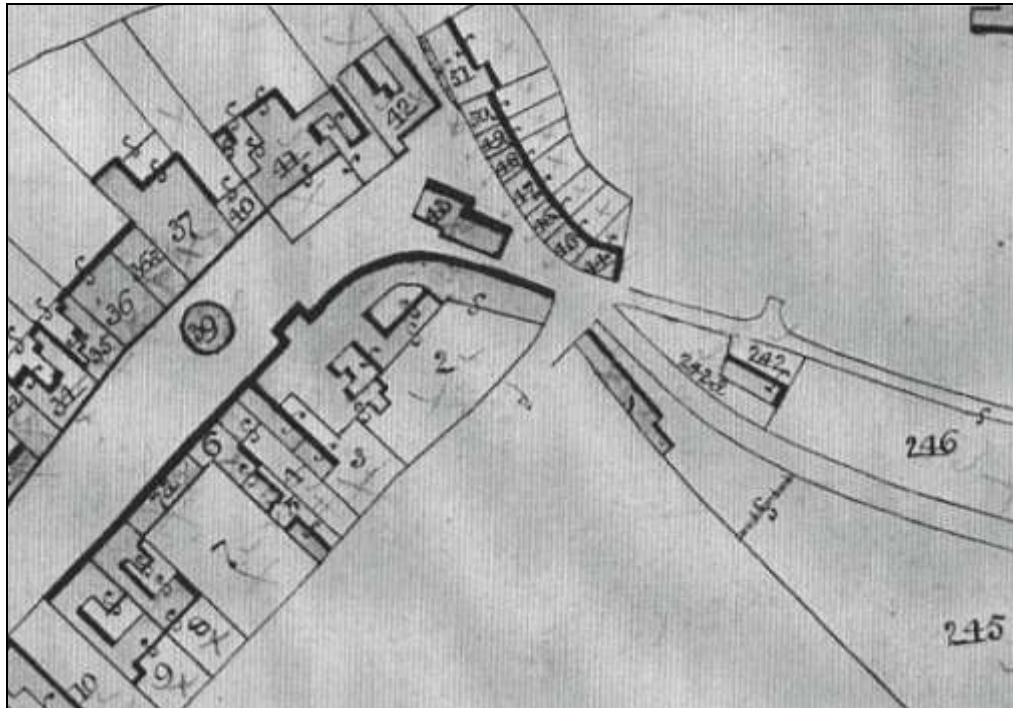


THE NORTHERN END OF THE LUTTRELL ARMS COMPLEX DUNSTER SOMERSET

Results of a Historic Building Assessment



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**The Northern End of the Luttrell Arms Complex
Dunster
Somerset**

**Results of a
Historic Building Assessment**

For

Chris Mitchell

Of

Mitchell Architects

By



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May 2014

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Summary

South West Archaeology Ltd. was instructed to undertake a historic building survey of the northern end of the Luttrell Arms building complex ahead of development works. The complex is made up of buildings from a range of dates, associated with a number of development phases of the Luttrell Arms and charting its history as a hotel and inn. The northern end is the only area due to be affected by the insertion of a tunnel, underground store and new 'garden bar' and as such was the focus of this study.

Contents

	Page No.
Summary	3
Contents	4
List of Figures	5
List of Appendices	5
Acknowledgements	5
1.0 Introduction	6
1.1 Project Background	6
1.2 Methodology	6
2.0 Results of a Desk-based Assessment	8
2.1 Historical Summary	8
2.2 Cartographic History	9
2.2.1 Survey of the estates of Miss Margaret Luttrell c1746 – DD\L/1/10/35b	9
2.2.2 Tithe map 1840	10
2.2.3 First Edition Ordnance Survey map of 1887	11
3.0 The Building Assessment	12
3.1 The Underground Store	12
3.2 Staff Areas	13
3.3 Coach House and Workshop	16
3.4 The Skittle Alley	18
3.5 The Building Phasing	19
3.5.1 Phase 1: Medieval	19
3.5.2 Phase 2: 17 th Century	20
3.5.3 Phase 3: 18 th Century	21
3.5.4 Phase 4: 19 th Century	21
4.0 Conclusions	24
Recommendations	24
5.0 Bibliography & References	25

List of Figures

Cover plate: The south elevation of 25 South Street.	Page No.
Figure 1: Location map (the Luttrell Arms is shaded in red).	7
Figure 2: Detail of a Plan of Dunster dated 1746. The Luttrell Arms outlined in red.	9
Figure 3: Extract from the 1840 Dunster Tithe map, the complex is marked with the number 2.	10
Figure 4: Detail of the tithe map showing the Luttrell Arms outlined in red.	10
Figure 5: Extract from the First Edition Ordnance Survey map of 1887.....	11
Figure 6: Plan of the building complex, showing the developmental phasing and proposed plans.....	12
Figure 7: View of the 19th century building which housed the dancehall/ballroom; from the north-east.	14
Figure 8: View of the west front of the 18th century or early 19th century section of the buildings to the north, with earlier segmental stone arch over the entrance to the service courtyard; from the west.....	15
Figure 9: View down the main hallway to the west end within this modern converted space; from the east.	16
Figure 10: View down the main presentation front of the coach house range as it faces onto Dunster Steep; from the north-west.	17
Figure 11: The skittle alley in relation to the coach house, stone garden walls and other features, taken from the first floor of the 19th century cottage built to the north-east of the main building complex; from the south-west.	19
Figure 12: 16th century possible former cross passage door.....	20
Figure 13: West elevation of main block with projecting porch; from the west.....	21
Figure 14: View across the garden showing the area to be disturbed by the service tunnel; from the north-east.	22
Figure 15: View north within the courtyard, showing the 19th century building; from the south.....	23
Figure 16: Phased plan showing the existing ground floor and proposed tunnels. Note the Skittle Alley is at first floor level.	31

List of Appendices

Appendix 1: Project Design	26
Appendix 2: DoE Listing Text	29
Appendix 3: Statement of Significance	30

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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 a building assessment of the northern end of the Luttrell Arms Hotel Complex (Figure 1). The work was undertaken to attempt to understand the date, form, function and development of the buildings at this end of the complex from their origins, with the aim of understanding the impact of the proposed development on the historic elements of the buildings.

This report represents the results of a historic building survey undertaken on the buildings that will be directly impacted by the proposed developments.

The Luttrell Arms flanks the High Street in Dunster. It is still currently in use as a hotel.

1.2 Methodology

The building survey was undertaken by Colin Humphreys and Emily Wapshott in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The survey was based on a level 2 survey, using architect plans supplied by the client.

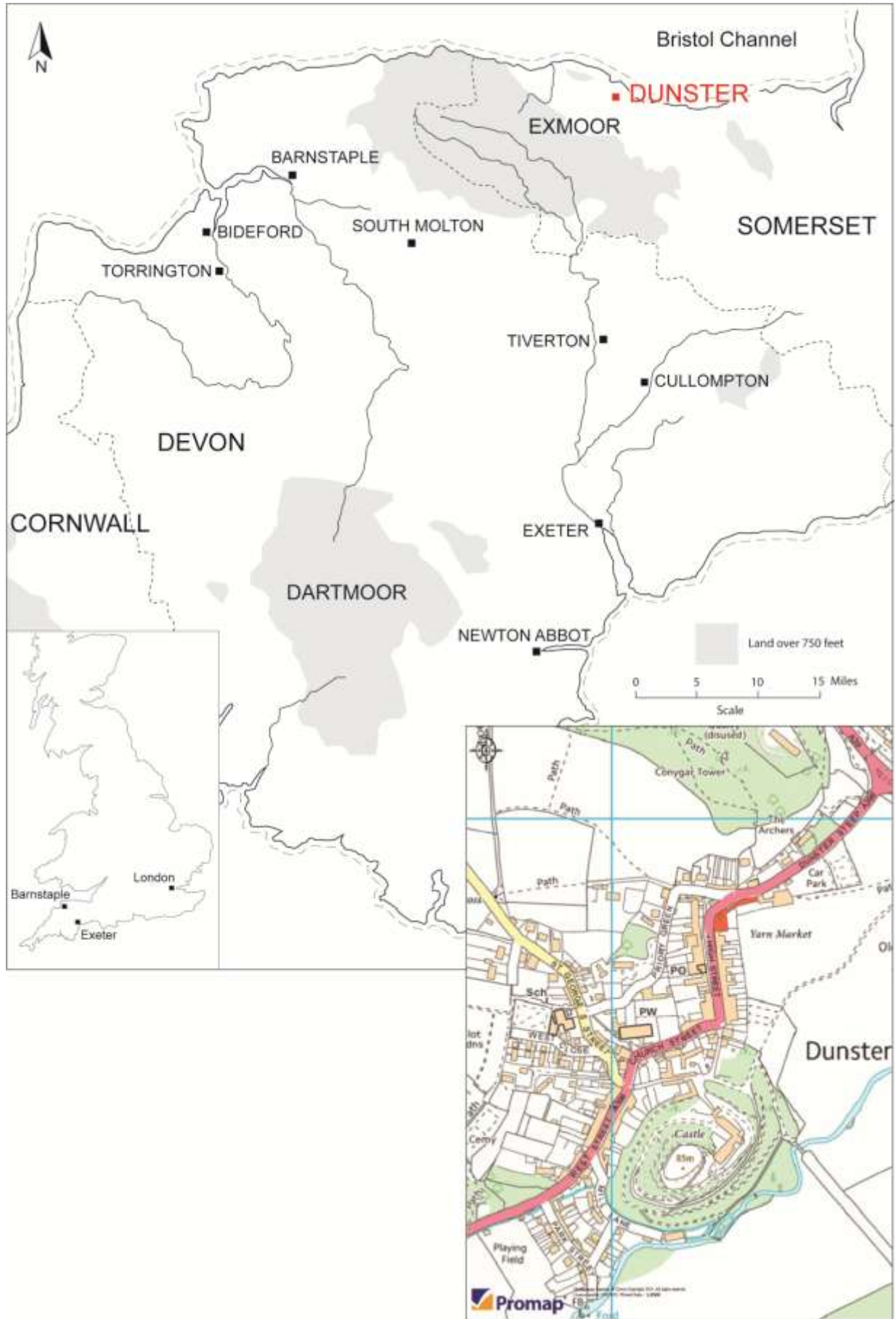


Figure 1: Location map (the Luttrell Arms is shaded in red).

2.0 Results of a Desk-based Assessment

2.1 Historical Summary

The town of Dunster sits in a conservation area which also includes its immediate landscape setting. Alongside Montacute and Stogursey, Dunster is one of the three classic castle/priory/boroughs to survive in Somerset. The town sits at the mouth of the Avill Valley, between the Brendon Hills and the coastal plain. There is evidence of Prehistoric activity in the area, as well as Roman, Post-Roman and Saxon. 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. The borough was first mentioned in 1197 and Dunster was given the right to hold markets and fairs in North Street; 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 suffering badly from cannon shot and fire. The textile industry growing in the North through 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 textile based to a more general function. This saw the economy of Dunster grow 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.

2.2 Cartographic History

2.2.1 Survey of the estates of Miss Margaret Luttrell c1746 – DD\L/1/10/35b



Figure 2: Detail of a Plan of Dunster dated 1746. The Luttrell Arms outlined in red.

Although this map can be only considered to be a sketch it clearly shows the Luttrell Arms (outlined in red) with a main block addressing the street, the projection presumably being the existing porch. To the north of the main block a long range can be seen running up to the north end of the street, this represents the development of the service buildings, within the complex. Projecting wings are shown to the rear of the building; that to the north contains the medieval building and that to the south, possibly redeveloped from earlier rear service ranges.

2.2.2 Tithe map 1840

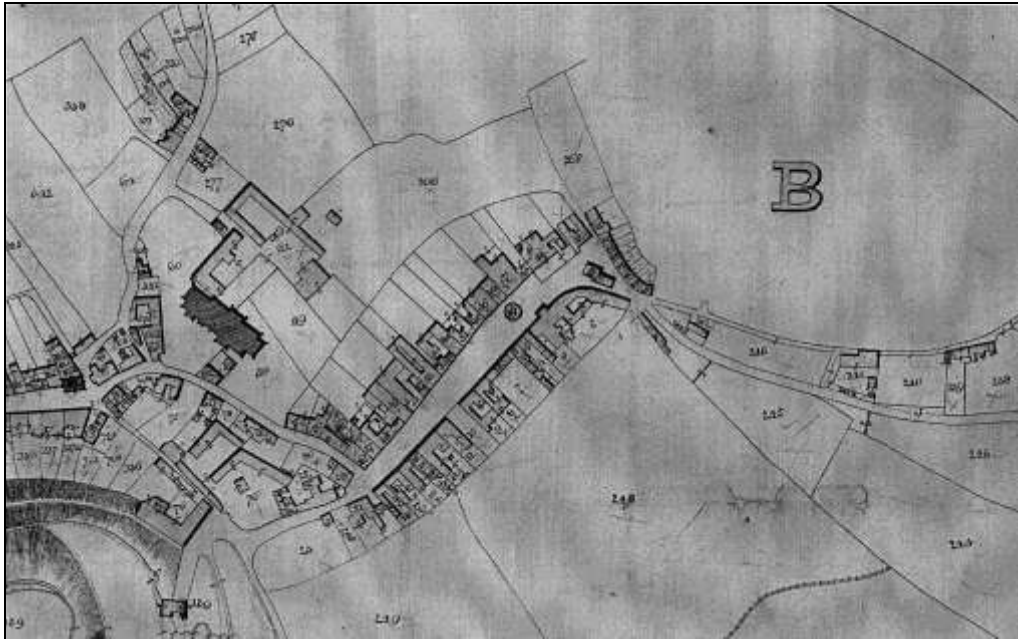


Figure 3: Extract from the 1840 Dunster Tithe map, the complex is marked with the number 2.

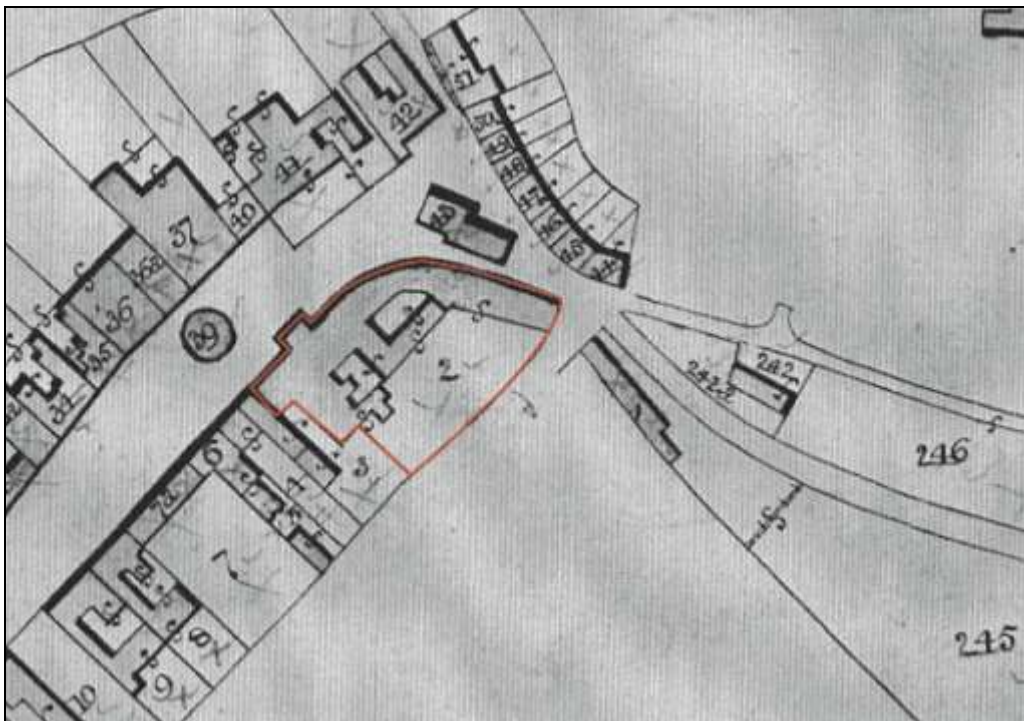


Figure 4: Detail of the tithe map showing the Luttrell Arms outlined in red.

The tithe map of Dunster (Figure 4) illustrates the curving plot of the Luttrell Arms with the frontage of the main building flanking the road. The tithe map suggests that by 1840 the

layout that we see today was already in place. The building housing the ballroom has been constructed, as has the staff accommodation cottage to the north, set into the retaining wall and the stables, 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.

2.2.3 First Edition Ordnance Survey map of 1887



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

The plan shown on the First Edition Ordnance Survey map is of similar layout to the tithe map however the coach house and stables along Dunster Steep now appear to be connected by a long linear structure, built up against the retaining wall to the south, and the skittle alley appears to have been constructed within the gardens. Steps have also been built providing access to the first floor, in the north-east corner of the service courtyard.

3.0 The Building Assessment

The proposed development will affect a number of structures in the northern end of the complex. Figure 7 shows a plan of the complex, with the affected buildings coloured according to their phase of construction. It also shows in black the proposed new tunnels and store, showing where they will breach the existing structures.



Figure 6: Plan of the building complex, showing the developmental phasing and proposed plans.

3.1 The Underground Store

To the east of the main building complex and set into Dunster Steep is a 19th century underground store. The structure is long and narrow and runs under the garden on an east-west alignment, within the slope of the hill. Entered directly off the exterior passage that links

the kitchens with the main internal courtyard, via a central set of double doors. The building is fronted by a stone rubble retaining wall, of typical 19th century form. This wall has been heavily repointed and repaired in the 20th century and is also whitewashed. The double doors are of modern slatted construction with modern door furniture. They infill the larger original opening, which has been partially blocked to the north side with brickwork. The original opening to this underground store was wide, with curving, rounded stone reveals and a long narrow typical 19th century timber lintel.

Inside, the building can be seen to be of stone rubble construction in a lime mix mortar with a brick arched roof. The bricks of this roof look handmade, of a range of colours and sizes. They also display proportional narrowing as the roof rises to the apex of the arch. The bricks are set with a lime mix mortar and the walls of the building are whitewashed. The floor appears to be of stone and set lower than the passage from which the room is accessed but it is covered with concrete and cement. There are shelves to the sides of the room and it is set with modern fixings. It is currently used as a store.

3.2 Staff Areas

A long, stone, mixed phase, 18th century building with long 19th century building extension. Lies to the north of the complex, where the street turns and runs east. The building is long and narrow, two storeys for the majority of the length of the building, three storeys to the west end. The building has a pitched slate roof and modern guttering. The eastern elevation is the gable end of the building and has been rendered, obscuring all historic details within the stonework. It has one small 19th century sash window to the south side, at first floor level. A brick gable end stack appears to have been rebuilt in the 20th century and serves the rooms at this end of the building. The elevation is abutted by a single storey service building, which opens onto the courtyard to the east and is of 20th century date, also rendered externally. The north elevation is rendered to the east end, from the first floor up to the eaves. The first floor is the principal floor of this 19th century section of the building, built as a ballroom with high ceilings. The render obscures any historic details of the stone build for the upper part of the elevation. There are five, off-set, sizeable 19th century large paned sash windows, with plaster detailing over the lintels, of keystone style, with slate sills. The ground floor can be seen to be of rubble construction, with stone quoins to the east end. There are six identical windows inset into the stonework, all of hopper casement form; in openings with cement rendered reveals. There is some localised disturbance within the stonework at ground floor level, but the elevation has recently been heavily re-pointed and any clear breaks in the wall line are not visible. There is a brick stack to the west end of the main section of the building, roughly positioned at the point where the 18th century and 19th century sections meet.



Figure 7: View of the 19th century building which housed the dancehall/ballroom; from the north-east.

The building flanks the High Street, forming the western elevation of the complex. There is considerable disturbance on the curving corner of this building which has two causes, the corner being cut off or reduced when the road was widened for cars and the disturbance resulting from the truncation of the 18th century building. Within this area there is a window on the first floor, which is a small four-paned casement, set into a ragged section of wall where another window opening may have been blocked and reopened. The casement has been inserted at the top, as there is a good quality stone segmental flat lintel. Above this is another narrower, longer opening set into the eaves under the roofline, with a slate sill and a six-paned narrow sash. The wall between these windows is of rubble construction and appears to have been completely rebuilt. The windows are within the ragged join between the two phases. The western end of the building range is of rubble stone and is three stories high. An additional eaves floor has been added to this originally lower building, bringing it in line with the 19th century roofline to the east. There is a clear build line just above the first floor windows, between larger blockier semi-coursed stonework, with fine quality dressed stone segmental flat lintels to the ground and first floor windows, raised by tightly packed rubble construction stone, with additional brick relieving arches added above three of the first floor windows. The building is built around and over a large flat three-centred segmental dressed stone block arch, which is the entry to the service courtyard. This fine work is older than 19th century and this section of the building appears to abut the 17th century main block. A number of build lines visible within the stonework suggest this was built as an 18th century service wing or accommodation extension. There are two ground floor windows which frame the arch, with four evenly spaced windows to the first floor, and four second floor windows directly above. All of the windows sit in wide moulded frames, with slate sills, being hornless six over six pane sashes; these are the same as the hornless sashes on the ground floor of the main building and probably of later 18th century date.



Figure 8: View of the west front of the 18th century or early 19th century section of the buildings to the north, with earlier segmental stone arch over the entrance to the service courtyard; from the west.

The south end the long building range appears to abut the main block, with some quoins on the second floor and partly on the first, although there appears to be disturbance to the stonework at ground floor level. The rear, south and eastern elevations of the curving building range face into the service courtyard and are rendered and whitewashed, obscuring any historic details within the stonework. The courtyard is cobbled, patched extensively with cement and concrete where services and trenches have been dug. This area has been converted to public toilets and before that was heavily altered in two phases of works in the 19th century. It is likely this was a service/domestic area of the building. There is an early 20th century corner extension within the north-west corner of the courtyard which has been built on brick pillars. This serves the first and second floors only, with a narrow moulded sash window to the first floor and a smaller sash directly above on the second floor at the roofline. The structure is abutted by a disproportionately large spiral fire escape of the mid to late 20th century. This early 20th century extension appears to have been intended to provide a small service room to the hotel bedrooms to the west. This structure is still currently used by hotel housekeeping today. This extension obscures almost all of the 18th century structure within this courtyard. Some of the 18th century structure may survive above the archway through which the courtyard is entered - there is a small decorative oval window here which lights the corridor on the first floor. One large early 19th century hornless large paned sash can be seen in the wall of the 19th century building to the north of the courtyard, but on the ground floor the windows are all modern.

The first and second floors of the building are used internally as hotel rooms and were not accessed during the recording works which focussed on the areas affected by the development. The partitions and details within the first floor rooms must date from the 20th century as the space on the first floor was built as a ballroom in the 19th century. The early 20th century extension was accessed internally from the first floor from the hotel corridor. The walls and roof were boarded with narrow planks, with shelving and a sink; this space has since been further modernised. In the 19th century former ballroom building the space on the

ground floor is now divided to provide a spine corridor which runs roughly east-west, with rooms leading off to the north and the south. This is accessed via a locked secure door in the south wall, leading directly into the main service courtyard, with the passage to the coach house and barns running away to the south-east. The ceiling within the area is of plaster board; this may be a false ceiling, covering or obscuring an older structure. All of the partitions within this area appear to be modern, of plaster- and chipboard, with modern timber doors. The partitions form small rectangular rooms, often quite narrow, each with one door to the corridor. These are divided into bedrooms and bathrooms, with stores for personal belongings between. Many of the narrow windows on this ground floor level are set high in the wall. Some, on the north, street side of the building, look to be potentially 19th century in date, being hopper opening casements. Many look replaced (20th century) within the service courtyard, although several hopper casements also survive here. Any internal details which provide clues to the function of this space appear to be obscured by the later partitions; nothing of any note was viewed during the fieldwork. The floor of the corridor was covered in lino sheeting and therefore could not be viewed however it appeared uneven and it may be possible that a historic floor surface survives beneath.



Figure 9: View down the main hallway to the west end within this modern converted space; from the east.

3.3 Coach House and Workshop

19th century range of outbuildings built along Dunster Steep, where it adjoins the north end of the High Street. The range is long and narrow, with its long north elevation facing the road and the long south elevation set back into the retaining wall, which delineates the terracing into the hill to the south. The range is attached to further buildings to the east; a forge, workshop, stables etc, with barns to the east and south-east which have been converted to an information and tourist centre and shops. The one storey coach house lies to the east of

the range, under a slate roof, with black glazed terracotta ridge tiles and modern guttering. The north elevation is of dressed, faced stone blocks, semi-coursed style, forming a presentation front onto the road. There are three large, dressed stone segmental arches with arched double doors; boarded, braced and ledged, with large iron door fittings, such as strap hinges and bolts, of original 19th century date. There is a small single door to the west end in a dressed stone arched opening of the same style as the larger double doors, also of 19th century date. All of the openings have stone slab thresholds and evidence of the original sloping cobbled surface in front of the building survives although most is covered by the tarmac of the road and heavy patching with concrete. The coach house is integrated with the workshop to the west, which projects slightly and has the same presentation front, of faced stone blocks with dressed stone quoins to the corners. The roof is of slate, with glazed terracotta ridge tiles and modern guttering. The workshop is of one and half storeys, with a loft over and a loading door, symmetrically positioned over a central window on the ground floor. Both openings have the same arched dressed stone reveals as the coach house to the east. The loading door is set in a sharply pointed gable, with wide plank barge boards to the eaves. The west elevation of the workshop has a pitched slate roof with small pointed dormer over another loading door at eaves height, which appears to have been forced into the elevation at a later date, with brickwork patching the sloping ragged reveals. There is a narrow doorway forced into the north side, with brick reveals and a narrow timber lintel and a small brick relieving arch above. The elevation is of rubble stone construction, although it includes some dressed blocks of stone and has stone quoins to the corners, in a similar style to the north elevation. It has been whitewashed and rendered or plastered at some point. It is likely another later structure abutted this elevation and has since been removed. The building has a dressed stone block chimney to the south side, which appears to serve the ground floor of the workshop. In construction style this is similar to the north elevation, but is unusual as it appears to be built into the earlier retaining wall.



Figure 10: View down the main presentation front of the coach house range as it faces onto Dunster Steep; from the north-west.

The coach house and workshop are currently used as workshops for the hotel and much detail is obscured by the contents. Within the workshop the north and west walls are partly plastered. The wall to the south is of stone, and rises in a peak to a gable as does the north wall, but set with an air vent. The south wall appears to be built up and over the retaining wall, which is of much denser packed stonework. The north wall is of rubble stone construction on its interior side. There is a brick party wall, to the east, between the workshop and coach house. This has a ledge to carry the floor of the loft and long narrow on-edge joists cut off here at first floor level. The brick is plastered above the level of the loft floor. A narrow doorway on the north side leads into the coach house and down some steps. The door has a narrow timber frame, is of plank form, ledged and braced with a narrow timber lintel above the opening. The roof has been replaced in the 20th century and the timber structure is modern. The floor is concreted, possibly over stone slabs or cobbles. There is a stone threshold to the door between the coach house and workshop. In the south-west corner there is a corner hearth and chimney stack, seemingly integrated with the structure and not inserted, although due to the current use of the space the details of this could not be fully recorded. The coach house walls are bare stone, the north presentation front can be seen to be of rubble construction on its inner face. The south wall is the retaining wall then built up and over with typical loose 19th century rubble stone, projecting slightly to the base of the wall. The party wall to the east, with the forge and other buildings is also of stone rubble construction. The roof structure is original, A-frames with timber queen struts and an iron bar forming the king post, with pegged joints and a narrow on edge ridge pole. Narrow timber purlins sit on the back of the truss blades and while some of the rafters have been replaced others appear original.

3.4 The Skittle Alley

The Skittle Alley is a very late 19th century building built onto the bank created by the retaining wall and terracing of the hillside. It lies to the east of the complex and is a long, low, single storey structure. It has a corrugated iron sheet roof over a basic A-frame timber roof structure. The south wall is brick, rendered externally above an exposed brick base with small buttresses. The north wall has some brick and stone, to the west and east, but also a section of corrugated iron, timber and possibly concrete block. The east end of the building is built into the ruins of another service building, of rubble stone, with a cob/earth core. This building has a forced opening with brick reveals and lies at an angle, abutted by both the 19th century garden boundary wall and the 19th century coach house and workshop range. The south wall of the building survives in part, running west; and the brickwork of the south wall of the Skittle Alley appears to be built over and into this stonework. The west end abuts the small structure built to the north of the early 19th century cottage, which stands to the east of the main service courtyard, possibly built for staff. The Skittle Alley is accessed via the first floor of the 19th century linking structure and the possible 17th century retaining wall has been truncated to gain access to the Skittle Alley, creating a step as you enter into the building through a narrow modern doorway. This western end of the Skittle Alley has been divided and converted into a laundry room. The building is used partly as a store and is partly derelict; the floor could not be properly examined but was partly concrete.



Figure 11: The skittle alley in relation to the coach house, stone garden walls and other features, taken from the first floor of the 19th century cottage built to the north-east of the main building complex; from the south-west.

3.5 The Building Phasing

The buildings at the Luttrell Arms have a complex phasing history, with key construction phases interspersed with alterations and conversions. The hotel has expanded down the High Street into adjacent buildings to the south, somewhat obscuring the original layout of the historic building. Throughout the building there are anomalous walls, out of line or of unusual width. On inspection many of these have been internally boarded to allow for modern wiring and hotel fitments. A limited number of the main rooms were inspected in order to gain a general understanding of the complex and its significance.

3.5.1 Phase 1: Medieval

The earliest clearly identifiable building on the site lies to the east of the complex, with the bar dining area on the ground floor and hotel bedroom 27 and bathroom on the first floor. This structure is of stone rubble, tightly packed, although it has been repointed and altered externally in the 19th and 20th centuries. The roof structure within the building is of jointed cruck form and this Medieval building is most probably later 15th century. The timbers within the roof do not appear to be smoke-blackened, suggesting there was no open fire within the structure. The exposed ceiling beams of the first floor appear to date to the 16th century, with wide chamfers and simple cut stops, suggesting this structure may not have originally had a floor, one was inserted later. The structure is now built into a later building range and it is impossible to clearly identify whether it was a detached block, serving a larger building in the immediate vicinity or part of an earlier linear range, at right angles to the street. It may also represent part of a typically narrow burgage plot, which was wholly rebuilt; the complex therefore covering the site of several dwellings. The original function is difficult to ascertain from the current surviving features however its lack of heating may suggest either unheated

guest accommodation, storage or even a service or domestic function for which a heat source was not required.

The Medieval structure is built into a late Medieval or 16th century building, which contains wide chamfered beams and 16th century moulded three-centred arched door frames; including a fine example which leads from the main bar dining area into the open central courtyard. The fine quality door frame mentioned above has an opposing door in the north wall, only the stone jambs at the base of which survive; this is suggestive of a cross passage. This linear range runs between the medieval structure to the east and the road to the west, perpendicular to the street, facing south. A fine quality 16th century fireplace survives within the first floor of this range which may have been a first floor hall. The main fireplace on the ground floor has been altered in the 18th or 19th century. The ground floor rooms have been so heavily altered in the intervening 17th -19th centuries that very little of this phase survives.



Figure 12: 16th century possible former cross passage door

3.5.2 Phase 2: 17th Century

The largest and most significant changes to the building complex which survives today took place in the early 17th century. The main front block, to the west of the complex, facing onto the high street was wholly constructed in this period. We cannot know if this was built around, out of, or replacing an earlier structure, however the internal features and exterior architectural details on the ground and first floor are cohesive and point to a single phase structure. The plaster ceilings and decorative fireplace overmantles in some of the rooms in the front range, such as the small dining room at the north end of the ground floor and room 12, to the south of the first floor, are of fine quality and point to a date of the first decades of the 1600s, possibly the 1620s. The crest of George Luttrell, a gentleman of that time and related to the family who owned Dunster Castle, can be found in room 14. The building to the south of the main block which appears cohesive with the structure has a large blocked arched opening and may have originally led through to the rear of the complex to the service areas

and outbuildings such as stables. The building therefore may have been constructed as a private dwelling but by the later 17th century it had become a public house, known as the Ship Inn. This was no doubt in part due to the upheavals of the civil war and possible changes in fortunes of the Luttrell family.



Figure 13: West elevation of main block with projecting porch; from the west.

3.5.3 Phase 3: 18th Century

In the 18th century the building received its next significant phase of conversion and construction. The building to the north of the main block incorporating the fine quality segmental stone arch and forming the west side of the service courtyard, was no doubt constructed or extended during this time providing stabling and expanding the service areas and accommodation. The wide, hornless sash windows were added to the main building in this phase, set with fashionable panelled shutters, and a new staircase and other more modern features designed to attract a new clientele. The main block of the building may also have seen a second floor being added. Several of the long projecting wings which run east behind the main block may date to this phase of construction, being fashioned from earlier service ranges into further accommodation. The Inn becomes the Luttrell Arms during this phase.

3.5.4 Phase 4: 19th Century

The 19th century saw even further expansion and a further rise in status; the inn being renamed on maps as the Luttrell Arms Hotel, in text akin in size and style to that used for the castle. The 19th century saw significant expansion and growth in the Exmoor district with the moorland being reclaimed and the Royal Forest turned into a commercial estate. This new monetary wealth and the associated attractions, such as the popularity of shooting parties, drew a new crowd to the region. The 18th century service ranges to the north of the complex were converted and expanded, a ballroom or dance hall was built and extensive stabling, a coach house, forge, barns and staff cottages and grooms cottages were built along Dunster

Steep to the north-east. Further staff accommodation was set back into the garden retaining walls to the north of the main service courtyard, now containing the stores, boiler rooms and rooms 23, 24 and 25. The underground store was forced into the hillside, probably to store the increased amounts of wine and food consumed in the busy hotel. The open central courtyard was overhauled with a decorative terrace and other rooms within the building were modernised and possibly knocked together. New, fashionable fireplaces were installed in some of the rooms. In the later 19th century the skittle alley was added to the gardens, accessed via the ballroom.



Figure 14: View across the garden showing the area to be disturbed by the service tunnel; from the north-east.



Figure 15: View north within the courtyard, showing the 19th century building; from the south.

Note:

Certain Medieval or 16th century features within the building may have been installed during the 18th or 19th century overhauls of the building, possibly in several phases. Although correct for the various periods at which the building received work, many of these simply do not appear to be in their intended positions and many are in parts or fixed together in sections. Some of these features may come from elsewhere within the building, moved around to accommodate the new layout. The rise of the fashion for antiquarianism in the 18th and 19th centuries led to the salvage of genuine architectural pieces from large houses which were being modernised and installing them in other suitable buildings of the period. These features were valued for their architecture and were intended to create a particular aesthetic. The Luttrell Arms had become an important commercial venture, a hotel of some status by the late 18th century and it is likely these items were installed upon its rebuilding to enhance the atmosphere and appearance and possibly also to replace original features which were too deteriorated to save. Dunster Castle underwent extensive modernisation in the 18th and 19th centuries and features such as the finely carved 'hall windows' in the main bar, which are of significant status, may potentially have been sourced during this time from this location.

4.0 Conclusions

The cartographic appraisal supports the almost continual expansion of the building complex from the 18th century (Figure 2) right the way through to the last decades of the 19th century. The development of the buildings, as shown on the maps, shows a particular focus on the growth of the service areas to the north of the site. The cartographic evidence appears to support the rise in status enjoyed by the building in the 18th century when it became a hotel instead of an inn, and was renamed the Luttrell Arms. The further 19th century work, seen in the 1840 Tithe Map (Figures 3 & 4) and the 1887 OS map (Figure 5), appears to support evidence for the continued success of the hotel as a commercial venture.

The architectural evidence within the building complex suggests a medieval date, possibly later 15th century, for a building on the site, or possibly a group of buildings within the general location. A gradual development and modernisation through the 16th century is evidenced by moulded doorways and fine stone fireplaces, with the main block being constructed in the 17th century, aligning the building along the street for the first time. The service ranges to the north show significant phases of construction and expansion from the 18th and 19th centuries, as evidenced in the cartographic record (Figures 2-5).

The key area of architectural significance is the single phase high status main block from the 17th century. This appears to be directly related to the Luttrell family and represents the most substantial phase of construction within the complex. The 16th century range to the north and medieval building attached to the north east are also of architectural significance, not only for the structural elements, but also the interior details and phases of later alterations. The 18th century service range to the north is important within the development of the complex and history of the Luttrell Arms as a hotel, but the structure has been so heavily compromised in the 19th and the 20th century that it has lost much of its potential architectural value, with the loss of all interiors. Its western elevation, which addresses the High Street, comprises part of the historic character of the streetscape and is of architectural note with a fine segmental arch serving the courtyard. The 19th century service ranges, although representing the next phase of the expansion of the hotel business, do not hold specific architectural significance in their own right and their interiors have been comprehensively altered in both the 20th and 21st centuries. The Coach House and Workshop within the 19th century phase are of architectural significance, but this is inherent in their external appearance only. The Skittle Alley is of the lowest architectural significance, being purely functional in both style and construction; the retaining wall, although of earlier date is also of little significance, being heavily altered and partially rebuilt across multiple phases from the 18th and 19th centuries.

Recommendations

The structures that will be altered as part of the proposed works are of varying dates and levels of significance. However, it is recommended that where walls will be breached or the ground will be excavated, a program of archaeological monitoring should take place.

5.0 Bibliography & References

Published Sources:

Aston, M. 1992: *Aspects of the Mediaeval Landscape of Somerset.*

Aston, M. & Burrow, I. 1982: *The Archaeology of Somerset.*

Gathercole, C. 2002: An Archaeological Assessment of Dunster; *English Heritage Extensive Urban Survey.*

Collinson, J. 1791: *The History and Antiquities of the County of Somerset.*

Riley, H. And Wilson-North, R. 2001: *The Field Archaeology of Exmoor.*

Havinden, M. 2001 1981: *The Somerset Landscape.*

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Desk-based Assessment.*

Institute of Field Archaeologists 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.*

Institute of Field Archaeologists 2001 (Revised 2008): *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.*

Appendix 1

WRITTEN SCHEME OF INVESTIGATION FOR DESK-BASED ASSESSMENT 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: 4th April 2014

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 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). This WSI covers only the desk-based assessment and building recording aspects of the work, any further mitigation work will be covered by a separate document.

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 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.

3.0 AIMS

3.1 Undertake a desk-based assessment of the site;

3.2 To make a record of the historic buildings prior to the commencement of the restoration and construction works;

3.3 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 a 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*.

This information will be presented as part of the final report along with the results of the fieldwork.

4.2 Historic building recording:

- A record shall be made of the historic fabric of the buildings affected by the development. 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 A photographic record of the historic buildings recording work will be prepared. This will include photographs illustrating the principal architectural features and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The drawn and written record will be on an appropriately archivable medium.
- 4.4 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 historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately;
- 5.1.13 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;
- 5.1.14 A consideration of evidence within its wider context;
- 5.1.15 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 architectural or 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 report - see 8.0 below.
- 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 Colin Humphreys; the building recording 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

Appendix 1 – List of specialists

Building recording

Richard Parker 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service

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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 8LNTel: 01271 346747

Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 c.j.knusel@ex.ac.uk

Animal 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 Quinnett 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 email: 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

Statement of Significance: Luttrell Arms, Dunster

Significance of the Building complex

The Luttrell Arms is a Grade II* Listed building, statutorily designated as a building of more than special interest, of particular historical importance, with certain features, either architectural or interior details of note; of increased historical importance and worthy of individual description and therefore protection. Therefore the building has already been identified as significant, of national importance to the heritage of the country.

There are a number of reasons for this statutory recognition: the building is of multiple phases of construction with period details from the medieval to the modern era. This gives us a detailed insight into the development of architecture and building design. The raising of ceiling heights, changes in window styles and size, roof construction forms and the changing fashions of decorative schemes can be experienced as you move through the various elements within the building complex. The building also reflects the financial progress of the town and to some extent Exmoor; with significant work being undertaken in the early 17th century, when the main front block was constructed and again in the 19th century, when the building complex was significantly expanded and all of the service buildings constructed. The early work is connected to the Luttrell family and the ownership of the building by George Luttrell, with a plaque on the front of the building recording the significant works he undertook in the 1620s. The Luttrells were a powerful local family, owning Dunster Castle, as well as holding national importance within politics, notably during the Civil War. The association of the building with the family therefore provides two levels of significance for the building; as an architectural example of the fashions of early 17th century construction, with grand plaster ceilings and decorative overmantles; and a cultural resonance with an association with a known family who appear in the national historical records with frequency and import.

As a hotel in the 19th century the Luttrell Arms was clearly responding to public demand and consequently providing additional accommodation and entertainment space. The town of Dunster and the surrounding area was obviously busy in this period; indeed Exmoor underwent considerable work in the 19th century with the reclamation of moorland areas and improvement and expansion in farming under the Knight family and the creation/construction of a few large estates. The outbuildings are fine examples of this 19th century expansion of domestic offices within both private and public buildings, often found in the West Country and particularly Exmoor during this time. The coach, house, stables, workshops and staff cottages show the complex was self-reliant, with large numbers of staff providing a complete service to their guests. They also show the consideration and importance laid on appearance and presentation, even in service buildings, in the 19th century, with dressed stone frontages to the cottages and coach house range. The complex also represents the development of the antiquarians and recognition for the value of architectural pieces, as there are a number of historic features within the complex as a whole, such as the fine timber windows in the main bar, which are clearly historical salvage, either from a building disturbed on the site during the 19th century works or possibly removed from Dunster Castle, which also underwent extensive 19th century work. Although possibly not in their original position or even original to the structure these key pieces have been collated and inserted into the space, creating a fascinating mix of styles and in itself representing the later 19th century admiration of the medieval age and medieval artefacts.

Aside from its architectural merits, the significance of the Luttrell Arms complex also lies in its survival, age, preservation and the fact it can still be experienced and enjoyed today by the public, in continual use as a historic public house and hotel; a function which it has undertaken since the mid-17th century.

Areas affected by proposed works

The proposed works due to take place at the Luttrell Arms, Dunster will have a direct, physical effect on six different structures in the complex of buildings.

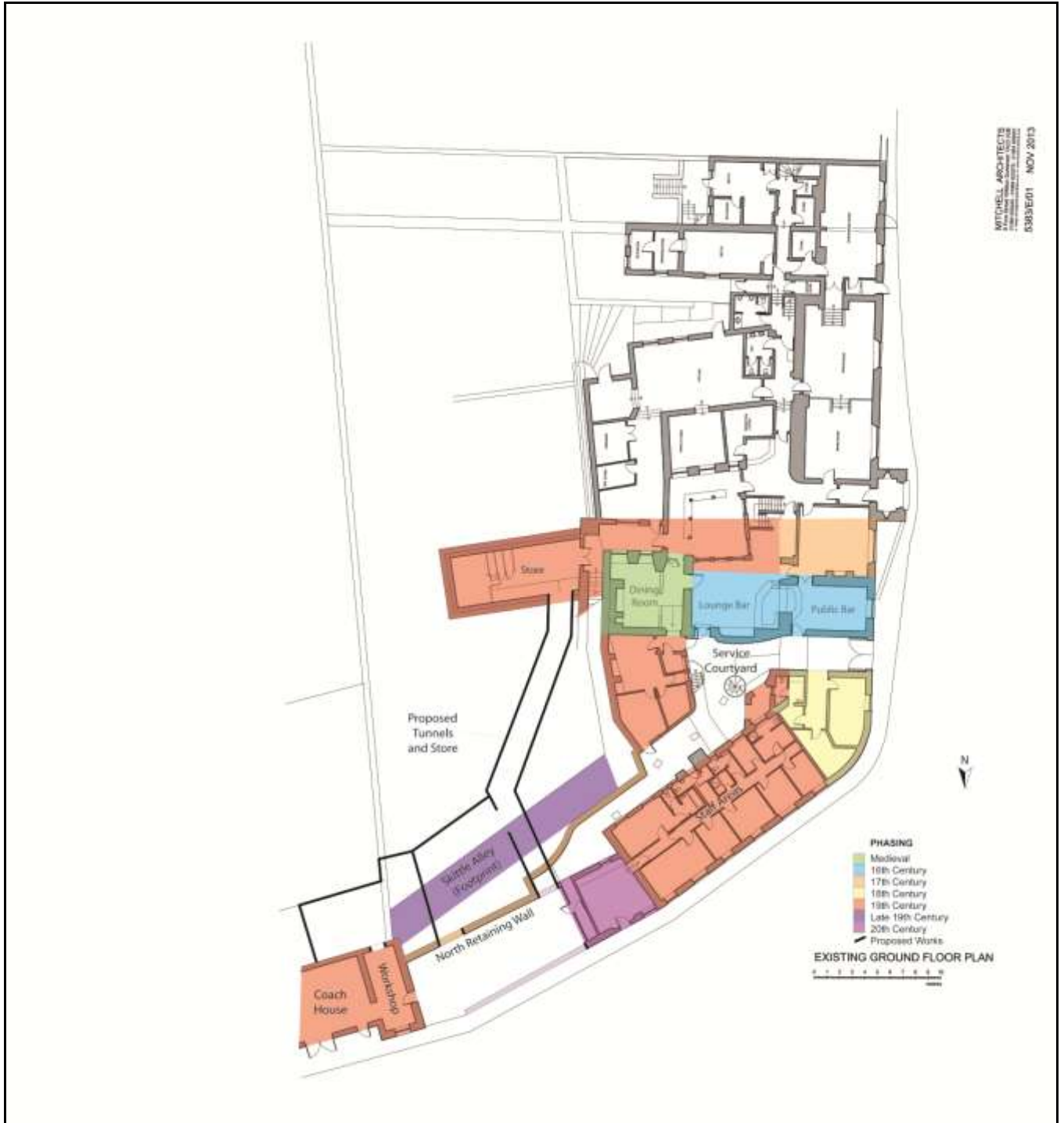


Figure 16: Phased plan showing the existing ground floor and proposed tunnels. Note the Skittle Alley is at first floor level.

Coach House and Workshop

The Coach House and Workshop form a key part of the major 19th century makeover of the Luttrell Arms complex. The exterior appearance of these buildings is where their architectural value lies, and they add value to the complex as a whole. The large, arched doors are a key feature of this group as are the small windows of the attached workshop (formerly a tack room?) which informs of the different uses of the space. There are also loading doors leading into the first floor of the workshop, in its west elevation,

although this floor has since been removed. There are no obvious fittings within the interior of the workshop and coach house apart from the chimney in the south elevation of the workshop.

The stripping and clearing of the building during the works may give a better idea of the former use of the workshop and its chimney as they are currently quite obscured. The proposals appear to retain all of the historic walls of these buildings, with one opening being forced in the western end of the south wall, adjacent to the chimney. The ground floor will remain essentially the same, with the workshop becoming the entrance to a spa facility in the adjoining Coach House. The small garden to the south will be excavated to create a lobby and toilets. To the south east of this area is a recently restored mid-18th century pottery kiln and activity associated with this may be revealed during the development works in this area. The proposed works for this area appear to be considered and sensitive and the exterior of the buildings, where their real significance lies, will remain unchanged.

Northern Retaining Wall

To the north of the site is a retaining wall built of stone, most likely built in the 17th century and showing signs of several phases of repair throughout the 18th, 19th and 20th centuries. Concrete block and brick patching can be seen, along with various types of mortar, including pink lime and modern cements. Along the wall the scars left following the demolition of former buildings that had been built up against it can be seen, these buildings were most likely 19th century in date. The angle of the wall in relation to the main street suggests that this wall could have a medieval origin, constructed to outline burgage plots. The wall is of fairly minimal significance as it has been altered and repaired many times, which has changed its appearance and structure. The proposed development will include breaching the wall in two, limited locations. This will leave the majority of the wall intact, while providing the possibility for more accurate dating of the structure and the possibility of recovering finds within or below the structure. The extensive underground excavations proposed to the rear of the wall also provide the possibility for dating and further understanding the dating and construction of this structure.

Skittle Alley

The skittle alley is a late 19th or early 20th century structure in very poor condition. The walls are a mixture of brick patched with concrete block and in some sections to the north, boarded or corrugated sheeting. The exterior walls are mostly rendered in a cement render. It has a shallow pitch roof of bolted A-frame trusses, with raised collars, with through and through purlins and a thin on-edge ridge pole. The roof is covered in corrugated sheeting. The building holds little to no significance.

At the east end of the Skittle Alley is a wall, which lies on a different alignment, following the line of the stone boundary wall. This is constructed of stone, patched with brick and has one, small opening with a thick timber lintel and sloping sides, presumably the remnant of an earlier service building most likely from the 18th century phase of development. The proposed works will see the demolition of the skittle alley, excavation of a large store and tunnel, and construction of a long, low building on the site of the skittle alley to function as a bar. It would appear that the section of wall to the east of the skittle alley will be retained and incorporated into the new building. The demolition of the skittle alley and excavation of the store and tunnel will allow the opportunity to expose remains of earlier phases of the site.

Staff Areas

The Staff Areas occupy an early 19th building fronting the High Street, which adjoins an extension of the main block. The building was constructed to accommodate a dancehall or ballroom on the first floor. The ground floor most likely had a service or storage function. This ground floor was completely overhauled in the late 20th century in order to provide a number of small staff bedrooms and toilets for the public bar in the south west end. Any historic features which may survive are completely obscured by modern plaster or chipboard. The building is significant as it portrays part of the early 19th century phase of the Luttrell Arms development. The majority of this significance, however, is in the first floor and external features, therefore the proposed work will not have a negative impact on this structure and may expose historic features which could provide further insight into the original purposes and uses of the ground floor.

Service Courtyard

To the north of the main block of the building between the older building and the 18th/19th century buildings lies the Service Courtyard. It is accessed via large double doors off the High Street and has a cobbled surface. It provides access to the public bar and associated dining room and is dominated by a spiral fire escape. The courtyard contains the rear of a 16th to 17th century chimney stack, which serves the fireplace in the main bar. It is proposed that the current fire escape is removed and replaced with a fire escape along the north wall which will adjoin the extant fire escape running along the east wall. This will open up the courtyard and provide light, as well as making the historic chimney a more prominent feature in the courtyard and allowing the phases of the buildings around the courtyard to be better observed and understood. A glazed roof will be installed to provide cover for the courtyard. During this stage of development there will be an internal staircase installed inside the housekeeper's room in the northwest corner of the courtyard and within the 19th century structure. The area has been heavily modernised and does not have much significance, save for its external appearance. One of the late 19th century windows will be forced in this area to accommodate the new fire escape walkway.

Store

To the east of the main building complex, set into the bank of Dunster Steep, the hill around which the building is built, is an underground storeroom. This dates to the 19th century expansion of the service sections of the building complex and presumably provided cold food and wine storage on a larger scale. The building is of stone, with a brick arched roof, accessed via a double door in its western end. This leads into the passage which connects with the main courtyard and kitchens, to the south and south-east. The building has been modernised internally to provide storage and its architectural details are basic and functional, with no direct historical significance to the structure itself. The building is relevant as part of the substantial 19th century makeover of the complex as a whole and therefore how it relates to the other service buildings as a cohesive development and expansion. The structure is to be minimally altered by the development as the underground tunnel will enter through its north-west corner, breaching the historic fabric. The store will fundamentally change in its use and it will no longer be a single access secure space but will have a mixed use, with the existing space being sub-divided; although since the majority of the historic structure remains untouched, the impact is minimal.

Conclusion

The structures that will be altered as part of the proposed works are of varying dates and levels of significance. The Skittle Alley and associated retaining wall, which will be the most impacted, are of the lowest architectural significance. Conversely, the highest significance lies with the Coach House and Barns, and the development here will be the most sensitive and leave the buildings virtually unchanged externally.

It is recommended that where walls will be breached or the ground will be excavated, a program of archaeological monitoring should take place. Such works may contribute to a greater understanding of the complex, its phases and historic uses.



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