

BRUTON CONSERVATION AREA APPRAISAL



South Somerset District Council 2010

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Committee approval 12/5/2010

Introduction

Bruton is a small town in the eastern part of South Somerset, sited in the valley of the River Brue, mainly on the higher ground on the north side of the river, although the parish church and the various school sites are on the south bank. The A351 Frome-Yeovil road passes through the settlement and the B3081 crosses the river at Church Bridge. The Bristol-Taunton railway line runs to the south of the river.

The town has a long history and there are a large number of historic buildings of various periods and a largely unspoilt townscape. A large conservation area has been designated, including the historic core on the northern side of the river, along High and Quaperlake Streets; around the river crossing and the parish church, and Plox, the site of the priory, and the King's School.

Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Bruton 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 Bruton Conservation Area are:

- variations in local topography, with the High Street sited dramatically on a slope up to a pronounced 'bench' on the northern valley side of the River Brue, a historic bridging point and level ground along the riverside, and higher ground on both sides of the wider valley;
- views out to the surrounding countryside and views over the town centre from higher ground, such as from the Dovecot and the railway embankment;
- some individually important trees and groups in West End, Plox, around the parish church and along the river;
- a potentially rich archaeology, in areas undisturbed by modern redevelopment, particularly within the probable medieval planned layout of High Street, the possible earlier church site adjacent to the present parish church, and the abbey precinct and the wider monastic landscape;
- the survival of much of the historic town plan and many of the individual plots and medieval structures behind later facades;
- 118 Listed Building entries, including a Grade I Parish Church and part of Sexey's Hospital and three Grade II* buildings ;

- Nearly forty unlisted buildings and groups of individual merit and group value;
- many small details of interest, including shop fronts, wrought and cast ironwork, boundary walls (in particular, those running along the two Backways) and gate piers, signs and plaques;
- the consistent use of local building stones, sometimes in combination and stone tile roofs and areas of sett paving.

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 policies for 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

Bruton is situated in the SE corner of Somerset, about four miles (6kms) east of Castle Cary, set in the deep valley of the River Brue, which flows more or less east-west. A small stream, the Combe Brook, springs from the north. Rounded hills to the north rise up to nearly 200m AOD and to 160m to the south. To the east is the undulating landscape of Bruton Forest, with heavy clays and substantial remnants of its once thick woodland.

The area has a complex geology, with a boundary between Inferior Oolite and Lower Lias. There is a Forest Marble escarpment to the north and east of the town, seen in the hilly topography mentioned previously and the rapid descent to the town approaching on the A359 from the NE.

The town is set on the valley bottom and lower slopes, mainly on the north side of the river, in a markedly linear form. High Street climbs steeply to a high point at its eastern

end whence there is a descent down to the river and Church Bridge. There is a pronounced edge or escarpment behind the properties on the northern side of the street, giving occasional views of the valley bottom and hill slopes beyond. The High Street buildings also provide a characterful skyline, when viewed from the riverside.

The railway line has divided the developed area of the core of the town from the historic park and landscape to the south and is elevated on a viaduct and embankment either side of the station, giving splendid views over the town from the train. The hill slopes further south are crowned by the iconic Dovecote, which is seen in many near and wider views.



View across valley from south

Historical Development and Archaeology

Bruton lay within the ancient Selwood Forest. It was part of a West Saxon royal estate and two churches were founded here in the late C7. There was a Saxon mint and a royal borough by the time of Domesday, possibly sited to the south of the river, around the present parish church. The medieval town was conceivably moved to the north side of the river, above the bridging point, with a market place in the Quaperlake/High Street area.

In 1142, an Augustinian priory was founded on the south side of the river, adjacent to Plox. Its actual site and layout is still a matter of some conjecture, the church either the surviving Parish Church or, more probably, a separate structure to the SW. The priory was elevated to an abbey in 1511 but its dissolution occurred in 1539. Associated with it was a school, founded in 1519, closed at the abbey's demise and refounded as King's School in 1550. The abbey site was converted to a large private house. The only

visible remnants of the monastic site are the large buttressed precinct wall on the south side of Plox, Priory House on High Street, the former monastic court, and the ruined prospect tower/later dovecot to the south of the river.



Monastic boundary wall (left) & King's School

The Parish Church of St Mary is a substantial late medieval building, formerly on the edge of the monastic precinct, possibly on the site of one of the Saxon churches and a later minster.

In spite of being a Saxon royal borough, the later town never attained such status, being dependent upon its manorial owners. High Street has evidence of medieval planned burgage plot layout, with regular plot sizes, an upper and lower parallel back lane and connecting passageways or 'bartons'. There are nine listed medieval buildings and structures in the town.



High Street, medieval survivor & burgage plots

Undoubtedly, the settlement was adversely affected by the loss of its abbey but the

foundation of purpose-built almshouses, in 1638, at Sexey's Hospital, was of great benefit to the town. Its endowment provided funds for the later establishment of boys and girls schools in the late C19. It is possible that lower High Street, Mill Lane and West End represent areas of post-medieval development. In this period, too, the medieval market place was encroached upon and partly infilled.



Sexey's Hospital

The C18 saw the building of a number of gentry houses, assembly rooms behind the Blue Ball Hotel, and a Congregational Chapel in 1803. The production of broad cloth, serges and knitted stockings was superseded by a local silk throwing industry in several sites around the town centre, with Saxon's and Ward's works employing 900 hands in 1823 and 230 in 1831. The railway arrived in 1856 and the town became a major educational centre, rather in the fashion of Sherborne, with the King's School, the late Victorian Sexey's schools and Sunny Hill School (now Bruton School for Girls).

There would thus appear to be considerable **archaeological potential** in the conservation area in topic areas like the early Saxon church sites; the monastic precinct and wider estate; the medieval planned burgage plots and post-medieval expansion; the structural and architectural history of town centre buildings; and industrial history, including the five mill sites.

In any research work, there are various **maps** that are helpful in determining the extent and nature of development and details of individual plots, in particular the excellent

Ordnance Survey map 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 two 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

Bruton 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 High, Quaperlake and Patwell 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 three storeys in height; subtly meandering or more obviously 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; there are occasional variations in scale provided by larger buildings on main frontages, such as Sexey's Hospital, the Masonic Hall and the former Congregational Chapel. The gables of these larger buildings, in particular, rise above lower neighbours and chimneys add to the visual contrast;



High Street

- **rural lanes on the edges of the town**, such as Shute Lane, Mill Dam (perhaps the least developed of the routes), the western part of Higher Backway and Providence Place, with short building groups and larger detached houses set in gardens and trees; the main road, Lusty, entry from the SW, under the railway and to Leggs Bridge also has a rural character, with fields to the west and large trees above the road;



West End

- **the Backways**, two linear routes running east-west in parallel to High Street and linked to it by bartons, Higher Backway from St Catherine's Hill to Coombe Street, characterised by sporadic development, the backs of High Street properties, large trees and a network of important stone boundary walls; Lower Backway running along the riverside from Church Bridge to Mill Lane, again stone walls, trees and the backs of properties are key elements;
- **small urban pedestrian lanes or 'bartons'** from High Street down to Lower Backway, typically with arched entries under High Street buildings, through stone walled lanes bounding rear gardens, down to the riverside; Crown, Chapel, Amor's and Elliott's are the known named ones; there is a similar northern route from High Street, Warren Close, uphill to Higher Backway;



Amors Barton

- **the riverside**, followed by Lower Backway on the northern side and King's School and residential buildings on the south; trees soften edges and Abrahall's Tower and the Sexey's hospital apple store add a picturesque note. There are five contrasting links across the water: the relatively wide Church Bridge; the

pedestrian Packhorse Bridge, the road bridge at Leggs Bridge, the footbridge between the green space on Plox and Lower Backway and, for the brave, stepping stones;



The riverside

- **the churchyard and historic monastic and scholastic precincts**, a verdant contrast to the densely developed town centre, with an elevated churchyard embellished by trees and bounded by stone walls; a high, long former monastic boundary wall on one side of Plox; and domestic and school buildings in an informal group on the other.



Churchyard

These various spaces occur in sequences and combinations that create stimulating **townscape**, which is best experienced by walking across the conservation area from a variety of routes but an approach from the west, from the foot of High Street to the

junction with Quaperlake Street, thence down Patwell Street, across Church Bridge to the parish church and, finally, down Plox is very instructive. A route starting from the south side of the river and up to the highest part of High Street is equally interesting.

There is a transition from rural lanes at **West End**, where Shute Lane, partly in a deep, banked cutting, meets the edge of the developed area, with the Methodist Chapel a landmark and C19 detached houses set amongst big trees.



West End, High St entry

High Street begins as a narrow corridor, with a short southern diversion down **Mill Lane**, a more rural experience to the north up **Mill Dam**, and a steep climb up narrow pavements bounded by cottages, some trees projecting over the road on the north side and the imposing bulk of Sexey's Hospital on the right (south). The Hospital has a tranquil lawned precinct off the street, with a surprise view south over gardens and the river valley to the Dovecot. On the northern side, **St Catherine's Hill** climbs sharply and narrowly from High Street and Tolbury Lane, to the west, gives splendid views over a steep combe and a junction to the east leads to **Higher Backway**, which runs past the treed grounds of Tolbury House and the rears of High Street premises.

Back on High Street, more or less continuous rows of two and three storey houses and shops flow along both sides, with slight changes in road alignment, producing sequences of vistas stopped by whichever side is a concave curve. The high point of the hill is near the large former Congregational Chapel and the Masonic Hall forms another large gabled unit on the north side.

There are a number of small openings under and through buildings on the south side, the characterful '**bartons**' that lead downhill to the river. On the north, Warren Close cuts through buildings and climbs to Higher Backway.

There is a slightly wider space at the junction with **Coombe, Quaperlake and Patwell Streets**, where there was a medieval market cross. The gabled façade of the library effectively terminates the vistas from High Street but there is a small deflection left into **Quaperlake Street** that only begins to open out when the corner is turned. The street is, again, not straight, but has subtle changes in alignment and level, with long rows of two and three storey houses on both sides.



High/Quaperlake/Patwell Street junction



Quaperlake Street

There is a narrow lane, **Grove Alley**, down towards the river and church, whose tower stands up well over roofs. Back at the junction with **Patwell Street**, there is a sharp downhill vista with a marked double curve in the building lines. The church tower, again,

stands up over the buildings on the southern side. At the foot of the slope, Patwell House faces a small space, around Patwell Pump, by the approach to Church Bridge.



Patwell St, looking up to High St junction

The **riverside** has views of the steep slopes up to High Street, with an impressive skyline of roofs and chimneys, tempered by trees. **Lower Backway** runs parallel to the river, linked by the bartons to High Street.

The southern side of the river has a contrasting density and grain to the north side, with the spacious churchyard slightly elevated above **Silver Street and Station Road**, embellished by trees and crowned by the superlative church tower. **Plox** is a return to a corridor street, bounded by the impressive former abbey precinct wall and King's School buildings. The western end is more residential in character, with many large trees, attractive green space with fine views over the river and a rural footpath along Lovers Walk off Godminster Lane.

South of the railway line **Jubilee Park** and **Dovecot Hill** which mark the probable extent of the historic park and monastic precinct, contains scheduled ancient monuments although its archaeology is not fully understood.

The **colours** of the area are varied, due to local building stones and decorative finishes

to buildings. The biscuity browns and greys of Inferior Oolite are mixed in with the paler greys of Doulling Stone and the blue-greys of lias setts. There are a number of pale colourwashes on stone and brick, with white and creams evident. No. 2 High Street has stronger contrasts, with a deep blue render and a red brick centre-piece.

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.

Wider views include high arcs of vision from the railway and from the hill slopes at Dovecot Hill. There are good views across the river valley from the courtyard of Sexey's Hospital and from the western end of Plox in the opposite direction. Higher up, there are similar good views from Lovers Walk across the town centre. At the top of St Catherine's Hill there are excellent views west to open countryside, down Tolbury Lane. Mill Dam also offers views of water and of a valley side on its eastern side.



View from Dovecot Hill

©Nigel Freeman

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

- up and down High Street, with changing vistas according to levels and position;
- a particularly good vista into High Street from the junction with Patwell and Quaperlake Streets;
- vistas along Quaperlake Street from the High Street junction and westwards from Glen House;

- from this area, a vista south down Patwell Street, with the church tower prominent over roofs;
- a framed vista of the tower down Grove Alley;
- restricted vistas across the valley from the higher slopes of the bartons;
- views of the High Street skyline from Lower Backway;
- a river perspective from Church and Packhorse Bridges;
- a fine view of the north flank of the parish church from Church Bridge;
- a view of the west tower from the NW entrance to the churchyard;
- lateral vistas up and down Plox.



Parish church tower from west

The outstanding **landmarks** are the Parish Church tower; Sexey's Hospital; No. 2 High Street; the King's School Memorial Hall; the precinct wall on Plox; and the Dovecot. There is also a high 4-5 storey modern metal clad building in Higher Backway converted from a former provender mill that shows up markedly in views from the south side of the river valley.

CHARACTER ANALYSIS

Bruton has a complex town centre with a large conservation area. There are two obvious **Sub-areas (MAP ONE)**, based on

topographical and historical factors, which may be described in some detail:

- **HIGH STREET AND AREA NORTH OF THE RIVER**
- **SOUTH OF THE RIVER, RIVERSIDE, PARISH CHURCH AND PLOX**

HIGH STREET AND AREA NORTH OF THE RIVER

This is the commercial core of the town, based on a deliberate act of medieval planning, reflected in a general high density of buildings, more or less continuous along street frontages, with one or two larger public buildings or gentry houses. The network of back lanes and bartons is a very important determinant of the central area's character. There are quieter adjuncts, mainly residential, that have a semi-rural character, such as St Catherine's Hill, Mill Dam, Shute Lane and Providence Place.

The elevated position of the central and eastern parts of High Street provides some fine views out over the river valley and a sharp descent to the river crossing point.

BUILDING USES are or were:

- **ecclesiastical**, with the former Congregational Chapel on High Street created in 1803, together with an earlier building converted to a manse and, in 1836, converted to school rooms, with a new chapel behind; at West End, the Methodist Church was built in 1848;
- **charitable/community**, Sexey's Hospital being a good example of a C17 foundation, with individual accommodation units, chapel and communal rooms; the Masonic Hall is a conversion and extension of an older building, the Market Hall Court House; the former Assembly Rooms are on Coombe Street; the public library is in a conspicuous position by the former market place, on the site of the Wellington Inn;



Sexey's Hospital courtyard

- **commercial**, High Street still has a range of shops and there are a number of properties that are now residential but retain evidence of former shop fronts; High Street also had a significant number of inns, probably linked to the coach trade, three surviving but at least another three existed on the north side, with others at West End, Quaperlake and Patwell Streets; No. 29 High Street, seemingly a three storey town house, was built as Stuckey's bank in 1808;
- **residential**, with a mixture of larger gentry town houses and smaller cottages throughout the area, some with later shops inserted;
- **educational**, several buildings on High Street are used by the King's School for a sanatorium and accommodation;
- **industrial**, The Old Brewery House, on the south side of High Street, was a C18 maltster's house, a silk mill in the early C19, had a brewery behind it by 1853, and, now, part of Sexey's Hospital; there were other silk workshops at Viney's Yard (where there are substantial later C19 factory blocks, converted to housing), Gant's Mill and east of Mill Dam; there were three grist mills in the town, the priory mill probably being east of Patwell Street and a post-medieval one with substantial remains in Mill Lane; the remains of a provender mill in Higher Backway have been incorporated in a modern house and studio; the current museum and community office in High Street is a reuse of White's Garage, opened in 1893. There are other interesting examples of change and adaptation over time, exemplified by Glen House, in

Quaperlake Street, recorded as a substantial silk thrower's house in the C18 and a temporary building for Sexey's School in 1889, and now a private house again.

BUILDING TYPES NORTH OF THE RIVER are:

- medieval timber framed houses both in the form of substantial individual houses and rows, such as No. 31 High Street, a hall house with through passage and gabled cross wing, having late C13 elements, late medieval and C17 alterations, the latter rebuilding the hall as two storeys with a rear stair turret; No. 13 High Street has or had substantial cellars; and Nos. 34 and 36, The Priory, is a late medieval six bay house with a jettied first floor; Nos. 16-20 High Street seem to be a five bay late C15 row with an undercroft, later sub-divided;



The Priory

- larger town houses, rarely detached and often in rows, varying from late C17 houses, three to five bay C18 types (up to three storeys) and early-mid C19 examples; there are a few examples of service yards reached through carriage entrances or wall gates, with coach houses and stables to the rear or, as in the case of several substantial houses on the north side of High Street, linked to service lanes like Higher Backway;

- smaller one or two bay cottages in organic rows, the smaller ones originally of one room on each floor, most later extended to the rear;
- Sexey's Hospital, a large courtyard plan with a street entry and a chapel facing this across a central space, rather like a collegiate plan;
- Two Nonconformist chapels with large interior preaching spaces, with galleries and linked meeting and school rooms;
- A former tollhouse on Shute Lane;
- A late C18 gazebo behind Sexey's Hospital, of square plan, with an undercroft.

BOUNDARIES are important with substantial stone walls along the western end of High Street, around large houses like Tolbury House, Higher Backway, and down the bartons and along the Lower Backway boundaries of High Street properties. There are good quality walls around the Ropewalks site on Higher Backway and a number of mature trees that are important in close and wider views.



Higher Backway boundary wall

KEY BUILDINGS AND STRUCTURES HIGH STREET AND ADJUNCTS NORTH OF THE RIVER

The Listed Building entries in the Sub-area include the Grade I west wing and chapel of Sexey's Hospital and 18-20 High Street and Nos. 34-36 (The Priory) Grade II*. (**MAP TWO Assets**)

The **KEY LISTED BUILDINGS** are:

- **Sexey's Hospital**, rare building type with good details and chapel fittings, landmark building;
- **18-20 High Street**, important late medieval house;

- **31 High Street**, late C13-C17, important medieval structure and interesting building history;
- **34-36 High Street, The Priory**, late medieval house, of monastic origin, prominent on High Street;
- **The Masonic Hall**, good C17 details, former Market Hall, prominent gable;
- **1 and 3 High Street**, two high quality and prominent C18 fronts, with some refined 'Adam' detail and good shop fronts;
- **2 High Street**, C18 town house of refined and singular details, possibly by/influenced by Ireson; very visible on its corner site;
- **28 High Street (former Congregational Chapel)**, entertaining 'Gothick' details, very prominent on High Street;
- **Grove House, Quaperlake Street**, gentry house with pleasant, dignified classical detailing and good boundary walls and ironwork;
- **Glen House, Quaperlake Street**, long varied range, visible in vistas along the street, interesting building history;
- **Patwell House, Patwell Street**, mid C19 gentry house with good front gate that dominates a small space by the bridge approach.



Patwell House

- **Chepstow House** (former Queen's Head Inn), a very visible building at an important entry point;

UNLISTED BUILDINGS of individual merit and/or wider group value:

- **14-18 West End and a three storey building to the east**, mid-late C19, rubble, pantiles, casements and two gabled porches, the three storey building has loading doors and may have been part of the mill (now an undertaker's premises);



14-18 West End

- **Turnpike Cottage, Shute Lane**, mid C19, rubble, single storey, canted corner, altered but an example of a relatively rare building type;
- **2 & 4 Mill Lane**, mid C19 render and casements, unspoilt, group value;
- **9 & 11 Mill Lane**, a three storey rubble pair with casements, large stone, keyed lintels, that relate well to the listed former mill buildings;
- **2 & 4, 14-18 & 26-32 St Catherine's Hill**, all on the west side, mid C19, climbing the steep contours, rubble and render, Nos. 2 & 4 are a large block reducing from three to two storeys, the terraces have group value

St.Catherine's



26-32 St Catherine's Hill

- **St Catherine's**, St Catherine's Hill, an Edwardian rubble and tile detached house, with ashlar canted bays **A two storey stable**, dated 1875, on the NE side of Higher Backway, stone and brick, unspoilt, on the edge of the conservation area;
- **95 High Street**, a symmetrical late Victorian house with sashes, on an important, visible site at the foot of the hill;
- **Town Mill House, 89 High Street**, mid C19 rubble and ashlar dressings, symmetrical three bay house with doorway and windows set in raised surrounds with architraves over; visual merit and visible from Mill Lane;



Town Mill House (left side)

- **79 & 81 High Street**, mid C19 render and rubble, with sashes and casements; group value;
- **75 High Street**, last in a row of late C19 cottages, rubble and brick, sashes in cambered headed openings, earlier (?) pedimented doorcase; unspoilt and of group value;
- **71 & 73 High Street**, mid-Victorian Tudor Revival semis, with large gables, ashlar fronts and ashlar mullioned windows and canted bays, front railings; conspicuous and of group value;



71 & 73 High St

- **61-69 High Street**, rubble and Doultling Stone mid-Victorian 'designed' row, with twin arched mullion windows with drip moulds and one good timber shop front; group value;



61-69 High St

- **15 High Street, HSBC Bank**, late C19-early C29 Tudor Revival, with twin coped gables, canted, two storey bays on an ashlar front; group value;



15 High St

- **74 High Street**, symmetrical, sashes and central pedimented doorcase; individual merit and group value;
- **78 High Street**, mid C19 painted brick, with casements and sashes and a good 12 pane former shop front; group value;
- **Red Cross Hall between 80 & 82 High Street**, gable end to road, 1897 'Perpendicular' with stepped triple centre lights and arched doorway, of group value;
- **84 & 86 High Street**, mid C19 render and casements; group value;
- **46 & 48 High Street**, Victorian 'Tudor' semis with three storey gables and ground floor canted bay windows; handsome and of group value;
- **44 High Street**, late C19 single storey building with three large dormers and former shop front with distinctive glazing; group value;



44 High St

- **26 High Street**, single storey gable ended former garage with '1893 FE Stroud' plaque, characterful and of group value;
- **The Public Library, corner of Quaperlake and Patwell Street**, 1913 'Tudor' with large gables and mullioned and mullion-and-transomed windows; a suitably strong corner building that effectively terminates vistas from along High Street;



The Library

- **The former 'Royal Oak', Coombe St**, early C20 rendered block with raised surrounds to casements, prominent and of group value;



The former Royal Oak

- **7 & 7a Coombe Street**, mid C19 rubble and render, sashes, visible from along Higher Backway and of group value;

- **11 Coombe Street**, C19, of group value, rendered with a pedimented door and various casements;



11 Coombe St

- **Thrippound Cottage on Grove Alley**, mid C19 (?) rubble with casements and one sash, small front garden; group value;



Thrippound Cottage

- **Moray House and 3 Patwell Lane (Quill Cottage)**, large and small mid C19 buildings, the former having a particularly attractive river front with sashes and one narrow round-headed window and the smaller cottage having casements; group value;



Moray House & 3 Patwell Lane from the river

- **4a & 8-10 Quaperlake Street**, the former of rubble with irregular sashed fenestration and a large cart entry to a rear yard and the latter mid-late C19 with half dormers in gables, 8 having lined render and 10 with a central pedimented door and blocked windows either side (suggesting an interesting building history); together with good modern infill, of group value;



8-10 Patwell St

- **14 Patwell Street, Londis shop**, render and slate with timber three light shop front; group value;



14 Patwell St

- **Two K6 telephone boxes**, one at the extreme western end of High Street and the other on Uphills, just outside the conservation area boundary;

COHERENT GROUPS OF BUILDINGS HIGH STREET AND ADJUNCTS NORTH OF THE RIVER

- The west side of St Catherine's Hill and Tolbury House and its boundary walls, piers and gates;
- On both sides of High Street from 78 on the south side and from 89 on the north to the junctions with Coombe, Patwell and Quaperlake Streets, including the former market space;
- Both sides of Quaperlake Street;
- Both sides of Patwell Street to Patwell House and the Pump House.
- In Shute Lane an attractive group further enhanced by trees and topography
- Lusty south of the railway line

BUILDING MATERIALS AND ARCHITECTURAL DETAILS HIGH STREET AND ADJUNCTS NORTH OF THE RIVER

Materials are distinctive with building stones reflecting the varied geology of the area. The main walling stone is a brown Inferior Oolite, from Hadspen Quarry (and, possibly, other nearby sources) with coursed and squared and random rubble forms, often with Doulling Stone ashlar dressings, seen particularly on gentry houses and public buildings. Whole facades of Doulling ashlar appear at 40 High Street (the Post Office), 38, the former Congregational Chapel, and 1 Grove Alley. There may be odd patches of local Forest Marble, a hard, crystalline, fossil-rich limestone and Blue Lias, seen in rubble form on boundary walls.

Many facades are rendered, with smooth stucco and roughcast, over stone rubble. Some properties, on the east side of Patwell Street, appear to have been rendered but stripped, leaving render surrounds to doors and windows and along string courses, with rubble walling elsewhere. There are examples of the lining of smooth surfaces to simulate ashlar blocks. Ashlar dressings, in the form of quoins, doorcases, window surrounds, cornices and plat bands, often contrast with the render wall surfaces. Ashlar is sometimes painted, as at No. 3 High Street.

A handsome rich red brick is also used, usually in Flemish Bond but, now, often coloured and painted. The brick probably originated from Chorley Hill, to the west of the town, where there was a brick kiln.

There are some medieval and early C17 timber frame survivals in High Street, the framing now only visible on Nos. 18-20 High Street and a house at the rear of No. 24, on Amor's Barton, and usually rendered over elsewhere, such as at No. 31 High Street and Nos. 34-36, The Priory.

Boundary walls are usually of Inferior Oolite rubble and gate piers of squared and coursed local stone or Doulling ashlar.



Boundary walls & gate piers, Tolbury House

Roofs are a special delight, with many graded stone slated examples (Forest Marble, from the north and east of the town) and clay plain tiles with the lowest courses only in stone. Clay Double Roman tiles are also seen throughout the area, giving texture and pattern to roofs. Modern concrete tiles and pantiles have been introduced. Chimneys are of ashlar, squared rubble or brick. There is a mid-C19 terracotta, octagonal pot, with diagonal decoration, within Tolbury House's grounds.



Stone slates, Patwell St

Roof forms include pitched with coped end gables, hipped and half-hipped and one known mansard, at No. 1 High Street. Parapets hide some roof details but pitched roof dormers, hipped and flat roof types add to the interest of skylines. Gables are a feature of some C17 buildings and a few Victorian stylistic revivals.

Blue Lias paving and setts survive in a number of locations, such as in the lower part of the Warren Close barton and the entry to No. 4a Quaperlake Street.

Details are rich and varied: **windows** vary from stone ovolo moulded mullions, with drip moulds over at The Old Brewery House and Sexey's Hospital (where there are arched heads to lights and the curious C17 stepped triplet lights); C17 round windows and oval ones in gables (and in main walls, on the former Blue Ball Inn stables); timber mullions and later casements; vertical sashes (from the mid C18 onwards and with varying details, through to 1840-ish marginal glazing and four pane later Victorian examples) and a few examples of horizontal sliding sashes (Yorkshire Sashes or Lights). Georgian 'Gothick' Y-tracery appears at the former Congregational Chapel, as do more academically correct 'Early English' lancets. Glen House has an interesting mixture of timber mullions, oval windows and sashes and the nearby Suthfield House has an unusual juxtaposition of two stone mullioned openings set either side of a classical doorway and sashed first floor windows.



Suthfield House, sash & mullioned windows

C18 and C19 sashes are seen in double or triple units, separated by stone or timber posts. Window surrounds vary between simple flush stone types and moulded architraves, sometimes with raised key stones. No. 3 High Street has bracketed architraves and multiple swagged ornaments over its ground and first floor windows.



3 High St, architraves & swags

Canted bays, with sashes, and oriels enliven perspective vistas along streets. There are a number of tripartite Venetian windows, in simple flush surrounds or with full classical mouldings and entablature at No. 2 High

Street (where there is also a hexagonal pattern of glazing bars).



2 High St, Venetian window, with hexagonal pattern, and other sashes with moulded architraves and expressed keystones

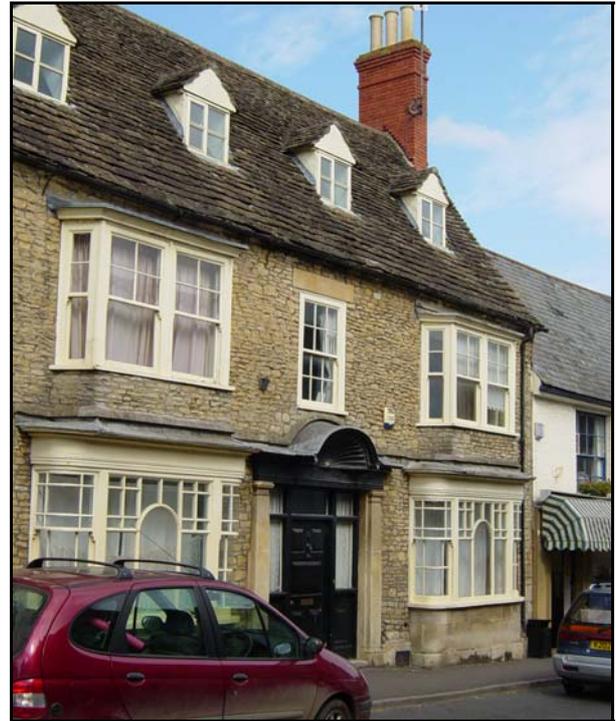
Doors vary with building age and status, with four centred arches on C17 buildings; many pilastered and open pedimented C18-C19 doorcases, fuller Doric columns on prestige houses (and fully detailed Doric fluted columns and frieze at Glen House); and bracketed stone and timber pedimented or flat door hoods and canopies. Former coach and cart entries usually have segmentally arched openings. Doors vary between vertical timbers and four or six panels. Fanlights may be rectangular (27 High Street, with diagonal glazing bars) or semi-circular, with spokes or more subtle divisions (29 High Street, Hamilton House has delicate spokes set in a semi-circular door head and 42 High Street and Arion House have pretty enameled glass decoration). Chapel Cottage, at West End, has a cast iron fret porch with a bell hip roof.



Doric pilasters, open pediment & fanlight, High Street

The central area has a great variety and richness of **shop fronts**, both in use and reflecting former activity, dating from the late C18 to the early C20. Earlier types may have multiple panes set in slightly bowed fronts (2X20 panes at No. 1 High Street and a flat bow at No. 27) and the typical mid-late C19 front has pilastered ends, single or double display windows with a central doorway or lateral one, all under a fascia board adorned with mouldings and details like acanthus leaved brackets. Mullions are typically thin and may have arched heads. Nos. 6 and 8 High Street have pleasant Art Nouveau touches to the spandrels. Paired domestic sashes may also be used for display windows, seen together with its earlier multiple paned neighbour at No. 1 High Street. No. 13 High Street, Stockwell House, has twin bays with curved angles and marginal glazing and a central doorway with shell hood, all typical of late C19 'domestic revival' details.

(See sheet of shop front drawings at rear of report)



13 High St

The area has some good **wrought and cast ironwork**, with many projecting shop signs, a 'small Ludlow' wall post box with an enameled plate on the Post Office, an Edward VII wall box by the High Street Red Cross Hall, some boot scrapers inset into front walls (and a detached one at No. 18 High Street), elaborate scrolled gates and spear and hoop railings on Patwell House, and barbed arrowhead railings at Grove House, in Quaperlake Street. Several High Street houses have C18 lead hopper heads. The metal kerb edging at the High/Quaperlake/Patwell Street junction is of great interest, seen more widely in Bristol. There is a flood marker on the west side of Patwell Street and a number of stone **date stones and name plaques**, notably the elaborate centerpiece to Sexey's Hospital chapel and the 'Assembly Rooms' in Coombe Street. There is an architectural fragment, in the form of a four-centred arch head, reset over a side door to 7 Mill Lane.

APPENDIX ONE provides an overview of architectural periods and styles.



Doric doorcase, Quaperlake St



C19 enamelled glass fanlight, High St



Grove House, railings & gate



metal kerb edging

PARKS, GARDENS AND TREES

The central area is densely developed and seems, at first sight, to have little green space. There are, however, assets in the lawn at Sexey's Hospital; its garden on the slope down to the river; other rear gardens to the south of High Street; and the small front space at Grove House. There are mature trees at West End, Mill Dam (where there is also the delightful former mill pond, with abundant wildlife) and Shute Lane and at the eastern end of Quaperlake Street (these show up well in views from the highest parts of High Street). There are important trees around Tolbury House, on St Catherine's Hill and on The Ropewalks site on Higher Backway. The trees to the east of No. 75 High Street project out over the road and enhance the climb up to the commercial core.



Mill Dam

Tree Preservation Orders exist on the High Street/Shute Lane junction; on the west side of Providence Place; behind Glen House on Quaperlake Street and The Priory on High Street.

Opportunities for Beneficial Change include:

- A review of traffic management, calming and parking on High, Quaperlake and Patwell Streets, to reduce impacts like noise and dust and to improve general amenity and safety;
- Reducing the loss of authentic details, particularly on unlisted buildings of value, such as timber windows and doors (one listed building, 19 High Street, has uPVC windows above its shop front) and ensuring that stone and brickwork are correctly repaired and pointed and no natural finish is painted without due consideration;



Problems of detailing

- Addressing problems of care and maintenance of currently empty buildings like former public houses and shops and one or two occupied houses in High and Patwell Streets;



Unoccupied buildings, High St

- Improving run-down sites by refurbishment or careful

redevelopment, such as the garage court at the western extremity of High Street, several rear entries to High Street premises on Higher Backway, and the rather jumbled space at the side of 'The Castle';



Higher Backway

- Reducing the impact of several unsightly sheds adjacent to the Mill Dam pond;
- The small car parks on Higher Backway lack effective boundary screening and the views of parked cars have a wider amenity impact;
- There is a garden area at The Ropewalks, adjoining the conservation area boundary at Higher Backway, that could be improved by improved maintenance and attention to some of the boundaries;
- Improving one or two shop fronts in High Street, addressing some eccentric colour and sign-writing choices;



Shop front colours, High St

- Reducing clutter from poles, wires and traffic signs at West End, poles and wires in Mill Lane, traffic signs at the High/Coombe/Patwell and Quaperlake Street junction and providing less intrusive lighting columns on Quaperlake Street.



Poles & wires

**SOUTH OF THE RIVER
RIVERSIDE, PARISH CHURCH
AND PLOX**

This consists of the Church, Leggs and Packhorse Bridges, the parish church and churchyard, Silver Street and Plox, Wellesley House and its surrounds south of Plox, and the area south of the railway line, including Jubilee Park and the open fields around the Dovecot.

The area contrasts markedly with the town centre, consisting of lower density historic development along Silver Street and Plox; larger, C20 school buildings between the river and railway; and green space up the southern side of the river valley. The

immediate impression of the area, when arriving by train or driving across Church Bridge into Plox, is that of an attractive precinct of large church and school buildings. The precinct idea reflects the historic presence of an Augustinian Abbey, with its extensive conventual buildings and the parish church at its gates.



View of church from river

Building uses are or were:

- **monastic**, with a large precinct south of Plox up the valley side, the position of the church is unknown and remaining conventual buildings disappeared in the late C18; the railway bisected the site in the mid C19;
- **ecclesiastical**, the parish church and surrounding graveyard are sited at the junction of the southern end of the river crossing and Plox; the Vicarage (Team Rectory) is built into the former monastic boundary wall; The Community Hall was built as the Church Hall in 1904;
- **educational**, based around the C16 grammar school, the buildings of King's School extend to the west and include late C19 and substantial C20 structures, staff and student accommodation, hall, classrooms and specialised workshops and studios; the former National School was sited in Silver Street;



King's School, Plox

- **residential**, varying from substantial detached gentry houses in the Rectory, King's Headmaster's House and Wellesley House to smaller cottages in Silver Street; there are modern infill detached and terraced houses around Wellesley House and west of Plox Green.

Building types are:

- three stone bridges, of which, Church Bridge is of three arches with cutwaters (probably C18 and C19 but on a medieval site) and the late medieval Packhorse Bridge is of a single span;
- a large, late medieval parish church, with six celled plan, including an unusual former tower porch on the north side, a C18 chancel and a very fine example of one of the C15 Somerset prodigy west towers;
- a C16 grammar school, in Old House, basically a T-plan with hall, screens passage, parlour and kitchen, with dormitories above; altered and extended;
- prestigious early C20 school buildings in the Memorial Hall, with a seven bay main block and wings, supposedly based on Wadham College, Oxford, and the large and less formally planned New House;



Memorial Hall

- a former National School of 1856, consisting of classrooms and a separate headmaster's house, in a Gothic style, now part of King's School;
- a five bay, detached gentry house of 1822, at The Old Vicarage (now Team Rectory) and a substantial C17 three bay house at No. 5 Silver Street; Wellesley House is a substantial detached mid-late C19 house;



Former Fire Engine House

- a C18 octagonal ‘Gothick’ gazebo, Head Master’s Tower, behind Old House;
- a single storey, two bay former Fire Engine House, of 1866, behind No. 5 Silver Street;
- the Community Hall, a single storey large room, with various annexes;
- The Dovecot, a tall, square, three storey structure, a dovecot with 200 nests. Formerly possibly a prospect tower and, later, in domestic use.

KEY BUILDINGS AND STRUCTURES SOUTH OF THE RIVER

The Listed Buildings in the Sub-area include the Grade I parish church, Grade II* Dovecot and twelve Grade II churchyard monuments. The Abbey site, Dovecot, nearby pillow mounds and the Packhorse Bridge are all Scheduled Monuments.

The **KEY LISTED BUILDINGS** are:

- **Parish Church of St Mary**, with a splendid west tower of c.1445, good timber roofs and a relatively rare classical chancel; the tower, in particular, shows up well in distant vistas and from within the historic core;



The Dovecot

©Trish Steel

- **Dovecot**, an obvious iconic building for the town, seen in many distant and close views;
- **The Packhorse Bridge**, as a relatively rare structural type and a focal point for vistas along the river;
- **Old House, King’s School**, an attractive example of a C16 educational foundation;
- **The Memorial Hall, King’s School**, a large early C20 (1922) example of Gothic Revival architecture;
- **The former abbey precinct wall, Plox**, 13 buttressed bays, 80m long and up to 6m high, with some ‘Gothick’ adornments, a real landmark feature.
- **Durslade Farm**, C18 and C19 farm group of great architectural and historical value

UNLISTED BUILDINGS of individual merit and/or wider group value

- **Wellesley House**, mid C19 classical with stucco and large sashes with bracketed architraves (1897 commemorative plaque), of design quality and associated with impressive surrounding trees;
- **The Bruton Community Hall, Silver Street**, a 1904 late Gothic Revival church hall, with large windows to the gable ends and a lateral arched entrance, seen from the river and from Plox; of group value;
- **New House, King’s School**, a late C19 (1872) late Gothic/Tudor Revival block, with a series of receding and projecting gables, varied window details and a battlemented porch; of great presence and group value in Plox.;



New House

- **The King's Headmaster's House, Plox**, a six bay neo-classical block, with a recessed centre and columned porch; of architectural and group value.
- The three arched brick and stone skew **railway bridge** is visually important and, presumably, a feature of the 1856 works.



Skew railway bridge

An important **GROUP** is formed by The Parish Church, churchyard, boundary walls, former monastic precinct wall, Silver Street houses, former National School and the older buildings of King's School

BUILDING MATERIALS AND ARCHITECTURAL DETAILS SOUTH OF THE RIVER

Materials include the use of the local Inferior Oolite in squared and coursed and random rubble forms and Doulling Stone for ashlar dressings. The Parish Church's west tower has more obvious use of Doulling Stone. Render and pebbledash appear at Old House and Plox House. Wellesley House has a smooth stucco-like finish. Boundary walls are of Oolite rubble with ashlar gate piers and flat or canted copings. Lias setts are seen at the churchyard entrances, by the stepping stones, on the Packhorse Bridge and on the pavement and kerb edge by Old House and Plox House. There is an area of lias paving in front of New House. Forest Marble stone roof tiles enrich the older School buildings and No. 5 Silver Street.



Lias paving by King's School

Details include:

- gabled **roofs** with stone copings on C17 and 'Tudor Revival' buildings;
- stone, hollow chamfered, mullioned **windows** at Old House (with a great variety of details including some unusual C19 ones with panels of Flamboyant tracery) and 'Tudor Revival' copies on The Memorial Hall and New House; timber mullions under timber lintels at No. 5 Silver Street; large Perpendicular and Flamboyant Gothic Revival windows on the former National School and the current Community Hall; and sash windows with simple flat architraves on C18-C19 and modern Classical Revival buildings;
- a Doric **doorcase** at Old House, combined with a vernacular arched doorway;
- **cast and wrought ironwork** at the churchyard gates (Gothic Revival, with large lanterns on the piers), the gates to Plox House and the gates to The Memorial Hall; Old House has a large semi-circular bootscraper;
- ashlar or dressed stone **gate piers**, those at Plox House having rustication and pineapple finials, those at The Memorial Hall with pyramidal forms and vaguely Gothic ones at Wellesley House; there is one (reset) Victorian pier of elaborate detailing, with a pineapple finial, at the corner of Plox and Godminster Lane;



Plox House

- **date stones and inscription plaques** on the Old Vicarage, School buildings and the former Fire Engine House.

PARKS, GARDENS AND TREES
SOUTH OF THE RIVER

There is good provision of public space at Jubilee Park, to the north of the railway line and wider areas of publicly accessible countryside around the Dovecot.

The area is enhanced with mature tree planting, in the churchyard, along both sides of the river, and in School gardens, where a copper beech, in particular, is an effective termination to westward vistas down Plox. Wellesley House's former grounds have large trees, seen to advantage along Lovers Walk and from the road to the south of Leggs Bridge (the Lusty area). There is a very attractive area of green space, with copious tree planting, near Plox Green, flowing down to the river and a bridge link to Lower Backway. Tree planting heralds the link back to Church Bridge.



Open space near Plox Green

Tree Preservation Orders exist in the grounds of Wellesley House and along the Lovers Walk boundary; along the Lusty road boundary; and on the north side of station Road, opposite the churchyard.

Opportunities for beneficial change

Plox suffers from traffic volumes and speeds, as part of the wider traffic system. There may be potential for the creation of a car park on Station Road, to cater for the needs of the parish church, schools and town centre, and to provide benefits for a wider traffic and parking strategy.

Some views of the church are compromised by overhead wires and poles.

An area of lias setts and paving slabs at the western entrance to the churchyard needs careful repair. There is one modern school building, between Old and Plox Houses that does not live up to the quality of its surrounds.

Community Involvement

An early meeting with the Town Council, the Bruton Trust and members of the public articulated a number of perceptive comments on the assets and problems of the conservation area. Among the valued assets were listed the diversity of architecture; the very visible historic buildings; the potential value of Durslade Farm as historic buildings and for multiple use; the museum; local shops; the church and its surrounds; the dovecot; the river and streams; the backways and bartons; and the surrounding countryside. A possible conservation area

boundary extension up Shute Lane was suggested.

The list of problems and issues included the need to calm traffic, provide wider and continuous pavements and find a suitable main car park site; the clutter provided by road signs, wires and unsuitable lighting, particularly at the High/Quaperlake Street junction and at the southern end of Church Bridge; the untidy garden at The Ropewalks; poor 'gateways' at the foot of High Street and by the parish church; better maintenance of the Jubilee Park boundary walls; the general deterioration of High Street; the condition of some buildings; litter; and various requests for community facilities.

Local residents and appropriate interested parties have been consulted on the contents of this appraisal and on the proposals for amendments and extensions to the boundary of the conservation area. Their assistance is acknowledged and necessary changes have been incorporated.

General Condition

Overall, the condition of Bruton's buildings seems to be sound, with a few currently vacant properties in High and Patwell Streets. Durslade Farm is of particular concern and the group is currently 'at risk'. There are a few listed buildings on the lower, southern end of High Street and on the east side of Patwell Street that display warning signs such as rotting doorcases and windows.

Some unlisted buildings of group value have been affected by changes to door and window details, repointing or the painting of stone or brick. Simple C19 cottages, in areas like St Catherine's Hill and Coombe Street, are particularly vulnerable to this sort of change.

There are some examples of poor rear boundaries on Higher Backway, with demolition of walls, rebuilding in concrete block, and derelict subsidiary buildings.

The public realm in the town centre is affected by through traffic and street furniture: road surfaces and poles and wires are

capable of improvement at the High Street/Shute Lane junction.

Summary of Issues

Bringing together the various issues raised in the descriptions of the two Sub-areas and the results of the public meeting, there is concern about:

- the effects of vehicular traffic in the historic core, particularly along High, Quaperlake and Patwell Streets and Plox;
- under use or lack of use of a number of historic buildings, particularly former inns and shops;
- the condition of a few buildings, evidenced by the decay of external woodwork;
- a number of unlisted buildings of individual or group value have been affected by the replacement of windows and doors, the substitution of former shop windows by badly detailed bow or bay windows, the painting of stone and brick and repointing with non-traditional materials or detailing;
- several areas where the loss of boundaries, unused ancillary buildings and general clutter have contributed to a general environmental degradation;

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

Ashlar: best quality masonry with smooth face and narrow joints

Bell hip: a sloping roof with concave and convex curves

Burgage plot: a planned and deliberately laid out portion of land in a medieval settlement, with a rent or service in kind owed to the landowner

Canted bay: splayed or angled sides to projecting window

Cambered arch: a very flat curved arch

Canted: splayed or angled corner

Caseament: opening lights hinged at one side
Coped gable: angled capping, usually raised above height of adjoining roof
Corbel: a projecting block
Cornice: a moulded projection crowning a wall
Cutwater: triangular projection from a bridge pier to protect from debris
Doric: the first and simplest order of Greek classical architecture, typified by columns with a circular moulded capital
Double Roman pantile: curved, S-profile clay tile
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: the superstructure of a Classical order (architrave, frieze and cornice)
Expressed keystone: the central arch stone that projects further from the wall face than its neighbours
Fascia board: horizontal name board above a shop front
Flamboyant Gothic: elaborate, curvaceous late medieval style from mainland Europe
Flemish Bond: brickwork of every course with alternate headers and stretchers
Four-centred arch: Tudor arch of flattened profile
Gablet: small gable
Gazebo: a summerhouse
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
Hall house: medieval plan form with a large communal hall open to the roof
Hipped roof: both roof slopes are angled back at corners
Hollow chamfer: side of stone window or door or mullion with a sunken profile
Hopper head: lead or iron collecting unit on top of a down or drainpipe
Italianate: usually applied to C19 stylistic revival employing debased Classical details and, in particular, round-headed windows

Jetty: upper floor of a timber framed building that overhangs the wall below
Lintel (or lintol): horizontal stone or wood former to top of door or window opening;
keyed: with a projecting keystone
Mansard roof: roof with two differing pitches
Marginal glazing: mid C19 glazing bar pattern with large centre glass panes and narrow edge panes
Mullion: vertical bar dividing window lights
Neo-Tudor: revival of C16 architectural style
Oriel: a projecting first or second floor window
Ovolo mould: a quarter-round, convex moulding
Pantile: a clay roof tile of shaped or curved section
Pediment: the triangular or semi-circular hood or gable end on classical architecture
Perpendicular (Gothic): the last phase of English Gothic architecture (c.1340-1550) characterised by paneling and straight lines in window tracery
Pilaster: a flat, slightly projecting version of a column
Plain tile: a clay roof tile of flat section
Plat band: a flat horizontal feature that may sub-divide a building's wall
Polite: architecture that accords with national fashions and techniques, usually fairly up-to-date
Ramps/ramped up: changes of level in a wall managed, sometimes, by curved sections
Rubble random: unworked and unshaped stone walling without any form of coursing; squared and coursed has deliberate shaping and arrangement of stones
Rustication: the deliberate deepening of joints to create a strong appearance
Sash: a timber window capable of being raised and lowered in vertical side grooves and controlled by pulleys and weights
Segmental arch: an arch which is part of a semicircle
Soffit: the underside of a roof that projects beyond the wall surface
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
Stucco: a smooth render, fashionable in the C18-19

Swept roof: a lean-to roof that curves upwards with a concave profile

Through passage: a house plan with an entry, often central, that runs through the depth of the building

Transom (e): horizontal stone or wooden glazing bar, running across vertical mullions

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

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

APPENDIX ONE: Basic architectural vocabulary by defined periods

- **Late/post-medieval vernacular**, C16-early C17 buildings based on late medieval and Tudor details; flat fronts, sometimes gabled, of coursed rubble with ashlar dressings; two and three light stone mullioned windows with returned drip-moulds over; mullion and transom windows and three light stepped 'lancets'; bold string courses provide horizontal element and may tie together individual windows; vernacular round windows set in plain frames, seen on public and former stable buildings (into the C18); Classical details are progressively introduced, notably in the form of greater symmetry in door and window openings and doorcases with pediments and brackets over moulded door surrounds;



Post-medieval vernacular details

- **'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, double unit sashes and semi-circular door heads with radial fanlights; into the C19, Neo-Classical influences simplified details and textures, with ashlar and smooth render and flat window surrounds or sashes set directly into areas of plain walling; there are examples, also, of a suave Neo-Classicism, of the 1830-50s with stucco fronts and a grid of raised pilasters and horizontal string courses;

- **mid C19 – early C20 houses**, varying from simple rubble terraces, sometimes rendered, with rhythms of sashes or casements and door openings, 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 adopt ‘Tudor’ Revival details;



Rhythms of openings in C19 terraces



Classical sashes & doorcases (top) & later Neo-Classical (above)

- **Victorian stylistic revivals**, Gothic and Tudor Revival styles predominate, with some early ‘Gothick’ with Y-tracery and thin details, Flamboyant French Gothic windows and more appropriate late Perpendicular (‘Collegiate Oxbridge’), seen in school buildings; late C19-early C20 buildings show ‘Tudor’ coped gables, mullioned windows, canted oriels and bay windows, tall chimneys and four-centred arches; there are also turn-of-the-century details such as bays with rounded corners and windows with multi-paned upper lights and plain lower ones;

- **commercial premises** are often adaptations of houses, with inserted shop fronts, shop fronts are usually of timber, multi-paned on earlier examples, 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; **(see also, drawing sheet)**;



Shop front details, pilasters, bold moulding to fascia, console brackets & thin mullions

- **utilitarian & industrial buildings**, with several examples of former stables and service buildings, usually handsome, plain structures with rectangular and round openings set in plain frames; similarly, farm buildings have coped gables, large cart doors and lean-to aisles and single and two storey buildings group effectively, often at right angles; the Viney's Yard former industrial buildings are of rubble with brick trim and openings have cambered arches.



Single & two storey farm buildings

APPENDIX TWO

Amendments proposed to Conservation Area Boundary described in the draft appraisal. Extensions formally designated 12th May 2010.

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

- a larger extension up Shute Lane, to include Hazlemead Cottage, Shute Farm and Nos. 2 and 4, all being C18-C19 buildings of individual merit and forming an attractive group, further enhanced by trees and topography;
- a large addition at the SE extremity of the existing boundary, to include the C18 and C19 Durslade Farm, of great architectural and historical value and, currently, unused, this would acknowledge the value of the buildings and incorporate valuable stone boundary walls along the road frontage;
- a small extension up St Catherine's Hill to include the handsome Edwardian St Catherine's, its treed grounds and the long stone wall on the western side of the lane;
- a potential addition to include The Ropewalks up to the line of Higher Backway; this would include good stretches of stone boundary walling and a number of mature trees that are important in close and wider views;
- a small addition at West End, to include the listed Chepstow House (former Queen's Head Inn), which is a very visible building at an important entry point;
- an extension on the eastern end of Quaperlake Street to include good Victorian buildings, including Viney's Yard and several villas and semi-detached houses on the northern side, thus acknowledging the quality of another major entry point;
- an extension SW of the railway line at Lusty to include a listed house and several good late C19 stone terraced and semi-detached properties.



NO. 1 QUAPERLAKE ST., BRUTON



No. 2 HIGH ST

symmetrical 3-bay show front:
projecting brick centre with
pediment & Venetian window;
three C19 shop-fronts

central door
with broken
pediment head
on brackets

bold 3-
storey
canted
bay windows;

thin mullions
with arched
heads to
shop
windows

No. 25 HIGH ST

THOMAS & COMPY

ELIXIR

No. 6 HIGH ST

BRUTON: BUILDINGS & DETAILS

12 pane shop window
(early C19)

early C20
shop front
with
pilasters
& moulded
fascia;

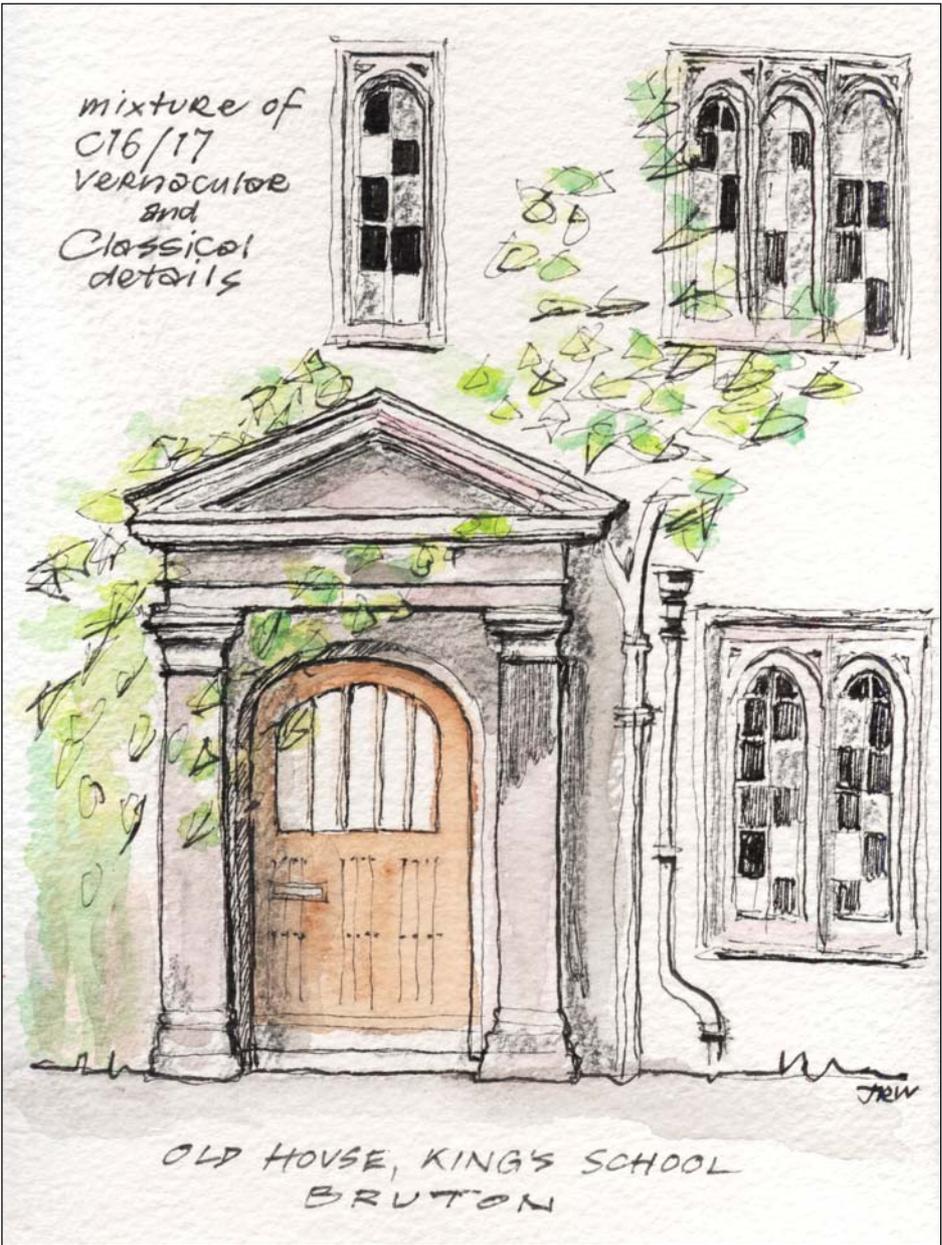
decorated
splayed
to slim
window
mullions

wooden
fascia
with
pilasters

'marginal'
glazing
to recessed
door

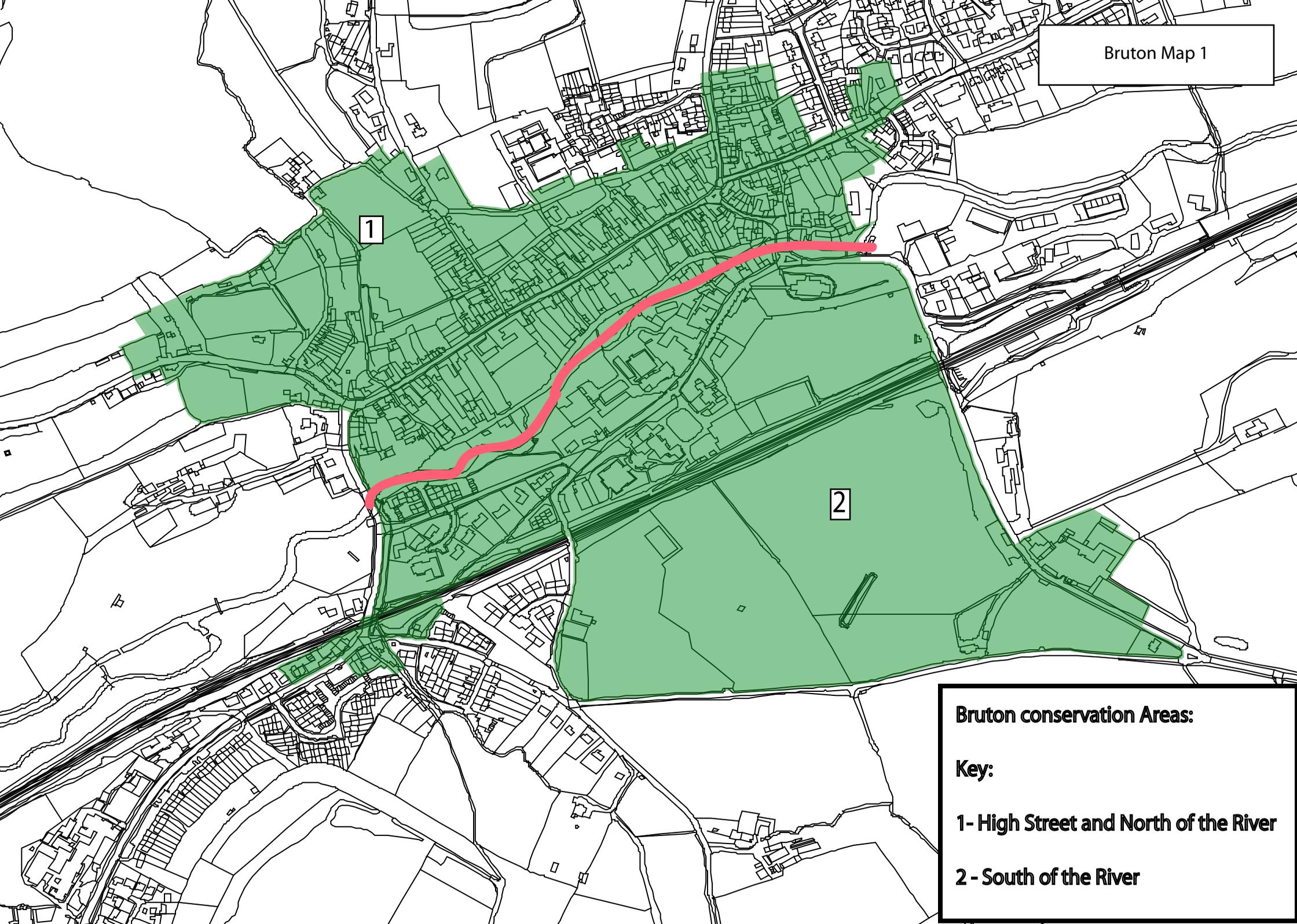
No. 10 HIGH ST

JOHN WYKES 2009



mixture of
C16/17
Vernacular
and
Classical
details

OLD HOUSE, KING'S SCHOOL
BRUTON



Bruton conservation Areas:

Key:

1- High Street and North of the River

2 - South of the River

Bruton Assets

Key



Conservation Area



TPOs



Listed Buildings

Bruton Map 2

