

Taunton Conservation Area Review

Haines Hill and Trull Road Area Appraisal



Part One: Historic Development and Assessment
Approved February 2023



**Somerset West
and Taunton**

Prepared by the South West Heritage Trust
On behalf of
Somerset West and Taunton Council

Edition: Draft for Approval 2 February 2023.
Compiled by Nicholas Wall, South West Heritage Trust.

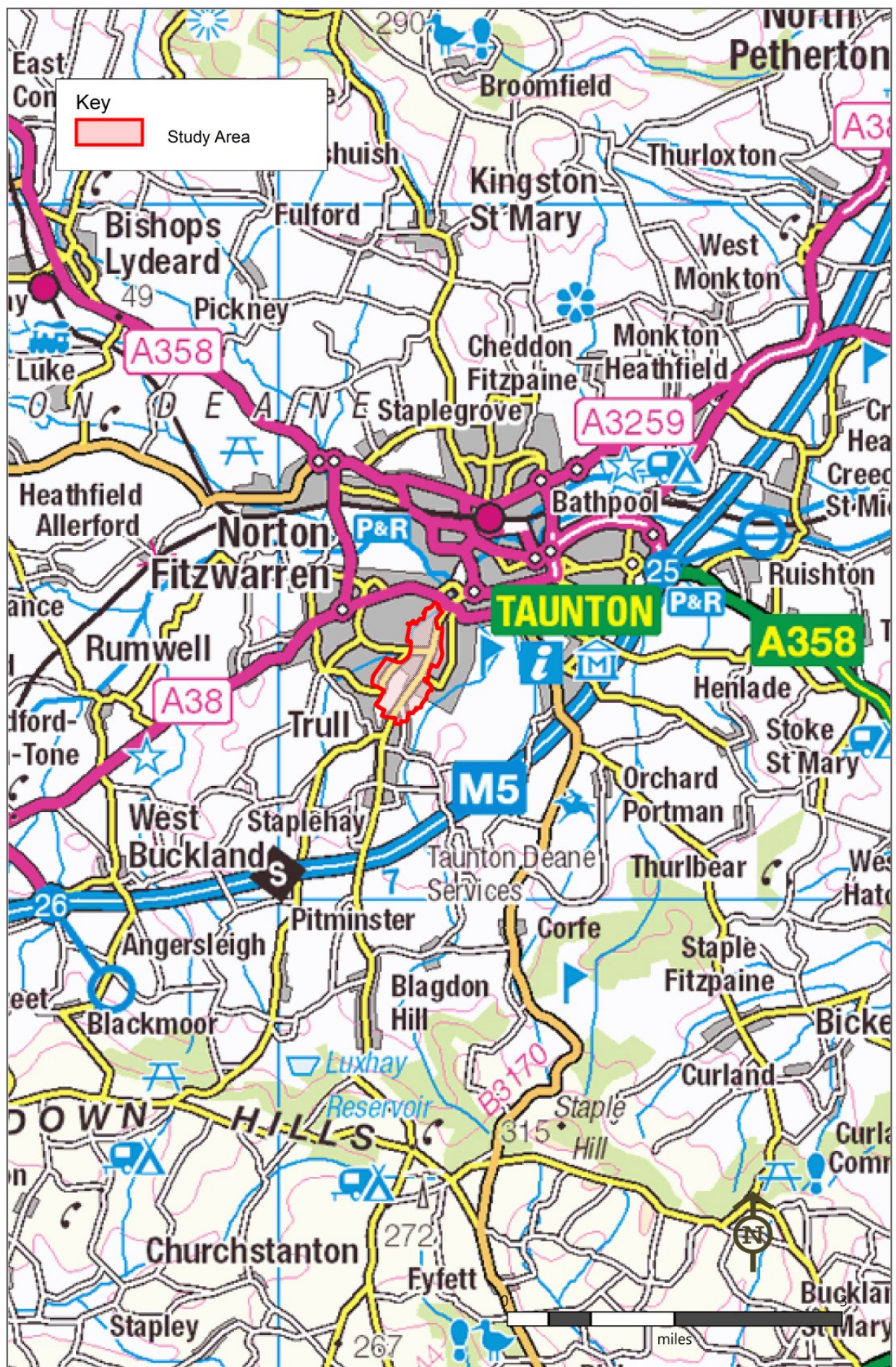
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Abbreviations	
CA	Conservation Area
HER	Historic Environment Record
NHLE	National Heritage List for England
PRN	Primary Reference Number for the Historic Environment Record
SAC	Somerset Archive Catalogue
SCC	Somerset County Council
TPO	Tree Preservation Order

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Map 1. Location

Chapter One: Introduction and Summary

1.1 Introduction

This conservation area appraisal is part of a review of the historic districts of Taunton. The purpose is to identify the architectural merit and historic interest of these districts, and to establish which parts are “special” and warrant designation as part of either a new, extended or retained conservation area.¹

The appraisal is focused on the main route south-west of the town centre of Taunton (see Map 1). It encompasses two existing conservation area designations (see Map 4):

- a) the Haines Hill Conservation Area, designated by Taunton Deane Borough Council on 15 January 1975; and
- b) the Trull Road Conservation Area, designated by Taunton Deane Borough Council on 12 November 1998.

The findings of the appraisal are set out in Chapter Five and supported by Map 4. In summary, the appraisal concluded that the two existing conservation areas be retained, merged and extended to reflect the full extent of the special historic townscape between Taunton and the village of Trull (see Map 4). The revised conservation area is to be known as the ‘Haines Hill and Trull Road Conservation Area’.

The findings of the appraisal were approved by Somerset West and Taunton Council on XX XXXXXXXX 2023. A notice was published in the London Gazette on XX XXXXXXXX 2023 and in the Somerset County Gazette on XX XXXXXXXX 2023.

1.2 Preparation and Methodology

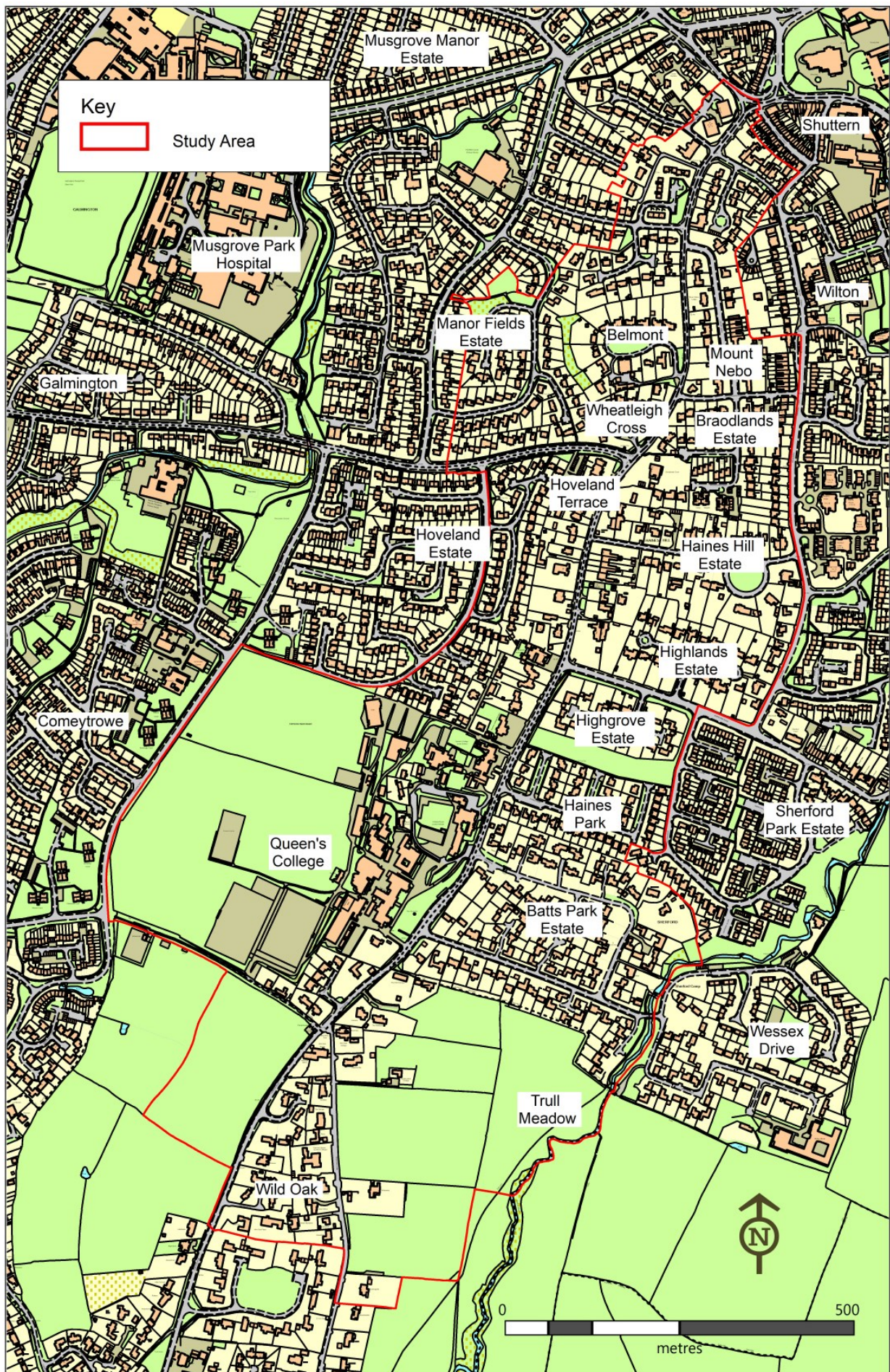
The appraisal was prepared by the South West Heritage Trust on behalf of Somerset West and Taunton Council.² Its findings were derived from documentary research, fieldwork and personal communications. The research and fieldwork were completed in two phases, between 2006 and 2007 and 2018 to 2022, with the latter phase including an update of the earlier work.

A draft copy of the appraisal was shared with the District and Parish Councils and significant contributors for fact checking in June 2022. Responses were received from Trull Parish Council and the Belmont & Wheatleigh Residents Research Group, and the appraisal amended accordingly.

The level of information on the architectural heritage and social history for the various sites, buildings, places, features and landscapes in the Study Area does vary. It is dependent on the strength of the documentary resources to hand and fortuitous contributions from householders and community bodies. It is intended to provide the start of solid baseline information for periodic reviews, and to encourage the disclosure of new information for future editions.

¹ Conservation areas are designated by local authorities in fulfilment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, which defines them as “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”.

² The survey work and the production of the Appraisal were undertaken by Mr Nicholas Wall, Senior Conservation Officer, Historic Environment Service, South West Heritage Trust.



Map 2. Study Area and neighbourhood

1.3 The Study Area

The Study Area for the appraisal is focused on the string of late-18th and 19th century suburban developments along the main south-west route between Taunton and Trull, known historically as the ‘Honiton’ road but later renamed in part as Trull Road. It transverse the high ground of Haines Hill before reaching the village of Trull (see Map 2). Haines Hill in this context refers to the high ground rather than the Victorian villa housing estate that borrowed its name.

Trull Road rises steadily from Shuttern through a long hollow way to Wheatleigh Cross, and onto the ridge of the Haines Hill. Until the mid-19th century it ran through open countryside dotted with occasional country house. Since then its pastures, orchards and parklands have been claimed piecemeal as exceedingly attractive locations for suburban housing.

To the east the hill dips gently to the early settlements of Wilton and Sherford, now consumed by late-20th century housing. To the west the land falls sharply to the former hamlet of Galmington, now encircled by modern housing estates. Trull Road returns to being known as the Honiton Road at the town boundary and the fork for Wild Oak Lane, before gently climbing to the village of Trull and the Blackdown Hill beyond.

The Study Area incorporates the extent of the historic townscape and, for context, surrounding modern development. Thus, the Study Area is significantly greater than those parts designated a conservation area (see Map 2).

1.4 The Special Interest

For 150 years, from the late-18th century, the healthfulness, beauty and commanding views offered on the road to Trull attracted Taunton’s speculative builders and its expanding merchant and professional class.³ A string of ‘*first-class*’ country mansions, gentlemen’s villas and suburban houses were erected along the eminence of Haines Hill, interspersed by their extensive grounds and gardens of ornamental trees and shrubbery (see Map 3.).⁴ The ‘*beautifully-situated building land*’ was of equal appeal to the town’s new college schools, established to educate the sons of the wealthier middle class.⁵

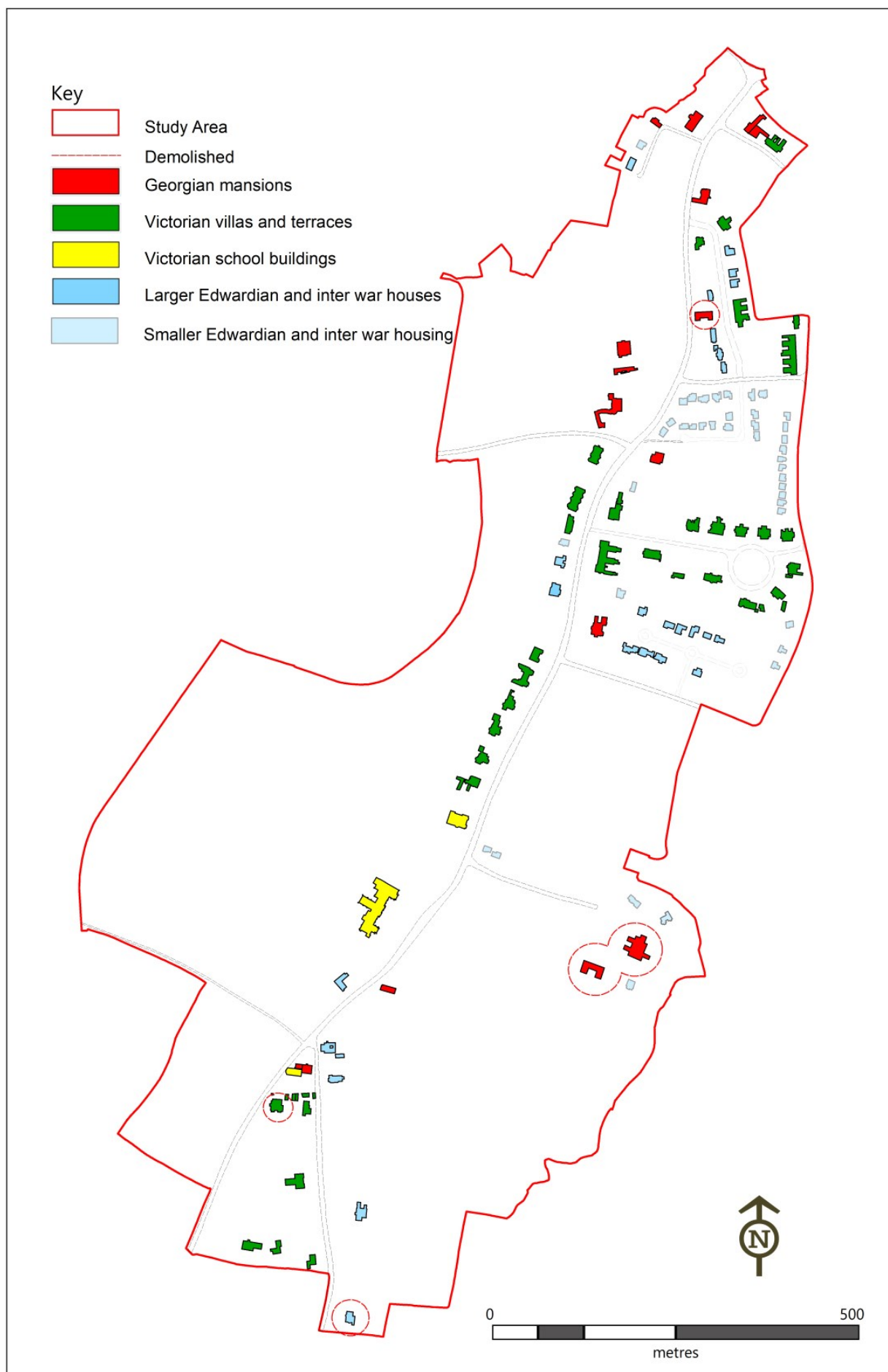
The extended conservation area covers the extent of the elegant mansions, genteel villas and respectable houses dotted over Haines Hill and towards Trull, illustrating the evolution of suburban residential development and encompassing a rich display of fine Regency, Victorian and modern architecture. It includes the work of prominent Taunton architects and builders; notably the leafy mid-19th century speculative villa estate of “Haines Hill”, laid out by the distinguished architect and County Surveyor Richard Carver. The social history of prominent Victorian and early 20th century townsfolk is also represented by many of the elegant dwellings.

The late-20th century witnessed considerable and mundane residential infill, particularly on the extensive grounds to the earlier residences. Despite this, the fine mansions and villas survive, and their frontages and specimen trees continue to form an arcadian approach to Taunton.

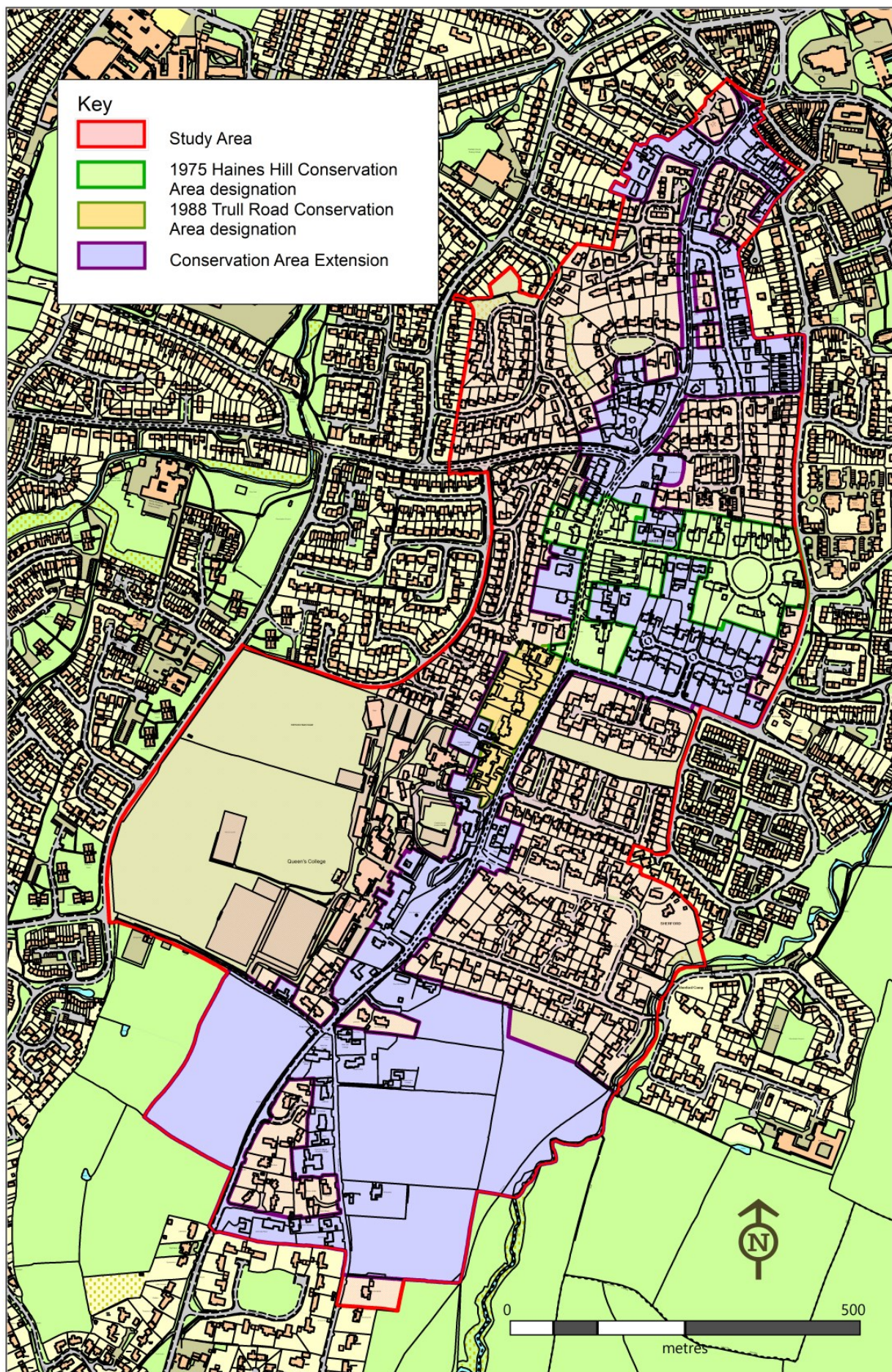
³ The particulars for building plots and accommodation from the 1830s to 1930s frequently referred to the advantages of the beautiful and extensive views over the Vale of Taunton. References provided in the text.

⁴ Taunton Courier, 11/03/1864, p.1.

⁵ Taunton Courier, 29/06/1904, p.7.



Map 3. Pattern of historic development



Map 4. Conservation area designations

1.5 Complementary Reading

The appraisal should be read in conjunction with the following historic maps, research documents, online resources, and referenced catalogue records.

- a) 1840 Tithe Map for Wilton and the 1843 Tithe Map for Trull.
- b) First edition (surveyed 1886, published 1888/89), Second Edition and Revised Second Edition Ordnance Survey maps. 1888 1:500 Ordnance Survey Town Plans.

The historic maps and plans can be viewed on the Somerset Historic Environment Record (<https://www.somersetheritage.org.uk/>) or on the Know Your Place Somerset website (<https://maps.bristol.gov.uk/kyp/?edition=som>). The latter provides a useful split screen comparison tool.

- c) The forthcoming Victoria County History of Somerset, Volume 13: The Hundred and Manor of Taunton Deane. Available at <https://www.history.ac.uk/research/victoria-county-history/county-histories-progress/somerset/vch-somerset-publications>.
- d) The Somerset Historic Environment Record (HER). Throughout the appraisal cross-referencing is made to HER Primary Reference Numbers (HER PRNs) for the sites, structures, monuments and archaeological activities recorded in the HER and relevant to this appraisal. In particular in the footnotes of Part 1 and in the tables to Part 2, Sections B.1, B.2, C.1, C.2, C.3, I.1 and I.2. The HER entries provides a live record of these heritage assets, including images, full descriptions and further sources of information. The HER will also provide a record of new entries added after the publication of this appraisal. It is an essential reference alongside the appraisal. Available at <https://www.somersetheritage.org.uk/>.
- e) Lillford R. C. (2022) *Somerset Architects and Surveyors: A Biographical Dictionary of Building Professionals, Artists and Craftsmen 1720-1939*. Somerset Building Preservation Trust. Available at <https://sbpt.info/research>.
- f) Dawson G. J. and Wright P. (2021) *A Survey of the Use of Traditional Building Stones in West and South Somerset*. South West Heritage Trust. Available at <https://swheritage.org.uk/historic-environment-service/built-heritage/traditional-building-stone-research/>.
- g) Gathercole C. (2002) *An Archaeological Assessment of Taunton*. English Heritage. Available at <https://www.somersetheritage.org.uk/downloads/publications/SomHLCguide.pdf>.
- h) Somerset Archive Catalogue. Frequent reference is made to archive documents and plans listed in Somerset Archive Catalogue and held at the Somerset Heritage Centre, Norton Fitzwarren. Access to the Somerset Archive Catalogue is available at <https://somerset-cat.swheritage.org.uk/>. Documents can be viewed by booking an appointment via the South West Heritage Trust website at <https://swheritage.org.uk/>.
- i) Know Your Place Somerset. A digital heritage mapping website to help people explore and share the local heritage of a neighbourhood. It includes an open 'community layer' for sharing photos, memories, family histories and other accounts of local history. Available at <https://maps.bristol.gov.uk/kyp/?edition=som>.

1.6 Images

Images of the significant buildings, monuments, sites, places, walls, railings, street furniture and other heritage assets identified in the appraisal are deposited in the HER. These images are available online at <https://www.somersetheritage.org.uk/> and are linked to their HER record. The HER PRNs are cross referenced in the appraisal.

The HER will also include entries and images added after the publication of this appraisal.

Chapter Two: Historic Development

2.1 Archaeology

The Study Area contains limited known archaeological remains. Reference to the Somerset HER will provide an up-to-date record of archaeological sites and evaluations.

Two Roman finds were reported in the local newspaper in the grounds of the newly constructed Belmont house.⁶ In 1825 a gold coin of the Emperor Valens, and in 1833 a further gold coin of the same date and a Roman sword. Both coins were reported to be in excellent condition.⁷

2.2 Early History

The Honiton and Trull Road was possibly part of the Saxon road pattern.⁸ By the Medieval period the north section (Shuttern to Wheatleigh Cross) may have served as the western route for Taunton, turning down what is now Galmington Road towards a long ford and the stone footbridge of Ramshorn Bridge, and on towards Stone Gallows (see Map 2).⁹

By the Medieval period the town was ringed by a number of farms. Many were rebuilt from the 16th century by wealthy Taunton merchants to provide secluded homes.¹⁰ The will of Taunton merchant Simon Fyschare (or Fisher) of 1505 refers to a farm called Osbrondesal Place (**Osborne Place**) which he held from the Prior of Taunton.¹¹ Further south were farms at **Wheatleigh** and **Broadlands**, although the 19th century maps suggest that not all messuages were in continual occupation.

2.3 Early-18th to Mid-19th Century (1714 –1837)

The Honiton road was turnpiked in 1752 by the Taunton Trust.¹² At this time it would have passed through the orchards, pasture and arable fields of the Haines Hill. The local pharmacist, Edward Goldsworthy (c. 1817-96), reflects on the Taunton of his youth in his 1883 pamphlet *Recollections of Old Taunton*.¹³ He recalls that in the 1820s the road had only a handful of mansions along its length between Shuttern and the village of Trull:

“There was no Haines Hill villas or Wesleyan College, but only the following old houses between Taunton and Trull:- Wilton Lodge, the residence of Mr Norman; the house now called Osborne House, the residence of General Cliff; an old house, on the left-hand side, the residence of the Willments (once the owners, I believe, of the Musgrove estate and the land upon which Belmont is built); Mount Nebo, the

⁶ HER PRN 47682.

⁷ Taunton Courier 10/08/1825, p. 7; Taunton Courier, 06/03/1833, p. 7.

⁸ Gathercole (1999) p.14 and Map B.; Dunning (1973) p. 83. There is no evidence for a ‘Roman Road’, which was said to pass through the parish and is marked on the 1886 6” OS map as being Hoveland Lane/Galmington Road.

⁹ Bush (1977) p. 29.

¹⁰ Bush (1977) p. 30; Gathercole (1999) p. 55.

¹¹ Dunning (1973) p. 88.

¹² Bentley and Murless (1985) p. 57.

¹³ Goldsworthy (1975).

residence of Mr Winslow (since pulled down); Broadlands, Wheatleigh, Highlands, Batt's House, Batt's Cottage, and Wild Oak".¹⁴

The 1821 Map of Wilton Parish and its apportionment broadly confirm Goldsworthy's account, with both Belmont and Highlands yet to be built.¹⁵ The relevant entries from the apportionment are copied in Appendix A. It illustrates how the estates of a small number of mansion houses dotted along the Honiton road controlled much of the surrounding land. This being the new favoured residence of the town's prosperous bankers, gentry and merchants; away from the squalor and bustle of the town, elevated on dry and healthy land, and with fine panoramic views.

The construction of **Highlands** and **Lowlands** by architect Richard Carver (1792-1862) at the end of the Georgian period were to beckon in a new form of house building for Victoria's reign; the gentleman's villa.

The Turnpike Road: The principal roads to and from Taunton were improved in the mid-18th century with the establishment of a turnpike trust. These trusts were empowered by Acts of Parliament to levy tolls on road users for the improvement and maintenance of specific length of existing highway. The Taunton Trust was established in 1752 and its improvements included the Honiton road, from Shuttern on the old Borough boundary to Trickey Warren on the old Devon boundary.¹⁶ Tollhouses and side gates were set up around the town to ensure eligible travellers could not avoid paying the toll.

Shuttern Tollhouse: The tollhouses and gates of the newly established Taunton Trust including the first Shuttern tollhouse and its turn gate at the top of Compass Hill to serve the Honiton road.¹⁷ It was succeeded by a larger tollhouse in circa 1816, built by George Pollard, which also served as the Trust's headquarters and survives as the solid 3-storey Regency building of **nos. 1 & 3 Trull Road**.¹⁸

The Trust laid out a series of milestones of which the "**1 mile to Taunton milestone**" survives outside of no. 51 Trull Road on Haines Hill.¹⁹

Trull Road West Walling: In 1826 the Turnpike Trust took the decision to widen the Honiton road between "Mrs Cliffe's rails", who resided at Osborne House, and "Whitley's Cross" (Wheatleigh Cross).²⁰ The existing concave Lias wall on the west side of Trull Road likely originates from this decision.²¹

Osborne Place: The mansion house was built in the late-18th/early-19th century, possibly on the site of a late medieval farmstead held by the wealthy 'Osbern' family.²² Joan Osborne alia Crempe lived in Wilton from 1400 to 1404 and the family were

¹⁴ Goldsworthy (1975) p. 4. Wild Oak refers to Wild Oak House. The inclusion of Highlands in the list either extends Goldsworthy's recollections into the early 1830s or dates Highlands earlier than reputed.

¹⁵ Map of the Parish of Wilton 1821; Dunning (1973) p.80. This map was the basis for parish rates until 1878.

¹⁶ Gathercole (1999) p. 61 and 63; Bush (1977) p. 60; Bentley and Murless (1985) p. 53 to 57; HER PRN 26227.

¹⁷ HER PRN 37692.

¹⁸ Dunning (1973) p. 99. An image of the tollhouse with 4-pane sash windows from 1961 is included in Dunning (1973) plate 16.

¹⁹ HER PRN 16129 at NGR ST 22020 23515.

²⁰ Dunning (1973) p. 101.

²¹ HER PRN 47711.

²² HER PRN 46204; Siraut (2022).

patrons for the first St Mary's Church almshouses.²³ Further information is required on the establishment of the house and its early history.

Wilton Lodge: Built in the early-19th century.²⁴ It was in the ownership and occupancy of Samuel Norman at the time of the 1839 Wilton Tithe Map and Apportionment. Samuel Norman was a former silk mill owner.²⁵ He joined his father, John Norman, in 1798 at the Pool Wall Mills silk factory, Upper High Street, Taunton, which the family retained until 1825, although Samuel's involvement with the mill may have extended to 1830. Further information is required on the establishment of the house and its early history.

Whitley's Cross (Wheatleigh Cross): For centuries canon law prohibited the burial of suicide victims in consecrated ground. Their bodies would sometimes be buried on the outskirts of a town or at a crossroads to confuse any sinful spirits. Wheatleigh Cross is reported locally to have been one such location before the building of Wheatleigh House. This is supported by the discovery of two 18th century burials in 2015.²⁶

Wheatleigh House (Wheatlow's Cottage): The fine mansion house was built between 1811-13 by George Boyce, Taunton builder.²⁷ The apportionment to the 1821 Wilton Parish Map referred to the house as Wheatlow's Cottage and being in the ownership and occupancy of Miss Elizabeth Smith.²⁸ By 1837 it had changed hands and was in the ownership of Colonel Wehman of Fons George Manor, and in the occupancy of Charles Augustus Walker.²⁹ It included a coach house, stables, garden with lawn and shrubberies, and the use of the meadow and pasture at Broadlands – the field on the opposite side of Trull Road.

Broadlands: An elegant Regency mansion built in the mid-1820s.³⁰ Further information is required on its establishment and early history.

Wild Oak House: A stucco fronted Regency country house with a central porch of circa 1820, but with evidence of earlier fabric, including its cellars.³¹ The house was supported by an adjacent estate of approximately 15 acres of land.

Belmont House: The land at Belmont was purchased by Jacob Joggett Champante (c.1785 to 1866) from the Willment family of Musgrove Manor sometime between 1820 and 1823.³² He swiftly erected a fine Greek Revival mansion in Bath Stone ashlar with the wealth obtained from his marriage in 1809 to Fanny Champante (1786-1866), the daughter of a London sealing wax and stationery wholesaler of Jewry Lane.³³ Joggett was the son of a Taunton bookseller and chose to adopt his wife's maiden name. In

²³ HER PRN 46057; Siraut (2022).

²⁴ NHLH List Entry No. 1234078; HER PRN 46200.

²⁵ Siraut (2022); HER PRN 31915.

²⁶ Williams (2016) including personal communication: local householder, 12/04/2016; HER PRN 32980.

²⁷ HER PRN 46227.

²⁸ SAC Ref. D/P/wilt/13/1/48: Ilett, P. B. (1821). *Map of the Parish of Wilton in the County of Somerset*.

²⁹ Wright (2015).

³⁰ HER PRN 46202. Date deduced from the 1821 Wilton parish Map, Goldsworthy's account and the date of Lowlands.

³¹ Gould (2020).

³² HER PRNs 45909 and 47647.

³³ Williams (2016); Bush(1988) p. 13; Goldsworthy (1975) p. 15. Fanny's father, Lt. Col. William Champante, held the business of Champante & Whitrow at no. 1 Jury Lane, Aldgate, London trading as a wax chandlers, bookseller, and wholesale stationers. Jacob Joggett was the son of William Joggett and Elizabeth Murlis who held a bookshop in Fore Street, Taunton. The bookshop was likely at no. 44 Fore Street, later rebuilt and occupied by Barnicotts, which in turn was demolished circa 1930s, along with neighbouring properties, for a Mark & Spencer store, which is now occupied by TK Maxx. William Joggett shot himself in 1787 following money problems.

1839 their mansion was credited to an “experienced architect” and was accompanied by an estate of 20 acres:³⁴

*“The truly elegant and substantial FREEHOLD MANSION, called BELMONT, erected within the last 15 years, regardless of expense, under the direction and after the tasteful designs of an experienced architect. It is seated on an eminence, and commands a panoramic view over the Vale of Taunton, celebrated for its extraordinary fertility, salubrity, and picturesque beauty: . . .”*³⁵

The experienced architect was possibly the Bath architect Henry Edmund Goodridge (1797-1864) based on the resemblance of the house to his other works.³⁶ The mansion house included an entrance hall with dome light and main staircase, 6 cheerful first floor bedroom with beautiful views, 2 second floor servants’ dormitories, carriage yard with coach houses, including a man servant’s dormitory, walled kitchen garden, gravel walk leading to a summer house, and at the front an extensive lawn studded with forest trees and edged by shrubberies.

“Belmont” – the beautiful mountain. The name was likely chosen by the Champantes as it appears on documents that predate their departure in 1841.³⁷ It encapsulates the appeal of the Haines Hill for elegant mansions and villas.

Mount Nebo: The house and grounds are plotted on the 1821 rates map for the Parish of Wilton and recorded in the ownership of Henry Warre (see Appendix A).^{38; 39} Edward Goldsworthy recalls the mansion house as the residence of Mr Winslow in his account of his childhood town of the 1820s.⁴⁰ In 1842 it was left by the Revd. Richard Winsloe on his death to his wife Emma Patton.⁴¹

Highlands: Picturesque Tudorbethan Cottage style house, reputedly built in 1831 by William Woodford Jr to the plans of Richard Carver for the Revd. Richard Francis Follett (1796-1834), headmaster of Taunton College School and curate of St Mary’s Church.^{42; 43}

Lowlands: Picturesque ‘Gothick’ house built in 1835 by architect Richard Carver for himself and his growing family, having recently transferred his practice from Bridgwater to Taunton.⁴⁴ Distinctly “Carver” in style, it replaced the old home of the Willment family.⁴⁵

³⁴ Williams (2016); Taunton Courier 17/04/1839, p. 1; Taunton Courier 25/09/1839, p. 1. The Champante’s did not sell Belmont until 1841.

³⁵ Taunton Courier 22/05/1839, p 1; Somerset County Gazette 08/06/1839. The notice of sale by auction on 19th June 1839 provides an extensive description of the house, grounds and environs.

³⁶ Orbach (2014) p.630; Lillford (2022 ed. a) pp. 2, 231 and 232; Lillford (2022 ed. a). Lillford suggest Goodridge may have also been the architect for the 1822 Roman Catholic Chapel in The Crescent, Taunton, now the Masonic Hall.

³⁷ Taunton Courier 22/05/1839; 1840 Map of Taunton by John Wood.

³⁸ HER PRNs 47646 and 47683; SAC Ref. D/P/wilt. 13 13/1/48/c/2560.

³⁹ The photograph of Mount Nebo House in Bush (1983), *Jeboult’s Taunton: A Victorian Retrospect*, p. 35, appears to be the rear of Osborne House.

⁴⁰ Goldsworthy (1975) p. 4; HER PRN 47646.

⁴¹ Siraut (2022). Revd. Richard Winsloe was the incumbent for Ruishton but living in Wilton.

⁴² See above footnote regarding a conflict of dates for Lowlands or Highlands.

⁴³ SAC Ref. DD\DP/45/10; Memorial plaque on the north side of St George’s Church, Wilton.

⁴⁴ HER PRN 46201; Lillford (2022 ed. a) p. 107.

⁴⁵ Goldsworthy (1975) p. 4. There is a conflict with the date allocated to Lowlands by the Somerset HER and Goldsworthy’s account, or with the date suggested for Highlands. Goldsworthy refers to the old Willment’s house and Highlands together, whereas the Somerset HER date for Lowlands suggest it had replaced the Willment’s house before Highlands was built.

Batts Place: The house, outbuildings and land of Batts house formed part of the great manor of Taunton Deane.⁴⁶ The manor accounts of 1250 record it being held by Walter Bat. By 1524/25 it was referred to as “Batisplace” in the manor records, and as “Battes” in the Trull parish registry. It passed through the ownership of a limited number of gentleman and merchant families before being purchased in 1745 by John Whitmarsh, whose family were the most prominent carriers and coach proprietors in Somerset. The Whitmarsh’s retained Batts until 1819 but the house was leased out from 1811 on the death of John’s son Henry.⁴⁷ It was described then as a mansion house with breakfast, dining and drawing rooms of large dimensions, seven bedrooms, attics for servants, good kitchen, brewhouse, cellars, and standing in a lawn of 20 acres with walled gardens, coach houses, stables and barons.

2.4 Mid-19th to Late-19th Century (1837–1901)

The 1840 Wilton and 1843 Trull Tithe Maps capture the Honiton road (now Trull and Honiton Roads) at a critical point in its development (maps available on the Somerset HER or Know Your Place Somerset websites).⁴⁸ The maps record the nine established mansions, or county houses, of Wilton Lodge, Osborne Place, Mount Nebo, Belmont, Wheatleigh Lodge, Broadlands, Batts Park, Batts Cottage and Wild Oak House, and the two recent houses of Lowlands and Highlands by architect Richard Carver.

The Carver houses were the start of a new phase and style of house building along the Honiton road and Wild Oak Lane: the gentleman’s villas for the expanding commercial and professional middle classes, for which Carver was to play a leading role with his delightful development of the “Haines Hill” estate. The Post Office Directories and census returns for the 1860s and 70s record the mansions and villas as the homes of many of Taunton’s solicitors, bankers, retired military officers, schoolmasters and clergy.⁴⁹

The picturesque and healthy attributes of the high ground also attracted the first of the town’s independent college schools. It was also to benefit from the new gentleman’s villas for its masters’ houses and scholar boarding-house.

The distribution of the Georgian mansions and Victorian villas is illustrated on Map 3.

⁴⁶ Bush (1982); Close (2020). Robin Bush, Assistant County Archivist, provides a detailed account of the succession of owners and occupiers from the 16th century to its demolition in 1937.

⁴⁷ NatWest Group (nd a); SAC Ref. A/ANF/1. Sale particulars of Batts Place mansion of 1813 and 1817 related to Henry Whitmarsh; SAC Ref. Q/SR/362/3/30-32. Diversion order of 1794 for a footpath through the lands of Henry Whitmarsh, including a plan (unseen); SAC Ref. A/BYS/1. Map of 1802 of the Comeytrove Estate of Henry Whitmarsh Esq., surveyed by E. Watts, in the parishes of Trull and Wilton (unseen);

SAC Ref. DD/X/BAR/1. For details of the private bank Whitmarsh and White founded in 1806 and later amalgamated with Stuckey’s Banking Company in 1835, and thereafter part of the National Westminster Bank, Ltd., see <https://www.natwestgroup.com/heritage/companies/whitmarsh-and-white.html>.

⁴⁸ Available at <https://www.somersetheritage.org.uk/> and <https://maps.bristol.gov.uk/kyp/?edition=som>.

⁴⁹ Dunning (1973) p. 103. 1861 Kelly’s Directory; 1875 Kelly’s Directory. Entries in the 1861 Directory include: Henry Badcock JP, banker at Wheatleigh Lodge; Revd. Henry H. Bastard, Windor lodge, Haines Hill; Edward Beadon, solicitor, Highlands; Richard Carver, architect, Haines Hill; Capt. Frederick Doveton JP, retired service officer, Woodville, Haines Hill; Henry French BA, schoolmaster, Haines Hill; Capt. Frederick Parr, retired service officer, Haines Hill; Thomas Sibly BA, headmaster, Haines Hill; Lieut Richard Winsloe, retired service officer, Haines Hill; William Woodland, solicitor, Haines Hill. Entries in the 1875 Directory include: Henry J. Badcock, banker, Hovelands Lodge; James Bond Coles, solicitor, 7. Haines Hill; George H. Kite, solicitor, 6 Haines Hill; Montagne Trenchard, solicitor, Haines Hill. A Haines Hill address will refer to properties on the Trull Road as well as those in Carver’s Haines Hill estate. The house numbers refer to the earlier house numbering and not the postal addresses of today. See Appendix B for the modern postal addresses.

Haines Hill: In 1844 Richard Carver purchased 13 acres of land on the Haines Hill, known as Five Acres and Haines's 5, in order to undertake a private speculative villa estate.⁵⁰ Over the next 14 years, and up to the time of his retirement, he designed and laid out the estate roads, garden circus, drains and sewers, as the ground landlord, and divided the land into lots for the sale of sub-leases to form a "*cluster or neighbourhood of dwellinghouses or Villas*".⁵¹

The first phase of leases were sold in circa 1845 to a wide spectrum of Taunton builders, including Henry Davis, John and Thomas Fisher, Alfred Stansell and William Shewbrooks (see Appendix B). Carver produced the footprint and elevation drawings for each of the villas. This being on the north side the three divided "Gothick Cottages" (**nos. 7 & 9, 11 & 13, 15 & 17 Haines Hill**), a divided "Tudorbethan Lodge" (**nos. 19 & 21 Haines Hill**), and a divided "Italianate Villa" (**nos. 23 & 25 Haines Hill**), and opposite at the east end a detached "Italianate Villa" (**Sherford Lodge, no. 20 Haines Hill**).⁵² The builders had to follow Carver's drawings but could lay out the interiors as they wished. All of these villas were recorded on Ham and Leversedge's Map of 1849 but the sequence of plot sales and villa building is thereafter uncertain.⁵³

In 1856 the *Taunton Courier* advertised "*to be sold, 16 beautiful building sites for suburban villa houses, which are in request. The ground is laid out with roads of communication, handsomely planted, and provided with capital drainage Parochial Rates are moderate; the Church contiguous with ample accommodation*".⁵⁴ In the following year, at the age of 65, Richard Carver resigned as County Surveyor, and was able to concentrate on progressing his development before his retirement in 1858.⁵⁵

Carver built **Haines Hill Terrace (nos. 39 to 47 Trull Road)** on plots 27, 28 and 29 and his own family villa of **Mountswood** on plots 1, 2 and 3 shortly before he died in 1862.⁵⁶ Haines Hill Terrace could be one of the two terraces planned and advertised by Carver in 1858.⁵⁷

The later phase of the estate did not follow the early plot layout. The Tudorbethan **Windsor Lodge (no. 18 Haines Hill)** and the Italianate **Woodville (no. 16 Haines Hill)** were both in place for the 1861 Census and within Carver's lifetime.⁵⁸ **Elmswood (nos. 12 & 14 Haines Hill)** was built for the Taunton solicitor George Kite's family in

⁵⁰ HER PRN 47692; Dunning (1973) p. 104; Walden (2002), Section 4. The land was in the ownership of the Revd. William Rawlins in 1840.

⁵¹ Indenture of conditions for the construction and enjoyment of the Haines Hill villas, dated 24 June 1846; Lillford (2022 ed. a) p. 110.

⁵² Dunning (1973) p. 104; 1846 Indenture for the Haines Hill villas. The Parish Rate book of April 1845 describes the two five acre fields as being divided into nine plots. The rate book for July describes "building land", and by October there were nine "houses" and only two "plots" although work had not finished on the houses. Work was completed on three of the houses by July 1846. By January 1847 eleven houses appear to have been occupied.

⁵³ 1846 Indenture for the Haines Hill villas.

⁵⁴ Walden (2002) pp. 7 to 10. *Taunton Courier* 13/03/1844, p.7; *Taunton Courier* 30/01/1856, p. 1; *Taunton Courier* 20/02/1856, p.4; *Taunton Courier* 05/03/1856, p. 1. The buildings plots were advertised throughout January, February and March 1856.

⁵⁵ Lillford (2022 ed. a) p. 105.

⁵⁶ HER PRNs 46203, 47599 and 47600; SAC Ref. D/B/ta/24/1/2/68; Lillford (2022 ed. a) p. 105. Plans dated 1861.

⁵⁷ *Taunton Courier* 29/12/1858, pp. 1 and 8.

⁵⁸ HER PRN 46025 and 46026; Lillford (2022 ed. a) p. 131. Windsor Lodge was occupied by the George Edward Colthurst and family from 1883, including his fifth child William Bunter Colthurst, who as an adult would be a prominent architect of the Bridgwater practice Samson & Colthurst.

circa 1865.⁵⁹ All three were built over double plots. Whilst Windsor Lodge clearly followed the style of the mid 1840s villas, Woodville and Elmswood are less flamboyant and faced with brick rather than stucco, although the change in materials is consistent with emerging fashion and Carver's later Haines Hill Terrace and Mountswood.

A paired villa footprint is recorded on the 1846 indenture for plots 26 and 27 but the resultant semi-detached villas of **Glenavon** and **Lindon Lodge (nos. 2 & 4 Haines Hill)** are to a different form, were not mapped until the 1886 First Edition Ordnance Survey and are known locally to have been built in the late 1880s.⁶⁰ Five plots were never completed and were to remain vacant until the mid-20th century.

A detailed account of the career and accomplishments of Richard Carver, and the procurement and working practises of the time, are provided by Russell Lillford in his *A Biographical Dictionary of Somerset Architects & Surveyors up to 1939*.⁶¹

In 1873 **no. 17 Haines Hill** (then no. 6) was the birthplace of Hugh Montague Trenchard (1873-1956), who would become 1st Viscount Trenchard following a distinguished military career in which he became the first Chief of the Air Staff in 1918 to the newly formed RAF.⁶² He was later described as the "Father of the Royal Air Force".

The Wesleyan College (Queen's College): In July 1846 the foundation stone was laid on a 16-acre site for the "West of England Wesleyan Proprietary Grammar School".⁶³ The school had been established three years earlier at Castle House, within Taunton Castle, with an initial intake of thirty-three boys. Pupil numbers had risen to 100 by 1845. In common with the religious intolerance of the time, there was considerable animosity between "Church boys" and nonconformist boys at the Taunton College School (the old grammar school).⁶⁴ The Wesleyan College was thus established to educate the sons of the Methodist commercial and professional class. A good standard of education was imperative for nonconformist boys if they were to gain entry to the prosperous vocations without access to local establishment networks.

Three potential sites were considered for the new school, and the land off the Honiton road was chosen for the same reasons that the Haines Hill was attracting the new gentlemen's houses and villas. These were expounded by H. L. Channon, master and school historian, in 1932:

*"Standing on high ground, overlooking the charming Vale of Taunton Deane, the school is slightly sheltered from the north and south, while open to every other quarter. The healthfulness of the situation is abundantly proved by the remarkable immunity from serious illness Queen's has always enjoyed".*⁶⁵

The school's new **Main Building** was designed by the prominent Bath architect James Wilson (1816-1900), who was said to have had in mind the front of Wadham College, Oxford for its late Domestic Tudor front; with a central clock tower and a battlemented

⁵⁹ HER PRN 47583; Census of 1861; local householder, 01/05/2007.

⁶⁰ HER PRN 47584; personal communication: local householder, 03/05/2007.

⁶¹ Lillford (2022 ed. a) pp. 103-111.

⁶² HER PRN 46022

⁶³ HER PRN 46205; Channon (1932) pp. 9 to 10.

⁶⁴ The Taunton College School was housed in its school building in the Castle precinct (now known as the Old Municipal Building) having been established by Richard Foxe, Bishop of Winchester, in 1522. It had a chequered history and the opening of alternative classical education colleges in the mid-to-late-19th century caused another period of decline.

⁶⁵ Channon (1932) p. 10.

façade.⁶⁶ The Tudorbethan appearance was further enhanced with buttresses, diamond paned windows and projecting wings. The building was constructed by John Mason of Exeter in North Curry Sandstone and completed in 1851, although the school moved to the new premises in 1847.

The school grounds were promptly laid out with the cedar of Lebanon, copper beech, pines and limes that continue to enhance the front of the school.⁶⁷ The **Upper** and **Lower** playing fields were added in the late 1870s when neighbouring farmland became available.⁶⁸

The school changed its name in 1887 to Queen's College, Taunton to commemorate the Jubilee of Queen Victoria's accession.⁶⁹

Boarding and Junior Houses: The Wesleyan College extended its footprint along the ridge road as the school roll ebbed and flowed. Private boarding-houses provided additional accommodation as required.⁷⁰ The first boarding-house was established in 1853 in the new Haines Hill villa-estate.⁷¹ This was likely the boarding-house of Caleb Shipman (1830-1867), Senior Mathematics Master and Wesleyan Preacher, at no. 6. Haines Hill (now **no. 17 Haines Hill**), which at the time of the 1861 census accommodated 12 scholars.⁷² In 1863 Shipman advertised the benefits of his boarding-house to parents willing to pay for the extra comforts and guidance not enjoyed at the school's Main Building.⁷³

Wesleyan Collegiate Institution, TAUNTON

MR CALEB SHIPMAN,

"For some years Senior Resident Master at the above College, received by appointment of the Directors, a select number of pupils at his residence, Haines Hill, pleasantly situated within a short distance of the college. To these young men, all the advantages of a private family circle, and as far as possible, all the comforts of home, are afforded".

"In common with other pupils of the Institute, they attend the College Classes; while in their evening preparations, additional supervision and assistance are rendered".

Two years later Shipman advertised a relocation to the "very commodious premises" of the newly built mansion house of **Claremont**, on the Honiton road, and his ability to receive a few additional pupils.⁷⁴ His residence at Claremont House was short lived as

⁶⁶ Channon (1957) p. 17. Wilson shortly afterwards designed Neo-Gothic buildings for the Methodist Kingswood School in Bath and the Westminster College in London, the latter being the centre for Methodist teacher training.

⁶⁷ Channon (1932) p. 34.

⁶⁸ Channon (1957) pp. 17 and 62. The land for the 'Upper' playing field is likely to have been added in circa 1878, the date for the school's construction of Cotlake House and the date a path was laid around its perimeter. The 'Lower' was first rented in 1878 for half the year before being handed back for grass, and finally purchased in 1887. The adjoining 'Outer' fields was later obtained. The first pavilion for the Lower was erected in 1893 and is recorded in a school prospectus (undated).

⁶⁹ Channon (1932) p. 14.

⁷⁰ Channon (1932) p. 11.

⁷¹ Hallam (1953) p. 52.

⁷² HER PRN 46022; Census of 1861. A further eight scholars resided at the residence of the school headmaster, Thomas Sibby, at no. 2 Haines Hill (now no. 9).

⁷³ The Cornish Telegraph 09/12/1863, p. 1.

⁷⁴ HER PRN 47650; Western Morning News 01/03/1865, p. 1; Taunton Courier 05/06/1943, p. 2. H. J. Channon's newspaper account of the history of local boarding-houses records the opening of the Claremont boarding-house in 1862.

he died at the house in 1867. By 1869 his wife, Mary, had established a school for young ladies at Tower House, Park Street, Taunton.⁷⁵

The boarding-house continued at Claremont until it made the short move next door to **Wild Oak House** in response to rising pupil numbers. The boarding-house was now under the instruction of Adam C. McClean, Chemistry Master at the Wesleyan Institution, but it's not known if he had previously been at Claremont.⁷⁶ McClean immediately constructed a new wing to accommodate the boarding boys (now **Wild Oak Mews**).^{77; 78} However, numbers proved insufficient and in 1878 the house and mews were sold to his sister, Flora (d. 1905), for a girls' day and boarding school that continues until around 1900.⁷⁹

Between 1873 and 1883 the Hoveland villas of **Highland** and **Montrose (nos. 46 & 48 Trull Road)** were rented from the school's headmaster, Thomas Sibly, to establish the Wesleyan College's Preparatory Junior School for about 30 boys, which subsequently moving to the Main Building (see Hoveland Terrace below).⁸⁰

In 1877 an additional boarding-house was established at **Summerleigh** (right-hand villa of Wild Oak Villas, now **Channon House**) on Wild Oak Lane, before moving to Greenlands (no. 9 Wilton Street) in 1881.⁸¹ The boarding-house was closed two years later.

In 1880 the Wesleyan College established a new boarding-house for 40 pupils in a purpose-built house on its grounds – **Cotlake House** (now the **Junior School**).⁸² The new boarding-house was designed by Richard Gane (1839-1877) of Messrs. Giles and Gane of Furnival's Inn, London.⁸³ The practice had earlier been responsible for the new building for Taunton College School on South Road (later occupied by King's College) under its senior partner and prolific Somerset architect Charles Edmund Giles (1822-1881).⁸⁴ Gane left for Australia in 1877 and died shortly on arrival.

Responsibility for overseeing the works was handed to Samuel Shewbrook, Architect and Surveyor of South Street, Taunton. In October 1878 a newspaper advertisement invited builders to tender for the construction of the boarding-house with the plans and specification available at Shewbrook's office. The works were completed between

⁷⁵ Taunton Courier 06/01/1869 p.1; Taunton Courier 23/01/1867 p. 4; Taunton Courier 14/07/1869 p.4; Cardiff Times 05/03/1870, p. 4. The 1869 newspaper advertisement reports the establishment of the Ladies' School at Tower House, Park Street, which would have been of recent construction. The 1871 census identified Mary Shipman as a schoolmistress at Park Street, and the 1886 First edition Town plan identifies the Tower House as the north-west terrace to Park Street.

⁷⁶ Green (1993) p. 39.

⁷⁷ Green (1993) pp. 39 and 40.

⁷⁸ Channon (1932) p. 11, Channon (1957) p. 41; Orbach (2014) p. 630. The wing was added in 1877. Claremont was demolished in the 1970s for the small Coplestons housing estate off Honiton Road, Trull. Wild Oak House is Grade II listed (HER PRN 40653 and NHLE List Entry No. 1344506).

⁷⁹ Gould (2020). The cellar indicates an earlier house. Mr Adam Mclean left Wild Oak House to start a new school in Weston-super-Mare. A full account of the owners and occupiers of Wild Oak House from 1840 to 2021 is provided in the website.

⁸⁰ HER PRN 47700; Channon (1932) p. 23; Channon (1957) pp. 43 and 72.

⁸¹ HER PRN 46896 ; Channon (1932) p. 11; Channon (1957) p. 42; Taunton Courier 05/06/1943 p. 2. Summerleigh was to later return to Queen's College as one half of its Howard Vivian boarding-house, later renamed Southcombe House and Channon House.

⁸² HER PRN 47611; Channon (1932) p. 11; Channon (1957) p. 43; Taunton Courier 05/06/1943 p. 2.

⁸³ Lillford (2022 ed. a) pp. 212 and 214; Lillford (2022 b). Gane was an apprentice to Charles Edmund Giles and moved with the practice from Somerset to London until he completed his pupillage. Giles invited him to return as a partner in the practice in 1869. Further details are available in Russell Lillford's *Biographical Dictionary of Somerset Architects & Surveyors*.

⁸⁴ Lillford (2022 ed. a) p. 222.

1878 and 1880.⁸⁵ The house remained a boarding-house until 1888, from when it was leased by the school as a private residence until brought back into school use in 1919.

Tollhouses and Gates: The replacement **Shuttern tollhouse (nos. 2 & 3 Trull Road)** was retained as such until 1851, and as the Trust's headquarters until 1853, when it was sold to James Billet for the relocation of his Taunton Eye Infirmary in the following year.⁸⁶

In 1851 the Turnpike Trust's tollgates were relocated to accommodate the town's outward growth. The **Shuttern gate** (or South gate) was replaced by two new gates: one at the start of the Trust's new Wellington New Road; and the second on the Honiton road, next to the junction with Wild Oak Lane.⁸⁷ The new Honiton road gate required a side gate at "**Whitley Cross**" (**Wheatley Cross**), at the top of Hoveland Lane (now Galmington Road), to stop travellers who might think of avoiding the Wellington New Road tollgate by looping around Galmington. In 1865 **Hoveland Lane** was described as "*a narrow, steep, old lane leading to the hamlet of Galmington, which certainly does not look much like the main road to Exeter and the West of England; but such was the case*".⁸⁸

In 1857 the Trust advertised for tender returns for the construction of a tollhouse at the site of the Wheatley Cross side gate, which was won by John Spiller of Taunton.⁸⁹ The **Wheatley tollhouse** remained in operation until the cessation of the Turnpike Trust in 1875, when it was sold to Thomas Sibly, owner of the Hoveland Terrace villas, headmaster at the time of the Wesleyan College.⁹⁰ The **Wheatley Lodge**, as it became known, was leased by Sibly to the Wesleyan College, alongside the adjacent Hoveland Terrace villas (**nos. 46 and 48 Trull Road**), for the establishment of its junior school (see above).^{91; 92} The school moved out in 1883 and the lease expired in 1885. A photograph of Hoveland Lane (now Galmington Road) in 1961 includes a view of the north end of the tollhouse, which can be seen to be of brick, with a slate or plain tiles gabled roof, and a brick stack.⁹³

The location of the **Wild Oak Lane tollhouse** is uncertain but was described in 1864 as having been lately moved to Wild Oak.⁹⁴ It is believed to have been demolished on the winding up of the Trust.

Wilton Lodge and College, Wilton Grove: The mansion is referred to as "Wilton Lodge" in the 1854 Parish rate book when it was in the ownership of Miss Anne Norman.⁹⁵ She inherited it in 1849 from her father, Samuel Norman, who had called it

⁸⁵ Somerset County Gazette 19/10/1878 p. 1; Taunton Courier 27/09/1882 p. 1; Lillford (2022 ed. a) pages 487-488. Mr Samuel Shewbrook commenced his career as a builder and later advertised himself as an architect and surveyor. He left Taunton and his residence at Highclere House, South Street, Taunton in 1882.

⁸⁶ HER PRN 37692. The Eye Infirmary previously occupied premises in Upper High Street (see HER PRN 37694).

⁸⁷ Dunning (1973) p. 100; Gathercole (1999) pp. 61 & 63.

⁸⁸ Taunton Courier 20/09/1865, p. 5.

⁸⁹ Dunning (1973) p. 101. An image of the top of the tollhouse and the narrow and sunken Hoveland Lane can be seen in Dunning (1973) plate 15, dated 1961.

⁹⁰ HER PRN 47649.

⁹¹ HER PRN 47700; Taunton Courier 24/06/1885, p. 5.

⁹² Wheatley Lodge has, from time to time, referred to both the tollhouse and the main mansion house.

⁹³ Dunning (1973) plate 15.

⁹⁴ HER PRN 3797; Somerset County Gazette 09/06/1864 p. 4.

⁹⁵ HER PRN 46200.

“Wilton Place”.⁹⁶ Miss Norman leased the house to various people including, from 1859 to 67, the Revd. William Griffith, headmaster of the West of England Dissenters’ Proprietary School. At the time the school was housed at Wellington Terrace, Wellington Road, and had hoped to relocate to the nearby site of Mount Nebo (see Park Street and Wellington Road Appraisal, page 6). In 1867 the Revd, Griffith turned the first sod at the school’s new location in Fairwater (see below).⁹⁷

By 1869 Wilton Lodge housed a ladies private school under its headmistress Eliza Mary Griffiths, William’s eldest daughter.⁹⁸ The ladies school was recorded at Wilton Lodge on the 1891 census, but by this time Eliza was Mrs Eliza Meynier.⁹⁹

Sometime between the date of the 1839 Wilton Tithe Map and the 1886 First Edition Ordnance Survey, a two-storey buff brick school building was built in the rear grounds of Wilton Lodge, with stair turrets at both ends and a playground to the rear.¹⁰⁰ The school included one of the first kindergartens in England.¹⁰¹ It is marked on the First Edition Ordnance Survey as the Taunton County School (girls). When the school closed, the school building was converted to a single dwelling, possibly called Avoncroft, before being split into 3 dwellings by the time of the Second Edition Ordnance Survey (**nos. 6, 8 and 10 Wilton Grove**).¹⁰²

Belmont: In 1841 Jacob and Fanny Champante sold Belmont and left Taunton, with the loss to the town of a generous beneficiary.¹⁰³ The house and estate were sold to James Earnshaw Marshall (1790-1868), a wealthy Lancashire gentleman who set about enlarging and altering the house.¹⁰⁴ The works were completed in 1842 under the instruction of Richard Carver, and the appeal of Belmont was richly described in the *Taunton Courier*.^{105; 106}

*“Belmont stands on an eminence on the Honiton road, about 500 yards from the turnpike. The plantation by which the property is skirted, embrace a gentle acclivity, along which is every graceful variety of ornamental trees, and the shrubbery terminates on a lawn, in the centre of which stands the home, commanding a charming and infinitely varied extent of view over the rich Vale of Taunton Deane, presenting a vast amphitheatre of luxuriant fertility, in the immediate foreground of which are the two fine Churches of this town”.*¹⁰⁷

In 1844 a Gothic temple was erected and in 1852 a newspaper report included a reference to a ‘classically-designed temple’ in the south-west corner of the ground,

⁹⁶ Dunning (1973) p. 104 and 105. Samuel Norman is recorded as the proprietor in the apportionment to the 1821 Parish Survey (see Appendix B). He was also the owner and occupier of the neighbouring Wilton Lodge in the 1839 Wilton Tithe Map apportionment.

⁹⁷ Brown (1997) p. 8.

⁹⁸ SAC Ref. D/B/ta/24/1/7/207. Bye-law application for a school room drawn by George Giles; Census of 1861.

⁹⁹ Dunning (1973) p. 105.

¹⁰⁰ HER PRN 46201.

¹⁰¹ Bush (1977) p. 129.

¹⁰² Further information for the period 1824-1923 is potentially available at SAC Ref. A/ARD.

¹⁰³ HER PRNs 45909 and 47647; Williams (2016); Taunton Courier 22/12/1841, p. 7.

¹⁰⁴ Williams (2016) including the Taunton Deane Borough Council Burial Register search 23/02/2016; Taunton Courier 07/09/1842, p. 7; Visit to St Mary’s Old Cemetery 17/01/2021.

¹⁰⁵ Williams (2016); Lillford (2022 ed. a) p. 109. Architect Richard Carver resided at the neighbouring Lowlands, from where the procession of carpenters, masons, bricklayers and labourers assembled for a celebratory dinner at Belmont.

¹⁰⁶ James Marshall moved in with his first wife Anne (nee Higham) with whom he had seven children before her death in 1851. He married his second wife Mary Cooke (1821-1900) in the same year, with whom he had Wilfred, later of Norton Manor.

¹⁰⁷ Taunton Courier 07/09/1842, p. 7.

commanding a fine view of the Blackdown Hills. The two may be the same, being a mix of styles. The decorative bargeboards of a cruciform temple are evident in a photograph of 1864 and its form and location correspond with the 'The Temple' identified on the plan accompanying the 1904 house sale particulars.¹⁰⁸

James E. Marshall died in 1868, at the age of 77, as one of the wealthiest gentlemen in the county.¹⁰⁹ He was succeeded by his son John (1827-1890), who continued to live at Belmont.

John Marshall held a botany degree from Exeter College Oxford and employed a large staff of gardeners to maintain the grounds of Belmont and Mount Nebo, which provided "*the finest entrance to any town in England*" including clipped topiary on the slopes either side of Trull Road.¹¹⁰ The shrubbery was still very much in evidence in photographs of 1902.¹¹¹ His death in 1890 marking the end of an era for both Belmont and the town. His obituary in the Somerset County Gazette described him as "*the mainspring of every local public and philanthropic movement*", and that "*Taunton has lost her best friend by the death of 'the Squire of Belmont'*".¹¹²

The Belmont and Mount Nebo estate was initially sold to the West of England Land and Investment Trust Limited (see Mount Nebo below) before Belmont was acquired by retired surgeon Samuel Vincent Pryce Michell in 1891.¹¹³

Mount Nebo: In the late 1850s the old house of Mount Nebo and its grounds were intended as the new site for the West of England Dissenters' Proprietary School that was housed in Wellington Terrace on the Wellington Road and the sale was confirmed in 1859.^{114; 115} The thought of having a school so close alarmed James E. Marshall of Belmont as it would "*injure his property*". He offered above the purchase price and the school agreed to look for a new site.¹¹⁶ This was duly found and it relocated to Fairwater in 1870 and changed its name to the Independent College, before a further name change in 1899 to Taunton School.

¹⁰⁸ Williams (2016) including Somerset County Gazette 20/07/1844 (unseen); Taunton Courier 16/06/1852, p. 4; Bush (1983) p. 33; 1904 Belmont House auction particulars, Messrs. C. R. Morris, Sons and Peard of North Curry.

¹⁰⁹ Taunton Courier 26.02.1868, p. 4. James Earnshaw Marshall is buried at St Mary's Old Cemetery (visit 17th January 2021).

¹¹⁰ Williams (2016); Taunton Courier 10/09/1960, p. 2. Article by Mr S.E. Willmet on the history of Wilton, titled *Changing Wilton: Squire Marshall of Belmont*, including the recollections of Mr Frank Oaten from the 1880s.

¹¹¹ The Francis Frith Collection, Photo Refs: 48738 and 48739.

¹¹² Taunton Courier 26/02/1890, p. 5; Taunton Courier 05/03/1890, p. 6. Obituary and funeral report: John Marshall was an ardent supporter of the Conservation Club, generous benefactor for improvement to the Anglican churches and schools of the town, and regularly headed a multitude of organisations at the centre of the towns cultural life, including the Court Leet, the Bicycle, Athletic and Swimming Clubs and the Gardeners' Society (Goodman's Taunton Guide of 1887 & Som County Gazette obituary March 1890, & Bush (1983) p. 51 & 28). He was buried with his father and sister at St Mary's Old Cemetery (visit 17th January 2021).

¹¹³ Taunton Courier 10/12/1890, p. 5

¹¹⁴ See Park Street and Wellington Road Appraisal, pp. 6-7.

¹¹⁵ HER PRNs 47646 and 47683; Bush (1977) pp. 80 and 124; Williams (2016); Taunton Courier 13/04/1859, p. 8; Taunton Courier 20/04/1859, p. 7; Taunton Courier 15/06/1859, p. 2; HER PRN 47646. Mr R. England purchased Mount Nebo for the Independent College from a T. Patton of Bishop's Hull, potentially Thomas Patton of Bishop's Hull House, and possible relative of Emma Patton, wife of Revd. Richard Winsloe. Emma Patton inherited the house on her husband's death in 1842 (see above).

¹¹⁶ Bush (1983) pp. 35 and 64. An image of the earlier house is provided in Bush (1977) p. 36. Note: the photographed house on page 35 is not Mount Nebo but the rear of Osborne House.

The *Taunton Courier* reported that soon after James E. Marshall's purchase of Mount Nebo he removed the "old house".¹¹⁷ In 1868 Mount Nebo passed into the possession of his son, gentleman botanist John Marshall. By the 1870s it was transformed into the jewel of his botanic wonderland. The grounds were recalled as a "dream of a place" with its aviaries, magnolia walk, carpet beds, conservatory, rocky boundaries, and goldfish. "Nothing half as beautiful was to be seen in the grounds of Belmont, yet its owner had to cross the road to get to it".¹¹⁸ The garden is described in some detail with those of Belmont in the 1875 *Post Office Directory of Somersetshire* and depicted on the 1:500 1886 First Edition Ordnance Survey.¹¹⁹ The Directory notes "the aviary, erected at a cost of £800, contains a rare selection of birds: the fernery was designed by Blake, at a cost of £950, and comprises upwards of 350 varieties of ferns, all hardy: the orchid house contains plants of exceptional interest".¹²⁰ John Marshall would open up the gardens to the public on high days and holidays in the decades before his death in 1890.¹²¹ It would be another five years before the public could enjoy the municipal Vivary Park.¹²²

Following the death of John Marshall, the grounds of Belmont and Mount Nebo were offered for sale by his executors and were bought by the West of England Land and Investment Trust Limited. This was a new company, incorporated in 1890, to offer a return to its pool of shareholders on land and property speculations.¹²³ Its directors included George Saunders, junr., Mayor of Taunton, George Henry Kite of Elmswood, Haines Hill, a prominent local solicitor, and Cuthbert R. Morris of North Curry, a prominent auctioneer and land agent. The purchase of Belmont and Mount Nebo was one of its first speculations.

The new company utilised the services of the prolific Taunton architect and surveyor Frederick W. Roberts (1859-1932). By 1892 Mount Nebo was a speculative villa estate with a realigned carriage drive, paths, sewer, and 22 potential building plots.¹²⁴ The villas and terraces of the initial phase were likely to the designs of Frederick Roberts. For instance, in 1894 he presented plans for a new villa and "two blocks of houses" at Mount Nebo to the Town Council on behalf of the West of England Land and Investment Trust Limited.¹²⁵ The first phase included **Mount Nebo House (no. 2 Mount Nebo)**, the semi-detached villas of **The Shrubbery and Hazelford (nos. 5 & 7 Mount Nebo)** (reputedly built in 1893), **Mount Nebo Terrace (nos. 19 to 27 Mount Nebo)** (circa 1894, built by John Poole), and **St George's Terrace, Middleway**.¹²⁶ The latter being on the site of the aviary and with a date stone of 1896.¹²⁷ The layout

¹¹⁷ *Taunton Courier* 20/09/1865, p.5.

¹¹⁸ Williams (2016); *Taunton Courier* 10/09/1960, p. 2. Recollection of Mr Frank Oaten of 1880s Wilton.

¹¹⁹ Dunning (1973) p. 105.

¹²⁰ Dunning (1973) p. 105; Kelly (1875) p. 517.

¹²¹ Bush (1983) p. 35; Dunning (1973) p. 105.

¹²² HER PRN 32600. Work started on Vivary Park in 1895.

¹²³ *Taunton Courier* 10/12/1890, p. 5

¹²⁴ Bush (1983) p. 35; Dunning (1973) p. 105; Lillford (2022 ed. a) pp. 453 to 457. *Taunton Courier* 22/10/1890, p. 5; *Taunton Courier* 29/06/1890, p. 4. Frederick Roberts had established a practice in Taunton by 1890 with premises at no. 2 Hammet Street, Taunton, although mainly worked in Minehead. He was resident at Northbrook Lodge, Taunton (now no. 49 Staplegrove Road). In 1882 he was admitted to the Society of Architects, was later joined by John Willman (1883-1970), and retired in 1928. Full details available in Lillford (2022 ed. a), pp. 453-457.

¹²⁵ *Taunton Courier* 14/02/1894, p. 8; *Taunton Courier* 15/08/1894, p. 5.

¹²⁶ HER PRNs 47684, 58685, 47956, and 47592.

¹²⁷ Personal communication: local householder, 02/10/2006. Nos. 5 and 7 Mount Nebo were reputedly built for a local chemist. Plots 1 & 2 were not developed and now form the garden to no. 5 Mount Nebo.

of the new villa estate included the establishment of uniform red brick and Bath Stone frontage walls.¹²⁸

Honiton / Trull Road: In 1859/60 the Taunton Trust improved the road from the bottom of the Honiton road (now Trull Road) to Wheatleigh Cross to a uniform 25 feet width alongside a 5 foot 6 inch wide footway.¹²⁹ This was achieved with the support of James E. Marshall of Belmont, who rebuilt the walls, removed a belt of overshadowing trees and gave up land on the Mount Nebo side.¹³⁰ The concave **Morte Slate ragstone walling** on the east side of Trull Road is likely Marshall's new wall, which coincided with his improvements to Mount Nebo.¹³¹ Curiously, the large **ashlar Lias gate pier** at the entrance to Mount Nebo is out of keeping with both the Marshall's Morte Slate wall and the later late-19th century red brick and Bath Stone boundary treatment on Mount Nebo, suggesting it was retained from the earlier Mount Nebo house gateway.

In a letter to the *Taunton Courier* of 13th March 1861, J. E. Marshall complained of the liberties taken when an earlier path was formed. Much of the battered face of his Lias Belmont wall had been buried and so extended the carriageway over his land. To prevent this being repeated, J. E. Marshall instructed indents to be carved at the base of the wall every 20 paces in a zig zag line.

In 1883 the monthly meeting of the Town Council's Streets and Highways Committee reported that the paving on the pathway from Belmont to Wheatleigh was proceeding with Chudleigh bricks.¹³² These being the buff paviors, or stable bricks, produced by Candy & Co. of Heathfield, Newton Abbot and used extensively by town councils across the south-west for their pavements.^{133; 134}

Recollections of a footbridge over the Honiton/Trull Road, connecting Belmont and Mount Nebo, appear to be unfounded. There is no archive evidence and the recollections of Frank Oaten of 1880s Wilton recalls that John Marshall had "*tried to get the Town Council to let him throw a bridge across Haines Hill road, but he never succeeded*".¹³⁵

J. E. Marshall's fine new walls are captured in a contemporary photograph of circa 1865, as are the substantial Lias gate piers to the Mount Nebo estate.¹³⁶ Photographs of 1902 illustrate the walls remained in an immaculate condition, along with the garden shrubbery of Belmont and Mount Nebo (the latter by then under development).¹³⁷

Wheatleigh Lodge / House (Wheatlow's Cottage): By 1840 the house was in both the ownership and residence of Major General Charles Augustus Walker of the

¹²⁸ The uniform red brick and Bath Stone walls and piers are evident to the front of no. 2 and nos. 5 to 27 Mount Nebo, and to the front of nos. 6 to 22 Middleway (St George's Terrace). Those to no. 11 Mount Nebo were replaced in 2020.

¹²⁹ HER PRN 47683.

¹³⁰ Williams (2016); Taunton Courier 14/09/1859, p. 2; Taunton Courier 07/11/1859, p. 8; Taunton Courier 17/10/1860, p. 8; Taunton Courier 06/03/1861, p. 8.

¹³¹ Bush (1983) p. 34.

¹³² Taunton Courier 12/09/ 1883, p. 5.

¹³³ Taunton Courier 12/09/1883, p. 5.

¹³⁴ Perry (2011).

¹³⁵ Williams (2016); Taunton Courier 10/09/1960, p. 2.

¹³⁶ Bush (1983) p. 34. View south, looking up the Honiton road (Trull Road).

¹³⁷ The Francis Frith Collection, Photo Refs: 48738 and 48739. Views north, looking down the Honiton road (Trull Road).

Honourable East India Company Service.^{138; 139} By 1861, and after further changes of ownership and occupation, it had passed to Henry Badcock (1801-1888), prominent local banker and County Magistrate.^{140; 141} The house stayed in the Badcock family until the end of the 19th century.¹⁴²

Broadlands: In 1847 the house, or its adjoining meadow, was either sold or let to Captain George Barber of the East India Company Service, along with Wheatleigh Lodge (see above).¹⁴³ There is one newspaper reference to the house in the Victorian era, this regarding the sale of its “*furniture, carriage and house plants*” in 1863 on the death of Charles Dudley, Esq. (1780-1862), District Secretary of the British & Foreign Bible Society, in the previous year.¹⁴⁴

Hovelands Estate and Terrace: In the May of 1864 the first advert appeared in the *Taunton Courier* for the sale, in part, of the Hoveland Farm estate for “*Building First-Class Villa Residence*” with the land described as being on an “*eminence commanding a most extensive view over the farmed Vale of Taunton Deane and is surrounded by residences of the highest character*”.^{145; 146} Three years later the land was offered at auction as “*Freehold Building Estate known as “Hovelands” delightfully situate on the turnpike-road leading from Taunton to Trull, close to the town of Taunton, in 10 lots*”, with the description of the 1 ½ to 4 ½ acres lots confirming that this was the length of land fronting the Trull turnpike road between Wheatleigh Lane (Galmington Road) and the Wesleyan College.¹⁴⁷ Lot 2 was for a one and half acre site opposite Mountswood and interestingly included an unfinished double-villa property, likely today’s semi-detached villas of **Hovelands**. Lot 10 was for the farmstead of Hoveland at the foot of the lane towards Galmington.¹⁴⁸

By the October of 1867 the Hovelands Estate was reported as sold for building purposes and no house could be built upon it with an annual value of less than £30 per annum. In April 1868 the *Taunton Courier* reported: “*New Villa Residences are springing up in every direction in the neighbourhood of Taunton*”, and included in its article that William Smith, Taunton builder, had won the tender to erect two houses in

¹³⁸ HER PRN 46227; Wright (2015); Wilton Tithe Map Apportionment of 1840; Census of 1841. See also The Gentleman’s Magazine, Vol. 172, 1842 (unseen); SAC Ref. DD/DP/46/2 (unseen); and DD/DP/69/8 (unseen). A conveyance of 1847 transferred Wheatleigh Lodge and Broadlands from John Stevens (or Stephens) to Capt. George Barber of the East India Company Service (DD/DP/46/2). Maj. General Charles Augustus Walker died in 1842 aged 59.

¹³⁹ Wheatley Lodge has, from time to time, referred to both the tollhouse and the main mansion house.

¹⁴⁰ Wright (2015); Census of 1861, 71 and 81; Taunton Courier 20/09/1865, p.5.

¹⁴¹ NatWest Group (nd a) .Henry Babcock joined the family bank in about 1826 (John, Daniel, Henry & Robert Badcock, and later H, H J & D Badcock & Co. (1790s-1872). Known as the Taunton bank, it had premises on Fore Street (possibly no. 8 Fore Street). In 1873 the business was transferred to Stuckey’s Banking Co of Langport and was later a constituent of NatWest. Henry Badcock is buried in Wilton churchyard.

¹⁴² Wright (2015); Census of 1891. Wheatleigh House census return: Georgina Badcock (1802-1893), widow of Henry; their offspring; and 6 staff.

¹⁴³ SAC Ref. DD/DP/46/2 (unseen) and DD/DP/69/8 (unseen).

¹⁴⁴ HER PRN 46202; Taunton Courier 18/03/1863 p. 1; Census of 1861; Wikipedia (nd c). Charles Dudley was the son of Quaker preacher Mary Dudley (nee Stokes (1750-1823).

¹⁴⁵ Taunton Courier 25/05/1864 p. 1. The plans were prepared by Taunton surveyors Leversedge and Venn.

¹⁴⁶ Taunton Courier 20/09/1865 p. 5. The name for the Hoveland estate is suggested to be a deviation of ‘Overlands fields’.

¹⁴⁷ Taunton Courier 18/05/1867 p. 1. Hovelands was reputedly built on land formerly in the ownership of architect Richard Carver, which could provide an indication to the prior ownership of the Hoveland’s Park estate.

¹⁴⁸ The farmhouse was later described as being of cob. The farmstead and its surrounding farmland is depicted in a view from Queen’s College circa 1900, see Queen’s College (1900) plate 5.

the “Hovelands Park Terrace” for Messrs. Hewer and Brannan to the plans of Taunton architect James Henry Smith (1834-1920).^{149; 150; 151}

In the autumn of 1868 building plots were again advertised for auction. This advert provides an insight to the progress of the Hovelands Terrace and the financial arrangements:¹⁵²

“Plots of Land, situated at Wheatley Cross . . . together with the portion of Two Villa Residences’ lately erected thereon by Mr John Woolfrey.

The situation of the property is in the most delightful and healthy part of the neighbourhood of Taunton, and cannot be excelled for beauty of scenery.

Advantages will be offered to anyone buying the property to complete the same, which, when finished, will be similar in design to the houses being built at the other end of the terrace.

The land will be sold subject to an annual ground rent of £19 12s”.

The precarious nature of house building is highlighted by the plight of John Woolfrey, who in 1869 was faced with bankruptcy arising from the purchase of goods for his building works.^{153; 154} Most builders started in one of the trades, John Woolfrey being a bricklayer, and could only borrow small sums at a time. This and the tight margins led to speculative housing being undertaken in a piecemeal manner and to designs and styles certain to appeal to fashionable taste.¹⁵⁵

In 1869 tenders were being advertised for the finishing of four terrace villas: for nos. 11 and 12 (likely **nos. 58 & 60 Trull Road**) in February; and for nos. 3 and 4 (likely right villa of **no. 48 Trull Road** and later replaced partial villa of **no. 50 Trull Road**) in September.¹⁵⁶ This included providing boundary walls and gardens as already completed for no. 2 (likely left villa of **no. 48 Trull Road**). In the June of the same year, a further advertisement promoted the sale or let of a pair of semi-detached houses in the Hovelands Park Estate, likely **Hovelands (nos. 60 & 62 Trull Road)** being the only paired villas.¹⁵⁷

By the 1871 census eight new residences were established on the Hovelands Park Estate, likely Highland and Montrose (now nos. 46 & 48 Trull Road), the southern end of the terrace (nos. 54, 56, 58 and 60 Trull Road) and Hovelands (nos. 60 and 62 Trull Road).¹⁵⁸ The north end villa of Highland initially provided a new home for Suzanna and Ann Culverwell’s “*Select Ladies establishment*” from July 1869 following a relocation from Tauntonfield Lodge.¹⁵⁹ At the date of the 1871 census the adjoining villa of Montrose was the residence of school master George Handcock and family,

¹⁴⁹ HER PRN 47700; Taunton Courier 04/03/1868, p. 4.; Taunton Courier 22/04/1868, p. 4.

¹⁵⁰ Lillford (2022 ed. a) p. 496. James H. Smith was by 1864 Surveyor for both the Taunton Borough Council and the Local Board of Health, and resident for a time at Haines Hill. Mr W. C. Brannan, was an Auctioneer and House Agent of 10. Hammet Street, Taunton.

¹⁵¹ Approval was granted by the turnpike Taunton Trust in 1868 to Mr Hewer for making a roadway across the footpath on the Trull road at the Hovelands Estate.

¹⁵² Taunton Courier 23/09/1868 p.1.

¹⁵³ Taunton Courier 18/11/1868, p. 7; Taunton Courier 23/12/1868, p.3; Taunton Courier 27/01/1869, p.5

¹⁵⁴ Census of 1861; Census of 1981; 1895 Kelly’s Directory, p.430. In 1861 John Woolfred was recorded as Bricklayer and master, employing 8 men and 2 boys, of Park Street, Wilton. In 1871 he was recorded as a Builder of 12 Park Street (aged 48), and in the 1895 Directory as a Builder of Park Street.

¹⁵⁵ Yorke (2005) pp. 14-15

¹⁵⁶ Taunton Courier 03/02/1869, p. 4; Taunton Courier 29/09/1869, p. 4.

¹⁵⁷ HER PRN 47603; Taunton Courier 09/06/1869, p. 1.

¹⁵⁸ Census of 1871.

¹⁵⁹ Taunton Courier 28/07/1869, p. 4.

assistant teachers and twelve scholars; possibly a Wesleyan College boarding-house.¹⁶⁰ Between 1873 and 1883 both villas were rented by the Wesleyan College (later Queen's College) from its headmaster, Thomas Sibly, to establish the Wesleyan College's Preparatory Junior School for about 30 boys, under George Handcock.¹⁶¹ The Preparatory Junior School move to the school's Main Building in 1883 and the lease expired in 1885. By 1885 the fourth villa (no. 4, now **no. 50 Trull Road**) remained incomplete and the four centre plots were still being offered for sale – destined to remain unbuilt.¹⁶²

The *Taunton Courier's* report on the 1904 auction of Lots 1 to 3 (now **nos. 46 to 52 Trull Road**) provides a good insight into the state of the terrace at the end of the century:¹⁶³

"Lot 1.- Well-built and substantial semi-detached villa residents, known as No. 1 . . . Lot 2.- A similar villa residents adjoining being No. 2, Hoverland-terrace . . . Lot 3.- Another similar villa residence adjoining, being No. 3, Hoveland-terrace, also a large hall or building attached, 44ft x 17ft x 9ft high, and used therewith for scholastic purposes, the main walls of which, with great spaces &c. are built to erect another similar villa thereon, also a large plot of beautifully-situated building land adjoining thereto now used as lawns and garden, with frontages for three more villas (thus having capabilities of making another five villas in this lot) . . ."

Penny's Villas: The southern lots of the Hovelands Estate were again up for auction in late 1868 and at some point were acquired by Thomas Penny (1827-1906), prominent timber and builders merchant of Wood Street, Taunton.^{164; 165} The outcome was to be the delightful row of detached and paired Italianate villas of **nos. 86 to 106 Trull Road** set behind a uniform Westleigh limestone wall. The villas were completed in the 1870s and early-1880s and their quality was hailed in 1883 as an indication of Penny's desire to improve the town and his suitability for the position of mayor.¹⁶⁶ Councillor Sibly successfully proposed Alderman Penny for the office, citing his admiration for Penny's cottages at Rowbarton, *"being the best model of their class to be found in the neighbourhood"* and his villas on the Trull road as *"a further indication of his desire to improve the town and neighbourhood"*.

One of the first of this row was **Ermington (nos. 90/92 Trull Road)** into which Thomas and Mary Penny and family initially moved.¹⁶⁷ Penny's initials can be seen on the 1871 date stone to the house. The Penny family later moved to **Parklands (no. 100 Trull Road)**, which also bears an inscribed stone: "TP 1882".¹⁶⁸ Their son, Thomas Stubbs Penny (1854-1944), left the family home to move next door at **Knowls (no. 104/106 Trull Road)**, named after the field.¹⁶⁹ This explains the joined rear gardens on the First Edition Ordnance Survey. By 1939 T. S. Penny was living in his third of the Penny

¹⁶⁰ Census of 1871.

¹⁶¹ Channon (1932) p. 23; Channon (1957) pp. 43 and 72. Census of 1881.

¹⁶² Taunton Courier 24/06/1885, p. 5.

¹⁶³ Taunton Courier 29/06/1904, p. 7. The sale of freehold villas and building land at Hoveland belonging to the late Thomas Sibly, former head of the Wesleyan College.

¹⁶⁴ Taunton Courier 28/10/1868, p. 1. The north end of these lots neighboured the property of John M. Fisher, likely the villa of Hovelands.

¹⁶⁵ Lillford (2022 ed. a) pp. 404-405; Green (1993) p. 89; personal communication: local householder, 08/06/2007.

¹⁶⁶ Taunton Courier 14/11/1883, p. 4; Taunton Courier 10/11/1883, p. 9.

¹⁶⁷ HER PRN 47607; Abstract to the deeds for Ermington. Indenture of 1864 for the two plots on which the row of villas were later built. Courtesy of the householders of no. 92 Trull Road, 08/06/2007.

¹⁶⁸ HER PRN 47609; Census of 1881.

¹⁶⁹ HER PRN 47610; Tithe Map and Apportionment of Trull Parish, Somerset, 1842.

villas, the attached **Westhill (no. 86 Trull Road)**, and changed its name to **Knowls**.¹⁷⁰ On T. S. Penny's death, aged 90, the Town Council passed a resolution praising his long and honourable association with the town.¹⁷¹

Of the remaining villas, **Ben Lomond (no. 88 Trull Road)** and **Hovelands Lodge (no. 94/96 Trull Road)**, the Taunton Courier reported the birth of a baby daughter to Henry Jeffries Badcock and Maria Badcock of Hovelands in the January of 1873, and the 1881 census records their residence.¹⁷² Henry Jeffries Badcock (1839-1927) was the son of Henry Badcock of Wheatleigh Lodge, and also joined the family bank.¹⁷³

For two years from 1885 **Villa Ponente (no. 84 Trull Road, later Clara, and now one half of the Mountbatten Nursing Home)** was the residence of Juliana Horatia Ewing (1841-1885), the prolific author of children's stories.¹⁷⁴ Her best-known novel, *Mary's Meadow*, was written while living at Villa Ponente, where she and her husband, Major Alexander Ewing, had resided for the good air to improve her poor health on his posting to Taunton. She was thought to be responsible for the naming of both Villa Ponente and the attached Villa Ventura (**no. 82 Trull Road**).¹⁷⁵ On her death in 1885 she was buried in Trull churchyard.¹⁷⁶

Batts Place / Park: In the 1842 the estate changed ownership and in 1848 the mansion house was leased to the Passmore sisters for the transfer of their young ladies boarding house from Bishop Hulls.¹⁷⁷ By 1851 the school included 21 pupils, two governesses and seven servants. It had ceased by 1881 after which the house continued as a leasehold in a somewhat run-down state.

Batts Cottage / Trull Vicarage (The Old Vicarage): Edward Goldsworthy's account of the houses on the Honiton road in the 1820s/early 1830s, and the circa 1840s Trull and Wilton Tithe Maps, support "Batts Cottage" standing immediately to the south of Batts Park.¹⁷⁸ In 1864 funds were approved to provide a clergy house for the Parish of All Saints', Trull.¹⁷⁹ The vicarage was established at this site, but it is unclear if the funds were used for the construction of a replacement house, for the purchase and improvement of an existing house, or for its purchase alone.

The footprint of Batts Cottage on the 1843 Tithe Map and the style and construction of the house strongly support the latter scenarios. The main house is off cob construction

¹⁷⁰ HER PRN 47606; 1939 England and Wales Register.

¹⁷¹ Somerset County Herald 29/07/1944, p.6. Thomas Stubbs Penny was a senior magistrate, member of the town council from 1879 to 1882, and had association with many of the public, charitable, religious and philanthropic institutions and societies of the town.

¹⁷² HER PRNs 47606 and 47698; Taunton Courier 1/01/1873, p.4; Census of 1881.

¹⁷³ NatWest Group (nd b). Henry J. Badcock became a partner in the family bank in 1859, which from 1863 traded as H, H J & D Badcock & Co. Henry J. Badcock and Maria Badcock are buried in Wilton churchyard.

¹⁷⁴ HER PRN 47605; Hallam (1953) p. 53; Wikipedia (nd b).

¹⁷⁵ A faded painted name on a gate piers to no. 84 Trull Road indicates that at one point the villas was known as 'Elworthy'.

¹⁷⁶ Taunton Courier, 22/06/1946, p. 2; Taunton Courier, A02/11/1957, p. 2. A memorial window to Juliana Ewing and her husband can be found in the Church of All Saints, Trull. Her other successful children's stories were *Story of a Short Life* and *Jackanapes*.

¹⁷⁷ HER PRN 47644; Bush (1982); Close (2020). Letter of 15/01/1982 from Mr R. J. E. Bush, Assistant County Archivist, Somerset Record Office, to Mr M. D. Close of Cedars, Batts Park, courtesy of Mr T. Close. Robin Bush's letter provides a detailed account of the succession of owners and occupiers from the 16th century to its demolition in 1937.

¹⁷⁸ Goldsworthy (1975) p. 15.

¹⁷⁹ HER PRN 32660.

built off a stone base, with a later, rear catslide, corridor range in single width brick.¹⁸⁰ The end east range is also in cob, reported as having been a detached coach house to the house, although the first floor low beams challenge this account. The cob outbuilding was later connected to the house with a two story brick link. To the east stood its stables, evident on the 1st Edition Ordnance Survey, until demolished in 2012.¹⁸¹ Constructed in brick with a gabled slate roof and a dormer to a hayloft, it faced the **Old Lane** on the north boundary of the property.

The 1843 Tithe Apportionment records the Revd. John Gale as the occupier. His identity is currently uncertain.¹⁸²

Samuel Derham and the Wild Oak Estate, Trull: Samuel Derham (1803-1867) trained as a carpenter and is associated with the early development of Wild Oak Field, the triangle of land between the Honiton Road and Wild Oak Lane, and once part of the small estate belonging to **Wild Oak House**.^{183; 184} The role and sequence of Derham's involvement is unclear, but he built the first house, **Oakfield**, for himself in 1842.¹⁸⁵

Nearly thirty years were to pass until the next phase of gentleman's dwellinghouses on Wild Oak Field. **Claremont** was built in circa 1860 off the Honiton road (see Wesleyan Collegiate Institution above) and the accomplished Italianate villa of **Greenfield** on Wild Oak Lane was built in the early-1860s.¹⁸⁶

Derham is credited with the building of **Greenfield** and with the building of the grander mansion house of Wild Oak (now **Wild Oak Place**) and its stabling (now **Green Meadows**) in 1876, situated off the Honiton road.¹⁸⁷ Wild Oak was for the solicitor William Woodland (1820-1879).¹⁸⁸ Tenders were invited for the construction of this

¹⁸⁰ Personal communication: local householder, 24/08/2022. The corridor range is visible on the 1st Edition Ordnance Survey. Renovation work in 1983 to 84 of the Old Vicarage revealed painted wall paper of the early 1800s and newspaper lining paper dated 1865 to an upstairs partition. These works also revealed the ground floor sash windows being supported on stone aprons within the cob walling, rising from the stone foundation course, suggesting a latter gentrification of the cottage.

¹⁸¹ The stables included a boiler house, tack room, two loose boxes, hayloft and a gable end brier. Personal communication: local householder, 24/08/2022.

¹⁸² Census of 1841; Find a Grave; Clergy of the Church of England Database. The 1841 Trull Parish census return records John Gale and three adult daughters living in the cottage (the name of the cottage regrettably undecipherable). This could be the Revd. John Gale, longstanding rector of Church Angersleigh, to which there is a plaque in the church. The names of his daughters Frances and Charlotte correspond, although his occupation, age, and the age of his daughters do not, or mis-transcribed on the census return; 'clerk' rather than 'clergy', etc. The other conflict being his recorded residence at the Old Parsonage, Angersleigh in the Angersleigh Tithe Apportionment. The Revd. John Gale died in August 1842 and is buried in Angersleigh churchyard.

¹⁸³ HER PRN 40653; McCale (n.d.) p. 1; personal communication: local householder, 21/08/2020; Taunton Courier 13/11/1867, p. 4. Announcement of Samuel Derham's death aged 65.

¹⁸⁴ Tithe Map Apportionments; Gould (2020). Wild Oak is identified as the final resting place of Sarah Goldsworthy, wife of local historian Edward Goldsworthy, on her headstone in Trull churchyard. She died in 1849 aged 33. It's assumed this refers to Wild Oak House at the north end of Wild Oak Lane as the Wild Oak (Place) off Honiton Road was not built until 1876. Wild Oak Lane at this time was in the ownership of George and Mary Trenchard.

¹⁸⁵ HER PRN 46895; McCale (n.d.) p. 1; Gould (2020). In 1841 Samuel Derham and his family are recorded as living at Wild Oak Cottage, the former gardener's cottage to Wild Oak House, presumably before moving into Oakfield.

¹⁸⁶ HER PRNs 47650 and 46899; personal communication: local householder, 19/08/2020.

¹⁸⁷ HER PRNs 46893 and 47705; personal communication: local householder, 21/08/2020; personal communication: local householder, 21/09/2020; Green (1993) p. 39.

¹⁸⁸ Taunton Courier 11/07/1855, p. 8; Census of 1851 and 1861. William Woodland was the second son of banker William snr., and Frances Woodland. Formerly of no. 1. Upper High Street, and later Belair,

“Villa Residence” at Wild Oak in 1875.¹⁸⁹ The plans were advertised as being available at the South Street office of architect Samuel Shewbrooks, with the tenders to be returned to W. Woodland of Haines Hill. Whilst not irrefutable evidence, this suggests the plans for the house were produced by Samuel Shewbrooks, Taunton builder and architect.¹⁹⁰ William Woodland moved from Haines Hill to Wild Oak, but his death shortly afterwards left his younger wife, Adelaide Blanche (1833-1906), and daughters as the residents of Wild Oak until the early part of the next century.^{191; 192}

By the late 1880s **Claremont** was the residence of William Herbert Fowler, J.P. (1856-1941). He was described on his death as having been *“one of the striking figures of the town”*.¹⁹³ Herbert Fowler was a partner with the family banking firm of Fox, Fowler & Co. of Wellington, a first class cricketer for Somerset in the early 1880s, county magistrate, borough alderman with two terms as Taunton Major (1892-93 and 1894-1895), County Councillor for Wellington, and international golfer by the turn of the century.¹⁹⁴ Ill-health (or financial difficulties) forced Fowler to resign from his political and society commitment and to sell *“his beautiful residence at Trull, known as Claremont”* with five acres of land. He left to work for his brother-in-law, creating a golf course at Walton Heath in 1904, which was to be the start of a pioneering career as a golf architect.¹⁹⁵

The semi-detached **Wild Oak Villas** (later Summerleigh & Wild Oak Villa, and now **Channon House**) were the last Victorian houses to take advantage of this location, being erected in circa 1870.¹⁹⁶ The villas, along with a neighbouring detached villa and an area of *“first class elevated”* building land, were advertised for sale as the Wild Oak Estate in 1871.¹⁹⁷ The attributes of *“extensive and bountiful views of the vale of Taunton Deane, the town and the surrounding hills”* and the close proximity to the town were once again proclaimed.

Four years later the Wild Oak Villas were again offered at auction and alongside three adjacent building plots.¹⁹⁸ The villas were described as a *“pair of freehold substantial and modern built semi detached villas, with their lawns, flower and kitchen gardens, replete with every convenience, and company’s water laid on. . . Each house has three reception rooms, seven bedrooms, kitchens, underground cellarage, three w.c.’s and*

Haines Hill (now Bellevue, no. 25 Haines Hill). His offices were at 1, Cheapside and later Upper High Street, Taunton,

¹⁸⁹ Taunton Courier 24/03/1875, p. 1.

¹⁹⁰ The life and work of Samuel Shewbrooks is described in Lillford (2022 ed. a) p. 487-488.

¹⁹¹ Church of England Burials, 1813-1914; Census of 1851 and 1861; Taunton Courier 11/07/1855, p. 8.

¹⁹² West Somerset Free Press 15/06/1907, p. 1; Western Daily Press 08/06/1907, p. 4. Newspaper advisements for the estate of the late Mr William Woodland with a full description of the ‘family residence’ known as Wild Oak, and the stabling, glasshouses, and grounds. The Western Daily Press highlights *“nice elevation, with extensive views over the Vale of Taunton”*.

¹⁹³ Taunton Courier 14/06/1941, p. 6; Taunton Courier 07/08/1895, p. 6. The earliest newspaper reference to W. H. Fowler residing at Claremont is the Taunton Courier of 08/09/1888, p.2. An account of his early life and political career was reported in the Taunton Courier of 02/01/1895, p. 9, on his second term as Mayor. He married Ethel Mary Brand in 1890 while resident at Claremont. His pedigree cattle were farmed at Trull. The Census of 1891 records his brother, Gerald, as living with Herbert at Claremont. For some reason Fowler was staying at the Railway Hotel, Station Road at the time of the Census for 1901.

¹⁹⁴ Wikipedia (nd e); Lawrence (2012). Fowler was also known for his pedigree cattle and a cultivator of flowers.

¹⁹⁵ Taunton Courier 30/04/1902, p. 5.

¹⁹⁶ HER PRN 46896; Green (1993) p. 41.

¹⁹⁷ Taunton Courier 31/05/1871, p. 1. Advertised again for sale in 1888 with a yearly rent from tenants, before being withdrawn; Somerset County Gazette 05/05/ 1888, p. 10; Taunton Courier 07/06/1875

¹⁹⁸ Taunton Courier 07/06/1875, p. 1; Taunton Courier 14/07/1875, p. 1.

domestic offices, and will be sold together or separate". By 1877 the right hand villa was occupied by the Wesleyan College for use as a junior boarding-house and was renamed Summerleigh. The left villa continued to be known as Wild Oak Villa.

Samuel Derham died in November 1876 leaving his son, Samuel Francis Derham, to continue the local building tradition (including the construction of the Glencoe and Oakfield Terraces opposite Trull Parish Church) and to reside at Oakfield.¹⁹⁹

2.5 20th Century

Pattern of 20th Century Housing: The start of the 20th century continued the pattern of the preceding century with a small number of prestigious individual houses added along the ridge of the Trull and Honiton Roads. The development potential of the area was apparent in the 1920s and pre-emptive concerns were raised on the need to protect the village of Trull from encroaching development. In 1927 the Town Council's Streets and Highways Committee discussed the merits of including the area in a town-planning scheme due to it being *"an exceedingly attractive district that is likely to develop as soon as it becomes more accessible"* and Trull being *"an attractive old village, and worth protecting as far as possible in its present state"*.²⁰⁰

The catalyst for greater development came a year later with Somerset County Council's decision to establish its new centralised office in Taunton. The relocation of Council clerks to Taunton coincided with a general upturn in the demand for private housing. It was fuelled by the end of a national recession, plentiful land and labour, and low interest rates. These favourable conditions prevailed until preparations for war intervened.²⁰¹ In the February of 1935 Alderman Brown reflected that in the previous 10 years only two new houses had been built in the Wilton ward, but in the previous few months there had been an *"inclination for development in the area due to the coming of the Council offices"*.²⁰² In the mid-1930s new estates were laid out at Broadlands, Highlands and Batts Park (and the nearby Manor Fields and Galmington – outside of the Study Area), and individual houses were built on existing available plots.

These speculative housing developments were to be the last of an era. Where housing estates were modest in size, led by the local building trade, using traditional construction techniques and built with materials and products from local manufacturers. The newspaper obituaries to the founding gentlemen of prominent local building firms (F. Small, 1956, T. S. Penny, 1944, S. Moggridge, 1956, and C. W. Stansell, 1956) illustrate the close working relationships between local architect, builder, brick and tile manufacturer, wood merchant, ironfounder, etc.²⁰³

The post-war period reinforced Taunton as a key administrative centre with the expansion of County Hall and construction of substantial town centre administration

¹⁹⁹ McCale (n.d.) p. 1; Taunton Courier 13/11/1867, page 4.

²⁰⁰ Taunton Courier 10/08/1927, p. 8.

²⁰¹ Elliott (2014).

²⁰² Taunton Courier 13/02/1935, p.8. The two new houses were the pair of groundkeeper cottages on Wilton Lands built by the Town Council.

²⁰³ Taunton Courier 25/02/1935, p.7; Somerset County Herald 29/07/1944 p.6; Taunton Courier 16/06/1956, p. 10; Taunton Courier 15/12/1956, pp. 1 and 8. Representative from the following local firms were among the mourners: C. Allen & Sons., Ltd. (Bridge Street foundry), Barham Bros Ltd. (Bridgwater brick and tile manufacturer), Colthurst and Co. Ltd. (Bridge Street timber merchant), George Hooper & Co. (Bridgwater timber merchant), T. Knapman and Co. Lt. (Taunton sawmills), Somerset Trading Company Ltd. (Bridgwater brick and tile manufacturer), Spiller & Webber (Bridge Street ironmongers), Taunton Brick and Tile Co. Ltd. (Bishop's Hull), William Thomas & Co., Ltd., (brick manufactures of Taunton and Wellington).

office towers, including Bedford House, Brendon House and Quantock House, bringing further pressure for new housing on the west side of the town.²⁰⁴ With the latter half of the century came a dramatic change in both the type and scale of new housing. The pleasure grounds and pasture land of the mansion houses and local farms were to be broken-up and lost under a web of new roads lined with rows of uniform houses and bungalows. This included the remaining land of the Manor Farm Estate in the early-1960s, the grounds of Belmont and Wheatleigh in the 1960s, the Hoveland Farm estate between the late-1960s and early-1970s, and the delayed completion of the Batts Park estate in the 1980s.

Taunton Eye Infirmary (nos. 1 & 3 Trull Road): The Infirmary closed in 1904 and underwent substantial alterations for living accommodation.²⁰⁵

Honiton / Trull Road Substation: In 1934 the Borough Electricity Department, under Mr J. Howard, Borough Electrical Engineer, submitted plans for bye-law approval for a new substation to be built into the Mount Nebo wall of the Trull Road hollow way. The 17 x 12 foot reinforced concrete chamber, with ventilation cowls, remains in place behind double louvered timber doors.²⁰⁶

Belmont Conversion and Infill: Belmont passed between three owners in the early 20th century before the intervention of the Second World War brought an end to its life as a gentleman's mansion house and the loss of its glorious grounds.²⁰⁷

In 1941 Somerset County Council produced plans for the conversion of the mansion house to an isolation hospital for sick children evacuated from London.²⁰⁸ This followed an instruction from the Government to "receiving authorities" to use empty houses to provide sick bays for 5% of the expected number of evacuees in order to ease the burden on recipient households of the most difficult children:

" . . . steps must be taken to ensure that children found on arrival to be suffering from infection or disease, such as scabies, impetigo or serious conditions of uncleanliness are not billeted on householders in the receiving areas in that condition".

It's not known if the house was readied to receive sick evacuees or for other war time uses. The Ipswich War Memorial Project records a Canadian Merchant Seaman being treated at the Belmont Sick Bay of Haines Hill, Taunton before his death in 1940, and before the date of the plans for the children's isolation hospital.²⁰⁹

In 1946 the Taunton Corporation approved the conversion of Belmont to four flats and the house was sold a year later by Somerset County Council to William Stansell, an

²⁰⁴ Notable administration buildings included County Hall B Block (1960s); County Hall C Block (1960s); Brendon House, 35-36 High Street (1970s); Quantock House, Paul Street (1960s); and Michael Paul House, Corporation Street (1970s).

²⁰⁵ HER PRN 37692; Jones M. H. (2002) p. 125. Local artist, Harry Frier, made a pen and wash drawing of the Eye Infirmary in 1905, including the sign 'TAUNTON EYE INFIRMARY 1816'.

²⁰⁶ HER PRN 47680; SAC Ref. D/B/ta/24/1/90/1988.

²⁰⁷ HER PRNS 45909 and 47647; Williams (2016); HER PRN 45909. Belmont was bought by Samuel Vincent Pryce Michell in 1891, by Miss Emily B. Evans in circa 1904, and by Sophia D. Burroughs sometime between 1914 and 1928. The 1904 sale particulars describe the fine qualities of the house and the advantages of its location.

²⁰⁸ SAC Ref. D/B/ta/24/1/105/2910. Bye-law Application by the Somerset County Council Architect's Department, under R. Oliver Harris, County Architect A.R.I.B.A. (plans initialled W.J.H.D. and H.E.C.) to the Borough Surveyor, Taunton Borough Council.

²⁰⁹ Ipswich War Memorial Project (2016).

established local builder.²¹⁰ The house and its coach house were converted into flats and the garden developed over the next 15 years into a small estate of substantial detached houses and bungalows.²¹¹

The first house to be built on the former gardens of Belmont was **Fircones (no. 11 Belmont Drive)**, which was occupied by 1956.²¹² It was closely followed by **Highclere (no. 8 Belmont Drive)**, **Tan House (no. 7 Belmont Drive)** and **No. 3 (now no. 5 Belmont Drive)**, which all appear in the 1959 Kelly's Directory. They were shortly followed by **nos. 6 and 9 Belmont Drive** (modern numbering).²¹³ **Tan House** was designed by the Taunton practice of Stone & Partners and **no. 6 Belmont Drive** by Taunton architect Kenneth J. Steel, of Steel & Coleman Architects, the latter featuring in the *House Beautiful* magazine.

Somerset County Council Education Department: A new base for the County Council Education Department was established in 1951 on the northern extent of the Belmont estate, what is now **Bruford Close**.²¹⁴ The department remained in its series of temporary buildings until it moved to the new County Hall B Block on its opening in the mid-1960s.

Wheatleigh House: The house was in the ownership of Miss Mary Eleanor Neal for the first three decades of the 20th century until her death in 1934.²¹⁵ It was then the Manor Hotel, in the ownership of Charles Biddlecombe Ewens, who applied for bye-law approval for the conversion of the rear stables and service wing to residential units.^{216; 217} A further application by Ewens in 1947 (drawn by Samson & Colthurst of Taunton & Bridgwater) suggests not all the elements of the first approval were completed at the earlier date.²¹⁸

At the outbreak of war its occupation is a source of intrigue. In 1939 it became offices and sleeping quarters for the Royal Mail Lines Limited (RML), a rescue company established in 1932 to save British shipping interests following the collapse of the Royal Mail Steam Packet Company, the world's largest shipping company.²¹⁹ All, or most, of the RML's 31 ships were to be involved in the war effort, to which the "Liberty Ships" and twelve "Empire Ships" were added to its war time responsibilities. Empire Ships were equipped as "Catapult Aircraft Merchant Ships" (CAM Ships). It is said that the registration of Wheatleigh and Lowlands as offices for the RML was a cover for their military operations.²²⁰

²¹⁰ SAC Ref. D/B/ta/24/1/107/3260; Walker et. al. (nd). The 1946 plans for the bye-law application the conversion of 'Belmont' into 4 flats was submitted by Dodson and Pulman. The plans may have been undertaken by Archibald George Jury, Borough Architect 1938 to 1946. He is credited with the conversion of large houses and a War Department hospital into flats in the Dictionary of Scottish Architects.

²¹¹ 1951 Kelly's Directory. Williams. The Kelly's Directory records five households, likely four for the mansion house and one for the coach house (no. 26 Trull).

²¹² Williams (2016 and 2022). No. 8 was built by J. Standerwick & Son Ltd. of Bridgwater.

²¹³ Ordnance Survey Sheet ST 2323 Edition of 1961 Edition (survey date 1959).

²¹⁴ Williams (2022).

²¹⁵ Census of 1871 and 1901; Mary Eleanor Neal (abt 1847-1934) was the daughter of magistrate William and Elizabeth Neal of Kingsdon House, Somerset.

²¹⁶ Wright (2015); 1937 Kelly's Directory, pp. 98, 274 and plate; 1939 Kelly's Directory, p. 100.

²¹⁷ SAC Ref. D/B/ta/24/1/102/2559; SAC Ref. D/B /ta/24/1/102/2587. Both schemes to the designs of the Taunton architectural practice of Roberts & Willman A.A.R.I.B.A.

²¹⁸ SAC Ref. D/B/ta/24/1/108/3493. Drawing by Samson & Colthurst of Taunton & Bridgwater.

²¹⁹ Williams (2016); Wikipedia (nd d); 1939 England and Wales Register.

²²⁰ Williams (2016), including a personal communication: local householder, 12/04/2016.

After the war Wheatleigh had a period as the Admiralty Civilian Hostel (1948 to 1954) and as an office for the Agricultural Advisory Service of the Ministry of Agriculture, Fisheries and Food (1957 to 1964).²²¹ In 1965 Mr J. E. Phillips of the Winchetser Arms Hotel, Taunton, applied for approval for the conversion of Wheatleigh from a private residence to a residential hotel.²²² In 1966/67 it was added to the portfolio of Clarence "Gassy" Harris (see below) and was converted into five flats.²²³ It later returned to a guesthouse until badly damaged by fire in 1982 and left unoccupied.²²⁴ The house was repaired in 1985 and converted to four flats.²²⁵

Ventura Nursing Home (no. 82 Trull Road): In the mid-1920s Eva Harold (nee Bere) (1891-1929) founded the Ventura Nursing Home with another nurse, whose name is unfortunately not recorded in the newspaper article.²²⁶ The nursing home provided medical care including maternity services and minor operations.²²⁷ By the late-1940s the **Mountbatten Nursing Home** had replaced the Ventura Nursing Home.

Ben Lomond (no. 88 Trull Road): This was the boyhood residence of Gerard Roope (1905-1940), with his mother and aunt, having been born at Hillbrooke, near the village of Trull.²²⁸ Lieutenant-Commander Gerard Roope entered WWII in charge of HMS Glowworm. His fatal gallantry off the coast of Norway in April 1940 was to be the first action of the war to be awarded the Victoria Cross, although not reported until after the close of war and, unusually, on the recommendation of the enemy.

Ermington (nos. 90/92 Trull Road): Ermington was the final home of Gerald Fowler (1866-1916), the younger brother to Herbert Fowler (see Claremont), and also a banker and accomplished sportsman.²²⁹ He had earlier lived with his brother at **Claremont** and at **no. 5. Haines Hill Terrace (no. 47 Trull Road)**.²³⁰ Fowler was an Oxford Blue cricketer and a regular player for Somerset County Cricket Club between 1889 and 1901. He also played rugby for Somerset and association football for Taunton.

Mount Nebo Estate: The second phase of the speculative villa estate was undertaken on the east side of the estate road.²³¹ In 1902 the West of England Land and Investment Trust Limited sold the plots between Mount Nebo Terrace and Hazelford (no. 7 Mount Nebo) to George Henry Kite, one of its directors and a later resident of Highfield (**no. 27 Mount Nebo**).²³² The conveyance of the land came with obligations

²²¹ Wright (2016); 1949 Kelly's Directory, p. 123; 1951 Kelly's Directory, p. 127; 1954 Kelly's Directory, p. 134.

²²² SAC Ref. D/B/ta/24/1/174/10462.

²²³ SAC Ref. D/B/ta/24/1/190/10732.

²²⁴ Wright (2016); Williams (2016), including a personal communication: local householder 12/04/2016; HER PRN 46227; SAC Ref. D/B/ta/24/1/190/10732; 1968 Kelly's Directory, p. 347; 1972-73 Kelly's Directory, p. 351. The guesthouse was run by Mrs A. P. Waddington for residents in need of support.

²²⁵ The house was bought, repaired and converted by Graham Spiller.

²²⁶ HER PRN 47605; Taunton Courier 06/03/1929, p. 7. The other nurse responsible for the establishment of the Ventura Nursing Home may have been a Miss Dalby, as listed in the Kelly's Directory of 1928, p. 86.

²²⁷ Taunton Courier 09/04/1930. The patient of the Ventura Nursing Home included local builder and alderman Mr F. C. Spear for an acute appendicitis. Spear was to later play an important role in the development of the Manor Fields Estate.

²²⁸ Census of 1911; Edwards J. (2018); Wikipedia (nd a).

²²⁹ Taunton Courier 31/05/1916, p. 3.

²³⁰ Census of 1901.

²³¹ HER PRN 47683.

²³² Personal communication: local householder, 25/08/2022; abstract of Title for no. 17 Mount Nebo; Taunton Courier, 15/07/1931, p. 7; 1928 Kelly's Directory. George Henry Kite is recorded as a resident

to ensure a desirable development and good maintenance of the estate. This included clauses for a fair contribution towards the repair and cleaning of the estate road, pathways and sewer until adopted by the local highway authority. New dwellinghouses had to observe the building line, to front the estate road, and to command a net annual rental value not less than £30. They were also to include a front boundary wall with piers and ornamental iron fencing, not exceeding a height of 3 feet and 6 inches, and in the style and structure as those fronting the villas at the northern end.

Kite did not develop the land and in 1908 sold the plots to Taunton builder and contractor Ernest Gilbert Coles.²³³ Coles appears to have built the delightful houses of **Brantwood (no. 15 Mount Nebo)** and **Langton (no. 17 Mount Nebo)** with the potential for three flanking houses.²³⁴ However, the outbreak of the Great War left Langton without a completed roof and the adjacent plots vacant. In 1914 Coles sold Brantwood and Langton, with a 'garden plot', to Joseph Edwin Davies of Taunton, Surveyor of Customs and Excise, who moved into Brantwood.²³⁵ Coles later sold the remaining land to Frank Buckland, GWR Civil Engineer, for the construction of his house **Newhayes (no. 11 Mount Nebo)**.

Mount Nebo's third phase of development was instigated by the relocation of Somerset County Council staff to Taunton in the mid-1930s (see below).

Mid-1930s Housing Boom and County Hall Staff Housing: After 20 years of deliberation and intense manoeuvrings between the towns of Bridgwater, Taunton and Weston-super-Mare, Somerset County Council made its final decision in 1928 to establish its new centralised office in Taunton.²³⁶ Three acres of the Crescent Field were purchased alongside Shire Hall and by 1935 E. Vincent Harris's elegant Neo-Classical County Hall was ready to house 257 staff served by 80 car and 134 bicycle spaces.²³⁷

The need to relocate County Council staff from offices elsewhere in the County, in particular the County Treasury and County Education Secretariat from Weston-super-Mare, was a key argument in choosing the host town.²³⁸ The Mayor of Taunton had highlighted the advantages of corporate housing land in the Borough and there were ample private housing opportunities on the south and west side of the town.²³⁹

The demand for new housing was a boost to the completion of the Broadlands Estate (see below), the Highlands Estate (see below) and Mount Nebo Estate. It promoted linear development on Middleway, Hoveland and Galmington Lanes, and additional housing on the Musgrove Manor Estate (including Wellington Road, Parkfield Road

of Highfield, no. 5 Mount Nebo Terrace (now no. 27 Mount Nebo) in the 1928 Kelly's Directory and remained there until his death in 1931, leaving his wife Emma.

²³³ Goodman's Taunton Guide and Directory 1906-7, p. 285. E.G. Coles is listed under 'Builders & Contractors'.

²³⁴ HER PRN 47593. Langton (no. 17 Mount Nebo) was later known as 'Lillesdon' and 'The Chummery' before having a street number.

²³⁵ 1928 Kelly's Directory, pp. 166 and 285; 1939 Register. In 1928 Ernest Gilbert Coles is recorded living at no. 8 Mary Street and the 'water works manager' for Taunton Town Council, and by 1939 living at no. 1 Haines Hill (likely the end house of Haines Hill Terrace, no. 39 Trull Road) and the 'Water Engineer and Chief Officer of the Fire Brigade'.

²³⁶ Cox and Bond (2020) pp. 17-26.

²³⁷ Cox and Bond (2020) pp. 17-21 and 26.

²³⁸ Cox and Bond (2020) pp. 23. The County Treasurer and County Education Secretary were based in a row of eight houses in Sidney Terrace, Boulevard, Weston-super-Mare.

²³⁹ Cox S. and Bond S. (2020). p. 18.

and Osborne Grove) and at Stonegallows.²⁴⁰ On Middleway the County Council was responsible for a row of eight detached houses (**nos. 36 to 50 Middleway**), linking the developing Broadlands Estate and the Haines Hill villa-estate, see Table 1.²⁴¹

Table 1. Somerset County Council Middleway Housing Development

Modern Address	Client	Architect/Builder	Drawing date/ Habitation Certificate date
36. Middleway	Mr W. A. R. Stickland, 38 Upper Bristol Road, Weston-super-Mare ²⁴²	County Architect's Office (A.J. Toomer) / H. Gunningham, Eastwick Road, Taunton	1935/1935
38. Middleway	Mr A. H. Bromley, The Leys, 8 Upper Bristol Road, Weston-super-Mare ²⁴³	County Architect's Office (A.J. Toomer)	1934/
40. Middleway	Mr J. D. Newton ²⁴⁴	County Architect's Office (A.J. Toomer)/ W. G. Potter & Sons, Watcombe House, Taunton	1934/1935
42. Middleway	Mr A.R. Cass ²⁴⁵	County Architect's Office (A.J. Toomer) / Standerwick & Sons, Bridgwater	1935/1935
44. Middleway	Mr H. J. Betts ²⁴⁶	County Architect's Office (A.J. Toomer) / Standerwick & Sons, Bridgwater	1934/1935
46. Middleway	Mr H. Upton of No. 9 Montpelier, Weston-super-Mare ²⁴⁷	County Architect's Office (A.J. Toomer) / Standerwick & Sons, Bridgwater	1935/1935
48. Middleway	Mr W.T Clements ²⁴⁸	County Architect's Office (A.J. Toomer)	1935/1935
50. Middleway	Mr H.G.B. Smart ²⁴⁹	County Architect's Office (A.J. Toomer) / Standerwick & Sons, Bridgwater	1935/1935

The development of the Mount Nebo Estate was resumed by the County Architect's department draughting plans to rehouse Horace S. Logsdon, County Valuer, from 17. Quantock Road, Weston-super-Mare to **Colderstones (no. 18 Mount Nebo)**, and Walter J. Glass, County Public Assistance Officer, (address unknown) to what is now **no. 16 Mount Nebo**, and to provide an extra bedroom at **Grum**, later known as

²⁴⁰ Records in the Somerset Heritage Centre Archive confirm that nos. 42, 44, 46, 48 and 50 were built for the relocation of County Council staff to Taunton. The same could be true for all eight of the row of houses between nos. 36 and 50. SAC Ref. D/B/ta/24/1/88/1933; SAC Ref. D/B/ta/24/1/90/2001; SAC Ref. D/B/ta/24/1/90/2059; SAC Ref. D/B/ta/24/1/91/2023; SAC Ref. D/B/ta/24/1/93/2056; SAC Ref. D/B/ta/24/1/93/2057; SAC Ref. D/B/ta/24/1/94/2114; SAC Ref. D/B/ta/24/1/95/2133.

²⁴¹ HER PRN 47698.

²⁴² SAC Ref. D/B/ta/24/1/94/2114

²⁴³ SAC Ref. D/B/ta/24/1/90/2001

²⁴⁴ SAC Ref. D/B/ta/24/1/88/1933

²⁴⁵ SAC Ref. D/B/ta/24/1/93/2059. Plans booked out to the Valuation Department in 1935 and not returned.

²⁴⁶ SAC Ref. D/B/ta/24/1/91/2023

²⁴⁷ SAC Ref. D/B/ta/24/1/95/2133

²⁴⁸ SAC Ref. D/B/ta/24/1/93/2057. Plans booked out to the Valuation Department in 1935 and not returned.

²⁴⁹ SAC Ref. D/B/ta/24/1/93/2056. Plans booked out to the Valuation Department in 1935 and not returned.

Hilltop (no. 20 Mount Nebo) for Gordon R. Folland, Deputy County Surveyor, of 13 Underwood Avenue, Weston-super-Mare – all completed in 1935.²⁵⁰

Other developments on Mount Nebo included the design of **Westbank (no. 10 Mount Nebo)** for Mr S. W. Bull in 1933 by the prominent Taunton architectural practice of Roberts & Willman.²⁵¹ Frederick Roberts (1859-1932) had been responsible for the layout of the Mount Nebo Estate and its first phase of dwellinghouses in the early-to-mid 1890s. In 1911 he was joined by architect John Henry Hilary Willman (1883-1970). Willman was still a partner with the practice at the time of the 1930s housing boom, with which it was heavily involved, including with the setting out of the Musgrove Manor Estate and its individual house designs.²⁵²

The Roberts & Willman partnership is also known to have been responsible for the 1925 Memorial Building at Queen's College (see below) and for the design of **Byways** for Dr Blackwell (now **no. 10 Trull Road**) in 1932.²⁵³ This house straddles the land of the former walled garden to Osborne House and an adjacent orchard. The latter was developed for Osborne Grove by Mr C. L. Heard as part of his Musgrove Manor estate.²⁵⁴ A detailed account of the Roberts & Willman partnership is provided in Russell Lillford's *Biographical Dictionary of Somerset Architects & Surveyors*.²⁵⁵

Fronting Trull Road are two notable individual houses of the 1930s housing boom: the 1934 symmetrical Voyseyesque house of **no. 68 Trull Road**, by H. E. Causley of Taunton for Mr R. L. Cozens of no. 2 Haines Hill, and the 1937 house of **no. 33 Trull Road** by Taunton architect Eric Francis (see below).²⁵⁶

Broadlands Estate: The Broadlands Estate was laid out by Messrs. F. & E. Small (contractors) of Priory, Taunton in the mid-1930s.^{257; 258} The firm was established by Frank and Edward Small, continuing the building activities of their father, Fred Small of Wrantage.²⁵⁹ In 1930 Edward Small died but the firm remained a significant Taunton contractor, undertaking large council housing contracts for the Lyngford and Galmington housing estates, the construction of the new Health Centre and Bus

²⁵⁰ HER PRNs 47595, 47594 and 47686; SAC Ref. D/B/ta/24/1/94/2106; SAC Ref. D/B/ta/24/1/95/2130; SAC Ref. D/B/ta/24/1/96/2159. No. 16 Mount Nebo was built by Messrs. H. W. Pollard & Sons, Bridgwater with Wellington facing bricks.

²⁵¹ HER PRN 47687; SAC Ref. D/B/ta/24/1/85/1840. The builder of no. 10 Mount Nebo was Mr Foreacre of Comyetrowe. It was completed in 1934.

²⁵² SAC Ref. D/B/ta/24/1/87/1896. The estate was laid out for Mr C. L. Heard and included Manor Road, Ashley Road, Henley Road, Aylands Road, Parkfield Road (north end), and Osborne Grove. The partners in Roberts & Willman were at this time J. H. H. Willman A.A.R.I.B.A. and L. W. C. Loden A.R.I.B.A.

²⁵³ HER PRN 47689.

²⁵⁴ SAC Ref. D/B/ta/24/1/90/1985. The house was completed by 1935 by J. Standerwick & Son, Bridgwater. The base of the boundary wall to the walled garden remains today as a garden wall.

²⁵⁵ Lillford (2022 ed. a) pp. 453-457 and 603-604.

²⁵⁶ HER PRN 47691; Lillford (2022 ed. a), p. 205; SAC Ref. D/B/ta/24/1/90/1985. No. 68 Trull Road was built by J Standerwick & Son, Bridgwater.

²⁵⁷ HER PRN 47693; personal communication: local householders, 22/10/2020; SAC Ref. D/B/ta/24/1/85/1827; SAC Ref. D/B/ta/24/1/93/2065; Taunton Courier 18/02/1956, p. 1, title: Report of the death of Mr Frank Small. The conveyance agreement for the plot of no. 2 Broadlands Road refers to a restriction on building close to 'Broadlands Lane', the former name for the highway.

²⁵⁸ The builder's yard of Messrs. F. & E. Small was based off Priory Avenue, on the site of Prior Barn, now incorporated into Somerset County Cricket Club's County Ground.

²⁵⁹ Taunton Courier 08/03/1947, p.6. An account of the auction of the property of the late Mr Fred Small snr. on the death of his wife, Mrs Harriet Small of Woodstock, Staplegrove Road.

Station on Tower Road, the Corporation Swimming Baths on St James Street, and alterations to the Market House wings.²⁶⁰

Broadlands was the second largescale speculative housing estate developed by F. & E. Small, following the 70-house estate of Clifford Avenue. The land for the estate, known as Broadlands, spanned between the Honiton road (Trull Road) and Middleway, and had been with the ownership of Wheatleigh House. F. & E. Small engaged architect John Hinton of Penrice, Manor Road, Galmington (Taunton), to produce the first layout plan for the estate in 1933.²⁶¹ It envisaged 25 dwellings including two existing cottages.^{262; 263} The first house to be built fronted Middleway on Plot 7 (now **no. 34 Middleway**), having been designed by Hinton in 1933 and completed the following year.²⁶⁴ The layout plan was modified by Hinton in 1935 and houses continued to be built up to the outbreak of war. Speculative housing estate plots would normally be developed by the landlord builder, to establish a portfolio of houses for rent, or sold to others to develop if there was a need for capital.^{265; 266} The latter appears to have been significant for the development of Broadlands, with plans for at least six of the detached dwellinghouses produced by the County Council's Architect's Department under County Architect A. J. Toomer. This being part of the relocation of staff from Weston-super-Mare and Clevedon to Taunton for the new County Hall, as highlighted in Table 2. All the habitation certificates for the new council staff houses were issued in 1935, within a year of their plans being produced.

By 1939 Hinton was a resident at 'Penrice' on the Broadlands Estate (likely **no. 7 Broadlands Way**), suggesting he was maintained as the estate architect for the houses developed by F. & E. Small.

The estate layout works included the widening of Broadlands Lane to a width of 25 foot for the Town Council. Within a few months it was renamed **Broadlands Road**, much to the regret of those who resented the loss of the rural character of the district.²⁶⁷

The firm continued to be an important contractor in the town with public works for the new Bishop Fox's girls' school, the Musgrove Secondary School (The Castle School), and further council housing on the Halcon and Wellspring estates.²⁶⁸ Frank Small died in 1956, resident of Gatchell House, Trull.

²⁶⁰ Lillford (2022 ed. a) p. 494; HER PRN 46115; Taunton Courier 16/09/1931, p.4; Taunton Courier 24/08/1932, p.5; Taunton Courier 13/09/1933, p.5; Taunton Courier 18/02/1956, p.1 ; Taunton Courier 25/02/1935, p.7, Taunton Courier 27/05/1931, p.2.

²⁶¹ The 1933 Kelly's Directory records John Hinton living at a 'Penrice' on Manor Road. The 1935 and 1937 Kelly's Directories record the Hintons at a 'Penrice' in Galmington. By the date of the 1939 England and Wales Register and 1939 Directory they were living at a 'Penrice' on Broadlands Way (likely no. 7 from reference to further directories).

²⁶² SAC Ref. D/B/ta/24/1/85/1827.

²⁶³ Plans for new buildings works had to be submitted to the Town Council for both bye-law approval and Town Planning approval, the latter being under the Town Planning (General Interim Development Order) 1922.

²⁶⁴ SAC Ref. D/B/ta/24/1/85/1829.

²⁶⁵ SAC Ref. D/B/ta/24/1/93/2065.

²⁶⁶ Bye-law plans for thirteen of the new houses are held in the Somerset Heritage Centre Archive , catalogue reference D/B/ta/24/1/.

²⁶⁷ Taunton Courier 13/02/1935, p.8; Taunton Courier 15/05/1935, p. 8, "*Mr Westlake expressed regret that they were changing the rural atmosphere of the district, which had long been of such a beautiful character*" and Alderman Penny expressed "*great pity to disturb old names*".

²⁶⁸ Taunton Courier 12/09/1936, p. 14; Taunton Courier 13/04/1940, p.6; 18/06/1949, p.8; Taunton Courier 30/11/1963, p.10.

Table 2. Plot Developments to the Revised estate Layout Plan of 1935 ²⁶⁹

Plot No.	Modern Address	Client	Architect/Builder	Drawing date/ Habitation Certificate date
1	Middleway Court ²⁷⁰	Not completed		
2	Middleway Court	Not completed		
3	Middleway Court	Not completed		
4	30. Middleway	No information available		
	32. Middleway	Mrs B. C. Hinton ²⁷¹	John G. Hinton, Penrice, Manor Rod, Galmington / Standerwick & Sons, Bridgwater	1934/1935
6	34. Middleway	Mr A. Smith of 'Ferndene', Mansfield Rd, Taunton ²⁷²	John G. Hinton, Penrice, Manor Rod, Galmington / Standerwick & Sons, Bridgwater	1933/1934
7	10. Broadlands Road	No information available		
8	1. Broadlands Way	No information available		
9	8. Broadlands Road	No information available		
10	6. Broadlands Road	Mr C.N. Ridler ²⁷³	H.S.W. Stone F.R.I.B.A./ Hartnell, Greenway Road, Taunton	1935/1936
11	4. Broadlands Road	No information available		
12	2. Broadlands Road	Mr S. F. Cottell (44. Ashcombe Gardens, Weston-super-Mare) ²⁷⁴	County Architect's Office (A.J. Toomer)	1935/1935
13		Lost to wider building plots		
14	25. Trull Road	Mr F.A. Gibbs (45. Ashcombe Gardens, Weston-super-Mare) ²⁷⁵	County Architect's Office (A.J. Toomer)	1935/----
15	3. Broadlands Way	F. & E. Small ²⁷⁶	No details on the drawing	----/1936
16	5. Broadlands Way	F. & E. Small ²⁷⁷	No details on the drawing	----/1936
17	7. Broadlands Way ²⁷⁸	F. & E. Small	No details	
18	2. Broadlands Way	Mr Edward T. Illing, Health Dept., County Hall ²⁷⁹	County Architect's Office (A.J. Toomer)	1934/1935
19	4. Broadlands Way	Mr A. Tomlinson, Education Dept. County Hall (1.	County Architect's Office (A.J. Toomer)	1935/1935

²⁶⁹ SAC Ref. D/B/ta/24/1/93/2065; SAC Ref. D/B/ta/24/1/85/18275; 1939 England and Wales Register. Revised layout plan drawn by Mr John G. Hinton, Architect, of Penrice, Galmington for F. & E. Small, replacing the earlier layout plan of 1933 by the same architect.

²⁷⁰ At the time the site contained an attached pair of Broadlands Cottages, which F. & E. Small proposed to retained with new WCs.

²⁷¹ SAC Ref. D/B/ta/24/1/89/1949.

²⁷² Building bye-law plans do not survive.

²⁷³ HER PRN 47694; SAC Ref. D/B/ta/24/1/96/2156.

²⁷⁴ SAC Ref. D/B/ta/24/1/93/2080.

²⁷⁵ SAC Ref. D/B/ta/24/1/93/2070. Drawing initialled 'N.S.'.

²⁷⁶ SAC Ref. D/B/ta/24/1/97/2179.

²⁷⁷ SAC Ref. D/B/ta/24/1/97/2179.

²⁷⁸ HER PRN 47696.

²⁷⁹ SAC Ref. D/B/ta/24/1/93/2071. Drawing initialled 'G.B.'. The 1939 Register records Edward Illing as the SCC Deputy County Public Analyst Bacteriologist.

Plot No.	Modern Address	Client	Architect/Builder	Drawing date/ Habitation Certificate date
		Ashcombe Gardens, Weston-super-Mare) ²⁸⁰		
20	6. Broadlands Way	Miss N. Peake, Education Dept. County Hall (31 Queens Road, Clevedon) ²⁸¹	County Architect's Office (A.J. Toomer)	1935/1935
21	8. Broadlands Way	Mr S.W. Bull of Messrs. Goodland, Bull & Co. Chartered Accountants, 7. Hammet Street, Taunton ²⁸²	Roberts & Willman	1935/1935
22	10. Broadlands Way	F. & E. Small ²⁸³	John Hinton, Prenrice, Galmington	1935/1935
23	12. Broadlands Way	Mr W. G. Bray - Clerks Dept. (112 Locking Road, Weston-super-Mare) ²⁸⁴	County Architect's Office (A.J. Toomer)	1935/1935
24	27. Trull Road	Mr D. J. D. Pritchard (St Helen's, South Road, Taunton) ²⁸⁵	John Hinton, Prenrice, Galmington / J. Standerwick & Son, Bridgwater	1934/1935
25	29. Trull Road	F. & E. Small ²⁸⁶	John Hinton, Prenrice, Galmington	1935/1935

Highlands and the Highlands Estate: The house and its adjacent parkland came into the ownership of the local building firm of T. H. Moggridge & Sons of Queen Street, Taunton in 1933 following the death of Samuel White, having been available for a “*very reasonable price*”.²⁸⁷ The firm was started by Thomas Henry Moggridge (1865-1936), who was later joined by his eldest sons Sidney (1889-1956) and Reginald (1890-1972).²⁸⁸ By the time of Thomas Moggridge’s retirement in 1920/21 the firm had been responsible for the construction of Taunton’s Free Library, School of Art, and Technical Institute, all on Corporation Street, and the Huish’s Grammar School on Mount Lane.²⁸⁹ It was in the ownership of Sidney Moggridge by the time of the purchase of Highlands. He swiftly obtained bye-law and town planning approval for its conversion into two houses, **West Highlands (Highlands Manor)** and **East Highlands**, and for the layout of the speculative “Highlands” housing estate. Plans for

²⁸⁰ HER PRN 47695; SAC Ref. D/B/ta/24/1/94/2104. The 1939 Register records Alfred Tomlinson as the SCC Principal Assistant for Elementary Education.

²⁸¹ SAC Ref. D/B/ta/24/1/94/2105. The 1939 Register records Naomi Peake as the SCC Inspector of Schools.

²⁸² SAC Ref. D/B/ta/24/1/95/2147. The partners at Roberts & Willman were Mr J.H.H. Willman, Mr A.P. Stoner and Mr L.W.C. Lorden, all A.R.I.B.A.

²⁸³ SAC Ref. D/B/ta/24/1/95/2134.

²⁸⁴ SAC Ref. D/B/ta/24/1/94/2087. The 1939 Register records William Bray as a Local Government Clerk.

²⁸⁵ SAC Ref. D/B/ta/24/1/93/2074.

²⁸⁶ SAC Ref. D/B/ta/24/1/93/2066.

²⁸⁷ HER PRNs 47602 and 47701; Taunton Courier. 12/04/1933, p. 6; personal communication: local householder, 01/05/2007; personal communication: local householders, 03/08/2007; SAC Ref. D/B/ta/24/1/84/1807; SAC Ref. D/B/ta/24/1/84/1808.

²⁸⁸ Lillford (2022 ed. a) p. 364; Taunton Courier. 29/04/1936, p. 2. A good account of the history of the T. H. Moggridge & Sons Ltd., is provided in Lillford (2022 ed. a).

²⁸⁹ See HER PRNs 45946, 45948 and 16760. The site of Huish’s Grammar School is not indicated on the HER but is now occupied by the Hurdle Way Sainsbury’s supermarket and its car park.

both the conversion and estate layout were draughted by the architectural practice of H.S.W. Stone F.R.I.B.A. and Eric Francis F.R.I.B.A. of Taunton.²⁹⁰

The conversion of East and West Highlands was completed in 1934 and at the same time Sidney Moggridge proceeded to develop the housing estate with its hammerhead spine road and approximately eighteen building plots. Typically, these were either developed by T. H. Moggridge & Sons or sold as plots for others to take forward. The first three houses were commenced in 1934 in the British “Moderne” interpretation of the new and striking International style (**Fairmile, Danesclose and Two Ways – nos. 1, 2 and 3 Highlands**), all to the designs of Stone and Francis.²⁹¹

Of these **no. 2 Highlands** survives as the best and near-complete example. All three Moderne houses were likely Stone’s inspiration based on his known execution of the style elsewhere.²⁹²

The next house, **Glenkindie (no. 10 Highlands)** was commenced in 1935 to the familiar Tudorbethan-style of the time.²⁹³ It was drawn by the County Architect’s Department, under County Architect A. J. Toomer, as it was one of the numerous new houses in the area built for the relocation of Somerset County Council staff to the new County Hall. This may explain its conservative style. **Wolyerley (no. 9 Highlands)** is reputedly also a mid-1930s County Council house.²⁹⁴ **Longbury (no. 5 Highlands)**, of circa 1936, was a brief return to Modernism.²⁹⁵ Stamped inspection chambers point to Longbury being built by Taunton builders W. Potter & Sons rather than by T. H. Moggridge & Sons.

Five further rendered Tudorbethan-style house were added in the middle of the estate in the late 1930s and early 1940s. During the War the east end of the estate was utilised for allotments.²⁹⁶ In the post-war period the familiar Anglo Tudorbethan-style held sway and the four striking International style houses remained a token of modernity, despite favourable opinion at the time. Local school master and newspaper correspondent H. J. Channon applauded the “*new style of housing*” on the Highlands Estate: “*The introduction of steel and concrete construction has eliminated the necessity of continuous weight-bearing walls so that free planning of spaces is possible (hence the characteristic flat roofs and the provision of large continuous windows) . . . What is characteristic of these houses is their lightness and elegance*”.²⁹⁷

The last three houses to be built on the estate were **nos. 4, 7 and 17 Highlands** as late additions. **No. 4 Highlands** is a striking brick and timber clad “upside-down” house with a front balcony to take advantage of its view.²⁹⁸ It was constructed in the

²⁹⁰ SAC Ref. D/B/ta/24/1/84/1807; SAC Ref. D/B/ta/24/1/84/1808; Taunton Courier 13/09/1933, p. 5.

²⁹¹ HER PRNs 47586, 46800 and 47587; SAC Ref. D/B/ta/24/1/87/1890; SAC Ref. D/B/ta/24/1/91/2010; SAC Ref. D/B/ta/24/1/88/1941; Taunton Courier 13/06/1934, p. 7. Fairmile (no. 1) and Danesclose (no. 2) were built by Messrs. T. H. Moggridge & Sons Ltd. as speculative developments, and Two Ways was built by Moggridge & Sons for Mr and Mrs Douglas and Gladys Bendle.

²⁹² Lillford (2022 ed. a) p. 518; Martin (nd) Building 3219.

²⁹³ SAC Ref. D/B/ta/24/1/96/2173. Glenkindie (no. 10) was built for Mr and Mrs Charles & Florence Newman.

²⁹⁴ Personal communication: local householder, 03/08/2007. Possibly for Mr E. R. Rickards.

²⁹⁵ HER PRN 47589; personal communication: local householder, 26/10/2020, including the deeds of 1936 between Sidney Moggridge of Queen Street and John Frederick Elam of Bishops Lydeard; 1939 Kelly’s Directory; Taunton Courier 11/09/1935, p. 2.

²⁹⁶ Taunton Courier 18/01/1941, p. 3; Taunton Courier 18/10/1941, p. 3.

²⁹⁷ Taunton Courier 20/05/1944, p. 4.

²⁹⁸ HER PRN 47588.

late-1960s by builders Noyese & Marks of Taunton for its proprietors Mr and Mrs Noyese.²⁹⁹ Like its Moderne neighbours, it was influenced by the International style and embraced its principles for a raised structure, elevated exterior space, extensive linear glazing and flowing internal spaces. It received a Borough Design Award in 1967-69, which is marked by a bronze plaque. **No. 7 Highlands** was built in 1973 on the tennis courts owned by a number of the existing Highland residents.³⁰⁰ The bungalow at **no. 17 Highlands** was built in the 1970s for Mrs Wilmot to a design by Kenneth Steel of Taunton architectural practice Steel, Coleman & Davis of Taunton (see eblow).³⁰¹

The renowned Spitfire pilot, Jackie Moggridge (1922-2004), lived at **West Highlands** with her husband Reginald Moggridge, until 1979, at a time when Reginald was managing director of the family business. Jackie is later reported to have lived at **Longbury (no. 5 Highlands)**.³⁰² **No. 17 Highlands** was purchased in the late-1970s by the Somerset County Cricket Club Supporters Club for the home of Viv Richards and his family until the early-1980s.³⁰³

The 1933 estate demise also included an extensive range of outbuilding (**now no. 51 Trull Road**) behind the main house, and **Highland Lodge (no. 74 Middleway)**, a former simple cottage, sold to and further extended in 1935 by Mr E. E. Ingram, manager of the Hatchers store.³⁰⁴ T. H. Moggridge & Sons built a pair of detached houses on the periphery of the estate fronting Middleway in 1935 (**nos. 64 and 66 Middleway**), again to the design of Stone and Francis, and an independent house was constructed in the same year behind the extensive outbuildings for T. W. Saul of Messrs. Broomhead & Saul Solicitors of Taunton, to the design of Samson & Colthurst of Taunton and Bridgwater and known as **Greenhayes (no. 53 Trull Road)**.³⁰⁵ An inspection chamber suggests it was constructed by prominent Taunton builders Stansell & Son.

The Houses of Stone and Francis: The Study Area includes notable buildings from the Taunton practice of Henry S.W. Stone (1879-1951) and Eric C. Francis (1887-1976). Henry Stone was born in Taunton. At the start of his career he was articled to Frederick William Roberts, the established Taunton architect responsible for the early

²⁹⁹ Personal communication: local householder, 26/10/2020; personal communication: local householder, 18/03/2022. By 2020 the timber cladding to no. 4 Highlands was replaced by seamed metal cladding.

³⁰⁰ Personal communication: local householder, 26/10/2020.

³⁰¹ Personal communication: local householder, 03/08/2007; personal communication: local householder, 26/10/2020.

³⁰² Personal communication: local householder, 26/10/2020. Reginald Moggridge married Dolores Theresa ('Jackie') Sorour - a Spitfire pilot in WWII responsible for ferrying planes from the factory to the aerodromes as a member of the Air Transport Auxiliary (ATA). Further information is available at SAC Ref. A/DQO/369/21/23. Reg Moggridge took over the running of the family building firm from his father, Sidney, in 1954. He remained managing director until the firm was bought by C. H. Pearce Ltd. of Bristol in 1987.

³⁰³ Personal communication: local householder, 26/10/2020. Viv Richards later moved to a house on Compass Hill.

³⁰⁴ HER PRNS 47702 and 47703; SAC Ref. D/B/ta/24/1/86/1850. The house is referred to as 'Highlands Lodge' in the 1934 building bye-laws application by Ernest E. Ingram. In the Kelly's Directories of 1935, 1937, 1941, 1957 and 1959 (as available at the Somerset Local Studies Library) Mr Ingram is recorded as living at 'The Cottage'. In the 1957 and 1959 Directories, both no. 74 Middleway and The Cottage are recorded as separate residences. Only no. 74 Middleway is recorded in the 1964 Directory. The relationship between no. 74 Middleway and The Cottage is unclear and is not resolved by available map evidence.

³⁰⁵ SAC Ref. D/B/ta/24/1/87/1892 ; SAC Ref. D/B/ta/24/1/95/2120. The plans for the extension of Highland Lodge were drawn by Stone & Francis, Taunton.

Mount Nebo Estate, and later returned as his chief assistant.³⁰⁶ In 1908/9 he set up his own Taunton Practice.³⁰⁷ The large Arts and Crafts house of **Littlecourt (no. 72 Trull Road)** was reportable built in 1912 for Alfred E. Goodman, and designed by Henry Stone.³⁰⁸ In 1925 Stone was joined by Francis.

An exciting aspect of their work was the design and layout of the houses for the **Highlands Estate**, especially the striking Moderne houses of nos. 1, 2, 3 and 5 Highlands (see above). These are credited to H. S. W. Stone on the basis of his drawings for the similar houses of Stonegallows House on Jeffreys Way and **no. 6 Broadlands Road**, both of 1935, in the same year the partnership of Stone and Francis was dissolved.³⁰⁹ Whilst the Highlands Estate houses are in many ways traditional house in Modernist clothing, they are an early adoption of a dramatically different style, and an adventurous development by Sidney Moggridge and his architects for a market town in Somerset. The British 'Moderne' interpretation of the International style largely retained the construction, materials and internal compartmentalised layout of the traditional house and cloaked the exterior in the striking elements of the new architectural style; white rendered walls, ribbon windows, flat roof, cantilevered porch canopy, elevated outdoor space. However, the design of the estate commenced in 1933, only a few years after the emergence of a common language for the 'International Style' in Europe and pioneering examples in Britain.³¹⁰

The well-mannered house of **No. 33 Trull Road** was designed by Eric Francis in 1937.³¹¹ A detailed account of the careers and buildings of Henry Stone and Eric Francis is provided in Russell Lillford's *Biographical Dictionary of Somerset Architects & Surveyors*.³¹² The practice continues today as Stone & Partners.

Queen's College: In the early 20th century there were considerable improvements to the school's recreation and sports buildings.³¹³ In 1902 a covered gymnasium was built behind the main building.³¹⁴ In 1908 the open paddling pool was converted to a covered **Swimming Bath** to a sympathetic design by the college architect, Harbottle Reed, F.R.I.B.A. (1862-1941) of Exeter, and erected by Messrs. H.J. Spiller & Son of

³⁰⁶ Lillford (2022 ed. a) pp. 517.

³⁰⁷ Between 1925 and 1935 Henry Stone was in partnership with Eric Francis with offices in Taunton, Minehead and Chepstow.

³⁰⁸ HER PRN 47604; personal communication: local householder, 01/05/2007; Orbach and Pevsner (2014) p. 629; 1923 Kelly's Directory. Orbach and Pevsner credit the building to the 1930s by Eric Francis, however, A. E. Goodman is listed as being resident at Littlecourt, Trull Road in the 1923 Kelly's Directory.

³⁰⁹ HER PRNs 46803 and 47694; SAC Ref. D/R/ta/24/2/74; SAC Ref. D/B/ta/24/1/96/2156 ; Orbach & Pevsner (2014) p. 629; Lillford (2022 ed. a) pp. 205 and 518.

³¹⁰ Pioneering examples in Britain of the merging International style included Peter Behrens' New Ways, Northampton in 1925, Thomas Tait's Silver End Estate for Crittall in 1927 and Amyas Connell's High & Over house, Amersham in 1929.

³¹¹ Lillford (2022 ed. a) p. 205.

³¹² Lillford (2022 ed. a) pp. 4, 204-205, 517-519. The practice was based in the Lloyds Bank Chambers, North Street, Taunton. Unseen obituaries are available in the Bristol Evening World, 26 October 1951; Bristol Society of Architects Journal, December 1951; Builder V181, 2 November, 1951, p. 595; Somerset County Herald, 27 October 1951; Western Daily Press, 27 October 1951.

³¹³ HER PRN 46205.

³¹⁴ Channon (1932) p. 16; Bisson (2022), including reference to the School Wyvern publications of Autumn 1923, p. 85 and 86, and Autumn 1925, p. 74, and a graffitied panel. During the demolition of the gymnasium in the 1970s a piece of graffitied panelling was discovered and retained. It included the following signatures: H. Baker, Foreman, J. Luscombe, Carpenter, and E. G. Coles, apprentice, of G. H. Pollard Contractor, Mary Street, Taunton, dated 1907. This may relate to later panelling work or indicate a later date for the building.

Bridge Street, Taunton.³¹⁵ In 1909 a rifle range was built alongside the baths, and in 1911 a Fives court was added.³¹⁶ By the 1920s the school had three Fives courts.³¹⁷ New changing rooms were constructed between 1930-32 alongside the Swimming Bath, built by Messrs. W. Potter & Sons of Taunton.³¹⁸ A new **Cricket Pavilion** for the Lower was completed in 1934 to the design of Samson & Colthurst of Taunton and Bridgwater.³¹⁹

Shortly after the armistice to the Great War the focus was on completing a significant expansion of classroom and ancillary accommodation in honour of the eighty former pupils who fell in the war, alongside traditional symbols of memorial.³²⁰ In 1921 the **war memorial cross** on the front lawn was unveiled, built of Clipsham stone, to the design of H. Reed.³²¹ By the same time a new **Physics Building** was in use, on especially solid foundations to be free of vibration, also by Reed and erected by Messrs. T. Manning & Son of St James's Street.³²² The main item of the War Memorial Scheme was the **Memorial Building**, opened in October 1925 with the presentation of a gilt key by architects Messrs. Roberts & Willman of Taunton.³²³ It included a panelled reference library, prefects' common room, masters' rooms, music rooms, art room and tuck-shop, and was connected to the Main Building by an elegant arched corridor bridge.

Improvements to the **Main Building** included the replacement of the diamond leaded lights to the front façade in the 1930s with the "*latest kind of casement windows*", the installation of hot water to its dormitories in 1949, the enclosure of its arched covered playground under the dining hall for the tuck-shop and clothing department, and, in circa 1950, new dormitory windows.³²⁴

In 1956 the first phase of the **Haslam Memorial Building** was unveiled to commemorate the centenary of the school 13 years earlier, and dedicated to the memory of a former headmaster.³²⁵ It was designed "*in the light of modern experience to meet the standards of a new age*" by Messrs. Edward D. Mills & Partners of London and constructed by Messrs. R. G. Spiller, Ltd., of Chard. The architect's drawing for the teaching block had been accepted for the 183rd Royal Academy Summer

³¹⁵ HER PRN 47708; Channon (1932) p. 16; Channon (1957) p. 95; Taunton Courier 21/10/1908, p. 2; Lillford (2022 ed. a) pp. 504-506. The Taunton Courier reports the swimming baths being erected by 'Alderman Spiller'. Russell Lillford identifies this being the Bridge Street firm of Ald. Henry James Spiller (Mayor 1888-1890 and 1910-11) and his son, Wilfred Henry Spiller, rather than the Magdalene Street building firm of Ald. Alfred John Spiller (Mayor 1907-08).

³¹⁶ HER PRN 47740; Channon (1932) p. 16; Channon (1957) p. 95.

³¹⁷ Channon (1932) p. 17; Channon (1957) p. 97. The school rules for the game of Fives are explained on page 151 of Channon (1957). Further information on the game of Fives is available at http://www.caroe.co.uk/fives_research.php.

³¹⁸ SAC Ref. D/B/ta/24/1/74/1505. The new changing-room included drying lockers, shower baths and troughs and a fine terrazzo floor.

³¹⁹ Channon (1932) p. 32; Channon (1957) p. 116; SAC Ref. D/B/ta/24/1/86/1867.

³²⁰ Channon (1932) p. 16; Taunton Courier 14/10/1925, p. 5. 80 Old Boys fell in the Great War and about 700 'marched away'.

³²¹ HER PRN 24568; Taunton Courier 09/11/1921, p. 6.

³²² Taunton Courier 09/11/1921, p. 6.

³²³ HER PRN 47617; Taunton Courier 14/10/1925, p. 5; Bisson (2022), including reference to the school Wyvern publications of Autumn 1923, p. 152, and Summer 1923, p. 54, with drawings of the new building by architects Roberts & Willman of Taunton. The building was opened on 09/10/1925 at the annual speech day although the arched corridor includes a date stone of 1924. The building was initially referred to as the 'New Library', then the 'New Building' and is now referred to as the 'Old Music Room'.

³²⁴ HER PRN 46205; Channon (1957) pp. 116 and 130.

³²⁵ HER PRN 47709; Taunton Courier 17/11/1956, p. 3; Taunton Courier 15/06/1957, p. 6; Taunton Courier 14/06/1958, p. 9. Channon (1957) p. 207. Mr A. S. Haslam was headmaster for 20 years. The building was to be available for school use in the Easter of 1957.

Exhibition in 1951. This was the same year that Edward Mills (1915-1998), Methodist and pioneering modernist architect, enjoyed notoriety with his administration and staff canteen building for the 1951 Festival of Britain on the South Bank, London.³²⁶ The new teaching block was attached to the Memorial Building and provided six new classrooms and a physics laboratory. Two further phases of building works in the 1960s extended the length of the Haslam block in a matching style, provided a separate **Science Block** for biology and chemistry, and later extended the new science block with a **Geography Room**.³²⁷ The final phase also included a substantial four-storey **Sixth-Form Dormitory and Library Block** with a bold and exposed reinforced concrete frame with brick panels, also by Edward D. Mills & Partners and constructed by F. & E. Small of Taunton.³²⁸ The same architectural practice was responsible for the design of the new **Sports Hall** and **adjacent ancillary range**, completed by N. G. Stodgell Ltd. of Taunton in 1972.³²⁹

The school's significant campus developments in the latter part of the 20th century are recorded in Part Two: Sections B. to F. and the Townscape Appraisal Map (Map 7).

Boarding-Houses, Teacher Houses and the Junior School: Rising pupil numbers led to the opening of **Ingleside** (likely Haines Hill Terrace, **no. 47 Trull Road**) in 1910 as a junior boarding-house.³³⁰ The house was closed shortly after the outbreak of war when the juniors were transferred to a junior dormitory and schoolroom in the Main Building.

In 1919 **Cotlake House** returned to school use as a boarding-house.³³¹ From 1927 it served as the **Preparatory School** for all boys under 13 to live and be educated.³³² Its internal layout was reconfigured and a new changing room and bath room added in 1930 to the plans of Samson & Colthurst of Taunton and Bridgwater.³³³

In 1946 "**Raveley**" (**128 Trull Road**) was bought by the headmaster as his residence.³³⁴

Summerleigh, on Wild Oak Lane, was again a Queen's boarding house when it was bought by the school in 1946 for an intermediate boys' boarding-house.^{335; 336} The acquisition of the adjacent villa (**Ashington House / Wild Oak Villa**) in 1958 created

³²⁶ Channon (1957) p. 206; Harwood (2001) p. 80; Powers (1998). Further details on the construction details and fittings for the Haslam Building are included in Channon, including firms with school connections.

³²⁷ Taunton Courier 14/03/1959, p. 5 ; Taunton Courier 25/06/1960, p. 7; Channon (1932) p. 16; Channon (1957) pp. 128 and 156a; SAC Ref. D/B/ta/24/1/168/10067.1; SAC Ref. D/B/ta/24/1/163/9803.

³²⁸ SAC Ref. D/B/ta/24/1/168/10067.1.

³²⁹ SAC Ref. D/B/ta/24/1/210/12047. The ancillary building range to the new Sports Hall comprised of garages, car port workshop and greenhouse.

³³⁰ HER PRN 47600; Channon (1932) p. 23; Channon (1957) p. 94; Census of 1911. Ingleside was rented as a residence for 16 of the Juniors.

³³¹ HER PRN 47611.

³³² Channon (1932) p. 11 and 23; Channon (1957) p. 114.

³³³ SAC Ref. D/B/ta/24/1/74/1518.

³³⁴ Channon (1957) p. 129.

³³⁵ HER PRN 46896; Green (1993) p. 41; Hallam (1953) p. 52; Taunton Courier 23/04/1924, p. 6; Taunton Courier 23/01/1937, p. 9; Taunton Courier 21/06/1947, p. 3. Summerleigh was advertised for sale in 1924 and 1937. In 1924 it was described as "*a Pleasantly-situated Small COUNTY RESIDENCE, . . . containing 3 Reception-rooms, 6 Bed-rooms, and Domestic Offices, nicely laid-out inexpensive Garden, small Stable and Coach-house . . .*", and in 1937 as an "*imposing residence containing two reception, five bedroom, together with lawns and gardens. The property is approached by a short carriage drive, and enjoys beautiful and imposing views of the surrounding country*".

³³⁶ Taunton Courier 20/06/1946, p. 2. Summerleigh was the home of the Somerset County Council assistant medical officer, Dr William Gibson Parker, who died in June 1942.

an enlarged boarding-house and it was renamed Howard Vivian House.³³⁷ It was further renamed **Southcombe House** and **Channon House** as boarding-houses were relocated.

In 1953 **Parklands** (now **Hutton House: Jack Tigg Wing, no. 100 Trull Road**) was purchased to accommodate an expanding intake of boarders.³³⁸ “Excellent” huts at the bottom of its garden provided classrooms for Art and Music. In 1960 the school obtained the use of the adjacent villa of **Knowls** (now **Hutton House, nos. 104/106 Trull Road**) to form a new boarding-house.³³⁹ This was named Channon House in recognition of the contribution of a former master Mr H. J. Channon, whose school history and newspaper columns have contributed significantly to this appraisal.³⁴⁰

At some point in the mid-20th century the barn on **Stoney Lane** (now **Claremont Lane**) was converted to a single storey dwelling for the school gardener, and the lane became known to the school as “Fred Woods” lane after the gardener.

In 1950 two semi-detached teaching staff houses (**nos. 1 and 2 Brendon View**) were built in the field that slopes down from the Upper Field.³⁴¹

Broadlands / Agriculture House / Broadlands Court: In the first quarter of the century Broadlands was the residence to another member of the well-known Taunton banking family: Henry Jeffries Badcock, Esq., J.P. (1839-1927), wife Maria, and their family, who previously resided at **Hovelands Lodge (nos. 94/96 Trull Road)**.³⁴² By the end of the Second World War the house was occupied by Mr & Mrs Reginald Spiller, proprietor, or former proprietor, of the Castle Hotel, North Street. It received attention as the home of their son-in-law, Major David B. M. Durie, former Queen’s College pupil and recipient of the Military Cross and French Croix de Guerre with gilt star for action as part of the 1944/45 British offensive in north-west Germany.³⁴³

In 1948 the house was purchased as the new county headquarters for the National Farmers’ Union; to be known as Agriculture House, requiring modest alterations to the house but extensive changes to the front drive and garden for car parking.³⁴⁴ In 1959 a large single storey NFU council and committee chamber was constructed by Stansell & Son (Taunton) Ltd. over the front quarter of the kitchen garden to the design of Kenneth J. Steel A.R.I.B.A.³⁴⁵ This was removed when the house was converted to flats in 1999, plus three houses built in its rear garden (**nos. 24, 26 and 28 Broadlands Court**), and the access off Trull Road closed.

³³⁷ Taunton Courier 14/06/1958, p. 9. Howard Vivian House honouring the late Mr J. H. Vivian of Johannesburg.

³³⁸ HER PRN 47609; Channon (1957) p. 139.

³³⁹ HER PRN 47610.

³⁴⁰ Taunton Courier 25/06/1960, p. 7.

³⁴¹ Channon (1957) p. 131.

³⁴² Taunton Courier 10/11/1962 p. 6; Census 1911; NatWest Group (nd b). Henry Jeffries Badcock became a partner in the family banking firm in 1859. From 1863 the firm traded as H, H J & D Badcock & Co. His father, Henry Badcock, resident of Wheatleigh House opposite.

³⁴³ Taunton Courier 09/12/1944, p. 4; Taunton Courier 03/03/1945, p. 8; Taunton Courier 17/03/1945, p. 8; Taunton Courier 21/04/1945, p. 8; Taunton Courier 05/05/1945, p. 4; Taunton Courier 14/07/1945, p. 8. Durie commanded a company of the Somerset Light Infantry in the British advance in the Northern Rhineland, including the capture of the first German village and gallant action on the road between the Reichswald Forest and Kleve.

³⁴⁴ Taunton Courier 24/04/1948 p. 5; SAC Ref. D/B/ta/24/1/110/3697. The plans for the 1948 conversion were drawn up by Ellis and Torrens, Chartered Architects, Stafford House, Taunton.

³⁴⁵ SAC Ref. D/B/ta/24/1/132/7298.

Beehive School: A junior school was established by sisters Ethel and Annie Grange in one of the houses of **St George's Terrace**, Middleway with its playing field at Broadlands.³⁴⁶ It moved to Henley Lodge, Wellington Road in 1947 (see Park Street and Wellington Road Appraisal, page 8).

Sherford Lane / Road: Taunton Town Council elected to change the name of Sherford Lane to Road in 1935, along with that of Broadlands Lane to Road (see above) to reflect the changing character of the routes.³⁴⁷ No notice of appeal was received but "*Mr Westlake expressed regret that they were changing the rural atmosphere of the district, which had long been of such a beautiful character*" and Alderman Penny regretted the loss of the old names.

Batts Park Mansion House: In 1901 the mansion house and estate was sold for the penultimate time.³⁴⁸ The auction catalogue includes a rare image of the crenellated mansion house set in its fine parkland.³⁴⁹ The estate's final sale was in 1915 as the mansion house was destined to be destroyed by fire in 1936. The grounds were sold for redevelopment but only five houses were constructed within the surviving elements of the pleasure grounds before the advent of war intervened. The new houses being **Cedars (no. 22 Batts Park)**, **Wallcroft (no. 26 Batts Park)**, **Old Weir (no. 6 Batts Park)**, and **nos. 1 and 2 The Drive**.³⁵⁰ Significant elements of the pleasure grounds were retained: the Lodge, Wellingtonia lined drive, walled kitchen garden with a long greenhouse and heating house, tennis court, ha-ha, the Chert **Batts Park Bridge**, and the east copse.³⁵¹

Sherford Camp: Following the Munich Crisis of 1938, the Militia Training Act of 1939 called up all fit young males for six months of basic training and discharge into a reserve force. Sherford Camp was one of three training camps in Taunton established for the conscripted reserve militiamen.³⁵² It was constructed on the emerging housing estate of Batts Park, with rows of wooden huts and some brick buildings, laid out around the existing tree-lined drive.³⁵³

In 1963 Harry James of Belmont Road recalled the first troops arriving at the Sherford Camp in 1939, and the marching of the Auxiliary Territorial Service cooking school, lodged in Middleway, crossing "Burma Road".³⁵⁴ This was the troops' nickname for a

³⁴⁶ Personal communication: local householder, 29/03/2007.

³⁴⁷ Taunton Courier 15/05/1935, p. 8.

³⁴⁸ HER PRN 47644; Bush (1982); Close (2020). Letter of 15/01/1982 from Mr R. J. E. Bush, Assistant County Archivist, Somerset Record Office, to Mr M. D. Close of Cedars, Batts Park, courtesy of Mr T. Close. Robin Bush provides a detailed account of the succession of owners from the 16th century to its demolition in 1937.

³⁴⁹ SAC Ref. DD/KIT/7/11, 1901 sale particulars for 'The Somerset and Devon Estates of the late Revd Beauchamp Kerr-Pearce', including Batts Park House. The details include a photograph of the parkland and its house, and a map of the estate; SAC Ref. D/B/ta/24/1/61/1109, building control plans for alterations to the mansion house in 1925 (unseen); and SAC Ref. D/R/ta/24/2/715, lay-out of Batts Park in 1936. The 1901 sales particulars photograph shows a two-storey mansion house with a crenellated parapet to a hipped roof, presumably of slate. Likely of eight bays, but the front elevation partially obscured by Cedar tree branches, with an enclosed portico with a round headed doorway.

³⁵⁰ 1939 England and Wales Register. 'Leeside' is also recorded on the 1939 Register, but its location is unknown - possibly an earlier name for Old Weir or no. 1 The Drive.

³⁵¹ Close (2020).

³⁵² HER PRN 17017; Hunt (2014); Taunton Courier 18/01/1947, p. 3. The camp was also the South-Western District group headquarters of the A.T.S. (Auxiliary Territorial Service), the women's branch of the British Army.

³⁵³ HER PRN 17017.

³⁵⁴ Taunton Courier 13/07/1963, p. 3. The ATS was the women's branch of the British Army.

small lane they crossed between the Middleway and Sherford camps, likely Sherford Road.

At the end of the war the camp served as No. 6 Military Dispersal Unit for the Southern District, one of nine units in the United Kingdom providing the final leg for demobilised servicemen and women returning to civilian life.

It was retained by the Army in the 1950s and 60s as the headquarters of the South Western District and the headquarters of the 43rd Wessex Division of the Territorial Army.³⁵⁵ In 1950 the camp was extended into the field and training ground beyond the Sherford Stream with the opening of 50 semi-detached married quarters houses arranged on the new Wessex Road.³⁵⁶ The event was commemorated by the planting of a copper beach (outside of the Study Area).

Of the dozen or so army camps and depots established for the war, Sherford Camp was noted for its attractive grounds of tree-lined roads, flower gardens, and the 1930s houses providing superior accommodation for the senior officers.^{357; 358} The camp closed in the late-1970s.

Trull Road Pillbox: A pillbox was sited at the top of Claremont Lane, opposite Red Tiles. It was of a brick shuttered hexagonal design, probably a Type 22, camouflaged with a pointed “summerhouse” roof and hidden behind a wooden garden fence.³⁵⁹ Two road blocks were also established in this location for Trull Road and Wild Oak Lane, all part of the outer defences of the original Taunton Anti-Tank Island. The pillbox was still in existence in the late-1950s but was likely removed for the Ferndale housing development.

Batts Park Housing Estate: On the closure of Sherford Camp the land was sold in parcels for housing and redeveloped between the mid-1980s and early-1990s. The majority of the land was bought by the developer Trivett of Chertsey, with the first phase (**Queens Drive** and **The Drive**) being constructed by Stansell & Son (Taunton) Ltd.³⁶⁰ The exception being **nos. 4 and 6 Queen’s Drive**, which were sold as building plots and built to the owners own plans. Trivett’s remaining holding was later sold and completed by Bovis Homes. The final parcel of land to be released was in use by the Territorial Army Cadets. This was developed for four houses by Harold Tottle & Son Limited of Taunton to the house designs of Trevor J Spurway (Architect) Ltd of Taunton - now **nos. 38 to 44 Batts Park**.³⁶¹

Trull Vicarage (The Old Vicarage): The Trull Vicarage was replaced by a new Vicarage at the south end of Wild Oak Lane by Reverend R.Y. Boney in 1908.^{362; 363}

³⁵⁵ Hunt (2014).

³⁵⁶ Taunton Courier 14/10/1950, p. 3 ; Taunton Courier 21/10/1950, p. 5. Of the 50 new married quarters houses, 20 were of a prefabricated type and 30 of traditional construction. A mature copper beach stands at the start of Wessex Road (outside of the study area).

³⁵⁷ Personal communication: local householder, 02/06/2019.

³⁵⁸ Taunton Courier 13/07/1963, p. 3.

³⁵⁹ HER PRN 18157.

³⁶⁰ Personal communication: local householders, 02/07/2019; personal communication: local householder, 24/08/2022. Trivett were a subsidiary of the Wicken Building Group Limited, Chertsey.

³⁶¹ Personal communication: local householder, 02/07/2019. Planning application reference 38/95/0213.

³⁶² Green (1993) pp. 41 and 87; HER PRN 32660. The new vicarage is now known as the Old Rectory (HER PRN 32659), and was itself replaced in the late 20th century.

³⁶³ Personal communication: local householder, 24/08/2022. In 19011 the Old Vicarage was sold by Corientia Emmie Morris to Blanch Norton Moore, who later married Albin Tom Norris. It remained in the family until sold in 1983.

In 1963 the western road boundary to The Old Vicarage garden was set back with a sale to Somerset County Council for the formation of the current grass verge and footway.³⁶⁴

The garden was further reduced in 1983 when The Old Vicarage was sold and segregated from the southern end of its garden plot.³⁶⁵ Three years later the detached land was sold to Pearce Construction of Taunton for the erection of two detached houses, **Lanacre** and **The Paddock**, and the access to The Old Vicarage was redirected from '**The Old Lane**' on the north boundary to a new access off Trull Road.³⁶⁶

“Gassy” Harris Houses: Clarence “Gassy” Harris was the former chairman of the Taunton Gas Light and Coke Company, which in 1949 was nationalised as part of the new state control of the gas industry. Harris recognised an opportunity to expand his activities in the purchase or leasing of large houses for their division into flats. Post-war death duties, shortages of house staff, and changing cultural attitudes to grandeur diminished the demand for large villas and county houses. Harris accrued an extensive portfolio of local properties including Hestercombe House and Halswell House on the Quantock Hills. Locally he acquired **Mountswood (nos. 1 and 1a Haines Hill)** for conversion in 1947 to three residences, **Highfields (no. 27 Mount Nebo)** in 1955 for flats, **Lowlands (no. 13 Trull Road)** in 1958 to two residences, and **Wheatleigh House (nos. 40 and 42 Trull Road)** in 1967 to five self-contained flats.³⁶⁷ The planning applications suggest the schemes were drawn up by Harris himself. His conversions had little regard for the architectural merits of the interiors and were invariably accompanied by the redevelopment and loss of their grounds, as with **Lowlands** for the mid-1960s **Wilton Close** housing development. Inadvertently, Harris’s interventions saved many of Somerset’s grand and architecturally pleasing houses from demolition.

Other Conversion: The larger mansions and villas of the Honiton and Trull roads and Wild Oak Lane have, since their early history, entertained boarding-houses, schools, and nursing homes. The entrepreneurial activities of “Gassy” Harris and others demonstrated their adaptability to a broader range of uses in the post-war period. In particular, their subdivision into smaller dwellings or flats, and with modest alteration to institutional use. These adaptations capitalised on their spacious accommodation, potential for off-street car parking and proximity to the town centre.

The collection of town planning application drawings held in the Somerset Heritage Centre archive bears witness to the type of conversions in this period. In 1947 an application was submitted to convert the four-storey **no. 4 Hoveland Terrace** to four self-contained flats.³⁶⁸ **Hovelands Lodge (nos. 94 and 96 Trull Road)** was divided into two dwellings in 1950, and later the right dwelling (**no. 94 Trull Road**) was converted to the **Quantock View Old Persons Home** for The Abbeyfield Society in

³⁶⁴ Personal communication: local householder, 24/08/2022.

³⁶⁵ Personal communication: local householder, 24/08/2022.

³⁶⁶ Personal communication: local householder, 24/08/2022. In 2012 the stables to the Old Vicarage was demolished for the construction of Stable Cottage, a timber frame and hempcrete block chalet bungalow designed by David Lowe of Blackdown Planning Services of Churchingford and constructed by A.J. Poole of Taunton.

³⁶⁷ SAC Ref. D/B/ta/24/1/108/3426; SAC Ref. D/B/ta/24/1/124/5951; SAC Ref. D/B/ta/24/1/131/7110; SAC Ref. D/B/ta/24/1/131/7125; SAC Ref. D/B/ta/24/1/190/10732; personal communication: local householder, 11/05/2007. Mr Harris was resident at Manor House, Bishops Hull and dies in 1982. For further information of Mr Harris see Sunday Telegraph 17/07/1994 (unseen).

³⁶⁸ SAC Ref. D/B/ta/24/1/109/3535. The architect for the conversion was Rowland V. Taylor A.R.I.B.A., of 5A East Street, Taunton.

1967, which included the removal of chimney stacks and addition of a flat roof side extension.³⁶⁹ **St Hubert's (no. 104 Trull Road)** had already been divided from the rest of the Knowls villa and was divided into two flats in 1951. The same was proposed for **Littlecourt (no. 72 Trull Road)** in 1967.³⁷⁰

Other notable conversions not covered elsewhere are the occupancy of **Wilton Lodge** by the Somerset Branch of the Women's Institute and the office conversion of **Osborne House**, on which further information is required.

Musgrove Manor Estate: The extensive new housing estate to the south of the Wellington Road was laid out in the early-1930s by Cecil Louis Heard (1887-1941), owner of the Musgrove Estate.^{371; 372} The housing estate is outside the Study Area, but the approval of an extension of the Parkfield Road at its knuckle with Osborne Road would open up the lower slopes of the Haines Hill for later development towards Hoveland Lane (Galmington Road). The Town Council negotiated an agreement with Heard for the highway to be 60 ft wide, rather than the bye-law requirement of 36 ft, on account of the anticipated development and the requirement to otherwise widen the Honiton road (Trull Road).³⁷³

Manor Fields Estate: Sketch and outline plans were drawn up in 1953 by the Borough Engineer and Surveyor and the County Council Taunton Planning Office for the extension of the Musgrove Manor Estate.³⁷⁴ This was for the land between the tall Morte Slate boundary wall to the Belmont parkland and the Galmington Stream. It was taken forward a year later by Fredrick Cory Spear of Cheddon Road, Taunton with outline planning permission for the construction of new estate roads and housing, now known as the Manor Fields Estate.³⁷⁵ The area is to the immediate west of the Study Area. However, an expansion of the planned estate by the time of its construction was to impact on land to the east of the tall wall, on the lower slopes of the Haines Hill and on land formerly belonging to Wheatleigh and Belmont.

The final scheme was undertaken in six stages from the late-1950s to the late-1970s and included an extension over Hoveland Lane (later improved to Galmington Road).^{376; 377} The land for the estate was purchased and developed by building and

³⁶⁹ HER PRN 47698; SAC Ref. D/B/ta/24/1/113/4269; SAC Ref. D/B/ta/24/1/113/4209; D/B/ta/24/1/201/11394. The architects for Quantock View were Messrs. Steel, Coleman & Davis of Taunton.

³⁷⁰ HER PRN 47604; SAC Ref. D/B/ta/24/1/116/4645; SAC Ref. D/B/ta/24/1/194/11066.

³⁷¹ Taunton Courier 11/05/1932, p.7; Taunton Courier 13/09/1933, p.5.

³⁷² 1939 England and Wales Register; Taunton Courier 15/02/1941, p. 1; Somerset County Herald 22/03/1941, p.3. Cecil Louis Heard, later of Parkfield, 1. Wellington Road, former haulage contractor. His late estate included Five Acres and Seven Acre Meadow and Wild Oak Field, off the Honiton Road.

³⁷³ Taunton Courier 14/03/1934 p.1. The bye-law requirement of 32 ft allowed for a 24ft carriageway and two 6 ft footpaths.

³⁷⁴ SAC Ref. D/B/ta/24/1/121/5347.

³⁷⁵ Taunton Courier 10/10/1936, p.12. The building firm of F. C. Spear Ltd. was based on the Cheddon Road. It was started in 1908 by Fredrick Cory Spear, later a Taunton alderman and mayor, and awarded the O.B.E. in 1963. The firm was responsible for Corfield Memorial Hall (1934), the Leycroft almshouses (1932), and extensive post-war council housing. F.C. Spear Ltd. is now a subsidiary company of Persimmon Homes.

³⁷⁶ SAC Ref. D/B/ta/24/1/148/8985.

³⁷⁷ SAC Ref. D/B/ta/24/1/121/5347; SAC Ref. D/B/ta/24/1/126/6203; SAC Ref. D/B/ta/24/1/128/634; SAC Ref. D/B/ta/24/1/128/6359; SAC Ref. D/B/ta/24/1/139/8292 & 8297; SAC Ref. D/B/ta/24/1/148/5985; SAC Ref. D/B/ta/24/1/173/10438; SAC Ref. D/B/ta/24/1/173/10438; SAC Ref. D/B/ta/24/1/184/10908; SAC Ref. D/B/ta/24/1/189/10695. Further information is available at SAC Ref. A/DQN/51/28358, 1964 photographs of the Manor Park building site in the S. W. Kenyon photographic negatives and related papers collection (unseen).

civil engineering contractor Stanley Stone (Chelsea) Ltd., of Highbridge, with that belonging to Wheatleigh being sold in 1961.^{378; 379} This parkland was wistfully recalled by local coal merchant Floyd Edney in 1995: “*Some of the ground below Wheatleigh House was ‘walled off’ for a garden. In the corner of the wall in what is now The Spinney was a summer house and pond. Down Galmington Road (then deep lane) where the wall from the Spinney met the road were beautiful wrought iron gates*”.³⁸⁰

The layout of the estate, the house and bungalow designs, and the architectural oversight of the first five stages was undertaken by the Taunton practice of Kenneth Steel & Hadley Coleman A./A.R.I.B.A. The drawings suggest that the different house and bungalow types were designed for this housing estate, all following the typical mass housing style of the time but with innovation. The houses in Stage 1 were featured in *The House Beautiful* magazine and included a showcase for modern living, and Stage 2 received a design award (see below).³⁸¹

The final area to be developed comprised of plots 8 to 11 of Stage 1 (**nos. 15, 17 and 19 Parkfield Crescent**), which were initially proposed as a row of 10 terrace houses by Stanley Stone in 1965, and then in 1966 as four split-level houses, both by its in-house architect, A. L. Gray, F.R.I.B.A.³⁸² Neither scheme was realised and the plots were finally completed in the 1980s as three split-level houses, not dissimilar to the earlier scheme.

All-Gas “Showhouse”: One of the new houses for Stage 1 of the Manor Fields Estate was ceremonially opened by the Mayor of Taunton on 16th September 1960. The all-gas showhouse on the corner of Manor Drive and Trull Road (presumably **no. 24 Manor Drive**) showcased modern, clean, and labour-saving living to the people of Taunton.³⁸³ The house was part of the Stanley Stone (Chelsea) Ltd., of Highbridge development, to the plans of Taunton architects Kenneth Steel and Hadley Coleman, and featured in the 1962 Guide to Better Homes in the magazine *The House Beautiful*.³⁸⁴

The Spinney: The area of the pond and its tall walls were earmarked as a central amenity space until the developer, Stanley Stone (Chelsea) Ltd., had a change of plan. In 1962 the company applied to build additional housing on this space, arguing that its retention would be detrimental to the existing residents due to overshadowing trees and “courting couples”.³⁸⁵ This was dismissed at appeal and the amenity space retained to be part of the recipient scheme for the Taunton Town Council 1967 Building Award.

³⁷⁸ Stanley Stone Limited (Chelsea), of Highbridge, was later acquired by CALA Homes Limited.

³⁷⁹ Personal communication: local householder, 22/11/2019; Title Deeds for 9 Angela Close, Taunton.

³⁸⁰ Wright (2016). An 1865 photograph of this end of the walled estate is included in Bush (19083) p. 33.

³⁸¹ SAC Ref. D/B/ta/24/1/148/8985. House types such as bungalow SC/33, detached SC/4, bungalow SC/21 (1962), bungalow SC/32 (1962), detached SC/25, detached SC/8.

³⁸² SAC Ref. D/B/ta/24/1/173/10438; SAC Ref. D/B/ta/24/1/184/10908. The 1966 scheme was resubmitted in 1973 for a renewal of planning permission with the land having changed hands from Stanley Stone to Mr G. Mawson of 17. Manor Close.

³⁸³ Taunton Courier 19/11/1960, p.12; Taunton Courier 12/11/1960, p.3 The house included a gas cooker, drying cabinet, radiant convactor fire, refrigerator, and central heating system powered by a Potterton Diplomat 44 gas-fired boiler. No more fuel storage, refueling, stoking, dirt smell or noise.

³⁸⁴ Martin (nd). No. 3 Manor Close and nos. 20 to 24 (even) Manor Drive featured in House Beautiful, 1962 Guide to Better Homes, pp. 35 and 41 (unseen). All the houses were to the designs of the architectural practice of Kenneth Steel & Hadley Coleman, of no. 7 The Crescent, Taunton, and built by Stanley Stone (Chelsea) Ltd. of Highbridge. No. 3 Manor Close was built to Stanley Stone’s “Quantock” house style, and nos. 20 to 24 Manor Drive in the “Brendon” style.

³⁸⁵ Taunton Courier 07/04/1962, p.1; Taunton Courier 09/06/1962, p.6.

Hoveland Park Estate: The north half of the Hoveland Park Estate (now the north end of **Hoveland Drive**, Avon Close, Longmead Way and Close, **Court Hill** and **Princess Road**) was Stage 6 of the Manor Fields Estate, development by Stanley Stone (Chelsea) Ltd., of Highbridge between the late-1960s and late-1970s (see above).³⁸⁶ For this stage Stanley Stone (Chelsea) Ltd. commissioned its in-house architect A. L. Gray, F.R.I.B.A. The last road to be developed appears to be Princess Road, with house types such as the H.31, H.42, H.43 and H.44 designed by Gray in the late-1969.

The southern end of Hoveland Drive and its cul-de-sacs (the remaining length of **Hoveland Drive**, **Poundisford Close**, **Culmhead Close**, Blagdon Close and Fulwood Close) were developed by the Coventry firm of J. K. Monsell (Contractors) Ltd. in the mid-to-late-1970s.³⁸⁷ The architect for the various house and bungalow types built on the estate was Peter F. Burgoine, A.R.I.B.A., of Coventry.³⁸⁸ The date of the drawings suggest they were not necessarily designed for this estate. His drawings were later doctored with the name of Hossack Broome Chartered Architects of Rugby, suggesting this firm was a later agent or successor practice.

Hoveland Lane / Galmington Road: Until the 1960s Galmington Road, then Hoveland Lane, and known as the Roman road, was a deep and narrow country lane to the hamlet of Galmington, as recounted by Floyd Edney above and depicted in a photograph of 1961.³⁸⁹ At Wheatleigh Cross it was bounded either side by high stone walls running down from the Wheatleigh Cross Turnpike Tollhouse. At the base of the hill it ran into a long ford running between Hoveland Farm and the Ramshorn Bridge.

A plan of 1957 by Taunton Borough Engineer and Surveyor set out extensive improvements to the lane and the ford crossing of the Galmington Stream, to both improve access to its Woolaway estate and facilitate further house-building.³⁹⁰ The tall and buttressed Morte Slate retaining wall at the top of the rise (east end) survives from a lost parallel coach drive that served the rear of Hoveland Terrace.

Hoveland Court: In 1968 a development was agreed that would finally complete the gap in the Hoveland Terrace. A scheme for a four-storey block of flats, with associated rear garaging, was submitted for outline planning permission in 1965, with final plans completed in 1968.³⁹¹ It was implemented by Stansell and Son (Taunton) Ltd., to the design of Peter Davis of Steel, Coleman and Davis of Taunton. The infill is of two separate but uniform developments (**no. 50 and nos. 52 and 54 Trull Road**), which respected the height and building line of their bookending Victorian villas. It is otherwise uncompromising, with clean brick façades, plain decorative panels and a flat roof.

³⁸⁶ SAC Ref. D/B/ta/24/1/189/10695; SAC Ref. D/B/ta/24/1/233/14771.

³⁸⁷ SAC Ref. D/B/ta/24/1/233/14771. Messrs. J K Monsell (Contractors) Ltd. was later acquired by C.H. Beazer (Holdings), which was subsequently bought by Persimmon plc.

³⁸⁸ The house types 'Staplegrove' (1973), 'Langham' and 'Knoll' (1973) and the bungalow types 'Norwick' (1969), 'Avon' (1974) and 'York' (1972) were constructed on Poundisford and Culmhead Closes.

³⁸⁹ Dunning (1973) plate 15.

³⁹⁰ SAC Ref. D/B/ta/24/1/126/6203. The new housing in the area included the 44 'Woolaway' dwellings on the west side of the Galmington Stream (see SAC Ref. D/B/ta/24/1/124/5920.)

³⁹¹ SAC Ref. D/B/ta/24/1/172/10332.

Previous schemes had included an application in 1947 for the completion of the fourth villa at no. 50 and in 1963 an application for a more elegant modernist infill terrace.³⁹²

Vivary Heights and Broadlands Estate Extension: Planning permission was granted to Stansell and Son (Taunton) Ltd. in circa 1970 for eleven two-storey houses and seven three-storey houses on the remaining land to the south of Messrs. F. & E. Small's 1930s Broadlands Estate.³⁹³ The north side of the scheme was completed with seven of the two-storey houses. They are laid out in two staggered rows of attached houses in a "rad-trad" style with integral garages. In 1971 Stansell's came back with a revised scheme drawn by Peter Davis of the Steel Coleman & Davis practice of Taunton to replace the remaining houses with two three-storey blocks of flats, providing 22 flats, and separate garage blocks. It was argued that this form of development had been successfully implemented by the developer at the nearby Turkey Court and **Hoveland Court** developments on Wilton Street and Trull Road, respectively, and that it was aimed at single or retired persons or middle-aged couples. The revised scheme was duly implemented with two brick-faced, flat roof, blocks, with the interest in their plain elevations being in their staggered form and light banding.

Haines Park: A new estate road with 41 plots was developed in 1967-68 by Senate Estates Ltd. of London on land formerly part of the Batts Park Estate and nearby Pikes Farm, Sherford. The houses to the different arms of the estate road were constructed of varying brick colour due, reportedly, to sporadic supplies of their LBC Phorpres bricks.

Wild Oak House: Between 1927 and 1940 Nellie Rogers ran the Wild Oak Nursery Home for children from birth to eight years old.³⁹⁴ Tragedy struck in 1931 when a fire broke out and claimed the lives of three babies.³⁹⁵ During the Second World War it housed the evacuated Buchanan Girls' School from Eastbourne.³⁹⁶ After the war the house was divided into three substantial properties: **Wild Oak House**, **Middle Wild Oak House**, and **Wild Oak Mews**.³⁹⁷

Claremont House and the Copleston Estate: By 1906 Claremont was the home of Frederick Selwyn Copleston, J.P. (1850-1935), who belonged to a well-known Devon family.³⁹⁸ Copleston passed the Indian Civil service examination in 1871 and served in India and Burma, rising to the post of First Chief Judge of Lower Burma until his retirement in 1902. He was later a Governor of Queen's College. The house was the birthplace of his son, the philosopher Frederick Charles Copleston (1907-1994).³⁹⁹ Claremont was demolished in the 1960s and the grounds occupied by a small housing estate built by Stansell & Son (Taunton) Ltd. in the mid-1970s, taking the Copleston name.⁴⁰⁰

³⁹² SAC Ref. D/B/ta/24/1/109/3535; and SAC Ref. D/B/ta/24/1/151/9226. The 1947 application was submitted by Madame E. E. Benny to drawings by Mr Rowland V. Taylor A.R.I.B.A. of East Street, Taunton. The 1963 application was submitted by the Building and Public Works Construction Company Limited, of Swindon, to the design of Alan MacKenzie Rome R.I.B.A., then of no. 26 Trull Road (the Cottage to Belmont House), in association with the architectural practice of Rolfe & Crozier-Cole of Bath.

³⁹³ HER PRN 47699; SAC Ref. D/B/ta/24/1/216/13053.

³⁹⁴ HER PRN 40653; Gould (2020).

³⁹⁵ Green (1993) p. 40; Gould (2020).

³⁹⁶ Green (1993) p. 40. Gould (2020). Gould records the evacuated girls' school being from Maidstone. Both could be correct if one replaced the other, or another course of events.

³⁹⁷ Gould (2020).

³⁹⁸ Taunton Courier 15/11/1871, p. 5; Green (1993) p. 39; Taunton Courier 30/10/1935, p. 8.

³⁹⁹ Green (1993) p. 39.

⁴⁰⁰ Personal communication: local householder, 28/08/2022.

Wild Oak Cottage / Red Tiles: A decorative Edwardian tile-hung villa, now divided, was built at the start of the 20th century.⁴⁰¹ In 1901 the plot was identified as belonging to W. H. Fowler Esq., resident of Claremont. It's unknown if he had any input into its construction, which was about the time of his departure from Taunton (see Claremont).⁴⁰² By 1905 it had been occupied by Major Frederick Coore-Mein (ret'd.) of the Shropshire Light infantry, formerly of no. 3 Fons George Road, before his death in December of that year. By the date of the 1939 Register the villa was divided into two.

Applecombe: Built in the early-1920s for Mrs Ethel A. Fowler, J.P., formerly of **Ermington** (nos. 90/92 Trull Road) and the widow of Gerald Fowler. Ethel Fowler was likely one of the first women magistrates in the area.⁴⁰³

Green Meadows (Wild Oak coach house): In 1947/8 the coach house to Wild Oak (now **Wild Oak Place**) was converted to a separate dwelling and separated from the main house with a new access off Wild Oak Lane and a new garden from the market garden plot of Green Meadow.⁴⁰⁴ It later acquired a colonnade veranda and two small extensions in 1982 and 2008.

The Grange: The large Classical house was built in 1990 to the design of architect, artist, and former Prisoner of War pilot, Edward (Ted) Milligan (1921-2011) of architects Barnes Canon of Taunton.⁴⁰⁵ Milligan gained lessons in architecture and drawing from Adrian Heath (1920-1992), his fellow POW inmate and prominent post-war abstract artist. The house occupied the site of a bungalow (Rosemount), last owned by Denis Quinell, the Queen's College groundsman who kept a small market garden on the site.

Withywind: An attractive and large Domestic Revival style house built in the early-1920s for Mr Alexander Small.⁴⁰⁶ It was then occupied by William (Bill) Stansell, of the prominent Taunton building firm Stansell & Son (Taunton) Ltd., which completed extensive church and new works in and around Taunton.

Trull Road Hollow Way Improvements: In the mid-1980s improvements were made to the Trull Road junctions with Manor Drive, Mount Nebo and Broadlands Road. The Turnpike Trust's 1820s Lias retaining wall was set back either side of the Manor Drive junction with new Lias to provide improved junction visibility. On the opposite side of the road, the front wall of Lowlands and James E. Marshall's 1860s Morte Slate Mount Nebo boundary walls were set back to provide a footway and improved visibility. The Morte Slate in the east walls appears to have been salvaged for the re-aligned boundaries of no. 5 Mount Nebo, no. 1 Broadlands Road and no. 25 Trull Road, but re-laid face bedded.

The Buildings of Steel, Coleman & Davis: The architectural practice of Kenneth Steel and Hadley Coleman probably had the greatest impact on the Study Area with the mass housing, blocks of flats and individual houses of the late-1950s to 1970s. The Taunton based practice was founded in 1953 by Kenneth J. Steel and John Hadley Alan Coleman (1927-2012) and was based in The Crescent, Taunton.⁴⁰⁷ Peter Davis was to join later. Of the buildings highlighted in the Study Area, Ken Steel is

⁴⁰¹ SHERPRN 46894; Green (1993) p. 41.

⁴⁰² SAC Ref. DD/KIT/7/11. The census of 1901 records Fowler as staying at the Railway Hotel, Station Road.

⁴⁰³ Green (1993) p. 41.

⁴⁰⁴ HER PRN 47705, personal communication: local householder, 19/08/2020.

⁴⁰⁵ Personal communication: local householder, 18/08/2020.

⁴⁰⁶ HER PRN 46897; Green (1993) p. 41.

⁴⁰⁷ Somerset County Gazette 26.07.12; Mr Coleman was formerly of Haybridge, Wells, Somerset.

credited with the design of the late-1950s house of **no. 6 Belmont Drive**, the 1959 NFU's Agriculture House committee chamber and the bungalow of **no. 17 Highlands**. Peter Davis is credited with the design of the 1968 **Hoveland Court** and the 1971 **Vivary Heights** block of flats.

Three of the more unusual modern infill houses of the Study Area are the work of Hadley Coleman. The 'U' plan Modernist bungalow of **Wild Oak** was built in the grounds of Wild Oak (Place), off the Honiton Road, for Suzanne Wilkes in 1970.⁴⁰⁸ The 'T' plan bungalow of **Rysa** on Wild Oak Lane was built for Commander I. E. Williams in 1977.⁴⁰⁹ Coleman built his own house at broadly the same time at **no. 1 The Paddock**, off the Honiton road; an open plan house with an amalgamated design for the house, wings and garden walls.⁴¹⁰

⁴⁰⁸ HER PRN 47706; personal communication: local householder, 24/09/2020.

⁴⁰⁹ Personal communication: local householder, 18/08/2020.

⁴¹⁰ HER PRN 47704; personal communication: local householder, 21/09/2020; personal communication: local householder, 24/09/2020.

Chapter Three: Character and Appearance

3.1 Economic and Social Profile

The Study Area is primarily a residential suburb of mixed housing; popular with families and retired households, with most of the properties being in single occupancy use. The notable exceptions are the public-school campus of Queen's College and the larger historic properties along the main Trull and Honiton Roads. Nearly all the early-to-mid-19th century mansion houses are in multi-occupancy use or office use for the two close to the town centre. A similar pattern of use is true for many of the later Victorian villas including a residential home and the boarding-houses belonging to Queen's College.

The Trull Road and Honiton Road is a busy thoroughfare at peak travel times, serving local residents, Queen's College, and the villages and settlements towards Chard and Honiton.

3.2 Urban Pattern

The Study Area has considerable variation in the pattern and arrangement of roads, plot layouts and building densities. Within this variation is a distinguishable structure when set against the historical sequence and physical characteristics. This is highlighted below and on Map 3.

- 1) **Early-19th Century Mansion Houses:** Scattered mansion houses along the Honiton/Trull Road, initially set in large, landscaped grounds with orchards and pastureland beyond. This first phase was the response of wealthy gentlemen wishing to establishing small county house estates close to, but away from, the town and taking advantage of the good air and expansive views.
- 2) **Mid-to-late-19th Century Villas and Terraces:** Speculative villa and terrace housing within comfortable garden plots in planned estates (i.e. Haines Hill and Mount Nebo) or linear development fronting the Honiton/Trull Road. Instigated by the desire of the wealthy merchant and professional classes to relocate from their home and business townhouses to the good air, views and arcadian setting of the Haines Hill, and away from the squalor of the town.
- 3) **Mid-1930s Housing Boom:** Small estates and individual detached houses to meet the rising desire for middle-class owner-occupier housing, fuelled by the end of a national recession and the establishment of the new County Hall. The Broadlands and Highlands estates typify this period of development.
- 4) **Post-War Subdivision and Mass Housing:** The 1950s and 60s sale and division of the mansion house properties for the subdivision of their buildings to flats or institutional uses (i.e. Belmont and Broadlands), and the redevelopment of their grounds for largescale housing estates to serve the rising administrative importance of the town (i.e. the Manor Fields Estate).
- 5) **Late 20th to early 21st Century:** Continued small-scale infill and conversions, such as at the Mountbatten Nursing Home and Hovelands Lodge.

3.3 Views and Landmarks

Views into, within, or out of a place make a significant contribution to its character. This can include views and vistas towards hills and surrounding countryside, views

towards prominent landmark buildings and features, views of architectural compositions, and views along the main approaches.

Buildings, trees and features can possess landmark qualities due to their striking visual presence, their strong community or historical association, or a combination of these values. They are important to the character of a place, its orientation, and the identity of a community.

Below are the prominent views and landmarks within the Study Area.

Arcadian Views: The villa developments of Trull Road and Haines Hill were planned to offer comfortable suburban living in a pastoral idyll, with villas set amongst substantial shrubbery and tree planting. This Arcadian character survives in many places and offers picturesque views of villas nestled into mature planting.

Serial Views: The tree and shrub lined Trull Road offers a series of attractive compositions and a pleasing approach to, and departure from, the town.

Distant Vale and Hill View: There are brief but good views from Trull Road and Belmont Drive through gaps in the houses to the west over Galmington and onward to the Quantock Hills. There is a further distant view south-eastward from the Haines Hill circus to the rolling Blackdown Hills.

Rural Aspects: The north end of Wild Oak Lane affords continual and attractive views to the east, over extensive farmland to Cotlake Hill, beyond roadside hedgerows and through field gates. Views over farmland are also available to the west of Honiton Road from the field gate and Copleston.

Queen's College Main Building: The beautiful façade of the Main Building, framed by a foreground of greenery and lit at night, is an unforgettable sight on the Trull Road and a strong landmark. Its crenellated central clock tower is easily identified from Cotlake Hill and sits high in the skyline from Trull Meadow to the east and Comeytrowe to the west.

Cotlake House and Channon House: The tall and elevated Victorian schoolhouses of Cotlake House on Trull Road and Channon House on Wild Oak Lane are both notable buildings from the public realm of their respective highways and are prominently landmarks from Cotlake Hill.

Batts Park Avenue: The scale and height of the Wellingtonia avenue and the neighbouring cedar of Lebanon on Batts Park make these trees a strong landmark that can be seen from many viewpoints in the surrounding neighbourhood and from Cotlake Hill.

3.4 Architecture Styles and Materials

The extended period of development within the Study Area has given rise to a range of housing types, styles and materials, which loosely correspond to the urban pattern described in section 3.2 and are broadly categories below.

Individual building dates and descriptions are provided in Part Two: Sections B. to F. in conjunction with the Townscape Appraisal Map (Map 7). Detailed descriptions are also available for the statutory listed buildings in the National Heritage List for England.

Georgian Mansion Houses: The seven surviving mansion houses between Taunton and Trull are broadly of the early 19th century Regency period (1811-30) and most are typical of the smaller mansion house built at this time; emulating the fashionable

county houses in a compact form, maintaining the symmetry and portions of Classical architecture but without the strict conformity of the Neo-Classical movements of the earlier decades.

Osborne House, Wilton Lodge, the Old Vicarage and Wild Oak House are all treated with plain, symmetrical stucco façade, with plain and aligned window openings, multi-paned sash windows, a low slate roof and a central porch and doorway. The first three are of five bays, but Wild Oak House is of three and with projecting window lintols. While the Old Vicarage has an ornate trellis porch, the porched to Osborne House, Wild Oak House and **Broadlands** are of flat canopies supported on columns and pilasters, with the porch to Wild Oak House being enclosed. Broadlands is otherwise contrasting as it has an asymmetric plan, possibly much altered, and a hipped slate roof behind a parapet. Beyond the porches, their classical ornamentation is limited, with the exception of the full height Ionic pilasters to Wilton Lodge and the bracketed and dentil eaves to Osborne House.

Belmont and Wheatleigh are distinctly different, with both being richly decorated in their respective Classical styles. Belmont is a Greek Revival mansion house in Bath Stone with pilasters, cornice, and a projecting central bay with fluted Doric columns and a Triglyph frieze to its entrance porch, crowned by anthemion motif. Wheatleigh is the most elaborate of the seven mansion houses, with its symmetrical rendered façade defined by stone quoins and a high entablature. To the ground floor is a striking colonnade of Ionic stone columns and high entablature wrapping around the front and sides, encapsulating the bay windows either side and supporting a first-floor central bow window with Corinthian columns.

Mid-19th Century Villas of Richard Carver: The uniformity of Classicism for domestic architecture was increasing challenged by the early Victorians, encouraged by a romantic view of England's Medieval past and by the calls of A. W. N. Pugin (1812-1852) and others for a return to an accurate Gothic style.⁴¹¹ In the early Victorian period the whimsical "Gothick" style was a romantic interpretation of early English domestic architecture, with the "Olde English" Cottage and "Tudorbethan" lodge (sitting alongside the Italianate villa) as alternatives to rigid Classicism. This was popularised by John Claudius Loudon (1783-1843) in his *An Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture*, first published in 1833, which had its roots in the "Cottage Orne" follies of country estates such as the rustic cottages by George Repton (1786–1858) and John Nash (1752-1835) in the grounds of Blaise Castle House near Bristol in 1810-11.^{412; 413}

Carver's villas on Trull Road and Haines Hill are free of the later constraints imposed by the Revivalist styles and allow a playful use of architectural forms, materials and detailing, which Carver handles with delight at Haines Hill to create a unity of stylistically different villas. Those of the initial 1840s phase are commonly of stucco with an early use of the bay window, and with framed or hooded triple, paired or single casements above. The Gothick cottages and the Tudorbethan lodge are under steeply pitched slate rooves with intricate chimneys, and with elaborate bargeboards and pendant finials for the cottages, and stone parapets and verges for the lodge. To the Italianate villas are oversized shallow hipped slate rooves with deep eaves, and with either a bold pediment or tower.

⁴¹¹ Pugin published *Contrasts* in 1836 in which he argued for a revival of Medieval Gothic architecture.

⁴¹² Foyle (2004) p. 288-290.

⁴¹³ Dixon and Muthesius (1997) pp.46-48.

Carver also makes use of the architectural trick of the semi-detached villa, or as Loudon introduced it, the “double-detached house”.⁴¹⁴ Paired houses are styled to appear as a single dwelling in order to raising their status.

The architectural exceptions to Carver’s villas are his earlier villas of Lowlands and Highlands, with plain and fishtailed clay tiles, respectively, and the use of pale red brick for his later Mountswood villa, by which time stucco was out of favour.

These romantic interpretations of the humble dwelling were to be a forerunner of the Domestic Revival fashion at the end of the century.

Late-19th Century Villas and Terraces: The predominant buildings of the Study Area are the gentlemen’s villas and terraces from the last third of the 19th century and are evenly distributed along the roads between Taunton and Trull.

They form an interesting, illustrative and compact collection of mid-to-late Victorian dwellinghouses, whose designs are now part of quintessential British architecture, and belonged to a style that has strongly influenced the character of Taunton’s main thoroughfares and attractive neighbourhoods.⁴¹⁵

In the 1850s and 60s the Gothic style was firmly adopted for domestic architecture as the gentleman and academic classes increasingly sought inspiration in Medieval and religious architecture, although Classical architecture remained popular for civic buildings.⁴¹⁶ For the modest terrace or villa, the speculative builder was equally adept at producing buildings with an application of Gothic, Classical or Italianate elements, or a mixture of the three, in an effort to achieve derisible and respectable properties to rent.

For all styles brick was now popular from its promotion by the Revivalist styles and, in practical terms, the repeal of the brick tax in 1850. This also encouraged buildings to be taller and, in conjunction with the repeal of glass duty and the window tax, the addition of the bay window. The sash window remained dominant but now accommodated larger panes, and slate remained the economic material for the roof covering.

The Gothic villa and terrace were defined by their vertical emphases, pointed rooves, and pointed arch window and door heads. The large gables to the steeply pitched rooves were outward facing whenever possible to help break up the horizontal nature of the roof line, alongside smaller dormer windows to illuminate the attic. Applied surface decoration was now rejected as dishonest, so the local architect or speculative builder turned to different coloured materials for decoration. Brick or stone banding was commonly applied, and the Venetian Gothic influence of polychromatic brick or stonework was adopted to great effect around window and door openings (the Park Street terraces are excellent local examples).

The Classical villa or terrace was now free of the strict Classical orders, but still sought a horizontal emphasis, alignment and symmetry.⁴¹⁷ Roof lines and bays continued to be capped by parapets. Façades were now in brick with stucco normally reserved for cornices, pilasters, pediments and window mouldings.

⁴¹⁴ Wainwright (2015); Yorke (2005) pp. 8-15.

⁴¹⁵ These areas include Billetfield, South Road, Wellington Road and Park Street, the Jalalabad Barracks and Mount Street, the Elms, and Rowbarton.

⁴¹⁶ Yorke (2005) pp. 37-48; Dixon and Muthesius (1997) pp.47-50.

⁴¹⁷ Yorke (2005) p. 44.

The Italianate villa gained popularity on the completion of Queen Victoria and Prince Albert's Italian Renaissance palazzo of Osborne House on the Isle of White in 1851.⁴¹⁸ The style was defined by the use of round-headed openings, low pitched rooves, deep bracketed eaves and frequently paired windows, in addition to the use of brick and the bay window.

The two ends of the 1860s designed **Hoveland Terrace** are an eclectic mix of the Gothic, Classical and Italianate. Their Gothic verticality and large pointed end gables are counted by the use of Classical and Italianate detailing: deep cornice and pierced parapets to the top of the bays, segmental and round headed window, raised stone window surrounds (aediculae) with mouldings and keystones, stone bracketed eaves, and hipped rooves. A characteristically Victorian medley.

The 1860s villa of **Greenfield** is by contrast clearly Italianate, with a low hipped and bracketed roof and paired sash windows. It shares similar elaborate stone aediculae to its window openings as are be found on Hoveland Terrace. Whilst the base is in Chert stone, the main façade is curiously rendered for this period, unless a later alteration.

The circa 1870 symmetrical semi-detached villas of **Hovelands** are the only buildings with a strong Classical leaning, with a high entablature, pierced parapeted side wings, and aligned windows with moulded aediculae.

By the 1870s and 80s leading Victorian architects had a good understanding of English architecture, including the domestic buildings of the Tudor and Elizabethan period, and a desire to express the materials and craftsmanship of these periods.⁴¹⁹ They sought to rework the earlier style and materials to create dwellings of beauty and individuality. This fashion inevitably filtered down to the speculative builder and his architect, who, paradoxically, could now obtain a wide range of cheaper machine-made building products to decorate their terraces and villas. Building forms and façades became increasingly elaborate and flamboyant.

The 1870s villas of **Elmswood** in the Haines Hill villa-estate and **Wild Oak Place** on the Honiton Road are large elegant Italianate villas of regular rectangular form and minimal surface decoration. They contrast with the 1870s and early 80s **Thomas Penny villas**, which have an individual variety of projecting bays, Italianate roof shapes, prominent chimney stacks, and deploy a wealth of surface decoration including extensive contrasting coloured brickwork and elaborate aediculae with carved motifs.

The 1870s **Channon House** is unusual for the mid-Victorian villas and terraces between Taunton and Trull, in being the only one to be in the domestic revival influence of the Tudor manor house, with its prominent forward-facing gables and half-dormer gables, with stone verges and finials, to an otherwise austere façade.⁴²⁰

The 1880s villas of **Cotlake House** (albeit built as a boarding-house) and **nos. 82/84 Trull Road** are true Gothic creations, with their pointed arches and array of forward-facing gables. Cotlake displays the later Victorian characteristics of being structurally varied and asymmetric, allowing for greater freedom with the internal layout. Its 2-storey bays extend up to take the advantage of the bay to the upstairs rooms, and its façade is enlivened by extensive Gothic ornamentation including a crenellated parapet

⁴¹⁸ Yorke (2005) p. 46.

⁴¹⁹ York (2005) pp.50-55.

⁴²⁰ As opposed to Carver's early Victorian and playful Tudorbethan revival lodges of nos. 19/21 and 18 Haines Hill.

to the bay, and the use of polychrome brickwork. This was the work of an accomplished London practice with Somerset roots.

The villas and terraces of Mount Nebo illustrate the increasing dominance of the Domestic Revival movement towards the end of the Victorian period.⁴²¹ All are in red brick, which became popular with white timberwork following the fashion for reviving elements of the Dutch-inspired houses of the Queen Anne period. The Domestic Revival influence is similarly evident in the shaped dormer gables and divided sash windows of the 1893 **Mount Nebo Terrace** and 1896 **St. George's Terrace**, the continuous bay rooves of fishtail slates on St. George's Terrace, and the brick reliefs, simple hood and subdivided upper sashes to the 1900 villa of no. 2 Mount Nebo.

The final villa to be built in the reign of Queen Victoria was the now semi-detached **Red Tiles** and **Wild Oak Cottage** at the entrance to Wild Oak Lane in 1900. It typifies the Domestic Revival style that would be prominent in the Edwardian period, with extensive red tile hanging below steeply pitched gables, exposed eaves supported on external timber bracket, a decorative red brick stack and timber transom and mullioned casement windows with subdivided upper lights.

Early 20th Century and Interwar Housing: The limited number of early 20th century houses in the Study Area continued the Domestic Revival tradition from the end of the century, and for Littlecourt (no. 72 Trull Road) with a strong leaning to the Arts and Crafts Movement.

By the time of the mid-1930s housing boom, there was a distinct divergence of styles between a loose retrospective Tudor Revival style, or Tudorbethan, and the Modern Movement; and just like preceding periods an eclectic mix of the two.⁴²²

Most speculative builders preferred the Tudorbethan style with its mix of vernacular and classical features to create individual houses in a pseudo-historical style.⁴²³ Tudor-inspired bay windows, leaded windows and half-timbering; Georgian inspired red brick and render, sashes and flat stone hoods; or the steep gables, catslide rooves, plain clay tiles, eye-brow dormers, tall stacks and metal casements from the Arts and Crafts movement.

The flat-roofed, stilted, and expansively glazed houses of the continental Modern Movement, or International Style, were a dramatic departure in both style and construction for the British house builder and public.⁴²⁴ So the houses that were built in Britain were largely constructed in traditional methods and selectively borrowed features to appear Modernist: streamlined plain white rendered walls, flat or glazed pantiled pitched rooves, slim profiled horizontal metal windows (especially the Crittall "Sun-Trap" window), and geometric motifs – the British "Moderne" style.

Both styles were mocked at the time for their respective pastiche reproduction of the past or shallow representation of Modernism.⁴²⁵ However, they offered new technologies, private gardens, and a domestic idyll to the home-owning or renting public. In hindsight, this was the last period of domestic architecture to embody craftsmanship and strong individuality.

⁴²¹ York (2005) pp.55-59.

⁴²² Stevenson (2007) p. 11.

⁴²³ Stevenson (2007) pp. 11 and 12.

⁴²⁴ Stevenson (2007) pp. 11 and 14-16.

⁴²⁵ Stevenson (2007) p. 37.

The houses of the Broadway and Highlands estates are excellent examples of the contrasting styles for this period and their archive records show a uniformity of construction techniques. Those of the Tudorbethan-style were built of eleven-inch brick cavity outer walls with a dampproof course, and four-and-a-half inch internal walls. The outer walls having facing brick exposed as a base and for detailing to front entrance doorways (sometimes requesting Wellington facings), with a roughcast finish above, timber casement windows, and a clay tile covering to the roof. **No. 4 Broadlands Way** retains its original form, elements and appearance.

The construction of the Moderne houses was remarkably similar, except their rooves were of reinforced concrete, either cast in-situ or of pre-cast units, and covered with Ruberoid, and all windows were steel casements. **No. 2 Highlands** is the local exponent.

Post-War Housing: The house style of the 1960s reflected the optimism and constraints of the time.⁴²⁶ There was a desire to move away from the gloomy and fussy Victorian housing many people were familiar with and to embrace a distinctly modern and clean appearance. Labour and material shortages and the growth of national house builders encouraged a change in construction methods and a streamlining of house designs. New building products allowed for new roof lines.

The typical house or bungalow was built as part of an estate of repeated house types, with off-road parking and open front gardens. They were detached or semi-detached, with plain facing brick walls, large horizontal windows and a shallow gabled main roof in concrete tiles. Otherwise, flat rooves were deployed for the porch, garage and all other situations. They were adorned with a single chimney stack and white painted windows, doors, eaves and fascia boards. The 1968 houses on the **Haines Park Estate** are a good example.

In contrast, the chalet bungalow was also popular. Often to an asymmetric design with a steeply pitched gabled roof, a mix of external wall materials, large horizontal windows, numerous flat roof dormer windows and a large feature stack. **No. 8 Manor Close** is a good example.

‘Rat-Trad’ Estates: The desire for an ever greater expanses of glazing, a softer appearance, and continued rationalisation of construction methods crystallised the familiar look of the late-1960s and 1970s housing estate. These houses incorporated both traditional and non-traditional methods of construction. Of a simple rectangular plan, formed on two (sometimes three) sides by standard masonry, load-bearing walls. These supported the upper floor and roof, allowing for elements of non-loadbearing and non-traditional infill to the front and rear walls, and for internal stud partitions.⁴²⁷ The lateral stability being provided by external masonry panels, a standard rear wall, or internal staircase panels. Hence known as “Rationalised-Traditional” (“Rat-Trad”). The front infill walls were typically clad in hanging tiles, timber weatherboarding or cement render; sandwiched horizontally between wide, horizontal windows and contained vertically by the protecting masonry side walls.

The house types of the **Manor Fields Estate** adopted the fashionable Rat-Trad appearance whilst maintaining masonry construction behind their decorative panels. Their schedule of materials specifying: Rustic, Tuscan or Heather facing bricks to a cavity wall; decorative panels to front elevations of either painted shiplap weatherboarding, tile hanging of Solent grey or dark red arrowhead or scollop tiles; or

⁴²⁶ Yorke (n.d.).

⁴²⁷ Yorke (n.d.).

white or Oyster coloured Tyrolean render; brownstone Ludlow or Anglia interlocking roof tiles; mineral felt flat rooves; white painted doors, windows and eaves; timber or metal casement windows in timber surrounds; and white rainwater goods.⁴²⁸ All to comply with the bye-law requirements of the time.

3.5 Walls, Railings, Fencing and Gates

Stone walls and their piers are key components of the townscape, a consequence of the Study Area's history of mansion house pleasure grounds and speculative villa estates. Regrettably, the iron railing and gates that would normally accompany many of the walls have been lost. Individual walls, railings, fencing and other means of enclosure are recorded and described in Part Two: Sections B. to F. in conjunction with the Townscape Appraisal Map (Map 7). Those of particular note are described below.

Osborne House Garden Walls: A good number of impressive high stone and brick walls survive from the estate grounds of the various mansion houses. To the bottom of Trull Road is the high red brick wall of the former walled north garden to Osborne House, now detached from the house by Osborne Way.⁴²⁹ The old stone base to this wall is an amazing collage of the varied building stones from the local parishes: Chert; Lias; North Curry Sandstone; Vein Quart from Morte Slate beds; Ham Stone and Morte Slate.

Wilton Lodge: The high red brick walls to Wilton Lodge survive, much punctured, both fronting the highway and to the rear of the north Wilton Grove properties.⁴³⁰

Belmont and Wheatleigh Inner Boundary Walls: The inner garden walls to Belmont and Wheatleigh House survive as a continuous stone and brick wall of varying phases overlooking the Manor Fields Estate.⁴³¹ This includes a curious kink at the north end, which is believed to have been constructed around one of a row of seven former beech trees.

Belmont Parkland Boundary Wall and Gate: The impressive Morte Slate outer estate wall to Belmont's parkland snakes curiously from Galmington Road, through the modern houses of the Manor Fields Estate, to end at Trull Road.⁴³² It forms the western boundary of the Study Area.

At the end of the Byways Lane alongside Osborne House, that once served Musgrove Farm, is hidden a gateway to the former Belmont parkland.⁴³³ The wrought iron gates remain hung on their red and buff brick piers, but the entrance is bricked up.

Belmont Estate Railings: On the rear boundary to the north properties of Belmont Drive survives the estate railings to the former Belmont garden, with at least one iron gate.⁴³⁴

Haines Hill Estate Walls: Stone walls and piers are a critical element to the coherence of Richard Carver's Haines Hill estate. The specification for the frontage walls was laid out in the indenture of 1846 as "*dwarf Monkton stone walls to the*

⁴²⁸ SAC Ref. D/B/ta/24/1/233/14771.1.

⁴²⁹ HER PRN 47710.

⁴³⁰ HER PRNs 46200, 46228 and 47614.

⁴³¹ HER PRNs 46227 and 47647.

⁴³² HER PRN 47772.

⁴³³ Byways lane has also been referred to as 'Osborne Grove' before the construction of the road named Osborne Road in the 1930s.

⁴³⁴ HER PRN 47647.

heights of 24 inches above the causeway surface . . . surmounting the same with a blue lias coping and a 3 feet iron palisade uniform throughout and with neat iron gate and blue lias stone piers to each entrance”.

These walls survive remarkably intact, albeit significantly decayed.⁴³⁵ On the north side they are finished with large chamfered Blue Lias copings, whereas on the south side with thick terracotta copings. This difference may reflect leniency in the later phases or subsequent alteration.

Haines Hill Entrance Way: The western entrance to Richard Carver’s estate is beautifully defined with two sets of double piers linked by quadrant corner wing walls with the incised inscription “HAINES HILL” on both sides in the oolitic limestone copings.⁴³⁶

The original sale conditions required Carver to erect iron gates at either end of the estate road, but it was agreed in the later indenture of 1846 that the “*neat and substantial stone entrance ways with piers and wing walls*” already erected were adequate. The east entrance way has sadly been lost to 20th century junction widening.

Trull Road Holloway Walls: The concave Lias and Morte Slate ragstone walls to either side of the north end of Trull Road are attractive and historically interesting features, which combine with the topography and planting to form the distinctive hollow way.⁴³⁷ This includes the former gateway Lias piers to Belmont and a possible surviving Lias pier to Mount Nebo House.

Mount Nebo Estate Walls: The lower length of Mont Nebo enjoys a uniform low red brick and Bath stone wall with numerous elaborate piers.⁴³⁸ This was installed piecemeal as part of the late-19th century speculative redevelopment of the mansion house grounds and is close in design to that of St George’s Terrace, which is considered to be part of the same scheme. Regrettably, a section to the fore of no. 11 Mount Nebo was recently poorly replaced.

Mount Nebo Garden Wall (South): A stunning high Morte Slate rubble stone wall that once enclosed the gardens and orchards of Mount Nebo House survives in Broadlands Road.⁴³⁹

Mount Nebo Garden Wall (East): To the rear of the east side properties (nos. 7 to 27 consecutively) is an impressively tall and continuous Morte Slate rubble wall with brick buttressing and copings. It was possibly constructed as the garden wall to the former Mount Nebo House, and reputedly former the garden wall to the prison nursey to the east.⁴⁴⁰

Trull Road Villa Front Walls: The front to the later-19th century villas of 86 to 102 Trull Road is defined by a fine and uniform Westleigh limestone wall with Bath stone copings, intermediate coping piers, and clusters of ashlar entrance piers.⁴⁴¹

Broadlands Estate Fence: A couple of the mid-1930s houses on the Broadlands estate retain the original fence design for their front boundaries; a stained close

⁴³⁵ HER PRN 47692.

⁴³⁶ HER PRN 47692.

⁴³⁷ HER PRNs 47683, 47693 and 47711.

⁴³⁸ HER PRNs 47683, 47684 and 58685.

⁴³⁹ HER PRN 47683.

⁴⁴⁰ HER PRN 47683.

⁴⁴¹ HER PRNs 47605, 47606, 47607, 47608, 47609 and 47610.

boarded timber fence with a castellated top under a continuous top rail, and supported by broad timber posts.⁴⁴² Typical for the period, they greatly contribute to the contemporary character of the estate.

Highlands Estate Walls: The front of the 1930s and 40s International and Domestic Revival style houses are uniformly defined by low white or cream rendered walls constructed to flowing lines.⁴⁴³

Queen's College Front Wall: The beautiful views to the front of Queen's College are underlined by the historic front retaining wall constructed in the common 19th century building stones of Taunton.⁴⁴⁴ It is primarily of Westleigh Limestone, with isolated patched of red sandstone and a short section of North Curry Sandstone, and crowned by a Lias coping (with a replacement concrete cap in places).

Batts Park Kitchen Garden Wall: Extensive sections of high red brick garden wall, with a tile and brick coping, that once formed the kitchen garden of the former Batts Park House.⁴⁴⁵ The high walls now form boundary and internal garden walls to nos. 22, 24 and 26 Batts Park.

Wild Oak Lane Boundary Walls: The west side of the Wild Oak Lane carriageway is bounded by a sequence of red or buff brick 19th century boundary walls, that provide a consistent character to the lane.⁴⁴⁶

3.6 Trees, Hedges and Open Space

Trees, shrubbery and open space play a strong and unifying role in the distinctive character of parts of the Study Area. Individually trees and groups of trees are described in Part Two: Section H. and recorded on the Townscape Appraisal Map (Map 7) alongside areas of open space and the main areas of hedging or shrubbery. The notable categories and occurrences of tree cover and open space are described below.

Villa Garden Shrubby and Trees: The garden setting to the 19th century houses was of great importance, with each villa or terrace being nestled into a picturesque backdrop of densely planted rhododendrons, laurels and other evergreens. This provided a semi-rural idyll and privacy from the neighbours.

An insight into the size and requirements of a 19th century villa garden is provided by the 1846 indenture for the setting out of the Haines Hill villa-estate:

"shall not nor will permit or allow any houses offices or other buildings whatsoever (except fence walls and gateways and piers) to be erected within a distance of 30 feet of the . . . said Road"

"the frontage of each lot shall be kept neatly as a flower garden or shrubbery that the shrubs planted therein against the fences shall not be allowed to grow more than six feet in height above the ground".

Prominent Trees: The area benefits from a good number of mature coniferous and deciduous trees that are significant features in the townscape; being eye-catchers, forming avenues and archways, or being impressive specimen trees in their own right.

⁴⁴² HER PRNs 47693 and 47695.

⁴⁴³ HER PRN 47701.

⁴⁴⁴ HER PRN 46205.

⁴⁴⁵ HER PRN 47645.

⁴⁴⁶ HER PRNs 40653, 46895, 46896, 46899 and 47650.

The cedars of Lebanon, Wellingtonias, and other large conifers are evidence of the Victorians' passion for exotic pine species. Many of these trees were planted as part of the lost landscaped grounds to the mansion houses.

Grand beeches and oak are also significant in the area, some clearly planted as specimen trees and others potentially the legacy of hedgerow trees.

A list of the prominent trees valued for their townscape merit can be found in Part Two: Section H.2 and recorded on the Townscape Appraisal Map.

Green Gateways: Mature arching trees at various points along Trull Road and at the west entrance to Haines Hill form notable green "gateways".

Hollow Way Green "Tunnel": The north end of Trull Road is defined by an attractive "green tunnel" set above the concave walls of Belmont and Mount Nebo. It is formed by some seventy yew trees planted either side and reinforced by a number of conifers, beech and self-sown sycamore. The origin of the planting is unknown, but possibly a remnant of Squire John Marshall's Belmont and Mount Nebo gardens. The extent of the yew avenue and accompanying tree cover is illustrated on Map 5. It would benefit from careful management. The majority of the trees are protected by Tree Preservation Orders.

Galmington Road Avenue: An attractive and near complete avenue on the hillside section of the road is formed by sixteen lime trees in the carriageway verge. Gap replacement is required.

The Spinney: A retained hollow surrounded by a sweep of the tall Belmont Morte Slate outer estate wall, providing an area of recreational greenspace in the heart of the Manor Fields Estate. Nine large pollarded willows and two mature poplars recall the area's former pond and summer house, which are depicted on the First Edition Ordnance Survey and remembered by Floyd Edney in 1995 (see section 2.6).

Haines Hill Circus Garden: The central circular garden to Haines Hill was laid out by Richard Carver in circa 1845 in "*an ornamental manner with grass shrubs and gravel walks*" as a private communal garden for the residents and their nursery maids in which no building could be erected except for a central alcove or garden temple.⁴⁴⁷ There was a condition that on the sale of the twentieth plot Richard Carver would offer the garden for sale to the existing villa purchasers or lessees. Had this offer been declined the circus could then have been sold as a further building plot.

The circus garden is the focus of the estate and visually important. Its position was carefully considered to prevent through-views and provides an attractive setting for the houses set around and about.

The temple never materialised, the gravel walks have gone, as have its original gates and recently its mature cedar of Lebanon, and its Lias walls and piers are in need of attention. However, the garden remains attractive with its clump of firs, holme oak, holly and oak, and shrubbery on an undulating lawn. The majority of the trees are protected by Tree Preservation Orders.

Batts Park Avenues: An avenue of five pairs of Wellingtonias consisting of eight mature and strikingly high trees and two young replacements, of which the last was planted following a loss to a lightning strike in 2015. The location of the four western pairs are recorded on the 1st Edition Ordnance Survey 1:500 town plan, whereas the

⁴⁴⁷ HER PRN 47692 ; and Carver (1846). Indenture for the Haines Hill villas.

1949 RAF aerial photographic survey indicates that the eastern pair were planted at the time of the Sherford Camp in the 1940s.⁴⁴⁸

The two mature pines at the east end of the Wellingtonia avenue also have their origins with the army camp. The beautiful mature cedar of Lebanon, which terminates the line of trees, was once one of a pair, hence the adjoining property of the “Cedars”. The 1st Edition Ordnance Survey suggests these were part of an arc of conifer trees around the walled kitchen garden. The Wellingtonias, pines and cedar of Lebanon are protected by Tree Preservation Orders.

Queens Drive Avenue: A curious avenue of tall cypress trees and flowering cherry trees, with the cherries being a mix of copper and green leaved varieties. The 1949 RAF aerial photographic survey suggests this planting was created at the time of the WWII Sherford Camp. The trees are protected by Tree Preservation Orders. Selective renewal is now required.

Queen’s College Front: A collection of Corsican (black) pine, copper beech, cedar of Lebanon, yew, Scots pine, holm oak, and horse chestnut trees forming the structure to the front grounds and framing the views of the Main Building. Some of the trees may originate from the original mid-19th planting.

Queen’s College Playing Field Belt: An extensive shelter belt of tall grey and black poplars for the school playing fields. This tall belt of trees is visible from afar. The trees were planted at some point in the mid-to-latter 20th century. The north-western belt of black poplars is protected by a Tree Preservation Order.

Sherford Stream: A dense belt of river bank trees following the Sherford Stream. Predominately of sycamore, ash, willow and alder, plus field maple and hawthorn. These trees form part of a continuous corridor of river bank trees from Vivary Park to the centre of Trull.

Trull Meadow and Adjoining Farmland: A series of five fields between Wild Oak Lane and the belt of trees along the Sherford Stream, provide the rural setting to the Wild Oak field triangle developments and a popular amenity space along a right of way. The fields are bounded by thick hedgerows with ash and oak hedgerow trees.

Honiton Road Field: One of a group of fields providing the rural setting to the Wild Oak field triangle and providing the separation of Taunton and Trull.

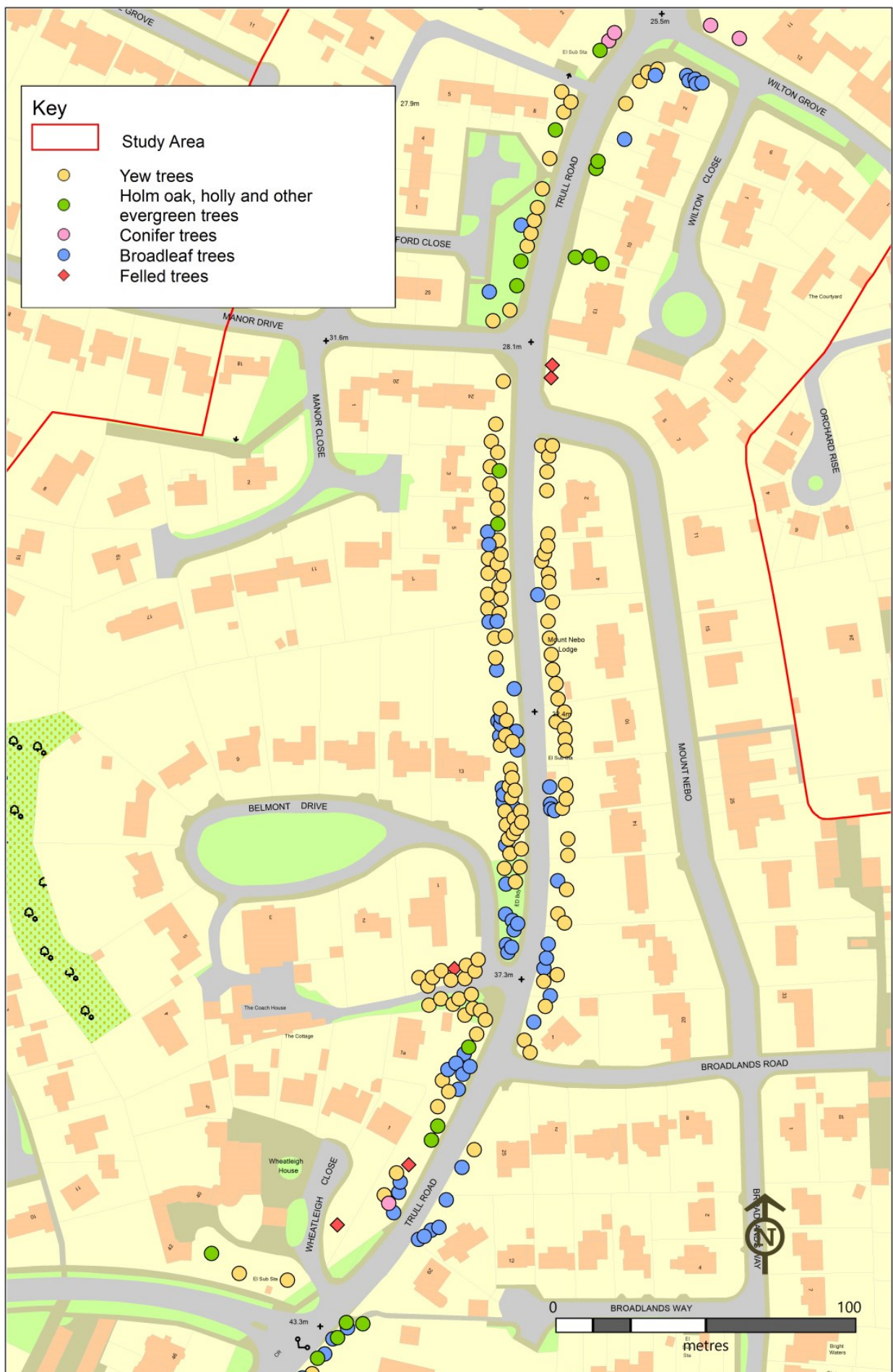
Tree Species: The predominant tree species in the Study Area are yew, beech, silver birch and cherry. Yew being by far the greatest in number due to its extensive planting either side of the Trull Road hollow way and from its even distribution in the gardens of 19th century properties.

Lime, ash, holly, poplar, sycamore and holm oak are significant in number. The limes for their use as street trees, the poplars for the Queen’s College playing field shelter belt, and the hollies and holm oak from the gardens of 19th century properties.

The 19th century gardens and the grounds of Queen’s College also give rise to a good collection of specimen conifers. The oak is noticeable due to its strong presence in the gardens and hedgerows fronting the Trull and Honiton Roads.

A summary of the prevalence of each species is set out in Appendix D.

⁴⁴⁸ The 1st Edition Ordnance Survey 1:500 town plan and the 1949 RAF aerial photographic survey are available on the Somerset HER.



3.7 Public Realm and Street Furniture

Details of the public realm features and street furniture are described within Part Two: Sections B. to F., grouped in Part Two: Section I., and recorded on the Townscape Appraisal Map (Map 7). Those of particular interest are highlighted below.

Haines Hill Kerbs and Channels: The indenture for Haines Hill estate of 1846 recorded that Richard Carver *“laid with stones 6 inches deep a carriage or drift road of the width of 24 feet”*. It specifies that all house builders are to construct *“a causeway or footway of 4 feet in breath . . . with a Lias curb 3 inches thick next the road and well and properly lay the same with Lea Hill sand”*.

The Lias kerb and channel survives on the south side but the kerb on the north side has since been replaced by pre-cast concrete units. The road and footways are now finished in bitumen macadam.

Broadlands Footpath Steps: The junction at Wheatleigh Cross was a crossroads when the existing footpath to Broadlands Way had more significance. The approach onto this lane is via a number of steps constructed of Lias stone on buff brick risers, with one landing surviving in Chert pitching. Part of an iron kissing gate also survives.

Turnpike Milestone: Outside no. 51 Trull Road stands a listed milestone with a cast iron plate inscribed “1 MILE to TAUNTON” erected by the Turnpike Trust in the early-19th century.⁴⁴⁹

Highway Ironmongery: A number of Taunton foundry cast iron gullies and covers survive in Highlands, Manor Drive, Mount Nebo, Trull Road and Broadlands Way.⁴⁵⁰ The majority date from the 1930s. They are a rare record in historic streets and places of the local ironfounders that once provided the products and machinery to service local industries and everyday activities. A collection of identical gullies or covers provides a useful tool to confirming the date of estate roads. The gullies of Taunton are often of the 1930s ‘letter box’ type. This refers to the shape of the outlet in the gully pot. Their overall design appears to be specific to Taunton.

Enamel Signs: Trull Road has a good enamel blue street sign at its north end.⁴⁵¹

Standpipe: A late-19th/early-20th century cast iron standpipe stands in Trull Road and is believed to have been used by the Taunton Corporation water carts.⁴⁵² The standpipes replenished the carts that sprinkled the streets in summer to reduce dust on pre-tarred roads. Other standpipes are known to have existed in the Castle Green market and until recently on Kingston Road.⁴⁵³

Pillar Post Boxes: Within the Study Area are three pillar post boxes. Outside no. 68 Trull Road stands a GVI pillar post box, outside no. 2 Middleway a GR pillar box by McDowell, Stevens & Company of London and Falkirk, and outside 5 Queens Drive a GVI pillar post box, also by McDowell, Stevens & Company.⁴⁵⁴

Cast Iron Highway Guidepost: At the junction of Trull Road and Wild Oak Lane stands a cast iron Somerset County Council guidepost of the mid-20th century.⁴⁵⁵ It is

⁴⁴⁹ HER PRN 16129.

⁴⁵⁰ HER PRNs 47730, 47731, 47732, 47733, 47734, 47735, 47736, 47737, 47738, 47742 and 47743.

⁴⁵¹ HER PRN 47710.

⁴⁵² HER PRN 36705.

⁴⁵³ HER PRN 16770.

⁴⁵⁴ Berry (2003).

⁴⁵⁵ HER PRN 46900

of the standard design for this period, with three surviving square ended arms, and spacer collards. On the post is stamped the name of the responsibility highway authority and the foundry name: "SOMERSET" and "SHELDON WELLS".

Boundary Marker: A late 19th century cast iron "V" shaped boundary post, with the initials "TTC" (Taunton Town Council) on the left face, indicates the former borough boundary outside of Wild Oak House.⁴⁵⁶ It is one of a number surviving around Taunton.

Paving Surface: The 1883 account on the Town Council's use of the "Chudleigh" (Candy & Co) pavement bricks for the path between Osborne House and Belmont points to this area sharing a surfacing material that was extensively used in Taunton and throughout the south-west. Similar reports from the same period identify the pavements of Wilton Street and the Castle Green market being covered with Chudleigh bricks, which have been uncovered by modern works.⁴⁵⁷

3.8 Other Features of Interest

Domestic Lias channel: The carriageway to the former coach house of Belmont House (The Shute) includes a fine Lias stone channel with a deep incised gutter.

Domestic Carriage Stone: On the approach to Wheatleigh House survives a Lias coach stone. These were positioned to give protection from carriage wheels.

Domestic Ironmongery: A number of stamped cast iron inspection chamber covers survive within the domestic curtilages of 19th and early 20th century houses that likely give the name of the builder that constructed the house or undertook later sanitation improvements. One of these is at no. 17 Haines Hill and is stamped "STANSELL & SON BUILDERS TAUNTON", the same firm that initially built the circa. 1846 Richard Carver villa.⁴⁵⁸

Insurance Marker: An 19th century fire insurance marker on the façade of no. 74 Middleway.⁴⁵⁹ A small metal plaque with a crown and "IMPERIAL" below issued by the Imperial Fire Insurance Company.

Middleway Shields: Two Ham stone shields embedded in the front Morte Slate font wall of no. 50 Middleway.⁴⁶⁰ One inscribed "ST MARY'S", the other "GLEBE". The Wilton Tithe Map and Apportionment record an orchard in the ownership of Revd. Henry Bower, vicar at the Church of Mary Magdalene. This ground may have been part of the living for the incumbent of St. Mary Magdalene.

Early Street Light: Late 19th century gas light lamp standard within the private grounds of Witherwind, Wild Oak Lane.⁴⁶¹ By the Edward Cockey foundry of Frome, which was an important manufacturer of street furniture in the 19th and 20th century

⁴⁵⁶ HER PRN 44400.

⁴⁵⁷ Taunton Courier 11/07/1883, p. 8; Taunton Courier 12/09/1883, p. 5; Taunton Courier 08/02/1882, p.6; Taunton Courier 10/05/1893, p. 8; Taunton Courier 29/04/1891, p. 4. Candy bricks were until recently present behind no. 48 High Street (Harveys Court), possible the remnants of No. 16 Court, where they were to be used in 1893. Candy bricks were an option for Middle Street and Alma Street in 1891. A remnant survives in Union Gate. For the history of Candy see Perry (2011).

⁴⁵⁸ HER PRN 46022. See the Townscape Appraisal Map (Map 7) and Part Two: Section D.4 for details of the other known stamped inspection chamber covers.

⁴⁵⁹ HER PRN 47703.

⁴⁶⁰ HER PRN 47739.

⁴⁶¹ HER PRN 46898.

including lamp standards for gas and early electric lights. An unusual surviving column.

3.9 Places of Distinct Character

Within the Study Area are places of particularly strong and district character. These are the result of a designed or fortuitous combination of urban layout, architecture, open space, greenery, views or public realm features, and are identified below.

Trull Road Hollow Way: The sunken, serpentine roadway, uniform stone retaining walls, tree lined banks and arching vegetation, creates an atmospheric approach to, or departure from, the town centre. The ghosts of the ornamental gardens of Belmont and Mount Nebo are evident in the neat nature of the boundary treatment, lining of yews trees, and the overall green character.

Haines Hill Estate: This represents an early example of a planned speculative estate or “neighbourhood”, encompassing fine domestic villas, spacious plots, generous landscaping and a focal circus garden.

The estate retains its delightful and distinctive villa architecture, coherent public realm and boundary treatment, and attractive front gardens and circus.

Mount Nebo: Strong elements of a late-19th century speculative housing estate with uniform frontage walls and a restricted palette of building materials in the early villas and terrace. Its intermittent development is regrettable for the disparate arrangement of its late-19th century buildings, but permitted the addition of a good collection of fine inter-war houses.

Trull Road Villas and Terraces: The villas and terraces of Trull Road form a bead of development either side for its middle length, having taken advantage of the road frontage and views from the high ground. They are close in scale, uniformly set back some distance from the road, and in good-sized grounds that are predominately enriched with shrubbery and specimen trees.

Highlands Estate: A geometric and interesting road pattern bounded by generous and open front gardens. To the west is the unusual and striking group of mid-1930s “Moderne” housing. The remaining houses are predominately of the same period and neatly complete the estate. They present an attractive and contrasting record of the mainstay house styles of the period.

Broadlands Estate: An undiluted collection of distinctly 1930s detached houses with open and well-maintained gardens, and with an interesting social history related to the new County Hall and rising importance of Taunton in the 20th century.

Batts Park Avenue: A dramatic avenue of eight mature Wellingtonia trees, supplemented by tall pines and culminating in a substantial cedar of Lebanon. A remarkable group of trees, which surreally sit in and above the generous landscape and diminutive neo-Tudor clad houses of a 1980s housing estate.

Queen’s College Frontage: A composed landscape setting to the fore of the grand Tudor-Gothic front elevation of the Main Building. Comprising a broad front lawn, mature ornamental trees and clumps of yews, all elevated and set behind a continuous stone retaining wall. The composition delightfully frames views of the Main Building from Trull Road and provides an extensive green boundary to the public realm, linking with the greenery of the Trull Road villas and Batts Park.

Rural Fringe: Wild Oak Lane and Honiton Road are part of the rural landscape that separates the modern extent of Taunton from the village of Trull. Both are distinctly rural in character; with one side of each road bounded by broad field hedges and views over immediate farmland, and the other by intermittent large Victorian villas and occasional mid-20th century infill bungalows and smaller houses. The rural character is particularly strong for Wild Oak Lane due to the greater prominence of its Victorian villas, narrow highway, lack of a footway, and extensive rural views. The character of both roads and the neighbouring farmland are critical to the distinct village identity of Trull.

Trull Meadow: One of a series of meadow fields between Taunton and Trull, bounded by the treelined Sherford Stream and high field hedges. Popular with walkers enjoying the rich variety of tree species, bird life, summer grazing cattle and immediate access to the countryside.

3.10 Heritage Assets

A “heritage asset” is described in the National Planning Policy Framework as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.⁴⁶² This definition encapsulates many of the elements highlighted above and identified on the Townscape Appraisal Map through documentary research, fieldwork and personal communications. Heritage Assets are a critical consideration in determining which parts of the Study Area warrant designation as a conservation area. They are of two types: “designated heritage assets” and “non-designated heritage assets” (NDHAs).⁴⁶³

3.11 Designated Heritage Assets

Designated heritage assets are recognised as being of national importance. The majority are listed buildings or scheduled monuments. They are designated by the Government under their respective legislation. As are registered parks and gardens, registered battlefields, and protected wreck sites. World Heritage Sites (designated by UNESCO) and conservation areas (normally designated by local planning authorities) also share this status.

The designated heritage assets in the Study Area comprise of the listed buildings and the Conservation Area. The listed buildings (excluding their curtilage components) are identified on the Townscape Appraisal Map (Map 7) and in Part Two: Section B.⁴⁶⁴ The National Heritage List for England (NHLE) or the Somerset HER should be referred to for an up-to-date record.⁴⁶⁵ The NHLE is available at:

<https://historicengland.org.uk/listing/the-list/> and the Somerset HER at <https://www.somersetheritage.org.uk/>.

⁴⁶² Ministry of Housing, Communities and Local Government (2021). Annex 2: Glossary.

⁴⁶³ Historic England (2021). pp. 1 and 2.

⁴⁶⁴ Under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 a listed building includes any object or structure fixed to the building and any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948.

⁴⁶⁵ Designated heritage assets, with the exception of conservation areas and World Heritage Sites, are listed in the National Heritage List for England: the official and up-to-date database of all nationally protected historic buildings and sites in England.

3.12 Non-Designated Heritage Assets

NDHAs are defined as “*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets*”.⁴⁶⁶ This definition also encompasses parks, gardens, designed landscapes, public art, street furniture, means of enclosure, paving and buried remains. For the latter, both known and those inferred by existing evidence.

The buildings, monuments, and features in the Study Area that meet the NDHA definition will likely be covered by the nomenclature of ‘positive’ elements identified on the Townscape Appraisal Map (Map 7) and in Part Two: Sections C. and D. These being the elements that make a positive contribution due to their historic and/or architecture interest. The accompanying description for each entry will clarify if their positive contribution includes a heritage interest. Some ‘positive’ entries will be for modern buildings of good design alone and will, thus, not fit the definition.

It should be noted that:

- a) NDHAs covered by a “positive” entry on the Townscape Appraisal Map (Map 7) and in Part Two: Sections C. and D. are limited to those of a built nature (buildings, monuments, walls, railings, piers, paving, etc.), and not archaeological sites, places or landscapes.
- b) Some of the “positive” entries are to be treated a listed building if they are part of the curtilage of a listed building or structure, as set out by section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The accompanying description will provide an indication where this is likely the case.
- c) Heritage assets cannot be considered to be NDHAs if they are part of a statutory designated heritage asset. Relevant here to buildings, structures and objects that are considered to be curtilage listed (see above) and, technically, to all heritage assets within the designated conservation area.

3.13 Non-Designated Heritage Assets of Local Interest

The architectural, aesthetic and historic interests of some of the “non-designated heritage assets” are important to the overall character and distinctiveness of the county. These NDHAs warrant nomination for inclusion in the Local Heritage List for Somerset and Exmoor.

The standing structures within the Study Area that are considered to be of local heritage interest are identified in Part Two: Section C. as “notable positive buildings, walls, railings or features”. Buildings in this category are also identified on the Townscape Appraisal Map (Map 7). The “notable positive, walls, railings or features” are not illustrated on Townscape Appraisal Map due to limitations with clear mapping.

Further information on the Local Heritage List for Somerset and Exmoor is available at: <https://swheritage.org.uk/local-heritage-list>, and an up-to-date record of local heritage assets (both nominated and ratified) is recorded on the Somerset HER: <https://www.somersetheritage.org.uk>.

⁴⁶⁶ DLUHC (2021). Paragraph: 039 Reference ID: 18a-039-20190723. The plan-making bodies are the local planning authorities of England, including district councils, unitary councils, and national park authorities.

Part Four: Condition

4.1 Damage and Deterioration

The negative features within the Study Area are identified on the Townscape Appraisal Map (Map 7) and in Part Two: Section F. Of these, the following themes, individual features or activities have a particularly negative impact upon the character and appearance of places within the Study Area.

Later 20th Century Infill Housing: The break-up and development of the former mansion grounds has given rise to extensive areas of ordinary later 20th century housing across the Study Area. The majority of this is on the outer parkland and pastureland of the mansion houses and former local farmsteads, but some is exceptionally and regrettably close. The setting of Osborne House, Lowlands, Belmont, Wheatleigh House and Broadlands are notably impacted at Compass Rise, Wilton Close, Belmont Drive, Wheatleigh Close, and Broadlands Court, respectively.

Later 20th Century Vacant Plot Houses: Haines Hill and Mount Nebo have suffered from intermittent development, with vacant plots subsequently developed with much later and incongruous houses. This is conspicuous with the cluster of modest mid-to-late 20th century houses at Haines Hill. Some of these are individually good houses but collectively sit awkwardly in the fine historic villa-estate. A similar scenario has occurred with Hoveland Terrace and the construction of Hoveland Court.

Villa Extensions: A number of the villas, especially those in institutional use, have suffered from substantial modern side extensions that have harmed their form, appearance, garden setting and historical value. The impact is often compounded by ill design and materials.

Breach of Walls: Breaches in good mansion and estate walls for new or wider accesses are a severe threat to their integrity. This can be seen in Wilton Grove, Mount Nebo and Haines Hill.

Loss and Alteration of Historic Fabric and Detailing: Historic buildings, particularly unlisted buildings, are vulnerable to the loss of historic fabric and detailing through the replacement of features, and through inappropriate “minor” alterations such as new dormers. The loss of chimney stacks and the replacement of timber sash or casement windows with uPVC units are serious concerns. These changes have a dramatic impact on the architectural interest and evidential value of the building, and on the character and appearance of an area. Hoveland Terrace and Haines Terrace have both been harmed by uPVC replacement windows.⁴⁶⁷

Building Demolition: The wholesale removal of certain buildings has diminished the potential architectural and historic value of some places, and altered their character and appearance. The impact of each loss is influenced by the scale, location, historical significance and architectural merit of the structure, and what followed. The losses of greatest regret are the houses of Batts Park, Claremont and Mount Nebo, the tollhouses of Wheatleigh and Wild Oak Lane, the Belmont Temple, and the lodges to Queen’s College and Batts Park. A list of known lost buildings and structures is contained in Appendix C.1.

Maturing Trees and Shrubbery: The Arcadian suburban landscape established by the Victorians is a living structure. We benefit today from its mature trees but have

⁴⁶⁷ Substantial original window replacement occurred to Hoveland Terrace in September 2019.

inherit an aging landscape that requires care and renewal. There are problems of disease threatened trees, complaints of over shading, excessively high screen planting or unsightly gaps. There is a need to plan for continual renewal.

A significant number of protected mature trees have been lost due to disease, lightning strike, storm damage, or root damage from encroaching development. Of the 177 trees known to have been lost in the Study Area, eighty five were the subject of a Tree Preservation Order, and forty three had the protection of being in a conservation area. Twenty two percent of the lost trees were specimen conifers, reflecting their origins from Victorian garden or parkland planting. The extent of the loss is illustrated on Map 6. and detailed in Appendix C.2.

Loss of Front Gardens to Parking: The front gardens to a proportion of the villas in sub-divided, multi-occupancy or institutional use have been given over largely, or exclusively, to car parking. The loss of greenery and the introduction of unsightly banks of parked vehicles has destroyed the setting of the villas and harmed the character and appearance of the wider area. The impact is compounded when the frontage is also opened up. The Mountbatten Nursing Home is the prime example.

Timber Screen Fencing: The use of timber screen fencing on public frontages, where previously open or hedged, is noticeable and increasing throughout the Study Area, with harmful affect. The fencing is often overbearing, it hides the greenery of the front garden, and deprives the building of an attractive foreground, much to the harm of the villa or house and the character and appearance of the wider area. Increased traffic on the adjacent road, the modern desire for private outdoor rooms, and building subdivision may be behind this trend. Recent examples include the Haines Hill villa-estate properties fronting Trull Road and properties bounding the Trull Road hollow way.

Poor Modern Walling: There are a number of situations where new or replacement street frontage walls have been constructed with concrete block or an alien choice of brick, with harmful effect on the architectural and aesthetic value of property and the character and appearance of the wider area.

Highway Clutter: Trull Road is a busy highway that has attracted the ubiquitous clutter of highway signage, poles, lighting columns, and telecom cabinets, particularly so at the wide highway junctions at Compass Hill and Wheatleigh Cross. Here the multiple poles and columns accentuate the dominance of the motor vehicle.

Haines Hill Wirescape: Several parts of this historic estate are affected by clusters of unsightly overhead telephone lines.

Haines Hill Parking: The nose-to-tail parking in the Haines Hill estate has been highly intrusive and had a severe effect on its character and appearance. Much of this has been commuter parking unrelated to residents and the activities of the immediate area. A symptom of the parking is the regrettable white line road markings aimed at deterring parking opposite tight entrance ways. The impact of the closure of the Police Station, the pandemic and home working requires further investigation.

Commercial Signage: Excessive signage to the front of the Trull Road villas in institutional use. New signage in 2020 has left the front of the Mountbatten Nursing Home displaying four duplicate business signs.

4.2 General Condition and Buildings at Risk

Buildings at Risk: None of the listed buildings in the appraisal area appear to be immediately “at risk” from neglect.

Local Heritage Assets: None of the “notable” non-designated heritage asset buildings appear to be immediately “at risk” from neglect.⁴⁶⁸ Redevelopment risk is covered below.

Front Walls and Piers: Of greatest concern are the condition of the front walls and piers to the 19th century villas. In many places these are suffering from neglect, poor repair, deliberate removal, or being lost under greenery.

The residents of Haines Hill face an acute problem as much of the Lias employed in the front walls and piers has fractured and laminated severely over time. The greatest damage has been to copings, gate piers and the circus wall, resulted in some repair or replacement to varying success.

4.3 Threats and Pressures

The main threats to the townscape within the Study Area are likely to be a continuation of the current causes of degradation and from modern development pressures.

Alterations to Larger Properties: The use of the larger houses, villas and terraces for multi-occupancy or institutional purposes can bring pressure for an intensification of their use, cut backs to routine maintenance, and a lack of local guardianship. These buildings are sadly characterised by the loss of front gardens and walls to parking, ad hoc extensions, unsightly refuse bins and, in some cases, a shabbier appearance.

Loss of Arcadian Landscape: The existing mature tree cover and shrubbery in the Study Area will sharply diminish without a response. Maturing stock, new development and changing ownerships are a constant threat, to which the impact of increasing storm damage can be added.

Unsympathetic Frontage Alterations: The pleasant character of the area depends on sympathetic actions by all. The removal of front walls and hedging, or erection of timber screen fencing, incrementally downgrade the whole area.

Garden Infill: The pressure to permit new housing on brownfield sites, including gardens, is a constant threat to the larger garden plots.

Demolition and Disposal of Assets: The unlisted 19th century villas and early-20th century houses occupy large plots in desirable locations. They are attractive propositions for demolition and redevelopment. Those in institutional use will readily convert back to a residential use, however, the need for bodies to realise maximum property valuations places pressure for their demolition.

The threat of redevelopment was highlighted in 2021 when two planning applications were submitted for the demolition of separate large properties on Wild Oak Lane, resulting in the demolition of the early 1930s Sunningdale.

Highway and Utility Works: These works are outside of planning development control. Advice on their sympathetic undertaking relies on voluntary consultation arrangements and conformity to codes of practice within the Highway Authority and utility companies. The recent addition of telecom cabinets at prominent junctions and

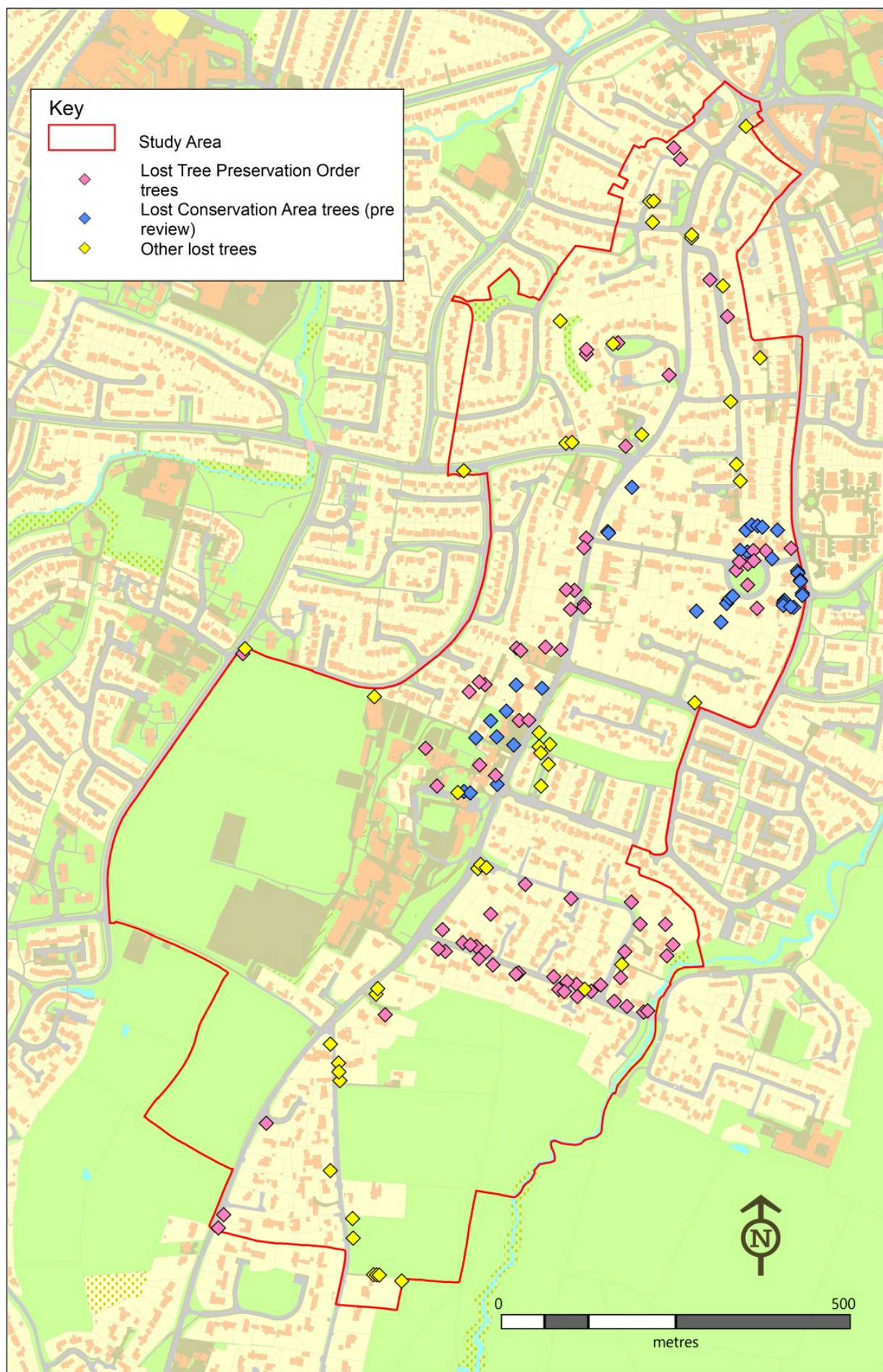
⁴⁶⁸ The buildings considered eligible for nomination to the Local heritage List for Somerset and Exmoor.

the ill-matching smooth replacement kerbs in Haines Hill demonstrate the fallibility of this arrangement.⁴⁶⁹

Window Replacement: The replacement of traditional timber or metal windows with uPVC remains a serious threat so long as uPVC units are low cost, national guidance to the planning authority on permitted development remains vague, and property owners are not aware of the planning requirements. Recent planning appeals have supported the position that uPVC is not a like-for-like material for painted timber and requires an application for planning permission in conservation areas.

Commercial Signage: The extensive signage on the front of the Trull Road villas demonstrates the potential for signage to become a serious issue and the need for the advertisement regulations to be enforced.

⁴⁶⁹ The siting of new electronic communications 'street furniture' is guided by the *Cabinet Siting and Pole siting Code of Practice (2016)* and consultation with the planning and highway authorities.



Map 6. Loss of known trees

Chapter Five: Conservation Area Revisions

5.1 Retention and Extension of the Conservation Area

The following revisions are made to the Haines Hill and Trull Road Conservation Areas in response to the findings of this appraisal and the special interest identified in section 1.4. The changes are illustrated on Map 4 and in larger format and correlated with the key townscape elements on Map 8.

- a) Retention of the 1975 Haines Hill and 1998 Trull Road Conservation Area designations as these are inexplicably related to the special interest of the area.
- b) The merger of the Haines Hill and Trull Road Conservation Areas to one conservation area, known as the Haines Hill and Trull Road Conservation Area, as they share the same overarching history and special interest.
- c) The inclusion of the north end of Trull Road relating to the surviving fabric of the mansion houses of Osborne House, Wilton lodge, Lowlands, Mount Nebo House, Belmont, Wheatleigh House, and Broadlands Court, or to their 19th to early 20th century redevelopment, for its inexplicable relationship with the special interest of the area, and for its architectural and townscape value and illustration of the history of Taunton.
- d) The inclusion of the 19th villas and early 20th century houses fronting Trull Road that were not previously included, for their relationship with the special interest of the area, architectural and townscape value and illustration of the history of Taunton.
- e) The inclusion of the modern infill housing to Richard Carver's mid-19th century Haines Hill villa estate for its relationship with the historic layout of the estate, inclusion of historic boundary treatments, and ongoing impact on the character of the Haines Hill estate.
- f) The inclusion of the mid-1930s Highlands estate for its relationship with the special interest of the area, architectural and town planning interest (notably the group of Moderne houses), aesthetic value, completeness, and illustration of the history of Taunton.
- g) The inclusion of the main school buildings and grounds of Queen's College fronting Trull Road, for their relationship with the special interest of the area, architectural and aesthetic interest, strong influence on the character of the Trull and Honiton Roads, and illustration of the history of Taunton.
- h) The inclusion of the 19th and early 20th century villas and houses between Queen's College and the outskirts of the village of Trull, for their relationship with the special interest of the area, architectural and townscape value and illustration of the history of Taunton.
- i) The inclusion of the full width of relevant public highways, for its integrity with the townscape and the influence of its character and development on the setting of adjacent places.

5.2 Areas Not Included in the Revised Designation

The National Planning Policy Framework makes it clear that only areas that hold special architectural or historic interest should be designated as a conservation area.

The following parts of the Study Area are not included in the revised Conservation Area designation:

- a) The modern Manor Fields and Hoveland Park Estates. This regrettably excludes the impressive Morte Slate Belmont outer estate boundary wall, which is now isolated from the historic core of the Trull Road, Haines Hill, Honiton Road mansions and villas by modern housing. A single feature, however impressive, is not sufficient to warrant the extension of the designated Conservation Area. The wall is identified in the HER and can be identified as important with a nomination for local heritage listing.
- b) The 1930s Broadlands estate. This estate is coherent and has an interesting social history, which is important to the history of Taunton and Somerset. However, the houses are not uncommon and only one has retained all its original features, most being impacted by uPVC window and boundary fence replacements.
- c) The modern Haines Park and Highlands housing estates.
- d) The majority of the Batts Park, despite its history, collection of stunning trees, remnants of the mansion house walled garden and isolated 1930s houses. The built heritage assets are dispersed, the estate is modern in character, and the important trees are protected by tree preservation orders.
- e) The rear buildings and grounds to Queen's College. The school buildings have evolved to meet modern educational needs. This has largely occurred behind the earlier blocks of the Main Building, Memorial Building, Haslam Block and Cotlake House. The Conservation Area designation is restricted to the cohesive buildings and areas of architectural or townscape importance. It omits the Cricket Pavilion and Learning Resource Centre. Both can be identified as important with a nomination for local heritage listing. The open space of the sports grounds is isolated from the historic school buildings and does not contain adequate heritage value to warrant inclusion.
- f) Pockets of modern development within the Conservation Area designation.

Chapter Six: Management Plan

6.1 Potential for Preservation and Enhancement

The underlying character of the Conservation Area is a string of architectural gems set within their surviving greenery and boundary structures. The preservation of this special interest requires a strong understanding of its origins, its current condition and threats, and a commitment for its guardianship. Conservation Area appraisals should be accompanied by a management plan to guide the final point. At this stage the following actions are suggested for a management plan.

Short Term Objectives:

- a) Production of a landscape management plan.
- b) Continual review of nominations for local heritage listing.
- c) Continual research into the architectural and historic merits of the Study Area's buildings and features.
- d) Publicity of the correct "permitted development rights" relating to the replacement of windows, boundary treatment and other features of importance.⁴⁷⁰
- e) Planning enforcement of unauthorised highway boundary and window replacement works.
- f) Planning enforcement of unauthorised signs and advertisements.
- g) Extension of Article 4 Directions to preserve important architectural features.

Medium Term Objectives:

- h) Reduction of commuted parking from Haines Hill through sensitive measures.
- i) Implementation of a landscape management plan.
- j) Repair of damaged walls, piers and railings.
- k) Rationalisation of surplus highway apparatus.

Long Term Objectives:

- l) Reinstatement of lost walls, piers and railings.
- m) Undergrounding of the Haines Hill wirescape.

⁴⁷⁰ Planning permitted development rights allow predetermined types of development and changes of use to be carried out under the *Town and Country Planning (General Permitted Development) (England) Order 2015*, as amended.

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Acknowledgements

The appraisal has been greatly enhanced by the contribution of over 60 householders, who have provided a history of their home or the local area, as well as contributions from Trull Parish Council, Somerset Building Preservation Trust, Somerset Victoria County History and Queen's College, Taunton.

Further Advice

Enquiries regarding this appraisal and for further advice should be directed to Somerset West and Taunton Council using the online general enquiry form https://my.somersetwestandtaunton.gov.uk/service/General_enquiry or by telephoning 0300 304 8000.

Following the creation of a unitary authority for Somerset, from 1st April 2023, enquiries should be directed to Somerset Council.

Appendix A: 1821 Wilton Parish Map Land Holdings

The following entries are taken from the book of reference accompanying the 1821 Rates Map for the Parish of Wilton (SAC Ref. D/P/wilt/13/1/48).

Occupier	Proprietor	Plot No.	Field Name	Estate	Quality
Wilton Houses					
Samuel Norman	Samuel Norman himself	15	House, office, garden	Part of Durston's	
ditto	James Pearson	154	Can's Field with stable	Cann's Field	Pasture
James Pearson	James Pearson himself	156a	Linhay Field & small plantation		
Ditto	Ditto	156, 156b & 156c	Bellamy's 4 Acres		
Osborne House					
Mrs Harriott Cliffe	Mrs Harriott Cliffe herself	152	House, office, garden	Part of Gale's	
Ditto	Ditto	153	Lawn before the house	Ditto	Meadow
Ditto	Ditto	157	Linhay Field	Ditto	Meadow
Ditto	Ditto	158	Shoulder of Mutton Field	Ditto	Meadow
Ditto	Ditto	16	Field over the way	Ditto	Meadow
"Old House" (Later developed for Lowlands)					
W ^m . M. E. Wilment	Trustees of W ^m . M. E. Wilment	In 17	Dwellinghouse, Offices, Gardens	Pike's (part of)	
Ditto	Ditto	In 17	Western end of House and Gardens	Ditto	
Ditto	Ditto	In 17	Middle part of House	Ditto	
Thomas Slade	Ditto	In 18	Cottage house	Ditto	
Trustees of W ^m Wilment	Ditto	In 18	Cottage house	Ditto	
James Willie	Ditto	In 18	Cottage house	Ditto	
W ^m . M. E. Wilment	Ditto	151	Pikes Field	Ditto	Pasture
Musgrove Farm (holdings within or partly within the Study Area)					
John Cordwent	Trustees of W ^m . M. E. Wilment	162	The 9 Acres	Musgrove Farm	Arable
Ditto	Ditto	159	Inner Gullands	Ditto	Arable
Mount Nebo					
Henry Warre	Henry Warre himself	21	Mount Nebo Cottage, Offices, Gardens including . . . leading thereto	Mount Nebo Cottage	
Ditto	Ditto	22	Orchard	Ditto	Orchard
Ditto	Ditto	20	Field before the house with a plantation therein	Ditto	Meadow
Ditto	Ditto	23	A Linhay, Burton & Garden	Ditto	
Ditto	Ditto	24	A field & Garden at the bottom	Ditto	Meadow
Ditto	Ditto	25	Cottage, Garden . . .	Ditto	

Occupier	Proprietor	Plot No.	Field Name	Estate	Quality
John Barker	John Clitsome	150	Bufs	Bufs	Pasture
Wheatlow's Cottages					
Miss Elizabeth Smith	Miss Elizabeth Smith herself	149	Wheatlows Cottage's, Offices, Gardens & Lawns	Wheatlows Cottage	
Miscellaneous					
W ^m Knight	W ^m Kinglake	148	Broadlands		Meadow
John Clitsome	John Clitsome	146	A field adjacent to Broadlands		Meadow
Richard Gadd	Rev'd. W. Godrington	145	Haines's 5 Acres	Late Haines	Arable
Ditto	Ditto	136	Haines's 5 Acres	Ditto	Meadow
Robert Budd	Joseph White	In 137	Middleway Cottages		
Joshua Atkins	Ditto	In 137	Middleway Cottages		
Joshua Hill	Ditto	In 137	Middleway Cottages		
Richard Bray	Ditto	In 137	Middleway Cottages		
John Mockridge	Ditto	In 137	Middleway Cottages		
William Quick	Ditto	In 137	Middleway Cottages		
James Summers	Ditto	In 137	Middleway Cottages		
Highlands					
John Dummett	John Dummett	142	Orchard	Wheatlow's	Orchard
Abel Hawkers	Ditto	In 143	Cottage and Garden	Wheatlow's	
Richard Odridge	Ditto	In 143	Cottage and Garden	Wheatlow's	
John Dummett	John Dummett	140	An Orchard with Linhay, Barton . . .	Highlands	Orchard
William Gregory	John Dummett	139	Cottage and Garden	Highlands	
Miscellaneous		Wild Oak			
Robert Thomas	Trustees of W ^m . M. E. Wilment	141	Plot adjacent to Dummett's Orchard	Sherford	Arable
James Parsons	Edward Jeffreys Esdaile	144	Higher Orchard	Spillars	Pasture & Orchard
Ditto	Ditto	138	Lower Orchard with Linhay and Barton therein	Ditto	Orchard
John Snook	John Snook himself	121	Pike's 7 Acres	Part of Pike's	Arable

Appendix B: Haines Hill 1846 Plot Sales

The three left columns contain information from the indenture of conditions for the construction and enjoyment of the Haines Hill villas dated 24 June 1846. The four right columns contain supplementary information to assist with villa and plot identification.

Plot No.	Builder	Occupation	Later names ⁴⁷¹	1861 house nos. ⁴⁷²	Modern house no.	Notes
1					37 Trull Road & 1a Haines Hill	Developed by Carver for Mountswood Later mid-20 th century housing
2						
3						
4						
5						
6	Mr Thomas Fisher	Ironmonger		1	7	
7	Mr John Martyn Fisher	Ironmonger	Brynmaur	2	9	
8	Messrs. John White and Simon Norman	Builder	Charlemont	3	11	
9	Mr Henry Davis	Carpenter	Westwood	4	13	
10	Mr Warrey	Plasterer		5	15	
11	Mr Stansell	Painter		6	17	Birth place of Hugh Trenchard 1873
12	Mr William Shewbrooks	Builder	Lanherne	7	19	
13	Mr Joseph Mason	Plasterer	Somerville Hill Rise	8	21	
14	Mr Thomas Hucklebridge	Plumber	Fernleigh	9	23	
15	Mr Thomas Hucklebridge	Plumber	Bellvue, Wilton Hill		25	
16			Sherford Lodge		20	Footprint shown on 1846 indenture
17					56 & 60 Middleway (part)	Kitchen garden to Sherford Lodge & later mid-C20 th housing
18			Windsor Lodge		18	Deduced plot no.
19			Woodville		16	Deduced plot no.
20						
21			Elmswood		12 & 14	Deduced plot no.
22						
23						Later mid-20 th century housing
24						
25	Mr William Pettitt	Builder	Glenavon		4	The pair of semi-detached villas on the indenture were not developed.
26	Mr William Pettitt	Builder	Lindon Lodge		2	
27					39 to 47 Trull Road	Developed by Carver for Haines Hill Terrace
28						
29						

⁴⁷¹ 1886 Ordnance Survey 1:500 Town Plan; Goodman's Directory of Taunton 1900, p. 190.

⁴⁷² 1861 Census.

Appendix C: Lost Elements

C.1 Schedule of Lost Buildings and Structures

A schedule of known lost buildings and structures within the Study Area, ordered by the approximate date of their removal. Sources of photographs or plans are provided in the footnotes. Further information and images may be available in their HER record.

Former Building or Structure	Removal Details	Modern address	HER PRN
The 'old house' of William Willmet ⁴⁷³	Replaced with Lowlands by architect Mr Richard Carver in 1835 for himself.	Lowlands, No. 13 Trull Road	46201
Mount Nebo house and garden buildings ⁴⁷⁴	House demolished by James E. Marshall of Belmont in circa 1860. ⁴⁷⁵ Gardens removed by the West of England Land and Investment Trust Limited for the layout of the Mount Nebo Estate. ⁴⁷⁶	House location spanning nos. 12 and 14 Mount Nebo. Avery and glasshouse sites now covered by no. 33 Mount Nebo and the south end of St. George's Terrace.	47646 47683
Shuttern tollhouse and toll gate	Circa 1752 tollhouse. Succeeded by the larger tollhouse in circa 1816.	Nos. 1 & 3 Trull Road	37692
Wild Oak Lane tollhouse and gate ⁴⁷⁷	Late 1850s/early-1860s tollhouse. Likely of brick and slate as the Wheatleigh tollhouse of the same period. Removed on the winding up of the Turnpike Trust in 1875.	Trull Road adjacent to no. 1 Ferndale Drive	37697
Batts Park archery and tennis pavilion	Latter-19 th century pavilion. Removed early 20 th century, leaving open pasture.	No. 7 Haines Park	
Osborne House walled gardens and outbuildings ⁴⁷⁸	Removed in part for the 1930s Musgrove Farm lane houses and the late 1970s Compass Rise flats.	Nos. 8 & 10 Trull Road, No. 14 Osborne Grove, and Compass Rise	
Batts Park House and outbuildings ⁴⁷⁹	Likely 19 th century mansion house with earlier fabric. Destroyed by fire in 1936.	Batts Park	47644
Broadlands outbuildings and walled garden ⁴⁸⁰	Early 19 th century outbuildings and walled garden. Removed piecemeal for 1937 house and 1959 NFU conference room extension.	No. 33 Trull Road, and Broadlands Court.	
Belmont House gardens including statues and the 'Gothick' Temple ⁴⁸¹	1844 Gothick temple. Removed for the layout of the 1950s housing estate.	Belmont Drive. The Gothick Temple was in the south-west of the grounds, now the	47647 47688

⁴⁷³ Ilett P. B. (1821). Map of the Parish of Wilton in the County of Somerset; Goldsworthy (1975) p. 4.

⁴⁷⁴ For a photograph of 1853 see Bush (1977) p. 36. Note: date of demolition incorrect.

⁴⁷⁵ Taunton Courier 20/09/1865, p.5; Ham R. (1840) Tithe Map of the Parish of Wilton.

⁴⁷⁶ Taunton Courier 10/12/1890, p. 5

⁴⁷⁷ HER PRN 37697; Somerset County Gazette 09/06/1864 p. 4.

⁴⁷⁸ Ordnance Survey (1886).

⁴⁷⁹ A photograph of the parkland and house is included in the 1901 sale particulars for 'The Somerset and Devon Estates of the late Revd Beauchamp Kerr-Pearce', including Batts Park House. SAC Ref. DD/KIT/7/11.

⁴⁸⁰ SAC Ref. D/B/ta/24/1/132/7298.

⁴⁸¹ Somerset County Gazette 20/07/1844 (unseen), and 1904 Belmont House auction particulars, Messrs. C. R. Morris, Sons and Peard of North Curry; Taunton Courier 16/06/1852, p. 4. For a photograph of the roof of the Gothick Temple in 1864 see Bush (1983) p. 33.

Former Building or Structure	Removal Details	Modern address	HER PRN
		garden to no. 4 Belmont Drive.	
WWII Taunton Anti-Tank Island pillbox ⁴⁸²	In existence in the late-1950s. Likely removed for the 1960s Ferndale housing development. ⁴⁸³	No. 1 Ferndale Drive	18157
Middleway Cottages (row of 7 cottages)	Pre-mid-19 th century cottages. Cleared by the date of the circa 1940 detached house of no. 60 Middleway and adjoining vacant plot later occupied by no. 56 Middleway in the early 1960s. ⁴⁸⁴	Nos. 56 and 60 Middleway	47648
Parts of the Belmont House and Wheatleigh House estate walls ⁴⁸⁵	Early 19 th century estate walls. Removed for the layout of the 1960s and 70s Manor Fields Estate.	Parkfield Crescent Galmington Road Manor Drive	47647
Queen's College Lower pavilion ⁴⁸⁶	1893 pavilion. Removed by 1930s.	Open playing field	
Queen's College Lodge ⁴⁸⁷	Mid-19 th century Tudorbethan Lodge. Likely removed late 1960s for car parking.	Queen's College main entrance	39231
Queen's College gymnasium ⁴⁸⁸	1902 covered gymnasium. Replaced late 1970s by upgraded changing rooms and school accommodation.	Queen's College sports hall changing facilities.	
Somerset County Council Education department temporary accommodation, Trull Road	1950s temporary buildings. Removed on the relocation of the Education Department to the new County Hall B Block on its opening in the mid-1960s. Redevelopment for 1970s local authority housing.	Bruford Close	
Town boundary marker, Sherford Lane/Road	19 th century highway boundary marker. Evident on 2 nd Edition Ordnance Survey. Likely removed as part of latter C20th century junction improvements.	Junction of Sherford Road and Middleway.	
Whitley / Wheatley / Wheatleigh Cross Tollhouse ⁴⁸⁹	Late-1850s brick and slate tollhouse. Likely removed for the improvement of Hoveland Lane/ Galmington Road in the 1960s.	East end of Galmington Road	47649
Claremont House and outbuildings, Honiton Road	Circa 1865 villa. By 1970s to be replaced by housing estate.	Coplestons	47650
Broadlands Cottages (pair of attached cottages) ⁴⁹⁰	Pre-mid-19 th century cottages. Replaced for 1970s flats.	Middleway Court	47651
Batts Park Lodge, Trull Road	Retained for Sherford Camp. Likely removed for the mid-1980s housing estate.	No. 4 The Drive	47652
Queen's College Fives courts	Latter 19 th century and 1911 Fives courts. Early courts likely removed for 1960s	Queen's College grounds	47740

⁴⁸² HER PRN 18157.

⁴⁸³ HER PRN 18157.

⁴⁸⁴ Kelly's Directories of 1935, 1937, 1941, 1957 and 1959.

⁴⁸⁵ Bush (1983) p. 33 includes a copy of an 1865 photograph of the estate wall in open parkland and countryside. This southern end survives between modern housing.

⁴⁸⁶ For photographs see Queen's College (nd a) p. 19 and Queen's College (1900) plate 3.

⁴⁸⁷ HER PRN 39231, including a 1960s photograph. For earlier images see Queen's College (nd a) p. 17 and Queen's College (1900) plate 9.

⁴⁸⁸ For photographs see Channon (1932) p. 12 and Queen's College (nd a) p. 15.

⁴⁸⁹ An image of the top of the tollhouse and the narrow Hoveland Lane can be seen in Dunning (1973) plate 15.

⁴⁹⁰ SAC Ref. D/B/ta/24/1/95/2138.

Former Building or Structure	Removal Details	Modern address	HER PRN
	Dormitory & Library block. 1911 court extant 1980s, later removed.		
Sherford Camp, Trull Road ⁴⁹¹	1938 timber hut camp. Removed for the mid-1980s housing estate.	Batts Park Queens Drive	17017
Rosemount Cottage, Wild Oak Lane	Mid-20 th century cottage and small nurse's room replaced by new house in 1990.	The Grange, Wild Oak Lane	
The Old Vicarage stables, Trull Road	Likely 1860s stables. Removed 2010 for replacement house.	Stables Cottage, Trull Road	
Mount Nebo frontage piers, wall and estate railings	Five late-Edwardian ornamental brick and stone piers, brick wall and estate railings removed as part of the refurbishment of the house to two dwellings. The piers were part of the uniform late 19 th and early 20 th century Mount Nebo estate boundary treatment.	No. 11 Mount Nebo	
Sunningdale, Wild Oak Lane	Early 1930s Arts and Crafts style house. Demolished for new house 2021.	North of Meadowside, Wild Oak Lane	47707
'ALLEN & SON TAUNTON' cast iron gully, Trull Road	Circa 1930s Letter Box type cast iron gully. Removed as part of 2021 resurfacing works.	Modern gully, Trull Road, opposite rear of Mount Nebo House	
Garage to 72. Trull Road ⁴⁹²	1967 garage. Removal in 2021 of 1968 timber framed garage with concrete side panels and asbestos cement sheet roof, for replacement by brick piers, weather boarded and stone tiles garage & store.	72. Trull Road	

⁴⁹¹ HER PRN 17017.

⁴⁹² SAC Ref. D/B/ta/24/1/194/11066.

C.2 Schedule of Lost TPO, Conservation Area and Other Trees

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost TPO tree	1	Batts Park	Cherry felled on condition of a replacement tree being planted. Permission granted 17/10/2016: Application Reference 38/16/0331/T.			20200626
Lost TPO tree	1 (verge)	Batts Park	Former Cherry, replacement planted.			20200117
Lost TPO tree	2 (verge) (fronting Queens Drive)	Batts Park	Felled Cherry. Permission granted 06/01/2009: Application Reference 38/08/0533/T.			20200626
Lost TPO tree	2 (verge) (fronting Queens Drive)	Batts Park	Felled Maple. Permission granted 06/01/2009: Application Reference 38/08/0533/T.			20200626
Lost TPO tree	4	Batts Park	Former Horse Chestnut.			20200117
Lost TPO tree	8	Batts Park	Lost Deodar cedar.			20200117
Lost TPO tree	14 (rear)	Batts Park	Horse Chestnut felled on condition of a replacement tree being planted. Permission granted 06/06/2008: Application Reference 38/08/0236/T.			20200626
Lost TPO tree	16 (rear)	Batts Park	Felled Aspen. Permission granted 27/05/2010: Application Reference 38/10/0121/T.			20200626
Lost TPO tree	22	Batts Park	Former Acer.			20200117
Lost TPO tree	22	Batts Park	Former Acer.			20200117
Lost TPO tree	25 (front verge)	Batts Park	Wellingtonia felled on condition of a replacement tree being planted. Permission granted 03/09/2015: Application Reference 38/15/0285/T.			20200626
Lost TPO tree	26	Batts Park	Removed Weeping Willow.			20200117
Lost TPO tree	31	Batts Park	Former Wellingtonia, impressive stump remains.			20200117
Lost TPO tree	Circus	Belmont Drive	Small Horse Chestnut removed circa 2008.	20070425	20201103	
Lost TPO tree	1	Belmont Drive	Felled Yew.	20070112	20200207	
Lost TPO tree	6 (rear)	Belmont Drive	Felled Beech circa 2010, recorded from Google Earth historical imagery.			20200521
Lost TPO tree	6 (rear)	Belmont Drive	Felled Beech circa 2000, recorded from Google Earth historical imagery.			20200521

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost TPO tree	1	Coplestons	Former Ash.			20200117
Lost TPO tree	Circus Garden	Haines Hill	Lost Evergreen Oak.	20201016		20200625
Lost TPO tree	Circus Garden	Haines Hill	Felled mature Cedar of Lebanon. Permission granted 19/09/2016: Application Reference 38/16/0278/T.			20200625
Lost TPO tree	Circus Garden	Haines Hill	Felled Lawson Cypress. Permission granted 02/08/2018: Application Reference 38/18/0232/T.			20200625
Lost TPO tree	Circus Garden	Haines Hill	Remaining stumps to sizable trees against Lias retaining wall. Possibly removed circa 5 years ago from historical aerial imagery.	20201016		
Lost TPO tree	Woodville, 16	Haines Hill	Birch felled on condition of a replacement tree being planted. Permission granted 23/07/19: Application Reference 38/19/0173/T.			20200625
Lost TPO tree	19	Haines Hill	Lost Monterey Cypress (Ref: TD746) circa 2000.			20200625
Lost TPO tree	21	Haines Hill	Magnolia felled on condition of a replacement tree being planted. Permission granted 19/09/2007: Application Reference 38/07/0414/T.	20070426		20200626
Lost TPO tree	25	Haines Hill	Birch felled on condition of a replacement tree being planted. Permission granted 23/07/19: Application Reference 38/19/0173/T.			20200625
Lost TPO tree	Wild Oak	Honiton Road	Former Cypress tree.	20200924		
Lost TPO tree	Wild Oak	Honiton Road	Former Horse Chestnut.	20200924		20200924
Lost TPO tree	4	Mount Nebo	Former Copper Beech surveyed 02/10/2006.	20061002		20200124
Lost TPO tree	17	Mount Nebo	Former large Cupressus.	20061002	20201014	
Lost TPO tree	21 (rear)	Princess Road	Loss of 3 no. Lime.			20200601
Lost TPO tree	Sherford Stream (land to east of no. 43)	Queens Drive	Former Weeping Willow.	20200605		
Lost TPO tree	Sherford Stream (land to east of no. 43)	Queens Drive	Former Cherry.			20200117

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost TPO tree	1	Queens Drive	4 no. former Cypress trees.			20200117
Lost TPO tree	4	Queens Drive	2 no. former Cypress trees from group of 4 no.			20200117
Lost TPO tree	4	Queens Drive	Cherry felled (following storm damage) on condition of a replacement tree being planted. Permission granted 25/03/2013: Application Reference 38/13/0041/T.			20200626
Lost TPO tree	5	Queens Drive	Former Cypress felled on condition of a replacement being planted. Permission granted 07/07/2011: Application Reference 38/11/0202/T. Further Cypress felled previously.			20200626
Lost TPO tree	5	Queens Drive	Former 2 no. Cherry trees. Replacement trees planted.			20200117
Lost TPO tree	7 (verge)	Queens Drive	Former Locust tree.			20200117
Lost TPO tree	10	Queens Drive	Locust tree felled on condition of a replacement tree being planted. Permission granted 16/04/2012: Application Reference 38/12/0027/T.			20200626
Lost TPO tree	11	Queens Drive	Former Silver Birch.			20200117
Lost TPO tree	12	Queens Drive	Former Cherry tree. Replaced by copper leaved Cherry.			20200117
Lost TPO tree	16	Queens Drive	Former Wellingtonia.	20200117		
Lost TPO tree	16	Queens Drive	Former Cherry. Replacement planted.	20200117		
Lost TPO tree	24	Queens Drive	Ash tree felled on condition of a replacement being planted. Permission granted 18/10/2010: Application Reference 38/10/0291/T.			20200626
Lost TPO tree	24	Queens Drive	Former Cherry.			20190702
Lost TPO tree	32	Queens Drive	Former Cherry. Replacement planted.			20200117
Lost TPO tree	37 (verge)	Queens Drive	Former Locust and 2 no. Cherry trees, replaced by 3 no. Cherries.			20200117
Lost TPO tree	39	Queens Drive	Former Cherry.			20200117
Lost TPO tree	41	Queens Drive	Former Ash, replacement Cherry planted.			20200117

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost TPO tree	Osborne House, 2	Trull Road	Loss Oak tree.	20201007		
Lost TPO tree	Osborne House, 2	Trull Road	Loss Walnut tree.	20201007		
Lost TPO tree	Wheatleigh House, 40	Trull Road	Felled Horse Chestnut circa 2018.	20061002		
Lost TPO tree	51	Trull Road	Lost Robina.	20201106		20201106
Lost TPO tree	51	Trull Road	Lost Birch.	20201106		20201106
Lost TPO tree	62	Trull Road	Impressive TPO Wellingtonia felled circa 2010. Large stump remains.	20061002	20201106	
Lost TPO tree	64	Trull Road	Felled TPO Beech.			
Lost TPO tree	68	Trull Road	Felling of Monterey Cypress. Permission granted 06/05/2008: Application Reference 52/08/0012/T.			20200124
Lost TPO tree	68	Trull Road	Felling of 2 no. Cherry Trees. Permission granted 06/05/2008: Application Reference 52/08/0012/T.			20200124
Lost TPO tree	72	Trull Road	Loss of Monterey Cypress.	20201106		20201106
Lost TPO tree	80	Trull Road	Loss of Beech tree felled circa 2007. Application Reference 52/07/0025/T.			20200601
Lost TPO tree	80	Trull Road	Loss of Monterey Cypress felled circa 2007. Application Reference 52/07/024T.			20200601
Lost TPO tree	82 & 84	Trull Road	Loss of Western Red Cedar felled circa 20097. Application Reference 52/09/0016/T.			20200601
Lost TPO tree	90 & 92	Trull Road	Former Beech.			20200124
Lost TPO tree	Queen's College Highgrove Nursery, 96 & 98	Trull Road	Loss of large Beech felled August 2019.	20070505	20190814	
Lost TPO tree	The Limes, 98a	Trull Road	Felling of 2 no. Cherry trees. Permission granted 08/03/2007: Application Reference 52/07/006/T.			20200624
Lost TPO tree	98b	Trull Road	Felling of Horse Chestnut. Permission granted 05/12/2008: Application Reference 52/08/0037/T.			20200124
Lost TPO tree	98b	Trull Road	Felling of Lime tree. Permission granted 27/11/2006: Application Reference 52/06/0040/T.			20200124

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost TPO tree	Queen's College: Hutton House (Jack Tigg Wing), 100	Trull Road	Former Beech.			20200124
Lost TPO tree	Queen's College: Hutton House (Jack Tigg Wing), 100	Trull Road	Former Wellingtonia, large stump remains.			20200124
Lost TPO tree	Queen's College Junior School (Cotlake House)	Trull Road	Former Oak.			20200124
Lost TPO tree	Queen's College: Nursery School & Pre-Prep	Trull Road	Former Oak.			20200124
Lost TPO tree	Queen's College: Civil Service Playing Field	Trull Road	Dead Sorbus. Permission granted for its removal 26/11/2020: Application Reference 52/19/0036/T.	20190605		20200124
Lost TPO tree	The Paddock	Trull Road	Permission granted for the felling of the Ash on 07/11/2018: Application Reference 42/18/0022/T.	20201104		20200624
Lost CA tree	Broadlands Court, 14 (fronting Trull Road)	Broadlands Way	Felled Monterey Cypress. Permission granted 07/09/2009: Application Reference 38/09/0256/T.			20200626
Lost CA tree	12 (rear)	Haines Hill	2 no. Western Red Cedars felled to allow Bay to grow. Permission granted 21/12/2011: Application Reference 38/11/0634/T.			20200625
Lost CA tree	14 (rear)	Haines Hill	2 no. felled Leylandii Cypress. Permission granted 28/07/2011: Application Reference 38/11/0224/T.			20200625
Lost CA tree	14 (rear)	Haines Hill	Felled Holm Oak. Permission granted 28/07/2011: Application Reference 38/11/0224/T.			20200625
Lost CA tree	14 (rear)	Haines Hill	Felled Holm Oak. Permission granted 28/07/2011: Application Reference 38/11/0224/T.			20200625
Lost CA tree	16	Haines Hill	Felled Yew 2022.	20201016	20220822	
Lost CA tree	17 (rear)	Haines Hill	Felled Pine. Permission granted 27/05/2016:			20200625

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
			Application Reference 38/16/0149/T.			
Lost CA tree	17	Haines Hill	Felled Pine. Permission granted 21/07/2014: Application Reference 38/14/0217/T.			20200625
Lost CA tree	17	Haines Hill	Felled Holly. Permission granted 22/07/2008: Application Reference 38/08/0291/T.			20200626
Lost CA tree	19 (rear)	Haines Hill	Felled conifer. Permission granted 16/06/2015: Application Reference 38/15/0174/T.			20200625
Lost CA tree	19 (rear)	Haines Hill	Felled Bay. Permission granted 16/06/2015: Application Reference 38/15/0174/T.			20200625
Lost CA tree	Sherford Lodge, 20 (rear)	Haines Hill	2 no. Pines felled. Permission granted 08/03/2011: Application Reference 38/11/0043/T.			20200625
Lost CA tree	Sherford Lodge, 20 (rear)	Haines Hill	4 no. Eucalyptus felled. Permission granted 08/03/2011: Application Reference 38/11/0043/T.			20200625
Lost CA tree	Sherford Lodge, 20 (rear)	Haines Hill	Pine felled on condition of the planting of a replacement tree. Permission granted 10/10/2019: Application Reference 38/19/0283/T.			20200625
Lost CA tree	Sherford Lodge, 20 (rear)	Haines Hill	Mimosa felled. Permission granted 24/02/2016: Application Reference 38/16/0014/T.			20200625
Lost CA tree	Sherford Lodge, 20 (rear) (fronting Middleway)	Haines Hill	2 no. Eucalyptus removed 2022.	20201016	20220822	
Lost CA tree	Sherford Lodge, 20 (rear) (fronting Middleway)	Haines Hill	False Acacia tree removed 2022.	20201016	20220822	
Lost CA tree	Sherford Lodge, 20 (rear) (fronting Middleway)	Haines Hill	Cupressus conifer removed 2022.	20201016	20220822	
Lost CA tree	21 (rear)	Haines Hill	Felled Eucalyptus. Permission granted 17/12/2007: Application Reference 38/07/0567/T.			20200626
Lost CA tree	23	Haines Hill	Felling of Beech. Permission granted 13/11/2018: Application Reference 38/18/0380/T.			20200625

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost CA tree	23 (rear)	Haines Hill	Felled Eucalyptus. Permission granted 05/11/2014: Application Reference 38/14/0351/T.			20200625
Lost CA tree	Sherford Lodge, 20 (rear)	Haines Park	Eucalyptus felled. Permission granted 24/02/2016: Application Reference 38/16/0014/T.			20200625
Lost CA tree	Mountswood House, 37	Trull Road	2 no. felled conifers. Permission granted 02/09/2010: Application Reference 38/10/0262/T.			20200626
Lost CA tree	Woodrow, 88	Trull Road	Loss of Beech tree circa 2019.	20070505	20201106	
Lost CA tree	Woodrow, 88	Trull Road	Felling of a Cherry tree in the Conservation Area as shading a new extension. Permission granted 14/06/2016: Application Reference 52/16/0010/T.			20200624
Lost CA tree	92 (rear)	Trull Road	Felling of a Silver Birch in the Conservation Area. Permission granted 28/15/2015: Application Reference 52/15/0010/T.			20200624
Lost CA tree	Opposite 98a The Limes	Trull Road	Felling of 3 no. Sycamore trees in the Conservation Area. Permission granted 16/06/2015: Application Reference 52/15/0013/T.			20200624
Lost CA tree	Highgrove House (Queen's College Highgrove Nursery), 94 & 96	Trull Road	Loss of Holme Oak from the Conservation Area. Felled summer 2022.	20201106	20220822	
Lost CA tree	Highgrove House (Queen's College Highgrove Nursery), 94 & 96	Trull Road	Loss of Sycamore tree from the Conservation Area.			20200624
Lost CA tree	Lane alongside, Queen's College: Hutton House, 100	Trull Road	Loss of a Lime tree, part of a row of Horse Chestnut and Lime. Stump remains.			20200624
Lost CA tree	Queen's College: Hutton House, 106	Trull Road	Dead Holly removed November 2020.	20190724	20201106	
Lost CA tree	Queen's College: Hutton House, 106	Trull Road	Corsican (Black) Pine felled 2015.			20200624
Lost CA tree	Queen's College:	Trull Road	Lost Horse Chestnut circa 2015.			20200630

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
	Hutton House, 106					
Lost tree	10 (rear)	Angela Close	Tall conifer fronting Galmington Road lost to storm damage spring 2022.	20220607		
Lost tree	10 (rear)	Angela Close	Broad conifer fronting Galmington Road removed 2021/2022.	20220607		
Lost tree	1 (verge)	Batts Park	Former Laburnum. Recorded from Conservation Area tree management application 38/07/0051/T.			20200626
Lost tree	4	Batts Park	Conifer felled 2020.			20200117
Lost tree	4 (front verge) (fronting Trull Road)	Batts Park - The Drive	Remaining stump of felled tree (circa 2019) fronting Trull Road.	20200630		
Lost tree	4 (front verge) (fronting Trull Road)	Batts Park - The Drive	2 no. trees felled circa 2015 fronting Trull Road.			20200630
Lost tree	Circus	Belmont Drive	Small tree removed circa 2012.	20070425	20201103	
Lost tree	Tan House, 7	Belmont Drive	Large stump from one of a row of 7 no. Beech trees along the west boundary of the Belmont House gardens.	20201103		
Lost tree	Highway (adjacent to Halfway)	Broadlands Rise	Lost large Horse Chestnut street tree.	20070425	20201022	
Lost tree	Highway (adjacent to no. 2)	Broadlands Rise	Lost verge tree.	20070425	20201103	
Lost tree	8	Broadlands Road	Felled low Douglas.	20201022	20220822	
Lost tree	Adjacent to no. 1	Bruford Close	Loss of 2 no. large conifer circa 2019.	20200130		
Lost tree	Outside Blyth Court	College Way	Large and prominent Oak felled circa 2016 due to poor condition. Replacement Walnut trees planted alongside.			20200130
Lost tree	215 (opposite)	Galmington Road	Stump from lost tree in mature Lime tree avenue tree, lack of replacement regrettable.	20190806	20190806	
Lost tree	Field (west end)	Haines Park	West end of field. Horse Chestnut felled 2018.			20190724
Lost tree	Field (west end)	Haines Park	Adjacent to no. 5 Haines Park. Felled large conifer Spring 2020.			20191212
Lost tree	Field (west end)	Haines Park	West end of field. Large Beech felled April 2021 due to disease. Tall stump left.	20201106	20210422	

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost tree	7 (front verge)	Haines Park	Former Rowan street tree removed 2019.			20200629
Lost tree	11 (front verge)	Haines Park	Former Rowan street tree removed 2019.			20200629
Lost tree	5	Haines Park	Silver Birch removed 2022.	20190709	20220822	
Lost tree	23	Manor Drive	Loss of ornamental front garden tree, part of a row fronting the street, circa 2019.	20200130		
Lost tree	5	Mount Nebo	Loss of 2 no. large conifers fronting Trull Road, circa 2019.	20061002	20200127	
Lost tree	11	Mount Nebo	Loss of front garden Yew recorded 02/10/2006.	20201014		
Lost tree	29 (rear)	Mount Nebo	Lost Horse Chestnut since 2007.	20070802	20201022	
Lost tree	Wilton Lodge, 9	Trull Road	Clump of garden trees surveyed 2006 fronting Trull Road & screening car park forecourt. Removed circa 2014.	20061004	20200127	
Lost tree	11 (rear) (fronting Sherford Road)	Trull Road	Loss of large and prominent oak overhanging the road. Felled 2020.	20070803	20201026	
Lost tree	Queen's College Junior School (Cotlake House)	Trull Road	Beech felled 2013.			20200630
Lost tree	Queen's College: Civil Service Playing Field	Trull Road	Small Sycamore felled circa 2019-20.	20201106		
Lost tree	The Old Vicarage	Trull Road	Horse Chestnut removed 2021 with adjacent trees.	20201104	20210707	
Lost tree	The Old Vicarage	Trull Road	Beech removed 2021 with adjacent trees.	20201104	20210707	
Lost tree	1 (land adjacent)	Wheatleigh Close	Felled Horse Chestnut circa 2016.	20070112	20200207	
Lost tree	Applecombe	Wild Oak Lane	Quince tree fronting Wild Oak Lane removed summer 2022.	20221008		
Lost tree	Applecombe	Wild Oak Lane	Cherry Laurel fronting Wild Oak Lane removed summer 2022.	20221008		
Lost tree	Applecombe	Wild Oak Lane	Row of small ornamental garden trees including a False Acacia removed summer 2022.	20221008		
Lost tree	Wild Oak House	Wild Oak Lane	Mature Holm Oak felled Spring 2022. Once part of the picturesque approach to Wild Oak Lane and the loss of a 'Prominent' tree.	20190529	20220607	

Feature	House No	Address	Notes	1 st date	2 nd date	Desktop
Lost tree	Channon House	Wild Oak Lane	2 no. Cherry trees removed 2022	20220810		
Lost tree	Field - Nine Acres (west boundary) (fronting Wild Oak Lane)	Wild Oak Lane	Dead tree, formerly part of a row of ornamental trees close to the field boundary.	20220810		
Lost tree	Field - Nine Acres (west boundary) (fronting Wild Oak Lane)	Wild Oak Lane	Scots Pine lost to major storm damage February 2022. Part of a row of ornamental trees close to the field boundary.	20220810		
Lost tree	Sunnydale (rear)	Wild Oak Lane	Tree felled January 2021.	20210124		

Appendix D: Summary of Tree Species and Occurrence

Common Name	No.	Notable Occurrences
Broadleaf and Evergreen Trees		
Alder	11+	Banks of the Sherford Stream.
Apple	19	All Gardens.
Ash	58	Sherford Stream and street trees
Ash-leaved Maple / Boxelder	6	Queens Drive avenue planting.
Bay	8	
Beech	120+	Former mansion gardens, street trees and alongside the Sherford Stream.
Black Locust	1	
Blackthorn	1	
Birch	110	Street trees and gardens.
Cherry	95	Street trees and gardens.
Cockspur Hawthorn	2	
Cotoneaster	4	
Elder	7+	Self-sown.
Elm	4+	Self-sown.
Eucalyptus	10	Rear gardens
Hawthorn	12+	
Hazel	19+	
Holly	54+	Larger 19th gardens.
Honey Locust	2	
False Acacia	2	
Fig	1	
Field Maple	15	
Holm Oak	38	Larger 19th gardens fronting Trull Road.
Horse Chestnut	33	Queen's playing fields and grounds, street trees.
Indian Bean Tree	5	
Judas Tree	3	
Laburnum	7	
Laurel	14	
Lime	59	Street trees.
London Plane	1	
Lucombe Oak	1	
Magnolia	22	
Maidenhair tree / Gingko	3	
Maples (Japanese, Norway)	51	Queens Drive, street trees and front gardens.
Mock Privet	1	
Monkey Puzzle Tree	1	
Mulberry	3	
Oak	29+	Larger 19 th century gardens fronting the Trull and Honiton Roads, and as hedgerow trees.
Palm	9	
Weeping Pear	2	
Pittosporum	3	

Poplar	54	Queen's College shelter belt and the Spinney.
Rowan / Mountain Ash	28	Riverside walk, street trees and gardens.
Strawberry Tree	2	
Swedish Whitebeam	11	
Sweet Chestnut	3	
Sycamore	51	Self-sown and the Sherford Stream.
Tulip Tree	8	
Turkey Oak	2	
Walnut	19	Including street trees.
Willow	14	Including clump at the Spinney.
Conifer Trees		
Blue Atlas Cedar	7	
Cedar of Lebanon	5	19th century gardens and grounds.
Deodar Cedar	1	
Cupressus	8	Haines Hill.
Cypress	24+	Queens Drive avenue.
Larch	3	
Leylandii Cypress	3	
Lawson Cypress	3	19th century gardens and grounds fronting Trull Road.
Monterey Cypress	3	19th century gardens and grounds fronting Trull Road.
Douglas Fir	1	
Pine	13	
Corsican Pine	3	
Scots Pine	13	19th century gardens and grounds.
Redwood	1	
Wellingtonia	12	Batts Park avenue.
Yew	208	Trull Road hollow way as remnants of Belmont and Mount Nebo 19th century pleasure grounds. Queen's College grounds, and an even distribution in gardens of 19 th century properties.
Unidentified Trees		
Unidentified conifer	161	Gardens of all ages.
Unidentified broadleaf	5	
Unidentified evergreen	12+	
Unidentified ornamental fruit tree	6	
Unidentified small garden trees	50+	