Staplegrove Road, Taunton Conservation Area
Appraisal Document

Adopted Document
April 2007
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1. Introduction

1.1 Background
This Appraisal has been prepared for Staplegrove Road Conservation Area which was designated by Taunton Deane Borough Council on 15th January 1975 and last reviewed in November 1998.

Conservation Areas are defined as:

“areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

They are designated to cover the streets and places in our towns and villages that are considered ‘special’ and to thereby warrant greater protection. While bringing some added controls the object of designation is not to prohibit change but rather to manage its quality. The purpose of this appraisal is to provide an in depth analysis of character in order to assist the planning process.

1.2 Planning Policy Framework
Conservation Areas are designated by local authorities in fulfilment of section 69 of the Planning (Listed Building and Conservation Areas) Act 1990. Planning Policy Guidance 15 Planning and the Historic Environment provides the statutory guidance for their administration, while specific Local Authority policies also apply (see Taunton Deane Local Development Framework). Further guidance regarding the legal implications of designation can be found in Appendix B.

1.3 Development Within a Conservation Area
If you are considering undertaking works to a property, or developing land that lies within a conservation area you are advised to contact a Conservation Officer and the responsible Development Control Officer at Taunton Deane Borough Council for assistance. This appraisal will assist in the formulation of appropriate design strategies for new development, which should be fully articulated within a Design and Access Statement accompanying any planning application. CABE has produced useful guidance (see Appendix A). Please note that it is an offence to carry out unauthorised works.

1.4 Preparation and Survey Limitations
This Appraisal was researched and written by Benjamin Webb, Conservation Officer at Taunton Deane Borough Council, during August 2006. It was revised following internal and external consultation during March 2007, and formally adopted on April 11th 2007.
When reading or using an Appraisal it is important to note the document can never be fully comprehensive. For instance, some aspects of the survey information are limited to those areas which can be reasonably recorded from the public highway and other accessible land.

Failure to mention a particular element or detail must not be taken to imply that it is of no importance to an appreciation of the character or appearance of the Area and thus of no relevance in the consideration of planning applications.

1.5 Community Involvement

Displays with leaflets were organised at Taunton Library and at the Deane House and a consultation day held at the latter in order to enable local residents and other interested parties to make representations and to ask questions. All consultation materials were available online. The consultation was advertised through local media and Council channels. Views were invited from local amenity groups. Consultation responses have been taken into account in preparation of the final version of this document.
2. Summary of Special Interest

2.1 Special Historic Interest
The Conservation Area includes the supposed original location of the medieval St. Thomas’s Fair and land which held the nurseries of John Young, nineteenth century founder of the West Somerset Horticultural Society and instigator of Taunton’s annual Flower Show.

![FIG. 1: Scenes within the Conservation Area.](image)

2.2 Special Architectural Interest
Many good examples of late nineteenth and early twentieth century terraced, semi-detached and detached middle class housing survives in an externally well maintained condition. Much of this occurs within the Elms Nursery Estate, a planned development whose largely intact layout and street planting makes it a very good example of its type.
3. Site and Situation

3.1 Location and Setting
Staplegrove Conservation Area is located on low lying ground to the north of Taunton’s medieval suburb, North Town. Straddling the principal north-eastern route out of Taunton, the area of predominantly late nineteenth to early twentieth century suburban development of which it forms a part is defined by the railway to the north and the River Tone to south, east and west.

3.2 Economic and Social Profile
As developed, the Conservation Area historically comprised properties of various sizes within the broad middle class price range. Many larger properties have since been subdivided or transferred into or recently out of commercial or institutional use, though most of the Area retains a strong economic profile.
4. Historic Morphology and Archaeology

4.1 Historic Morphology

Medieval Development
During the medieval period much of the land within the Area was owned by Taunton’s Priory. Contemporary suburban development known as North Town had occurred to the south (north of the river crossing) and an annual fair is thought to have been established at the junction of modern Staplegrove Road and Station Road in 1256. Its historic presence at this site may explain the unusual splaying of Staplegrove Road with Chip Lane at this point though the same may have occurred through simple diversion of Staplegrove Road south for ease of passage. The historic status of Chip Lane appears unclear, though it has been asserted that part of its length traces an ancient trackway.

Post Medieval Development
Two large houses, Flook (immediately to the east) and Yarde (immediately to the south), appear to have dominated the area post-dissolution. At a later date Chip Lane is seen to define the landholding of Flook, while houses in the southern tip of the Area were developed on land which had formed part of Yarde’s garden.

Late 18th/Early 19th Century Development
The first suburban expansion into the Area does not appear to have occurred until the late eighteenth-early nineteenth centuries. By 1840 this comprised a ribbon of scattered development along Staplegrove Road between Chip Lane and what is now Weirfield Green. Often sited in spacious plots and variously remodelled a number of these houses turn their back to the road facing onto what was open country at the time of building. At this time most of the remaining land between Staplegrove Road and Chip Lane including a strip along the south side of Staplegrove Road fell within the estate of Elm Cottage (see FIG. 2), and was used as a nursery. The stub of lane adjacent to 58 Staplegrove Road represents the head of a former driveway to the house, while Linden Grove follows the line of a second access. While development pressure in the wider area increased generally with arrival of the railway from the late 1840s onwards, the pace and pattern of building within the Conservation Area was thus largely dictated by the rate at which land was released from the nursery.
FIG. 2: John Young’s Nurseries shown on Wood’s 1840 map. Some expansion (including the Bishop Fox site) took place after this time. Elm Cottage is the principal residence.

**Late 19th Century Development**

Nursery land to the south of Staplegrove Road was developed 1851-79, one small fragment surviving in use into the 1880s and until passing into its current use as the pedestrian access to North Town Primary School (see FIG. 6). It was intended that the rest of the estate follow suit and an architectural competition was held in 1879 to draw up comprehensive plans. However, as more typical of speculative schemes a more piecemeal development took place which saw streets laid out and building plots separately developed over a period of twenty years. Most of the estate’s new roads either formalised existing tracks or followed boundaries. Two plots were retained for nursery use, one of these subsequently released for development of Bishop’s Fox School in 1905, the remainder (occupying the ‘T’ shaped space behind and adjacent to the terraces of Birch Grove, Linden Grove and Staplegrove Road and fronting on The Avenue) was sold developed in three stages between the 1890s and 1960s helping to explain the mixed architectural character of this block.
20th Century Development
Woodstock Road and Richmond Road were developed around the turn of the nineteenth and twentieth centuries. Weirfield Green represents a more recent creation which finds origin in a merger of two side accesses to 83 and 87 (visible in FIG. 3) and later Weirfield House (the now demolished Weirfield School). Most remaining development has taken the character of limited infill, this particularly associated with buildings in institutional use.

4.2 Archaeology
The greatest likelihood of encountering subsurface archaeology probably lies in the vicinity of the Chip Lane-Staplegrove Road junction, which has been designated an Area of High Archaeological potential (see relevant local policies). Whether or not this represents the actual site of a medieval fair ground this location appears to have been urbanised longest and stands closest to the edge of medieval North Town.
5. Spatial Analysis and Built Form

5.1 Urban Structure
The Area is largely contained within the historic framework formed by the looping of Staplegrove Road to its junction with Station Road and Bridge Street, and the branching northern course of Chip Lane. The presence of the River Tone to south and east have conditioned a clear hierarchy of routes in which, with the exception of Richmond Road, side streets ultimately form closed circuits or cul de sacs. Of these the broad planned avenues of the Elms Nursery Estate stand in clear contrast with the more understated streets openings off the west side of Staplegrove Road.

5.2 Open Space
Two open spaces make an important contribution to the urban structure of the Area, these the triangular site at the junction of Staplegrove Road and Chip Lane, and the recreation ground forming a ‘square’ at the centre of the Elms Nursery Estate. While the former public space holds significance as the possible site of a medieval fair ground the latter ‘private’ space represents an important design element of the residential scheme within which it stands.

5.3 Views
A particularly good composition of buildings occurs along Elm Grove, various views of which are provided both along the street and across the recreation ground (see for example FIG. 5).

5.4 Plan-Form, Height and Massing
The Conservation Area is characterised by bulky detached and semi-detached houses and or terraces of rectangular plan. Heights vary between two and three stories with like-sized developments normally occurring within the same vicinity. Where mixing does occur this usually sees a three storey building providing sensitive visual punctuation. Terraced housing often sets the tone.

5.5 Building Density
Higher densities are reached where properties are terraced, however a more significant part of the area is taken by detached and semi-detached houses positioned within relatively large garden plots. While clearly reflecting the class of development concerned this to some extent also reflects its period, the large often irregular plots encountered in the south-western quarter of the Area recalling the earliest phase of suburban development which occurred in what was open country.
FIG. 4: 60 Staplegrove Road. Large detached and semi-detached houses standing in space are a recurrent feature in the Conservation Area. Enclosure is provided by walls and railings and a setting provided by a garden and mature trees.

5.6 Edges and Enclosure
A strong edge is provided to the east side of the Area by high walls bounding Chip Lane; this reflecting its historic position on the boundary between two land holding estates. Boundaries between public and private space are otherwise formally defined, most usually with low brick walls containing gates (railings rarely survive), though hedging is also used. Some erosion of this pattern has occurred through insertion and widening of driveway accesses.
6. Architecture

6.1 Architectural Style
While later eighteenth and earlier nineteenth century houses along Staplegrove Road have a well proportioned simplicity a variety of stylistic influences are typically evident across the mainly late Victorian-Edwardian development within the Area. Terraces along Elm Grove appear 'modernised' versions of earlier classically proportioned designs and constructed at the close of the terrace as a fashionable middle class form. A clear if mild Gothic influence can often be identified while a derived Edwardian Arts and Crafts sets a clear contrast with its predecessors.

6.2 Listed Buildings and Important Unlisted Buildings
Schedules of listed buildings and important unlisted buildings are set out in Appendices C and D, and identified on Map 2. The designed character of the Elm Nursery Estate means that most of the buildings which form a part of it hold significance. More generally the relatively high survival rate of original features such as windows, doors and front walls mean that many historic properties continue to make a strong contribution to the character of the Area.

Fig. 5: Part of a terrace in Elm Grove. Design details here are repeated in more modest houses along Linden Grove.
6.3 Facades

Tend to divide by period. Earlier properties are characterised by use of stone rubble and or stucco. Far more prominent however is the Victorian use of soft red and pale yellow clay bricks in Flemish bonds, the one commonly used to provide detailing to facades built of the other. Terraces along Linden and Elm Grove share a similar scheme in which gauged red brick arches are linked with banding broken by yellow keystones and ashlar blocks. More generally, sills, lintels, architraves and string courses are often constructed of pale yellow sandstone which is sometimes painted. Hard red facing brick is found amongst turn of the century properties.

It is important to note that an Article 4 Direction prohibiting the painting of previously unpainted facades under normal ‘permitted’ development was made in March 1977 applicable to the Conservation Area as then constituted.

6.4 Roofs

Slate and clay tiles are principally used. Roofs are typically pitched with a fairly low profile sometimes encountered. While hips do occur these are rarely striking. Use of corbelling beneath gables is a recurrent feature. There are fragmentary traces of pierced cresting on the ridges of some terraced houses in Linden and Birch Grove suggesting this may previously have been a more widespread feature. Chimney stacks are consistently prominent the design of which usually continues the scheme of façade decoration.

6.5 Windows

There is very good survival of historic windows, both frames and glass, across the Area. Windows are predominantly sash with casements a feature of ‘Edwardian’ designs. Single or stacked polygonal bays are frequent features sometimes as Victorian improvements to earlier properties. Many windows have rounded heads. Dormer windows are not common. In general fenestration gives clear vertical emphasis to facades.

6.6 Other Features of Interest

- 8 Staplegrove Road has a blind box installed above its ground floor window.
7. Street Scene

7.1 Walls, Railings and Gates
Front garden walls are an important feature within the Conservation Area and provide attractive and tidy definition to the pavement edge. Most walls are constructed in brick, sometimes repeating details found on the facades of houses to which they belong, while use of stone rubble also occurs. Railings and gates were historically present at many properties though in most cases have been removed. 60 Staplegrove Road retains railings formed from loops of wrought iron (FIG. 4), and an identical but heavily corroded set is visible within the hedge of No.58. Railings are also present at a number of properties in The Avenue while further along the street a park railing and gate continue in use. Wrought iron estate fencing is combined with hedging along Linden Grove.

7.2 Trees, Hedges and Green Space
- Hedgerows are a frequent if discontinuous feature of front gardens and in a few cases provide the primary boundary.

FIG. 6: Trees and green spaces. The current access to North Town Primary School (left) and as a fragment of the nurseries recorded in 1886 (right). Note the contribution made by gate and tree.
• Trees make an important contribution to the spacious suburban character of the area. These include street trees planted along the roads of the Elms Nursery Estate which form an important part of the designed townscape, and large specimens growing in gardens and open space. Some of the former retain fragments of the cast iron grilles in which they were originally set, while the latter include firs and other noble species typical of Victorian landscaping. A prominent tree (FIG. 6) stands at the entrance to North Town Primary School.

• Enclosed gardens make an important contribution both in providing the setting for larger buildings sited within plots and as street edge features. The latter are prominent fronting terraces along Linden Grove, Elm Grove and Staplegrove Road.

7.3 Public Realm

   a) **Groundscape**
   Street and pavement surfaces are on the whole undistinguished tarmac. Historic surfaces occur only at the interface of public and private property. A stone kerbing survives towards the top of The Avenue.

   b) **Lighting**
   Replica arc lamps are posted around the Elms Nursery Estate. Taller than historic lamps their presence here is unlikely to have historic relevance. One historic standard lantern base with later electric fitting survives towards the top of The Avenue.

   c) **Signage**
   An enamel street name sign survives in poor condition at the junction of Birch Grove and The Avenue.

![FIG. 7: Features of interest. Left: Enamel street name sign in Birch Grove. Right: lamp standard The Avenue (note railings).]
8. Damage & Deterioration

8.1 Principal Negative Features
Aspects which have a negative impact upon the character and appearance of the Area are generally associated with inappropriate household alterations, institutional properties and the public realm:

a) Household Alterations
- The replacement of original wooden windows in plastic or aluminium using unsympathetic or inaccurate designs has caused significant harm to both the properties affected and contribution these make to the character of the Area.
- Many chimney pots have been removed.
- The pattern of property enclosure has been damaged in a number of places due to the insertion or widening of driveway accesses.

b) Institutional Property
- Dereliction of the former Bishop Fox’s School building with the land and sheds built around it currently create blight. Development proposals are currently in the pipeline.
- Various extensions and temporary sheds built to the rear of Weir Lodge are particularly unattractive and spoil the setting of this listed building. The listed gate piers to the later stand in a neglected state and would benefit from renovation.

c) Public Realm
- The entrance into Chip Lane is particularly unpleasant given the discharge of a vent from catering facilities into it and degraded state of the property boundary at this point.
- The public open space used as a car park at the junction of Staplegrove Road and Chip Lane makes poor use of this prominent open space.

8.2 Principal Neutral Features
The one significant feature that could be said to neither detract from nor enhance the character of the Conservation Area is Avongrove Court. The size and massing of this building far exceeds that of any building within the Area, however, given its fairly concealed location it has a minimal impact.

8.3 General Condition
Most private residential properties appear externally well maintained however those currently or formerly in institutional use show neglect, and in the extreme case of the former Bishop’s Fox School, dereliction.
8.4 Buildings at Risk
Listed buildings and important unlisted buildings, whose special interest may be considered ‘at risk’ from factors of neglect, vacancy or deferred maintenance etc include:

- The gate piers of Wier Lodge (Grade II).
- The Cottage (part of the Bishop Fox site – Grade II)
- Bishop Fox’s School building (unlisted).

8.5 Threats and Pressures
The current pressures on the character and special interest of the Conservation Area are common to many other historical areas and pose an immediate and severe threat.

a) **Infill Development and Loss of Gardens**
There is increasing pressure for infill development of gardens and open spaces. Pressure has been heightened by the recent disposal of large institutional properties.

b) **Subdivision of Larger Properties**
Many larger houses have been subdivided for use as flats. This typically results in uneven maintenance and alteration, the introduction of visually harmful services and increased pressure for car parking.

c) **Window Alterations**
Replacement of windows with double glazed plastic or aluminium designs which often make little attempt to accurately replicate the originals represents a significant threat.
9. Recommendations

9.1 Boundary Changes

Included following review:

- **61-71 Staplegrove Road**: includes a number of prominent late Victorian/Edwardian houses. Physically and architecturally forming an obvious part of the Area their exclusion to date appears peculiar.

- **3-5 Woodstock Road**: forms part of the group of buildings in Woodstock Road already included within the Conservation Area. The boundary is unbalanced at this point.

- **89 Staplegrove Road**: while this bungalow is of no architectural interest half of the property is already included within the Area, therefore its exclusion makes little sense.

- **Curtilage of 87 Staplegrove Road**: a listed property though only partially included. Again this makes little sense and has created some difficulty in terms of the redevelopment of the site.

- **Plots to the rear of 2-17 Elm Grove**: a further correction - the boundary again cuts through properties at this point.

9.2 Management & Enhancement

Through positive proactive management and focused and appropriate enhancement works, the character and appearance of the Conservation Area may be both preserved and enhanced for the future. Analysis contained within this appraisal should assist in both the formulation and evaluation of development proposals thus helping to ensure that objectives are partially achieved through everyday planning. More broadly the following potentials may be identified and suggestions made. Implementation will depend entirely upon opportunity, priorities and funding, and may involve or be achieved by either the public or private sectors.

- Seek enhancement of the open space used as a car park at the junction of Staplegrove Road and Chip Lane.

- Seek the repair and/or reinstatement of damaged or lost walls and railings.

- Seek the extension of Article 4(2) Directions to preserve important architectural features including historic windows, chimneys, doors and boundary walls.
- Encourage improvement of street side enclosure where this has been eroded.
- Carry out careful management of trees ensuring that the often distinctive character of landscaping is preserved through replanting of suitable species where felling occurs.
Appendix

Appendix A – Further Information and Advice

Legislation, Guidance and Policy:

Design
- Design and Access Statements: How to write, read and use them. CABE 2006. (see www.cabe.org.uk).

Historical Development and Archaeology:
- Historic Environment Record. (See www.somerset.gov.uk/heritage).
- Maps: Local Studies Library and Somerset County Records Office, Taunton.

Architecture:
- Statutory List of Buildings of Special Architectural or Historic Interest.
- Somerset Historic Environment Record (www.somerset.gov.uk/heritage)
- www.tauntondeane.gov.uk

Further Enquires
Enquiries regarding this Appraisal and for advice should be addressed to:

Conservation Officer
Taunton Deane Borough Council
Belvedere Road
Taunton
Tel: 01823 356356
www.tauntondeane.gov.uk
Appendix B – Conservation Areas: General Guidance

What is a Conservation Area?
A Conservation Area is defined as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. - Planning (Listed Buildings and Conservation Areas) Act 1990. Taunton Deane has 41 Conservation Areas which have been designated to cover the most historically and architecturally important and interesting parts of the Borough’s towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of Conservation Area Appraisals to assess and evaluate 'character' as a means of assisting the planning process.

Owning and Developing Land and Property within a Conservation Area
PPG15, Planning and the Historic Environment, provides a principal point of general guidance on the conservation areas. In order to assist in the preservation and enhancement of conservation areas various additional planning controls exist within them:

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent. Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for redevelopment will normally be required before consent to demolish will be granted. Exceptions to the rule include:

- Small buildings of less than 115 cubic metres.
- Walls, fences and railings less than one metre high abutting to highway (including footpaths and bridleways) or less than two metres elsewhere.
- Agricultural and forestry buildings erected since 1914.
- Certain buildings used for industry.

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

Within a Conservation Area permitted development rights are subject to some restriction. Planning Permission will be required for:

- Insertion of a dormer window or other alteration to the roof.
- Positioning of a satellite dish or antennae in certain locations.
- Application of external stone, artificial stone, plastic or timber cladding.
- Erection of an extension exceeding 50 cubic metres volume or 10% of the existing volume (whichever is greater).
• Erection of a building exceeding 10 cubic metres volume within the curtilage of a property.

Further restrictions may be applied by the Local Authority or Secretary of State through use of ‘Article 4’ designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be encouraged and have been given renewed emphasis in new statutory guidance notes PPS1 and PPS3. Early consultation should be sought with local Development Control and Conservation Officers.

Various types of advertisement including those which are illuminated will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

All trees and shrubs with trunks 75mm or more in diameter at 1.2 metres above ground level are protected from felling, lopping and pruning. Six weeks' written notice must be provided to the Borough Council's Tree Officer in each instance during which time a Tree Preservation Order may be served.

**Implications for the Local Authority**
The 1990 Act makes it a duty for Local Authorities to:

• In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
• Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
• Review designations from time to time.

The Government's Best Value initiative (Indicators BV219a-c) also requires the production of Appraisals and Management Strategies, and places an onus upon Local Authorities to consult the public during their production.
Appendix C – Listed Buildings

A ‘listed building’ is a building of special national architectural or historic interest in the national context.

Below is a table of the principal listed Buildings within the existing and proposed Conservation Area. For further information on these buildings see the Statutory List of Buildings of Special Architectural or Historic Interest and Historic Environment Record.

Please note: The table does not include ancillary structures or those within the curtilage of named buildings. These are also covered by the listing.

<table>
<thead>
<tr>
<th>Address</th>
<th>Grade</th>
<th>English Heritage Reference No.</th>
<th>Somerset HER Reference No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nos 4A and 4 Staplegrove Road</td>
<td>II</td>
<td>269902</td>
<td>46174</td>
</tr>
<tr>
<td>Nos 6 and 8 Staplegrove Road</td>
<td>II</td>
<td>269903</td>
<td>46175</td>
</tr>
<tr>
<td>Nos 29-47 (odd) Staplegrove Road</td>
<td>II</td>
<td>361619</td>
<td>44634</td>
</tr>
<tr>
<td>Nos 64 to 70 (even) Staplegrove Road</td>
<td>II</td>
<td>269905</td>
<td>46177</td>
</tr>
<tr>
<td>Nos 72 to 80 (even) Staplegrove Road</td>
<td>II</td>
<td>269906</td>
<td>46178</td>
</tr>
<tr>
<td>Nos 82, 84 and 84A Staplegrove Road</td>
<td>II</td>
<td>269907</td>
<td>46235</td>
</tr>
<tr>
<td>Nos 86 to 90 (even) Staplegrove Road</td>
<td>II</td>
<td>269908</td>
<td>46179</td>
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<tr>
<td>The Cottage Staplegrove Road</td>
<td>II</td>
<td>269910</td>
<td>46181</td>
</tr>
<tr>
<td>Swiss Cottage, Linden Grove</td>
<td>II</td>
<td>269780</td>
<td>46056</td>
</tr>
<tr>
<td>Summerhouse Staplegrove Road</td>
<td>II*</td>
<td>269909</td>
<td>46180</td>
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<td>Weir House Staplegrove Road</td>
<td>II</td>
<td>269898</td>
<td>46170</td>
</tr>
<tr>
<td>Weir Lodge Staplegrove Road</td>
<td>II</td>
<td>269899</td>
<td>46171</td>
</tr>
<tr>
<td>Gatepiers at Weir Lodge Staplegrove Road</td>
<td>II</td>
<td>269900</td>
<td>46172</td>
</tr>
<tr>
<td>No 87 (Weirfield Cottages) Staplegrove Road</td>
<td>II</td>
<td>269901</td>
<td>46173</td>
</tr>
</tbody>
</table>
Appendix D – Important Unlisted Buildings

Buildings or structures which, whilst perhaps not of special interest in the national context, are nevertheless of local interest by nature of their date, design, materials, historical association, etc. This is not a statutory designation and confers no protection, but does highlight the importance of a building for general planning purposes. It is quite possible that some of these buildings may be of listable quality though they have been previously overlooked.

Below is a table of notable unlisted buildings within the existing and proposed Conservation Area (it does not include all those which may be considered to make a ‘positive’ contribution to character and appearance).

<table>
<thead>
<tr>
<th>Address</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-17 Elm Grove</td>
<td>An excellent group.</td>
</tr>
<tr>
<td>3-4 The Avenue</td>
<td>Attractive, largely intact.</td>
</tr>
<tr>
<td>Hatfield, The Avenue</td>
<td>Attractive, intact.</td>
</tr>
<tr>
<td>1-12 Linden Grove</td>
<td>An attractive terrace retaining most of its windows (in contrast to that in Birch Grove)</td>
</tr>
<tr>
<td>58 Staplegrove Road</td>
<td>Recently delisted, the building has relevance within the pattern of historic townscape.</td>
</tr>
<tr>
<td>60 Staplegrove Road</td>
<td>A prominent Italianate villa with attractive railings</td>
</tr>
<tr>
<td>Former Bishop Fox's School</td>
<td>A fine Edwardian design damaged by neglect and arson.</td>
</tr>
<tr>
<td>Language</td>
<td>Translation</td>
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<tr>
<td>Bengali</td>
<td>অপনি যদি এই সম্পর্কে অন্য কোন ভাষায় অনুবাদ করে চান, বা লেটার, বা ছাপার অস্ত্র, অডিও-টেপ বা এলেকট্রনিক লেটার করে চান, তাহলে আমাদের ইমেইল করুন: 01823 356356 বা আপনার ই-মেইল করুন <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
</tr>
<tr>
<td>German</td>
<td>Se desear a traüdung deste documento para um outro idioma ou em Braille, letras grandes, cassetes de áudio ou CD, contacte-nos pelo telefone 01823 356356 ou pelo endereço de correio electrónico <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
</tr>
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<td>Bengali</td>
<td>অগর আপনি ইংরেজিতে এই প্রতিক্ষিত অনুবাদ করতে চান, বা লেটার, বা অক্ষর, লেটার এলেকট্রনিক লেটার করতে চান, তাহলে আমাদের ইমেইল করতে পারেন 01823 356356 বা এলেকট্রনিক লেটার করতে পারেন <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
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<tr>
<td>Spanish</td>
<td>W celu uzyskania niniejszego dokumentu w innym języku, w języku Braille'a, wydrukowanego dużym drukiem, nagranego na taśmę dźwiękową lub CD prosimy o kontakt pod numerem telefonu 01823 356356 lub na adres <a href="mailto:heritage.landscape@tauntondeane.gov.uk">heritage.landscape@tauntondeane.gov.uk</a></td>
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