builder*, January – June 1902, p. 198. See A. Foyle & N Pevsner, *Buildings of England, Somerset North and Bristol* (2011), p. 472.

⁸ <http://www.highlittletonhistory.org.uk/transcriptions0905/Church/HLWesleyanHistory.pdf>

⁹ Supplement to the *Building News*, January 13, 1905.

¹⁰ *United Methodist*, September 14, 1916, p. 478.

¹¹ *Building News*, Jan- June 1911, p.23

¹² http://archiver.rootsweb.ancestry.com/th/read/Bristol_and_Somerset/2008-06/1212702853

SITE OCCUPATION

Markets

Markets were held at Midsomer Norton since at least 1242, when a Royal Charter granted a market to be held on a Thursday. But by the mid 19th century, Midsomer Norton and the surrounding area had no public market for food or for agricultural produce such as wheat and cattle.

The Market Hall was intended to fulfil this need. A cattle fair was held on April 25th every year, and from the opening of the Market Hall on September 18, 1860, a corn and cattle market was also held on the first Tuesday of every month. The cattle were presumably penned outside in the space called The Island. The food market presumably functioned on the same days.

The Hall provided a ground floor space undivided within, completely given over to market stalls, for which fixed stalls with slate counter tops were provided for the sale of meat, fish etc. The north entrance front had an open arched centre, probably with iron gates to secure the premises at night.

The monthly corn and cattle market did not flourish; the 1870s and 1880s were a time of agricultural depression, an almost unbroken series of wet cold summers and disastrous harvests. The food and grocery trades were radically altered generally by the impact of railways enabling the transportation of cheaper food. Faster shipping brought cheap wheat from the United States and Canada, and meat (often tinned) from South America, Australia and New Zealand. The monthly market ceased sometime between 1894 and 1897¹³; the annual cattle market held on April 25th was still running in 1910, though by that time it can have had no direct association with the former Market Hall which served as the Town Hall from the early 1900s.

Local Administration; County Courts, Local Boards, District and Town Councils

The first Local Board which governed the parish of Midsomer Norton was formed on May 29 1868, under the Local Government Act of 1858. It had twelve members and met on the third Monday in every month.

In 1897 the Local Board was abolished in favour of Midsomer Norton Urban District Council, under the Local Government Act of 1894. Midsomer Norton UDC comprised 12 councillors; they “met in the Council Room of the Market Hall on the 3rd Monday of every month at 6 pm”. (Kelly’s Directory, 1897.)

Kelly’s Directory (1906) also reported the following functions of the new Town Hall:

“County Court of Temple Cloud and Midsomer Norton, held in Town Hall, Midsomer Norton, bi-monthly with Temple Cloud, His Honour Arthur Gwynne James, LL.B. judge; William Henry Davy, registrar and high bailiff.”

¹³ Kelly’s Directory, Somerset, 1894 and 1897.

“Registrar’s Office, at Town Hall, open on Wednesday from 1.30 to 3.20pm. The parishes comprised in the County Court district are: Cameley, Camerton, Chelwood, Chew Magna, Chew Stoke, Chilcompton, Clutton, Farmborough, Farrington Gurney, Harptree (East & West), High Littleton, Hinton Blewett, Litton, Midsomer Norton, Nempnett Thrubwell, Norton Malreward, Paulton, Publow, Stanton Drew, Ston Easton, Stowey, Timsbury, Ubley & Widcombe.”

Four other public officers are listed, but it is not clear whether they operated from the town hall – : Alexander Waugh, Certifying Factory Surgeon, Medical Officer and Public Vaccinator; Thomas Melhuish, Registrar of Births & Deaths; William S Pearce, Relieving & Vaccination Officer for Clutton Union; G Wilfrid Haydon, Veterinary Officer.

Midsomer Norton UDC was superseded by Norton Radstock UDC on March 25 1933, and abolished in 1974. On the formation of the County of Avon (extant 1974 – 1996), Norton Radstock UDC was superseded by Wansdyke District Council.

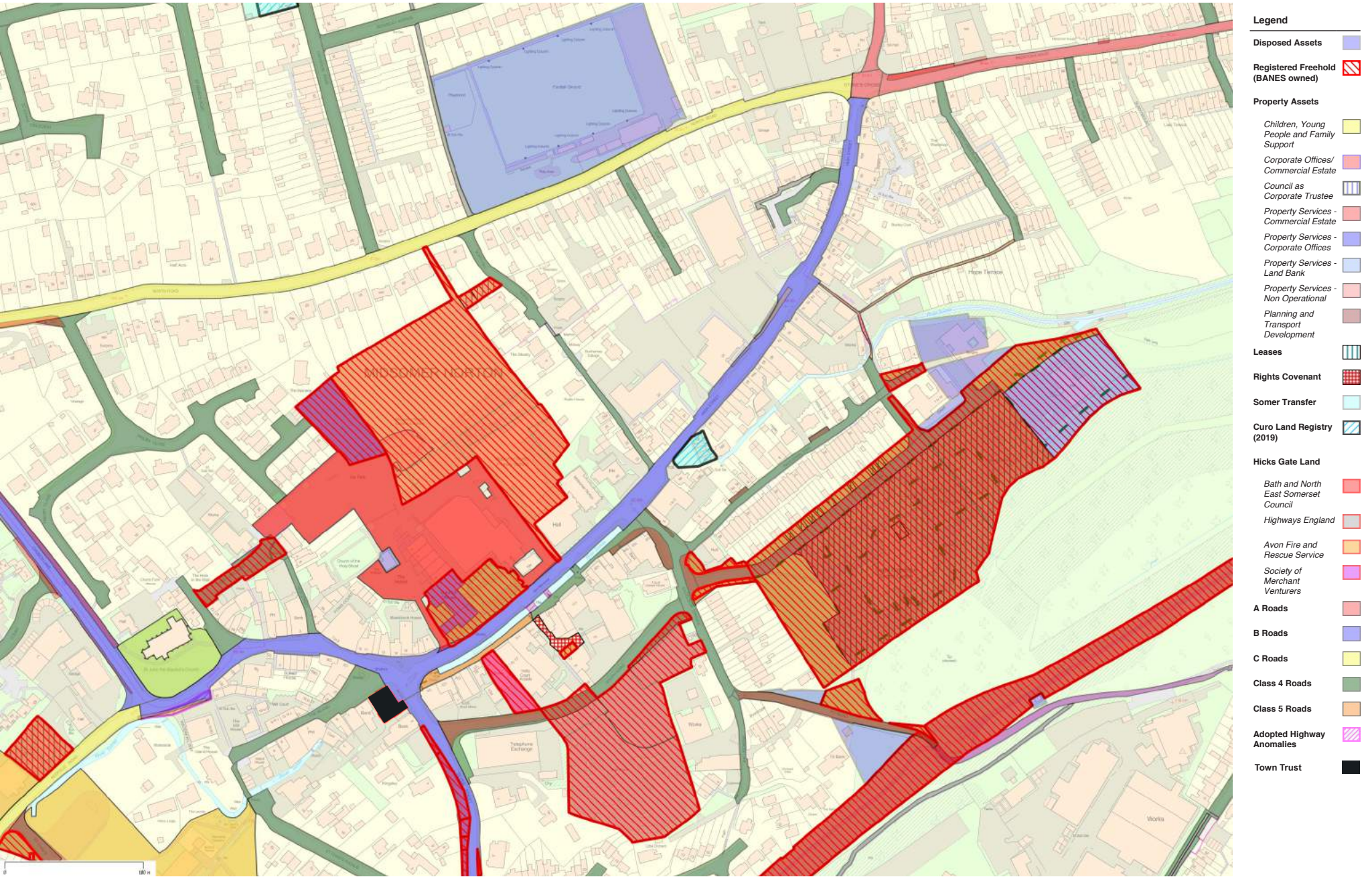
Salvation Army

No documentary record has been found of the occupation by the Salvation Army other than Paul Myers’s references¹⁴ and the existence of a photograph c. 1910. This shows their sign above the east façade door giving access to the present Beauchamp Room, probably where the Salvation Army met. It is likely that the division of the ground floor Market Hall into two parts occurred only during the Council Office conversion work of c. 1904-5; this can be deduced from the fact that the three ground floor windows to the Market Hall (in the south façade adjacent to Bank House) were to be blocked at that time and necessitated new windows being inserted in the west front to light the Beauchamp Room. It is not certain when the Salvation Army vacated the room, which they probably leased from the UDC. A Salvation Army citadel was built elsewhere in Midsomer Norton but its building date has not been established.

¹⁴ <http://www.midsomernortoncommunitytrust.co.uk/some-history/>

Annex 6: Land within Loal Authority & Town Trust ownership

Bath & North East Somerset **Midsomer Norton**



Annex 7: Scheme Risk Assessment

Bath & North East Somerset **Midsomer Norton**

ID	Risk	Consequence	Probability (H / M / L)	Impact (H / M / L)	Overall Risk Rating (R / A / G)	Actions to mitigate	Residual Probability After Mitigation	Residual Impact After Mitigation (H / M / L)	Residual Overall Risk Rating After Mitigation (R / A / G)	Risk Owner
1	Failure to obtain required expertise. The project requires a skilled project officer with heritage experience and these are in short supply	Lack of progress in recruitment and knock on effects on progress/ implementation	M	H	A	The post will sit within a multi-disciplinary team with urban design and landscape architecture skills and a track record of developing and delivering public realm projects. The broader team could offer additional skills. Secondment opportunities could also be explored as there are a number of heritage professionals within the Council (albeit their roles would need to be backfilled). HE support with recruitment will also be invaluable.	M	M	A	B&NES / Historic England
2	Cost escalation of public realm/building restoration works	Funding no longer meets full scheme costs - shortfall to deliver	M	M	A	Continued design work and investigation to take place in feasibility stage. Phasing of scheme will allow for incremental delivery and prioritisation if costs increase from initial estimates. B&NES to consider additional funding opportunities in case further match is required.	L	L	G	B&NES and Project Partners
3	Scheme does not secure consents required to deliver - listed building consent, highways consent, planning consent etc.	Parts of the scheme are not implementable.	M	M	A	Close working with the conservation team will minimise this risk in relation to building related works. Ongoing work with the highways team will also facilitate an outline scheme that will have their support. Further scheme development stage will address this issue further.	L	L	G	B&NES and Project Partners
4	Agreement needs to be made re future maintenance and management of new public realm	Acceptable arrangement re risks and liabilities cannot be made.	M	M	A	Collaboration Agreement to cover to include risk responsibilities and liabilities - as for recent public realm interventions in the Town centre	M	M	A	B&NES and Town Council
5	Delivery and construction risks to public realm	Technical issues could delay implementation or result in a need for a partial redesign for example unforeseen issues including below ground works and servicing.	M	M	A	Detailed design stage needed including evidence gathering e.g. topos and trial pits etc.	M	L	A	B&NES
6	Roles and responsibilities need clarity to deliver a comprehensive scheme, across delivery partners	Lack of progress or stalemate in delivery of scheme/design detail	M	M	A	Strong project governance will ensure roles, responsibilities and key milestones are clear	M	M	A	B&NES and Project Partners
7	WECA Business Case at FBC - but this could be declined	Match funding of £750,000 not available	L	H	A	The funding has already been earmarked by WECA who are supportive of the bid. Significant match funding exists in addition to this from CIL, the Town Council and the Council's capital fund of around £400,000.	L	L	G	B&NES and Project Partners
8	Potential for limited uptake of shopfront improvement project	Critical number of shopfront improvements not delivered	L	H	A	In addition to some landowners having already stated support for the project, engaging landowners in development of the design guide and grant scheme, this should create ownership of the concept and delivery. Three important clusters of buildings throughout the HAZ have been identified to allow flexibility in delivery.	M	L	G	B&NES and Project Partners
9	Consultation fatigue limiting the potential for meaningful engagement with the community	Community disengaged with the project	L	H	A	A well considered community engagement plan developed with local project partners and cultural leaders should set out a programme of events, workshops and communication which demonstrates that projects are being delivered and the key to their success is co-design by the local community.	M	M	A	B&NES and Project Partners
10	Following detailed design and costing, reconfigured junction and public realm at The Island are beyond the project budget.	Lack of funds to deliver the entire Island project, meaning that one of the subprojects isn't delivered.	M	M	A	Re-programming and phasing the project to allow match funding to be sought for specific elements would allow part delivery of the scheme, with the intention that the final parts will be delivered at a later stage outside of the HSHAZ programme. Some funding from the HSHAZ could be used to undertake detailed design work on the remaining elements to ensure they are funding-ready and deliverable.	M	M	A	B&NES and Project Partners
11	Funding deficit in any of the projects, following detailed design and costing.	Part of the programme is not delivered.	M	M	A	Environment & Design Practice are experienced in funding applications both internally to B&NES and to external funding bodies. Preparing detailed designs and costings for projects would make acquisition of match funding more straightforward. Undertaking design work across the projects in year 1 would flag early in the programme if deficits exist and give sufficient time to explore match opportunities.	M	M	A	B&NES and Project Partners
12	Town Hall redevelopment does not commence within the HSHAZ 4 year programme due to match funding need.	HSHAZ funding for this element of the project lost	M	M	A	Collaborative working with Project partners the Town Council and Town Trust to develop a deliverable phased approach to the redevelopment could enable HSHAZ funds to be spent early in the process, within the 4 year programme. The feasibility study must identify various match funding opportunities and create a viable scheme, to allow the project to be developed past the 4 year period if necessary.	M	M	A	B&NES and Town Council



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