

## Character Area Appraisal and Management Plan

# TOWN CENTRE



This appraisal and management plan addresses the Town Centre Character Area within the Great Weston Conservation Area.





# 1 INTRODUCING THE TOWN CENTRE



The Town Centre character area is focused on the commercial and civic heart of Weston, including the High Street, Boulevard and Orchard Meadows area. It shares its western boundary with the Seafront character area and borders the Walliscote character area to the south. To the east, the area takes in the roads up to and including Alfred Street, and runs along the back of the Odeon and The Centre on Walliscote Road.

## What is a conservation area?

A conservation area is "an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990).

## Great Weston Conservation Area

Weston-super-Mare is a special place with a strong architectural identity and a distinctive history. In 2018, a review of conservation areas in the town led to the merging of five former conservation areas into one single area.

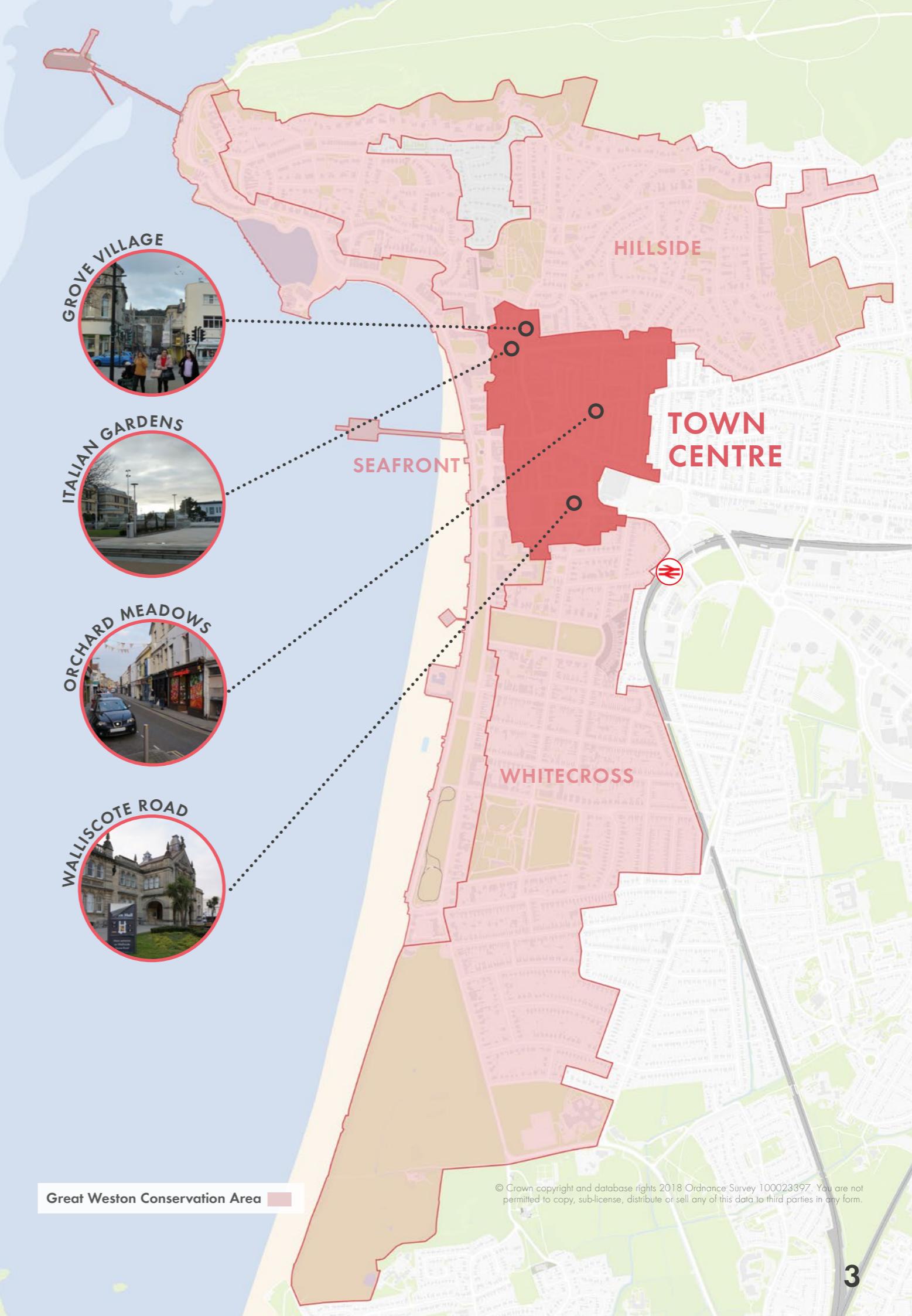
The new Great Weston Conservation Area has been divided into four character areas to assist the understanding of what makes the conservation area of special interest, and provides a basis from which change can be positively managed. Each of the four character areas has its own appraisal and management plan.

## How to use this document

This document is interactive, allowing on-screen readers to follow links to other documents.

The document is accompanied by an 'Introduction' document, giving an overview of the conservation area as a whole and an explanation of key terms. This can be found on the Council's website:

[www.n-somerset.gov.uk/  
my-services/planning-  
building-control/planning/  
planning-advice/heritage/  
conservation-areas/](http://www.n-somerset.gov.uk/my-services/planning-building-control/planning/planning-advice/heritage/conservation-areas/)



## 2 A BRIEF HISTORY OF THE TOWN CENTRE

### Beginnings



The Town Centre area was sparsely inhabited until the 18<sup>th</sup> century. There were a handful of cottages, like that above on the Palmer Row site. Photo ©North Somerset Studies Library

1841



The arrival of the railway to Weston led to the rapid development of the town. The first station was located in Regent Street. Today Alexandra Parade marks the old railway line. 1853 map ©North Somerset Studies Library

1870s



Palmer Street, Palmer Row and Hopkins Street were laid out in the late 1860s with working class housing. Plumbers, plasterers and tailors lived in the area. Palmer Street photo ©North Somerset Studies Library

Early 1900s



Orchard Street and Meadow Street had developed into a lesser shopping area. Both streets had been laid out by 1865 and businesses included florists, furniture shops and antiques. Orchard Street, early 1900s ©North Somerset Studies Library

1945



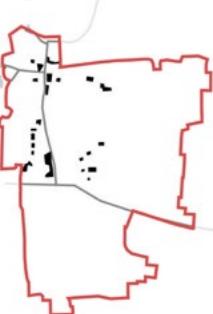
Many premises in Weston were destroyed or severely damaged during WWII. Notable buildings lost include Lance & Lance Department Store (shown above, now Argos), Tivoli Cinema and the Assembly Rooms in West Street. Photo ©North Somerset Studies Library

Today

Despite many changes the town centre retains its distinctiveness, reinforced by a well preserved street pattern and numerous buildings of interest.



1840



The earliest shopping area developed along The Street, today's High Street, once a narrow track bordered by a watercress bed and cottage walls.

1861



The High Street in 1861, by now a busy thoroughfare. The Boulevard was laid out in 1860, a new west to east access from the High Street to the countryside east of the town. Photo ©North Somerset Studies Library

1888



By 1888, much of the area had been developed, seen today in the concentration of mid-Victorian commercial and residential buildings.

1943



Between 1888 and 1943, small pockets on the fringe of the area were developed, including the Town Hall extension, Former Magistrates' Court and the Odeon Cinema.

1960s



Gaps were filled with new buildings, of which there are some good examples, like Regent House which was built in 1957. The southern end of the High Street was a very busy street at this time. Photo ©North Somerset Studies Library

1970s



Like many seaside resorts, the town started to decline in the face of changing holiday destinations. Traffic improvement schemes and new buildings tried to make the area attractive again. The Sovereign Centre opened in 1991.

Meadow St in 1989 photo © North Somerset Studies Library



Town Centre looking east, 1928. ©Historic England

## 3 SPECIAL INTEREST

**The Town Centre is the commercial and civic heart of Weston.**

It is centred on the spine of the High Street, with buildings of different styles, sizes and materials, but sharing a common frontage at the pavement edge. East of the High Street is the Orchard Street / Meadow Street area, a fine-grained triangle of Victorian terrace housing and small shops. The Old Town Hall is part of an impressive enclave of civic and cultural buildings that includes the library, Odeon Cinema and the Former Magistrates' Court. Waterloo Street and the Boulevard was created in 1860 to provide a link from the High Street to the Montpelier Estate. It is a treelined avenue of generous dimensions that includes notable buildings by Hans Price.

### Materials and features

Materials and features contribute to the essence of a place. They range from road signs to architectural detailing to paving style.



Red brick



Art deco glazed tile



Ornamental stone



Bath stone facades



Sash windows



Cast iron street sign



Granite setts



1950s curtain wall



1950s raised lettering



Stone carving



Bays, gables and bargeboards



Sash windows with shallow arched head

#### Key characteristics of the Town Centre character area are:

- Victorian commercial character with series of three-storey buildings flanking narrow streets;
- Fine urban grain with some traces of the old village;
- Tightly knit enclave of Victorian terraces that contrast with the more open and formal Boulevard;
- A layering of buildings from different periods with numerous fine individual historic buildings, including notable examples of interwar and 1950s architecture;
- Bustling and active commercial district, contrasting with quieter residential streets; and
- Views out of the town centre to the seafront and to Worlebury Hill.

The variation in building types and styles in the town centre area reflects two centuries of growth and change. The success of the town after the coming of the railway in 1841 resulted in significant growth of the town centre. After the Second World War, and the decline of the town's tourist industry, the town centre area has seen redevelopment and renewal with a focus of 20<sup>th</sup> century architecture at the southern end of the High Street.

The High Street is one of the oldest routes in the town and this formed the spine around which Victorian growth was initially focused. Growth to the east formed the Orchard Meadows area and included Victorian workers housing.

Examples of fine Victorian buildings include HSBC Bank, Somerset House on the High Street and Weston Museum.



The town centre includes some of Hans Price's most important commissions. The Weston Mercury offices of 1885 typifies Price's eclectic style.



**Alfred Street**, with its flat and unadorned frontages, was built as working class housing and is an important element in the town's social history.



Views out to Worlebury Hill contribute to the area's character e.g. along Hopkins Street. The street includes the former British and Foreign School (1855), now housing.



The Boulevard is notable for the rhythm of gables and bays on the northern parade.



The High Street's architectural significance is more than its Victorian heritage. There are several mid-20th century buildings of interest, including this parade of 1950s shops with its distinctive open canopy.



Several Victorian shopfronts survive. The best examples are notable for their refined proportions and delicacy of detail.



Orchard Street and Meadow Street are characterised by their narrow width, intimate scale and informality, as well as a lively mix of local shops.



## Listed buildings

Listed buildings are buildings of special architectural or historic interest. There are several in the character area, and range from churches to post-war buildings, as well as notable designs by Hans Price. Grade II Listed buildings are:

- The Town Hall, Walliscote Road
- Walliscote Junior School, Walliscote Road
- Bonds former Town Crier Public House, 18 Walliscote Road
- Odeon cinema, corner to Walliscote Road, built 1935 in a streamlined Moderne design
- Former Magistrates' Court, Station Road
- Weston Museum, Burlington Street
- Constitutional Club, Longton Grove Road
- Mercury Printing Offices, 32 Waterloo Street
- Weston-super-Mare Library, The Boulevard
- HSBC bank, 30 High Street
- 132-138 High Street (short terrace of five houses)
- Sass cafe and bar, former Nat West Bank / former Stuckey's Bank, 16 and 18 South Parade
- Emmanuel Church (CofE), Oxford Street

 Click on a building to find out more information.



Weston Museum

132-138 High Street



Bonds Public House



Former Magistrates' Court



Odeon cinema

Town Hall

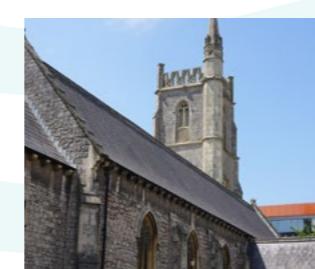


Walliscote Junior School

HSBC bank



Mercury Printing Offices by Hans Price



Emmanuel Church



## Sub-areas

The character area has been divided into four sub-areas to reflect the local variation. The sub-areas are:

- **4 - Civic Quarter** takes in the corner terraces on Regent Street and the Odeon, as well as civic buildings and institutions fronting Walliscote Road.
- **5 - High Street** extends from Bristol Road Lower in the north, to Carlton Street in the south, encompassing parts of Regent Street, Oxford Street, South Parade and St. James Street.
- **6 - Orchard Meadows** takes in the secondary shopping area of Meadow and Orchard Street and the residential streets around, including North Street, Palmer Street, Burlington Street and Alfred Street.
- **7 - The Boulevard** includes shops and offices on Waterloo Street to the west and The Boulevard to the east up to Stafford Place.

 Town Centre character area boundary

 Rest of Great Weston Conservation Area

 Grade II Listed

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## OVERALL HISTORIC AND ARCHITECTURAL INTEGRITY RATING



### Level of historic and architectural integrity

Walliscote Grove Road (94%)

Palmer Row (91%)

Wadham Street (87%)

Boulevard (56%)

Meadow Street (52%)

Orchard Street (52%)

Alexandra Parade (46%)

HIGH  
>80%

LOW  
<60%

### Assessing condition

The 'historic and architectural integrity rating' has been calculated using results from a street-by-street assessment of key issues affecting the condition of the conservation area. The assessment looked at 16 elements, for example 'loss of historic features on buildings', 'loss of front gardens to hard standing' and 'general maintenance of land / buildings'.

For every street, each element was rated from 0-4, 0 meaning it is not an issue and 4 meaning it is a significant issue that should be addressed. The scores across elements were totalled for each street; the higher the number, the greater the loss of intactness. A percentage was given to each street and inverted to show its historic and architectural integrity rating; **the higher the percentage, the greater the integrity of the street**. The overall rating above is an average of all streets in the character area.

The street-by-street assessment has been adapted from the Civic Voice Conservation Area Audit which is a method for assessing the condition of a conservation area at a point in time. It is intended as a simple framework to gain a snapshot of the key issues and has been used to inform the development of an action plan for the whole conservation area to help address these issues.

## 4 CURRENT CONDITION

### OVERALL HISTORIC AND ARCHITECTURAL INTEGRITY RATING



The condition of the Town Centre has been assessed using the results of a street-by-street survey that identified positive and negative features and stakeholder consultation. Using the findings from the survey, a level of integrity has been assigned to each sub-area that summarises its current condition.

### Positive features

#### 4 Civic Quarter

- Cluster of Victorian civic buildings;
- The Odeon and The Centre are two good examples of high quality inter-war architecture;
- Prominent position on the route from the station to Weston town centre;
- Landscaped gardens in front of the Town Hall; and
- Well maintained and intact buildings.

Integrity - 78%



#### 5 High Street

- Historic interest as one of the oldest roads in Weston;
- Sense of enclosure given by three storey commercial buildings fronting narrower parts of the street;
- High levels of permeability with back streets and passage ways, for example Post Office Lane and Cambridge Place;
- Victorian and Edwardian buildings such as the listed HSBC bank at the western end of South Parade, and the highly decorated terrace of shops and office by Hans Price on the east side of the High Street;
- Notable 20th century commercial buildings including Marks and Spencer, former Burtons store (now Costa) and former Co-op (TJ Hughes); and
- Mid 19th century houses, converted to shops.

Integrity - 73%



### Negative features

#### 4 Civic Quarter

- Vacant and poorly maintained buildings e.g. the Old Police Station;
- Inappropriate signs that detract from the character of the sub-area and can be seen from other areas in the conservation area;
- Street clutter at the junction of Oxford Street and Walliscote Road;
- Poor pedestrian crossing point over Oxford Street from Walliscote Road;
- Inappropriate shopfronts which are out of proportion with the rest of the building;
- Alterations to buildings that are not in keeping with character; and
- Car parking sites on Walliscote Grove Road.

Civic Quarter sub-area



#### 5 High Street

- Loss of historic features on buildings;
- Alterations and accretions to buildings;
- Poor infill development;
- Lack of maintenance of buildings, particularly on St. James Street and Richmond Street;
- Vacant buildings including empty ground floor units along High Street;
- Vacant site at Dolphin Square;
- Oversized and uncoordinated signage on fronts of buildings and shopfronts;
- Paladian bins on back streets disrupt movement, particularly on Gloucester Street and West Street; and
- Poor public realm experience in places, including poor quality and consistency of footpaths and street clutter, especially St. James Street.



## 4 CURRENT CONDITION



Corner building, Meadow Street



Painted facades, Alma Street



Tree-lined avenue, The Boulevard

### Positive features

#### 6 Orchard Meadows

- Of historic importance as a working class district of the Victorian town;
- Fine-grained triangle of early streets with terrace housing and small shops;
- Consistency of stone facades along Victorian workers terraces at Palmer Street, Palmers Row and Hopkins Street;
- Views north along streets to Worlebury Hill / Weston Woods;
- Some traditional shop fronts along Orchard and Meadow streets; and
- Numerous pedestrian connections, including footpaths and back lanes connecting shopping streets.



Integrity - 70%

#### 7 Boulevard

- Historically important as an early shopping district created in 1860 to provide a link from the High Street to the Montpelier Estate;
- Avenue with trees providing seasonal colour;
- High pedestrian and vehicular activity with a lively atmosphere;
- Victorian terrace with rhythm of steeply pitched gables in local stone have strong group value on the northern side;
- Channelled views east towards Christ Church spire; and
- Notable listed buildings by Hans Price.



Integrity - 61%

### Negative features

#### 6 Orchard Meadows

- Loss of historic features like windows and doors;
- Poor quality extensions on Alma Street and visible accretions on Meadow Street and Hopkins Street;
- Very poor quality infill development that significantly detracts from the character of Alexandra Parade;
- Empty shop units, particularly along Meadow Street;
- Narrow pavements and poor quality footpaths;
- Inappropriate shop frontages and proliferation of over-sized and out of character signs, particularly along Meadow and Orchard Street;
- Vacant corner site on Burlington Street;
- Traffic dominated environment along Alfred Street and high lampposts detract from the character of the early Victorian street;
- Street clutter in places; and
- Poor public open space at Alexandra Parade, and poor condition of footpaths.



Poor infill development



Inappropriate extensions



Satellite dishes on front walls



Loss of original windows and doors



Corner under-used on Orchard St / Burlington St  
Orchard Meadows sub-area



Street clutter



Dominant signs



Poor maintenance



Poor infill development  
Boulevard sub-area



Barren pavements

# 5 VIEWS, LANDSCAPE AND OPEN SPACE

Weston-super-Mare's setting of coastline and hills provides impressive views into and out of the conservation area. The map opposite shows the open spaces, key views, listed buildings and landmarks in the town centre area.

## Landscape and open spaces

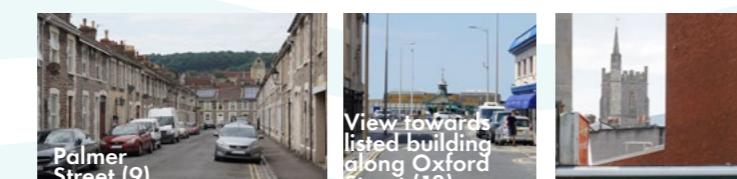
The main open spaces in the Town Centre are Italian Gardens and Alexandra Parade. Italian Gardens is located on the western side of the High Street and has been recently relandscaped with an attractive water feature, new paving, planting and green spaces. Alexandra Parade is a long stretch of open space which sits in the middle of two busy roads at a raised level, which means that it is less well used. Alexandra Parade was the site of Weston's first railway station so is of historic interest.



Italian Gardens



Trees along the Boulevard

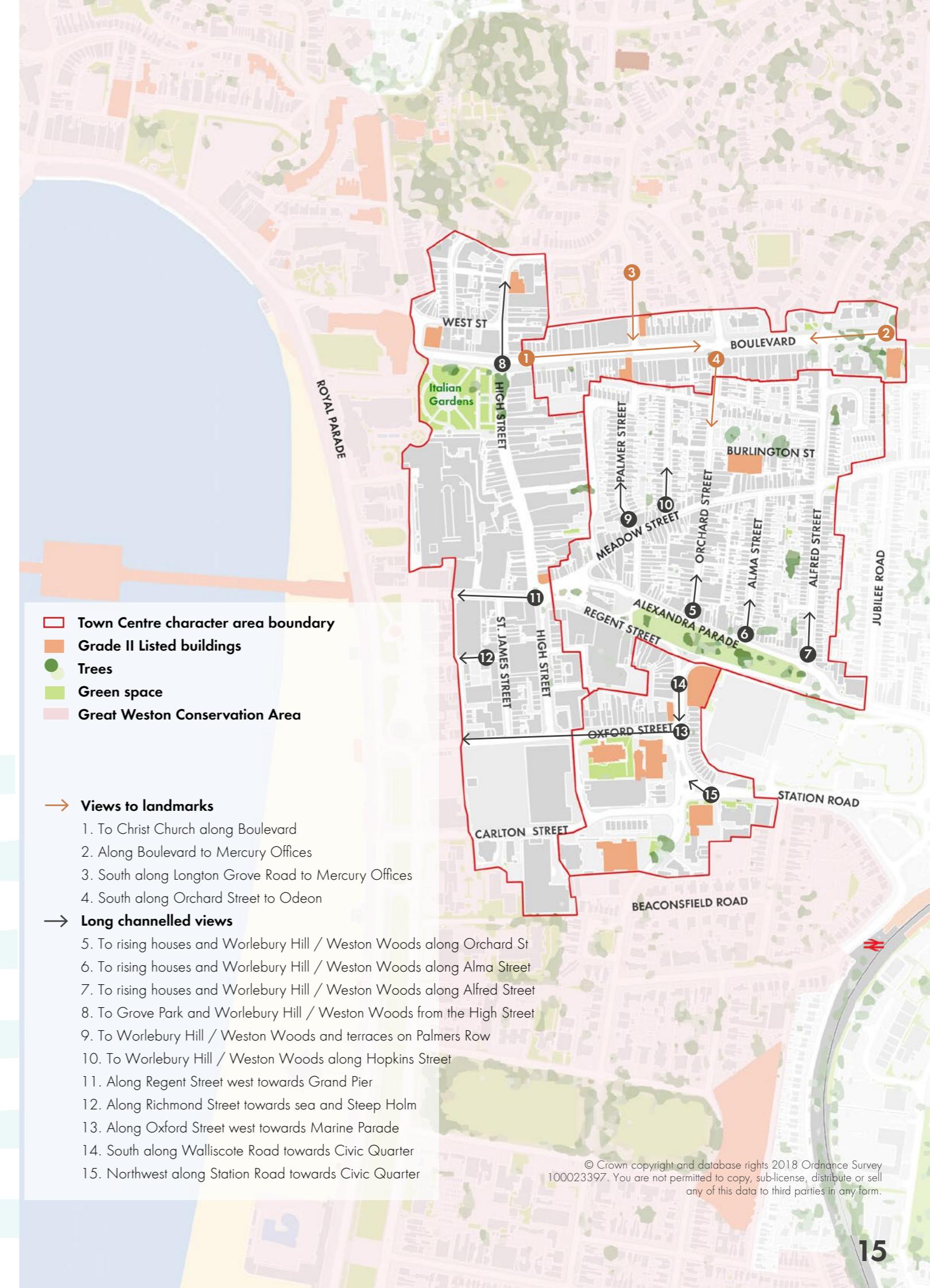


## Views

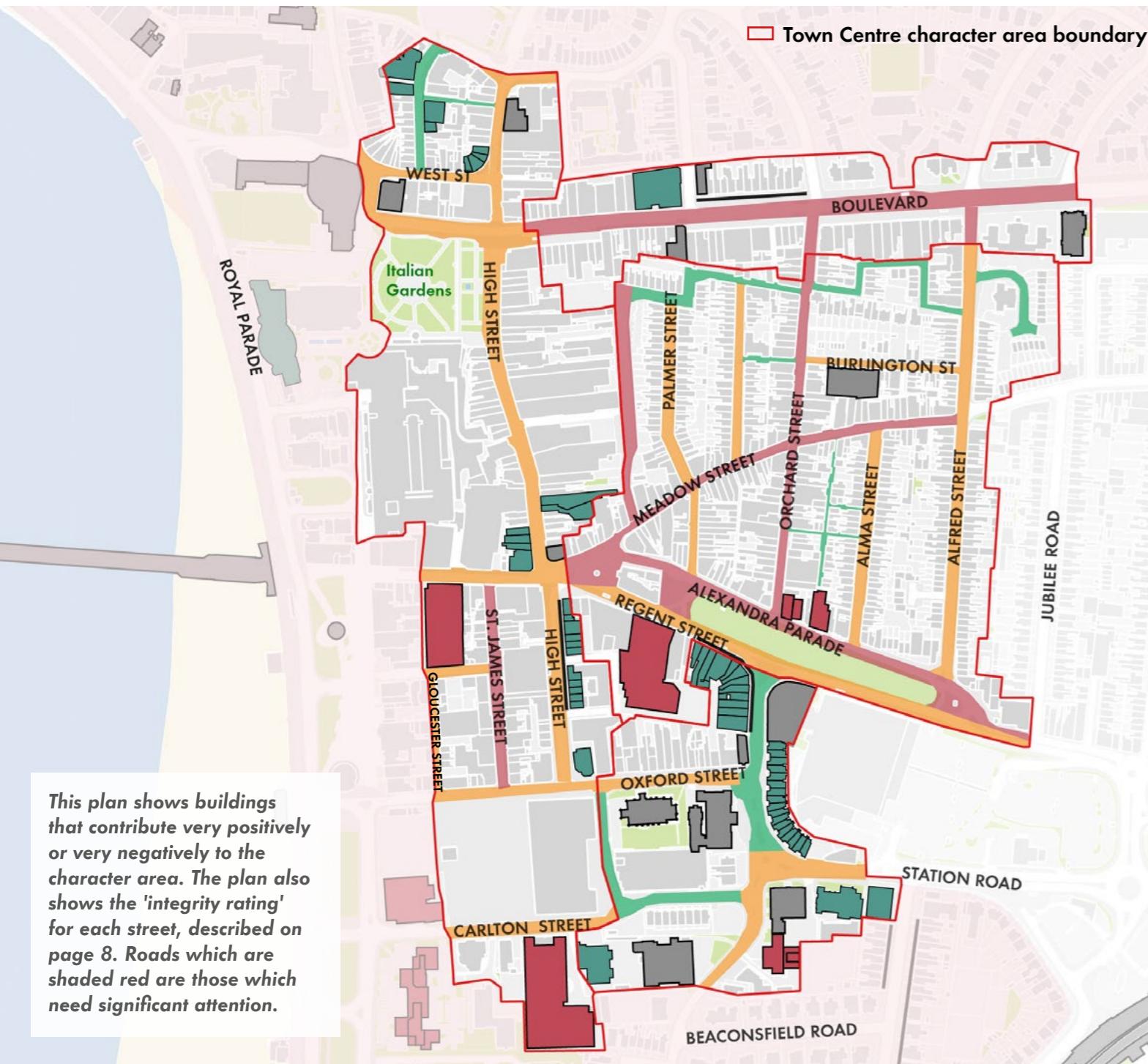
Important views in the Town Centre are shown on the plan opposite. These tend to be long channelled views north and west towards Worlebury Hill / Weston Woods and the seafront respectively. Other views are of key landmarks and listed buildings, for example the Odeon or the spire of Christ Church in Montpelier.

## Trees

Street trees feature strongly along the Boulevard and are a key contributor to its character. Elsewhere, trees are less frequent, with some street tree planting along roads, as well as at Alexandra Parade and Italian Gardens.



## 6 CHARACTER CONTRIBUTION AND STREET INTEGRITY



**Character contributions**

- Grade II\* Listed buildings
- Grade II Listed buildings
- Very positive buildings
- Negative buildings
- Strong group value

**Overall street condition**

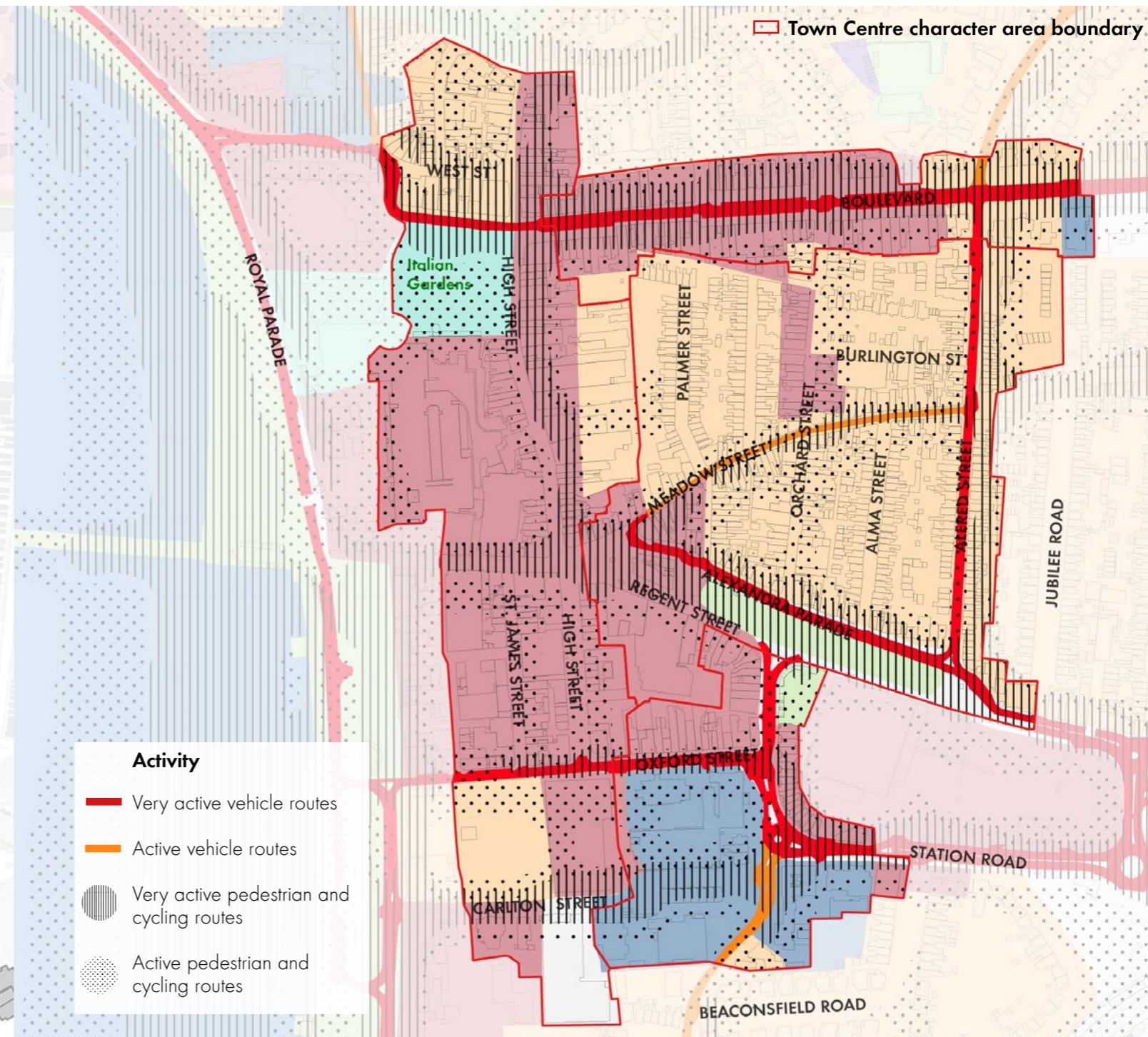
- Streets are shaded
- High
- Medium
- Low

**Land Use Character**

- Green space
- Great Weston Conservation Area

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## 7 USES AND ACTIVITY



**Land Use Character**

- Commerce (shopping)
- Urban Settlement (residential and services)
- Civic Provision
- Ornamentation (formal hard landscape)
- Recreation and Leisure (parks and sports provision)



## 8 CHANGES AFFECTING THE TOWN CENTRE



### BUILDINGS

#### Loss of historic features

Many buildings have lost their traditional features such as sash windows for replacement uPVC windows. Front doors and gables are also at risk.



### BUILDINGS

#### Insensitive building alterations

Major alterations to upper floors across the town centre detract from overall street character. The loss of historic features such as windows is having a particularly negative impact.



### NEGLECT AND VACANCY

#### Vacant buildings and sites

Economic challenges in the town have meant that some sites have laid empty for many years, whilst in other locations shop units are vacant and stand out in their boarded up state. In addition, many buildings are poorly maintained.



### BUILDINGS

#### Shopfronts and signage

Throughout the town centre area there are insensitively designed shopfronts and signage which significantly detract from the street character.



### STREETS, SPACES & ACTIVITY

#### Pavement and footpaths

The consistency and quality of footpaths is not as good as it could be across the town centre. This can harm local character and impinge on ease of movement.



### BUILDINGS

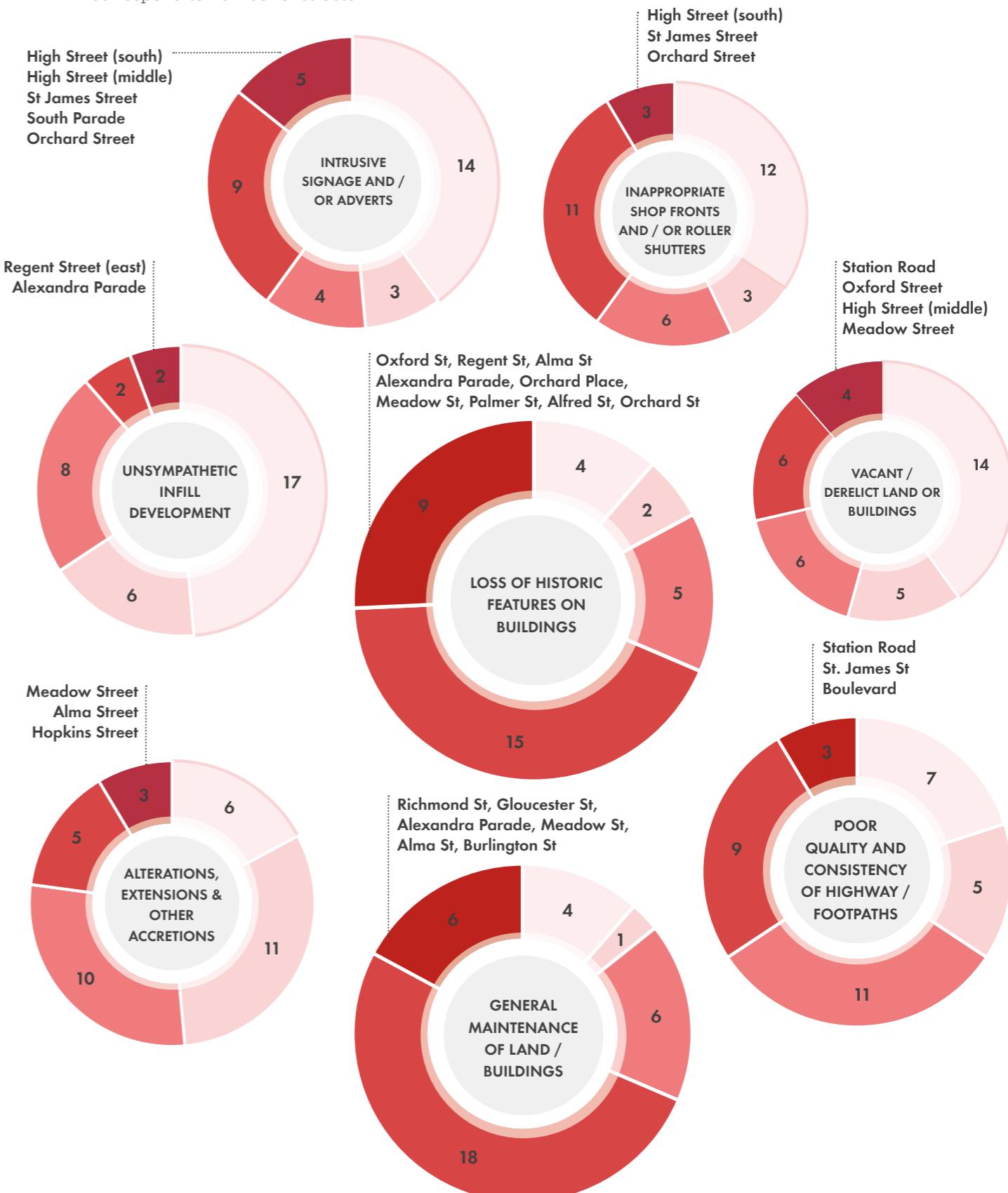
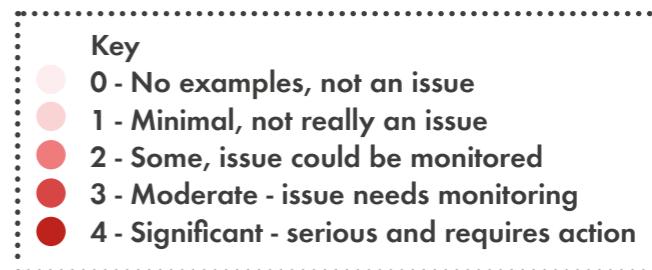
#### Poor quality infill development

Where historic fabric has been lost or gaps filled, it has often been with poorer quality infill development. This detracts from the overall quality of the street.

The assessment of current condition of each sub-area alongside the mapping analysis has informed the overarching issues affecting the Town Centre which are summarised here.

### Evidence of issues

These graphs show the distribution of results from the street-by-street survey (found in the Appendix) for the most prevalent issues facing the Town Centre character area. The numbers on the charts correspond to number of streets.



# 9 PRINCIPLES FOR MANAGING CHANGE



## Overarching principles

A series of principles have been established to steer management across the whole of the Great Weston Conservation Area.

These principles cover the following topics:

- **Context and setting** – ensuring all proposed interventions demonstrate a clear and informed understanding of the wider context and special character of the Conservation Area, and that the area's distinctive topography and important views are fully recognised and used to inform change.
- **Streets** – each street should be considered as a whole entity and any changes should take account of their effect on the whole street.
- **Public spaces and movement** – an understanding of the existing public space assets of the Conservation Area should be the starting point as they are part of the area's special character, with opportunities to enhance public space and the way the wider public realm is used taken at every opportunity.
- **Buildings** – opportunities to restore and revitalise historic buildings or reinstate architectural features should be maximised. Any new development must enhance the character and quality of the street.

## Character Area Objectives

The special character and key features of the town centre are detailed earlier in this document.

The town centre represents an important area of focus for improvement and enhancement. The following sections set out how change should be managed in the town centre, informed by the following objectives:



- To reveal the historical assets still evident in the town centre – both through restoring specific buildings and spaces, but also by protecting the less celebrated aspects such as the fine grain block structure and the quality and diversity of the everyday streets.
- To enhance the quality of shopfronts and discourage insensitive additions, which mask the quality of the buildings behind them.
- To address the loss of boundary walls.
- To bring new life to the 20<sup>th</sup> Century architecture of the town centre and show this to be an important part of the town centre's distinctive quality and future allure.
- To invest in public spaces and streets as fundamental parts of the town centre's character.
- To support the future vitality of the town centre – seeing the town centre as more than a retail destination, through exploring a wider offer for local people and visitors, as well as breathing new life into the upper floors of retail buildings through residential and non-residential uses.
- To maximise the opportunity for the development of quality buildings to deliver a positive contribution to the local character.
- To take into account 'the desirability of new development making a positive contribution to local character and distinctiveness' e.g. Dolphin Square development.

**Important attributes**  
These street sections identify many of the key attributes evident in the town centre today which interventions need to respect.

# RESPECTING 10 CHARACTER

Encourage high quality public spaces with trees, seating and cycle parking  
Respect sense of enclosure given by three storey commercial buildings  
Maintain or encourage reinstatement of original sash windows  
Consider the impact of rooftop accretions  
Shopfronts should respect the character of the host building in scale and design  
Celebrate and retain the diversity of building styles and uses



High Street sub area

Maintain the rhythm and integrity of the terrace  
Preserve chimney stacks and pots  
Maintain Victorian street signs  
Encourage reinstatement of original sash windows and doors  
Respect the consistency of Weston Stone with Bath stone dressings. Avoid overpainting.



Orchard Meadows sub area

Retain or encourage reinstatement of original sash windows	Retain and maintain architectural details such as decorative stone carvings and stone finials	Prevent intrusive signage	Respect the strong group value of Victorian buildings	Respect consistency of Bath stonework	Preserve the vertical rhythm of three storey buildings and respect the sense of enclosure	Shopfronts and signage should respect the character of the host building in scale and design.	Preserve and enhance views towards the hillside	Promote high quality public spaces with lighting, seating and cycle parking	Enhance public space / street furniture and minimise street clutter	Retain and maintain architectural details such as stone mullioned windows and fine carved detail
										

Civic Quarter sub area



Boulevard sub area



High Street sub area

# APPENDIX

## Street-by-street assessment

Key									
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									

The street-by-street assessment has been adapted from the Civic Voice Conservation Area Audit which is a method for assessing the condition of a conservation area at a point in time. A link to the Civic Voice audit can be found here: [www.bigconservationconversation.com/conservation-audit](http://www.bigconservationconversation.com/conservation-audit)

TOWN CENTRE CA ISSUES '18					Civic Quarter														
Road name -->	Station Road	Walliscote Road	Oxford Street	Walliscote Grove Road	Union Street	Carlton Street	Oxford Street	High Street (middle)	High Street (south)	St. James Street	Richmond Street	Gloucester Street	Regent Street	South Parade	West Street	Old Post Office Lane	Wadham Street	High Street (north)	
<b>Historic character</b>																			
Loss of historic features on buildings e.g. UPVC windows	1	2	3	0	0	0	0	4	3	3	3	1	4	3	3	3	3	2	
Alterations, extensions and other accretions	1	1	2	0	0	0	0	1	0	2	2	2	1	2	1	2	3	1	
Loss of/inappropriate boundary treatments e.g. front garden walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Unsympathetic infill development	0	0	0	0	0	0	0	0	2	2	2	2	3	0	1	0	1	1	
<b>Neglect and decay</b>																			
Vacant/derelict land or buildings	4	3	2	0	0	0	0	4	3	4	1	3	0	3	0	1	2	0	0
General maintenance of land/buildings	2	3	3	0	0	0	0	3	3	3	3	4	4	3	3	3	3	2	2
Graffiti, vandalism or anti-social behaviour	0	0	0	0	0	0	0	0	1	2	0	1	3	0	0	0	3	0	0
Bin storage and/or fly-tipping	0	0	0	0	0	0	0	0	0	0	0	1	4	0	0	0	3	2	1
Litter on streets	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	2	1	0
<b>Public realm</b>																			
Inappropriate car parking	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Poor quality and consistency of highway / footpath surfaces	4	1	1	1	0	0	0	0	1	4	2	3	2	3	2	2	0	1	
Street clutter	1	2	0	0	0	0	0	0	1	1	4	0	0	1	1	2	1	0	4
Intrusive signage and / or advertisements	3	1	3	0	0	0	0	4	4	4	2	0	3	4	3	0	0	2	2
Inappropriate shopfronts and / or roller shutters	2	3	3	0	0	0	2	4	3	4	2	0	3	2	3	0	0	0	3
<b>Landscape and green spaces</b>																			
Poor maintenance of public open spaces	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loss of front gardens to hardstanding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loss of trees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Other issues</b>																			
1																			
2																			
3																			
<b>TOTAL SCORE</b>	18	17	17	4	0	0	14	21	25	27	22	21	24	17	25	20	9	16	
<b>TOTAL POSSIBLE SCORE - 68</b>																			
<b>TOTAL SCORE % (n/68*100)</b>	26.5	25	25	5.88	0	0	20.6	30.9	36.8	39.7	32.4	30.9	35.3	25	36.8	29.4	13.2	23.5	
<b>HISTORIC AND ARCHITECTURAL INTEGRITY RATING (inverted Score %)</b>	73.5	75	75	94.1	100	100	79.4	69.1	63.2	60.3	67.6	69.1	64.7	75	63.2	70.6	86.8	76.5	
<b>AVERAGE FOR SUB-AREA</b>																			
<b>AVERAGE FOR TOWN CENTRE (%)</b>																			

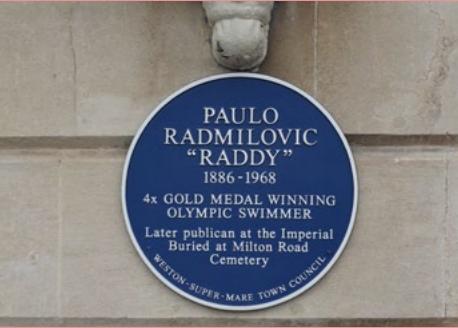
#### Benchmark

High street integrity = 80% and over

Medium = 61-79%

Low = 60% and lower

High Street															Orchard Meadows				Boulevard			
Regent Street (east)	Alexandra Parade	Orchard Place	Orchard Street	Meadow Street	Cross Street and Back Street	Alma Street	Alfred Street	North Street	Palmer Street	Palmer Row	Hopkins Street	Burlington Street	Prospect Place	Hans Price Close	Waterloo Street	Boulevard	Issue total	%				
3	4	4	4	4	4	2	4	4	2	4	3	3	3	3	2	3	93	14.6				
2	3	1	3	4	1	4	3	2	3	0	4	1	1	0	1	2	58	9.1				
0	2	0	1	0	0	3	0	0	0	0	0	3	0	1	0	0	13	2.0				
4	4	0	2	2	0	0	0	1	0	1	0	1	0	0	3	2	36	5.6				
1	2	2	3	4	0	0	0	1	1	0	0	0	3	0	0	2	51	8.0				
3	4	3	3	4	3	4	3	3	2	3	4	1	0	0	2	2	91	14.2				
1	0	0	1	1	0	0	0	2	0	0	0	0	0	0	0	0	15	2.3				
1	0	0	1	1	3	1	0	2	0	0	0	0	0	0	0	0	20	3.1				
1	1	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	11	1.7				
0	1	0	1	0	0	0	0	0	3	0	0	0	1	2	0	0	11	1.7				
2	3	3	3	3	3	2	2	3	3	0	2	2	2	0	2	4	66	10.3				
3	3	0	2	3	3	2	1	3	1	0	1	1	0	0	2	2	45</td					



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