

Weston-super-Mare's

STONE WALLS



This document describes the contribution of stone boundary walls to the character of Weston and shows why their preservation matters. The report provides a street-by-street assessment based on an assessment undertaken in 2018 which includes all the streets in the Great Weston Conservation Area. Any updates are included in the Appendix.

- 1 Why do stone walls matter for weston?
- 2 What is the challenge?
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- 5 Town centre
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- 7 Appendix

2021



Heritage Action Zones
Historic England





1 WHY DO STONE WALLS MATTER FOR WESTON?



Weston-super-Mare's stone walls are a major feature of the Victorian stone town and make a significant and positive contribution to the character of Weston. The incremental loss of boundary walls within the Great Weston Conservation Area is harming the overall cohesiveness, integrity and character of individual buildings, streets and neighbourhoods.

Historic England provides guidance to assess the significance of heritage assets by suggesting four categories by which people value a place - evidential, historical, aesthetic and communal. Whilst this guidance is aimed at places more generally, it can be a helpful tool for thinking about why stone walls matter for Weston:

Evidential value: the stone walls provide a record of the past. Many of the walls date back to the 19th century, the local carboniferous limestone obtained from Weston's Old Town Quarry. The quarry provided most of the stone for the extensive building of the Victorian town.

Historic value: many of Weston's walls were built at the same time as their houses at a defining time for Weston-super-Mare when the town experienced rapid growth. The town's identity and distinctiveness today is greatly influenced by this period of development. The boundary walls often reflect the architectural style of the building and can indicate the status of the original occupier.

The aerial images opposite show Weston-super-Mare c1930s - Park Place and Beach Road. The images help to convey the intactness and consistency of boundary walls at this time, and the positive contribution they make to the streetscape. The walls enclose substantial front gardens which also contributed to the quality of the street scene ©Historic England

Aesthetic value: boundary walls help to give a unifying appearance to the street and help to delineate streets, pavements and pathways. They are important elements of the character of a building or street and contribute to the sense of a place. The use of local stone also embeds this sense of place, providing a strong connection back to Weston's historic landscape, and giving a harmonious and natural quality to Weston's streets.

Weston's walls aren't all the same. There is a great variety within the town reflecting different ages and architectural styles. They can differ in length and height, often depending on their function or location. They are also often adorned with decorative elements like dressed Bath stone features and elaborate stone plinths which add detail and visual interest. These features help to enhance the overall distinctiveness of a street and/or area. Some examples are shown on the following spread.

Communal value: the use of local materials e.g. limestone from the town quarry, or oolitic stone from Dundry, near Bristol, add to a strong sense of place and pride. Many local people recognise their importance, a message that came out strongly through the consultation on the Great West Conservation Area. The quotes below highlight the value of Weston's stone walls.

"It's a blend of the Victorian architecture including the boundary walls and other original features interspersed with open spaces, trees, and views of the sea [that are important features]"

"Maintaining boundary walls is important"

Quotes from local people during 2018 consultation on Great Weston CA

"I'd like to see greater enforcement of regulations regarding double-glazing and boundary walls."



Stone balustrade



Crenellated coping



Cock and hen capping, coloured stone



Decorative stone piers and iron cast railings



Engraved stone plinths



Starburst balustrade



Multi-coloured coursed rubble, gate piers



Gatepiers using contrasting stone colours and textures



Random rubble with dressed stone decoration



Curved coping



Hedges above walls



Stone balustrade



High walls give a sense of enclosure



Coursed rubble limestone with cast iron street sign



Engraved text give clues about their past



Arched balustrade



Low stone walls with flat coping stones



Limestone slabs and brick-capped plinth



Tree-trunk balustrade



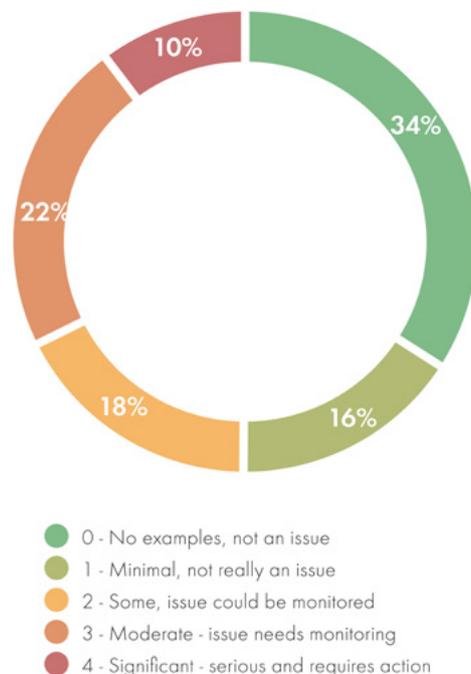
Multi-coloured stonework

2 WHAT IS THE CHALLENGE?

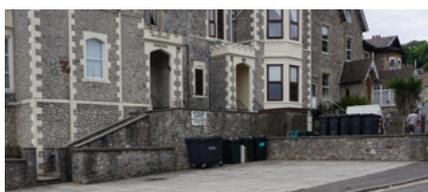
The plan opposite shows every street in the conservation area graded by the extent to which they have seen a loss of boundary walls. The assessment is based on a street-by-street audit undertaken in 2018. Any additional losses of boundary walls since then are documented in the Appendix. The audit revealed that 50% of streets in Weston have experienced some, moderate or a significant loss of boundary walls. Some of the common reasons for this include:

- Converting gardens to off-street parking and removing walls in the process
- Houses in multiple occupation and hotels/B&Bs increasing the demand for off-street car parking spaces
- Preference for greater privacy and higher walls using unsuitable materials
- Costs associated with maintaining stone walls

The end result is the loss of consistency and rhythm along streets, and where the issue is frequent along a series of streets, the loss of overall cohesiveness of an entire area. Removing stone walls also reduces the historic integrity of the conservation area.



Loss of historic integrity



Loss of rhythm and consistency



Incrementally the loss of walls can alter the character of an entire street

Other issues

The stone walls that do remain in Weston vary in their intactness and historic integrity. Other challenges for stone walls in Weston include:

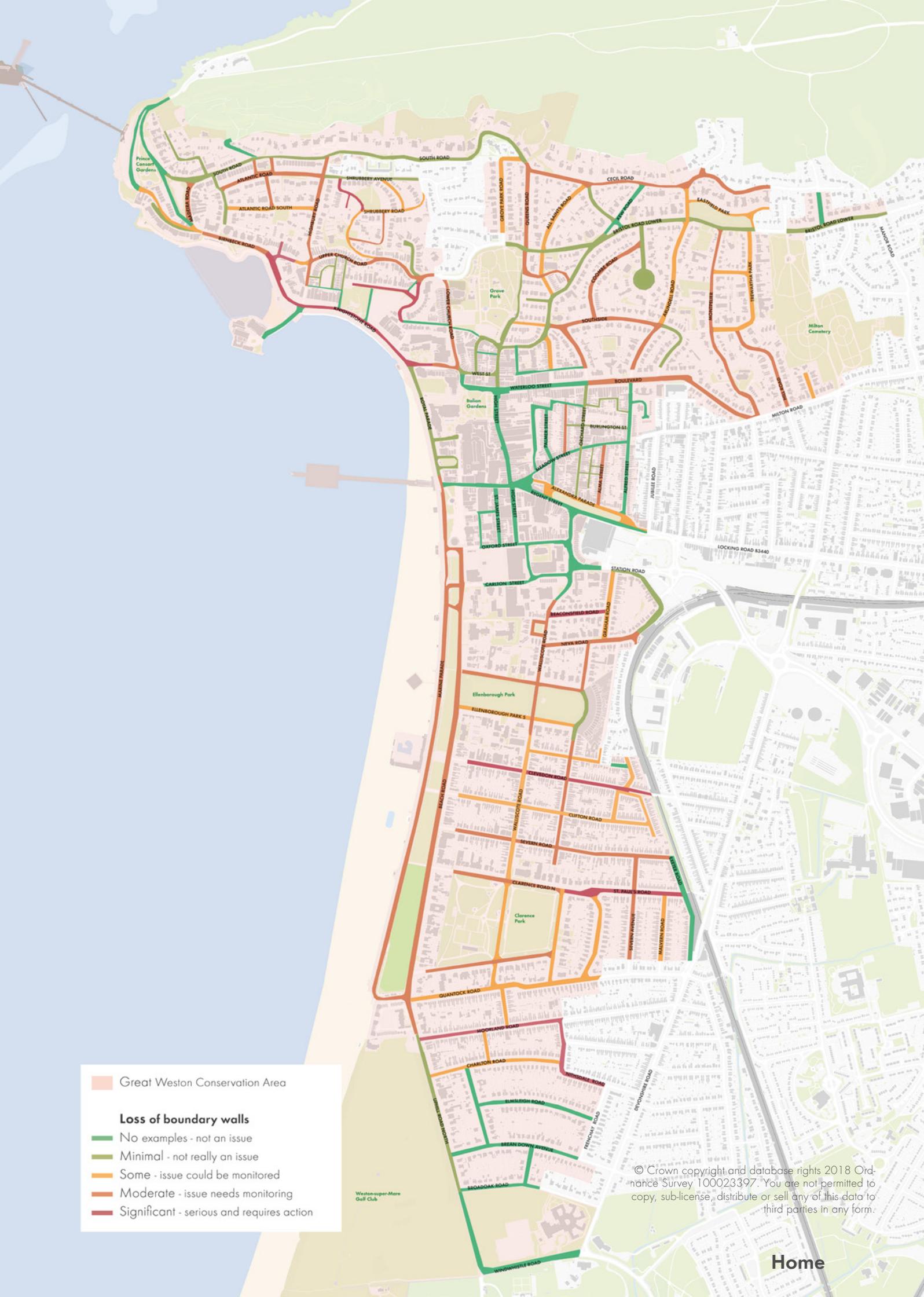
- Accretions / alterations to walls e.g. installing fencing above the wall
- Unsuitable repointing can affect not only the look but also the durability of masonry, and is amongst the most frequent causes of damage to the character and fabric of historic buildings
- Poor maintenance of walls including badly decayed masonry due to spalling, flaking and erosion



Harsh cement pointing exaggerates the joints and hastens decay of the stone



Fencing installed above stone walls is often unsightly



Great Weston Conservation Area

Loss of boundary walls

- No examples - not an issue
- Minimal - not really an issue
- Some - issue could be monitored
- Moderate - issue needs monitoring
- Significant - serious and requires action

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3 HILLSIDE

GOOD AND BAD EXAMPLES



An intact street in Hillside

South Road is a good example where the consistency of high stone walls, particularly on its northern side, help give a strong sense of enclosure and rugged character to this part of Hillside.



A deteriorating street in Hillside

A combination of infill development and houses turned to multiple occupation has resulted in considerable loss of boundary walls along the street. Some are still intact but are at risk of being removed.



A street in seriously bad condition

Park Place has seen the removal of its boundary walls along its entire length, compromising the historic integrity of the street.

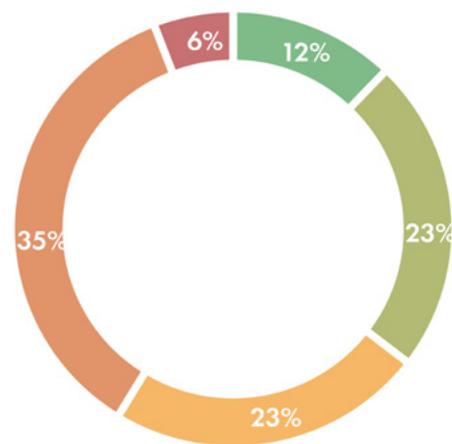


ROAD BY ROAD ASSESSMENT



Hillside

The plan above shows streets graded based on the loss/alterations of boundary walls in the character area. The issue is moderate or significant for 41% of streets in Hillside. Park Place and Shrubbery Terrace are streets that especially require attention. Only 12% of streets have seen no examples of loss of boundary walls.



- 0 - No examples, not an issue
- 1 - Minimal, not really an issue
- 2 - Some, issue could be monitored
- 3 - Moderate - issue needs monitoring
- 4 - Significant - serious and requires action

ALBERT QUADRANT



3

ALL SAINTS ROAD



2

ARUNDELL ROAD



2

ATLANTIC ROAD



2

ATLANTIC ROAD SOUTH



3

BRISTOL ROAD LOWER



1

CAMP ROAD



1

CECIL ROAD



3

CONNAUGHT PLACE



2



COOMBE ROAD



3

EASTCOMBE ROAD



0

EASTFIELD PARK



2

EDINBURGH PLACE



1

ELMHYRST ROAD



2

GERARD ROAD / MILTON ROAD



3

GREENFIELD PLACE



1

GROVE LANE



0

GROVE PARK GREEN SPACE



2

GROVE PARK ROAD



2

HAMILTON ROAD



3

HIGHBURY ROAD



3

HILL ROAD



3

KEW ROAD



2

LANDEMANN CIRCUS



1

LONGTON GROVE ROAD



2

LOWER CHUCH ROAD



3

MADEIRA ROAD



3



MARKET LANE / WORTHY PLACE



0

MONTPELIER



3

MONTPELIER EAST



2

PARAGON ROAD



1

PARK PLACE



4

QUEENS ROAD



3

RAGLAN PLACE



1

ROYAL CRESCENT



4

SHRUBBERY AVENUE



1

SHRUBBERY ROAD



2

SHRUBBERY TERRACE



4

SHRUBBERY WALK



3

SOUTH ROAD



1

SOUTHSIDE



3

SOUTH TERRACE



0

ST JOESPHS ROAD



1

STAFFORD PLACE



1

TICHBORNE ROAD



1



TOWER WALK



3

TREWARTHA PARK



2

TRINITY ROAD



0

UPPER CHURCH ROAD



3

VICTORIA PARK



1

VICTORIA PLACE



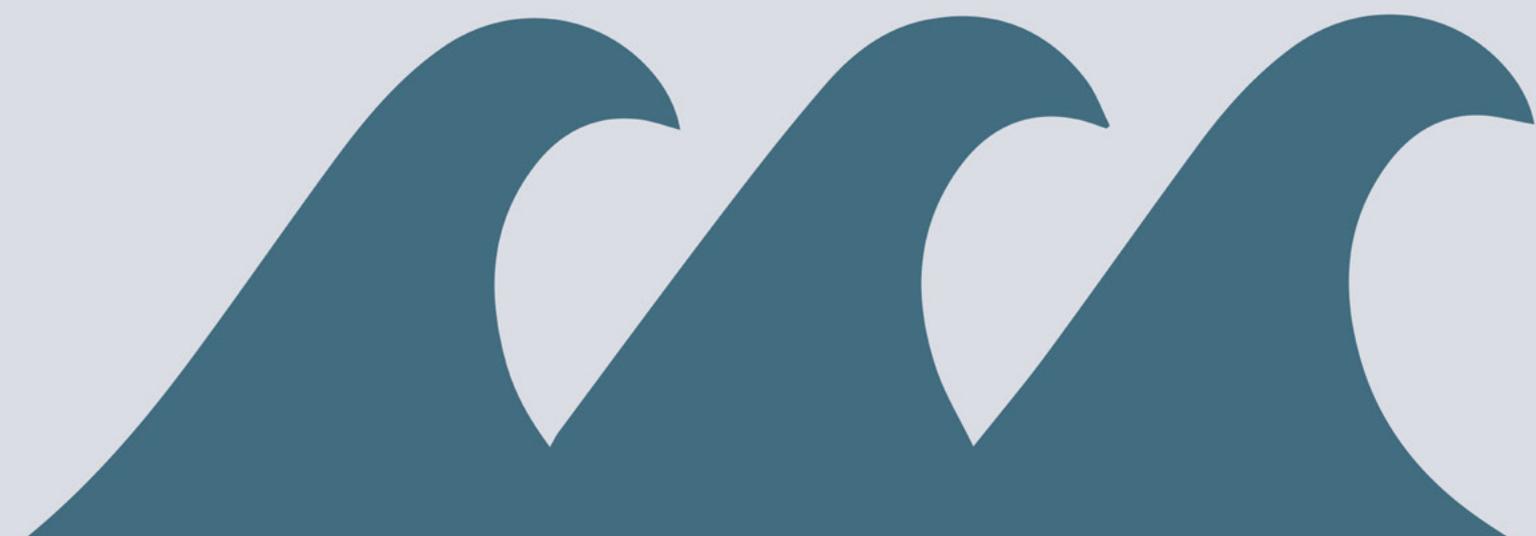
3

VICTORIA QUADRANT



3

4 SEAFRONT



GOOD AND BAD EXAMPLES



An intact street in Seafrost

Upper Kewstoke Road maintains its stone boundary walls along most of its length.



A deteriorating street in Seafrost

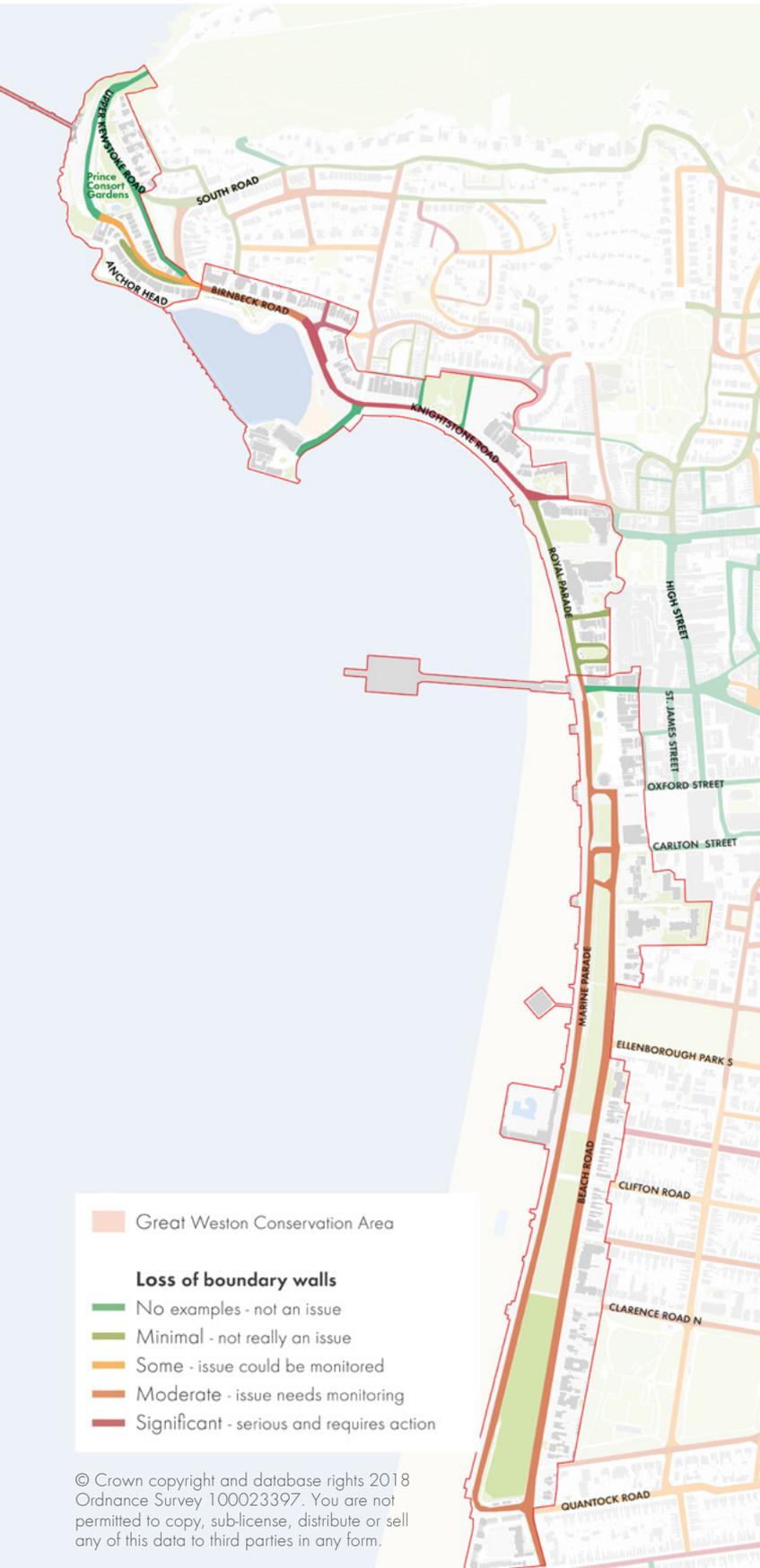
Knightstone Road has seen the removal of boundary walls for car parking and restaurant dining.



A street in seriously bad condition

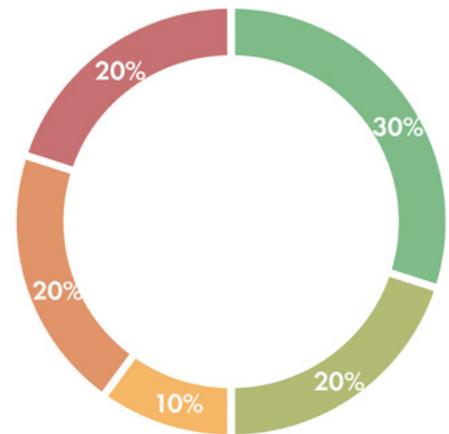
Manila Crescent has experienced the removal of most of its boundary walls for car parking.

ROAD BY ROAD ASSESSMENT



Seafront

The plan opposite shows streets graded based on the loss/alterations of boundary walls in the character area. The issue is moderate or significant for 40% of streets in the Seafront area. Manilla Crescent especially requires attention. 30% of streets have seen no examples of loss of boundary walls.



- 0 - No examples, not an issue
- 1 - Minimal, not really an issue
- 2 - Some, issue could be monitored
- 3 - Moderate - issue needs monitoring
- 4 - Significant - serious and requires action



BIRNBECK ROAD NORTH



2

BIRNBECK ROAD SOUTH



3

CLAREMONT CRESCENT



1

KNIGHTSTONE ISLAND



0

KNIGHTSTONE ROAD



4

MANILLA CRESCENT



4

MARINE PARADE/BEACH ROAD



3

ROYAL PARADE / VICTORIA SQUARE



1

UPPER KEWSTOKE ROAD



0

5 TOWN CENTRE



GOOD AND BAD EXAMPLES



An intact street in Town Centre

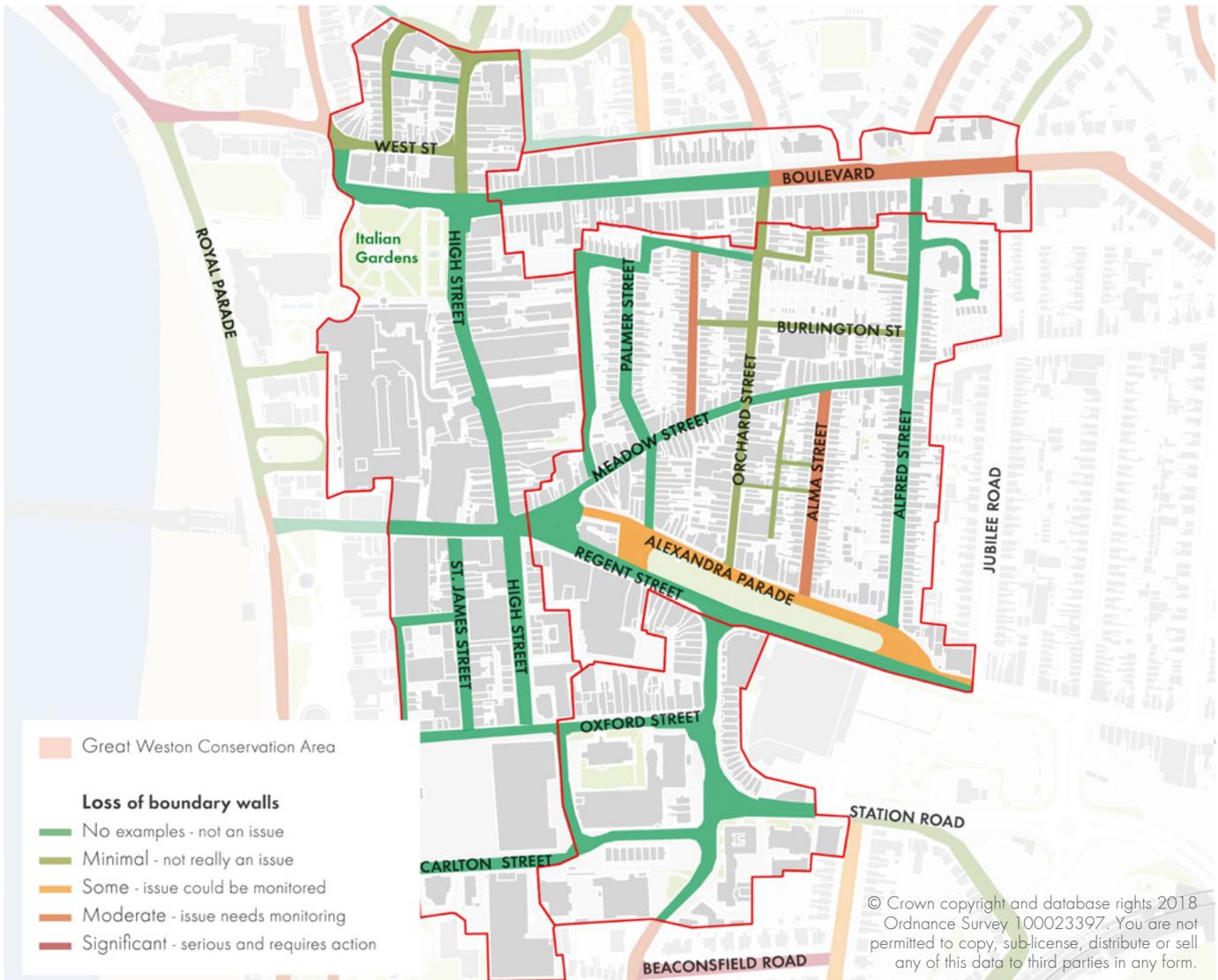
There is a uniformity to the stone boundary walls fronting Walliscote Grove Road's Victorian terrace.



A deteriorating street in Town Centre

Houses along Alma Street are contained by a low boundary wall in most cases, although some have been heavily altered or removed entirely. Out of all the streets in the town centre, this is one which is higher on the priority list.

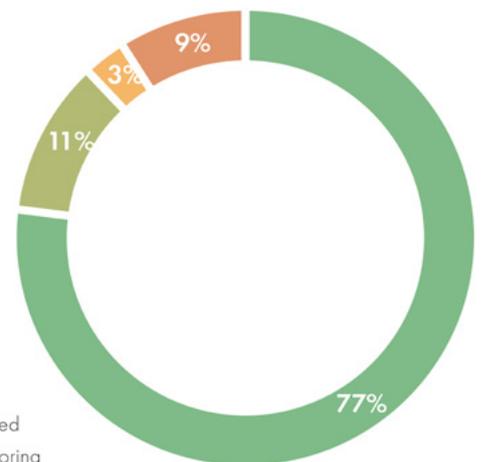
ROAD BY ROAD ASSESSMENT



Town Centre

The plan above shows streets graded based on the loss/alterations of boundary walls in the character area. The issue is moderate for 9% of streets in Town Centre. Alma Street and Boulevard are roads that especially require attention. There were less streets that originally had walls in the town centre area (given the nature of uses) which explains the high percentage of streets where the loss of boundary walls is not an issue.

- 0 - No examples, not an issue
- 1 - Minimal, not really an issue
- 2 - Some, issue could be monitored
- 3 - Moderate - issue needs monitoring
- 4 - Significant - serious and requires action



ALEXANDRA PARADE



2

ALFRED STREET



0

ALMA STREET



3

BOULEVARD



3

BURLINGTON STREET



1

CARLTON STREET



0

CROSS STREET AND BACK STREET



1

GLOUCESTER STREET



0

HANS PRICE CLOSE



0



OXFORD STREET



0

PALMER ROW



0

PALMER STREET



0

PROSPECT PLACE



1

REGENT STREET



0

REGENT STREET (EAST)



0

RICHMOND STREET



0

SOUTH PARADE



0

STATION ROAD



0



ST JAMES STREET



0

UNION STREET



0

WADHAM STREET



0

WALLISCOTE GROVE ROAD



0

WALLISCOTE ROAD



0

WATERLOO STREET



0

WEST STREET



0



6 WHITECROSS

GOOD AND BAD EXAMPLES



An intact street in Whitecross

Brean Down Avenue maintains its stone walls along the entire length. The walls provide a sense of rhythm and consistency along the avenue and give a clear delienation between property and street.



A deteriorating street in Whitecross

Beaconsfield Road has seen the removal of the majority of its stone boundary walls particularly on its northern side. Many of the properties are in multiple occupancy, driving the preference for more off-street carparking spaces. Stone walls delineating the boundary between properties are still intact.



A street in seriously bad condition

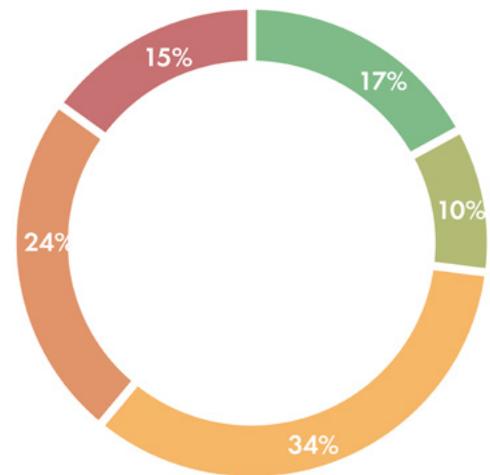
Moorland Road is a long street which has seen the removal of stone boundary walls along significant parts, reducing the overall cohesiveness of the street. Front gardens have been converted to car parking on small plots, overspilling onto narrow pavements. The stone walls delineating between properties have been heavily altered.

ROAD BY ROAD ASSESSMENT



Whitecross

The plan opposite shows streets graded based on the loss/alterations of boundary walls in the character area. The issue is moderate or significant for 39% of streets in Whitecross. Walliscote Road and Clevedon Road are streets that especially require attention. Among the four character areas, Whitecross has seen the greatest deterioration regarding the loss of boundary walls since the 2018 assessment (see Appendix). 17% of streets have seen no examples of loss of boundary walls - these are generally located to the south of the character area.



- 0 - No examples, not an issue
- 1 - Minimal, not really an issue
- 2 - Some, issue could be monitored
- 3 - Moderate - issue needs monitoring
- 4 - Significant - serious and requires action

ALBERT AVENUE



2

ALBERT ROAD



4

BEACONSFIELD ROAD



4

BREAN DOWN AVENUE



0

BROADOAK ROAD (N SIDE)



0

CHARLTON ROAD AND AVENUE



2

CLARENCE GROVE ROAD



2

CLARENCE ROAD EAST



2

CLARENCE ROAD NORTH



3



CLARENCE ROAD SOUTH



3

CLEVEDON ROAD



4

CLIFTON ROAD



2

DELAPRE ROAD



1

DICKENSON ROAD



2

ELLENBOROUGH CRESCENT



1

ELLENBOROUGH PARK NORTH



3

ELLENBOROUGH PARK SOUTH



2

ELLENBOROUGH PARK ROAD



3

ELMSLEIGH ROAD



0

EXETER ROAD



0

FRENCHAY ROAD (WEST SIDE)



0

GRAHAM ROAD



2

LANGPORT ROAD



2

MALVERN ROAD



2

MOORLAND ROAD



4

NEVA ROAD



3

NEWTON ROAD



2

NITHSDALE ROAD (SOUTH SIDE)



2

PITMAN ROAD



0

QUANTOCK ROAD



2

SEVERN AVENUE



3

SEVERN ROAD



3

ST PAULS ROAD



4

STATION ROAD



1

UPHILL ROAD NORTH (EAST SIDE)



1

WALLISCOTE ROAD



3

WALLISCOTE ROAD NORTH



4

WALLISCOTE ROAD SOUTH



2

WHITECROSS ROAD



3

WILTON GARDENS



3

WOODLAND ROAD



0

7 APPENDIX

2021 additions

2021 Additions

This spread identifies additional losses of boundary walls since the 2018 assessment. These streets require particular attention to prevent further degradation.

A special thank you to the Civic Society's 'Walls working group' who have undertaken site visits to identify additional losses and also provided photographs included within this report.

Character Area	Sub Area	Address	Photo
Whitecross	Uphill Road North	29 Charlton Avenue	
	Ellenborough	48 Walliscote Road	
	Ellenborough	50 Walliscote Road	
	Ellenborough	18 Clarence Road South	

	Ellenborough	19 Malvern Road	
	Ellenborough	8 Neva Road	
	Ellenborough	14 Neva Road	
	Walliscote	46 Whitecross Road	
	Walliscote	16 St Pauls Road	
Hillside	Grove and Montpelier	21 Gerard Road	
Seafront		62 Beach Road	



Orchard Street



Alfred Street



Victoria Place



Madeira Road



Raglan Place



Newton Road



Prospect Place



Royal Parade



St Paul's Road



Victoria Square



Wilton Gardens



Dickenson Road



Manilla Crescent



Connaught Place



Exeter Road



Atlantic Road South



Hopkins Street



Alma Street

Additional photos showing the variable condition of boundary wall treatments across the Great Weston Conservation Area, taken by the Civic Society's 'Walls working group' in 2021.

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