

THE LUTTRELL ARMS DUNSTER SOMERSET

Results of an Archaeological Evaluation



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The Luttrell Arms Dunster Somerset

Results of an Archaeological Evaluation

For

Chris Mitchell

of

Mitchell Architects

By



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August 2015

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Summary

South West Archaeology Ltd. was instructed to undertake a desk-based appraisal and archaeological evaluation to the rear of the Luttrell Arms in advance of a proposed planning application. The Luttrell Arms is a complex multi-phase structure with a long history as a hotel and inn. Only the northern part of the complex would be affected by the proposed development, this being a tunnel, underground store and new garden bar.

The archaeological evaluation trenching identified the remains of structural features potentially relating to former phases of development of the Luttrell Arms property and its boundaries, subsequently demolished and robbed, most likely during 19th century landscaping.

The retaining wall north of the skittle alley was built post-1840 and was subject to later repair and alteration.

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1.0 Introduction

Location:	The Luttrell Arms
Parish:	Dunster
County:	Somerset

1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Chris Mitchell of Mitchell Architects (the Architect) to conduct archaeological evaluations within the grounds of the Luttrell Arms Hotel Complex prior to the development of the site.

The Luttrell Arms is a Grade II* listed 15th century building within the historic core of Dunster. Building recording and desk-based research have already been carried out at the site by SWARCH (report 140610). This report represents the results of the archaeological evaluation.

1.2 Topographical and Geological Background

The site is located within Exmoor National Park, approximately 65km north of Exeter, in the parish of Dunster, Somerset (Figure 1). The Luttrell Arms is situated on the High Street, with the street front forming the western and northern site boundaries, and the grounds of Dunster Castle to the east and south. The development site itself is situated within gardens to the east of the main hotel buildings.

The soils of this area are at the interface between the well-drained coarse loamy soils of the Rivington 2 Association and well-drained reddish coarse and fine loamy soils of the Newnham Association (SSEW 1983). These overlie the sedimentary bedrock of Mercia Mudstone (BGS 2015) at a height of approximately 45m AOD.

1.3 Historical Background

Alongside the settlements of Montacute and Stogursey, Dunster is one of the three classic castle/priory/boroughs to survive in Somerset. The town of Dunster sits in a Conservation Area that also includes its immediate landscape setting. The town sits at the mouth of the Avill Valley between the Brendon Hills and the coastal plain. Soon after the Conquest, the Mohun family established the first medieval castle and the priory. The castle was involved in a number of engagements before and during the urban development of the town, e.g. the civil wars of Steven and Maud, the barons' wars and the Wars of the Roses. It was sold by the Mohuns to the Luttrell family in the late 14th century; it and the Dunster Estate were then maintained by the Luttrells for over 500 years.

Dunster was referred to as a borough by 1197 and was given the right to hold markets and fairs; by 1222 the market was thriving. The port at Dunster and the cloth industry supported growth in the medieval economy of the town, allowing parishioners to fund church alterations in the 15th century. By this point, however, problems with the harbour, the changing River Avill and the increasing size of ships saw a decline in the wealth and growth of the town. A yarn market was held through the 16th and 17th centuries, but this did not seem to raise Dunster back to its former wealth and it is recorded that the events of the Civil War and plague in the 17th century left Dunster troubled and depopulated, the physical fabric of the town suffering badly from cannon and fire damage. The

growth of the textile industry in the north of England in the 18th century saw a further decline in the population and fortunes of Dunster, and Collinson reported a state of dilapidation in 1791. In the early 19th century the focus of the market changed from wool and textiles to a more general function, which saw the economy of Dunster improve and the population slowly grow, resulting in a programme of renovations and improvements across the town. Through the 20th century the population of Dunster has slowly declined and this, coupled with the lack of modernisation, has resulted in the town becoming a popular tourist spot.



Figure 1: Location map (the Luttrell Arms is indicated).

1.4 Archaeological Background

The Somerset Urban Survey indicates that there are a small number of known Prehistoric findspots in the area around Dunster, comprising Neolithic flint scatters (SMR35237, SMR33793, SMR35238) to the north and south of the town, and Iron Age hillforts at Bats Castle (SM24002), Black Ball Camp (SM24003) and the Giant's Chair (SMR33567). It has been suggested that a Prehistoric settlement lies beneath the medieval castle.

Roman remains are similarly scarce, with a tentative interpretation of a fort existing to the east of the town (SMR35240) and a road to the south (SMR33453).

There is possible early medieval settlement at Dunster, as there are limited pre-Domesday records for the settlement, and an early medieval site was excavated at nearby Carhampton (Hollinrake & Hollinrake 1998). The main development of the town took place during the Medieval period: seen in buildings such as those associated with the castle (SMR LB34919, SMR LB34622), St. George's Church (SMR LB34928), and the Priory (SMR LB34978); and Post-medieval period: seen in buildings along Marsh Street.

1.5 Methodology

The archaeological evaluation was undertaken by Bryn Morris and Peter Webb in July 2015 in accordance with English Heritage and ClfA guidelines and a Written Scheme of Investigation (WSI) drawn up by SWARCH in consultation with Shirley Blaylock of Exmoor National Park Authority (ENPA).

The programme of archaeological works constituted three trenches totalling c.20m in length and each 0.6m wide (Figure 6). All trenches were excavated by a mini-digger fitted with a toothless grading bucket under archaeological supervision to the depth of archaeological deposits, formation or c.1.2m (for safety reasons). The trenches were located to the rear of the Luttrell Arms, in the area to be affected by the development. Exposed archaeological features and deposits were then excavated by the site archaeologists and recorded in accordance with ClfA guidelines 2015 and the WSI.

2.0 Results of a Desk-based Appraisal

2.1 Cartographic History

2.2.1 Survey of the estates of Miss Margaret Luttrell c.1746

The earliest map available to this study can more properly be considered a detailed sketch, and depicts the lands held at this date by Miss Margaret Luttrell (Figure 2). This clearly shows the Luttrell Arms as a main block addressing the street, with a projection for the surviving porch. North-east of, and separate to, the main block a long range can be seen flanking the southern side of the main road. Comparing this map with later maps would suggest this structure was demolished before 1800 (see Figure 3, below). Projecting wings are shown to the rear of the main range: that to the north contains the medieval building and that to the south, possibly redeveloped from earlier rear service ranges. This map predates the modern road layout – Dunster Steep probably being a turnpike of later 18th century date – and shows the original road from Marsh Street hugging the base of the hill to the west, and a road running down to Loxhole Bridge through the park. This road survives as a footpath on roughly the same alignment. This map also shows the extent to which the landscape was manipulated post-1746, through tree-planting and the extension of the woods around the folly tower to the north-west.

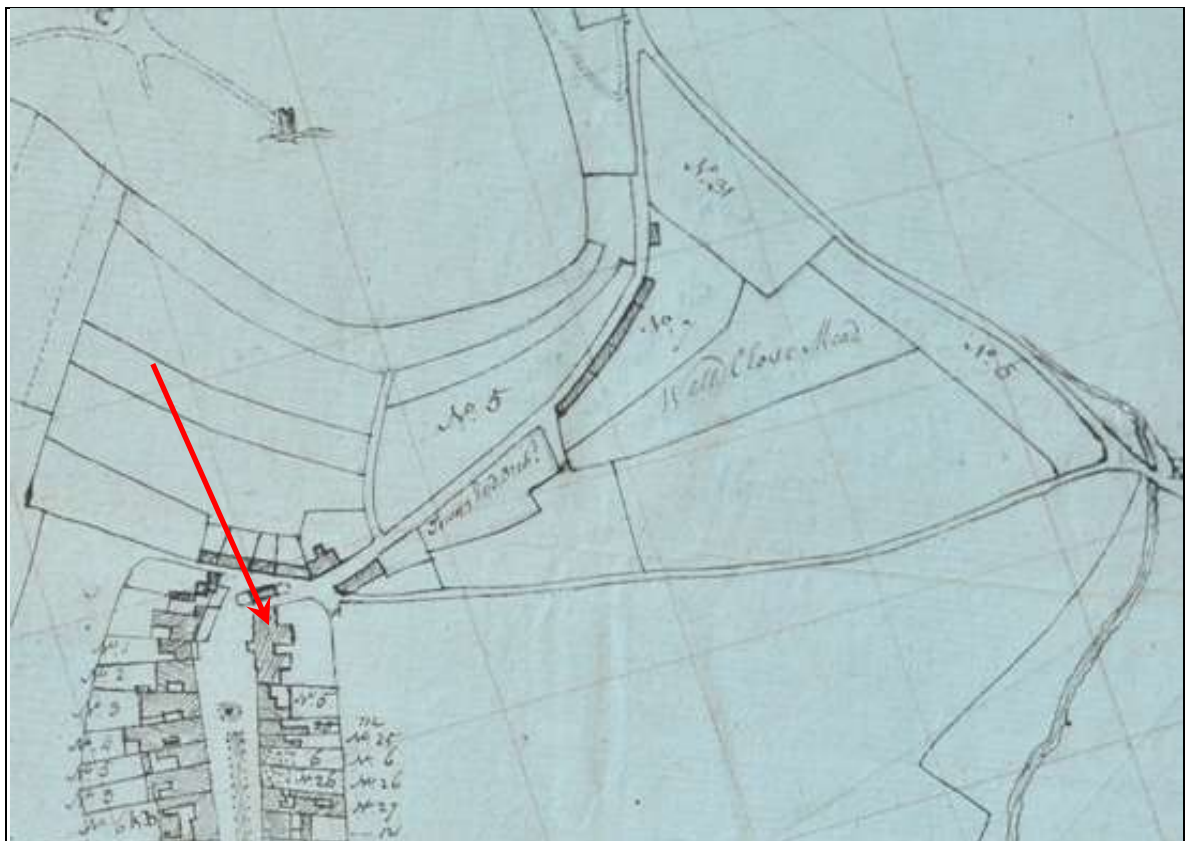


Figure 2: Detail of a Plan of Dunster dated 1746 (SHC DD\L/1/10/35A). The Luttrell Arms is indicated.



Figure 3: The 1746 Plan of Dunster, shown overlaid on the 1888 OS 6" map.



Figure 4: Extract from the 1840 Dunster Tithe map.

2.2.2 Dunster Tithe map 1840

The tithe map of Dunster (Figure 4) clearly depicts the curving frontage of the Luttrell Arms. The tithe map indicates that the footprint of the modern building had been achieved by 1840. The building housing the ballroom had been constructed, as has the staff accommodation cottage to the north, set into the retaining wall and the stables, and coach house and grooms cottages along

Dunster Steep. Within the central block, the internal courtyard has been formed by linking the two projecting rear ranges. Aside from the addition of structures such as the Skittle Alley, the plan of the building remains virtually unchanged from that which we see today. Dunster Steep had been created but the road running towards Loxhole Bridge is not shown, although the turning is depicted.

2.2.3 First Edition Ordnance Survey map of 1888

The area around the Luttrell Arms, as shown on the 1st edition OS map (surveyed 1887, published 1888), is very similar to the tithe map, though the road separating the coach house from the Luttrell Arms had closed by this date. The skittle alley is shown for the first time.



Figure 5: Extract from the First Edition Ordnance Survey map of 1887.

2.2 Evidence for the pottery kiln

Documentary records indicate that from 1758 a pottery is associated with the Luttrell Estate, with William Edwards paid £4 a month to make pottery in that year. This work is believed to have taken place at or near the (Warren) brickworks c.1.5km north-west of the Luttrell Arms. In 1759 William Edwards was succeeded by John Mogg, and a new kiln was built in the old park behind the Luttrell Arms. The kiln cost £31, and the following year a house was built for the potter and his wife. John Mogg died in 1760, and following his death the pottery appears to have struggled (SHC: DD\1/4/12/1), despite some alterations to the kiln (Dawson and Kent 2008). It has been suggested that the kiln may have been preserved as a landscape feature, known as the Bell house, when the rest of the pottery buildings were demolished and the ground levels raised during mid-19th century alterations to the Luttrell Arms (Dawson and Kent 2008).

The earliest depiction of the kiln is in a 1768 painting of Dunster by William Tomkins (Figure 6). This depiction shows a cottage on the edge of Dunster, to the left of two smaller buildings, one with a projecting kiln chimney. It is unclear how much reliance can be placed on this depiction.



Figure 6: Detailed extract of the possible kiln from William Tomkins painting (Exmoor National Park).

The first cartographic depiction is shown on one of the two surviving versions of the Dunster tithe map (1842). This shows a small square building to the south of the long range (coach house, stables and workshops) fronting onto the road. If it is the kiln, it is shown as square, not circular, although this may reflect the kiln being located inside a small building to enable undercover working (as depicted in the 1768 painting).

The first map to show the kiln as it stands is the 1st edition OS map of 1888, by which time the kiln was out of use, but had been retained as a garden/landscape feature. The 1st edition map depicts a circular structure and footpath extending from the kiln to the south, and with a small rectangular building (workshop?) beyond the field boundary to the north. The historic maps suggest that the pottery buildings were located north of the kiln structure rather to the west, as suggested by the 1768 oil painting, unless these had already been demolished and re-built by this date.



Figure 7: Detailed extract of the Dunster tithe map of 1842.

3.0 Results of the Archaeological Evaluation

A layer of topsoil covered the entire site, varying between 0.05 and 0.20m in depth, which overlaid subsoil deposits c.0.30m in depth. These, in turn, overlay the natural; a red-brown firm friable silt-clay and blue-green weathered bedrock. For detailed descriptions of soil deposits see Appendix 3.

A small number of features were identified in the three trenches: the build of the cellar behind the Luttrell Arms in Trench #1, a partly-robbed wall in Trench #2 and a robber trench in Trench #3.

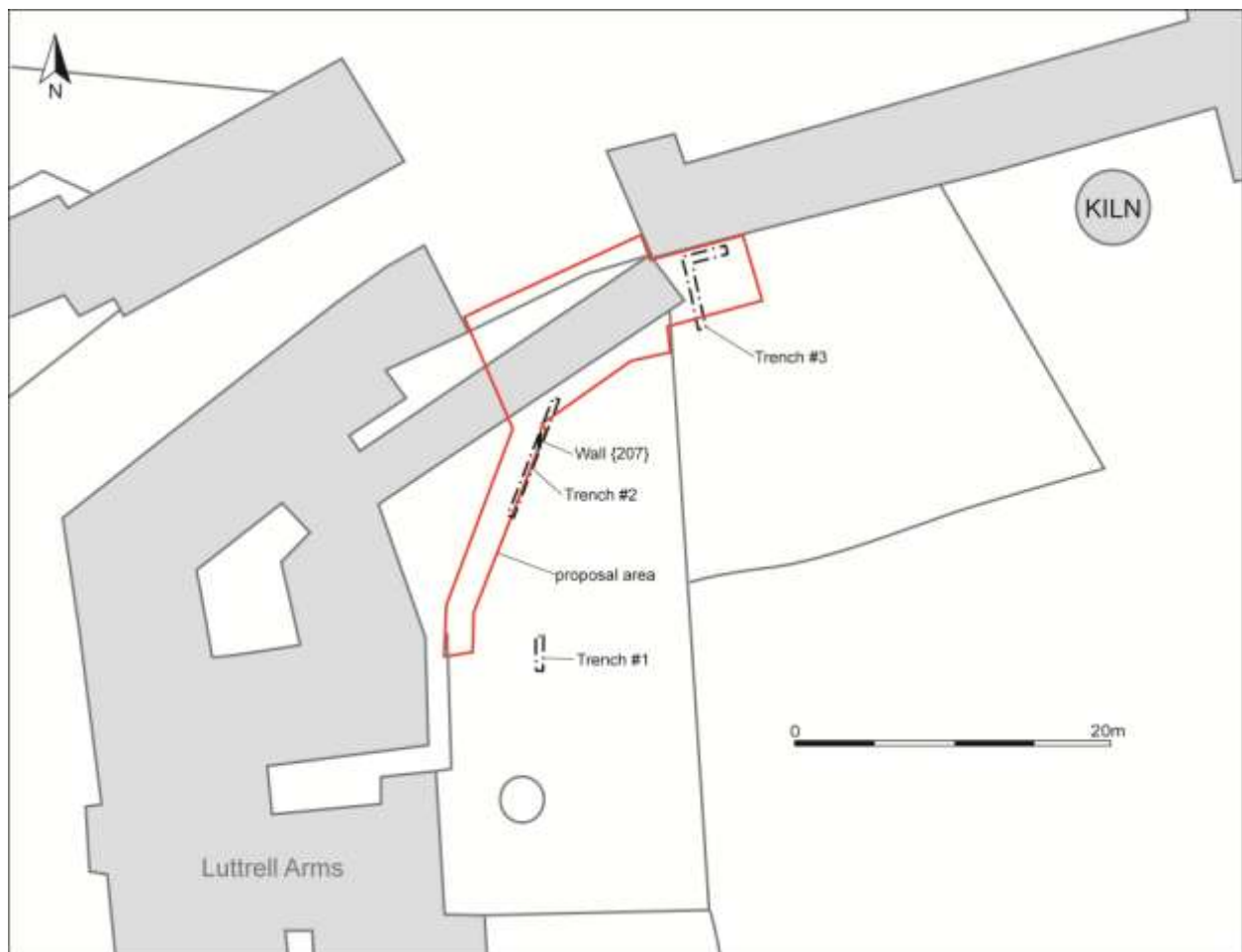


Figure 8: Trench plan, showing the location of the evaluation trenches and proposal area.

3.1 Trench #1

Trench #1 was located east of the southern end of the proposed tunnel development, and was aligned approximately north-south measuring 2.4m x 0.55m (Figure 9). It was located as close to the proposed development area as practical, given hard-landscaping and tree planting in that area. The trench was excavated to a maximum depth of 1.4m with a stratigraphic sequence

comprised of: topsoil (100); overlying re-deposited natural (101); which overlay a buried soil (103) and further layer of subsoil (104) which contained fragments of clinker.

A single archaeological feature was identified within the trench: structure {106}. This was comprised of large mortared angular to sub-angular stone blocks within a foundation cut [105] and overlain by a red-brown slightly sandy clay-silt backfill (102). This is the wall of the 19th century cellar building that extends beyond the Trench #1 to the south.

3.2 Trench #2

Trench #2 was located centrally along the line of the proposed tunnel development, aligned approximately north-east to south-west and measuring 8.7m × 0.45m (Figure 9). The trench was excavated to a maximum depth of 1.2m, though stepped up to 0.85m at the southern end. The stratigraphic sequence comprised: topsoil (200); overlying a buried soil (203) and subsoil (202) deposits.

A single feature was identified in this trench: stone wall {207} and robber cut [208]. Wall {207} was constructed of medium-large angular stones in an earth bond, and survived to 0.9m × 0.5m wide and up to four courses high. It was set within a near-vertical foundation cut [206]. The southern end of the wall was truncated by a robber cut [208] filled by re-deposited material (209). The wall was associated with four sherds (35g) of handmade, hard-fired medieval coarseware (13th-14th century), but it is not clear whether the structure is medieval in date.

3.3 Trench #3

Trench #3 was located in the north-eastern corner of the proposed development area, to the rear of the coach house building, forming an L-shape in plan measuring 5.15m north-south by 3.1m east-west × 0.6m wide (Figure 10). It was excavated to a maximum depth of 0.55m, onto the natural, which rose to the south to a depth of 0.10m below ground surface. The stratigraphic sequence comprised: topsoil (300); overlying re-deposited natural (301); overlying the natural (302).

A single possible archaeological feature was identified within the trench: robber trench [303]. This was a north-south orientated cut with steep to moderate sides measuring 0.6m+ × 0.7m wide, and filled by (304) and (305), brown silt-clays with frequent sub-angular stone.

The unstratified finds from this trench included most of the more interesting finds from the site. 26 sherds (225g) of unabraded medieval coarsewares from two vessels (a sagging-based cooking pot with everted rim and a plain jar) and the strap handle from a Saintonge jug (c.1250-1440).

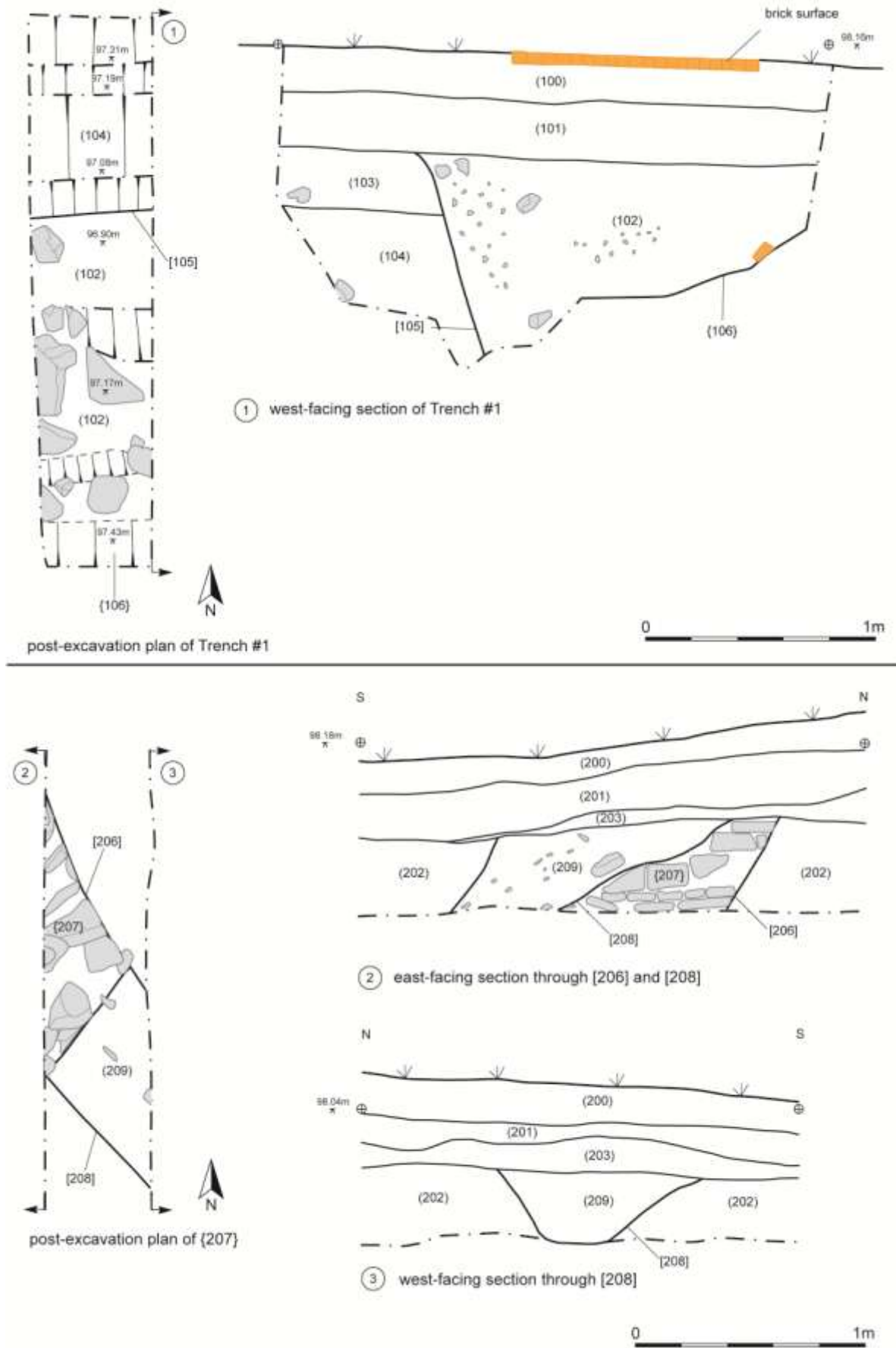


Figure 9: Plans and sections of Trenches #1 and #2.

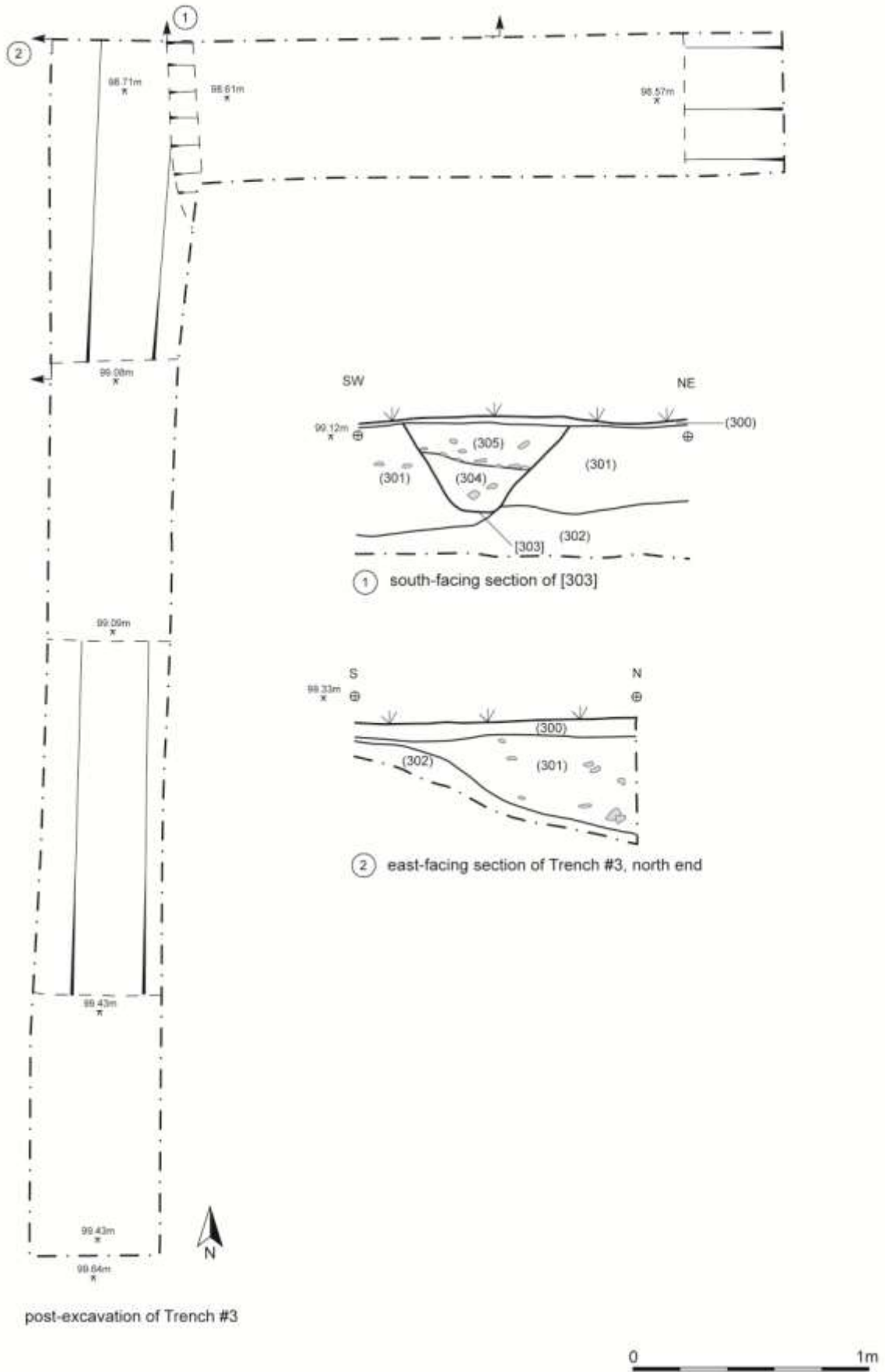


Figure 10: Plans and sections of Trench #3

3.4 Finds

A small but significant assemblage of finds was recovered from the three evaluation trenches, full details of which may be found in Appendix 4. The usual collection of animal bone, clay pipe stems and local coarseware pottery was encountered, almost of which came from residual contexts, but it includes some good medieval and post-medieval material indicative of elevated status.

Trench #1 produced one intact clay pipe bowl that can be dated to c.1610-40, and at this date the presence of clay pipes can be associated with status. Interestingly, the bowl has not been used, and this could be taken to imply a waster. Trench #1 also produced a sherd of Raeren stoneware (mid-late 16th century) and a Lambeth tin-glazed vessel (c.1620-60). A fragment of strap handle from a Saintonge jug (c.1250-1400) came from Trench #3. These finds reflect the former prosperity of the town, prior to the collapse of the wool and cloth trade.

For the post-medieval period the coarseware pottery from the site was composed of West Somerset redwares with slip decoration, probably from Nether Stowey. For the medieval period, four sherds of pottery were associated with the wall in Trench #2 (fabric not identified), and a relatively large quantity of pottery was recovered from Trench #3 (26 sherds 225g), of the local 'Exmoor/Quantocks' fabric identified at Cleeve Abbey (Allan *et al.* 2006).

What is notable by its absence is any evidence of wasters that might have been associated with the pottery kiln.

3.5 Discussion

All three of the evaluation trenches identified structural features, or at least their remains. The wall in Trench #1 belongs to the extant 19th century wine cellar. The size of this feature relative to the length of the trench means there is little further to note, apart from the fact that ground levels had clearly been made up (c.0.6m) following the construction of the cellar.

The wall in Trench #2 is associated with medieval (13th-14th century) pottery and survived to five courses high. There was no trace of an associated floor or other features, and it survived relatively high in the sequence, though the southern part had been robbed out. The cartographic evidence would suggest it pre-dates 1746, but the material (202) it was cut into did not appear to be undisturbed natural, despite being very firm, and so the wall may be later than the pottery would suggest.

The final possible structural evidence comprises a suspected robber trench in Trench #3, which contained a linear arrangement of stone rubble likely to relate to the rubble core of a narrow robbed-out wall. It is unlikely to be of early date, being cut into re-deposited natural that could relate to either to consolidation of the ground behind the existing coach house building, or as part of the landscaping carried out during the 19th century.

The other aspect of note is that the coach house (to the north) has been terraced (c.1.5m) into the slope. The natural within the north-south orientated part of Trench #3 suggests that there has been other terracing events, as the natural appears to slope gently up to the north with at least one levelled area; this may correspond with the location of the road/path shown on the 1746 map.

4.0 Retaining Wall of the Skittle Alley

4.1 Building recording

The north-facing elevation of the (south) retaining wall to the north of the Skittle Alley was recorded by photographic survey (see Appendix 6). This was the south wall of a structure shown on this site from 1888. It shows phases of re-building and repair (Figure 11), including four blocked window openings, all dating to the 19th and 20th centuries. The wall is comprised of poorly-coursed and poorly-sorted sub-angular reddish-purple sandstone blocks in a weak and crumbly off-white lime mortar. There are areas of surviving plaster and traces of lime- or white-wash.

The bulk of the structure will be of mid-19th century date (post-1842, pre-1887), and it would have been constructed when the former road/footpath that crossed this area was blocked. At that time the footprint of the former building was terraced into the slope. The upper window opening in the western elevation of the coach house appears to have reveals on this side, and this may have been the eastern gable wall of the demolished structure.



Figure 11: Retaining wall to the yard to the north of the Skittle Alley, viewed from the north (1m scale).



Figure 12: The north-facing elevation of the wall (rectified image produced using Autodesk 123D Catch imaging software).

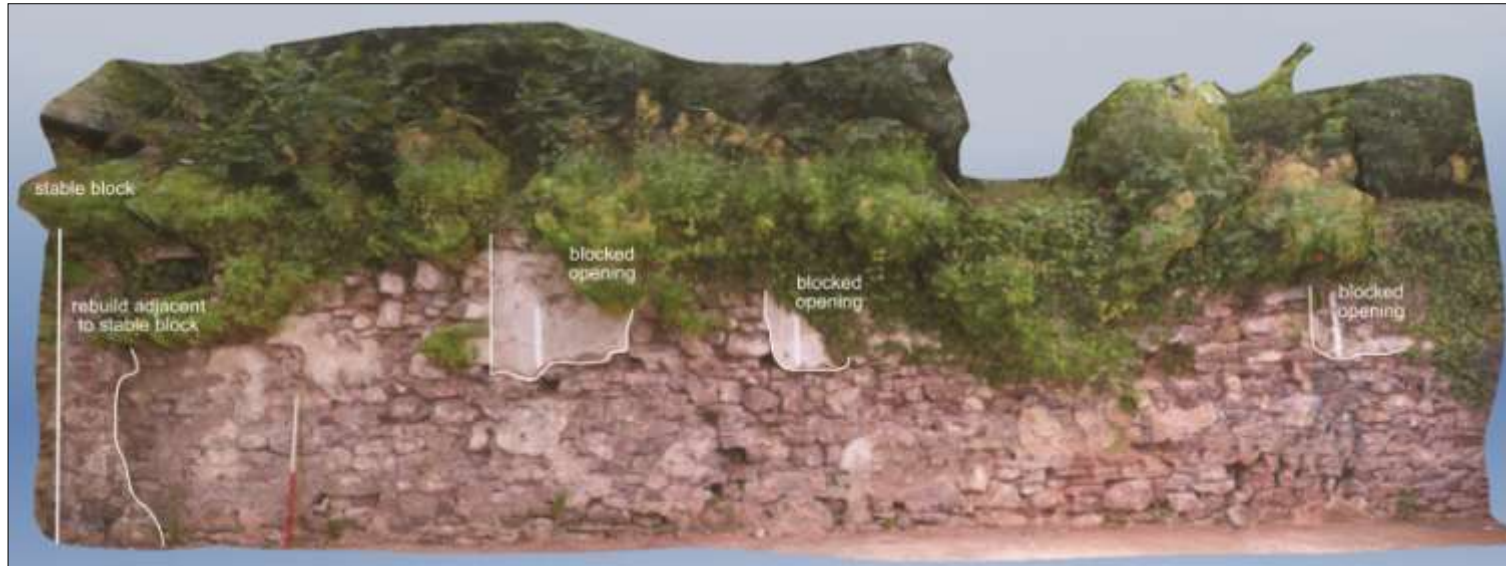


Figure 13: As above, annotated for detail.

5.0 Conclusions

The archaeological evaluation to the rear of the Luttrell Arms identified the remains of several structures, of which the most notable was the earth-bonded wall in Trench #2. The artefacts retrieved during the works mainly came from residual contexts, but included a significant assemblage of medieval pottery, including an imported Saintonge strap handle.

The recording of the skittle alley retaining wall revealed that it has been heavily-altered and partially re-built during the 19th century.

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Somerset Heritage Centre

SHC DD\L/1/10/35b - Survey of the estates of Miss Margaret Luttrell c.1746

Dunster Tithe Map and apportionment

Appendix 1

WRITTEN SCHEME OF INVESTIGATION FOR DESK-BASED ASSESSMENT, EVALUATION AND HISTORIC BUILDING RECORDING AT THE LUTTRELL ARMS HOTEL, HIGH STREET, DUNSTER, SOMERSET.

Location: Luttrell Arms Hotel, High Street, Dunster TA24 6SG
Parish: Exmoor National Park
County: Somerset
NGR: SS 99180 43749
Planning Application No: 6/10/07/103
Proposal: Conversion and development of buildings to the rear of the Luttrell Arms Hotel
Date: 24th June 2015

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology Ltd (SWARCH) at the request of Chris Mitchell of Mitchell Architects (the Client). It sets out the methodology for desk-based assessment, evaluation trenching and historic building recording to be undertaken ahead of the conversion and development of buildings to the rear of the Luttrell Arms Hotel, Dunster, Somerset, and for related off-site analysis and reporting. The WSI and the schedule of work it proposes were drawn up in consultation with Shirley Blaylock of Exmoor National Park Authority (ENPA). A geophysical survey of the area was considered, but would have been unlikely to produce any meaningful results.

1.2 The work is being commissioned in line with government planning policy (PPG No. 16 *Archaeology and Planning* (DoE, 1990)) and the archaeological condition (number 5) attached to the planning consent, which states that;

'No development work shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Planning Authority.'

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 The Luttrell Arms occupies the site of three ancient houses recorded from 1443, when two of them were conveyed to Richard Luttrell (who already held the other) by William Dodesham, there is no indication as to the age of these houses at the time, or what part, if any, they take in the building we see today. It is generally believed that the Abbot of Cleeve had a hand in the building of the house, he certainly had a house in the High Street or North Street as it was known then. The building was Grade II Listed in 1969 and is described as: Late 15th century/early 16th century with 17th and 18th century and late alterations. Rubble, slate roofs. Main portion is three storeys with central two storey gabled porch. Moulded wood eaves cornice, stone end stacks, three windows, sashes with glazing bars, flush frames, outer windows paired, ground floor and 1st floor retain original drip-moulds. Porch has moulded 4-centred stone framed outer opening with drip-mould, pointed-arch inner opening with carved spandrels. Leaded casements with moulded stone mullions and drip-mould to front and sides of upper floor, cross loop opening to each side of ground floor, carved stone heraldic achievement above outer door opening, moulded stone coping and saddle stone to gable. Three storey four window lower height wing to left curving round corner to a two Storey three window return wing with single-storey outbuilding. Windows are sashes with glazing bars, flat heads with stepped voussiors to return wings; wide elliptical head opening to ground floor of three-storey wing. Later single-storey one window to right of main frontage. A rearward wing of the main block was once the hall and its inward facing outside elevation has fine carved oak window framing extending through both floors with cusping to the window lights and iron saddle bars and stanchions. Inside, on the ground floor, is a 4-centred stone door frame, a stop-moulded oak door frame, an open fireplace, heavy moulded oak ceiling beams and exposed rafters. The room above has open timber roof with moulded arch braces and purlins, curved wind braces. Other interior features include a 17th century plaster ceiling to a downstairs room and a plaster overmantel in a bedroom.

3.0 AIMS

3.1 Undertake further desk-based assessment of the site;

3.2 To analyse and report on the results of the project as appropriate.

3.3 To make a detailed record of the north wall of the skittle alley prior to the commencement of the restoration and construction works;

3.4 To analyse and report on the results of the project as appropriate.

4.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Desk-based appraisal:

The programme of work shall include further desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This will include examination of cartographic sources; *Ordnance Survey maps and the Tithe Map(s) and Apportionments*. The focus of this work will be to examine the possibility that the road network was different in the 18th century and to investigate the nature and/or existence of buildings shown extending from the south of the pottery kiln in an 18th century painting. This information will be presented as part of the final report along with the results of the fieldwork.

4.2 Evaluation Excavations:

Approximately 15m of evaluation trenching will be dug on site to the north of the skittle alley in order to understand this area. The evaluation trenches will be opened by a 360 degree tracked excavator with toothless bucket, but any archaeological features exposed would be excavated by hand by the site archaeologist to the depth of *in situ* subsoil/weathered natural or archaeological deposits; whichever is highest in the stratigraphic sequence.

4.2.1 The archaeological work will be carried out in accordance with the *Chartered Institute for Archaeologists Standard and Guidance for Archaeological Excavation 2014, Standard and Guidance for Archaeological Field Evaluation 2014 and Standard and Guidance for an Archaeological Watching Brief 2014*.

4.2.2 Spoil will be examined for the recovery of artefacts, including the use of a metal detector, if necessary.

4.2.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to CIFA guidelines. All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation. An adequate photographic record of the excavation will be prepared. Where digital imagery is the sole photographic record, archivable prints will be prepared by a photographic laboratory.

4.2.4 If archaeological features are exposed, then *as a minimum*:

i) small discrete features will be fully excavated;

ii) larger discrete features will be half-sectioned (50% excavated);

iii) long linear features will be sample excavated along their length, with investigative excavations distributed along the exposed length of any such feature, and to investigate terminals, junctions and relationships with other features.

iv) One long face of each trench will be cleaned by hand to allow site stratigraphy to be understood and for the identification of archaeological features.

Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits may be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts. Any variation of the above will be undertaken in consultation with ENPA.

4.2.5 Artefacts will be bagged and labelled on site. Unstratified post-1800 pottery may be discarded on site after a representative sample has been retained. Following post-excavation analysis and recording, further material may be discarded, subject to consultation with the appropriate specialists and the receiving Museum;

- 4.2.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.2.7 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (2002).
- 4.2.8 Human remains will be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 4.2.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 4.2.10 In the event of particularly significant discoveries, ENPA will be informed and a site meeting between the consultant, ENPA and the client/applicant will be held to determine the appropriate response.
- 4.2 Historic building recording:
A detailed record shall be made of the historic fabric of the north wall of the skittle alley. This work shall conform to an appropriate level (Level 2/3) of recording as set in *Understanding Historic Buildings: A guide to good recording practice* - English Heritage 2006 (available on-line at <https://www.english-heritage.org.uk/publications/understanding-historic-buildings/>).
- Previously prepared architect's plans will be used as the basis of any historic building fabric recording, provided they are of adequate scale and accuracy.
- 4.3 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
- 4.4.1 Appropriate PPE will be employed at all times.
- 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 5.0 REPORTING**
- 5.1 A report will be produced, including the following elements:
- 5.1.1 A report number, date and the OASIS record number;
- 5.1.2 A copy of this WSI;
- 5.1.3 A summary of the project's background;
- 5.1.4 A description and illustration of the buildings location;
- 5.1.5 A methodology of the works undertaken;
- 5.1.6 Plans and reports of all documentary and other research undertaken;
- 5.1.7 A summary of the project's results;
- 5.1.8 An interpretation of the results in the appropriate context;
- 5.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 5.1.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- 5.1.11 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;
- 5.1.12 The results of the evaluation trenching;
- 5.1.13 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately;
- 5.1.14 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
- 5.1.15 A consideration of evidence within its wider context;
- 5.1.16 Any specialist assessment or analysis reports that where undertaken;
- 5.2 ENPA will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the ENPA.
- 5.3 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the ENPA on the understanding that one of these copies will be deposited for public reference in the ENPA. In addition to the hard copies of the report, one copy shall be provided to the ENPA in digital format - in a format to be agreed in advance with the ENPA - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 5.4 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under reference southwes1-176547 within 6 months of completion of fieldwork.
- 6.0 PUBLICATION**
- Where the exposure of archaeological, architectural, historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant architectural, archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the ENPA.
- 7.0 MONITORING**
- 7.1.1 SWARCH shall agree monitoring arrangements with the ENPA and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 7.1.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS record.
- 7.1.3 SWARCH will notify the ENPA upon completion of the fieldwork stage of these works.
- 8.0 ARCHIVE**
- 8.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with guidance prepared by ENPA and Management of Research Projects in the Historic Environment (MoRPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation.
- 8.2 The archive will consist of two elements, the digital archive and the material archive.
- 8.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.
- 8.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the Museum of Somerset (MOS), and in a timely fashion.
- 8.2.3 If the MOS wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under an accession number. Should the MOS decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or record offices. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.
- 8.3 SWARCH will, on behalf of the MOS, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.
- 8.4 If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 8.5 SWARCH will notify the ENPA upon the completion of:
i) deposition of the digital archive with the ADS, and

- ii) deposition of the material (finds) archive with the museum.
- 8.6 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the MOS and the LPA, the site archive deposited and the OASIS form completed.
- 8.7 The archive will be completed within 6 months of the completion of the final report.
- 9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES**
- 9.1 Even where work is being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
- 10.0 PERSONNEL & MONITORING**
- 10.1 The project will be managed by Dr. Sam Walls; the building recording and evaluation trenching will be undertaken by SWARCH personnel with appropriate expertise and experience. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Natalie Boyd

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email:mail@swarch.net

List of specialists

Building recording	Richard Parker, 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241
Conservation	Alison Hopper Bishop Royal Albert Memorial Museum Conservation Service a.hopperbishop@exeter.gov.uk Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn.com Tel: 01271 830891
Curatorial	Thomas Cadbury, Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356 Alison Mills, The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN Tel: 01271 346747
Bone	Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE w.j.howard@exeter.ac.uk Tel: 01392 269330
Lithics	Martin Tingle, Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freereserve.co.uk
Palaeoenvironmental/Organic	
Wood identification	Dana Challinor, Tel: 01869 810150 dana.challinor@tiscali.co.uk
Plant macro-fossils	Julie Jones, juliedjones@blueyonder.co.uk
Pollen analysis	Ralph Fyfe, Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA
Pottery	
Prehistoric	Henrietta Quinell, 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214
Roman	Alex Croom, Keeper of Archaeology, Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields, Tyne and Wear NE332BB Tel: (0191) 454 4093 alex.croom@twmuseums.org.uk
Medieval	John Allen, 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154, john.p.allan@btinternet.com
Post Medieval	Graham Langman Exeter, EX1 2UF Tel: 01392 215900 su1429@eclipse.co.uk

Appendix 2

Listing Text

DESCRIPTION: The Luttrell Arms Hotel

GRADE: II*

DATE LISTED: 22 May 1969

ENGLISH HERITAGE BUILDING ID: 264681

Late 15th century/early 16th century with 17th and 18th century and late alterations. Rubble, slate roofs. Main portion is three storeys with central two storey gabled porch. Moulded wood eaves cornice, stone end stacks, three windows, sashes with glazing bars, flush frames, outer windows paired, ground floor and 1st floor retain original drip-moulds. Porch has moulded 4-centred stone framed outer opening with drip-mould, pointed-arch inner opening with carved spandrels. Leaded casements with moulded stone mullions and drip-mould to front and sides of upper floor, cross loop opening to each side of ground floor, carved stone heraldic achievement above outer door opening, moulded stone coping and saddle stone to gable. Three storey four window lower height wing to left curving round corner to a two Storey three window return wing with single-storey outbuilding. Windows are sashes with glazing bars, flat heads with stepped voussoirs to return wings; wide elliptical head opening to ground floor of three-storey wing. Later single-storey one window to right of main frontage. A rearward wing of the main block was once the hall and its inward facing outside elevation has fine carved oak window framing extending through both floors with cusping to the window lights and iron saddle bars and stanchions. Inside, on the ground floor, is a 4-centred stone door frame, a stop-moulded oak door frame, an open fireplace, heavy moulded oak ceiling beams and exposed rafters. The room above has open timber roof with moulded arch braces and purlins, curved wind braces. Other interior features include a 17th century plaster ceiling to a downstairs room and a plaster overmantel in a bedroom.

Listing NGR: SS9917243837

Appendix 3 Context List

CONTEXT	DESCRIPTION		RELATIONSHIPS	DEPTH/THICKNESS	SPOT DATE
(100)	<i>Layer</i>	Topsoil. Light grey friable clay silt.	Overlies (101)	0.2m thick	Modern
(101)	<i>Layer</i>	Re-deposited natural. Mixed heterogeneous grey-brown clay silt with mortar, coal, and slate.	Overlain by (100); Overlies (102)	0.26m thick	Modern
(102)	<i>Fill</i>	Backfill. Grey-brown sand-clay-silt with voids, large irregular stone, mortar, and re-deposited sandstone.	Overlain by (101); Fill of [105]; Overlies {106}	0.82+m thick	
(103)	<i>Layer</i>	Buried topsoil. Slightly pink-brown clay-sand-silt with frequent clinker, and plaster.	Cut by [105]; Overlies (104)	0.26m thick	
(104)	<i>Layer</i>	Red-brown sand-silt with frequent clinker fragments.	Overlain by (104)	0.66+m	
[105]	<i>Cut</i>	Cut for cellar. 1.7+m north-south x 0.9+m deep with near vertical north side.	Filled by (102) {106}; Cuts (103)	0.9+m deep	
{106}	<i>Structure</i>	Structure of cellar wall	Overlain by (102); Fill of [105]	0.1+m high	
(200)	<i>Layer</i>	Topsoil. Light-mid grey-brown friable silt-loam.	Overlies (201)	0.14m thick	Modern
(201)	<i>Layer</i>	Buried soil. Mid brown friable silt with common mortar, coal, and slate.	Overlain by (200); Overlies (203)	0.22m thick	
(202)	<i>Layer</i>	Subsoil. Red-brown firm slight sandy clay-silt with common charcoal flecks and occasional sub-angular to sub-rounded stone, and slate	Cut by [206]	0.5+m thick	
(203)	<i>Deposit</i>	Probable base of layer (201). Mid red-brown friable clay-silt with occasional slate, and mortar.	Overlain by (201); Overlies (209)	Up to 0.12m thick	
204	<i>Void</i>	Void	Void	Void	
205	<i>Void</i>	Void	Void	Void	
[206]	<i>Cut</i>	Linear cut for wall orientated approximately north-west to south-east. Measures 0.6+m x 0.6m x 0.4m deep. Steep to near vertical northern edge, sharp break of slope and flat base.	Filled by {207}; Cuts (202)	0.4m deep	
{207}	<i>Structure</i>	Structure of wall orientated approximately north-west to south-east. Survives for 0.85m x 0.6m x 0.4m high (5 courses). Angular to sub-angular stone construction with earth bond. Faced stones on eastern side, rubble core.	Cut by [208]; Fill of [206]	0.4m high	
[208]	<i>Cut</i>	Linear robber trench cut orientated north-west to south-east. Measures 1m+ x 1m x 0.4m with moderate sloping sides, sharp break of slope and flat base.	Filled by (209); Cuts {208}	0.4m deep	
(209)	<i>Fill</i>	Back-fill of robber trench. Mid-dark firm-friable clay-silt with occasional stone and slate inclusions.	Overlain by (203) Fill of [208]	0.4m thick	
(300)	<i>Layer</i>	Topsoil. Mid-dark red-brown friable silt.	Overlies (301)	Up to 0.06m thick	Modern
(301)	<i>Layer</i>	Re-deposited natural. Mid red-brown compacted but friable silt-clay with occasional sub-angular stone.	Cut by [303]; Overlies (302)	Up to 0.45m thick	
(302)	<i>Layer</i>	Natural. Mid red-brown compacted but friable silt.	Overlain by (301)	-	
[303]	<i>Cut</i>	Robber trench. Linear cut orientated approximately north-south. Measures 0.6+m x 0.7m x 0.45m with steep to moderate sloping sides, sharp break of slope and flat base.	Filled by (304) (305); Cuts (302)	0.45m deep	
(304)	<i>Fill</i>	Primary fill of cut [303]. Dark brown soft-friable clay silt with common sub-angular stone.	Overlain by (305); Fill of [303]	0.2m thick	
(305)	<i>Fill</i>	Upper fill of cut [303]. Mid red-brown comacted-friable silt with common to frequent sub-angular stone.	Overlain by (300); Overlies (304); Fill of [303]	0.25m thick	

Appendix 4 Finds Concordance

Context	Notes	POTTERY			OTHER			DATE
		Sherds	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes	
100+101	TR1	1	1	White refined earthenware with blue transfer print	21	53	Clay pipe stem	
		2	8	Raraen stoneware, mid-late C17	1	6	Clay pipe bowl, c.1610-40, <u>unused</u>	
		1	6	North Devon gravel free yellow slip bowl C17-midC18	4	14	Animal bone	
		3	21	North Devon gravel tempered post-med	3	23	CBM (brick, pantile)	
		18	341	West Somerset redwares, probably Nether Stowey, c.1580-1660 x2 big dish with internal yellow slip; x2 closed form; x14 plain	1	10	Ridge tile fragment	
					1	38	Terracotta flowerpot C19	
102	TR1	1	4	Tin-glazed manganese, Malling Jug c.1540-80, or more likely Lambeth c.1620-60	1	15	Winkle shell	
					1	11	Animal bone	
					5	15	Clay pipe stem	
103	TR1	1	3	West Somerset redware	7	81	Animal bone	
					4	5	Clay pipe stem	
					1	21	Coal	
					1	<1	Mussel shell fragments	
					1	62	Ridge tile, mottled glaze	
200+201	TR2	1	16	North Devon gravel-tempered post-med	5	15	Clay pipe stem	
		1	4	Brist/Staffs yellow slip with trails, closed form, C18	1	17	Animal bone (sawn)	
		6	91	Industrial wares, C19	1	3	Plaster fragment	
		1	11	Flowerpot, partial stamp '...SANK...'	2	14	Dark green vessel glass, C18	
		4	25	West Somerset redwares; x1 sgraffito lateC15-C16; black glazed Ware c.1620-80/1700	2	58	CBM (pantile)	
		1	14	Internal glaze, reduced core, unknown... post-med?				
207+209	TR2	4	35	Medieval coarseware, handmade, hard fired, C13-C14				
301	TR3	10	42	Industrial wares C19	1	38	Dark green vessel glass, C18	
		2	45	Bridgewater heavy bowl, rim, C18-earlyC19	14	101	Animal bone	
		24	185	Medieval coarseware, sooted, Exmoor/Quantocks fabric, C13-C14	2	2	Clay pipe stem	
		1	35	Saintonge jug, strap handle, 1250-1400	3	85	CBM (glazed brick fragment, pantile)	
		1	28	Rim sherd, coarse, medieval, Exmoor/Quantocks fabric, C13-C14				
		1	12	Body sherd, coarse, medieval, Exmoor/Quantocks fabric, C13-C14				

Appendix 5 Photographs of the Evaluation Trenches



West facing section of trench #1; viewed from the north-west (scale 2m).



Plan view of wall {207}; viewed from the south-east (scales 0.3m and 1m).



West facing section of robber cut [208]; viewed from the west (scale 1m).



South facing section of robber cut [303]; viewed from the south (scale 1m).



East facing section of trench#3, showing slope of natural down towards the north; viewed from the east (scale 1m).

Appendix 6 Photographs of the Retaining Wall



Western end, where it abuts the workshop/tack room of the coachhouse, viewed from the north (1m scale).



As above, taken slightly to the east, viewed from the north (1m scale).



As above, taken slightly to the east, viewed from the north (1m scale).



As above, taken slightly to the east, viewed from the north (1m scale).



As above, taken slightly to the east, viewed from the north (1m scale).



As above, taken slightly to the east, viewed from the north (1m scale).



General shot of wall, viewed from the east-north-east (1m scale).



The workshop/tack room of the coachhouse, viewed from the east (1m scale).



Shot of wall behind the bin store, western end (no scale).



As above, taken slightly to the east, viewed from the north (no scale).



As above, taken slightly to the east, viewed from the north (no scale).



Eastern end of the wall, where it has been abuted/re-built in the 20th century in brick, at time building to the east was constructed.

The Luttrell Arms, Dunster, Somerset.



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Hacche Lane Business Park
Pathfields Business Park
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