

Archaeological Desk-based Assessment
of
THE SWAN INN,
NO. 68 FORE STREET, NORTH PETHERTON,
SOMERSET.

for
Tesco Stores Limited



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SOMERSET.**

Centred on
N.G.R. ST 2903 3303

Client: Tesco Stores Limited
Agent: DPP Limited

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Abbreviations

AD	Anno Domini	Km	Kilometre
aOD	Above Ordnance Datum	m	Metre
BaRAS	Bristol & Region Archaeological Services	NGR	National Grid Reference
BC	Before Christ	NMR	National Monuments Record
c.	Circa	OS	Ordnance Survey
EUS	Extensive Urban Survey	VCH	Victoria County History
HER	Historic Environment Record		

NOTE

Notwithstanding that Bristol and Region Archaeological Services have taken reasonable care to produce a comprehensive summary of the known and recorded archaeological evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.

March, 2012.

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SUMMARY

An archaeological desk-based assessment of the Swan Inn, Fore Street, North Petherton, Somerset TA6 6QA (centred on NGR ST 2903 3303) was commissioned from Bristol & Region Archaeological Services by DPP Limited.

The evidence examined indicates that the study area, located in the historic core area of the town, contains a non-listed heritage asset, specifically a 17th century public house (with 19th and 20th century alterations), with associated ancillary buildings comprising 19th century Assembly Room/Carriage-sheds and stables. Although not in a Conservation Area the study area is situated in a designated Area of High Archaeological Potential, within which an archaeological excavation (HER 10599) was carried out (to the west of the nearby parish church) in March 1975. This recorded evidence of domestic occupation from as early as the 10th century.

By the late 18th century part of the study area, comprising two cottages (known as '*Meers*' and '*Stars*') were two of a number of properties in the village owned by the Earl of Portsmouth, but they had been purchased by John Slade of Maunsel Grange in North Newton by 1795. The earliest documentary reference to the ownership of the '*Swan Inn*' itself is in a lease agreement of 1778, which names the owner as 'Henry William Portman, Gent.', who was a prominent land owner.

Further evidence of the ownership of the Swan Inn and the neighbouring two cottages is given in the tithe survey of 1841 and a sale catalogue of 1891, the latter of which names the owner of all three properties as 'James Coram, Senior'. In 1937 and 1953, when building plans detailing proposed alterations to the Swan Inn were submitted for approval the owner was 'Brutton, Mitchell & Toms Limited, brewery' of Yeovil. The two cottages located within the study area were demolished sometime during the 1950s or 60s, while the Swan Inn remained in use as a public house until its closure in December 2011.

Notwithstanding the alterations that have taken place to the Swan Inn, particularly those to the eastern elevation of the building, it is apparent that architectural features apparently contemporary with its probable construction in the 17th century (including a large ground-floor fireplace) survive. Also, notwithstanding the demolition of the two cottages and any associated ground disturbance alongside Fore Street, any archaeological features and deposits present within the burial environment across the study area may have remained largely undisturbed.

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1. INTRODUCTION

- 1.1 Bristol and Region Archaeological Services was commissioned by DPP Limited, on behalf of Tesco Stores Limited, to undertake an historic environment desk-based assessment of the Swan Inn, 68 Fore Street, North Petherton, Somerset TA6 6QA (centred on NGR ST 2903 3303; **Figs.1 & 2; Cover**) prior to the submission of a planning application. The building is the subject of consideration for conversion to a Class A1 (stores) foodstore. The results of the assessment are produced in this report.
- 1.2 The study area, situated in the town of North Petherton, is located approximately 3 miles (5km) south-west of Bridgwater and 8 miles (13 km) north-east of Taunton, to the west of the M5 motorway. The site, which covers some 0.20 hectares (0.5 acres), ranges in height from between approximately 36m (next to Fore Street) and 34m above Ordnance Datum (aOD) (next to Mill Street). It is bounded to the north by Fore Street (A38), west by a public footpath, beyond which is located the parish Church of St Mary the Virgin and its churchyard, south by Mill Street, beyond which are residential properties and a health centre, several of which (south-west) are listed buildings, south-east by residential properties on the north side of Mill Street and east by No. 60 Fore Street. The solid geology comprises Mercia Mudstone (f⁶) of the Triassic period.
- 1.3 The *National Planning Policy Framework* (NPPF, 2012), issued by the Department for Communities & Local Government in March 2012, sets out the requirement for developers to provide sufficient information on the archaeological impact of development to enable a reasonable planning decision to be made.
- 1.4 *Somerset and Exmoor National Park Joint Structure Plan* Policy 12, while stating that there should be a presumption in favour of the preservation of nationally important archaeological features and sites, outlines the process to be followed in order that the archaeological importance of a site may be determined and mitigation strategies put in place if necessary (see Appendix 1) and will be an important material consideration in the development control process. This desk-based assessment will conform to the conditions of planning consent formulated by the local planning authority (Somerset County Council). The study area is not located in a Conservation Area, but there are several listed buildings in the immediate vicinity. No archaeological projects have previously been carried out on the site. National and local planning policies, including the *National Planning Policy Framework, 2012* (Dept for Communities & Local Government), state that there should be a presumption in favour of the preservation of nationally important archaeological features and sites. The best means of determining the existence and quality of such sites is by documentary study and, if necessary, by selective field evaluation. This desk-based assessment represents the first stage in this process.
- 1.5 The study involved visits, by Timothy Longman of Bristol and Region Archaeological Services, to the Somerset Heritage Centre in Taunton, and to North Petherton Public Library, where primary and secondary documentary sources, including photographic, cartographic and other published material were examined. These were followed by a site visit on Friday 16th March 2012.
- 1.6 Copies of the report will be submitted to the Somerset County Council Historic Environment Record (HER) and a digital copy of the report will be available to the National Monuments Record (NMR) maintained by English Heritage in Swindon. The project will be entered in the Somerset County Council Historic Environment Record database, and it has been issued with the OASIS ID bristola1-121018.

2. METHODOLOGY

- 2.1 The aim of this desk-based assessment is to inform the planning process in order that a reasoned decision can be taken regarding any archaeological resource.
- 2.2 The principal objectives of the assessment are:
- to locate any archaeological features affected by the proposed development, assessing the potential for survival, likely condition, and significance of any archaeological features, deposits or structures within the study area.
 - to advise on the potential impact of development upon the archaeological resource.
- 2.3 The following key sources have been consulted
- Documentary sources relevant to the study area including maps and surveys, leases etc.
 - Topographical photographs, prints and drawings
 - Somerset County Council Historic Environment Record (HER)
 - Other published sources as a general background
- 2.4 Selected material from the collections of Somerset Heritage Centre in Taunton and North Petherton Public Library were consulted. Historical and archaeological information, relevant to the study area, in the Somerset County Council Historic Environment Record (HER) was also examined.
- 2.5 All information considered appropriate to the study was collated, summarised and presented in the following report. All photocopies, Mss copies and notes, including photographs are preserved in the project archive to be retained at BaRAS's premises at St Nicholas Church, St Nicholas Street, Bristol BS1 1UE.
- 2.6 It is important to note that caution should be exercised when considering information gained from maps, particularly from early examples (Hindle 1998). Consideration should always be given to the 'white spaces on the map' in addition to information possibly added later. Note that the geodetic accuracy of the maps examined is quite poor in some cases.
- 2.7 A visit to the study area was made by Tim Longman of Bristol and Region Archaeological Services (BaRAS) on Friday 16th March 2012. Photographic recording was accompanied by the annotation of existing architectural plan and elevation drawings, along with annotated sketches and rough notes made by the archaeologist present.

3. THE SITE

- 3.1 The study area is located in North Petherton town centre and it covers an area of 0.2 hectares (0.5 acres) (**Figs.1 & 2**).
- 3.2 The study area is bounded by and fronts on Fore Street (A38) to the north. To the west it is bounded by a narrow footpath, beyond which is the parish Church of St Mary the Virgin and its churchyard. South of the study area is Mill Street (beyond which is residential housing and a health centre), while south-east it is bounded by the rear of several residential properties on Mill Street. To the east is No. 60 Fore Street.
- 3.3 The study area comprises the Swan Inn (**Fig. 2**) and its adjacent car park.
- 3.4 The physical external boundaries of the study area comprise, immediately west of the buildings and boundary wall, alongside the public footpath (beyond which is the church of St Mary), a narrow grass verge some 2m wide. The eastern and south-eastern boundaries with neighbouring residential properties on Fore Street and Mill Street and on the Mill Street frontage itself comprise lengths of randomly coursed rubble stone walls. There are two principal entrances onto the study area for pedestrians and vehicles, specifically from Fore Street and Mill Street. A solely pedestrian entrance is via a footpath (beyond which is St Mary's Church), which runs between Fore Street to the north and Mill Street to the south.
- 3.5 The study area lies at levels of between approximately 34m at the southern end of the site, next to Mill Street, and some 36m at the northern end of the property, next to Fore Street. The buildings appear to have been terraced, slightly, into the hillside, with the southern half of the study area sloping away more steeply. The underlying geology is Mercia Mudstone (f⁶) of the Triassic period.
- 3.6 There are several entries in the Somerset County Council Historic Environment Record (HER) within 500m of the study area but only one (the present study) within the study area (**Fig.3**) itself. The site is not located within a Conservation Area but there are several Listed Buildings located relatively close to the study area, including the Church of St Mary the Virgin and churchyard (Grade I) and a Scheduled Ancient Monument (SM28820) the '*Cross (remains of)*' in the churchyard (Grade II*). The centre of North Petherton (including the study area) is also designated an 'Area of High Archaeological Potential' (AHAP).

4. HISTORICAL BACKGROUND

General

- 4.1 Historically, the study area lies in the parish of North Petherton, in the hundred of North Petherton, in the county of Somerset. A description of North Petherton or '*Nort Peret*' is included in the Domesday Book of 1086 (Morris 1980). The parish of North Petherton is covered in an early study of Somerset by Collinson (1791). North Petherton is included in volume 6 of the *Victoria County History* (VCH, 1992) covering this part of Somerset.

Prehistoric

- 4.2 The North Petherton Extensive Urban Survey (EUS) (Gathercole 2003) mentions a site (HER 10617) at Greenway Farm, south of the town, which contained a mesolithic flint assemblage, and it is considered possible that there may be other similar sites in the vicinity (Norman, 1975). Some neolithic and bronze age material has been found closer to the town itself (neolithic axe, HER 10648, near Pilot's Helm; bronze age knife in Dyer Close) and possibly late prehistoric enclosures appear on aerial photographs of the area to the north of the town (HER 11886-88,90).
- 4.3 The 1975 excavation (Leach, 1975) to the west of the church produced no prehistoric material, but it did reveal an ancient river channel. This ran east west beneath the present church, roughly parallel to the modern stream, but with a greater water flow. It was probably a periglacial feature, a twelve to fifteen thousand year old predecessor of today's stream (Gathercole 2003).

Roman

- 4.4 M5 construction work revealed a possible settlement site (HER 10619) just east of North Petherton. This consisted of a ditch, sandstone slab and stakeholes, with 2nd and 3rd century pottery and a coin. The site was quite badly disturbed by later quarrying. Apart from the M5 work, a Roman coin (HER 10647) was found in Baymead Lane.

Saxon

- 4.5 The EUS asserts that North Petherton must have been an important centre in the Saxon period, but little is known of its archaeology (Gathercole, 2003). Apart from the discovery of the Alfred Jewel, which was found in the north-west corner of Petherton Park in the 19th century, the evidence of Saxon North Petherton comes from the excavation of a plot west of the church, which took place in 1975 (Leach, 1975). The archaeology indicated that the settlement of North Petherton was probably established no earlier than the 10th century, focussed around the site of a minster church (now St Mary the Virgin, HER 10600), which is located on a sloping site (immediately west of the study area) near a stream.

Medieval

- 4.6 At the time of the Domesday Survey of 1086 North Petherton, known as '*Nort Peret*' lay within a large royal estate (Morris 1980). Most of the estate was later granted away by the Crown, including the manor of North Petherton, to which the hundred jurisdiction was later attached. Manor and hundred were granted at fee farm by Henry I to John of Erleigh (d. c1162) (VCH, 1992).
- 4.7 John held it in 1157 and died c. 1162. His successor was William of Erleigh, the king's chamberlain, but John's widow, Adela or Alice, held part of the estate in 1166. William, probably son of William of Erleigh, held the manor from 1170 until 1177 when his lands were confiscated. Henry II probably regranted the manor to him for a fee farm rent of 100s. John of

Erleigh had succeeded by 1189. William of Erleigh was named as holding a fee in 1199, either in error for John or on behalf of John's son. John of Erleigh held North Petherton from 1202 until 1231 when he was succeeded by his brother Henry of Erleigh. Henry (d. 1272) was followed by his son Philip (d. c. 1275) and Philip by his son John, who came of age c. 1290 and died c. 1323. John of Erleigh, son of the last, died c. 1337, leaving a son (Sir) John, a minor. Sir John sold the manor in 1371 to John Cole and his wife Margery (VCH, 1992)

- 4.8 Excavations in 1975 (HER 10599) on a site immediately west of the church showed it to have been occupied before the mid-11th century and that it had become a cemetery by the 13th century but that it reverted to domestic occupation by the 15th century (Leach, 1975).
- 4.9 By 1388 Thomas Beaupyne was in possession of the manor, probably as tenant to the John and Margery Cole, from whom he bought the manor in 1391. On the death of Thomas's widow Margaret in 1408 North Petherton passed to their daughter Agnes, wife first of John Bluet and then of John Bevyale. Bevyale held the manor in 1412 but was dead by 1431. Agnes was succeeded in 1442 by her son John Bluet. John Bluet (d. 1463) was followed in turn by his son Walter (d. 1481) and his grandson Nicholas Bluet (d. 1522) (VCH, 1992).

Post-Medieval

- 4.10 Nicholas's heir was his grandson (Sir) Roger, son of Richard Bluet. Roger came of age in 1524 and died c. 1566. His son John (d. 1584) was followed by John's son Richard (d. 1615) and Richard's grandson John Bluet. John died in 1634 leaving four daughters; his widow Elizabeth held the manor until her death c. 1637 when it passed to trustees. The property was then divided between the daughters, Anne, wife of Cadwallader Jones, Mary, wife successively of Sir James Stonehouse, Bt., and (Sir) John Lenthall, Dorothy, wife of Henry Wallop, and Susan, wife of John Basset. Anne sold her share to Dorothy, whose half of the manor formed part of the marriage settlement of Dorothy's younger son John Wallop and his wife Alice in 1683. John (d. 1694) bought the Lenthall share in 1685, and settled it on his younger son John after Alice's death (VCH, 1992).
- 4.11 The main street (HER 24587; immediately north of the study area) was probably known as 'High Street' in the 17th century, and later as 'Fore Street'. It was lined by several inns (including 'The Swan') and is thought to have included the shirehall (the function of which is unknown), a court house, and a guildhall in the 14th century. The market place, possibly also dating from the 14th century, may have been located north of the church of St Mary or further to the north-east between the present Clare Street and Queen Street (VCH, 1992).

Eighteenth Century

- 4.12 John's elder son Bluet inherited the half share but died without issue in 1707 leaving his brother John as heir. John (cr. Baron Wallop and Viscount Lymington 1720, earl of Portsmouth 1743), held three quarters of the manor until 1742 when he acquired the remaining share from John Basset, great-grandson of Susan Bluet. In 1754 the earl sold the entire North Petherton estate to Alexander Seymour Gapper who, unable to pay the purchase price, sold it back in 1755. The earl died in 1762 when his heir was his grandson John, who sold the manor to John Slade in 1768 (VCH, 1992).
- 4.13 The Swan, at the east side of the churchyard, was (according to VCH, 1992) 'first recorded as an inn in 1727 although the building dates from the 17th century'.
- 4.14 In 1770 a survey was carried out, by W. Fairchild, of land in the '*Town or Parish of North Petherton belonging to the Right Honourable the Earl of Portsmouth*' (John Wallop, 2nd Earl of Portsmouth, 1742-97). The survey drawings (**Fig. 4**) and schedule (SRO DD/SLM/MAP/1) include the study area, part of which is shown as then comprising two tenements immediately east of The Swan Inn known as '*Star's*', also shown as areal unit '*No. 6*', and '*Meers*' also

shown as areal unit 'No. 7'. The pub is shown only as 'The Swan Inn Yard' and no further details are given for it.

Table 1: Areal units on part of the study area at the time of the 1770 survey (see **Fig. 4** for location of entries)

Refer to Plan & No.	Tenants Names	Estates Names	A. R. P.
	VOWELLS LANDS		
6	William Holt	Meers House	0-0-5
7	William Burnet	Star's House	0-0-6

- 4.15 By 1778, however, a lease (SRO DD/PM/19/6/14) indicates that the Swan Inn belonged to Henry William Portman, Gent., a wealthy landowner of Bryanston (Dor.) and Orchard Portman (Som), grandfather of Edward Berkeley Portman (1st Viscount Portman). 'Christopher Hydon of North Petherton, maltster' took on the lease 'for life' at a rent of 16 shillings and 10 pence a year.
- 4.16 A survey (SRO DD/SLM/ 1c/1795) titled '*A SURVEY & RENTAL of the MANOR of North Petherton, in SOMERSET Belonging to John Slade Esq*', which included part of the study area, was carried out in 1795 by W. Fairchild. There is no accompanying plan. The schedule describes the two tenements previously mentioned, known as 'Star's' (areal unit '6') and 'Meers' (areal unit '7') as being in the ownership of John Slade (a Victualling Commissioner for the Royal Navy) of Maunsel Grange, North Newton (Som.). The cottages were let to 'William Holt' and 'William Burnet', who had both been in residence in 1770. The description of the tenements mentions 'Star's House & Yard' and 'Meers House & Yard'.

Nineteenth Century

- 4.17 Most of the buildings in the centre of town appear to date from the 18th and 19th centuries, but some have earlier origins as is indicated by the listed building entries for several nearby properties (see § 5.1).
- 4.18 John Slade (d. 1801) was succeeded, as lord of the manor, by his son John, later General Sir John Slade, 1st Baronet (1762-1859), of Montys Court, Norton Fitzwarren (Som.) who held command under Sir John Moore in 1808 and was defeated at Llera in 1812 during the Peninsular War.
- 4.19 A 'Survey of North Petherton' (**Fig. 5**; SRO T/PH/66/3) of 1816 includes the study area, shown as areal units '1269, 1270 & 1274'. Unfortunately, the accompanying schedule is missing.
- 4.20 The tithe map of 1841 (**Fig. 6**; SRO D/D/Rt/M/302) shows the study area in detail. The accompanying tithe apportionment records that the five areal units (Nos. 2, 3, 4, 6 & 7) that then occupied the study area were owned by 'John Luckes' and 'Samuel Sparks' (see **Table 2**). John Luckes is listed as the occupier of areal units '2, 3, 4 & 5', described as 'Swan Inn, Garden & Fives Court', but had probably not long been in residence as the entry states 'Misses Searle, now John Luckes'. Samuel Sparks is listed as owning areal units '6' and '7' next to Fore Street, each described as 'Cottage'.

Table 2: Areal units on and around study area at the time of the 1841 Tithe Apportionment (see Fig. 6 for location of entries)

Landowner	Occupier	No.	Name	State of Cultivation	Quantities		
					<i>a</i>	<i>r</i>	<i>p</i>
John Applebee	George Tree & John Clatworthy	183	Cottages & Gardens	Buildings	0	1	27
John Coate	William Thomas & William Gibson	15	Cottages & Gardens	Buildings	0	0	27
Charles Chapman	Robert Bird & William Thomas	14	Cottages & Gardens	Buildings	0	0	13
Ann Gatcombe Lessee	Elizabeth Bailey	11	House & Garden	Buildings	0	0	30
-Do-	-Do-	12	Garden	Garden	0	0	23
Robert Harding	Himself	187	House, Garden, Mill & Mill Pond	-	0	0	34
John Webber Jones	John Alexander	9 & 10	House, School-house, Garden & Offices	-	0	0	37
William Irish	Himself	17	Cottage & Garden	Buildings	0	0	37
The Vicars of Wells and Elizabeth Broomfield Lessee	Elizabeth Broomfield	13	House & Yard	Buildings	0	0	7
Phillip Mulford	Himself	18	House, Shop & Garden	-	0	0	28
Francis Rogers	Mary Serle	8	House & Garden	Buildings	0	0	6
James Slocombe	Himself & others	184	Cottages & Gardens	Buildings	0	0	27
Samuel Sparks	Joseph Sparks	6	Cottage	Buildings	0	0	8
-Do-	Jane Mary	7	Cottage	Buildings	-	-	-
Misses Searle, now John Luckes	Himself	2, 3, 4 & 5	Swan Inn, Garden & Fives Court	-	0	2	9
Oratio Nelson Tilsey	Himself	185 & 186	House, Garden & Orchard	-	0	3	4
Thomas Trott	Himself	16	Cottage & Garden	Buildings	0	0	13
Reverend Jonathan James Toogood	Himself	1	Church & Yard	-	1	0	3

4.21 Mentioned in the 1841 tithe survey is the presence of a 'fives court' in the grounds of the Swan Inn. 'Fives' is a native English sport with the same origins as many racquet sports, except that the ball is propelled against the walls of a special court using bare or gloved hands. According to the dictionary definition the name may derive from the slang expression 'a bunch of fives' (meaning a fist). Historically the game was often played between the buttresses of church buildings, which may be significant considering the close proximity to the parish church. Two principal forms of the game exist, namely 'Eton Fives' where a three-

sided court – open at one end – is used, and secondly, ‘Rugby Fives’ where a four wall court, similar to a squash court, is used. The front wall has a height of 16 feet (about 5 metres), which is about the height of a surviving section of the eastern boundary wall with No. 60 Fore Street.

- 4.22 Sale particulars (**Fig. 8**) for the Swan Inn, dated 9th June 1891, state: ‘*LOT 3. ALL THAT OLD ESTABLISHED DOUBLE LICENCED FREE PUBLIC HOUSE, known as “THE SWAN INN” with large newly-built Assembly Room, spacious Carriage Sheds, Stabling, enclosed Yard, excellent walled Garden and Offices, containing about half-an-acre...ALSO ALL THOSE TWO DWELLING-HOUSES OR COTTAGES...’*. The then landlord was a Mr James Coram, Senior, while the two cottages were let to Messrs. Henry Miller and John Gardener, respectively.
- 4.23 The description also includes mention of a ‘*Parochial Reading Room*’. This community (parish) facility in part of the Swan Inn is also described thus ‘*a reading room was open between 1861 and 1894*’ (VCH, 1992).
- 4.24 Sir John Slade's third son Sir Frederick (d. 1863) was succeeded by his son Sir Alfred (d. 1890) and Alfred by his son Sir Cuthbert (d. 1908). Cuthbert's eldest son Sir Alfred died in 1960 and his second son Sir Michael in 1962. Michael's son Sir Benjamin Slade of Maunsel Grange is the current lord of the manor.

Twentieth Century

- 4.25 Building plans titled ‘*PLAN OF PROPOSED ALTERATION AT THE SWAN INN, NORTH PETHERTON FOR MESSRS. BRUTTON, MITCHELL TOMS LTD, YEOVIL*’ were drawn up in 1937 (**Figs. 10 - 12**) for internal alterations to the Swan Inn. Brutton, Mitchell & Toms Limited, a Yeovil based brewery, were the then owners of the Swan Inn, possibly just having acquired the property from Joseph Brutton & Sons Ltd. The plans (SRO BIL/37/2) show both the then existing internal ground floor layout within the public house, along with the proposed alterations. These minor changes involved removing a couple of stud partition walls, realigning the bottom few steps of the then staircase (since moved) and converting the then ‘beer cellar’ into a ‘kitchen’. The plans were approved on 2nd November 1938.
- 4.26 Mitchell, Toms & Co. Ltd had been founded in 1891 by the amalgamation of Toms & Co., brewers (est. 1825) of Chard and F. Mitchell, wine and spirit merchants (est. 1771). The company took over Joseph Brutton & Sons Ltd, brewers of Yeovil (est. 1825) in April 1937 and the company was re-named Brutton, Mitchell & Toms Ltd. The Chard brewery was closed in June 1937, all brewing being concentrated in Yeovil. The company later became part of Charrington & Co., brewers of London in 1960 (Richmond & Turton, 1990).
- 4.27 Further building plans, titled ‘*PROPOSED ALTERATIONS TO BARS & NEW GENTS W. C. AT THE SWAN INN, NORTH PETHERTON. Messrs. BRUTTON, MITCHELL, TOMS LTD. YEOVIL*’ (**Figs. 13 - 15**) for new alterations to the building were drawn up in early 1953 (SRO A/BIL/37/2). Including plans showing both the then existing ground floor layout of rooms and the proposed alterations, the changes were to comprise removing some existing stud partition walls and building others, moving the location of the ‘bar counter’ and installing new W. C. facilities in an outside building. The plans were approved by the ‘Licensing Justices’ on 17th April 1953.
- 4.28 In the 20th century houses were built north, south, and east of the village and by the 1970s many of the old orchards and gardens has disappeared (VCH, 1992).
- 4.29 The Swan Inn closed on 13th December 2011.

5. ARCHAEOLOGICAL EVIDENCE

5.1 No previous archaeological work has taken place within the study area. The results of an online trawl of the Somerset County Council Historic Environment Record (HER) revealed that no entries (excluding the current project) are recorded in the study area, but others in the vicinity are summarized in **Table 3** below:

Table 3: Summary of Somerset County Council Historic Environment Record (SHER) trawl (see **Fig. 3** for location of entries)

HER No.	Description	Comments
10599	Archaeological excavation on land north-west of St Mary's Church, North Petherton	Undertaken in March 1975
10600	Church of St Mary and churchyard	Church is C15 and later; almost certainly a minster. Grade I listed building
10631	Corn Mill, Mill Street	Shown on 1904 O. S. Converted to a dwelling c1960
11003	Churchyard cross, St Mary's Church	C15 churchyard cross. Headless shaft and a socket stone above flight of two octagonal steps. Scheduled Ancient Monument 28820
13591	Dower House, Church Walk	Early C19 house. Grade II listed building
13592	No. 1 Church Walk	House. C17, rebuilt C19. Grade II listed building
13593	Nos. 3 & 5 Clare Street	House, now divided into 2 dwellings. Late C18. Grade II listed building
13599	No. 83 Fore Street and roadside wall	House, former vicarage. Late C18. Grade II listed building
13600	The George, Fore Street	Inn. C17, substantial C18 alterations. Grade II listed building
13603	Churchyard cross, St Mary's Church	C15 churchyard cross. Grade II* listed building
13619	Magnolia House, Mill Street	House. C18 with early C19 alterations. Grade II listed building
15773	Archaeological watching brief on land at Minster Nursing Home, Mill Street, North Petherton	Undertaken in 2002
15946	Minster Nursing Home, Mill Street, North Petherton	House, C17 or earlier, originally vicarage. Remodelled early C19, later converted into nursing home. Grade II listed building
24587	Fore Street, North Petherton	C18 turnpike road (the modern A38)
28236	Archaeological watching brief on land at North Petherton Junior School	Undertaken in 2008

6. CARTOGRAPHIC EVIDENCE

- 6.1 The first cartographic source that shows the study area in any useful detail is a survey dating from 1770 by W. Fairchild of lands in the Manor of North Petherton then owned by the Rt. Hon. John Wallop, Earl of Portsmouth (1742-97), together with its schedule (SRO DD/SLM/MAP/1). The survey includes descriptions of Nos. 64 & 66 Fore Street (described as 'No. 6 Star's' and 'No. 7 Meers'), two tenements that were then owned by the earl, but unfortunately does not include a description of the Swan Inn (**Fig. 4**), which was not. On the survey drawing the property boundaries of the public house are shown and described as 'The Swan Inn Yard'. The drawing shows a lane (*Mill Lane*), following the line of the present Mill Street, to the south of the study area. No footpath is shown beyond the western boundary, next to the churchyard.
- 6.2 The next piece of cartographic evidence covering the study area is a survey (SRO T/PH/66/3) of 1816 (**Fig. 5**), but unfortunately the accompanying schedule is missing. It shows three areal units ('1269', '1270' and '1274') covering the study area, areal unit '1269' being the Swan Inn, '1270' being the pair of neighbouring cottages (Nos. 64 & 66 Fore Street) formerly known as 'Star's House' and 'Meers House' and '1274' being a garden.
- 6.3 The next cartographic source that shows the study area is the North Petherton Tithe map of 1841, together with its apportionment (SRO DD/Rt/M/302) (**Fig. 6**). On the tithe map the study area is numbered plots 2, 3, 4, 5, 6 and 7. Areal units 2, 3, 4 and 5, described as 'Swan Inn, Garden & Fives Court', were owned and occupied by John Luckes, while areal units 6 and 7, each described as 'Cottage', were both owned by Samuel Sparks and occupied by Joseph Sparks (a relative?) and Jane Mary. No other detail within the study area is given.
- 6.4 The *First Edition* OS (1:2500) plan (**Fig. 7**), surveyed in 1886, is the first detailed plan to show the presence of a 'Reading Room' in part of the Swan Inn. The plan appears to show that this parochial facility may have been located in a first-floor room at the southern end of the building, to which independent access could be gained via two external entrances (see para. 7.9). The plan also shows the 'Assembly Room' building (with carriage-sheds beneath), possibly erected c1860. Two water pumps ('P') also appear, one next to an outbuilding (possibly a stable) in an enclosed yard immediately east of the public house, and a second opposite the former stables (later skittle alley). The latter building is also shown, apparently, abutting the Assembly Room/Carriage-sheds building.
- 6.5 By the 1904 *Second Edition* OS (1:2500) plan, surveyed in 1886, revised in 1903 (**Fig. 9**), there are no major changes to the study area. It continues to denote both the 'Swan Inn' and the 'Assembly Room' (with Carriage-sheds beneath). The only changes from the previous OS plan is that the 'Reading Room' and the two 'P' (pumps) no longer appear.
- 6.6 By the time of the 1953 building plans, which includes a site plan (**Fig. 13**), there was only one major alteration to the study area. Most of the 'GARDEN', located to the east of the Swan Inn, had apparently been or was intended to be, sold to a neighbouring property. A new, revised boundary (drawn in pencil, with the former boundary shown in red ink scribbled out) had been added to the plan.
- 6.7 The next edition O. S. 1:1250 scale plan, covering the study area, to be examined dated from 1969 (**Fig. 16**). It shows the study area largely as it is today, the two neighbouring cottages (Nos. 64 & 66 Fore Street) having been demolished and the skittle alley having been extended northwards to abut the Assembly Room/Carriage-house building.

7. BUILDING ASSESSMENT

- 7.1 A walk-over survey, looking at both the external elevations of the existing buildings (**Figs. 17 & 18**) plus the ground and first floor interiors of the structures, along with the external areas of hard standing and the boundary walls, was carried out on Friday 16th March 2012.
- 7.2 The Swan Inn comprises a linear range of three adjoining buildings, orientated at a right angle to the main road (Fore Street, A38), comprising the two-storey 17th century former public house, a two-storey c1860 building comprising Assembly Room/former Carriage-sheds and the single-storey former stables (latterly a skittle alley).

The Swan Inn

- 7.3 Prior to entering the building it was explained to the author that all modern stud partition walls, serving counters, and all fixtures and fittings, along with some wall plaster, some ceilings and some suspended floors (solely at ground floor level) were removed in early January 2012 when asbestos removal work was undertaken.
- 7.4 The two-storey building (**Plates 1 & 2**) is rendered externally but several internal areas of exposed masonry revealed it to be constructed mostly of randomly coursed rubble stone, with areas of rebuilding (in brick and blockwork) in the east wall probably dating from the 1960s or later. The ceilings had been taken down in the ground floor room at the far north end of the building (former lounge bar, shown as 'Bar No. 1' on the 1937 and 1953 plans) exposing the joists beneath. Some areas of wall plaster had also been removed exposing areas of masonry. Along with the windows in the west, north and east elevations a partially infilled arch (visible both internally and externally; **Cover**) was noted in the north wall of this room. The upper half of the former opening has been converted into a window, but it appears likely that originally it gave access to the 'Covered Yard' shown on plans of 1937 and 1953.
- 7.5 The floors, at ground floor level, are all concrete apart from a small area of flagstones at the threshold of the doorway between the latter small room ('Bar No. 1') and the former main bar ('Bar No. 2' on the 1937 and 1953 plans). Three small trial pits, each measuring approximately 0.5m by 0.5m by 0.3m deep, had been manually excavated through the concrete floor exposing some 100mm depth of concrete with an underlying layer of rubble make-up some 200mm deep overlying an undisturbed soil horizon.
- 7.6 To the left of the doorway leading from the latter room to the former main bar ('Bar No. 2') is an internal (probably originally part of the exterior east wall of the building of possible 17th century date) wall from which much of the plaster had been removed, exposing the structure beneath (**Plate 4**) composed of randomly coursed rubble stone interlaced with blackened vertical timbers.
- 7.7 The majority of the ground floor of this building (**Plate 3**) though is taken up by the former public bar room ('Bar No. 2' on the 1937 and 1953 plans). This long, narrow room is dominated by a large fireplace at the north end of the room (**Plates 5 & 6**), with a freestone chimney-piece, dating probably from the 17th century. Facing it, at the opposite (south) end of the room is a much smaller, later (probably 19th century) brick fireplace. It had been in-filled in recent years with block-work. Several exposed, carved ceiling joist timbers were visible (**Plate 7**). The room is lit by three windows in the west wall and by one in the east wall. There are two, apparently, modern doorways in the east wall with the main entrance, via a porch, in the west wall. A further two small trial pits had been excavated in this room.
- 7.8 A doorway at the south-east corner of the room leads to a staircase giving access to the first-floor rooms and to a passageway leading to the ground-floor former Carriage-sheds, which had been converted into a kitchen and utility areas.

- 7.9 The first floor bedrooms and bathroom have all been modernised and re-plastered in recent decades and contained no obvious features of interest. The first floor landing, which can also be reached from two exterior entrances (firstly, via a staircase leading from a door allowing access from the footpath west of the building, and secondly via a flight of external stone steps leading from the modern car park), also gives access to the first floor ‘Assembly Room’ in the adjoining building. Access to the former ‘Reading Room’ (possibly in a first-floor room of the pub) was probably available via any of these three routes.

Assembly Room/former Carriage-sheds

- 7.10 This two-storey building (**Plates 8 - 10**) is constructed largely in red brick, though the lower 2 metres or so of the east-elevation are in uncoursed rubble (Red Sandstone) stone, while the lower courses on the west and south elevations are in Lias limestone. Above the stonework is a stepped sill of yellow brick construction, then red brickwork above. There are also two decorative bands of yellow brickwork set in the south-facing elevation, with a round window (also in yellow brick) just below the gable apex. The high pitched roof, like that of the Swan Inn too, is covered with clay tiles.
- 7.11 Beyond the bottom of the staircase, directing from the public bar, is a flight of steps leading to the ground-floor of the building. The two rooms, originally a single space used as a Carriage-shed, have been created in recent years when it was converted into a kitchen. Recent alterations include the partitioning of the room with the addition of an internal blockwork wall, an extension (again in blockwork) to the east beyond the northernmost of three-arched former entrances, and the blocking of the other two arches. The west wall, at this level, is of randomly coursed rubble stone construction while the east wall, including three arches, is built mainly in brick.
- 7.12 The first-floor ‘Assembly Room’ (**Plate 11**) is reached internally via the staircase previously mentioned. In addition, there are three doorways giving independent access from outside. As previously mentioned (see para. 7.9), there is a single door, at ground-floor level, giving access from the footpath west of the building to a second, internal staircase. There are two further entrances in the east elevation, which are reached via two external stairs, one contemporary flight of stone steps (with an arch beneath) and a second, modern, steel staircase (fire exit). A single large, first-floor room occupies the entire space, which has been used for many years to accommodate a variety of social/community functions.

Former Stables

- 7.13 This single-storey building (**Plates 12 & 13**), apparently built in the 19th century as stables, has for much of the 20th century been utilised as a skittle alley. The south gable-end of the building is built in brick sitting atop low projecting rubble stone footings. The east elevation has been rebuilt in recent decades in blockwork. The original west wall of the building, next to the footpath, is in uncoursed rubble stone, but where it has later been extended to abut the former Carriage-sheds, it is in Lias limestone. The pitched roof is covered with modern concrete tiles.

Boundary Walls

- 7.14 All the walls forming the south and east site boundaries are in uncoursed rubble (Red sandstone) stone, except in two areas. Firstly, the side wall of a neighbouring cottage on Mill Street, which has a brick-built rear extension, and secondly a blockwork wall of a garden shed at the northern end of a neighbouring garden. Most lengths of stone wall are some 1.6m high, except a length of high wall adjoining the property of No. 60 Fore Street. This wall (**Plate 14**) may be of significance when considering the likely location of the ‘*Fives Court*’ mentioned in the 1841 tithe survey. Here the wall rises to some 5m high, then nearer the main road falls in height to about 3.5m. The latter stretch of wall was formerly part of the east wall of No. 64 Fore Street (formerly known as ‘*Meers House*’ in the 18th century).

8. DISCUSSION

- 8.1 No previous archaeological project has taken place within the study area prior to this desk-based assessment.
- 8.2 The results of the HER trawl and documentary research reflect the historic character of both the study area and its immediate locality. The ‘Swan Inn’, an unlisted building but nonetheless a heritage asset, is located in the historic core of the town adjoining, as it does, the churchyard of the Grade I listed Church of St Mary the Virgin (HER 10600) and thereby forming an important element in the streetscape of Fore Street. The study area also lies within a designated ‘Area of High Archaeological Potential’, the archaeological significance of which was reinforced by the results of an excavation to the west of the neighbouring churchyard (Leach, 1975).
- 8.3 A survey of 1770 (SRO DD/SLM/MAP/1) is the earliest cartographic representation of the study area. However, while it shows the boundaries of ‘*The Swan Inn Yard*’, it does not show the buildings then comprising the ‘Swan Inn’. The two neighbouring cottages, known as ‘*Star’s*’ and ‘*Meers*’ (both located within the study area) that belonged to the Earl of Portsmouth, are shown in detail and a description is included in the accompanying schedule.
- 8.4 A survey of 1816 (SRO T/PH/66/3) is the earliest detailed plan of all the buildings within the study area, showing the ‘Swan Inn’, its outbuildings and garden, along with the two neighbouring cottages previously mentioned. Unfortunately the accompanying schedule, which will have included a description of the three areal units, no longer exists.
- 8.5 The tithe survey of 1841 (SRO DD/Rt/M/302) is the first to comprise both detailed cartographic data and accompanying documentary information. It describes the six areal units occupying the study area, four of which comprised the ‘*Swan Inn, Garden & Fives Court*’, while the remaining two were ‘*cottages*’. The 1886 *First Edition* OS is the first plan to show all the buildings presently within the study area.
- 8.6 The two cottages were demolished some time between the early 1950s and the late 1960s.
- 8.7 The present buildings of the ‘Swan Inn’ comprise the two-storey 17th century public house, the adjoining two-storey c1860 ‘*Assembly Room*’/Carriage-sheds, and the 19th century former stables (latterly a skittle alley). Some additional building work has taken place, largely in the 20th century, such as the internal alterations undertaken in the late 1930s, the early 1950s and subsequently. The remainder of the study area, which largely comprises a car park (hard standing) may be less disturbed.
- 8.8 At the time of the commencement of this desk-based assessment no formal Planning Application had been submitted for the study area. Any proposed conversion of the existing buildings though, unless undertaken sympathetically, may have a negative impact on the historic fabric of the buildings. Meanwhile, associated development work elsewhere on site is likely to have some negative impact on the soil strata and possible archaeological remains that may be preserved below the surface, particularly in areas not subject to previous intensive development, such as subterranean features or deposits (Davis *et al.* 2004).

9. CONCLUSIONS

- 9.1 The *National Planning Policy Framework* (NPPF) (DCLG 2012) highlights the fragility and finite nature of England's archaeological resource. It is stressed that, depending on the particular circumstances involved, significant archaeological remains should be preserved, whether physically or by record, although off-setting strategies may not compensate for the loss of a heritage asset.
- 9.2 The exact nature of any further archaeological requirement, for the recording of the existing buildings (prior to any development) or monitoring of any development work, will be the decision of the County Archaeologist at Somerset County Council.

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Maps & Plans

- 1770 'Land in the Town or Parish of North Petherton belonging to the Right Honourable the Earl of Portsmouth' SRO DD/SLM/MAP/1
- 1816 'Survey of North Petherton' SRO T/PH/66/3

- 1841 Tithe map for parish of North Petherton; with apportionment, SRO D/D/Rt/M/302
- 1886 Ordnance Survey *First Edition* 1:2500, Surveyed 1886; published 1887. Somerset Sheet LXI
- 1904 Ordnance Survey *Second Edition* 1:2500, Surveyed 1886; Revised 1903; published 1904. Somerset Sheet LXI
- 1937 '*PLAN OF PROPOSED ALTERATION AT THE SWAN INN, NORTH PETHERTON FOR MESSRS. BRUTTON, MITCHELL TOMS LTD, YEOVIL*' SRO A/BIL/37/2
- 1953 '*PROPOSED ALTERATIONS TO BARS & NEW GENTS W. C. AT THE SWAN INN, NORTH PETHERTON. Messrs. BRUTTON, MITCHELL, TOMS LTD. YEOVIL*' SRO A/BIL/37/2
- 1969 Ordnance Survey 1:1250 edition

Other Sources

Somerset County Council Historic Environment Record (HER)

The Collections of North Petherton Library

The Collections of Somerset Heritage Centre, including:

SRO DD/SLM/MAP/1 '*Survey of land in the Town or Parish of North Petherton belonging to the Right Honourable the Earl of Portsmouth*', 1770

SRO DD/PM/19/6/14 Lease of 1778

SRO DD/SLM/ 1c/1795 '*A SURVEY & RENTAL of the MANOR of North Petherton, in SOMERSET Belonging to John Slade Esq*', 1795

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SROD/D/Rt/M/302 Tithe map of the Parish of North Petherton, 1841

SRO A/BIL/37/2 '*PLAN OF PROPOSED ALTERATION AT THE SWAN INN, NORTH PETHERTON FOR MESSRS. BRUTTON, MITCHELL TOMS LTD, YEOVIL*', 1937

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11. ACKNOWLEDGEMENTS

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APPENDIX 1: Policy Statement

This report is the result of work carried out in the light of national and local authority policies.

NATIONAL POLICIES

Statutory protection for archaeology is enshrined in the *Ancient Monuments and Archaeological Areas Act* (1979), amended by the *National Heritage Act, 1983*. Nationally important sites are listed in the Schedule of Ancient Monuments (SAM). Scheduled Monument consent is required for any work that would affect a SAM.

GOVERNMENT POLICY GUIDANCE

Planning Policy Statement 5: Planning for the Historic Environment (2010) has been replaced (27 March 2012) by the *National Planning Policy Framework* (2012), which includes the Government's national policies on conservation of the historic environment. Those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets.

Of particular relevance within the Planning Policy Framework are:

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

COUNTY POLICY

Somerset and Exmoor National Park Joint Structure Plan (1991 – 2016)

The *Joint Structure Plan* (adopted 20th April 2000) currently provides the strategic base-line for all land-use planning within Somerset and Exmoor National Park. All of its policies, except Policy 53, were saved by Central Government in 2007 pending adoption of the *Regional Spatial Strategy* (RSS). The relevant policies are:

POLICY 9 THE BUILT HISTORIC ENVIRONMENT

The setting, local distinctiveness and variety of buildings and structures of architectural or historic interest should be maintained and where possible be enhanced. The character or appearance of Conservation Areas should be preserved or enhanced.

POLICY 11 AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL

Development proposals should take account of identified Areas of High Archaeological Potential or, elsewhere where there is reason to believe that important remains exist, so that appropriate assessment and necessary protection can be afforded to any archaeological remains identified.

POLICY 12 NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS

There should be a presumption in favour of the physical preservation in situ of nationally important archaeological remains. The setting and amenity value of the archaeological remains should be protected.

POLICY 13 LOCALLY IMPORTANT ARCHAEOLOGICAL REMAINS

Development proposals which affect locally important archaeological remains should take account of the relative importance of the remains. If the preservation in situ of the archaeological remains cannot be justified, arrangements should be sought to record those parts of the site that would be destroyed or altered.

POLICY 14 ARCHAEOLOGICAL STRATEGIES

Development proposals in Towns, Rural Centres and villages should ensure that, where appropriate, the protection of archaeological remains is undertaken.

DISTRICT POLICY

Sedgemoor District Council Local Plan (1991- 2011)

The relevant policies (adopted 29th September 2004) for the historic environment include:

POLICY HE5

The repair and conservation of Buildings of Architectural or Historic Interest will be encouraged.

POLICY HE9

Where development proposals will affect Areas of High Archaeological Potential and elsewhere where there is reason to believe that there may be archaeological remains, an assessment of the nature, character and importance of the site will be sought prior to the determination of any planning application.

POLICY HE11

There will be a presumption in favour of preservation in situ of nationally important archaeological sites, whether scheduled or not. Planning permission will not be granted for development that would damage or destroy these sites or their settings unless the importance of the proposed development outweighs the national significance of the remains. In that event, mitigation strategies should be in place for the protection and recording of the site.

POLICY HE12

Planning permission will not be granted for development which would damage or destroy locally important archaeological remains, unless the importance of the development outweighs the local significance of the remains. Where physical preservation in situ is not possible, mitigation strategies will be required for the protection and/or recording of the site.

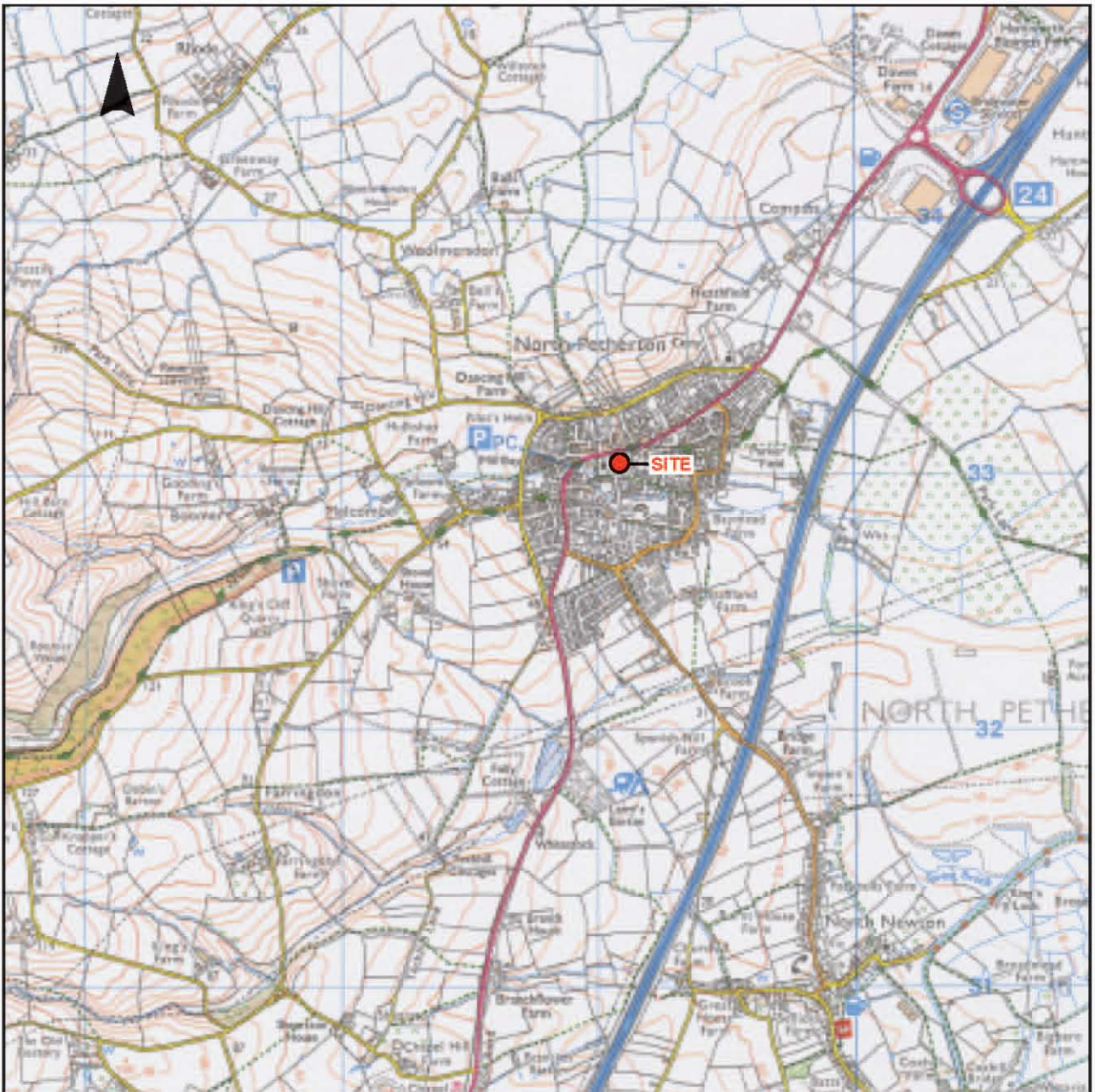


Fig.1 Site location, original scale 1:25000

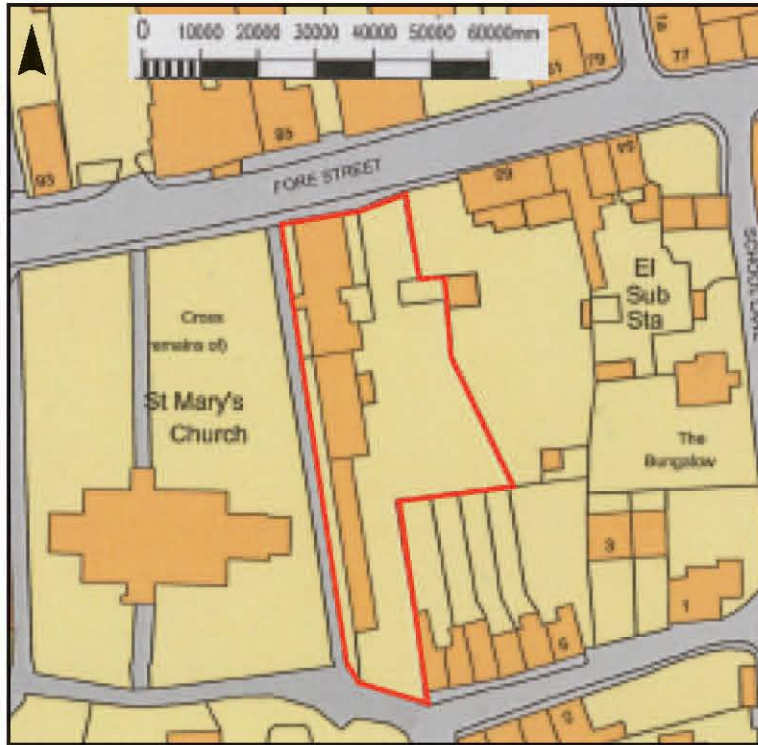


Fig.2 Study Area (1:1250)

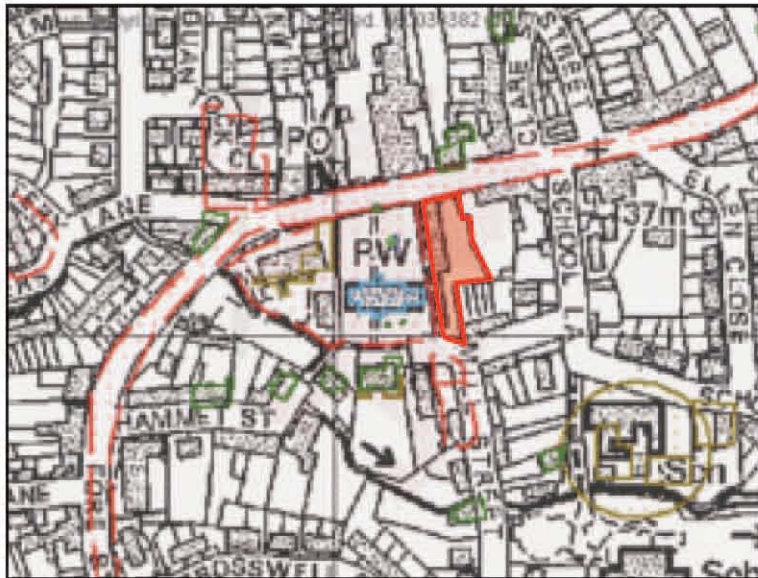


Fig.3 Plan showing location of HER Entries



Fig.4 Extract from a survey of 1770

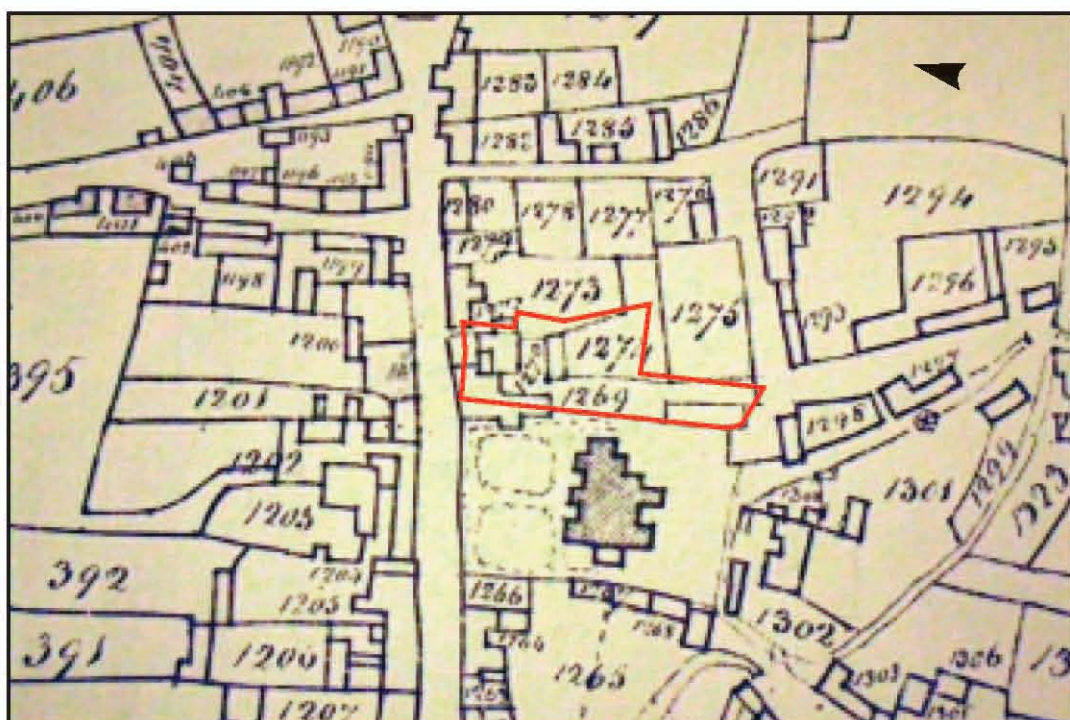
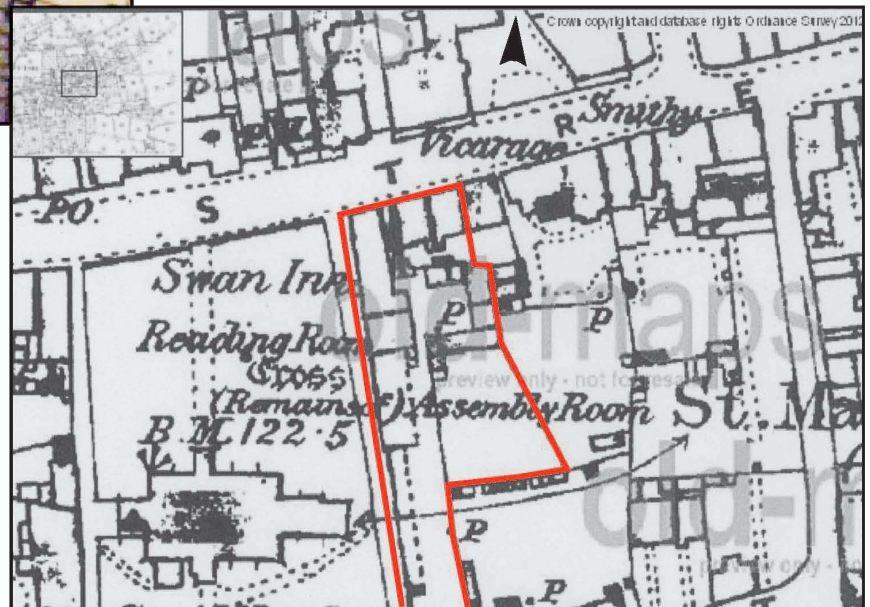


Fig.5 Extract from survey plan of 1816



Fig.6
Extract from tithe map of 1841

Fig.7 Extract from 1st Edition OS 1:2500 plan of 1886



LOT 3.

ALL THAT OLD ESTABLISHED DOUBLE LICENSED FREE PUBLIC HOUSE, known as

"THE SWAN INN"

With large newly built Assembly Room, spacious Carriage Shed, Stabling, enclosed Yard, excellent walled Garden and Offices, containing about 10000 Acres, having a frontage to Fore Street and extending to Mill Street, in the said town of North Petherton, and now in the occupation of Mr. James Corran, Esq., as yearly Michaelmas tenant thereof, at an appositioned rent, which will be stated at the time of Sale.

ALSO ALL THOSE TWO

DWELLING-HOUSES OR COTTAGES

Adjoining the said Inn, now in the respective occupations of Mr. James Corran, Esq., or his under tenant, Henry Hillier and John Gardner as monthly tenants thereof, at an annual gross rent of £10 5s.

This property is brick and stone built and tiled or slated.

The Inn contains Coffee Room (2 windows), Kitchen, Bar, Beer Cellar, Cooking Kitchen, Club Room, (3 windows), 2 Bedrooms, Billiard Room, v.o., Parochial Reading Room; newly built Assembly Room (2 fireplaces and 6 windows), 41ft. 3in. x 20ft. x 17ft. high, with movable partitions to Reading Room, having two entrances from front door and yard by stone steps, and two exits; Cellar and Offices.

The Premises at the rear comprise spacious Carriage Shed under Assembly Room, Long Carriage Shed (formerly a skittle alley), 4-stalled Stable, 2 Loose Boxes, Stabling for 3 Horses, Harness Room, Wash Room, Coal Store, Enclosed Yard, Force Pump and Well, Closet, Walled Garden, &c.

NOTE.—The Purchaser of this Lot will be required to take of the Tenant at a Valuation in the usual way a few fixtures, including Kitchen Range, Breads, Partition to Bar, Cistern and Pipes, &c.

The Cottages—each contains Sitting Room, Kitchen, 3 Bedrooms, Pantry, Scullery with a joint Wash House and Closet.

The Title now payable amounts to 4s. 6d. and the Land Tax to 17s.

Fig.8 Sale Particulars of 1891



Fig.9 Extract from OS 1:2500 plan of 1904

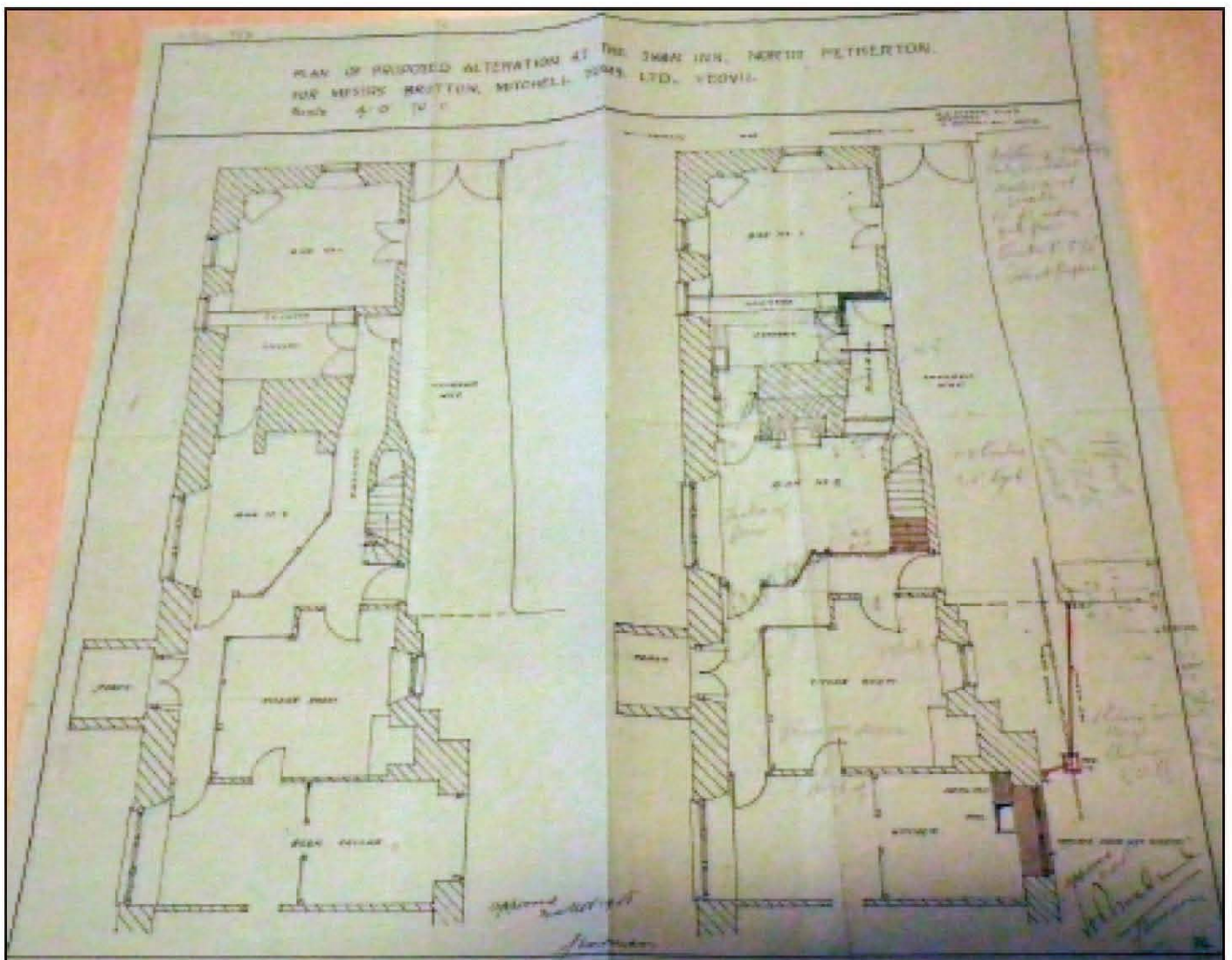


Fig.10 Building plans of 1937

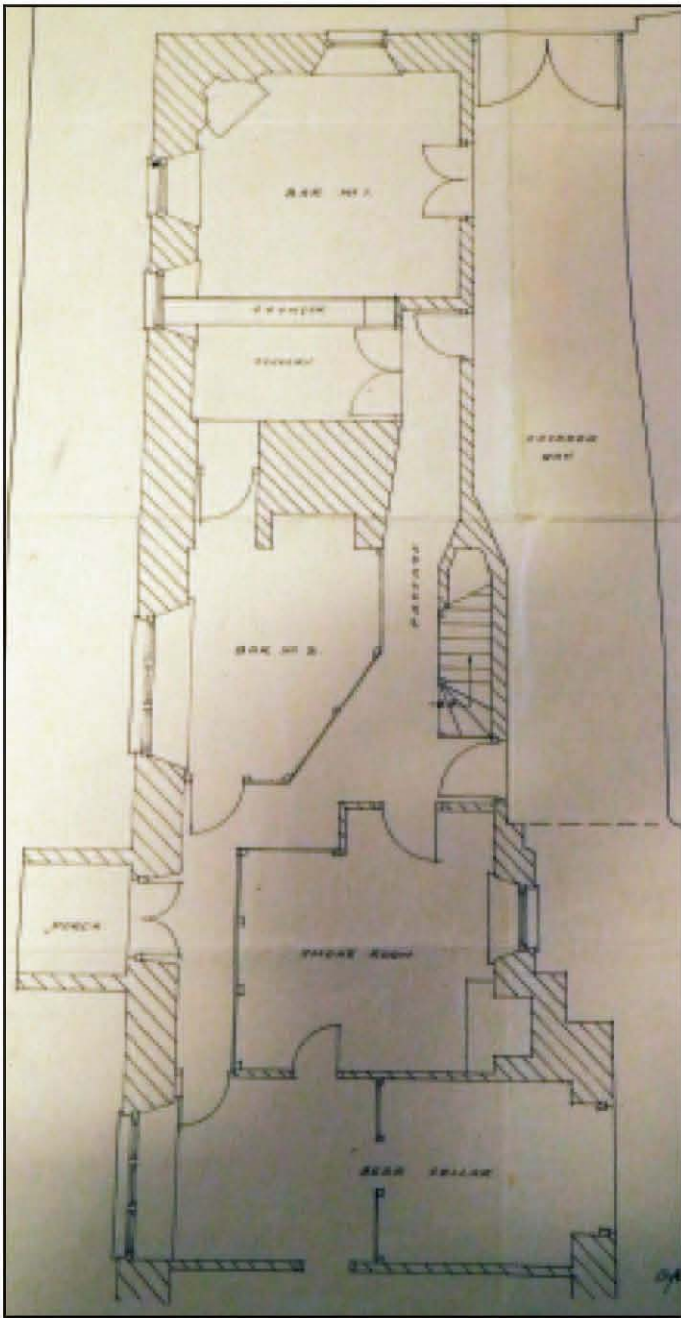


Fig.11 Existing layout of ground-floor, 1937

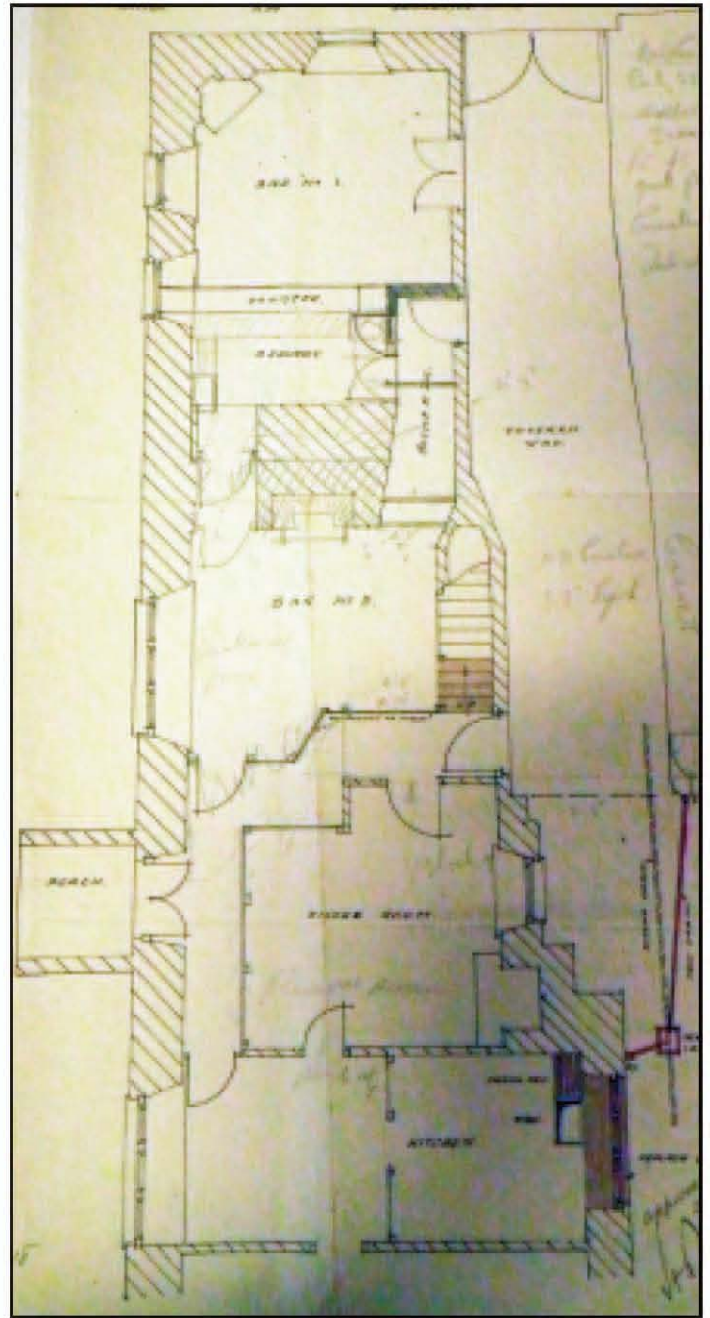


Fig.12 Proposed layout of ground-floor, 1937

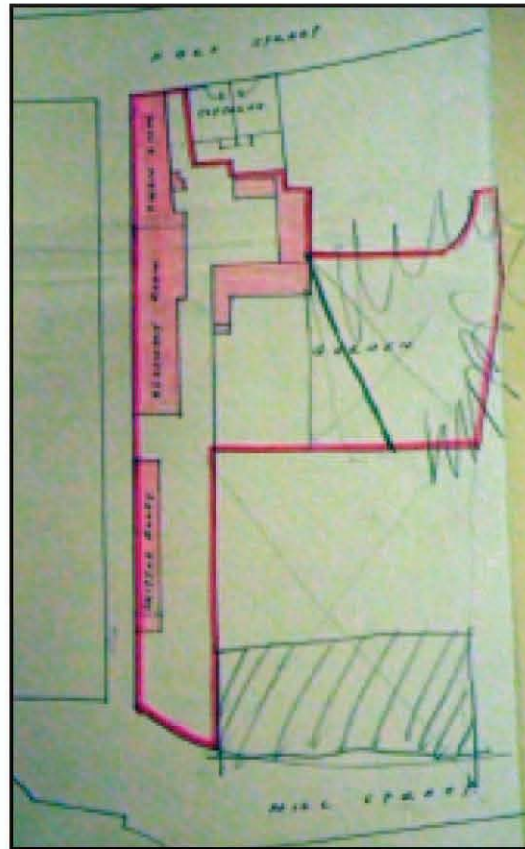


Fig.13 Site plan, 1953

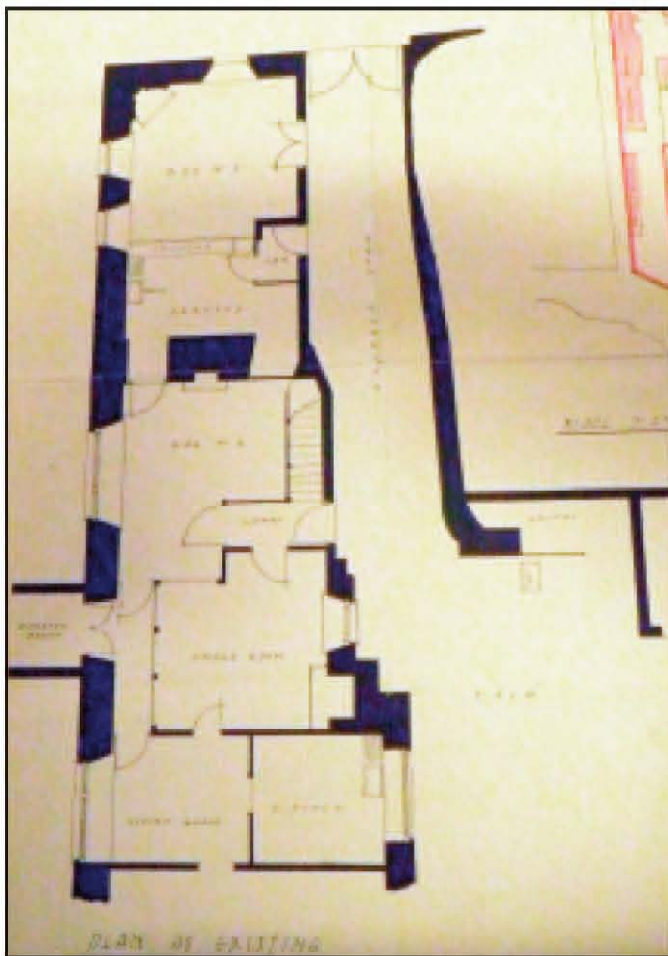


Fig.14 Plan as Existing, 1953

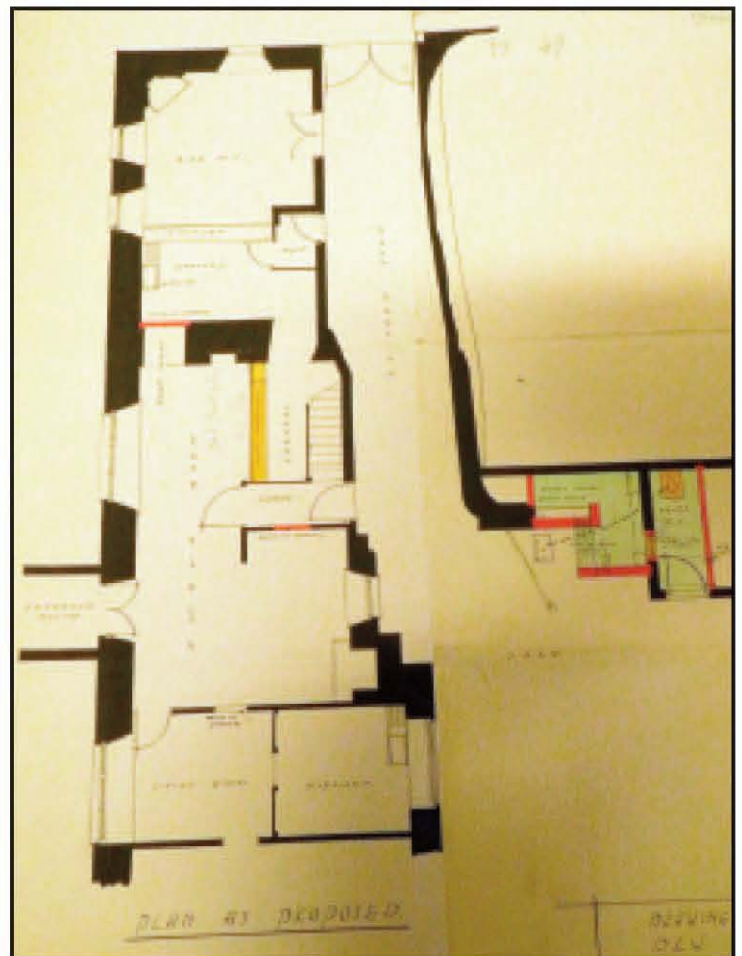


Fig.15 Plan as Proposed, 1953

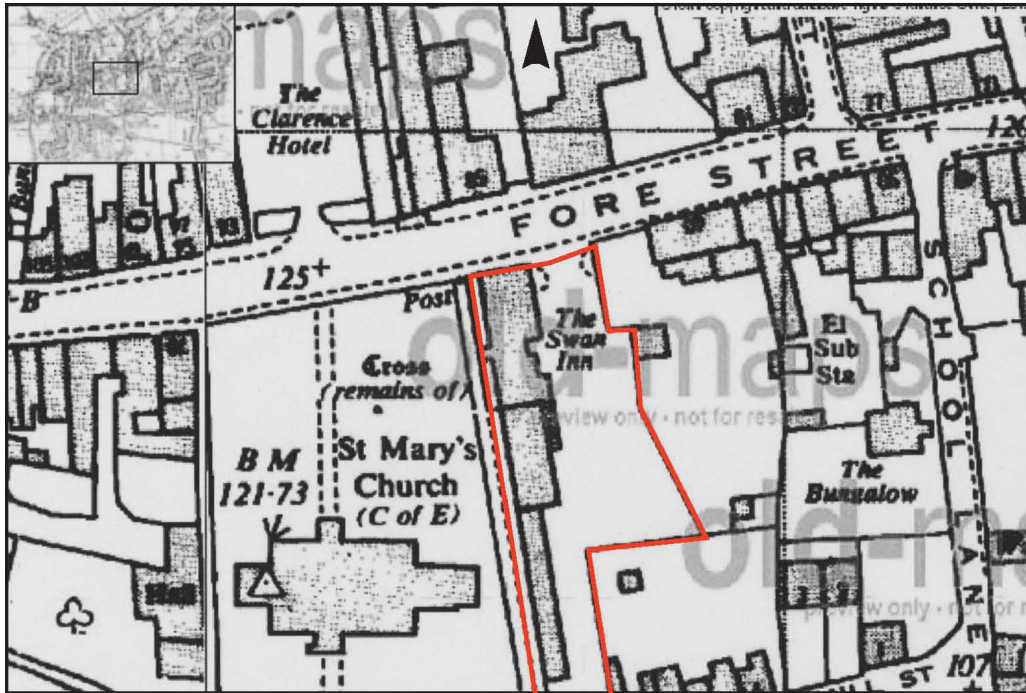


Fig.16 Extract from OS plan of 1969

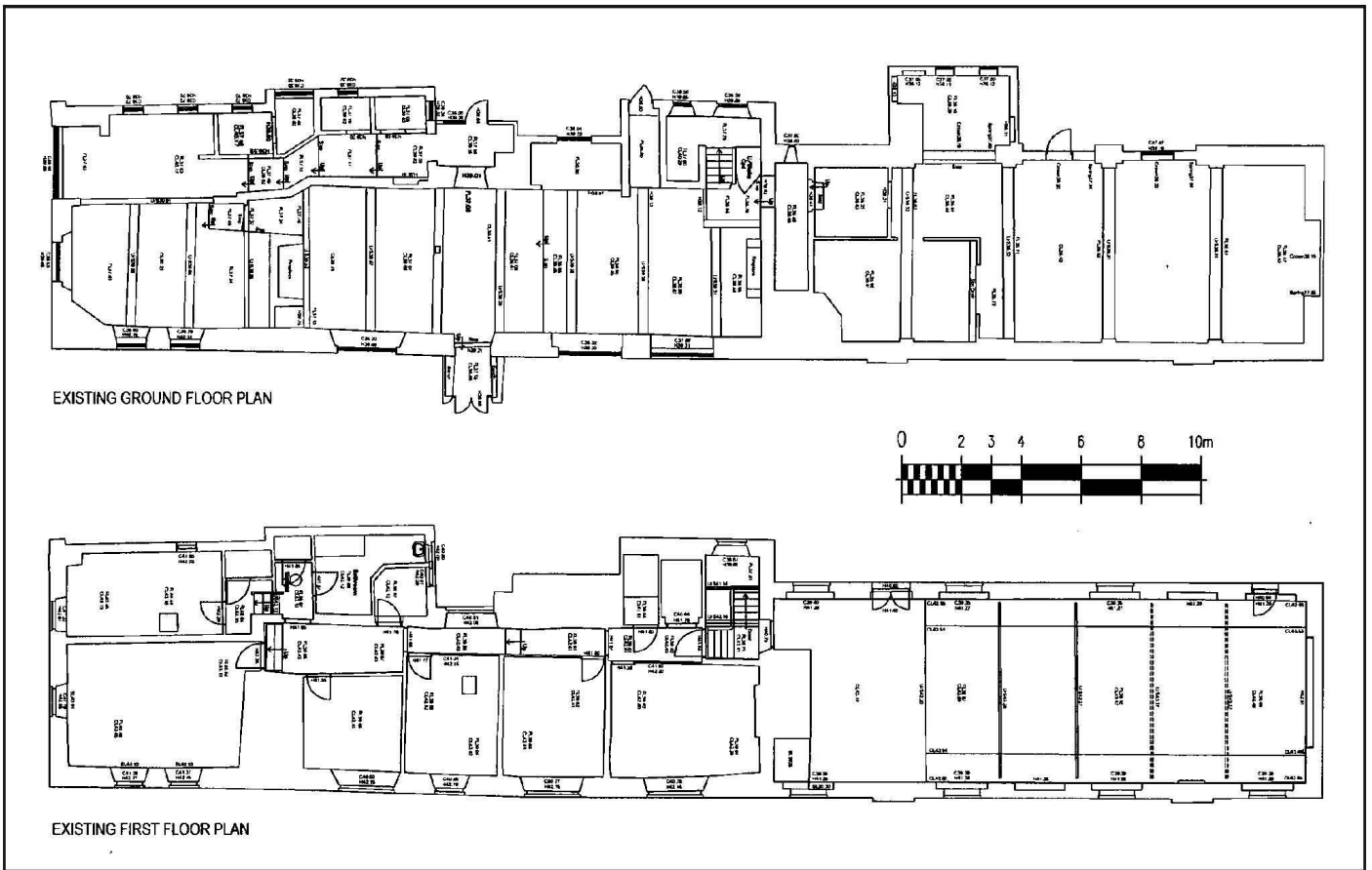


Fig.17 Existing floor plans (Ground & First Floor)

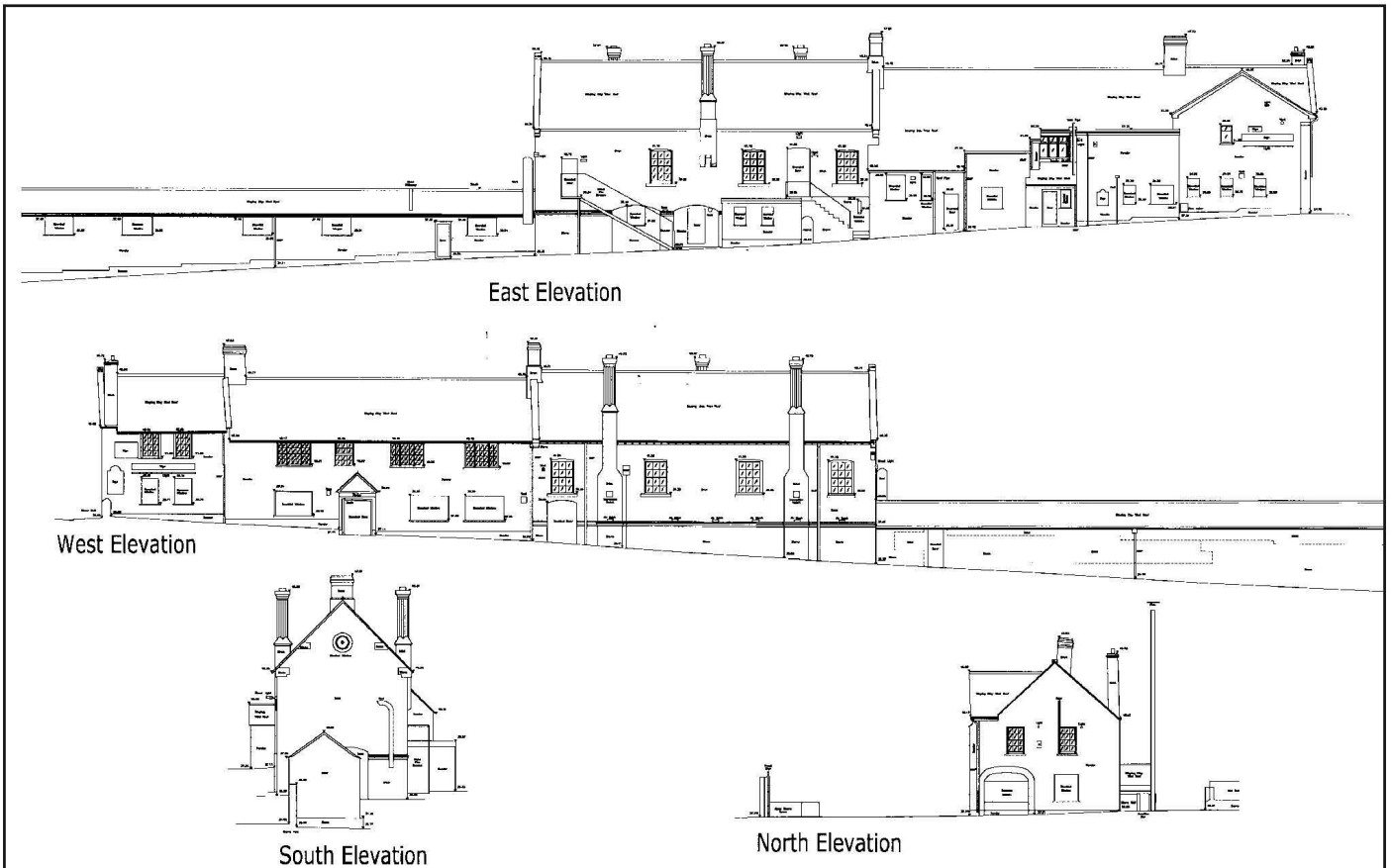


Fig.18 Existing elevation drawings



Plate 1
West-facing elevation of the
Swan Inn, looking south-east

Plate 2
East-facing elevation of the
Swan Inn, looking north-west



Plate 3
Interior ground-floor view –
looking south within former
main public bar room ('Bar No.
2')

Plate 4
Exposed rubble stone wall
with interlaced timberwork –
looking north-east towards
doorway to former lounge bar
(‘Bar No. 1’)





Plate 5
17th-century fireplace in main public bar – looking north-north-west

Plate 6
Close-up view of fireplace – looking north



Plate 7
Close-up view of exposed oak beams in main public bar – looking south-west

Plate 8
East-facing elevation of Assembly Room / Carriage-shed building – looking west





Plate 9
West-facing elevation of Assembly
Room / Carriage-shed building –
looking south-east from footpath

Plate 10
South-facing elevation of
Assembly Room / Carriage-shed
building – looking north



Plate 11
Interior view of Assembly Room
– looking south



Plate 12
East-facing elevation of former
stables – looking north-west



Plate 13 West-facing elevation of former stables – looking south-east from footpath



Plate 14 West-facing elevation of part of boundary wall with No. 60 Fore Street – looking north-east