

Edington Village Design Statement



Acknowledgements

The villagers of Edington

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INTRODUCTION

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The Village of Edington

Members of the editorial group

The Edington Village Design Statement has been three years in the making. During that time there have been exhibitions, questionnaires and workshops which have involved many of the villagers. The editorial group has changed its composition but has never failed to listen to the advice and information offered from all sources. Everyone in the village has had the opportunity to contribute to this statement and it is felt that it truly reflects the opinions of the village.

Villages are dynamic and Edington is no different in this respect. The village of today is quite different to that of earlier times. No doubt there will be many changes in the village of tomorrow. The Village Design Statement is intended, whatever the changes, to keep that which is unique about the character of Edington.

The Sedgemoor District Local Plan contains relevant development control policies and on 6th November 2002 the District Council formally adopted the Edington Village Design Statement as Supplementary Planning Guidance for reference in connection with design matters in the parish.

Kate Martin

Rob Shuttleworth

Dick Whittington

Help, Support and Advice from Rob Shuttleworth, Sedgemoor District Council.

INTRODUCTION

The Village Design Statement aims to describe the Edington of today.

This will embrace both the older traditional buildings and the more modern houses of the village. It will endeavour to capture the unique character of Edington and highlight the qualities valued by its residents.

The key factors will be how new houses might blend with their traditional neighbours in producing the unique character of Edington; how open spaces, distant views, street pattern, footpaths, trees and hedges shape the look and feel of the village.

The statement has been written by villagers of Edington so that their local knowledge and views will be used to ensure that future development and change is based on a considered understanding of the village's past and present and will contribute positively to the future of Edington and its special nature.

The statement is addressed to:

- statutory bodies and public authorities
- planners, developers, builders, architects, designers, engineers
- local community groups
- householders and businesses.

Now that the Statement has been adopted by Sedgemoor District Council as Supplementary Planning Guidance, its recommendations will be taken into account when planning applications are assessed. This will help to ensure that the design of new buildings takes inspiration from the distinctive local character. In this way it will support the District Local Plan as it affects Edington and support the work of the Parish Council.

A blend of old and new



Chandlers Lane



Holy Well Road

THE VILLAGE OF EDINGTON

Edington is situated on the gentler northern slopes of the Polden Hills, a long but relatively low, lias limestone and clay ridge overlooking the low-lying levels and moors. It is one of a string of villages of Saxon and Mediaeval origin lying on the spring line of the ridge and which are related to the use of both hill and wetland area and the connections between the two. Tracks have led down from the hills and on across the boggy moors from Neolithic times. The "Sweet track" is the oldest known man-made trackway in Europe and dates from c4000BC. At least thirty trackways have been identified between Meare, Edington and Burtle.

The area is rich in history being the main route between Bridgwater and Glastonbury and Street. In Roman times a road ran along the ridge of the Poldens (now the route of the A39) from the port of Downend(Dunball) to connect with the Fosse Way. In later times pilgrims followed a similar route, probably along the spring line from village to village and Holy well to Holy well for sustenance on their way to Glastonbury. The Edington Holy Well is a much valued structure in the village. Unfortunately the water ceased to flow after Wessex Water installed a new sewer passing through the village.

Although the majority of the villagers were not born in Edington, they have a strong sense of identity with the place and are passionately interested in its past, present and future. This interest is demonstrated in the attendance at exhibitions (especially the millennium exhibition), the desire to produce the millennium booklet and video, the involvement in the history and archive group, the support for the restoration and future use of the Old Sunday School, the multi-use of the village hall and the encouragement for this village design statement.

The village today is mainly residential with people from many backgrounds, professions and skills, either working from home, commuting or retired. Some people are still employed in the village; at the village surgery, which serves all the villages on the Poldens; or at one of the two small industrial estates in the village: Gwilliams/Kellands and the Suprema Estate. The village Post Office and shop closed in 1992 removing a valuable service and meeting place for villagers. Although Gwilliams now provides the services of a shop and hardware store the re-establishment of a post office and grocery store would improve the social vibrance of the village.

In the future tourism may play a more important part in the economic life of Edington. Cyclists have grown in numbers in recent years, helped by the 'Pedal the Levels' and the 'Sustrans' initiatives. National Cycleway 3 passes through the village as does the Bluebell Cycle Trail, a local trail starting at the Burtle Inn. 'Walking on the Poldens' and 'More Walking on the Poldens', booklets written by the local footpath booklet committee, have encouraged new groups of visitors to the village.

Further into the future, the wetland reclamation of the small area of peat extraction in the parish will lead to increased environmental recreation.



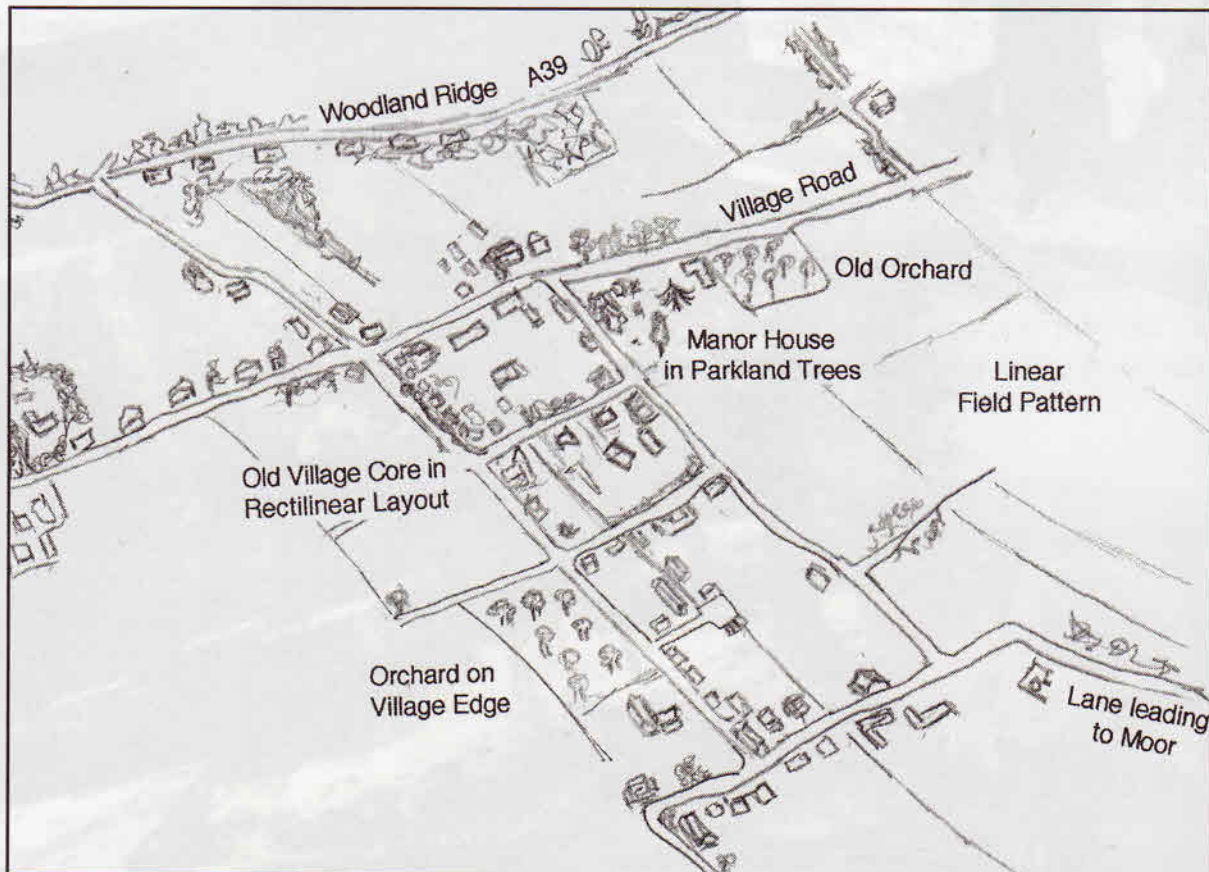
THE LANDSCAPE SETTING

The visual prominence of the northern slopes of the Polden Hills and the variety and richness of its landscape promotes it as a high priority area for conservation. There are frequent, long, high quality views from Edington on these northern slopes over the Wetlands to the Mendips. The views are particularly significant from above the village (the south side), on Holy Well Road and northwards from Broadway across open fields outside the village. The view embraces Brean Down, Brent Knoll, Crook Peak and the wide sweep of the Mendips across the Moors with their rhynes and pollarded willows. Cheddar Gorge can be identified in the Mendip slope and also the huge quarry but at this distance even that scar is softened. Looking back, southwards the Polden ridge presents a line of deciduous woodland and loosely strung cottages lining the A39.

The views towards the village show a well-treed landscape; village buildings are not prominent in the scene. Trees and hedgerows are a component of the street scene.

The clay soils and gentle gradient of the Poldens allow for a wide variety of agricultural use, both arable and permanent pasture. The pattern is one of large linear fields with flailed hedges on the slope to the south of Edington and the moors to the north, and smaller fields with mature hedges round the village. A number of farm buildings within the village are now converted to residential use. Only a few working farms remain on the outskirts of the village

Trees, shrubs, old orchards and hedges lining the roads provide a soft edge to the village of Edington. Viewed from a distance the buildings are intermingled with trees and hedgerows and are partially hidden. Only glimpses of the Church Bell Tower and patches of weathered, red tiles betray the presence of habitation.



Village Pattern on North side of Polden Ridge

LANDSCAPE GUIDELINES

- L1 The distant, high quality view corridors northwards to the Mendips and southwards to the Polden ridge need to be respected.
- L2 Trees and Hedges are an important component of the street-scene and should be retained.
- L2 The 'soft' edge of the village must be retained.
- L3 Replanting of orchards and other trees is to be encouraged in order to retain the feeling of a village hidden within the countryside.
- L4 Development proposals need to be examined to ensure that they maintain or enhance the village landscape setting.



Well-treed landscape - village is hidden



Trees and hedgerows a component of street scene. Buildings are intermingled and partially hidden



Views to the north



SETTLEMENT

The basic pattern of the village has developed from south to north within a rectilinear or 'ladder' pattern. Holy Well Road and Broadmead Lane form parallel sides to the pattern with Church Road, The Walls and Chandler's Lane forming the rungs. This ladder pattern encompasses the most densely populated area of the village via a series of inhabited rectangles enclosing open spaces. The offset nature and general crookedness of the lanes together with a mix of stone wall, trees and hedges provides variety and interest to the rectilinear pattern. The alignment of the village is South to North, the village core following the old Saxon layout. A handful of large houses, some were previous Manor houses, are surrounded by formal gardens containing gazebos, small orchards, beech hedges and ornamental trees, especially cedar. Many of the old orchards in and on the edges of the village are decaying and need replanting.

Spurs of further development in the village are found on the Nidon (the small ridge to the north), the ribbon extension linking with Catcott to the east (including the Suprema trading estate with its line of original worker's houses) and the cluster around the old school linking to Chilton Polden in the west. There are also a handful of houses lining the A39 to the south.

Edington is a loose knit village with a low density allowing space for trees and also important viewing corridors across the open spaces to the surrounding hills and wetlands. The feeling of open space is one of the most important characteristics of the village. The views across the areas of open space to different parts of the village, e.g. the church, are a very important characteristic.

Within the main street framework of the village but outside the development area there are two patches of open land:

- The land towards the north of the village bounded by The Walls, Broadmead Lane, Chandler's Lane and Holy Well Road. The stone walls surrounding this area make it a particularly important space.
- The area to the east of Broadmead Lane and to the south of Church Road. From Broadmead Lane this area affords glimpses of the church and pound area.

Both of these areas may have been occupied as part of the settlement in ancient times but have now been deemed to be outside the village development boundary.

To the south and east of the second area and bordered by Holywell Road is a further area of open land which is within the development boundary but is specifically protected against new development by Local Plan Policy.

A further area between the 'rungs' of Church Road and The Walls which contained a central orchard, was unfortunately left inside the village development boundary. However the resultant development has so far been kept to a minimum and a sympathetic attempt has been made to retain the distinctive local character.

Like all villages, change is constantly happening. Farming is now in decline. On the eastern edge of the village orchards have gone to make way for modern housing for commuters or the retired. The soft edge has been retained by the hedges and trees in the front gardens of these properties. They are now absorbed as part of Edington, the mix together with the two small-scale trading estates helping to make perhaps a more vibrant village.

The opportunity for development in the village is low. The development boundary in the District Council's statutory local plan has been tightly drawn round existing built up areas leaving only infilling and reconstruction as possible development.

SETTLEMENT GUIDELINES

- S1 The rectilinear layout of the village is a strong characteristic of the village and should be maintained.
- S2 The areas of identified open land are very important characteristics of the village and must be retained. The views across these areas to other parts of the village, e.g. the Church and further afield to the surrounding moors and hills are most important.
- S3 The loose knit nature of the village with spaces for trees and affording glimpsed views must be maintained.
- S4 Where sympathetic new building and retention of local character (such as retaining the 'soft' edge of the village) is maintained, a more vibrant village can emerge in the blend of modern and traditional, perhaps responding to 'greener' ecological design.



Trees and shrubs in gardens maintain a soft edge to the village



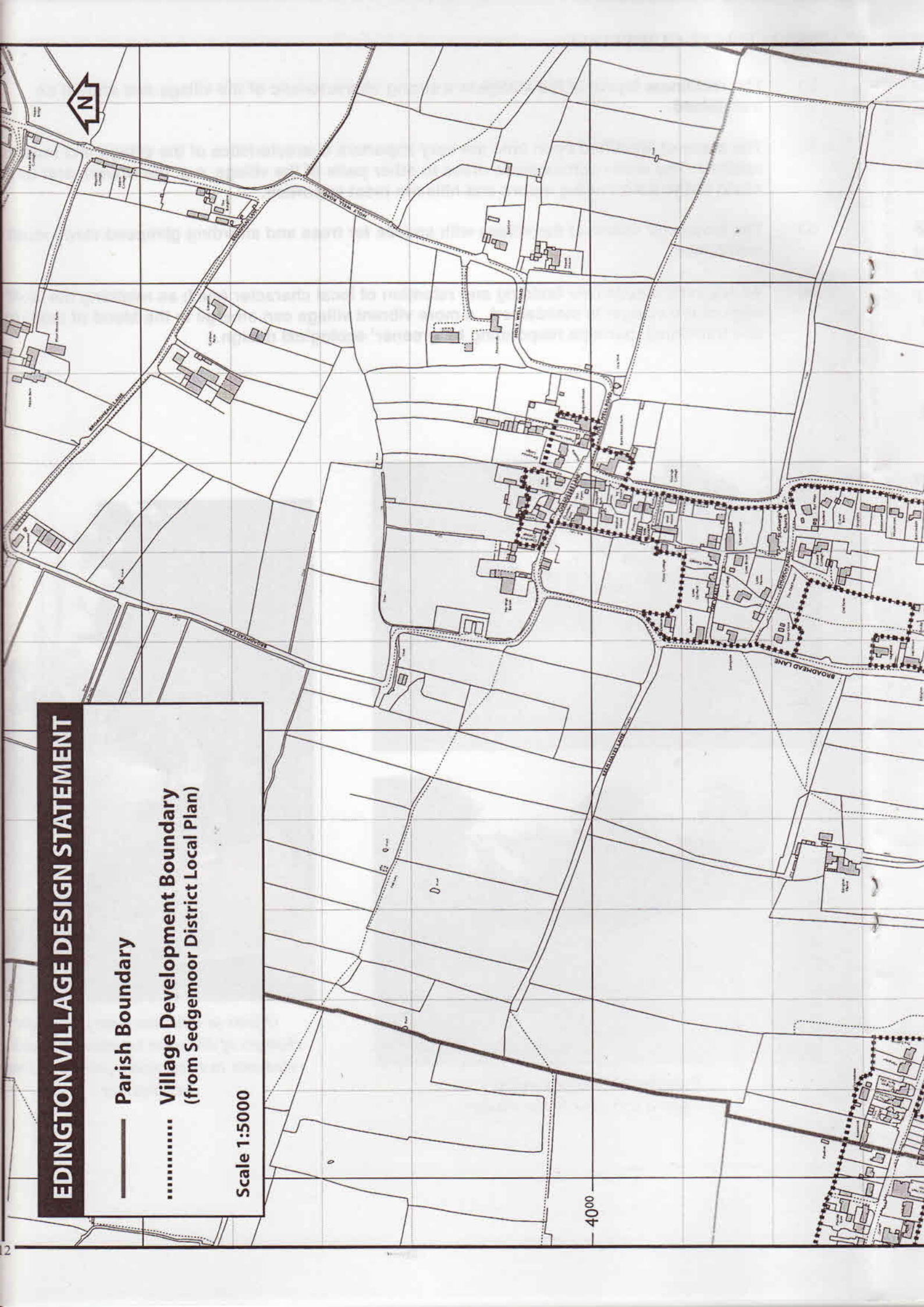
Offsets at lane junctions and slight changes of direction together with mix of elements in street scene provide variety and interest

EDINGTON VILLAGE DESIGN STATEMENT

— Parish Boundary

..... Village Development Boundary
(from Sedgemoor District Local Plan)

Scale 1:5000





Edington

BUILDINGS AND SPACES

BUILDINGS

Architectural Styles & Materials -Vernacular Traditions and Details

Edington lies on the sedimentary calcareous limestone (lias) beds, and the historic village is largely built from such material quarried locally. Lias can vary significantly in its weathering qualities. It is sometimes the case, that quite important and otherwise well-constructed buildings have walling surfaces in poor condition, while relatively modest dwellings have been fortunate to be built of more robust material. Poor lias stone has a tendency to delaminate on the bed plane and is thus susceptible to surface decay if not properly protected by sound lime mortar bedding and pointing. In earlier times, the lias beds varied considerably in depth from 300mm (12") to the more common 125mm (5") thickness with intervening bands of yellow-grey clay. Joints in the beds have allowed the stone to stain and absorb the colour of the clay. A large proportion of the stones naturally display these colours and tones, which together with the underlying blue-grey-whitish shades of the stone body, give a very characteristic texture to the stonework.

Edington vernacular architecture exhibits the typical stone walling technique used with lias stone. Lias being difficult to dress, the mason will only remove poor or loose surface material, pecking the face in a very characteristic way, and in doing so, will enhance the weathering potential of the stone. While carefully coursed and surface dressed work is recognised for its quality, un-coursed squared stonework is common, as is random rubble work. Examples of good quality work can be seen at St George's Church, the Old School and Old Schoolhouse.

Historically, poorer quality lias walling would often be rendered or daubed using lime-based materials and then regularly overcoated with limewash, perhaps with earth pigments, with the whole providing an efficient weathering medium. Such materials are readily available and their use is to be encouraged, since they enable the walling to evacuate moisture from the fabric. Traditional, non cementitious materials readily accept weathering in the form of lichens and mosses, much to the enhancement of the appearance.

Immediate local sources of lias stone have long since closed but supplies can still be found from quarries in the Charlton Mackrell/Keinton Mandeville area.

BS1 New work should be carefully and sympathetically designed to suit the immediate surroundings, especially if traditional materials and construction are present. Design should include the consideration of careful scale and proportion in this context.

BS2 New work in natural stone or alterations to older buildings should always be carried out utilising traditional methods. Particularly, lias should be built and pointed in lime mortar.

*Coursed and
surface
dressed*



*Random
rubble*

While stone predominates, Edington has a number of dwellings built from the local clay Bridgwater bricks dating from the 19th and early 20th centuries. These buildings in no way detract from the village character, being able to absorb natural weathering and an organic patina. Bricks are also much used to more easily form window openings, lintels and the like in walling of irregular stone.

BS3 Care should be exercised to match the texture and colour of the traditional brickwork in the redevelopment of older buildings, perhaps using salvaged material when available.

Roofs to the older buildings are covered predominately with Bridgwater clay pan or double roman style tiles, together with a smaller proportion of natural blue Welsh slate. Both roof coverings date from the 19thC, and the steep roof slopes on many buildings indicate that thatch would most likely have been the original finish. This is often confirmed by the chimney or abutment drip moulds being high above the present roof line.

Thatch



Clay tile

BS4 Roof materials should be carefully chosen. Salvaged clay tiles, new clay tiles or genuine slates will generally be preferred; if concrete tiles are used they should be warm light reds to match the rich colour and tone of clay.

Associated with the local building material are common roof features. Eaves of cast iron gutters on timber close fitted fascias complement verges with tile overhangs or frequently timber bargeboards. Chimneys are predominately of stone or brick with flat stone slabs over the flue opening mixed with clay flue pots. Other common details are stone gable parapets and copings, usually of Ham or Douling stone, sometimes simply formed with plain kneelers.



Chimneys



The typical older cottages of the village are either detached or terraced being originally of low two-storey height before later alteration. Some are built at the road edge, sometimes parallel to the street, others at right angles. The original proportions are frequently clear to see, since only the insertion of dormer windows in the characteristic low roof slope to the ridge have been added to provide light to the upper accommodation. Chimneys are almost universally placed on the ridge line of the roof with the whole dwelling being a simple rectangle with plain gable ends, and with dimensions based on the span of a timber floor joist. Principal elevations are commonly symmetrical and the ratios of openings to wall areas are frequently similar to their neighbours. The front elevation might be enhanced with a canopy or porch, but it is always simple and unpretentious in form. The typical roof slopes vary between 40 to 50 degrees with lean-to roofs often lower.

BS5 Every effort should be made to complement or replicate traditional forms of details and features in a sympathetic manner.

BS6 The special nature of statutory listed buildings may need the application of greater care in the selection of materials.



Some houses and cottages are built at the road edge, some parallel to the street, other at right angles

The traditional vernacular architecture of the village is simple in form. Much of the older construction retains the arrangements of windows and doors, unaltered from their original proportions and dimensions, although perhaps with newly inserted frames. Modern uPVC windows are becoming more common but they will not normally be acceptable in listed buildings and the merits of traditional timber windows should always be considered. Nevertheless the overall impression is of restraint by the community with excesses of alteration contained within reasonable bounds.

The frequency and spacing of the openings derives from, and reinforces, the human scale of these buildings, constructed when available resources were closely aligned to the cottage dwellers simple needs. Traditional opening dimensions are dependent on the structural materials and building methods available. Lias stone is unsuitable for lintels so that brick arches are frequently used. In older buildings wooden lintels may be found which limit the opening width.



*Lintels
(wood, stone)*

Canopies

Porches

Windows



Note: old wood lintel in wall with infilled door space



Stone arches above windows



BS7 Care should be taken in the design of new or alteration work to arrange openings to sympathise with traditional proportions.

BS8 In replacing windows, doors and other perishable components, original style and characteristics should be respected in the choice of replacements.

The character of the village is formed not only from the vernacular style of its buildings but also the walls and streetscape. Old stone boundary walls are particularly vulnerable to removal, neglect and unsympathetic repair, but form an essential part of the village fabric.

BS9 Stone boundary walls should be retained and cared for in existing properties and new developments.



Stone wall with flat coping



Cock & hen coping



Gate piers - coursed stone wall with cemented top

SPACES

Edington is a looseknit village with open spaces and vistas through to the landscapes beyond. Such features are important to the character and quality of the place. In this characteristic, the settlement differs from its neighbours, who have seen more modern infilling in the recent past, or who were always more compact in their development. Edington thus perhaps gives a glimpse of an earlier time, when villagers lived in a more open community.

SP1 Proposals for new development should be tested against the need to protect the open nature of the village and its loose-knit characteristics.



View across open space from Broadmead Lane to St. George's Church and centre of village

HIGHWAYS

The main north/south road through the village is Holy Well Road which runs from a junction on the A39 at Socombe Hill through the heart of the village to the Nidon from where it continues as Edington Road to the approaches to Burtle. Running east/west through the village is Broadway, forming the village crossroads where it intersects Holy Well Road. Both roads carry heavy traffic. Holy Well Road carries traffic to and from the A39 and to Burtle. Broadway, being the villages' linking road, carries considerable local traffic from the adjacent villages to the school at Catcott, to the Village Hall and to the Surgery. Additionally the two mini-industrial estates in the village are served by heavy vehicles. Apart from a small area on Broadway at the west entrance to the village there are no pavements, the roads being lined with grass verges. Trees and hedgerows bound the roads in the open spaces further adding to the rural feel of the area.

There is hazard to the pedestrians caused by vehicles speeding through the village; basic warning signs have been augmented but this does not have a lasting effect. A consequence of the heavy lorries using the two main roads is the continual erosion of the grass verges, the consequent deep rutting on the edges of the metalled road and damage to roadside walls and drainage ditches. A secondary north/south route, Broadmead Lane runs north from Broadway along the west side of the heart of the village before turning east to join Holy Well Road at the Nidon. It carries light traffic but the increasing size of agricultural vehicles and the movement of horse transporters are causing similar verge erosion as on the two main routes.

The two main roads are generally clear of on-road parking other than at the west entrance to the village; most properties have space for off-road parking. Apart from the Village Hall and Surgery, which have their own facilities, there are no car parks.

The village has a good range of footpaths for leisure purposes. These are well used for recreational purposes and for dog walking. There are 16 footpaths, many of which connect directly to those in adjacent parishes. A favourite central footpath leads from the Church northwards across The Walls and The Square to Chandlers Lane and then continues beyond the village to Burtle. Various walks are documented in the footpaths booklet 'Walking in the Poldens'. The village is also on a Sustrans cycle route through the Poldens.

There is a post box at the crossroads, adjacent to the bus shelter and public telephone, and another (an Edward VII box) on the wall of Holy Well House close to the well and serving the north end of the village.

There is no general system of mains drainage in the village, though several houses at both the east and west extremities of the village are connected to the drainage systems of Catcott and Chilton Polden respectively. There are two private lines laid in the north part of the village to which a number of houses are connected. 75% of private dwellings, plus the two mini industrial estates, are on septic tank drainage.

The crossroads



GUIDELINES

- H1 Any new development, where abutting the highway, should be sympathetic in style to its surroundings, taking account of the VDS. Where a grass verge is in existence it should be preserved.
- H2 Any development proposals which would lead to an unacceptable increase in the volume of traffic on the village roads will be resisted.
- H3 Traffic calming measures sympathetically designed should be encouraged. Developers should provide adequate surface water drainage where the curtilage bounds the highway.
- H4 The footpaths network is a most important recreational feature of the village and its integrity should be maintained or enhanced in the face of any further development.



No footways

Grassy margins



EDINGTON VILLAGE TRAIL

From the booklet 'More Walking on the Poldens' published by the Polden Footpath Booklet Committee.

Start at the Parish Church of St George completely rebuilt by Down & Son between 1877-79 at a cost of £1500 on the site of a much earlier church. Inside is an old converted barrel organ originally given to the church by Edington House. It was restored in memory of Richard C.D. Roe, son of Ida and Lt. Col. C.D. Roe, DSO OBE. There is a Norman font saved from the original building and various inscriptions to the memory of the Field and Westmacott families. The twin bells are supported on the gable end and mature lime trees shelter the churchyard.

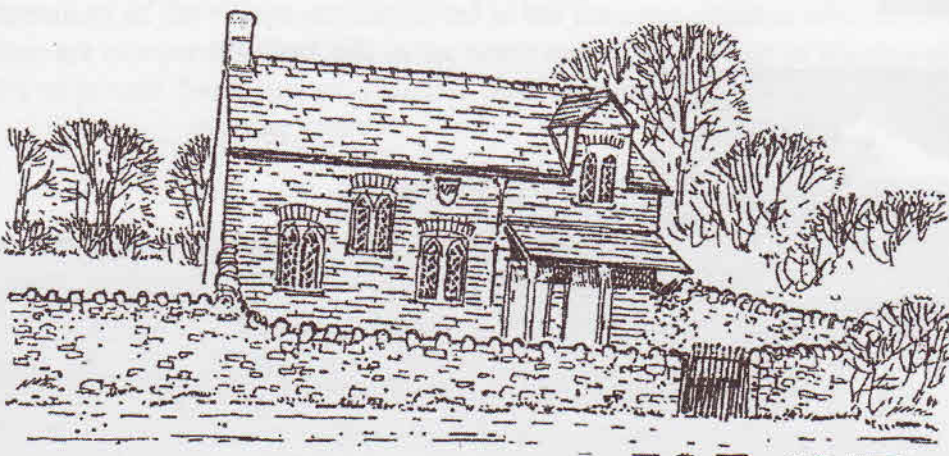
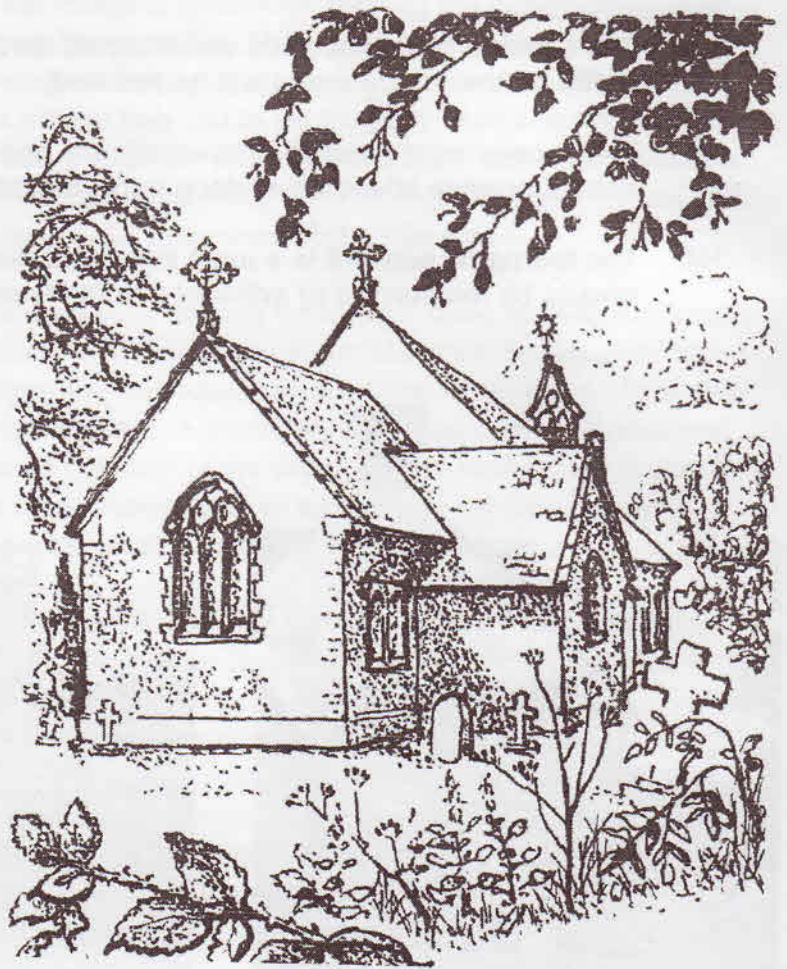
Opposite was the site of the village pond where, until about fifty years ago, stray cattle would have been gathered. The corner of the field on the left once contained the village pond and sheep dip which was filled by bucket from the pond. This almost filled the paddock behind the stone wall and animals were dipped there within recent memory.

Proceed right along Church Road. Beyond

Little Haven, on the right, you will see the Old Sunday School displaying the date 1772 on the yellow Taunton brick facade. These bricks are unusual for this area and appear to date from the 1870's. 1772 refers to the

date of the original stone building built by Richard Field before it was faced with brick. In 1835, Miss Anne Ruscombe Field, his daughter, a wealthy spinster who lived at Edington House, established a trust to provide for the Christian Education of the children of Edington and donated a field on Elsom Lane (the old name for Broadmead Lane) to yield an income to support the Sunday School.

This philanthropic lady was also responsible for the first school in Catcott in Old School Lane and the financing and endowment of the church of St Philip & St James at Burtle in 1839. The old orchard by the Sunday School has been the source of recent archaeological excavations and evidence was found for prehistoric, mediaeval and post-medieval human activity.



At the T junction of Church Road and Broadmead Lane turn right. Pause to enjoy the views across the Somerset Levels to Brent Knoll in the distance. Go past Sunnyside cottage (now newly thatched). The cottage was once the laundry for Edington House and the chimney had to be extended to improve the draught. On the corner with The Walls, which is a narrow road just wide enough for a vehicle, is Sunnymead, where a fine bread oven juts out from the gable end of the house.

Proceed downhill, passing on your left, the entrance to Keen Hayes Lane, a drove leading to Chilton Polden, and on to reach the junction with Chandlers Lane. On the right corner notice the 19th century listed barn, part of the Luttrell estate, with unusual cylindrical supports and a very early cat-flap in the wooden door! There is a milk stand and stone barns opposite at Hardings Barton.

Proceed along Chandler's Lane. The first dwelling on the left, Chandler's Cottage is one of the oldest in the village, thought to be a late 15th/16th century mediaeval hall house with a later tiled roof. The Haven was the home of the village policeman earlier in this century. Continue straight ahead, noting the Horse Chestnut



trees and in front of you, in Holy Well Road, is the old milk stand, where the milk churns stood for collection.

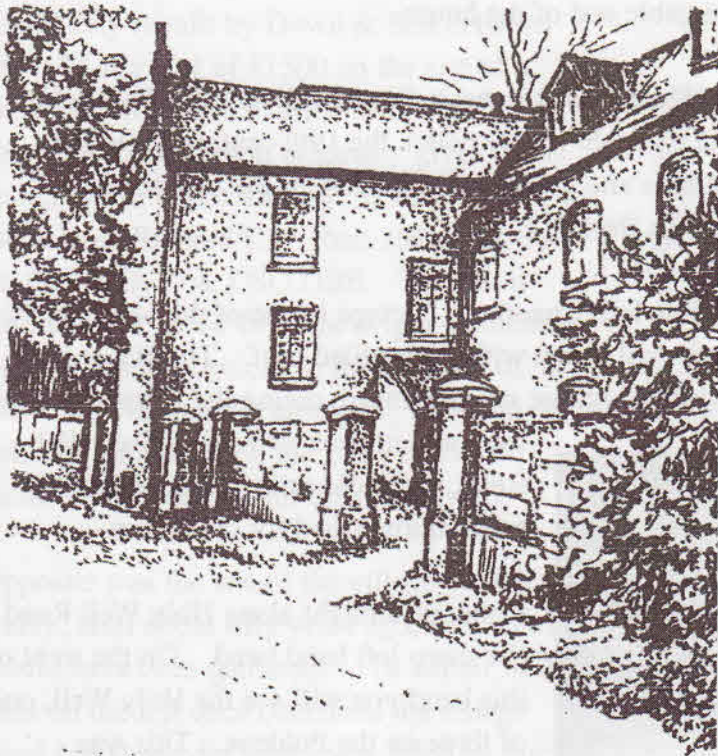
Continue straight along Holy Well Road to the sharp left hand bend. On the right of this bend you will see the Holy Well, one of three on the Poldens. This was restored in Coronation Year 1937, in memory of Margaret Charlotte Fownes Luttrell. The water has been described as having a smell like 'the foul barrel of a gun'. This description is confirmed by its sulphurous taste. The high sulphur

content is due to the iron pyrites (iron sulphide) in the limestone. John Collinson in 1791 said of this 'perpetual spring' - "It is very cold; leaves a white crust on the bodies it passes over and has been found efficacious in scorbutick cases". Since Wessex Water put in the new sewer in 1994 the 'perpetual spring' now only runs intermittently!

Opposite the well stands Holy Well House, a listed grade II building, built by Baronet Waldegrave in the early 1600's. A coach house stood on the opposite side of the drive. The stone for the building was taken from a pit, now under the road in front of the house. A major refurbishment of the house was carried out in 1797, as shown by the date stone in the side wall. The front is faced with Bridgwater brick and hung with grape vines. The large Horse Chestnut tree in the garden is the result of seven conkers planted by a girl aged seven at the turn of the century. Note the Edward VII letter box set into the wall.



Returning to Chandler's Lane you will notice on the corner, in front of The Pynes, the only mounting block remaining in the village. On the opposite corner is listed Burnt House Farm, now a three storey private

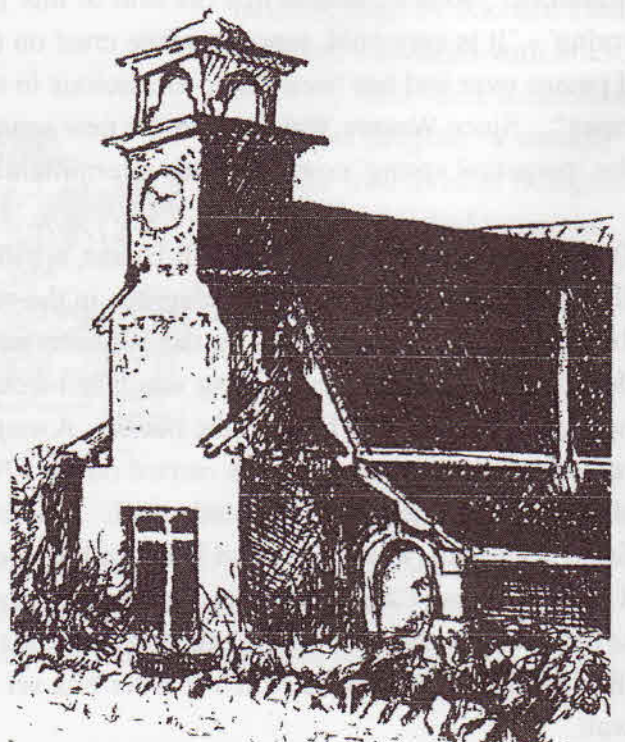


residence. Continue back along Chandler's Lane until you reach a footpath on the left which leads back to the Church. Follow the footpath over a stone stile and past five garages, continue past two semi-detached cottages on your left which were converted from the 19th century Poor Houses. It is still possible to see where one of the original doors to the Almshouse had been. The early 20th century cottage on the right stands on the site of more almshouses. Continue over a stone barrier and between cottages into The Walls. Note the last house on the right has the date 1749 with initials and decorative tiles.

Turn left and walk along to the end of the road and look left. Opposite is the last remaining cider orchard in the village. The apples from this orchard are still used for cider and pressed at Burtle.

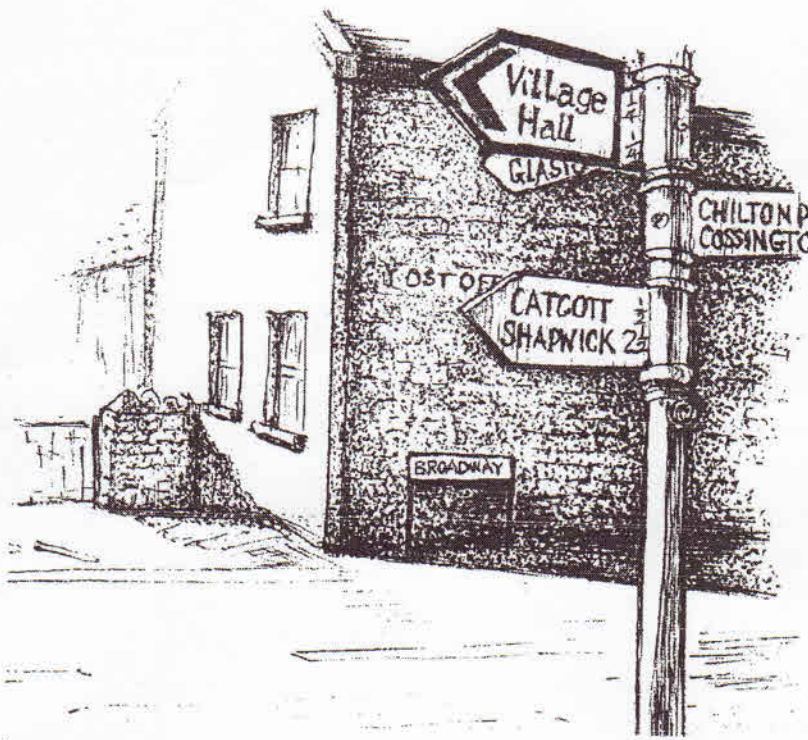
Retrace your steps along The Walls. The cottages here obtained their water from wells and pumps on a spring line until mains water arrived in Edington in 1935. Turn left into Broadmead Lane, past Church Road and up the hill. On the left beyond the bungalow is Hill House once the farmhouse for Edington House Estate. Opposite is Edington House, the residence in the 1800's of Miss Anne Ruscombe Field. The gateposts to the house and garden as well as the house are listed. There is a gazebo in the garden and a fine mature Cedar of Lebanon and Lime trees. Continue up to the Broadway where Gwilliam/Kellands is opposite the junction.

It is possible to make a detour to the right here along Broadway to Redlands Lane on the left, which leads to a private home, originally the Old Cottage Hospital, built as an isolation hospital but not used as such. This building was erected in memory of Captain John Alexander Fownes Luttrell RN by his wife in 1891. More or less opposite Redlands Lane is the driveway to Edington Manor which, in the early 1800's, was occupied by the Rev. John Jeremy, retired curate of Edington. Two of his four daughters continued living there until the 1870's when the property passed to the Luttrells. Following the death of Mrs F.B. Luttrell in 1961, the Manor became the home of King Alfred's School. In the porch is a stained glass window depicting King Alfred, together with the shields of the Luttrells and the Waldegraves. The Manor is now a private residence.



Continue along Broadway towards Chilton Polden. Just before the boundary on the right-hand side of the road is a building with a clock tower. This was Edington School which served the local population until the 1970's. It was built in 1875 and enlarged in 1902 when a clock tower was added to commemorate the coronation of Edward VII (look for the inscription). Mrs Luttrell had had the clock tower added for the use of all the villagers of Edington but she unwittingly gave rise to a controversy. The schoolmaster refused to wind the clock, neither would the education committee pay to have it wound. In 1911 Mrs Luttrell set up a

charity to provide £3 a year for a clock winder. When the school was sold in 1972 to be converted into three cottages, the dispute rumbled on over the ownership of the clock. The workings mysteriously disappeared and the clock remains stopped.



Return to Gwilliam/Kellands along Broadway. Notice the views to the Mendips on the left and to the crest of the Poldens to the right. Gwilliam/Kellands is an agricultural merchants and hardware store but also has several small businesses on its site. Proceed along the road passing 16th century Townend Cottage on your left. An old carpenter's saw-pit was discovered next to the cottage which was originally part of the Edington House Estate. Continue to the crossroads with the old Post Office, closed in 1992, on the right. Notice the sign still marked in the stone wall. Attached to this

building was a former blacksmith's and livery store at the turn of the century. The Great House is on the opposite corner of Holy Well road. From the bus shelter, notice the windows painted on the walls where previous windows were possibly bricked up to avoid the window tax, first imposed by William III in 1697 for properties with more than six windows.

Turn down Holy Well Road. The small industrial site visible across the fields to the right was the site of the Somerset Poultry Marketing Association founded in 1936 by Lt. Col. Roe. The site, now known as Suprema Industrial Estate was bought by David Gwilliam in 1970.

Continue back to the starting point at the Church with views to Glastonbury Tor to the right and the Mendip Hills straight ahead.

