

Fitzhead Conservation Area Appraisal Document



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1. Introduction

1.1 Background

A Conservation Area is an area designated by a local authority as one of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The object of designation is not to prohibit change but to manage it in ways that maintain or strengthen the area's special qualities. Taunton Deane Borough Council designated Fitzhead Conservation Area in 1993.

Once designated, local authorities are encouraged to undertake periodic appraisals to evaluate and record the special interest of the area and provide a framework for development control and the creation of initiatives to improve the area. This Appraisal represents part of a systematic review of all 41 of Taunton Deane's designated Conservation Areas, which began in 2006. Fitzhead was last reviewed in 2002 but the Appraisal and proposed boundary revision to include West Fitzhead was not put forward for formal adoption at this time.

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. Local planning authorities also have a statutory duty to define and record the special interest, character and appearance of all Conservation Areas in their districts. A clear definition of those elements which contribute to the special architectural or historic interest of a place will also inform the local policy framework (see Taunton Deane Local Development Framework), which in accordance with The Planning and Compulsory Purchase Act 2004, planning applications must be considered against. Further guidance regarding the legal implications of designation is given in Appendix B.

1.3 Development within a Conservation Area

Conservation Areas give broader protection than listing individual buildings and all the elements within the area are recognised as contributing, in some way, to its character. Anyone considering undertaking works to a property, or developing land that lies within a Conservation Area is advised to contact a Conservation Officer and the responsible Development Management 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). It is an offence to carry out unauthorised works.

1.4 Preparation and Survey Limitations

The Fitzhead Conservation Area Appraisal was researched and written during April 2009, and revised after an extended consultation period from November 2009 to

February 2010, with further revisions following comments from the Parish Council in April 2010. It updates and incorporates large elements of the draft Appraisal written in 2002 by Tony Walden. This Appraisal was adopted by Taunton Deane Borough Council on 26 August 2010.

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 that can be reasonably recorded from the highway and other publicly accessible land. Failure to mention any particular building, feature or space should not be taken to imply that it is of no interest and irrelevant in the consideration of a planning application.

1.5 Community Involvement

A public meeting was held on the 17 December 2009 and following this a notice was placed in the Parish Newsletter and map showing the proposed boundary changes placed on the Parish noticeboard and in the church. Copies of the maps were sent with an explanatory letter to every address directly affected by the proposed boundary changes.

2. Summary of Special Interest

2.1 Special Historic Interest

Much of the historic interest of Fitzhead lies in the development of the dispersed settlement pattern seen today. The main historic settlement comprises two discrete parts: from the Church and Fitzhead Court, east to Hill's Farm; and further west, with the pocket of farmsteads forming the hamlet of West Fitzhead. The differing character of each part of the village is clearly identifiable in what survives through to today.

While its origins are earlier, East Fitzhead appears essentially to be a product of the late-18th and early 19th-centuries. This period saw the cluster of close-knit development around Clematis Cottage between Fitzhead Court, Cridlands and Hill's Farm, which can be seen on the 1840 tithe map. This created the intimate, enclosed village street, largely 19th-century in character that provides a focus in an otherwise rather dispersed rural settlement.

The hamlet of West Fitzhead appears to have always lacked the attributes of a village and relied for its amenities on its neighbour to the east. It retains much of the essentially agricultural character of a cluster of historic farms, mainly dating to the 16th and 17th-centuries and linked together by a small rectangular circuit of lanes.

2.2 Special Architectural Interest

Fitzhead owes its special architectural interest to the total collection of its historic buildings, rather than to one or two exceptional examples. The bulk of the listed dwellings are located in West Fitzhead - which boasts a fine group of late-medieval/early-modern farms within a relatively small area. The majority of the former farm buildings are now in residential use but the value of this group remains high.

In the east part of the settlement, the two most architecturally important buildings are Fitzhead Court and the Church. Both were subjected to Victorian alterations, particularly the Church, which had all but the tower rebuilt. The churchyard is also of great interest and contains an exceptional collection of 17th/18th-century tomb chests and in the southwest corner the 'Tithe Barn', now used as the Village Hall. The main village street, east of Fitzhead Court, is architecturally less distinguished, and contains only one listed building but as a group, the character of the modest, mainly 19th-century, cottages remains essentially intact.

3. Site, Situation and Zoning

3.1 Location and Setting

Fitzhead lies 3 km north of Milverton and is reached by a network of narrow lanes winding between high banks, off the B3227 road from Taunton to Wiveliscombe. The settlement is located in rolling open countryside made up of a neat patchwork of large fields, bounded by hedgerows, walled banks and trees which make a considerable contribution to the village's setting and character. The red sandy soil supports pastures and crops of wheat, barley and turnips, and in the 19th-century flax was widely grown.

The underlying geology of the area is complex. Outcrops of Budleigh Salterton Pebble Beds form a resistant capping to the hills northwards through to Langford Budville, Milverton, Fitzhead and Ash Priors. These pebble beds sit on Littleham Mudstones, Vexford Breccias and Wiveliscombe Sandstone (new red sandstones) successively exposed to the west and deposited on the underlying Morte Slates that dip eastwards towards Cothelstone and the Quantocks.

3.2 Economic and Social Profile

The economy of the village was formerly dependent on agriculture, with the majority of the population either directly engaged in farming or in allied trades. There was also a small-scale lime burning industry, with several kilns operating in the area, and a number of small stone quarries. Both these activities were local, serving the immediate area.

In 1831, the parish had a population of 356. By the end of the century, this had dropped to 250 but the village supported: a church; school; Post Office; at least one public house; smithy; and probably more than one shop. Today the total population is again around 250 but the intervening years have, brought significant social and economic changes. The shops, along with the rural trades that operated out of the cottages and school, have all gone. Although most of the historic farms survive, increased mechanisation and other changes in farming practice mean that there is little agricultural employment and the community at Fitzhead relies on Taunton and further afield for its employment opportunities.

Despite the recent decline in agriculture, the village retains its rural character, reinforced by open fields abutting and separating elements of the settlement. Many of these are accessible via footpaths and rights of way. Formal social activity is concentrated in the eastern part of the settlement, where the Village Hall and Church are located. There is also a cricket ground and children's playground, just outside the Conservation Area. The Fitzhead Inn located in the east part of the village, offers less formal but vital opportunities for community interaction.

3.3 Study Zones

For ease of analysis, this Appraisal has divided Fitzhead into two 'character zones': the main village and church area, which for the purposes of this document will be termed as 'East Fitzhead', are in Zone 1; and West Fitzhead in Zone 2.

Although physically separated, both zones are united by a closely connected developmental history and for these reason form a cohesive whole, which lends itself to a single Conservation Area. The outline of the zones is shown on Map 1 (Appendix F) and comprise:

Zone 1 – East Fitzhead

This zone encompasses Fitzhead Court, Parks Farm, and the main street through the village to the south and east. This area is characterised by small houses and cottages tightly grouped along the main street and modern infill development of a modest scale that developed outside the boundary walls of Fitzhead Court. Despite this density of occupation, this part of the village has a quiet and peaceful atmosphere. It includes the small scale modern development at Tithe Meadow. The area around the church is less densely settled and fringed by modern development, again on a small scale. This zone is of special interest as it contains a number of historically important buildings and much of its historic settlement pattern.

Zone 2 – West Fitzhead

Some 350m west of the church, the hamlet of West Fitzhead is made up of a loose grouping of historically and architecturally important farmsteads. This Zone has a more agricultural character than the east part of the village. Whilst there has been very little new build, a significant proportion of the former farm buildings have been converted to dwellings. These conversions have not seriously eroded the special interest of this Zone, which is still very rural in character. The area has a high level of historic and architectural interest. West Fitzhead was not included within Fitzhead Conservation Area when designated in 1993.

4. Historic Morphology and Archaeology

4.1 Historic Morphology

Medieval Development

The origins of Fitzhead appear to go back to the Saxon period, the placename deriving from the Old English term *Fifhida* or *Fisshyde* meaning 'five hides', the multiple of land hundreds were divided into to form manors, estates or villages. The settlement is not, however, mentioned in the Domesday Book. Throughout the Medieval period, the lands at Fitzhead formed an estate belonging to the Bishop of Bath and Wells and they remained in their hands until sold in the early 19th-century.

There is no physical evidence of these early settlement phases but locally the estate was managed from the manorial court. The balance of evidence points to this on, or close to, the site of the present Fitzhead Court, which appears to date to the 17th-century. Until the 19th-century, the court and the church, which is 15th-century and again is likely to have had a precursor, would have formed the administrative powerbase that dictated the development of the settlement. The pattern of the medieval settlement cannot, however, be easily discerned in the layout of the village today, which appears to show little evidence of formally planned property plots. This is also the case for West Fitzhead (Zone 2), which appears to have grown out of a grouping of several farmsteads, again probably originating in the late medieval period but fully developing later.

Post Medieval Development

Many of the farmsteads date originate, or were altered, in the 16th and 17th-centuries but it is the evidence of the surviving buildings from the late-18th/early-19th-centuries that give an indication of the fully developed settlement pattern as it exists today. The 1840 Tithe map shows a cluster of close-knit development around Clematis Cottage between Fitzhead Court, Cridlands and Hill's Farm (Zone 1). It is possible that this intimate enclosed village street to the east, outside the walls of Fitzhead Court, is the result of the settlement gravitating to the road, which was turnpiked at this time. Away from this concentration, the other parts of late-18th/early-19th-century Fitzhead show a more dispersed settlement pattern of discrete farmsteads, almost certainly a continuation from earlier periods.

20th/early-21st-century Development

The 20th-century had very little impact on the settlement pattern until its latter half. Some of the new build was on formerly occupied plots and those areas which saw new housing in hitherto undeveloped parts of the village are mostly outside the Conservation Area boundary. Recent development within the Conservation Area has been relatively small scale and has not swamped the historic buildings, although, in general, it has not respected the historic settlement pattern.

In East Fitzhead, more recent development can be broadly categorised as: mid-20th-century local authority housing (west of the church); later large detached

residences, mainly bungalows; post-1980s village infill (along the main street between Fitzhead Court and Hill's Farm – probably on long established building plots); and a small 1990s housing estate (Tithe Meadow).

West Fitzhead (Zone 2) has largely escaped late-20th-century new build, although there has been some in the northwest part of the hamlet. There has however, been a substantial number of residential conversions of former agricultural buildings, which have resulted in an increase in the number dwellings in the hamlet.

4.2 Archaeology

With the exception of the area around The Old Rectory, Zone 1 of the Conservation Area is designated by Somerset County Council as an Area of High Archaeological Potential. To date, the only archaeological site or monument recorded by the County Historic Environment Record, is the 14th-century churchyard cross (*Fig. 1*), which is a Scheduled Monument (Appendix C).

West Fitzhead (Zone 2) is not designated as having archaeological potential, although this area does contain many of the earliest and most interesting historic buildings in the parish and, should the opportunity arise, it may repay further investigation.



Fig.1 Medieval cross in churchyard (Zone 1).

5. Spatial Analysis and Built Form

5.1 Urban Structure

Zone 1 – East Fitzhead

The settlement is sited along the former Taunton to Wiveliscombe turnpike road, with the grounds of Fitzhead Court providing a barrier to development on its western side. From the south, once the road has passed this restriction, at the top of the hill it turns sharply east into what can be described as the main part of the village, with single depth property plots fronting the road on both sides. An exception is the late-17th-century Clematis Cottage, which is set back off the road. Generally, recent development has only partially respected this historic structure, with properties set further back off the road, within their own plots, or in the case of Tithe Meadow, in an 'L'-shaped grouping.

The church is bounded by Church Road on its south and west sides. South of the church is the driveway to the Old Rectory, which has an enclosed, private, feel and a 20th-century bungalow part way along. Detached bungalows within their own plots are also found outside of the Conservation Area north and west of the church. There are two rows of ex-local authority terraced housing sited west of Church Road (and outside of the Conservation Area), where the road briefly turns north before continuing its west course towards West Fitzhead.

Zone 2- West Fitzhead

On entering the hamlet from the east, the road splits north and south. These two prongs, connected by a further north-south road, form the rough square shape that provides the framework for the settlement. Inside the 'square' are the remnants of what was probably two farmsteads, at Manor Farm and Halls, and the large mid-19th-century Ilex House. On the outside are scattered a further five farmsteads: Halfyard; Byams; Knight's Farm; Washer's Farm; and Meadow Gate.

5.2 Open Space

Both parts of Fitzhead are in intimate contact with the surrounding farmland, but the hilly local topography, buildings, walls, high banks, hedgerows and mature tree cover provide strong senses of enclosure. Most of the older buildings in both parts of Fitzhead are set in large grounds - including the surviving farms which tend to have generous plots of land directly associated with them. Of particular importance is the agricultural land separating the east (Zone 1) and west (Zone 2) parts of the village.

There is no planned or formal open space evident in any of the zones. The amenity spaces, provided by the cricket ground and children's' playground, both lie just outside the Conservation Area. It is possible that, historically, the large churchyard could have fulfilled part of the need for a public open area.

5.3 Views

An important panorama of open countryside opens to the east of the conservation area, and there are important views into it from the west. Many intimate and middle-distance views exist within the conservation area, including those in the main street at the top of the hill; views into the southern end of the conservation area from the hilltop near Knapp Cottage; and views out of the conservation area from near Cridlands. There is an important view of Fitzhead Court across open grounds from Church Road and attractive views along Church Road across farmland.

The Church and churchyard are prominent focal features and provide attractive views from public and semi-public viewpoints. There are important views of church, especially tower, across open fields from West Fitzhead near Meadow Gate/ and Ilex House. West Fitzhead also contains a number of important views of historic buildings around the hamlet, with occasional views across open farmland.

5.4 Plan-Form, Height and Massing

Zone 1 - East Fitzhead

The main street is typified by small 2-storey or 1½-storey cottages, usually attached. Within this broad group there is, however, considerable variety and it is clear that the buildings developed at different periods. The hillside setting of Court Cottages and the Old Schoolhouse has necessitated taller and more imposing cottages, with their entrances off communal stone steps to the rear (*Fig.2*). Elsewhere on the main street, the cottages, including the recent additions, are on a more traditional scale.



Fig.2 Topography dictates the atypical height of Court Cottages (Zone 1).

Other modern dwellings include bungalows, although most of these and the two blocks of local authority built terraced houses, are outside of the proposed Conservation Area.

Zone 2

West Fitzhead is made up of historic farmhouses and their associated buildings. Of the farmhouses, their plan-form and massing is the result of several centuries of change, including growth and in some cases contraction. At least three, Meadow Gate, Washer's Farmhouse and Hill's Farmhouse originated as open-hall houses. Away from the former farms, the other dwellings are at both ends of the social scale, represented by the expansive Victorian Ilex House, of a size matched only by Fitzhead Court, and built for an estate manager and Knights Cottages, a pair of semi-detached cottages built for farm workers.

5.5 Building Density

Zone 1

The highest density of housing in the Conservation Area is along the main street east of Fitzhead Court, with the attached cottages tightly packed and vying for space along the street frontage. As the road heads east, the density decreases with Hill's Farm marking the end of the historic settlement. Away from this area, the predominantly modern housing and higher status historic dwellings are more widely spaced.



Fig.3 Building density declines eastwards along the main street (Zone 1).

Dwellings closer to the road are not densely spaced although it is possible that this was not always the case and there were not once more houses around the church. With the exception of the local authority built terraces (outside of the Conservation Area), the dwellings are set within their own grounds and keep a 'respectable' distance from each other.

Zone 2

The housing density in West Fitzhead has been skewed by the large number of farm building-to-residential conversions. This has resulted in small and discrete groups of intimately spaced dwellings occupying former farm building complexes. The associated farmhouse, where once set apart from other dwellings, has now

become part of these groups of dwellings. One exception is Ilex House, set in its own grounds and never part of a farm complex.



Fig.4 Former farm buildings at Washer's Farm (Zone 2).

5.6 Edges and Enclosure

Stone walls are present throughout the Conservation Area, often marking the boundaries for higher status buildings and sometimes combined with hedges. Hedgerows are also present on their own as well as with banks and grass verges, giving a soft and rural appearance to the boundaries. In both zones, the historic buildings often directly front the road, while the more modern dwellings, mindful of an increasing desire for privacy, are set back and have front gardens. Where these later dwellings depart from the traditional forms of enclosure, such as Tithe Meadow and the local authority-built dwellings east of the church, the result is less satisfactory and out of character with the Conservation Area.



Fig.5 Eastern boundary wall to Fitzhead Court (Zone 1).

6. Architecture

6.1 Architectural Style

The two parts of the village contain a wide range of building styles and ages, dating from the 17th-century, or earlier, through to recent new housing. Using locally obtainable materials simply in a small rural community and minimising the amount of expensive imported stone used, many of Fitzhead's older houses are robust and workmanlike in character and do not closely follow successive architectural styles. The plain and unadorned outward external appearance of many of Fitzhead's vernacular buildings often belies their importance. Inspection of the interiors by Work by Somerset Vernacular Architecture Group and the listed building resurvey of 1984 has demonstrated that many retain features of great architectural and historic interest.

Zone 1- East Fitzhead

At the eastern edge of the conservation area, Hill's Farmhouse (*Fig.6*) is an interesting but unlisted, long 1½ storey house. The modernised exterior with its roughcast walls, steeply pitched concrete tiled roof and replacement PVCu windows is quite nondescript. Its origins, however, are as a three bay cross passage Medieval house and inside it contains crucks and three plaster plaques. The barn at east end, built of red sandstone rubble with Bridgwater double Roman red clay roof tiles, is also of interest. These buildings form an important focal feature marking the edge of Conservation Area.



Fig.6 Rear of Hill's Farm, now part of the Tithe Meadow development (Zone 1).

Further into the village the streetscape continues to derive interest from its variety of building forms and simple palette of materials. The small village pump shelter near the middle of the street (*Fig.26*) has rubble walls with brick quoins and paving, and a double Roman red clay tiled roof with decorative trusses and carved bargeboards. Two new houses and two recent sandstone garages are set back from the road behind it, and opposite them are Inglenook and Corner Cottage, a modest pair of early-19th- century rendered rubble cottages with slate roofs and modern windows.

A narrow gravelled lane between these cottages and the next house on the street frontage, Redstone Cottage, serves two backland dwellings. One is ochre plastered and placed back to back with the front building. The other, set further back behind a small front garden, is Grade II listed Clematis Cottage. This attractive little building dates from the late-17th/early-18th-century. It is a 1½ storey, two-bay cottage of plastered cob with 20th-century casement windows. Its thatched roof is hipped to the left and there is a stone stack to the right.

Redstone Cottage (*Fig.20*) is an attractive early 19th-century 3-bay red sandstone rubble house with a contemporary small pane timber sash window, cobweb fanlight over a central six panelled door and 20th-century small pane metal windows. It has red brick dressings and a profiled concrete tile roof. The next property, another red sandstone rubble house with a slate roof, is L-shaped with a gabled wing breaking forward to the carriageway. This allows a small raised paved terrace outside the front door, some 750mm above the street level. The house has upright pattern timber casements with horizontal glazing bars, a form of window found in the room above the wide archway to the adjoining Old Smithy. Built of white painted red sandstone, the Old Smithy has a slate roof and small pane timber casements. The archway has heavy timber gates across the opening.

Close by the pump shelter on the north side of the road is the Old School House. The two-storey, 6-bay former parish school is built of red sandstone rubble with a slate roof. The school opened in 1841, supported by subscription. Now in residential use, it has had replacement windows, eaves, bargeboards, and door case. A very narrow footway, little more than a step, runs along the front of the building, matched by another in front of Redstone Cottage opposite.

The Old School House is linked by a small 1½ storey red sandstone rubble structure, with a single doorway up three steps, to a short terrace of tall red sandstone rubble cottages with slate roofs. These lofty cottages (*Fig.2*) are built against a steep bank and appear to be two storeys over windowless partial basements at street level. They are reached by a communal flight of external steps at the west end of the terrace. The most easterly cottage has unpainted stonework, two gabled dormers and modern small pane windows. The other two cottages are painted white, with modern small pane windows.

The road widens here, near the corner at the top of the hill, helped by the Fitzhead Inn (*Fig.7*) being set back about 1½ metres from the face of the Old Smithy behind a gravelled strip at the edge of the carriageway. The slate roofed inn, which is physically detached from the later Old Smithy, is set gable end to the road. Its walls are of colour washed roughcast over sandstone rubble, with timber casements. The gravelled yard next to the Inn is separated from the road by a high wall with a large archway through it.



Fig.7 Fitzhead Inn (Zone 1).

On the inside of the bend is Taunton Cottage which comprises an L-shaped Victorian house set well back in its site, with a narrow two storey range extending forwards to the street. It has white roughcast walls, slate roofs and decorative brick stacks. The main part of the house has split-pane timber sashes and decorative bargeboards, while the front wing has 2-light casements. A small group of bland 20th-century bungalows on the slopes below these properties is passably well screened by hedgerows and trees.



Fig.8 Fitzhead Court, subject of a 19th-century 'makeover' (Zone 1).

On the outside of the bend, Grade II* listed Fitzhead Court (*Fig.8*) is sequestered behind its 3 metres high, Grade II listed, rubble wall to the street and the line of trees behind the wall. The building is a large two-storey house now subdivided into Fitzhead Court and the Manor. The date of its original construction is unclear, with alterations in the late 17th-century and a partial rebuilding, re-modelling and extension in the early 19th-century. The building is U-shaped in plan, with service wing additions to the north and a flat roofed extension to the west. The walls are of smooth plastered sandstone rubble. The steeply pitched roofs are slated, with many buff brick stacks. Most of the windows are gothic style shallow pointed-arch small pane sashes with traceried upper lights, but there are also various sizes of

mullioned and transomed windows at ground floor level on the west side of the house. To the south is Fitzhead Lodge, a small Victorian style lodge with plastered walls.

Although of 17th-century origin, Grade II listed Cridlands at the bottom of the hill was rebuilt in the mid-20th-century. It is set well back from the lane behind a low stone front garden wall and a broad grass verge. Its walls are of red sandstone rubble with Ham stone dressings, and it has a slate roof with stone stacks at both gables and a third stack to the right of four-centred arched doorway. There are 3-light stone mullions to the first floor, and 4-light and 5-light windows with hood moulds to the ground floor.

Further up the lane to the south, the Grade II listed red sandstone rubble Knapp Cottage and its attached barn stand high above the carriageway on the corner of Church Road. Unusually, this early 17th-century, 1½ storey 2-bay cottage and its now converted barn are built under a single thatched roof. The lower roof serving the attached range of converted outbuildings is slated.

The approach to the church is past two modern bungalows set back from the road in mature gardens (outside of the Conservation Area) and Welsh's Cottage (*Fig.9*), which is raised on a grass verge behind a low rubble retaining wall at the edge of the lane. Both parts of the cottage have steeply pitched slate roofs that were formerly thatched, red brick stacks and small pane casements. To the right, the cottage is of plastered cob, while to the left it is of sandstone rubble with a plastered front wall. Attached to the left is a red sandstone rubble wall, about 4 metres high, which comprises the rear wall of a long lean-to building with a large old stable door opening onto the verge. The cottage may have been used as a vestry by visiting clergy, as well as performing many of the functions of a church house. It was later a Poor House, with the single storey range thought to have been part of the accommodation for the parish's poor.



Fig.9 Welsh's Cottage – formerly the parish poor house (Zone 1).

At the end of the range, the wall curves away from the lane to accommodate the gateway to St. James's Church. The high sandstone rubble retaining wall continues around the churchyard, which is some 1½ metres above the lane.



Fig.10 Church of St. James the Great (Zone 1.)

The Church of St. James the Great (*Fig.10*) is listed Grade II* and has a 15th-century, three-stage crenellated west tower with diagonal buttresses, a 3-light perpendicular window over the west door, 2-light bell openings with Somerset tracery and a square crenellated stair turret at the south-east corner. The tower was restored in 1883 and the rest of the church is mainly a 19th-century rebuilding.



Fig.11 Tithe Barn – now the Village Hall (Zone 1).

In the south-western corner of the churchyard is an old 1½ storey structure known as the Tithe Barn (*Fig.11*). It was heavily remodelled in the early 1900s as a village hall with the insertion of buttresses, windows, doors and a chimney. Six collar and tie trusses are believed to be recent replacements of original jewelled posts set on timber pads in the walls. It is built of red sandstone rubble with a plain clay tiled roof. Despite the changes that have partly disguised its origins, the barn's appearance, construction and location in the corner of the churchyard remain of interest.

South of the Tithe Barn is The Coach House, built of red sandstone rubble with slate roofs and decorative stacks. Its windows are a mix of 20th-century casements and top-hung lights. A red sandstone rubble wall about 3 metres high runs along the south side of lane, linking the house to a smaller 1½ storey range. These buildings appear to have served the 19th-century gothic former Rectory, which is accessed down a track past a 20th-century bungalow. The rectory is now split into two properties known as The Old Rectory and St James.

Outside the Conservation Area, there are early-mid 20th-century rendered houses with gables and gabled dormers to the west and late 20th-century red brick bungalows to the north.

Zone 2 – West Fitzhead

West Fitzhead contains an exceptional collection of historic farmhouses. Half Yard, in the south-east corner of the hamlet, is listed Grade II. The early 17th-century building has plastered cob walls and a slate roof with brick stacks to the centre, east gable and both wing gable ends. It has a U-shaped plan with the rear wings facing north towards the lane. Half Yard was altered in the early 20th-century, and only modern windows are visible from the road. The house is partly screened from the lane by a high evergreen hedge, but an impressive red sandstone rubble wall, around 4½ metres in height, shelters the garden to the west of house.

To the west is Halls, which is to the south of several ranges of good 19th-century red sandstone rubble farm buildings of 2-storey, 1½ storey and single storey, and now in residential use. Halls is set well back from the lane in generous gardens with fruit trees behind a low stone wall, and has white rendered walls with end stacks, slate roof and gabled dormer. Despite alterations Halls and the converted farm buildings still supplement the rural character and historic interest of the hamlet.

Up the lane to the west are Byams House and Knight's Farm, both listed Grade II. Byams is a mid-17th-century farmhouse with an interesting two-cell lateral stack plan, a staircase turret on the south gable and a long north-east wing, prominent from the lane to the north, making an L-shape plan. The house is partly screened from the south and west behind stone garden walls and dense evergreen hedging. Built of red sandstone random rubble, plastered and colour washed on the south and west elevations, the farmhouse has slate roofs and brick stacks. It was altered in the 19th-century and has a decorative gabled Victorian porch but, apart from a 20-pane window with thick glazing bars in the staircase turret, the windows are typically 20th-century casements.

Some 10 metres to the east of the farmhouse, Byams Barn is a thatched outbuilding, now converted to residential use, that may possibly be of Medieval date and have been the precursor to Byams. Other ancillary buildings lay to the east and on rising ground to the south. Some are good 19th-century ranges built of red sandstone rubble but now with corrugated sheet roofing rather than slates (*Fig. 12*): the rest are 20th-century concrete block structures and steel frame barns.



Fig.12 Farm buildings south of Byam's House (Zone 2).

On the opposite side of the lane, Knight's Farmhouse is again 17th-century in origin, enlarged in the 18th-century. The farmhouse walls are of plastered and colour washed cob and random rubble, and the roof is slated with a mix of stone and brick stacks. Its two-bay and cross passage plan is unusual, perhaps due to early alterations, with the end bay to the lane being unlit. The gabled wing projecting to the right of the 4-centred arched doorway might have also been an even earlier dwelling. The 3-storey barn, which formerly housed large scale cider production, and the 1½-storey range built of red sandstone rubble next to the farm are modestly converted to residential use.



Fig.13 Knight's Cottages (right) – pair of mid-20th-century farm workers' cottages (Zone 2).

Towards the crest of the hill to the north, Knights Cottages are a pair of 1½-storey semi-detached houses is set on high ground well back from the lane (*Fig.13*). These prominent mid-20th-century farm workers' houses have colour washed brickwork, steeply pitched roofs with brown profiled concrete tiles, brown brick stacks and Somerset dormers. With their original small pane metal casements and single storey gabled wings at each end, these houses reflect their rural setting and are included in the Conservation Area.



Fig.14 Chicks Barn- converted former farm building (Zone 2).

The lane continues through open countryside to the junction on the other side of the hill where, in the north-west corner of the hamlet, new residential development has taken place in recent years. Small red sandstone farm buildings have been converted to residential use and supplemented by a few new dwellings set around a courtyard. They have exposed stone or colour washed rendered walls and red/brown double Roman concrete tiled roofs with hips and gables (*Fig.14*).



Fig.15 Ilex House – mid-19th-century (Zone 2).

Ilex House, (*Fig.15*) further east along the lane, is well screened by trees along its northern boundary. The Grade II listed house was built for Lord Ashburton's estate manager in 1849 by Taunton architect Richard Carver. Set in generous grounds with orchards and woodland trees, the house is unusual in the Conservation Area in its conscious use of design and detailing to affect an architectural style. In this case, a Victorian interpretation of Elizabethan with square hood moulds, mullioned windows, decorative pierced bargeboards and octagonal stacks. The property's eastern boundary wall contains a niche for a small village pump or standpipe.

Washer's Farmhouse (*Fig.16*), on the north side of the lane opposite Ilex House, is a Grade II* listed farmhouse set back a little from the lane behind a hedge and a

garden wall of sandstone rubble. The house has a 3-cell and cross passage plan, a lateral fireplace on the north wall of the hall and a square two-storey stair turret protecting to the right under a short catslide roof. Although the farmhouse is early 17th in character it has its origins in the 15th-century. It is built of plastered and colour washed sandstone rubble with a steeply pitched slate roof. Plastered stacks rise at both gable ends and centrally at the rear. Windows are mostly 19th-century 2-light, 3-light and 4-light timber casements with horizontal glazing bars. The ranges of barns up the track to the left of the farmhouse have been converted to residential use with some loss of agricultural character (*Fig.4*).



Fig.16 Washer's Farmhouse (Zone 2).



Fig.17 Meadow Gate (Zone 2).

Meadow Gate (*Fig.17*), another late 15th-century house secluded behind low garden walls and hedgerows at the corner of the lane, is almost completely surrounded by open fields. Its plan is another variant of the traditional 3-bay open hall house, the lobby entry opening onto back-to-back fireplaces. Built of plastered and colour washed rubble and cob, it has a slate roof with a stone stack to the right and a brick stack over the front door. The house, which had an open hall that was ceiled in the early 16th-century, has five pairs of jointed crucks set 1 metre inside

the gable ends, an unusual feature in Somerset, and a staircase turret on the north side. It was modified again in the early 20th-century when the present 2-light and 3-light casement windows were inserted and, perhaps, the single storey slate roofed verandah over the glazed entrance was inserted.

6.2 Listed Buildings and Important Unlisted Buildings

Schedules of listed buildings and important unlisted buildings are set out in Appendices D and E and identified on Map 2 (Appendix F). It should be noted that some of the outbuildings to the Listed farms may be listed by virtue of being within their curtilage: this relationship is not represented on Map 2.

6.3 Facades

The local red sandstone is the predominant walling material for the historic buildings throughout the village. It is usually laid in random rubble courses and is often rendered or painted, especially on exposed south or west facing walls. Traditionally, either lime-based render or lime wash was used. There is also some cob on earlier buildings and from the 19th-century brick is used, usually in combination with stone. Ham stone appears occasionally on high status buildings for dressings (Fig.18).



Fig. 18 Ham stone dressings and exposed rubble sandstone at Cridlands (Zone 1).

6.4 Roofs

Most historic buildings have gabled Welsh slate or clay plain tile roofs. Clay double Roman and profiled concrete roofing tiles are also to be found, the latter being introduced in the 20th-century. Three buildings in the Conservation Area are now thatched, although it is likely that formerly more buildings, including those in agricultural use would have utilised this material.



Fig.19 Village roofscape - Gabled slate covered roofs predominate; the thatched roof of Clematis Cottage is in the background (Zone 1).

6.5 Windows

Traditional timber painted casement, and occasionally sash windows, are found throughout the village.



Fig.20 Sash, casement windows and fanlight at Redstone Cottage (Zone 1).

There are also good examples of the Gothic revival sliding sashes at Fitzhead Court (Zone 1) and stone mullioned windows at The Old Rectory/St James (Zone 1) and Ilex House (Zone 2). A rare survival is the timber mullioned window, probably 17th-century, in the barn immediately east of Hill's Farm (Zone 1) (*Fig.21*), which may have been reused from another building.

There are also a large number of PVCu replacement windows on unlisted historic buildings, which have had a detrimental effect on the character and appearance of individual buildings and on the Conservation Area as a whole.



Fig.21 The 17th-century timber mullioned window at Hill's Farm (Zone 1).

6.6 Other Features of Interest

The churchyard contains many important monuments, including the Grade II* listed and Scheduled (Appendix C) 14th-century lantern-headed sandstone cross, with figures carved in the shaft niche and each face of the face of the lantern (*Fig. 1*). In addition, there are six Grade II listed stone chest tombs dating from the early 17th-century to the mid-18th-century, as well as the Grade II* listed sandstone chest tomb of Mary Byam - one of the finest in the district (*Fig.22*).



Fig.22 Chest tomb of Mary Byam d.1648 (Zone 1).

7. Street Scene

7.1 Walls, Railings and Gates

Local sandstone rubble walls define boundaries throughout the Conservation Area. On occasion these have been built to a considerable height, such as at Half Yard (Zone 2) and Welsh's Cottage (Zone 1) and the long buttressed example along the street east of Fitzhead Court (Zone 1) (*Fig.5*), which is Grade II listed.



Fig.23 Entrance to the churchyard (Zone 1).

Railings and gates are not a particular feature of the Conservation Area, although there is a fine listed gate complex at the south-east entrance to the churchyard comprising: a flight of steps with simple iron railings; coursed and squared octagonal red sandstone gate piers with moulded caps; and a simple mid-19th-century cast-iron lantern overthrow, but no lantern (*Fig.23*).

7.2 Trees, Hedges and Green Space

Trees and green spaces make a vital contribution to the character and appearance of the Conservation Area. The settlement is surrounded by farmland and the hilly terrain bounded by high banks. Hedgerows and mature trees give a sense of enclosure. Many of the green spaces abut farmland and the distinction between domestic rural gardens and agricultural land is often blurred.

Within the Conservation Area, the churchyard represents the primary green space and has an avenue of yews to the west door and specimen trees including two impressive beech trees. Other important spaces include:

Zone 1

- mature gardens to Fitzhead Court/The Manor;

-
- small triangle of woodland with a rookery north of Knapp Cottage;
 - orchard north of The Old Rectory/St James (*Fig.24*);

Zone 2

- orchard west of Half Yard;
- grounds south of Ilex House.



Fig.24 Orchard north of the Old Rectory (Zone 1).

7.3 Public Realm

Groundscape

The roads within the Conservation Area are all tarmac, with no footways or kerbs alongside, being generally edged by walls, grass verges, banks and hedges.



Fig.25 The entrance archway to the Old Smithy (Zone 1).

Outside of the public domain, some earlier ground surfaces have survived such as the cobbled yard in the entrance to the Old Smithy (Zone 1) (*Fig.25*) and at Washer's Barn (Zone 2).

Wirescape

Overhead power and telephone lines are present throughout the village. The effect of these is quite intrusive.

Street Furniture

Fitzhead is well endowed with historic street furniture, which adds greatly to the character and appearance of the Conservation Area and includes:

Zone 1

- Municipal pump shelter and pump dating to 1904, main street (*Fig.26*).
- Cast iron pump with a stone trough, against wall to Fitzhead Court (*front cover*).
- Type K6 telephone kiosk with an enamelled 'Post Office' sign fixed above, outside the Fitzhead Inn.
- Milestone retaining its iron plate, opposite Knapp Cottage.



Fig.26 Pump house on the main street (Zone 1).

Zone 2

- empty niche in wall to the east of Ilex House that presumably once contained a pump.
- Somerset County Council guidepost, where the road leaves the village to the north-west.

8. Damage & Deterioration

8.1 Principal Negative Features

Individually, none of the buildings within the Conservation Area has a serious adverse impact on its character or appearance, although not all the residential conversions contribute as much as they could to the rural character. Aspects identified as having a negative impact include:

- PVCu replacement windows in unlisted historic houses within the Conservation Area;
- prominently sited television satellite dishes attached to houses;
- transmission poles and overhead wires.

8.2 General Condition

Buildings and boundary walls within the conservation area are generally in good condition and well maintained. Exceptions include the unlisted barn east of Hill's Farm (Zone 1), which has some structural cracks at its north-east corner - a situation not helped by the blocked roof gutter at the time of inspection. Also requiring attention, the retaining wall to the copse north of Knapp Cottage has a number of cracks caused by tree roots.

8.3 Buildings at Risk

Three listed chest tombs in the churchyard, are in an extremely parlous state and require extensive repair as a matter of urgency (*Fig.27*).



Fig.27 One of the three chest tombs in urgent need of repair (Zone 1).

8.4 Threats and Pressures

The two character zones represent distinct areas of settlement separated by farmland and there remains a risk that additional development will blur the boundaries in between.

The infill development that has taken place in and around Zone 1 has tended not to respect the historic settlement pattern. The relatively high density of settlement means that it will be difficult for future development to be able to fit in with the historic pattern and it could potentially have a deleterious effect on the character and appearance of the Conservation Area. West Fitzhead (Zone 2) is essentially a discrete contained settlement and very sensitive to change. Settlement pressure has, to an extent, been taken up by the conversion of former farm buildings and this has restricted the need for new build.

A further and constant threat, particularly to Zone 1 which has a high proportion of unlisted historic buildings, is the incremental erosion of the character by the over-restoration of the unlisted cottages, and unsympathetic alterations and additions to historic buildings, such as PVCu windows and doors.

9. Recommendations

9.1 Boundary Changes

These are depicted on Map 1 (Appendix E). The principal change to the 1993 Conservation Area boundary is the inclusion of West Fitzhead. This encompasses the area of the hamlet, which has a large proportion of buildings of high historic and architectural value set within a rural landscape that retains much of its historic integrity and significance.

Other changes considered but not proposed are the inclusion of Pond Close, to the east of the main village, which while the listed farmhouse known as The Old Cider House/Brownsells is of undoubted interest, as a group the remaining buildings do not make a significant contribution to the character and appearance of the Conservation Area. Tithe Meadow was also considered for removal. The suburban appearance of this small development is somewhat out of kilter with the established settlement pattern, but it does occupy a key position within the historic settlement and development here has the potential to affect the historic elements of Conservation Area. Given the local support for its continued inclusion it is not proposed to alter the boundary here.

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. Suggested proactive measures for consideration include:

- the 'undergrounding' of overhead wires;
- scheme for the re-introduction of traditional timber windows;
- Article 4 Direction (see Appendix B) to control the introduction of further PVCu windows and doors.

Appendices

Appendix A – Bibliography, Further Information and Advice

Sources Consulted

- Cross, A. (2000): *Ten Hides: a millennial history of Fitzhead, Somerset*.
- Department of the Environment (1984): *List of Buildings of Special Architectural or Historic Interest*.
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- Pevsner, N. (1958): *The Buildings of England: South and West Somerset*.
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- Somerset Historic Environment Record. (www.somerset.gov.uk/heritage).
- Somerset Vernacular Architecture Group (unpublished reports: *Rosebank; Chicks Cottage; Tithe Barn; Meadow Gate; Byams; Fitzhead Court; Knights Farmhouse; Clematis Cottage; Washers Farmhouse; Hills Farmhouse, Welsh's; and Knapp Cottage*).
- Walden, T (2002): *Fitzhead Conservation Area Appraisal Draft*. TDBC.
- Wallis, C & N. (1974): *Old Fitzhead*.

Legislation, Guidance and Policy:

- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
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- Taunton Deane Borough Council Local Plan (2004).
- DETR Circular 01/2001. (2001).
- Guidance on the Management of Conservation Areas. English Heritage (2005).
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- Design and Access Statements: How to write, read and use them. CABE 2006. (www.cabe.org.uk).
- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR (2000). (see www.cabe.org.uk).

Further Enquires

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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

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 stone, artificial stone, plastic or timber cladding.
- The installation, alteration or replacement of a chimney, flue or soil and vent pipe, in certain locations.

-
- Certain development on land between a wall forming a side elevation of the dwellinghouse and the boundary of its curtilage.
 - Rear extensions of more than one storey and side extensions.

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 BV219b) 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 – Scheduled Monuments

A Scheduled Monument is defined in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983 as a protected archaeological site or historic building of national importance. The scheduling of a monument means that permission is required for works affecting that monument. The Secretary of State, in consultation with English Heritage, assesses each case individually to ensure that damage to protected sites is kept to a minimum.

There is one Scheduled Monument within Fitzhead Conservation Area and an extract from English Heritage's record of Scheduled Monuments is included below.

MONUMENT: Cross in St James' churchyard	PARISH: FITZHEAD
DISTRICT: TAUNTON DEANE	COUNTY: SOMERSET
NATIONAL MONUMENT NO: 32169	
NATIONAL GRID REFERENCE: ST11972837	

DESCRIPTION OF THE MONUMENT

The monument includes a medieval cross located 20m south east of the west door of St James' Church. The remains of the original cross structure include a two-stepped octagonal base, surmounted by a socket stone into which is set a shaft. The lower step of the base is approximately 2.3m in diameter. Each face of the upper step is 0.6m long and 0.3m high and this supports a square socket stone with broached top corners and an octagonal top. A square tapering shaft, approximately 1.5m high is set into the socket stone and has a carved figure of an ecclesiastic on its east face. Restoration of the cross in 1908 included the addition of 0.3m of shaft and a decorated lantern head. The cross is Listed Grade II*. All gravestones which fall within the cross's 1m protective margin are excluded from the scheduling, although the ground beneath them is included.

SCHEDULING HISTORY

Monument included in the Schedule on 4th December 1957 as:

COUNTY/NUMBER: Somerset 314

NAME: Churchyard Cross

The reference of this monument is now:

NATIONAL MONUMENT NUMBER: 32169

NAME: Cross in St James' churchyard

SCHEDULING AFFIRMED ON 19th March 1999

Appendix D – Listed Buildings

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

The table does not include ancillary structures or those within the curtilage of named buildings. These may also be covered by the listing. Names of properties given below are those recorded at the time of listing and it is possible that some names may have changed. This does not affect the listing itself.

Address	Grade	Date Listed	Somerset HER Reference No.
Church of St James the Great	II*	25 th January 1956	40198
Cross in Churchyard	II*	4 th May 1984	40201
Three Chest Tombs in a Line S of Tower	II	4 th May 1984	40196
Unidentified Chest Tomb, 10m S of Tower	II	4 th May 1984	40195
Mary Byam, Chest Tomb	II*	4 th May 1984	40197
Ann Brulard, Chest Tomb	II	4 th May 1984	17454
Unidentified Chest Tomb, about 5m S of Chancel	II	4 th May 1984	17455
Gatepiers with Gate, SE of Entrance to Churchyard	II	4 th May 1984	40214
K6 Telephone Kiosk	II	7 th March 1990	17465
Knapp Cottage and Attached Barn	II	4 th May 1984	40210
Milestone 10m NE of Knapp Cottage	II	4 th May 1984	40207
Cridlands	II	25 th January 1956	40211
Two Gatepiers and SE Boundary Wall, Fitzhead Court	II	4 th May 1984	40194
Fitzhead Court and The Manor	II*	25 th January 1956	40338
Clematis Cottage	II	4 th May 1984	40193
Ilex House, West Fitzhead	II	4 th May 1984	40337
Washers Farmhouse, West Fitzhead	II*	4 th May 1984	40199
Meadow Gate, West Fitzhead	II	4 th May 1984	40340
Half Yard, West Fitzhead	II	4 th May 1984	40203
Byams, West Fitzhead	II	4 th May 1984	40204
Outbuilding 10m E of Byams, west Fitzhead	II	4 th May 1984	40205
Knight's Farmhouse, West Fitzhead	II	4 th May 1984	40200

Appendix E – Important Unlisted Buildings

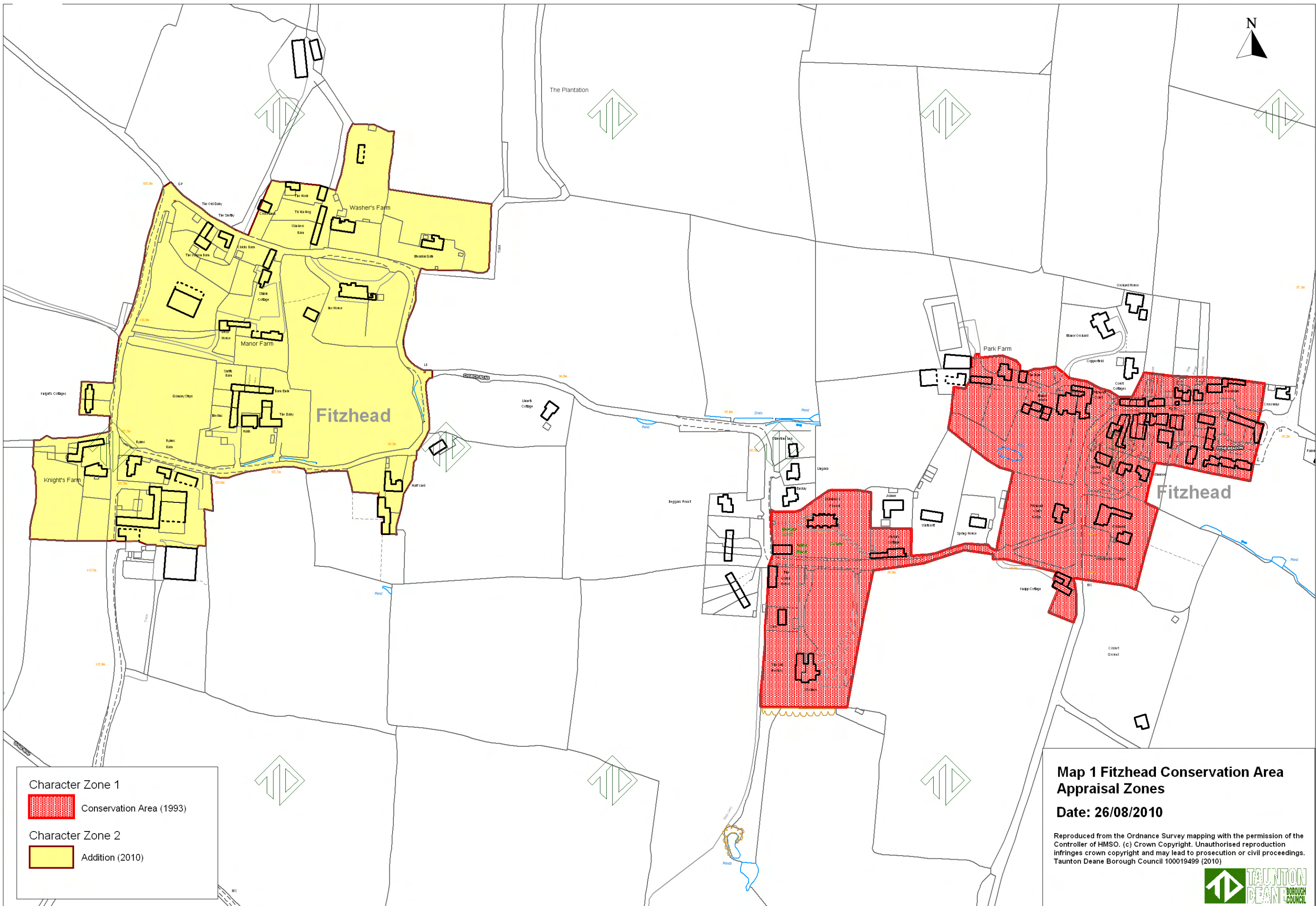
Below is a table of notable unlisted buildings within the Conservation Area (it does not include all those which may be considered to make a 'positive' contribution to character and appearance). These are buildings or structures which, whilst perhaps not of special interest in the national context, are nevertheless of local interest by nature of their date, design, materials, historical association, etc. This is not a statutory designation and confers no protection, although some of these buildings may be deemed as listed by virtue of being within the curtilage of Listed Buildings. It is possible that some of these buildings may be of a quality to be listed in their own right.


Address	Notes
Welsh's Cottage, Church Road (Zone 1)	Ostensibly a 19 th -century cottage but with earlier origins. Historically connected with the church and at one time the parish poor house.
Hill's Farm & barn, (Zone 1)	Possibly Medieval in origin. Much altered but retains internal features.
Farm buildings south of Byams, (Zone 2)	Fine collection of 19 th -century stone farm buildings.
Pump House Shelter, main street (Zone 1)	Good intact example of early-20 th -century rural municipal architecture.
The Old Rectory/St James (Zone 1)	19 th -century gothic-style former rectory.
Tithe Barn, Church Road (Zone 1)	Rare post and truss construction, possibly the former Church House.


Appendix F – Maps

Map 1 – Conservation Area Boundaries / Character Zones

Map 2 – Settlement Appraisal



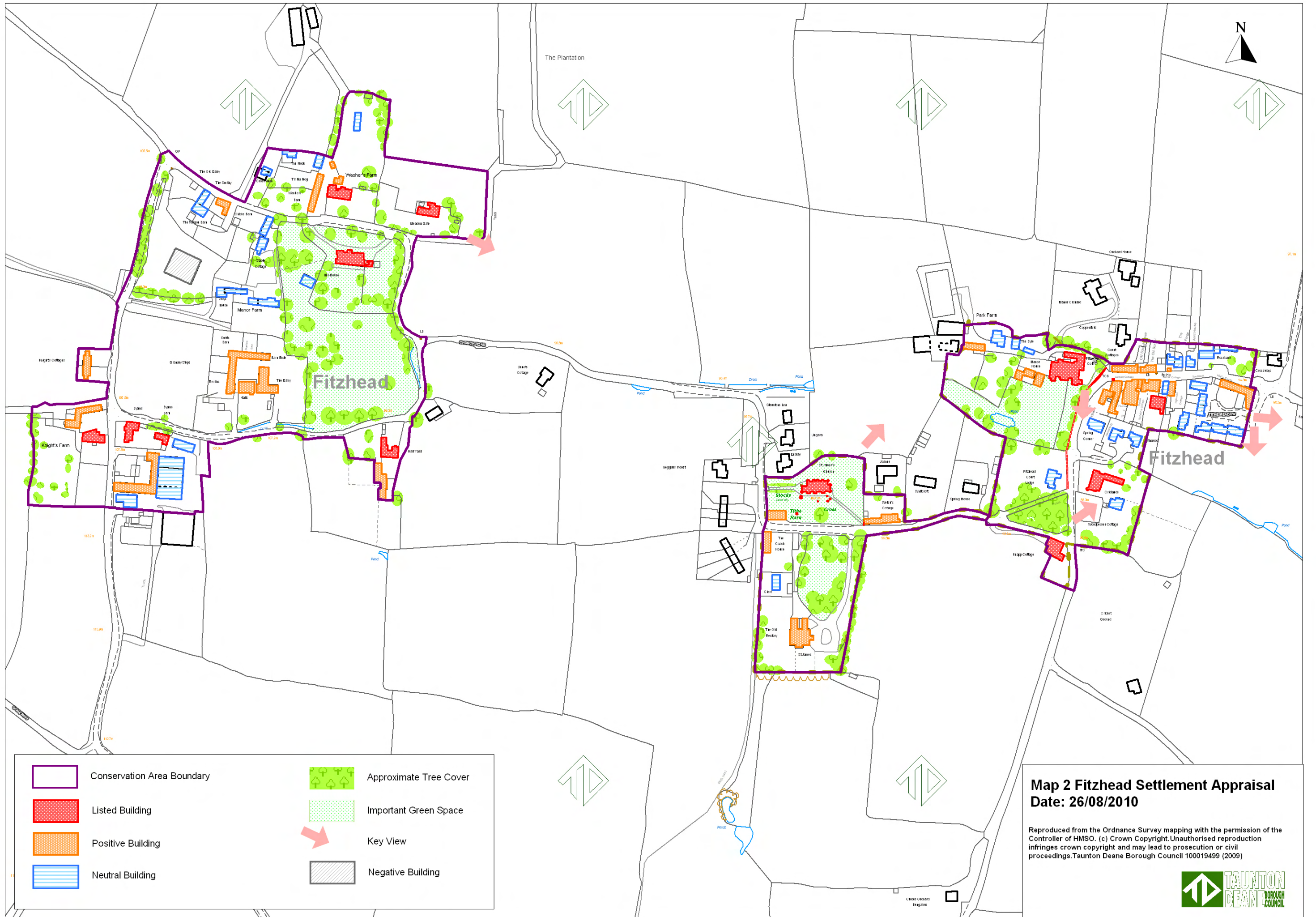
Character Zone 1
 Conservation Area (1993)

Character Zone 2
 Addition (2010)

Map 1 Fitzhead Conservation Area Appraisal Zones
Date: 26/08/2010

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