

CASTLE CARY CONSERVATION AREA APPRAISAL



South Somerset District Council 2010

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Approved by Committee 12/5/2010

Introduction

Castle Cary is a small market town (population about 2750) situated in the SE part of South Somerset, on the A371 Shepton Mallet-Wincanton road and just to the north of the A359. The town is served by the main London - Taunton railway line, with a branch running to the west of the town station to Weymouth.

Castle Cary is adjacent to and joined with Ansford, a separate parish, on the A371. Ansford has its own medieval church and historic core but local people tend to regard the two parishes as components of a wider 'Cary'.

The town has a long history, with Roman sites and activities and a probable Saxon settlement. The medieval parish church and castle, and later industrial activity, have affected the town's layout and a large number of historic buildings have created an attractive town centre. An extensive conservation area has been designated, including the historic core from the southern approaches to the parish church; the main commercial core and historic market place; and a number of historic linear suburbs to the west, north and east. Ansford and Higher Flax Mills have separate conservation area designations.

Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Castle Cary Conservation Area was first designated in 1973. The District Council is required by Section 71 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas. This can be achieved through conservation area appraisals.

In order that designation is effective in conserving the special interest, planning decisions must be based on a thorough

understanding of the Conservation Area's character. Appraisals are therefore essential tools for the planning process and to manage informed intervention. They will provide a sound basis, defensible on appeal, for the relevant development plan policies and development control decisions and will form the framework for effective management of change. The appraisal should provide the District Council and the local community with a clear idea of what features and details contribute to the character of the conservation area.

The appraisal document is prepared following advice from English Heritage. There is a summary of the planning policy context and an assessment of the special interest of the conservation area: landscape setting, historic development and archaeology and a more detailed description of the buildings, groups, building materials and architectural details, green elements and opportunities for beneficial change.

Definition of the Special Interest of the Area

The key assets of the Castle Cary Conservation Area are:

- variations in local topography, with markedly areas of high ground in the castle, Lodge Hill and the long A371 ridge from Ansford to Cary Hill (Priddle's Hill) and subtler changes of level within the historic core, on Upper High Street and Bailey Hill and North Street;
- views out to the surrounding countryside and views over the town centre from higher ground, such as Lodge Hill and the parish churchyard;
- individual and groups of mature trees, in areas like the parish churchyard and around the Old Vicarage, in several large house gardens on North Street, around The Priory (on the northern edge of the designated area) and along the SE boundary;

- the Horse Pond is a distinctive feature of the town centre;
- a potentially rich archaeology, in areas like the castle site and the medieval town centre, which has evidence of planned layout, and in the C18 and C19 industrial history of the town;
- the survival of much of the historic town plan and many of the individual plots, particularly on South, Fore, High and North Streets and Bailey Hill;
- About 65 Listed Building entries, including a Grade II* Parish Church, Market House and one other gentry house;
- About fifty unlisted buildings and groups of individual merit and group value, comprised of C17 to C19 houses, town centre shops and public houses and a K6 telephone box;
- many small details of interest, including a large number of fine quality C19 and early C20 shop fronts; wrought and cast ironwork, boundary walls and gate piers, areas of stone paving, traditional road signs and plaques;
- consistent use of local building stones, notably Inferior Oolite limestone ('Cary Stone'), Blue Lias and Doulting Stone dressings, sometimes in combination, and a rich red local brick.

The Planning Policy Context

The Regional Spatial Strategy and the saved policies from the South Somerset Local Plan (Adopted 2006) form the current (2010) context for conservation area policies. Additional policy on the protection and management of conservation areas is contained in the national Planning Policy Statement 5 'Planning for the Historic Environment'.

Assessment of Special Interest

Landscape Setting

The wider setting of the Castle Cary is one of high quality and varied landscapes, with the

Somerset Levels to the north; to the south, South Cadbury hill fort; to the west, Ham Hill, with the Blackdown Hills beyond; and to the north the Mendips; and the Wiltshire escarpment, marked by Alfred's Tower, to the east.



View north from Lodge Hill

Castle Cary is situated on the southern side of the broad valley of the River Brue, above the Ansford Bridge crossing, on a gradual slope up to Lodge Hill (154m) to the south of the town. The town centre is at about 80m AOD, on a fairly level site along a contour around the northern flank of Lodge Hill. To the east, North Street climbs steeply to Priddle's Hill, a ridge of higher ground linking Cumnock Road and Cary Hill. Ansford extends along the A371 at about 100-120m AOD northwards to the railway and river crossing.

There is a small tributary stream of the Brue, the River Cary, running from Park Pond to the south of the town and another stream springing from the western slopes of Ansford Hill. The present Horse Pond is part of a moat relating to the former manorial complex.

The town is focused on a commercial core, along Fore and High Streets, with the green space of the site of the medieval castle and Lodge Hill immediately to the south; older C17, C18 and C19 linear extensions to the south (Church and South streets), NW (Station and Torbay Roads) and east (North Street). There is a large developed area to the north of the town centre as far as Ansford Hill and Cumnock Road.

The central area has some significant changes in topography, with a gradual fall down South Street to an incised area of road at Church Street and a similar rise to the NE up High Street to North Street. Bailey Hill rises up quite sharply from the main commercial axis.

Historical Development and Archaeology

Prehistoric evidence is sparse, with odd artifact finds and possible earthworks on Lodge Hill. Similarly, Roman finds are sporadic, with a possible high status building at or near Manor Farm. The known arable farming activity in the area and villa and temple sites nearby all suggest that a Romano-British settlement is possible.

There is a mention of 'Cari' in a Saxon charter of 725. There may have been an early settlement around the parish church, on South Street and northwards towards the river crossing, with a road west of the church site, rather than on the eastern alignment of the present Church Street. The 'Castle' element of the name dates from an late C11 structure, to the south of the commercial core, with a stone keep and an outer bailey bounded by Fore Street. A manor house was subsequently (a large C13 stone structure was revealed in archaeological investigations in 1999-2001, prior to the development of Castle Rise) built on the present site of Manor Farm. The Park, off South Street, represents a medieval deer park attached to the castle and manor house.

The Lovel owners were granted the right to hold a market with two fairs by the late C15, and Cary was granted a market charter in 1614. There appear to be planned plot layouts along South Street and High Street. There are no obvious medieval domestic remains in the central area, apart from alleged fragments of decorated stonework on the front of The George Hotel, and C19 engravings and early photographs show a large number of humble timber and thatch buildings. The parish church of All Saints stands to the south of the town centre and, although largely a mid-Victorian reconstruction, it was owned by Bath Priory from the late C12 to the Dissolution in the C16.

A market house was built in the market place on the north side of High Street in 1616, on the site of a medieval market cross. The town was a local centre for cloth production until the C18 and, as it declined due to competition from the north of England, silk manufacture was briefly tried. Sail cloth manufacture and a horse hair weaving industry supported the local economy in the C19 and (in the case of horse-hair products) into the C21. TS Donne and Sons Rope and Twine Works and John Boyd's horsehair weaving factory were of particular importance. Donne arrived in 1797, Boyd established his first Chapel Yard, South Street, factory in 1837 and the larger and later Higher Flax Mills site (originally developed by Donne), on Torbay Road, contains looms dating from 1870. The latter's importance is recognized by its separate designation as the Higher Flax Mills Conservation Area.



Boyd's entrance, North Street

Much of the town centre appears to consist of C18 and C19 houses and commercial premises but there are undoubtedly earlier structural elements behind later facades. The C18 town is brought to life in the famous diaries of the Rev. James Woodforde, who was curate of nearby Ansford from 1764-73.

The Market House was substantially rebuilt in 1855, the same year as Benjamin Ferrey's work at the parish church. The Nonconformists were also active, with a Congregational Chapel built in South Street in 1815 and a large Methodist Church in North Street in 1839. The National Schools were established in 1840.



Former Congregational Chapel, South St

The town underwent a mid-late Victorian expansion due to its industrial activities and the improvement of the GWR main line westwards, linked to the earlier Bath-Weymouth line of the early 1850s. The prosperity is evidenced by a large number of high quality shop fronts and substantial rebuilding of properties, particularly in Fore and High Streets. There has been considerable infill and extensions to the older town plan, along Park Street (thus effectively joining the historic settlements of South Cary and the commercial centre), between the western and northern radial routes, up to Ansford.

The castle site was excavated in 1890. There is undoubtedly a relationship between the castle site and the development of the medieval town in or edging the outer bailey. Until recently, archaeological investigation of development sites has been conspicuous by its absence and opportunities have been undoubtedly missed to fill in some of the gaps in knowledge. The form and extent of the medieval and post-medieval settlement is of interest and relevance to the appearance and character of the later and present town.

The C18 and C19 industrial history is of great interest and importance. The Castle Cary and Ansford District Museum, in the Market House, contains many archaeological finds and resources for local social and industrial history.

There is, undoubtedly, considerable **archaeological potential** in the conservation area to determine the location and form of any Roman or Saxon settlements and to further examine the history of the castle and manor house sites and the development of medieval plots (particularly on South and High Streets), individual structural histories, and later industrial activity.

In any research work, there are various **maps** that are helpful in determining the extent and nature of development and details of individual plots, including the John Ward map of c.1650, the Estate Map of 1673 and a series of excellent Ordnance Survey maps, including the editions of 1886, 1901 and 1938.

Spatial Analysis

Each settlement differs in its relationships between buildings, gardens, public space and open countryside. Within the historic cores of settlements, there are unique progressions of spaces, with varying character, depending on factors like the density and height of buildings, their position relative to the highway and the character of boundaries. Other factors also have an impact on spatial character, such as the dominance or dearth of trees, views into or out of the area and topography, the rise and fall and alignment of roads and paths. These are all elements of **townscape**.

Places can be described by:

- the sequence of vistas obtained in passing through an area;
- the feelings of relative exposure or enclosure, depending on the size and shape of buildings and spaces;
- content: colour, texture, style, and the many little details of materials, street furniture and other characteristics that add to local distinctiveness.

There follows a wider spatial analysis of the whole conservation area and then a detailed character analysis of four sub-areas. The various elements will be brought together in an assessment of the special interest of the conservation area.

The Character and Interrelationship of Spaces within the Conservation Area

Castle Cary has a rich and complex townscape and it is possible to describe the main characteristics. The historic core is composed of:

- **historic corridor streets**, exemplified by Woodcock, Fore and High Streets, all have development on both sides, usually built on the back edge of pavements, with rhythms of narrow plots, creating a series of facades up to four storeys in height; curving street lines give visual interest, in revealing parts of the street, rather than the full length and providing partial enclosure; rises and falls in the levels also give further animation, seen particularly vividly at the eastern end of High Street where a continuous curve and rising levels produce sequences of townscape experiences and unfolding vistas in both directions;



High Street's curving corridor

- **narrow lanes and passages**, usually running off larger streets, short, linear and enclosed by buildings or boundary walls, providing framed vistas of spaces and buildings beyond, seen in the western entry into Bailey Hill, The Pitchings and the eastern Bailey Hill entry by the

Library; Florida Street is almost hidden at the NW corner of Bailey Hill, whilst Paddock Drain, by the side of The George Hotel, is a more rural route to Lodge Hill;



The Pitchings

- **historic suburban streets**, such as South and Church Streets and North Street. Again linear in nature, South Street having a markedly regular and straight alignment until it becomes Church Street and performs a sharp downhill curve and cut into the geology; and then another reverse curve into Park Street. Upper High Street and North Street have subtleties in their long curving plans and the climb up to Towns End. The steepness of the gradient increases towards the east. Both South Street, Upper High Street and North Street have a mixture of terraces and rows of cottages set along the pavement edge and larger detached gentry houses, either set back slightly behind boundary walls and hedges or surrounded by more extensive grounds (examples are South Cary House in South Street and Beechfield House in Upper High Street);



South Street

- **enclosed spaces**, notably the Triangle and Horse Pond at the junctions of Park Street, Lower Woodcock Street and Fore Street; and Bailey Hill. The former is funnel-shaped, defined by buildings on the west and north sides and the amenity feature of the Horse Pond and the War Memorial to the east; Bailey Hill is a triangular space surrounded by handsome buildings and with the Round House as its central feature (although parked cars greatly reduce its visibility and enjoyment).



Bailey Hill's enclosed space

These various spaces occur in sequences and combinations that create stimulating **townscape**, which is best experienced by walking across the town from South Street to North Street or vice-versa. Highlights include the raised pavements in **South Street**, created by erosion of the sandy road substrate; and the dramatic curve and descent down 'Sandbanks' to Park Street, with the parish church elevated above the road and modern development creating a break in the

historic character (thus creating the division of the wider conservation area into two parts). Running back from the Primary School, **The Park** is a semi-rural lane, ending in a footpath and flanked by countryside.

Back on the main road, the **Triangle** space leads into a pattern of narrow, enclosed historic streets; the **Bailey Hill** space and its narrow connections to **High Street**; the dominant Market House set behind its own little paved space; and the curve and climb into **Upper High Street and North Street**.

Fore Street has its own subtle curve, which gradually reveals the space in front of the Market House and a view back SW to the parish church on its prominent site. On junctions, there are often handsome buildings as visual focal points, such as 'The George' seen from Woodcock Street and Barclays Bank, on the corner of Fore and Woodcock Streets and the southern side of High Street glimpsed from the eastern exit from Bailey Hill. There are other examples of street corners with rounded or canted angles to buildings, such as at the Triangle end of Lower Woodcock Street and its upper, Woodcock Street, end. On pronounced curves, too, individual buildings are thrown into prominence, such as the Natwest Bank on the northern concave curve.

The overall visual quality is fairly consistent throughout the conservation area, with South Street leading to the parish church; a slackening off of tension and quality into Park Street; and a building up of expectations and consistent quality in the area around the Market House. Upper High Street and North Street provide a different kind of experience, with individually good buildings but more of a contribution from boundary walls, gates and overhanging trees.

The **colours** of the area are varied, due to the variations in building materials and such details as shop fronts and signs. The building stones produce a yellow-ginger, a contrasting grey blue for patches or courses of lias; and light grey or biscuit for Doulting Stone. Brick introduces some rich reds and oranges and rendered buildings are usually white or cream. Fascias vary in colour but there is a tendency to use modern 'conservation' colours whilst some of the traditional

businesses have retained strong primary colours.

Key Views and Vistas vary between longer, wide views out to surrounding areas or into the core from higher ground and more intimate, narrower vistas within the urban structure.



View from castle site over town centre

Wider views include extensive arcs of vision from the castle and the top of Lodge Hill, with views over the town centre and Ansford and wider panoramic views to the Levels and Glastonbury Tor; and a view across the town to the skyline feature of Cumnock Terrace from the parish churchyard. There is a good view of the parish church from Fore Street and from the Horse Pond area.

Narrower vistas are great in number but the most significant are:

- north up South Street towards the trees surrounding the parish church and The Vicarage;
- from the Horse Pond NNE up Fore Street and up the shorter, straighter Lower Woodcock Street to a row of buildings set up high on the northern side of Woodcock Street;
- From Woodcock Street east to High Street;
- From the top end of Fore Street across the Market Place to the beginning of High Street's curve and climb;



Vista from Fore St into Market Place

- Up 'The Pitchings' to the grand façade of the Post Office;
- Downhill from Bailey Hill looking east into High Street;
- Up to and around the High Street curve, looking both ways back to the Market Place and into Upper High Street;
- Down Ansford Road to the terminal feature of Highfield House on High Street;
- Up North Street towards the ridge and downhill back towards Upper High Street.

The outstanding **landmarks** are the Parish Church tower and spire; Castle Hill, the Market House; other large commercial buildings such as the Natwest Bank, Barclays Bank and the White Hart; the Round House and the Post Office on Bailey Hill; and the War Memorial in the Horse Pond.



The War Memorial at the Horse Pond

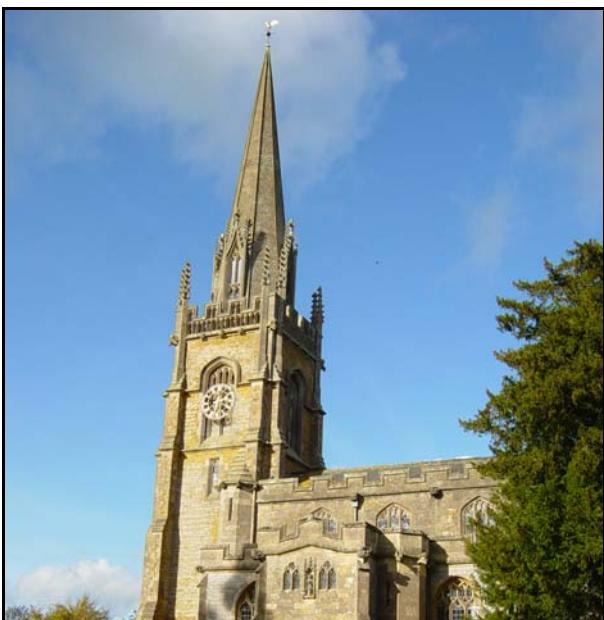
Character Analysis

Castle Cary has a complex town centre with a large conservation area. There are three **Sub-areas (MAP ONE)** that may be described in some detail:

- **SOUTH STREET** in South Cary, Church Street and the parish church
- **THE COMMERCIAL CORE, Woodcock, Lower Woodcock, Fore and High Streets and Bailey Hill**
- **UPPER HIGH STREET** and North Street

SOUTH STREET, CHURCH STREET AND THE PARISH CHURCH

This is an old linear outlying suburb (or, possibly, part of a pre-medieval settlement focused on the church and laid out as regular plots some time in the medieval period), predominantly residential in character, that has a mixture of C17 and C18 gentry houses and smaller rows of stone cottages, interspersed with some Victorian houses and two areas of modern infill. It has an overall architectural and visual coherence and quality. The Park is a parallel 'back lane' with an early C20 Drill Hall, larger houses and modern infill. Long stone walls and views out to countryside add to its quality.



The parish church

Building uses are or were:

- **Ecclesiastical** with the parish church as, at least, a medieval foundation and the former Zion or Congregational Chapel;
- **Commercial**, Chapel Yard was the first site for John Boyd's horse hair weaving enterprise in 1837; there was also Mackie's Cheese Store, whose building has survived; there is one public house/restaurant, 'The Bay Tree';
- **Educational**, the National Schools opened in 1840, extended and improved in 1876 and now the County Primary School (outside the current boundary); Scotland House was at one time a private school, now in residential use;
- **Residential**, the most predominant use historically and currently, ranging from large gentry houses to middling houses with architectural refinements and smaller terraced cottages.

Building types are:

- The parish church is a substantial rebuild of a late medieval building and it consists of west tower with spire, nave and aisles, transepts, north and south porches and chancel;
- The former Congregational Chapel is a typical early C19 large preaching space with entry at the front, gable end, originally of two bays but extended to provide Sunday School rooms in 1839;
- The Primary School consists of the 1840 National Schools block, a larger 1876 addition and modern extensions (just outside current boundary but of importance to the conservation area);



The Primary School

- The Drill Hall is an interesting early C20 T-shaped building, with a front two storey block and a five bay single storey hall at right angles;
- Gentry houses vary from five bay blocks with extensions in line (South Cary House and South Dene), three bay fronts with central entries (Park Cottage, Scotland House, Westholme and Chapel Yard House, Church House and Silver Ash, which has an L-plan), and more extensive, less formal accretive plans, such as that of South Cottage (C17 block at the road frontage, a linked C18 wing and C20 extensions), South Court and Court Cottage, and The Old Vicarage, which is an 1846 Tudor Revival agglomeration of a five bay core and various service elements, all in a consciously picturesque style and massing;



South Cary House

- Smaller cottages are typically two storeys, in organic rows, running parallel to the road; Maxdene and Knowle House are semi-detached houses, presumably a division of a larger farmhouse (as are Belle Vue and Ferndale Villas), whereas Sandybank has two distinct units and may represent a merging of two properties; Tudor Cottage, Fairdene and Dene Cottage are a range of four C18 cottages under one roof line, with two two bay units and two one bay cottages;



Tudor Cottage, Fairdene & Dene Cottage

- There are several late C19-early C20 houses in the sub-area, notably the Victorian semi-detached pair, Avalon and Ellesmere Houses, which are of two storeys plus a third floor in gables and dormers; and Swiss Cottages, a semi-detached pair of single storey plus first floor in gables, early C20 former almshouses; there are also several mid-late C19 detached and semi-detached houses on The Park;
- There is modern housing in the form of two terraces on the South Street frontage and larger, detached houses set behind older frontage buildings.

The **layout characteristics** of the area are a series of rectangular plots with terraced or larger detached houses set parallel to the road line, directly on the road line or set behind small front spaces. A few larger houses are set back off the road in more extensive grounds, such as South Cottage and The Old Vicarage. Park Cottage is set behind South Street frontage buildings in a large plot, facing east, towards parkland. There are one or two cottages set at right angles to the road, such as Ivy Cottage and one small court or lane, in Chapel Yard. Some of the original larger plots have been subdivided, with modern houses to their rears, accessed from South Street or from the parallel lane to the east.

Boundaries are important with substantial stone walls to some of the larger properties or dwarf walls topped with railings. The churchyard retaining wall to Church Street is particularly impressive, as is a long wall on The Park.

KEY BUILDINGS AND STRUCTURES

SOUTH STREET and CHURCH STREET

Listed Buildings in the sub-area include the **Parish Church** at Grade II* with six of the entries being churchyard monuments. (**MAP TWO, Assets**)

THE KEY BUILDINGS selected either from their architectural interest and their visibility, or both, are:

- the **parish church**, an impressive Victorian interpretation of a C15 structure, with a tower and spire that is a landmark;
- **South Cary House**, a handsome C18 and C19 building, of some refinement, with good boundary ironwork



South Cary House details

- **Belle Vue Villa and Ferndale Villa**, a C19 conversion of a 1635 farmhouse, with some original door and window details and, again, boundary ironwork;



South Dene

- **Westholme**, a refined ashlar façade at an important entry into Chapel Yard;
- **Chapel Yard House**, of significance particularly because of the connection to John Boyd and the industrial history of the town;
- **South Cottage**, interesting architectural history and on a prominent corner site;



South Cottage

- **The Primary School**, visually important and of historical interest, showing the progression from National Schools to later Victorian educational practices.

Unlisted buildings of visual quality and group value, notably:

- **Ivy Cottage** (unspoilt and a good entry feature from the south);
- **Avalon and Ellesmere Houses**, High Victorian details and good use of materials;



Avalon & Ellesmere House

- **South Court and Court Cottage**, large, prominent range, together with a boundary wall;



South Court & Court Cottage

- **Henton House and Crowberry Cottage**, interesting use of contrasting building stones;
- **Roslyn, Bradley House and Lorien**, narrow front terraced houses of mid C19 date, with a decorative porch canopy and railings at Lorien, all of group value in a terrace with listed neighbours;



Henton House & Crowberry Cottage



Lorien

- **Greystones** has unspoilt details and **March House** is a polychromatic eye-catcher;



March House

- the **Southway House-Dahlia Cottage row** has group value;
- the **Swiss Cottages** are an attractive Arts and Crafts mixture of materials and colours;



The Swiss Cottages

- **The Drill Hall** is a striking brick and stone complex, with a two storey main block with round-arched doorway and central oriel and a long rear hall with ‘thermal’ (or Diocletian) windows, all renewed in uPVC but retaining interest (on the edge of the current conservation area boundary);

The buildings on the eastern side of South Street and Chapel Yard form a coherent group.

BUILDING MATERIALS AND ARCHITECTURAL DETAILS SOUTH STREET and CHURCH STREET

Materials are distinctive with a preponderance of the yellow-ginger Inferior Oolite, known locally as ‘Cary Stone’, from the Hadspen quarry, at Grove Farm, about one mile SE of the town. The stone varies from squared and coursed rubble, coursed rubble and random rubble. Prestige houses like South Cary House, have carefully worked facades, so as to merit the description of ‘near ashlar’. Some C19 buildings have contrasting stringcourses and lintels or quoins in a blue/grey stone, probably Blue Lias, available in the area west of the town.

The façade of Westholme is entirely of Doulting Stone ashlar and the parish church has a mixture of lias and Inferior Oolite with Doulting dressings. The combination of Cary Stone and Doulting dressings occurs at a number of higher status houses, such as

South Cottage and The Old Vicarage and the late C19 Avalon and Ellesmere Houses. The lias is sometimes used as a hard-wearing plinth to Cary Stone walls, as seen at Scotland House. At Henton House and Crowberry Cottage, the lias is used decoratively to highlight quoins and lintels.



Cary Stone with Lias base

One or two of the smaller cottages are built of brick, colour-washed or painted, such as Silver Ash. The former chapel has an unpainted front with painted stone quoins. The late C19 March House has contrasting Oolite walling with red and blue bricks. An even more colourful combination is seen on the Swiss Cottages, with red and buff brick and two colour tile hanging, with courses of scalloped tiles. Smooth render is also seen, over stone rubble on several smaller cottages.



South Street materials

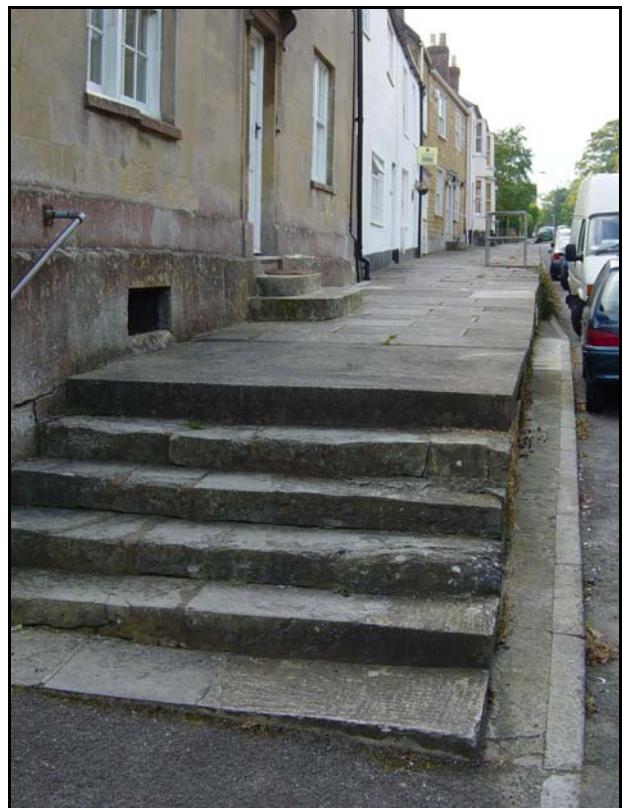


Swiss Cottages, contrasting bricks & tile hanging

Boundary walls are constructed of Cary Stone or Doultong, sometimes in combination, both squared and coursed or of random rubble, with flat or chamfered coping. There is a particularly long stretch in The Park, behind South Street properties, rising to 4-5 metres. There are a series of dwarf walls, up to a metre high, with railings.

Roofs are of slate, clay tiles or flat pantiles. Hipped and gabled forms are seen, the latter often terminated with raised, coped gables. Chimney stacks are of brick or, occasionally, of stone.

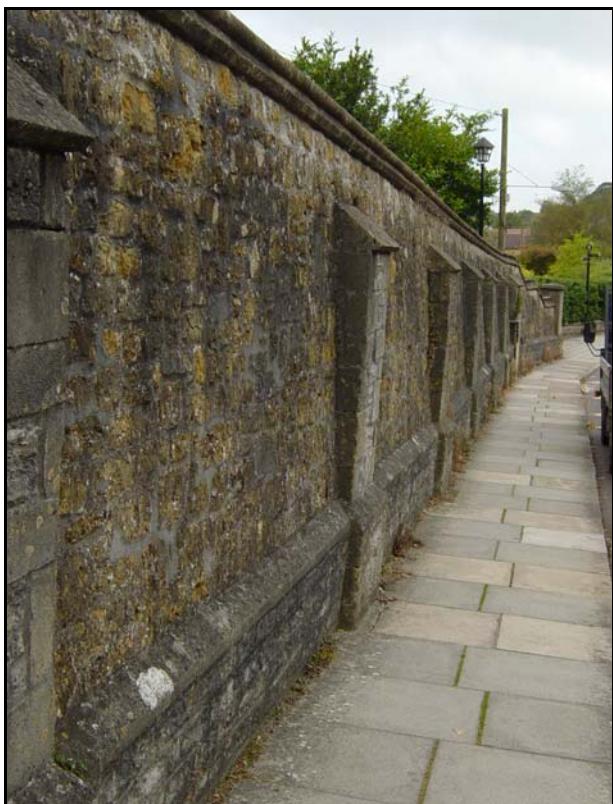
There are areas of raised paving and steps built of Doultong Stone and smaller thresholds to entrances with lias setts.



Lias raised pavements

Details include a variety of window types, ranging from ovolo or hollow moulded stone mullions (used well into the C18), vertical sashes and wooden casements, with occasional canted bays. Doors tend to have moulded or beaded surrounds (on more prestigious houses) or plain surrounds, often protected by a flat hood on console brackets. The actual doors may be simple planked types or, more commonly, six panelled with the top two lights glazed.

Distinctive features are the two areas of raised pavements at the northern end of South Street, with steps in Blue Lias; steps to individual entrance doors from the pavement; coped boundary walls and entrance piers at South Court and the parish church (the latter buttressed and with Gothic details on the piers and lanterns); date and inscription stones of the C17 and C18; and some good wrought and cast ironwork in square sectioned, spear head and urned railings, the churchyard gates and the porch spandrels at Lorien. **APPENDIX ONE summarises architectural styles and details by period.**



Porch & steps, Lorien (top) & churchyard wall (above)

Parks, Gardens, Trees and Open Spaces

The churchyard is an important green space, with grass and mature trees, including yews.

To its west, adjacent to the conservation area boundary is the Millennium Woodland Garden, with substantial tree planting and winding paths (and a good view of the church tower and spire). The extensive grounds of The Old Vicarage are thickly planted with oak, yew, birch and other species and the trees are an important terminal feature looking north along South Street and in distant views from the town centre and Lodge Hill. One single birch tree by Malthouse and a large sycamore by Alma Cottages project into the street and are important visual assets.



The churchyard

This richness is reflected by a large number of **Tree Preservation Orders**, in the grounds of South Cary House; individual ones behind properties on the west side of South Street; around The Coach House; west of the church; and along Cary Brook.

Opportunities for Beneficial Change include the removal or reduction of some of the overhead wires in South Street; and encouragement to owners to retain original door and window details on the unlisted buildings of individual or group value:



Poles and wires

THE COMMERCIAL CORE

This consists of Park, Fore, High, Woodcock and Lower Woodcock Streets, Bailey Hill and the lanes running back to Fore and High Streets and the Market Place (in front of the Market House). It is characterised by a concentration of shops and other business premises, the Market House and the Library. There is a dense pattern of continuous, organic terraces, on older plots, apparently C18 and C19 in date, interspersed with occasional larger former gentry houses. Contrasting with the general urban character is the substantial Florida House/ The Priory in its extensive treed grounds and the castle earthworks.

Building uses are or were:

- **residential**, with a mixture of large town houses and smaller terraced housing (the latter, particularly, in Park, Woodcock and Lower Woodcock Streets);
- **commercial**, with conversions of houses by the insertion of shop fronts or interiors (the Post Office is a good example) and purpose-built terraces (on the eastern side of Fore Street); there are several banks in purpose-built structures and a number of public houses and hotels in older buildings or in more modern premises, on old sites; Pithers Yard, on High Street, was the workshops and showrooms of a C19-early C20 furniture and cabinet makers and Old Bank House, on the west side of High, was once a private school and later a printing workshop;
- **public**, notably the Market House (now a museum, TIC and offices) and the modern public library; the historic presence of a cattle market in the Market Place is evidenced by the survival of a number of protective railings in front of shops.

Building types are:

- C18 and early C19 town houses, of 3-5 bays, two or three storeys, some with basements, usually built on a street frontage and with a central entry; there are one or two examples

of yard entries to former service uses such as stabling; inserted shop fronts tend to occupy all or part of the original building frontage, in the case of partial occupation, separate house entrance doors have survived;

- Purpose-built later C19 commercial development, seen in Fore Street, with ground floor shops and, originally, living accommodation over; on the north side of Woodcock Street, east of the Bailey Hill junction; the Natwest Bank, in High Street, was originally Stuckey's Bank and retains its *fin-de-siecle* form and details;
- The Market House, a two storey, five bay structure, retaining some elements of its C17 predecessor and following historic forms, in the use of a covered, colonnaded part facing its market place and multi-functional rooms behind and on the entire first floor; the former Round House was a late C18 lock-up, of circular plan, is similar in function and size to other Somerset examples, such as those at Mells, Hinton St George and Merriott; there is also a small, single storey fire Engine shed by the entrance to Manor Farm.

The town centre has retained much of its historic **plan form**, as a nucleated settlement focused on the former market place at the junction of Fore, High, Woodcock Streets and Bailey Hill. The castle may have created or modified this basic plan and the manorial ownership may have laid out medieval burgage plots on both side of High Street. The late C19 redevelopment of the east side of Fore Street seems to have retained the older road line and, possibly, the basic plot form.

The **layout characteristics** of remaining historic layouts are two or three storey rows built on or near the highway edge, with evidence of rear entries by through passages and narrow lanes, such as Paddock Drain on the east side and Knight's Yard and The Pitchings on the west.

KEY BUILDINGS AND STRUCTURES

THE COMMERCIAL CORE

The Listed Building entries are all Grade II, apart from the Grade II* Market House. The Round House and the castle site are also Scheduled Monuments.

THE KEY BUILDINGS are:

- **The Market House**, Market Place, visually dominant, with rich details and skyline that is seen from distant views;
- **Gothic Villa**, Bailey Hill, a particularly attractive mid-Victorian house, with good front railings, in a conspicuous location in the NW of the space around the Round House;
- **The Round House**, an iconic building for the town, a fairly rare building type and in an important space;
- **The Post Office**, dated 1767, a fine town house façade and front boundary wall that dominates the north side of the Bailey Hill space;
- **Retail Therapy and Carysports**, north side of High Street, six bays on an important uphill curve, with good shop fronts and classical doorway, grouping well with;
- the **Natwest Bank**, a c.1900 ashlar façade, formerly Stuckey's Bank, sited on the exact centre point of the concave curve;
- **Highfield House**, east side of High Street, very visible from Ansford Road and with rich details in its angled central bay with Doric entrance;
- **Martin's**, east side of High Street, mid C18 swagger front (possibly by Nathaniel Ireson) of five bays, with good three bay shop front and Doric house doorway;
- **The George Hotel**, C17 and (possibly) earlier, the one thatched building, rich in texture and detail, with canted bays and an elaborate iron sign bracket; terminal feature to vista along Woodcock Street;
- **Karen Christensen**, Fore Street, 1804, with a particularly good twin unit shop front with elliptical arched lights and handsome Art Nouveau tiles on

the stall riser; also very visible from Bailey Hill.

- **The Priory** (Florida House), a building of great character and historical associations (built by JS Donne in 1887 and designed by Charles Bell) set in gated and landscaped grounds.



George Hotel

UNLISTED BUILDINGS There are a number that are of individual design merit and/or group value. These include:

- **The War Memorial, Horse Pond**, a tall Celtic cross on a plinth, set in water; a landmark and an unusual design;
- **A K6 telephone box on the entrance to Castle Rise**, similar to the listed one in The Pitchings;
- **Dragon House**, on the corner of Lower Woodcock Street and Fore Street, at The Triangle, stone and brick, canted corner, large dormers, attractive shop front, with an attached old road sign on the west elevation; good corner building;



Dragon House

- **The White Hart**; Fore Street, early C20 render and Doubling dressings,

sashes and a good punctuation mark on the north side of the street;



The White Hart & adjacent unlisted buildings

- **Adjacent house to the east**, early C20 neo-classical, Doultong ashlar, central doorway with architrave and front railings (datestone with 1738 and 1832 on side elevation), group value;
- **Cavendish House, to the east of the above**, late Victorian stone house, with twin gables and canted bays, original central door, etched glass, tiled path, unspoilt, group value;
- **Robert Smith, Optometrists**, Fore Street, Cary Stone, sashes, timber shop front with elaborate volutes and an attractive and important flank seen from the Horse Pond and Park Street;



Robert Smith, attractive shop front and important long flank towards the Horse Pond area

- **East side of Fore Street, from Cooper and Tanner to the Co-op, lower two storey block to the north and Castle Hill Books**: three storey stone and render late C19 redevelopment with canted bays and

decorative glazing and some extant shop fronts; of group value;



Fore St east side, later C19 rendered fronts with sashes & oriels

- **The Boyd Institute and adjoining buildings**, Woodcock Street, dated 1885, with red and buff brick, false half timber, oriel windows, gables and a variety of window types: this very strong architectural presence could be regarded as an intruder in terms of colours and design vocabulary, but it has merits as a strong corner turner into Bailey Hill and the block has some lively detail;



Boyd Institute block, showing lively details such as half-timbered gables, dormers, oriel window & cambered arches

- **Montague House, Woodcock Street**, Victorian stone, sashes and elaborate doorcase;
- **Ashcot and Woodcock Cottage on south side of Woodcock Street**, early C19, four red brick and render bays, sashes, expressed key stones, large carriage entrance with elliptical arch;



Ashcot & Woodcock Cottage, brick & render, sashes & carriage arch

- **Staffordshire House and adjacent shop**, on Lower Woodcock and Woodcock Street junction, early-mid C19, with a strong canted corner, shop front around the angle and a particularly attractive round-arched doorway to Staffordshire House; good corner feature;



Staffordshire House

- **3-5 Woodcock Street**, facing Lower Woodcock Street, rubble, render and pantiles, with three 'Yorkshire sashes' on the first floor; group value;



3-5 Woodcock St

- **London House, west side of Bailey Hill**, early C19, squared and coursed Cary Stone, casements and central

door with fanlight; attractive and of group value;



London House

- **Bryn Cottage, Bailey Hill**, late C19 stone and brick, sashes, carriage entrance with setts; group value;
- **Pie Corner, NW corner of Bailey Hill**, mid C19, stone, pantiles, casements and timber gabled porch canopy to central entrance; group value;



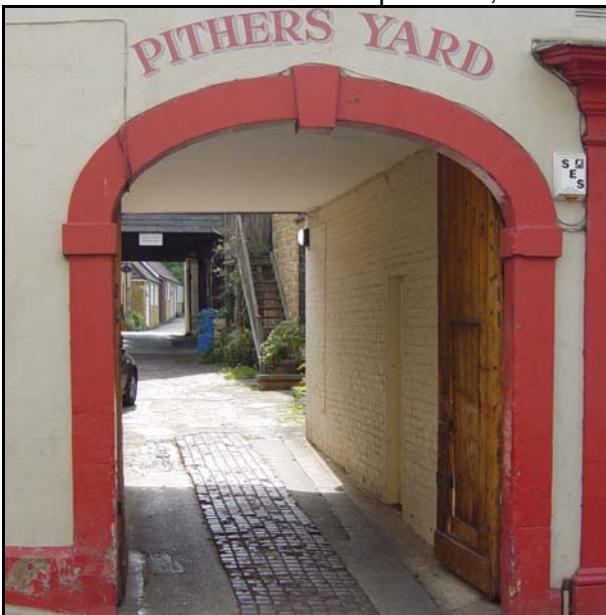
Pie Corner

- **House on west side of The Pitchings (Pyne Drewett Solicitors)**, mid C19, render, with a bold oriel on shaped brackets; important in vistas up and down this narrow lane;
- **Barclays Bank**, Market Place, a large three storey, rendered block, with a canted corner into Woodcock Street, of definite townscape and group value;
- C19 houses with mixed materials and good details on the west side of Florida Street.



Barclays Bank

- **Pithers Yard and adjoining shop , NE side of High Street, early C19** render, sashes, segmental arched cart entry with stable blocks, curving building line, good timber shop fronts; of visual and townscape value;



Pithers Yard entrance

- **Fox Cottage adjoining the above,** rubble, leaded casement and pretty, small former shop front, six panel door with wooden, bracketed canopy;
- **Northfield House, High Street, 1887** datestone, stone, sashes and large gable, with central bay projecting slightly; handsome and of group value;



Northfield House

- **The Laurels, corner of High Street and Ansford Road, early C19 stone L-plan block, sashes and pantiles, good front garden and a good corner building.**



The Laurels

The whole of Fore Street, Market Place and High Street and Bailey Hill form a coherent group.

BUILDING MATERIALS AND ARCHITECTURAL DETAILS

THE COMMERCIAL CORE



Cary Stone & Lias, Gothic Villa

Materials include the use of Cary Stone in squared and coursed form, more frequently than random rubble (reflecting the status of town centre buildings), sometimes with lias base courses. Lias also appears with Cary Stone, as contrasting quoins, string courses a voussoirs and plinths, seen in the long range to the rear of The George Hotel and on Gothic Villa, on Bailey Hill. Doultong stone is used consistently for dressings, such as quoins, window and door surrounds and cornices. The whole façade of Bond's Chemists, in Fore Street, is of Doultong Stone ashlar, as is that of the Natwest Bank, in High Street.

There are a number of smooth rendered façades over rubble, that of Number One High Street being lined to represent ashlar work. Colourwash or oil-based paints have been used on the render and on most of the brick facades, to the detriment of the latter. The covering of the rich mid C18 details of Martin's, in the Market Place, is particularly regrettable.

An unsullied rich red brick, laid as Flemish Bond, is seen on the south side of Bailey Hill.

Victorian polychromatic brickwork adds an exotic note to the Boyd Institute block on the north side of Woodcock Street.

There are several low front boundary walls of Doultong or Cary Stone, usually capped with iron horizontal or vertical railings. Blue Lias setts are an adornment to the whole of The Pitchings, the area in front of the Market House (setts, paving slabs and kerb), the pavement outside the Library, adjacent to Natwest Bank and on several entrance thresholds.



Lias setts, Bailey Hill

There is one thatched roof, at The George Hotel, a last remnant of a once common practice. Welsh slate is the most common material, followed by clay plain tiles (with courses of scallops at Triangle House and stone lower courses at Manor Farm House). Double Roman pantiles add texture and pattern throughout the area. Coped end gables are common terminations or dividers in the case of terraces of properties. Some of the prominent canted corner buildings have hips. Dormers are fairly uncommon features, although gablets appear on some of the later C19 buildings.

Details include:

- sash windows with simple flat or cambered heads, usually with plain surrounds or contrasting blue lias edging or richer detailing with moulded surrounds and expressed keystones;
- refinements in window arrangements, such as Venetian windows, and triple sashed units separated by stone posts;
- some survivals of C17 and early C18 hollow moulded stone mullioned windows with or without drip moulds

- over (both seen at Delaware House in Woodcock Street); with iron opening units;
- wooden casements on smaller cottages, with iron opening lights and 'Yorkshire sashes' in Woodcock Street;
 - canted bay windows and first floor orielis;
 - stone, brick and timber lintels;
 - pilastered or columned door surrounds, sometimes with architraves or pediments over; simpler flat stone hoods on shaped brackets; radial or rectangular fanlights;
 - corner quoins and horizontal string courses and plat bands;
 - a large number of good shop fronts, typically mid-late C19 and early C20, with side pilasters, moulded fascia boards, thin mullions, sometimes arched, and inset central doors, seen, particularly on both sides of High Street and the Market Place and in other individual shops in Fore Street; Karen Christensen, on Fore Street, has excellent Art Nouveau stall riser tiles with 'White Ironmonger';
 - cast and wrought ironwork like the spear heads in front of Woodville House, Fore Street, necked spears and urns at the side gate by Martin's in High Street, the fleur-de-lis finials at Gothic Villa, Bailey Hill, the simple horizontal bars and posts fronting Lush the Butchers in High Street and the S-scrolls in front of The Old Bakehouse; the two K6 telephone boxes on The Pitchings and by Castle Rise; the C19 cast milestone at the White Hart and the mileage sign on the side of Dragon House; and various elaborate wrought iron brackets for hanging signs. There are one or two boot scrapers surviving.

Parks, Gardens, Trees and Open Spaces

The town centre is densely developed with little green space, apart from the castle site, the landscaped grounds of the Priory, a major asset for the town (and extensively covered by Tree Preservation Orders), and a play area on Florida Street on the edge of the existing conservation area. There are

important trees to the rear of properties on the south side of High Street and individual attractive small front gardens at properties like The Laurels and Cavendish House.



Dragon House, old road sign

Opportunities for beneficial change

The overall condition of the town centre is healthy but there are a number of detriments or opportunities for improvement:

- the large garage on the north side of Park Street has a high, flat canopy and its colours are very noticeable, interfering with the continuity and scale of its surrounds and compromising views west to the parish church;
- the whole town centre appears to be dominated by parked cars, along Fore and High Streets and the Market Place (south side); Bailey Hill is particularly disappointing, being a mass of cars on all sides that destroy any sense of space and block vistas of the Round House and the splendid Post Office;



Bailey Hill

- there are some poor quality modern shop fronts in Fore Street and several

- incongruous modern infill buildings (in terms of materials and lack of detailing) in Woodcock Street and Fore Street;
- there are several bare spaces created by demolitions or the creation of car entries, at the side of The White Hart, on the north side of Woodcock Street and the west side of Lower Woodcock Street;
 - invasive creeper grows on a number of good quality facades, notably the Post Office and Highfield House.



Creeper on Highfield House

UPPER HIGH STREET AND NORTH STREET

This is an eastward extension of High Street, from the junction with Ansford Road to Priddle's Hill. It has its own distinctive character of an historic residential area, with a mixture of grand detached houses and terraces, within a matrix of mature trees and occasional gardens. It is, also, the site of an



North St

important early C19 horsehair weaving manufactory, which later moved to the Higher Flax Mills complex.

Building uses are or were:

- **residential**, with three large gentry houses and rows of smaller terraces;
- **industrial**, with John Boyd's horsehair weaving factory established in 1851 behind Ochiltree House;
- **commercial**, Keniston House being a former shop and The Waggon and Horses, on Priddle's Hill once a public house (currently unused);
- **community**, the large Wesleyan Methodist Church being built in 1839-40, with a school room provided in the basement.



Wesleyan Methodist Church

Building types are:

- large, detached gentry houses of five bays, double pile plans and two storeys, seen at Beechfield House, Ochiltree House and The Pines; the first had a separate stable and coach house and Ochiltree House has been modified by Boyd's addition of a later C19 office block or store, with a through passage to the main works behind;
- imposing late C19 detached houses and semis in Ansford Road
- middling two and three bay houses set on the street frontage, seen in Wason and Phelps Houses;
- smaller one or two bay cottages, single pile with rear lean-tos, set in informal terraces on the street front, mainly C19, 1-4 Marina Cottages seem to be a sub-division of a larger house;
- a large 3X3 bay Nonconformist chapel with a front entry in the gable end, a substantial basement and,

originally, a main galleried preaching space.



The Pines

The layout characteristics are a linear space with slight changes in alignment and more pronounced topographical variety, bounded by stretches of terraced housing but interspersed by three large, detached gentry houses, two of which have extensive gardens behind boundary walls and hedges. The Methodist Church is also set back from the road line, with a small front area and steps up to the main entrance. Adjacent to the Church, at Chapel Close, there is a small modern residential cul-de-sac.

KEY BUILDINGS AND STRUCTURES UPPER HIGH STREET AND NORTH STREET

Listed Building entries in the Sub-area are all Grade II, apart from The Pines which is Grade II*.

THE KEY BUILDINGS are:

- **Beechfield House**, an impressive late C18 house with a central projecting bay adorned by a pediment, set in a fine garden with large trees and fronted by a stone boundary wall and gate piers;
- **The Pines**, another five bay house of similar date, with an accomplished brick front and ashlar dressings,

again with a generously planted garden;

- **Ochiltree House**, c.1825, five bays and a brick frontage, with a John Boyd connection and related closely to the **Ansford Factory**, 1851 offices and thirteen bay behind, with a later C19 engine house, workshop, weaving shed and warehouses running back to Ansford Road; of great importance visually (main house) and in terms of industrial archaeology;



Ochiltree House

- **The Wesleyan Methodist Church**, of 1839-40, in a vaguely Tuscan Classical style, its ashlar façade being a landmark.

UNLISTED BUILDINGS of character and group value:

- **Wason House and Phelps House**, three bay rubble, with Yorkshire sashes and two bay ‘polite’ architecture respectively, Phelps House having sashes and a round arched doorway;
-



North St



Wason House & Phelps House



1-4 Marina Cottages

- **1-4 Marina Cottages**, rubble and pantiled row, with wood lintels over casements, one door with a flat bracketed canopy;
- **Victorian adjunct to Ochiltree House**, five bays, central one projecting and with a gablet, Cary Stone and red brick, segmental heads to openings; characterful and assured;
- **Keniston House and adjoining row 1-10 Hillside (including Gable End and Candy Cottage)**, the rendered canted corner former shop has pilasters without an entablature and a good cast iron balcony and the row is of group value, with rubble and lias, casements, a canted bay window, porch and a bracketed canopy.
- **Late C19 detached houses** and semis on the west side of Ansford Road, with good boundary walls and details, up to the junction with Catherine's Close.

BUILDING MATERIALS AND ARCHITECTURAL DETAILS UPPER HIGH STREET AND NORTH STREET

Materials are the local mixture of Cary Stone, lias bases and Doulting ashlar dressings (a complete façade on the Methodist Church) and brickwork. There are two high quality facades of Flemish Bond brickwork and a small number of rendered and colour-washed houses. Roofs are of slate, clay plain tiles or pantiles. Boundary walls are of Cary Stone and Doulting, with the latter in ashlar form on the gate piers of The Pines. There is some lias paving in front of Ochiltree House.

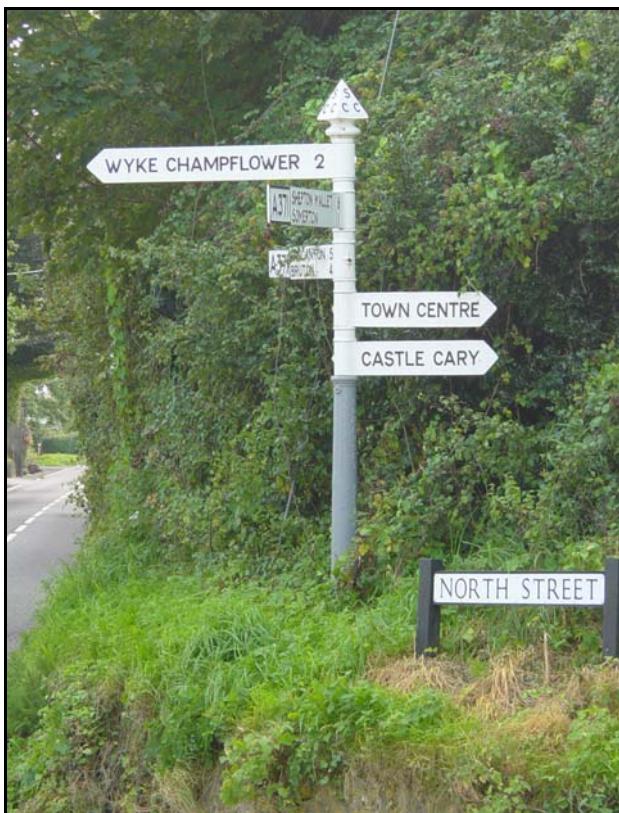
Details include:

- a variety of window types, with 16 pane sashes and later C19 four paned types, set in plain brick openings with rubbed and gauged lintels or stone with moulded architraves; 16 pane casements on the main former factory block and more modest wooden casements, with wooden lintels, on cottages; the Methodist Church has large semi-circular headed windows with leaded lights and there is a circular bulls-eye window in the pediment of Beechfield House;
- doorways with ashlar, moulded surrounds (Pedimented hoods on brackets or a complete columned Doric surround on the gentry houses), rustication and an incised inscription over the cart entry to Boyd's factory; and humbler bracketed wooden canopies elsewhere;
- squared rubble gate piers with ball finials at Beechfield House and rusticated ashlar with pineapple tops at The Pines, boundary walling tends to have flat coping;



The Pines, gate piers

- a Somerset CC iron finger post at the top end of North Street and finely scrolled iron gates to Beechfield House.



Finger post, North St

Parks, Gardens and Trees

There are large private gardens around Beechfield House and to the side of and behind The Pines. The sub-area has copious mature tree planting, in the two gardens and at the upper end of North Street. Trees overhang the road line and there is a fine

specimen silver birch adjacent to the Methodist Church.

Opportunities for beneficial change

There are a number of issues, including an unsightly close-boarded fence and blue garden sheds by the Methodist Church; the current poor condition of The Waggon and Horses and the John Boyd factory; and loss of detail on some of the unlisted buildings, through window replacement.

Community Involvement

A useful initial meeting, facilitated by members of the District Council's Community Development team, was held with representatives of the Town Council, local businesses and interest groups where the group's perceptions of 'assets' and 'problems' and 'issues' were discussed. Amongst the assets were:

- the castle site;
- the C18 Post Office and the whole of Bailey Hill);
- shop fronts;
- cobbles around the Market House (although concern was raised about the need for their maintenance);
- the Market House clock (in the process of repair);
- the Horse Pond;
- the remnants of former industries;
- The Priory and part of its boundary wall constructed from pipes;
- stone boundary walls throughout and outside the conservation area (interest was expressed in recording these and feeding information into this document);
- open spaces in and around the conservation area.

Problems and issues included:

- the conservation area is insufficiently understood by non-specialists and its virtues are not effectively publicised;
- the need for appropriate and sensitive development;
- concern over currently unused or neglected buildings, such as two former public houses and the John Boyd factory on North Street;

- questions on the impact of new planning legislation (extending permitted development rights) on management of conservation areas;
- protection of unlisted features of local importance outside the existing conservation areas was a concern;
- maintenance of specific problem sites (such as the Horse Pond) and planning gain amenities;
- traffic management and parking;
- all three of the Cary conservation areas should be appraised;
- various suggestions were made for boundary amendments and extensions, notably on Florida Street, on Torbay Road and around The Priory.

Local residents and appropriate interested parties have been further consulted on the contents of this appraisal and on the amendments and extensions to the boundary of the conservation area.



Florida St



The Priory

General Condition

Overall, the town's buildings seem to be in sound condition, with an obvious pride in residential properties and the commercial core. There are few empty properties, with the exception of The Waggon and Horses, at the eastern gateway into the conservation area. The John Boyd factory building, behind Ochiltree House, is also of concern.

Repairs to historic buildings also appear to be generally sympathetic, with occasional lapses with excessive cement pointing of rubble walling.

Summary of Issues

Bringing together the various issues raised in the descriptions of the three Sub-areas, there is concern about the creation of sporadic gaps in frontages to accommodate car parking and the general incursion of parked cars throughout the commercial core and, particularly, in the Bailey Hill space.

Whilst there are good examples of modern infill and reuse of historic buildings, there are a few examples of poor (in terms of materials and detailing) post-war residential and commercial developments. Some of the less recent shop fronts and details on unlisted buildings on Fore Street could be greatly improved when opportunities for change occur.

Some unlisted buildings of character and merit have been affected by replacement windows and doors, to their detriment and that of wider groups of buildings.

General Information

The Appraisal was prepared by John Wykes Planning and Conservation and South Somerset District Council and approved by committee on 12th May 2010.

Development that needs planning permission

Article 4 Directions

Article 4 directions allow the planning authority to restrict the right of landowners to carry out certain categories of development

that would otherwise require planning permission. While listed buildings are protected by the need for listed building consent to be obtained for even the smallest alteration, other buildings in conservation areas are susceptible to harm caused by minor changes that would otherwise not require planning permission. **An Article 4 Direction therefore has been introduced throughout this conservation area that will apply to alterations to buildings where the alteration would front a highway, waterway or open space – the public fronts of buildings.**

Summary of controls imposed

Planning permission will be required for works such as changes to:-

- windows, doors, or other openings,
- roofs, roof coverings and chimneys,
- construction of porches,
- building and hard surfacing in the front curtilage,
- adding satellite dishes and solar panels,
- erecting gates, fences, walls or other means of enclosure.

Please contact South Somerset District Council Development Management Service if you require more information on this.

Criteria used for assessing the contribution made by unlisted buildings: the actual design characteristics, such as mass, skyline, interesting details and materials; and position relative to the wider setting, individual or groups of Listed Buildings.

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Maps

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Glossary of Architectural Terms

Architrave: lintels and jambs surrounding a door or window

Art Nouveau: early C20 continental style characterised by sinuous curves

Arts and Crafts: late C19-early C20 British revival of vernacular architecture and craft skills

Ashlar: best quality masonry with smooth face and narrow joints

Cambered arch: flattish arch

Canted bay: splayed or angled sides to projecting window

Casement: opening lights hinged at one side

Console: bracket

Coped gable: angled capping, usually raised above height of adjoining roof

Corbel: a projecting block

Cornice: a moulded projection crowning a wall

Doric: a classical order characterised by columns with plain blocky and ringed capitals

Dressed stone: masonry worked to produce an even finish but not as precisely as ashlar

Drip mould and label: projecting horizontal moulding to throw off rain and the decorative end stops commonly seen in Tudor, C17 and Tudor revival buildings

Entablature: richly moulded lintel supported by columns or pilasters

Expressed keystone: the central arch stone that projects further from the wall face than its neighbours

Fascia board: the horizontal sign board on a shop front

Flemish Bond: brickwork with alternative headers and stretchers in each course

Gablet: a small gable

Gentry house: a high status house

Glazing bar: usually wooden division of a window light

Gothic Revival: C19 rediscovery and development of the pointed arch architecture of the Middle Ages

'Gothick': a playful and archaeologically incorrect C18-early C19 version of medieval gothic

Hipped roof: both roof slopes are angled back at corners

Hollow chamfer: side of stone window or door or mullion with a sunken profile

Lintel (or lintol): horizontal stone or wood former to top of door or window opening

Marginal glazing: mid-C19 window pattern with narrow lights toward edges of glazing

Mullion: vertical bar dividing window lights

Oriel: a projecting first or second floor window

Palladian Revival: classical architecture based on a C18 rediscovery of the pure design principles of Andrea Palladio

Pantile: a clay roof tile of shaped or curved section

Pediment: the triangular or semi-circular hood or gable end on classical architecture

Pilaster: a flat, slightly projecting version of a column

Pile double and single: two or one room deep house plan

Plat Band: a projecting horizontal division across a facade

Polite: architecture that accords with national fashions and techniques, usually fairly up-to-date

Portico: a range of columns forming a porch

Quoins: corner stones or bricks, usually raised or decorated

Rubbed and gauged: best quality brickwork details achieved by use of rubbing and cutting tools

Rubble random: unworked and unshaped stone walling without any form of coursing;

squared and coursed: stone roughly shaped and laid in approximately level courses

Rustication: the deliberate deepening of joints to create a strong appearance

Segmental: an arch of flattened curve

Spandrel: triangular space between an arch and horizontal top mould or a triangular shaped bracket

Stall riser: base of shop front, under display window

Stone coped gable: a raised banding of regular stones that finishes and protects a gabled roof

String course: a thin horizontal projection dividing a wall surface

Thermal window (or Diocletian window): semi-circular opening with two vertical mullions, based on Roman bath-house details

Tudor Revival: C19-early C20 reuse of Tudor forms and details

Tuscan: a very simple version of Doric (qv) classical design

Venetian window: a three unit classical opening where the central piece is usually higher and wider than the outside ones, and usually round arched

Vernacular: buildings of local styles and details, as opposed to fashionable, national ('polite') styles

Yousssoir: lintel or window/door head

Yorkshire sash: two light window with one fixed light and the other sliding horizontally

APPENDIX ONE: Basic architectural vocabulary by defined periods

- **vernacular**, C17-early C18 buildings based on 'Tudor' details, with Classical elements progressively introduced; flat fronts of coursed rubble with ashlar dressings; two and three light stone mullioned windows with returned drip-moulds over; simpler wood or metal casements with or without leaded lights (often rectangular wooden frames with one horizontal division and stone or wooden lintels over); Classical details are notably in the form of greater symmetry in door and window openings and doorcases with pediments and brackets over moulded door surrounds;



Casements & wooden lintels, South Street

- '**polite**' **Classical**, mid C18 – mid C19, reflecting national fashions, ranging from early –mid C18 Baroque details (stepped, expressed keystones over windows and raised quoins); a calmer Palladianism with 6/6 or 8/8 sashes in raised and moulded surrounds and pedimented, pilastered or columned door surrounds; cornices or string courses; details like Venetian windows and double unit sashes and colour contrasts between coursed rubble walling and ashlar dressings; into the C19, Neo-Classical influences simplified details and textures, with smooth render and raised window surrounds without expressed keystones or elaborate mouldings;

there are examples, also, of quality red brick fronts, in Flemish Bond, with rubbed and gauged lintels, sashes and round headed doors;



Classical variations, Baroque (top); Palladian (middle) & refined brick (above)

- **Victorian stylistic revivals**, Greek, Gothic and Italian styles are conspicuous by their absence, with a preference for a 'Tudor' style (coped gables with kneelers, tall chimneys, stone mullions, canted one or two storey bays), a mixture of basic Tudor forms and eclectic details, or a 'picturesque' assemblage of gables with elaborate bargeboards, gabled

porches on elaborate brackets and colour contrasts between Cary Stone and Lias dressings and string courses (the Swiss Cottages in Church Street are more pronounced in their deliberate effects, with large gables, jetties and expressed corbels and joist ends, tile hanging, polychrome brick and tall chimneys) and less panes as the C19 progressed but there was a late C19 type with multi-paned top lights and contrasting one pane lower units; also late Victorian is a red brick and Cary Stone or red and buff brick 'mixed' or eclectic style with sashes, gables, oriels, cambered arches and round-headed openings



End of C19 'mixed Tudor' (top) & brick picturesques – half-timbered gables, oriels, cambered arches & colour contrasts (above)



Victorian industrial, Cary Stone & brick, cambered arches

- **mid C19 – early C20 houses**, varying from simple rubble terraces, sometimes rendered, with sashes or casements, slate or pantiled roofs, stone or wooden lintels, boarded doors with top lights and (occasionally) flat door canopies on wooden brackets; higher status houses tend to enter into the 'Tudor' revival details;



Simple later C19 cottages

- **commercial premises** are often adaptations of houses, with inserted shop fronts, but there are examples of purpose-built units, such as the group on the east side of Fore Street; shop fronts are usually of timber, with side pilasters (plain with Doric capitals, reeded or with sunk panels), fascia boards with generously moulded tops and, later in the C19, elaborate console brackets, stone or tiled stall risers, canted or rectangular display windows, often with central, recessed entrance doorways and refinements like thin mullions and arched tops to individual lights; commercial premises may have characteristic canted or splayed corners with an entrance. (*see, also, drawing sheet*)



Traditional wooden shop fronts, High St – good details, proportions & colours

Appendix 2

Amendments proposed to Conservation Area Boundary (Designated 12/5/2010)

It is apparent that there are some anomalies in the current boundary:

- modern development south of The Bay Tree on South Street might be reflected in the omission of a previously open space;
- the current boundary on the western side of the South Street properties runs arbitrarily across gardens in several places and could be adjusted to coincide with rear boundaries;
- similarly, two adjustments north and south of the Woodcock/Lower Woodcock Street junction could relate to actual boundaries;
- there is a small potential adjustment south of Barons Court, on the north side of High Street;
- other anomalies behind properties on the north side of Upper High and North Streets could similarly be addressed by small additions or exclusions.

There are three **potential extensions** to the existing boundary, to include historically significant parts of the town and to include some individual and groups of buildings of merit:

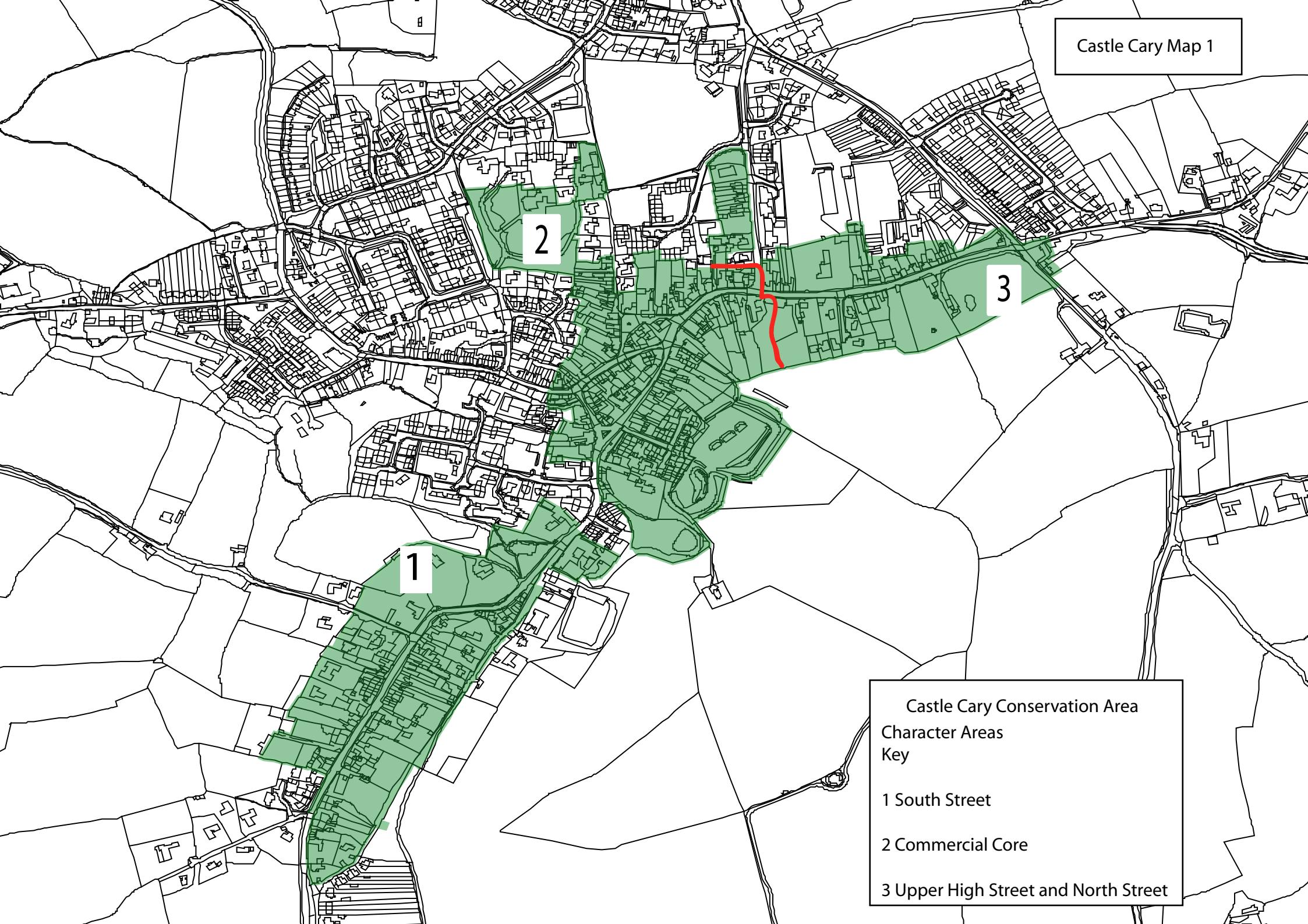
- the castle earthworks, already a Scheduled Monument but also a valuable green space;
- the west side of Ansford Road, including several imposing late C19 detached houses and semis, with good boundary walls and details, up to the junction with Catherine's Close; parts of the west side of Florida Street (mainly C19 terraced houses with mixed materials but some good details) and the large block of land including and around The Priory, which is a listed building of great character, historical associations (built by JS Donne in 1887 and designed by Charles Bell) and presence in wider views and whose landscaped grounds are a major asset for the town (and are extensively covered by Tree Preservation Orders).



ROUND HOUSE (CLOCK-UP) AND
POST OFFICE, BAILEY HILL



Castle Cary Map 1



Castle Cary Conservation Area

Character Areas

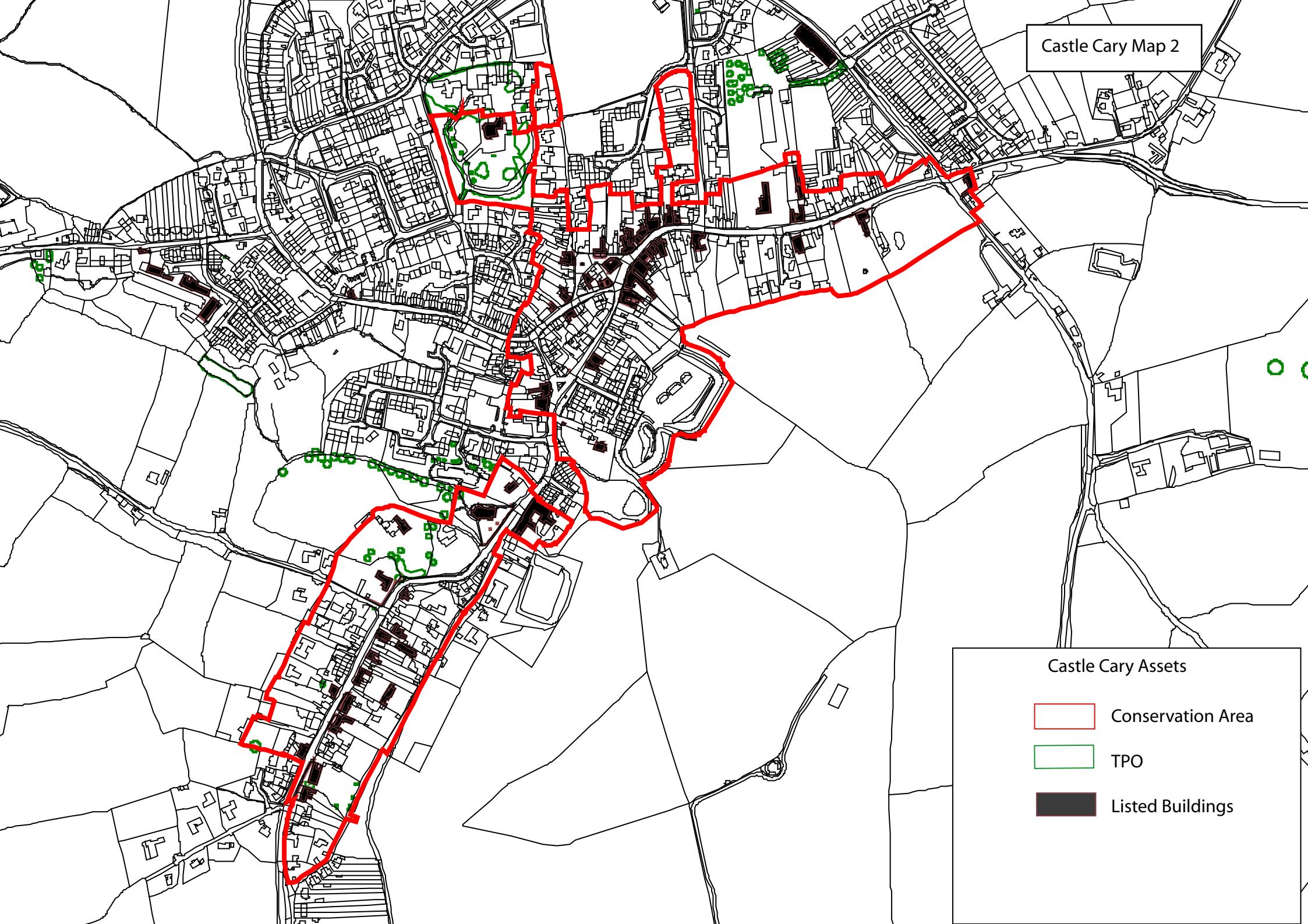
Key

1 South Street

2 Commercial Core

3 Upper High Street and North Street

Castle Cary Map 2



Castle Cary Assets

- Red square: Conservation Area
- Green square: TPO
- Dark grey area: Listed Buildings