



Portishead Neighbourhood Plan

Locally Valued Non-Designated Heritage Assets Report

Submission Version 2022

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Introduction

Portishead is rich in heritage that includes many grand buildings reflecting the town's history as a seaside resort. These are woven into the wider fabric of Portishead's heritage which includes four conservation areas, 38 listed buildings and a scheduled ancient monument.

Alongside the officially designated heritage assets, which are protected by national and local North Somerset policy, there are a number of non-designated heritage assets that are of local interest and are important to the local community and contribute significantly to the local character.

Identification of these non-designated heritage assets of local interest will give the community of Portishead the opportunity to give these assets consideration within the planning process. This report demonstrates what the community and Portishead Council feel are important heritage assets in terms of local distinctiveness.

This evidence report underpins a policy on local heritage in the Portishead Neighbourhood Development Plan. It clearly sets out all the non-designated heritage assets of local interest in Portishead and outlines what criteria they meet to be identified as such.

By identifying buildings and structures of local interest, the local community has the chance to recognise buildings or other heritage assets that are of importance to the sense of place and local heritage and that these need to be regarded with care in planning decisions. This will benefit both owners and developers regarding better understanding of opportunities and constraints of the local area.

North Somerset Council are working in collaboration with Historic England to launch a Local Heritage List for North Somerset. The Local Heritage List for the district has a nomination and assessment process. Buildings and structures of local interest identified in this Neighbourhood Plan may be nominated for consideration for the North Somerset List and are considered to be strong candidates having been identified locally using Historic England guidance and have also been through a rigorous public consultation process.

“There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.”

Paragraph 40 Historic Environment PPG

What are the criteria for identifying locally valued non-designated heritage assets?

The criteria for identifying non-designated heritage assets are based on the four conservation principles laid out by Historic England:

- Aesthetic (Designed and Casual) - the visual elements of an asset. It does not have to be 'beautiful' to be of value.
- Communal (Commemorative or Social) - the meanings of a place, and how people relate to it through experience or memory
- Historical (Associative or Illustrative) - how a place in the present can connect us to past people, events and aspects of life
- Evidential - the potential of a place to provide evidence about past human activity

The Steering Group followed the guidance issued by Historic England, Local Heritage Listing Advice (Note 72)¹, which sets out the importance of identifying Heritage Assets that are locally valued but non-designated along with the North Somerset Draft Local List handbook (April 2021).

The full criteria are set out in the table below:

Criterion	Explanation and examples
Age	The age of an asset helps to understand more about the feature.
Rarity	This can include unusual assets such as cast-iron bridges and traditional signage or more common ones of unusual architectural style or materials. It could be something that is rare for the local area (not nationally rare) and so has local importance.
Visual / aesthetic interest	Local areas are often set apart by design that was developed through the use of local materials, giving areas their characteristics and sense of local importance.
Group value	Groupings of assets with a clear visual, design or historic relationship (including farmyards, terraces, group form and layout), contribution to street scene, roofscapes and perception.
Archaeological interest	There may be evidence to suggest that a site is of significant archaeological interest.

¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Historic Association	Associated with an historical person or event of acknowledged note (including important local figures or events, for example landowner, commemorative event, charity, ecclesiastical or other community group and former resident). Buildings or assets related to a local person or event of importance may be added to the local list
Designed Landscape Interest	Designed landscapes such as parks and gardens which are celebrated locally and are of high quality can be added to the local list.
Social and Communal Value	Assets which add to the collective memory of a local place can be valuable in understanding the social value and the sense of community in the local area.
Other? Extra?	There may be some completely new other, or additional, factor thought to be of significance, such as artistic interest, an asset with artistic interest exhibiting some degree of creative skill (including sculpture, painting, decoration, advertisements, memorials, gates, railings, door surrounds, finials and signage). Key landmark buildings or structures and buildings that strongly contribute to a view or roofscape vista.

How have locally valued Non-designated heritage assets in Portishead been identified?

The Historic Environment Record (HER) and the website Know Your Place², which contains historic maps and HER information, have been key tools in researching this report.

The Neighbourhood Plan working group was able to bring detailed local knowledge to the process. The group included representation from Gordano Civic Society. The Neighbourhood Plan Steering Group also gathered suggestions from the community for the Portishead local list via the online consultation platform, Commonplace, during the summer months of 2021.

Where possible, owners of the Locally Valued Non-designated Heritage Assets that were identified through the Neighbourhood Plan evidence gathering process were informed ahead of the formal consultation through a letter and invited to feedback on the nomination. A copy of the letter can be seen in the appendix and a full list of all potential assets contacted. In response to some landowner concerns, some potential non-designated local heritage assets have not been progressed.

² <https://maps.bristol.gov.uk/kyp/?edition=nsom>

Not a Local List

It should be noted here that the Neighbourhood Plan cannot produce a 'Local List' in the same way a Local Authority can; instead a Neighbourhood Plan can follow the guidance to identify Local Heritage Assets that can then be identified in the very local level planning policy that is included in a Neighbourhood Plan.

As noted above, North Somerset Council are working in collaboration with Historic England to launch a Local Heritage List for North Somerset. The Local Heritage List for the district will have a nomination and assessment process. Locally Valued Non-Designated Heritage Assets identified in this Neighbourhood Plan may be nominated for consideration for the North Somerset List where relevant, and are considered to be strong candidates having been identified locally against Historic England Guidance and been through a rigorous public consultation process.

Local Lists are suggested within the Government's National Planning Practice Guidance (NPPG) to include non-designated heritage assets which merit consideration within the planning process. This is supported by the National Planning Policy Framework (NPPF) to help recognise local distinctiveness.

The working group also reviewed the Bristol City Council Local List³ as a well established local authority Local List - where Non-designated Heritage Assets on the HER can also be identified for the Local List.

Where a potential asset is already covered by a designation, such as Local Green Space (the Lake Grounds), it is not included at this point in time.

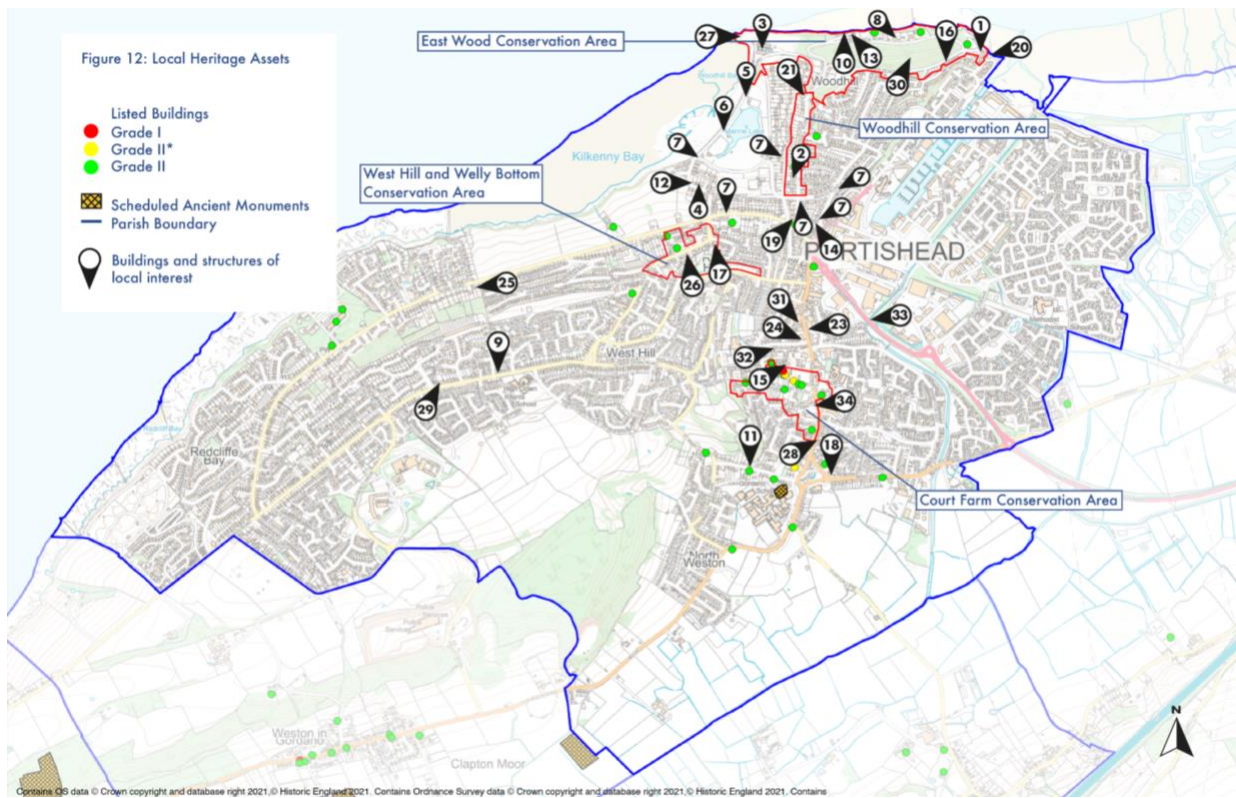
³<https://www.bristol.gov.uk/documents/20182/238859/The+Bristol+Local+List/a3959184-216e-4ffd-b8f2-d27aef8ce460#:~:text=The%20List%20is%20a%20collection,website%20www.bristol.gov.>

Non-designated Heritage Asset (buildings and structures) of local interest in Portishead - numbered and mapped

35 Locally Valued Undesignated Heritage Assets have been identified and mapped. A summary list is below, together with a map.

1. **Historic Building (House):** The Dock Master's House
2. **Historic Building (House):** The Abbey' Woodhill Road
3. **Swimming Pool:** Portishead Open Air Pool
4. **Historic Building (House):** Mariners Cottage
5. **Street Furniture:** Street Lamps
6. **Street Furniture:** Street Benches
7. **Street Furniture:** Ventilation Columns
8. **Historic Buildings (House):** Woodlands and Holmleigh
9. **Historic Building (House):** The Upper Lodge
10. **Historic Building (Salt Water Bathhouse):** The Saltings
11. **Historic Building (House):** The Cot
12. **Historic Building (House):** Myrtle Cottage
13. **Historic Building (House):** Anchorage
14. **Historic Building:** "The old police station" (*Also on the NDHER*)
15. **Historic Building (House):** Church Cottage
16. **Street Furniture:** Fencing and Gates: Power Station original Fencing
17. **Historic Building (House):** Avon View House & Annex
18. **Historic Building (Public House):** The Albion (*Also on the NDHER*)
19. **Historic Building (Church):** United Reform Church (*Also on the NDHER as 'New Union Church'*)
20. **Historic Pier and Building:** Lifeboat station, Slipway and Pier (Most elements are already recorded in NSHER)
21. **Historic Building (House):** 71-73 Woodhill Road
22. **Historic Building (Church):** Methodist Church (*Also on the NDHER*)
23. **Historic Building (Public House):** The Plough (*Also on the NDHER*)
24. **Historic Building (Public House):** The Poacher (*Also on the NDHER*)
25. **Historic Building (House):** Nore Lodge
26. **Historic Building (Converted Church/Dwelling):** Moose Hall (*Also on the NDHER*)
27. **Historic Lighthouse:** Battery Point Lighthouse
28. **Historic Building (House):** Clarence House
29. **Historic Building (House):** Down House
30. **Iron Age Hill Fort:** East Wood (*Also on the NDHER*)
31. **Historic Building:** Former Portishead Post Office
32. **Historic Building:** Roath Road Chapel (*Also on the NDHER*)
33. **Historic Bridge:** Weston, Clevedon and Portishead Light Railway bridge
34. **Historic Building (Lodge House):** Clarence House Lodge

Map of Locally Valued Undesignated Heritage Assets in Portishead



Detailed information for all nominated assets is set out on the following pages of this report.

Locally Valued Non-designated Heritage Assets in Portishead - Detailed Information

1. The Dock Master's House Pier Road Portishead | Location: BS20 7HG

Description: The Dock Master's House is a substantial building situated above the pier and the original docks, now the Marina. It is constructed of dressed stone with sash windows and tall decorative chimneys. The windows face different directions across the Bristol Channel in order that the Dock Master could see the ships on the 'Kings Road' shipping lane, those coming into port and the activity on the docks. The Dock Master's House stands as an important reminder of the industrial and nautical heritage of Portishead.



Criterion	Explanation
Age	1860s
Rarity	A unique building within Portishead
Visual / aesthetic interest	An example of the Victorian style using local materials.
Historic association	The Dock Master's House was built at the height of the iron and steel era in the 1860s at the same time as the Bristol Port Railway and Pier Company built a larger pier, deep-water dock and a broad-gauge railway line from Bristol. It was used mainly as a commercial dock although steamers carried passengers to and from Ilfracombe and the Welsh coastal ports.

2. Historic Building (House): The Abbey' Woodhill Road | Location: Woodhill Road, BS20 7EU

Description: The Abbey was previously known as 'Hillside'. It is a substantial three-storey, stone-built house. It has tall, decorative chimneys and Bath stone window surrounds and mullions. It sits within the Woodhill conservation area and adjoins Battery Lane, an ancient route, which connected Portishead village around St. Peters Church with the defences at Battery Point.



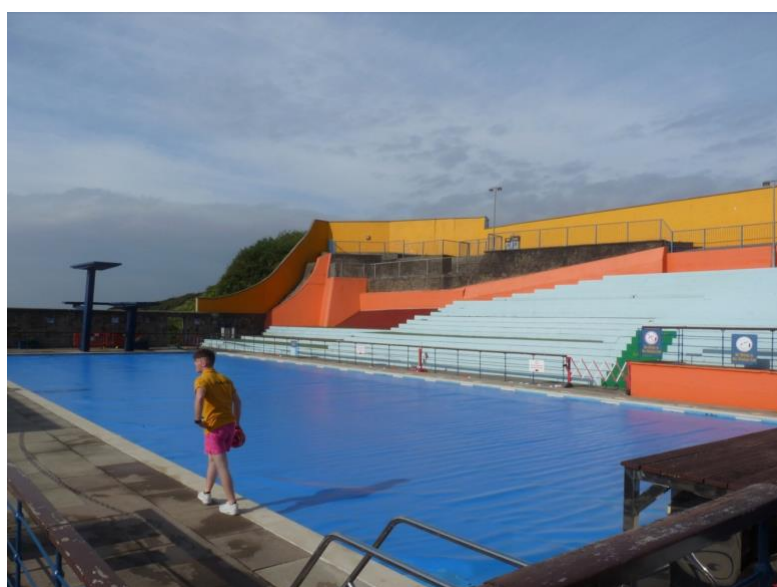
Criterion	Brief Explanation
Age	1855
Rarity	Substantial houses of this size have been lost over the years, making it a rare example of Portishead's past grand buildings.
Visual / aesthetic interest	It is difficult to see 'The Abbey' from Woodhill Road but it can clearly be seen from Battery Lane and is an asset to the character of the street scene. The stone garden wall of 'The Abbey' is an interesting feature along Battery Lane and the building itself is a strong example of the local Victorian style using local materials.
Historic association	<p>The house was built by Dr. Weatherly, a surgeon of Portishead. It became the childhood home of Frederick Edward Weatherly, his eldest son b.1848.</p> <p>Fred. E. Weatherly became a circuit judge and K.C. and a prolific lyricist. At least 1,500 of his songs and poems have been published including the very famous song 'Danny Boy'.</p> <p>Fred Weatherly was born in another house close by in Woodhill Road. A brass plaque was erected on it by the Gordano Society to mark his 155th anniversary.</p>

3. Portishead Open Air Pool | Location: Esplanade Road

Description: Portishead Open-Air Pool opened in April 1962. It is situated on Battery Point overlooking the Bristol Channel and close to the beach. It is within the East Wood Conservation area.

Within its first two years of opening, the pool attracted 250,000 visitors. It was heated to 21 degrees centigrade by hot water created as a by-product from the local phosphorus plant. The hot water was brought in by tanker four or five times a day.

The pool is a well loved community asset with ties to Portishead's rich history as both a resort and industrial town.



Criterion	Brief Explanation
Age	1962
Rarity	One of only 100 lidos currently left in the UK
Visual / aesthetic interest	Functional design representative of the era
Historic association	The Lido is tied in to Portishead's industrial history being unusual in that it is a warm water outdoor pool. The pool was filled with warm wastewater from a local phosphorus plant.
Social and Communal Value	The community of Portishead formed a community trust to take over the running of the pool in 2009. This was done in response to threats of closure. They have since worked to secure funding for restoration works and the Lido has even featured on a television restoration programme. The pool is run by volunteers which further demonstrates its local community value.

4. Historic Building (House): Mariners Cottage | Location: 31 Beach Road West BS20 7HX

Description: Mariners Cottage' was built in 1832. It is one of a group of four individual houses which date from the Georgian and Victorian era that line Beach Road West. Originally built by a local landowner for one of his land overseers it later became a lodging house for sailors. The cottage is of two storeys and features white rendered walls and symmetrical facades.



Criterion	Brief Explanation
Age	1832
Visual / aesthetic interest	The original building is an asset to the street scene of Beach Road West. Pleasing to look at and representative of Georgian design.
Group value	Set as it is between other individual historic houses, it adds visual interest to the road. The four houses within the group can clearly be seen from wider viewpoints such as Nore Road with the Bristol Channel behind them.

Historic association	<p>Mariners Cottage is shown on the 1840s Tithe Map.</p> <p>It was built by John Gordon, a member of the local gentry, for one of his land overseers. It became a lodging house for sailors. It reputedly had a smugglers' window facing the Bristol channel in which a light would be placed if the coast was clear.</p> <p>Bond and Fardon recorded in their 1855 publication <i>'The Portishead Guide and Visitor's Handbook'</i> that a family named Rowles lived there and it was a lodging house at the beach.</p> <p>In the painting by Joseph Walter 1783-1856 entitled <i>'A View from Portishead towards Wales'</i> it is possible to identify Mariner's Cottage being built.</p>
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5. Street Furniture: Street Lamps | Location: Esplanade Road, Portishead

Description: The street lights along Esplanade Road are ornate and in keeping with the Victorian/Edwardian character of the area. They have been updated with modern LED lighting however they have retained the original Victorian lantern style in keeping with the wider character of the area. The street lamps feature ornate metal details including scrolling and finials.



Criterion	Brief Explanation
Age	Various, including modern reproduction
Visual / aesthetic interest	Street lamps are of a historic style that reflects the heritage of the Portishead

Group value	The line of street lamps add to the character of the street scene and serve as a connection to the history of Portishead.
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6. Street Furniture: Street Benches | Location: Various locations (Lake Grounds, Battery Point)

Description: Street benches are installed around the Lake grounds and at Battery point. The benches are provided in memory of local people mainly by their families. The benches are constructed with strong wooden slats and ornate cast iron legs for support. They are in the Victorian style as required by North Somerset Council.



Criterion	Brief Explanation
Age	Modern reproductions
Visual / aesthetic interest	Although some benches are relatively recent additions they are in the Victorian style which complements the style of other street furnishings and buildings.
Group value	The collections of benches create interesting groupings which add to the character of the street scene.
Social and Communal Value	Many of the benches are memorial benches to local people who are remembered by the local community. Therefore they have value beyond their primary functions as benches.

7. Historic Street Furniture: Ventilation Columns

Locations:

1. South end of the Esplanade opposite Lake Road
2. Nore Road, between Slade Road and West Hill junctions
3. Battery Lane towards the west end.
4. South Avenue close to its junction with Station Road
5. Woodhill Road at the junction with Beach Road East
6. Beach Road East at the junction with South Avenue

Description: The ventilation columns of which 6 now remain, are part of the 1890s sewerage system installed in Portishead. There were once 50 of these columns. The columns are cast iron and feature decorative acanthus leaf designs on each column along with the manufacturer's details. The remaining columns are located on roadsides and pavements in various locations around Portishead.



Criterion	Brief Explanation
Age	1890s
Rarity	Only six out of an original 50 still remain in Portishead.
Visual / aesthetic interest	Twenty-one foot high, ornamental cast iron ventilating columns. As well as the manufacturer's details there are elaborate acanthus leaf designs on each column.
Group value	This group of ventilation columns have a highly visual and direct relationship with the history of Portishead. They add character to the street scene.
Historic association	A visible element of the 1890s Portishead Sewerage system.
Other? Extra?	Around the country, in some towns such as Tunbridge Wells, Lewisham and Carshalton, the ventilation columns or drain pressure release pipes are Grade II Listed.

8. Historic Buildings (houses): ‘Woodlands’ and ‘Holmleigh’ | Location: Woodlands Road BS20 7HF

Description: ‘Woodlands Villas’ now known as ‘Woodlands’ and ‘Holmleigh’ are shown on the 1840s Tithe map (45) Woodlands Villas’ were built in the 1830s and are the earliest houses in Woodlands Road.

They are a pair of substantial semi-detached houses constructed in good quality stonework, most likely in local stone. The houses have matching gables, slate roofs and decorative chimneys. There is a canted bay window with decorative metal mouldings on the west elevation at the ‘Woodlands’. Above it is an arched window with metal mouldings and stained-glass borders. At ‘Holmleigh’ there is a matching arched window on the east elevation but without any of the decorative metal mouldings.

Except for a small conservatory, which replaced the metal balcony to the rear of ‘Holmleigh’ the houses have been little altered externally since they were built.



Criterion	Brief Explanation
Age	1830s
Rarity	Many buildings of this type are being lost due to the rapid development of Portishead and there is a local desire to retain those that remain.
Visual / aesthetic interest	Woodlands’ has been described as “a distinctive and important building in the Conservation Area” in a North Somerset Council document. The houses are in a prominent position close to Woodlands Road part of the England Coast Path. They are set in large gardens with views towards the Welsh coast which add to the quality of the area.
Historic association	The houses reflect the history of Portishead as a resort and add character to the street scene and conservation area. They are described in Bond and Fardon’s 1855 guide book as being “built in the Grecian style” and as “commodious houses for lodgings”. In 1832 Bristol Corporation completed a small landing slipway below ‘The Royal Hotel’ in order to encourage more visitors to come to

	Portishead by sailing or steam boats. The houses were built on land owned by Bristol Corporation overlooking the Bristol Channel and the slipway was at the end of the road.
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9. Historic Building (House): The Upper Lodge | Location: 42 Down Road BS20 8BH

Description: The Upper Lodge was originally built as a Lodge House to ‘Hollywood’ estate later renamed ‘Bruton Manor’ in the 1920s it is now a private home. The Upper Lodge is a two storey building with many gables. It features decorative bargeboards and a finial. The window surrounds are ornate and the building features tall chimneys with decorative chimney pots.



Criterion	Brief Explanation
Age	1863
Rarity	As estates have been lost to development, lodge houses have become rarer. There are few left in Portishead.
Visual / aesthetic interest	Mid-Victorian. The exterior appears to be original. It stands out from the modern houses next to it. The building is a two-storey building with gables. It has decorative bargeboards and a finial. The window surrounds are ornate and the tall chimneys have decorative chimney pots. The masonry details are painted in contrast with the stone work.
Historic association	Woolstan Edward Berkeley, a member of the Berkeley family of Berkeley Castle, Gloucestershire, bought ‘Hollywood’ in 1926 and renamed it ‘Bruton Manor’.
Other? Extra?	Two roads close by, ‘Bruton Avenue’ and ‘Holly Ridge’, are named after ‘Bruton Manor’. The sandstone wall which runs along ‘Bruton Avenue’ is part of the original estate. There is a well in the grounds of the Upper Lodge.

10. Historic Building (salt water bathhouse now converted to dwelling): ‘The Saltings’ |

Location: Woodlands Road, BS20 7HF

Description: The Saltings were originally known as Portishead Marine Baths and Reading Rooms. It is shown on the 1840s Tithe Map. The building was designed in the 1830s as ‘a classical little structure’ housing four hot baths, a plunge bath and the associated water filtration system. The building which sits adjacent to the beach and estuary occupies a site excavated from the cliff face. It has since been modified and expanded to allow it to be used as a dwelling house.



Criterion	Brief Explanation
Age	1836
Rarity	Rare nationally and locally unique.
Visual / aesthetic interest	It is an unusual and visually interesting building with the Bristol Channel as a picturesque backdrop. The building contains hints at its past as a historic saltwater bath and subsequent development over the years.
Group value	Forming part of the historic fabric of Portishead alongside other development it is a reminder of Portishead's history as a resort.
Other? Extra?	‘The Saltings’ appears as a two-storey building from Woodlands Road. From the beach the full height of the original building can be seen. Evidence from the time that ‘The Saltings’ was used as Baths can be seen at the basement level.

11. House: 'The Cot' | Location: St. Mary's Road Portishead BS20 6QW

Description: The Cot is a detached three-storey house constructed of stone with ornamental features around the doors and windows. It has a decorative balcony and porch. Built by a successful local carpenter, the interior of the building features ornamental wood carvings.



Criterion	Brief Explanation
Age	Victorian
Rarity	Fairly rare in Portishead as it is a detached Victorian house.
Visual / aesthetic interest	There is a carving of the head of a local character attached to one of the rooms.
Historic association	<p>'The Cot' was built by William Bennett, a local carpenter and carver, in wood and stone. Examples of his work can be seen in e.g. All Saints Church at east Clevedon and 'Naish House' Clapton in Gordano. His greatest achievement in wood carving can be seen in the magnificent pulpit at St Mary Redcliffe Church in Bristol. William Bennett became a Quaker and he is buried in the grounds of the Friends' Meeting House in St. Mary's Road Portishead.</p> <p>Within the house there were once carvings of horses' heads and a 'priestal' mantelpiece which depicted the story of 'Tammy Shanter'.</p>

12. Historic Building (House): Myrtle Cottage | Location: 35, Beach Road West BS20 7HX

Description: It is believed that ‘Myrtle Cottage’ was built in the 1820s. It has the symmetrical Georgian architectural characteristics of this time. It is a two-storey building constructed of rubble and dressed stone most likely from a local quarry. It has a slate roof and decorative bargeboards and chimney pots.



Criterion	Brief Explanation
Age	Georgian (c. 1820s)
Rarity	Original buildings of this age are rare locally.
Visual / aesthetic interest	‘Myrtle Cottage’ is unique within a group of four historic buildings one of which is derelict and is to be demolished. It is a well-known and picturesque building. It is sited on a route which has been used by residents and visitors going to ‘The Esplanade’ and ‘Kilkenny Fields’ for hundreds of years.
Group value	‘Myrtle Cottage’ makes a significant contribution to the street scene and from wider panoramic viewpoints such as Nore Road.
Historic association	In 1832 the marine artist Joseph Walter 1783-1856 painted ‘A View from Portishead towards Wales’ in which ‘Myrtle Cottage’ can clearly be seen. The painting hangs in the Bristol Museum and Art Gallery. Early prints and photos of Portishead, including a plate in John Duck’s “Natural History of Portishead” (1852) show the building.
Designed landscape interest	The open green space which adjoins ‘Myrtle Cottage’, was in 1913, going to be laid out as an ornamental garden by the Urban District Council. This didn’t happen but it is still a grassed area with several mature trees. The large gardens within ‘Myrtle Cottage’ itself are well planted and maintained.
Other? Extra?	It is believed that in the past one of the owners sold bunches of myrtle from the side garden door and newspapers over the garden wall. In the wall there is a nice example of a George V1 Post Box GR 1910-1936.

13. Historic Building (House): Anchorage | Location: Woodlands Road BS20 7HF

Description: Anchorage is a cliffside property that was built in 1843 as the stables and a coach house to the Grade 2 Listed House ‘Woodside’. It was constructed with rubble walling. At some time in the early 20th Century, it was turned primarily into a dwelling but still retained the old cobble floor stable. In 1955 it was finally converted into a wholly domestic property.



Criterion	Brief Explanation
Age	1843
Rarity	Locally rare
Visual / aesthetic interest	It is sited beside Woodlands Road and is very close to the cliff edge of the Bristol Channel. It adds character and a sense of history to the conservation area.
Group value	This building was originally the coach house and stables for the adjacent grade 2 listed building “woodside”
Other? Extra?	To the front of the house the gardens are large and contain interesting plants and small sculptures. This green space adds to the quality and character of the local area.

14. Historic Building: The Old Police Station | Location: South Road, BS20 7BZ

Description: The Old Police Station on South Road was once the main police base within Portishead. It is set back from the main road and is in keeping with the Victorian style of the area. It features an engraving stating its use as a Police Station on the front of the building.



Criterion	Brief Explanation
Age	Victorian
Rarity	It is unique in the sense that this building was previously the police station for Portishead and retains original external features such as the engraved signage and distinctive character.
Visual / aesthetic interest	Retains its Victorian characteristics with its stonework, roof lines and chimneys.
Historic association	Formerly Portishead Police Station
Other? Extra?	The building construction, roof lines and chimneys are a key characteristic of this building set back from the road.

15. Historic Building (House): Church Cottage | Location: Church Road North, BS20 6PS

Description: Church Cottage is a pleasant Victorian building built opposite St Peters church. The building detached and set back from the road.



Criterion	Brief Explanation
Age	Victorian. Shown on the 1844 OS map.
Visual / aesthetic interest	This is a fine detached house with an open aspect opposite the Parish church in keeping with the local Victorian style.
Group value	Built to accompany the adjacent church

16. Fencing and Gates: Power Station original Fencing | Location: Pier Road. Portishead

Description: The power station fencing and gates are still present along much of the perimeter of the original power station. The gates, located between Station Road and Gateway Terrace near to Portishead Primary School are large and ornate, originally constructed from steel and painted blue. They were restored in 2017 by the Gordano Civic Society. The fences are also painted blue and made of angled steel sections. They serve as a reminder of the power station that once dominated this area.



Criterion	Brief Explanation
Age	c1930
Rarity	Unusual fence construction – robust steel angle iron. The original power station gates have been restored (c2017) by Gordano Civic Society and sit outside Portishead Primary School in South Road.
Visual / aesthetic interest	Original fencing extends along part of Lower Pier Road
Group value	This is a visual reminder of the industrial heritage of Portishead that once dominated the area.
Historic association	Links to the Portishead Power Generating station that dominated the industrial town for much of the 20 th C.
Social and Communal Value	This is now a smart new residential area above the developed Marina, one would never know of the historic setting this area has now become without these significant structures.

17. Historic Building: Avon View House & Annex | Location: 9 West Hill, BS20 6LG

Description: Avon View is a prominent two storey building located on West Hill. Once a school, it has since been converted to a dwelling. This building is built in the Victorian style with rendered symmetrical facades. It occupies a prominent location on West Hill with views across the estuary.



Criterion	Brief Explanation
Age	1860s
Rarity	Built as a school, later converted to a private residence - each room had two doors so that the owner (who had claustrophobia) did not feel shut in. This makes for an unusual internal layout.
Visual / aesthetic interest	A fine example of an early Victorian building in a prominent position The adjacent stable block built in locally produced Portishead Brick
Historic association	Mr Sinnock (who bought the property in 1889) donated part of his garden in an effort to make the incline less steep. This is why there is a little island in the middle of the road on West Hill! The house was also used by his daughter for weaving the wool from sheep in the fields below. This house and stable block once stood alone on this part of West Hill overlooking the estuary when built.

18. Historic Building (Public House): The Albion | Location: Bristol Road, BS20 6PZ

Description: The Albion is a large Public House still in use to this day. Constructed of dressed stone the gables, with their decorative barge boards, make it an easily recognisable building in a prominent location off Bristol Road.



Criterion	Brief Explanation
Age	Features on Tithe maps, appears on the 1844 OS map and later. Rebuilt / refurbished c1994
Rarity	An original location for a Public House of Portishead, whilst the current building is relatively new.
Visual / aesthetic interest	This is an instantly recognizable Victorian building with its eaves and roof lines. External Victorian features contribute to the setting of this building on the former entrance road to Portishead. This Public House used to be surrounded by farms, and the open aspect of the site reflects this today.
Historic association	Stands on the original location of a public House in Portishead.
Other? Extra?	Whilst being modernised in the late 20 th c, the external features have been retained whilst being 'modern' inside.

19. Historic Building (Church): United Reform Church | Location: The Chancel, 1, The View, Cabstand BS20 7QU

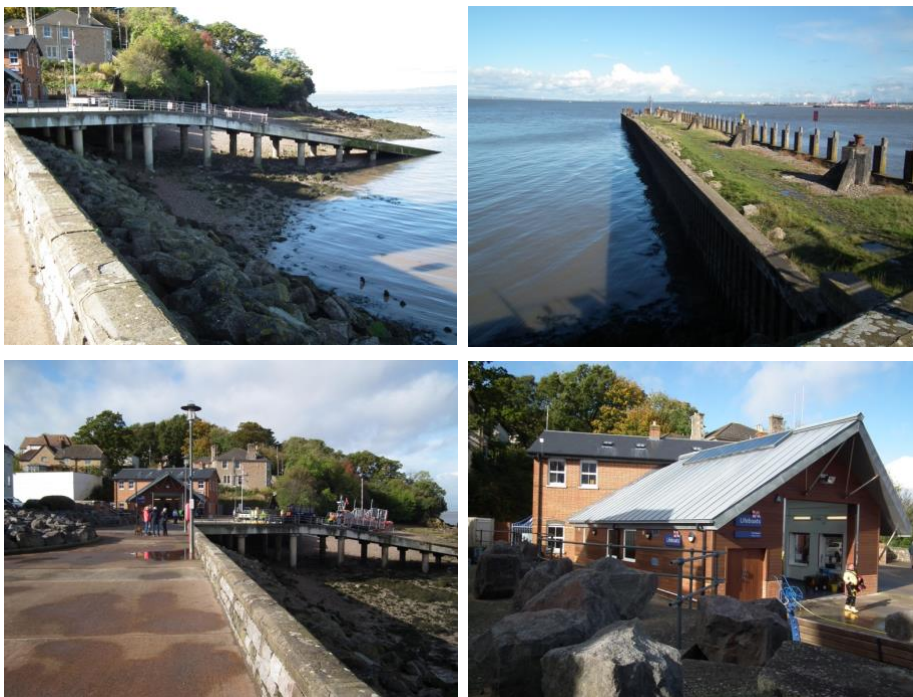
Description: The United Reform Church building is a prominent church building that was converted into apartments in 2012. It still retains its external appearance as a traditional Victorian church building.



Criterion	Brief Explanation
Age	Service of dedication 1875
Rarity	Unusual but significant re-use of a redundant church.
Visual / aesthetic interest	Exterior little changed from the days as a working church.
Group value	Sets a scene as one enters the Lake Grounds and Woodhill area of the town.
Historic association	This church was built in the 1870's to replace a smaller church in the town; the number of churchgoers at that time exceeded the capacity of the previous building on West Hill. Made redundant in early 21c. and converted to apartments within the original structure.
Other? Extra?	Tasteful renovation of a church for domestic habitation.

20. Lifeboat station, Slipway and Pier | Location: Pier Road BS20 7EA

Description: Located on the Marina, the Lifeboat Station, Pier and Slipway are key buildings serving the people of Portishead. The lifeboat station itself is still functional and thus has been modernised along with the slipway in order to maintain proper functionality. The pier is currently used primarily by anglers and is due to be reconditioned due to its current poor state of repair.



Criterion	Brief Explanation
Age	Original timber pier - extended in 1863, refurbished in early 21c (after a boating incident). Now derelict, but there are plans by locals to restore for pleasure. The lifeboat station was reconstructed for RNLI in 2015 with a new slipway
Visual / aesthetic interest	A prominent feature of the Marina area. The lifeboat station has plenty of visitors and is in active service.
Historic association	The pier was built so passengers arriving by boat could then disembark onto the pier and catch a train on the newly opened line to Bristol. This often saved many hours in travelling as boats had to wait in the estuary until the right tide took them into Bristol.
Social and Communal Value	The lifeboat station and surrounds are a popular place for residents of Portishead to walk and visit. Always busy with people. The pier is used by anglers (with a license).
Other? Extra?	Today's pier has a concrete base but is no longer in use, its timber deck was removed for safety reasons. There are plans to restore this pier for public recreational use. The lifeboat station is active, visited by locals and a landmark in its place.

21. Building (house): 71-73 Woodhill Road | Location:BS20 7HA

Description: 71-73 Woodhill road are prominent early Victorian semi detached properties that dominate the skyline view from the Lake Grounds. They are the largest buildings in the area and have expansive views across the Lake Grounds and the estuary.



Criterion	Brief Explanation
Age	Early Victorian, on 1844 OS map
Rarity	The largest single building on this landscape, set above others and overlooking the estuary, Lake Grounds (developed later) and Battery Point. A focal point on the landscape.
Visual / aesthetic interest	This building dominates the skyline view across the Lake Grounds as a standalone house of significance. The side annex has history as being built to house the owner’s wife.
Historic association	No. 71 was the home of the Butterworth family. George Butterworth, the composer of <i>On the Banks of Green Willow</i> was killed in World War One, but spent some of his childhood here.

22. **Historic Building (Church): Methodist Church** | Location: 22 High Street, Portishead.
BS20 6FN

Description: The Methodist Church dating from 1886 is a prominent gothic revival style church that is still functioning today.



Criterion	Brief Explanation
Age	1886
Rarity	Unique in Portishead
Visual / aesthetic interest	<p>This church sits at the top of Wyndham way and is the first building seen when entering the Victorian High Street beyond. This gothic revival church was built from local stone and limestone rubble. The windows, tracery and entrances are in Bath stone. Roofed with clay and slate tiles.</p> <p>A splendid building that sets the scene of the northern end of the High Street.</p>
Historic association	This church was built to accommodate the worshippers who met in cottages around the town.
Other? Extra?	This church is set high above the roadway and forms a prominent building at the commencement of the Victorian style that follows. It is an attractive building and well used by the residents of Portishead for Worship, community and other functions.

23. Historic Building (Public House): The Plough | Location: 53 High Street, Portishead.
BS20 6AG

Description: The Plough is a public house in the centre of Portishead. It forms part of Portishead's Victorian High Street.



Criterion	Brief Explanation
Age	First mentioned on the 1840's Tithe map and appears in the 1861 census.
Visual / aesthetic interest	An attractive example of an early Victorian Public house
Group value	Like the Poacher opposite, it marks the end of the Victorian style of buildings on the High Street.
Historic association	Has been a public house since its construction and always known as The Plough. No doubt attributed to the farms on the southern side of the town and adjacent in those days.
Other? Extra?	A pub that is well supported by people of Portishead.

24. Historic Building (Public House): The Poacher | Location: High Street, Portishead. BS20 6AJ

Description: The Poacher is a popular and lively public house on Portishead High Street. Considered locally to be a fine example of a Victorian building that has been modified sympathetically to meet current day needs. The building is set back from the main road.



Criterion	Brief Explanation
Age	Early 17 th Century
Rarity	This is the oldest Inn in the village, built in the early 17 th century.
Visual / aesthetic interest	A fine example of a homely Victorian public house that is set in open space with a large car park to the side and rear surrounded by a low stone wall. This building marks the end of the 'Victorian High Street of Portishead. Fine Victorian chimney pots.
Historic association	This pub was once owned by James Gordon, a major wealthy landowner in the area. It has been used as a pub, luncheons & tea rooms, bed and breakfast & cheesemaker over the years. The building was used for church meeting rooms in the early 18 th C.

Other? Extra?	Has a market in its car park each week. This pub is lively and well used by the locals of Portishead.
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25. Historic Building (House): Nore Lodge | Location: Nore Road, Portishead. BS20 8DW

Description: A detached building of unusual design and character within more recent housing development.



Criterion	Brief Explanation
Age	Early Victorian
Rarity	A detached building of unusual design and character within and more recent housing development.
Visual / aesthetic interest	<p>Built on a mound in the hillside, this Victorian building of stone has a 5-sided, tile hung, frontage facings to the upper levels. The rear of the house, rectangular in shape, has a high ridge with Victorian barge boards of distinction.</p> <p>A wood framed veranda sits underneath in an unusual style. The chimney pots are of classic Victorian castellated style. An original stone wall sits to the front of the house</p> <p>A reminder of the high Gothic Victorian housing set away from the town centre.</p>
Historic association	Thought to be the lodge for Nore House, now demolished. Nore House was a distinguished private residence, later converted to a private school then a home for orphans and children from broken homes. Demolished in the 1970's to make way for a housing estate to the shoreline.

Other? Extra?	An unusual house set in its own grounds in a residential area of much later housing.
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26. Historic Building (Converted Church/Dwelling): Moose Hall | Location: West Hill, Portishead, BS20 6LG

Description: This building was once a church, now converted to a private dwelling. The original building style has remained unchanged. To all external appearances it is still a church. It stands in a prominent location on West Hill and contributes significantly to the character of the area and has a rich history intertwined with the local community.



Criterion	Brief Explanation
Age	1840
Rarity	Unusual in style at this location. Once had fine views over the estuary.
Visual / aesthetic interest	A fine stone building with Bath stone features to windows, corner buttress, doorways and lintels. The central stained glass window roundel, high on the front elevation has been retained. This chapel was built above Victorian housing running down to Welly Bottom that still exists today.
Historic association	An old Union Chapel built in 1840's, which was once used as a Moose Hall, now a private dwelling. Sold off in 1876 to enable a larger chapel to be built on the corner of Nore Road and Battery Road.

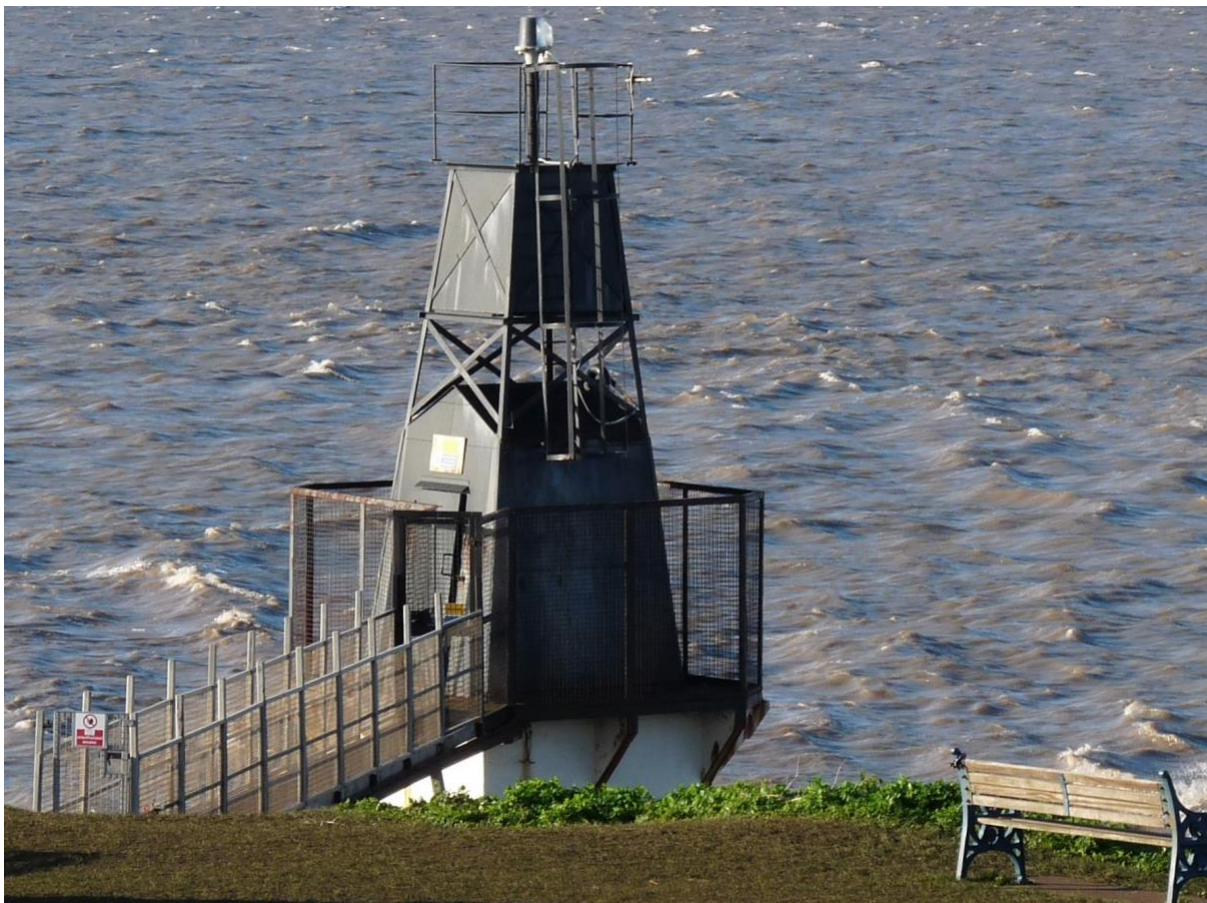
	<p>A British school was established in the old Chapel and remained open until 1914. Throughout its life, the school was plagued by the lack of a playground so children played and did their drill in the road. By the beginning of the 20th century, the coming of the motor car made this hazardous and the whole school was moved to new premises in Slade Road in 1914.</p>
Other? Extra?	<p>Whilst not listed, this building style has been maintained by the current owner.</p> <p>It is a fine example of an early Victorian chapel that was, by its location, overtaken by the progress of time and the motor car.</p>

27. Historic Lighthouse: Battery Point Lighthouse | Location: Esplanade Rd, Portishead, Bristol, BS20 7HD

Description: Battery Point Lighthouse is situated on Portishead Point overlooking the Severn Estuary. It is within the East Wood Conservation area. A lighthouse was first proposed by Trinity House in 1929 and subsequently one was built in 1931. Given the extreme tidal range, and treacherous waters, it is surprising that one wasn't built in Victorian times. In 1999 it was replaced with a near replica although Bristol Port Authority initially favoured a simple pole light.

It is constructed as a metal skeletal tower, 9 metres high, set on a concrete base. The square pyramidal tower is enclosed with a balcony. A fog bell was attached in 1938 but when the original lighthouse was replaced the bell was put into storage.

In 2012 the fog bell was re-sited on Wyndham Way, the main road leading into Portishead. Currently there are two lights housed in the lighthouse, one acting as a back-up, and a fog siren. The light beam can be seen for 16 miles. It is owned and maintained by the Bristol Port Company.



Criterion	Brief Explanation
Age	The original lighthouse was built in 1931. It was replaced in 1999 with a replica.

Criterion	Brief Explanation
Rarity	Unique in that it is the closest point that shipping passes to the UK coast.
Visual / aesthetic interest	A well known landmark and its image is often used to represent the character of Portishead and its association with the sea
Historic association	<p>There were once two working lighthouses, the second being the Black Nore Lighthouse from 1894 however this was decommissioned in 2010 and designated as a grade II listed building in 2011.</p> <p>Battery Point has a very long history of being both a 'lookout' and area of defence probably since Roman Times.</p>
Other? Extra?	Battery Point Lighthouse and its grass environs are hugely popular with residents and visitors. There are a number of seats within the area and information boards. A stone monument and plaque, dedicated to seafarers of the west country was erected in 2005 by the Merchant Navy Association North Somerset Branch.

28. Historic Building (House): Clarence House | Location: 139 High Street, Portishead, BS20 6PY

Description: Clarence House dates from at least the early 1800s. It is stone built and has mainly retained its outward character. It has a decorative arched window and a crown style chimney pot to the rear. During the first decade a dame school may have been held there. In 1955 the Central Electricity Generating Board purchased the house as a social club for its employees. In 1984 it became the Clarence House Social Club. The rest of the site is now a business centre and restaurant.



Criterion	Brief Explanation
Age	Early 1800s
Rarity	Rare within Portishead. Recorded on North Somerset Council Heritage Map.
Visual / aesthetic interest	The building reflects the characteristics of a Georgian house and the history of the High Street
Group value	It is one of a small group of Georgian and Victorian buildings on either side of the High Street
Historic association	It was the home of the Wigan family, except for a fifteen-year break, from 1820 until 1940. Eve Wigan 1896-1970 was a local historian who wrote 'Portishead Parish History' in 1932 and was a founder member of the Gordano Society. There is a plaque in St. Peter's Church commemorating her and a room in the Folk Hall is named after her.

29. Historic Building (House): Down House | Location: Down Road, Portishead, BS20 6PY

Description: Large Victorian house that was once the dominant building on this road. Many well kept fine decorative features.



Criterion	Brief Explanation
Age	1844-1888
Visual / aesthetic interest	A characterful building of fine quality and well kept.
Social and Communal Value	<p>Down Road consists almost entirely of modern housing built in the post-war period. However, the road itself is considerably older and Down House is one of very few older buildings in the street, and as such is a landmark feature, particularly since its renovation over the last five years.</p> <p>Previously the house was within a larger landholding which included stables which were demolished in the early 1980s (Bransby-Dixon W (1988) Clevedon Mercury, quoted in Posset Pieces No 12 Winter 2012 pp31-32).</p> <p>When the neighbouring Hollywood estate was built in 1862, the only other buildings in the vicinity were Bruton Manor, Downgate and Down House (Posset Pieces No 17 Summer 2015 p11).</p>

30. Iron Age Hillfort | Location: East Wood, Adjacent to Woodland Road, Portishead

Description: East Wood is an elongated promontory, providing direct views on two sides to the mouth of the Severn Estuary and across to the Mouth of the River Avon below, and on the southern and western sides, across the Gordano Valley. The ridge has long been considered to be the site of an Iron Age hillfort. The 1st and subsequent editions of the Ordnance Survey map, for example, refer to the area as a Camp. North Somerset Council's current site allocation plan refers to the HER as listing the area as an Iron Age hillfort. Unusually for a site identified as Iron Age, Eastwood is not a scheduled monument.



Criterion	Brief Explanation
Age	Pre-Roman
Rarity	Whilst hill forts are common within North Somerset and the area identified as Wessex in this context, coastal hillforts are less common.
Archaeological interest	Potentially an Iron Age site. Not explored as yet.
Historic association	Part of the wider network of hillforts in the local area and close to what may have been a tribal border within the Dubonni area at one time.

31. Building: Former Portishead Post Office | Location: Portishead Delivery Office, 80 High Street, Portishead, BS20 6AL

Description: The building was constructed as a purpose-built Post Office in 1939 to a national standardized design of the time. The Post Office is of brick construction with a stone doorway and slate roof. Built in a Georgian style, the building was one of several in the area used as the Post Office over the years, but its distinctive design means that it is still known as The Old Post Office locally.



Criterion	Brief Explanation
Age	1939
Visual / aesthetic interest	Built to a standardized national design.
Historic association	The construction of the building would have emphasized the growing importance of Portishead as an urban centre – the High Street from Stoke Road towards St Peter’s Church was largely made up of cottages which over time were being used as shops with minor alterations. From the 1930s, many of these buildings were replaced by more modern structures.

32. Historic Building: Roath Road Chapel | Location: 21 Roath Road, Portishead, BS20 6AW

Description: Small chapel on Roath Road constructed of stone with sandstone pointed arch window surrounds.



Criterion	Brief Explanation
Age	Opened 23 rd July 1885
Social and Communal Value	One of a small number of nineteenth century non-conformist places of worship in Portishead, dating from the nineteenth century.
Historic association	The opening address for the chapel was given by George Muller, founder of Bristol’s Ashley Down orphanage. Muller had been in Portishead recuperating for three months after an illness. According to a leaflet supplied by the Chapel, ‘this association was abruptly brought to a close when he discovered that the horse he had been loaned was unlicensed and he resolved to return to Bristol the next day.’ (unpublished leaflet, Roath Road Chapel).

33. **Bridge: Weston, Clevedon and Portishead Light Railway bridge** | Location: Crosses Kings Drain, an Environment Agency main river, adjacent to 24 Albert Road and 108 Brampton Way

Description: The asset is a steel railway bridge, with some wooden sections, built in 1904/5 to carry the Weston, Clevedon and Portishead light Railway across King’s Drain, the main arterial waterway which drains the Gordano Valley. The line opened in 1905, but the company which owned the line was in financial difficulties by 1904, so construction was begun on the few bridges crossing the rhynes at this stage to try and prevent the powers to construct the line from lapsing. The line was pulled up in 1940 so that the iron could be used in the war effort.



Criterion	Brief Explanation
Age	1904/5
Rarity	One of the few assets of any type remaining for this railway line.
Archaeological interest	The asset is the largest remaining feature of the Weston, Clevedon and Portishead Light Railway within Portishead itself. It lies a few hundred metres from the terminus of the line in Portishead, close to an area which was completely dominated by the railway lines from Bristol and Clevedon, along with associated sidings, which covered this area of what is now Wyndham Way until the 1960s.
Historic association	After it entered receivership, the line was owned by Colonel Stephens, who owned many light railway companies across England.
Social and Communal Value	An original remaining feature of Portishead’s former industrial and commercial past. As well as passengers, the line carried stone from the many quarries in the Gordano Valley, including Black Rock Quarry which is within the Portishead Plan area. The line also supplied Portishead with milk and agricultural produce from the neighbouring rural hinterland.

34. Historic Building (Lodge House): Clarence House Lodge | Location: 142 High Street, Portishead, BS20 6PY

Description: The lodge is within the Court Farm Environs Conservation Area. It is located next to the High Street and south of St Peter’s Church. It was built around the middle of the 19th Century in the Victorian Gothic style. The building was the lodge to the Rectory which has since been demolished.



Criterion	Brief Explanation
Age	Mid-19 th Century
Rarity	Rare within Portishead. It is recorded on the North Somerset Council Heritage Map.
Visual / aesthetic interest	Its historic and decorative architecture adds quality and interest to the High Street. <i>“The house is constructed with clay plain tiles to the roof in decorative bands of square and bull nosed tiles with decorative ridge tiles. The roof is gabled on two sides and half hipped on the south side with decorative bargeboards. The walls are constructed of uncoursed random rubble with Bath stone quoins and dressing to the windows” North Somerset Council</i>
Group value	It is one of a small group of buildings dating from the Georgian and Victorian eras in this part of the High Street

The asset below was considered but removed at Reg 14 Stage

Building (Apartments): Mirage Building | Location: Harbour Road, Portishead, BS20 7AJ

Description: Mirage is a 9-storey, 55 apartment building at the landward end of the Portishead Marina development. The building also contains two commercial units accessible from the quayside. The building was designed as a landmark building for the development and as a consequence of its position and height, is visible across much of Portishead. The building is of varied height, having the appearance of steps.



Criterion	Brief Explanation
Age	2007
Visual / aesthetic interest	Landmark building, creating a focal point for the whole development.
Group value	There is significant variability in the appearance of the apartment buildings surrounding the Marina. The Mirage stands out as a consequence of its stepped appearance, but at the same time is part of the overall group.
Designed landscape interest	Whilst not a traditional landscape, the Marina development which this building represents in the Portishead plan has been developed to create a coherent visual appearance and the location around the water of the ex-dock gives it a very pleasing aesthetic look.
Social and Communal Value	The Marina has become one of Portishead's hubs as a consequence of the visual appearance of the overall space.