

Exmoor National Park
Historic Environment Report Series No 13

DUNSTER CONSERVATION AREA: APPRAISAL DOCUMENT



Adopted 2018

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Summary of Significance

Dunster is an outstanding example of a small medieval market town that has survived substantially intact. Dominated by the Castle, the burgage plots that make up the medieval street pattern along the High Street and West Street are still readily identifiable. The buildings which occupy these plots are of considerable interest and many of the later frontages conceal a medieval core. Dividing the formally planned medieval streets was the Benedictine Priory, elements of which survive in the Parish Church, Dovecote, Tithe Barn and buildings within the churchyard. The lack of later development in this area, much of which is now occupied by gardens around the church, also raises the possibility of significant buried archaeological remains.

The development of Dunster was driven by the Luttrells' ownership of the estate from the late 14th century. At the north end of the High Street, George Luttrell remodelled the former priory lodgings, which became the Luttrell Arms, and built the iconic Yarn Market at the turn of the 16th century. This marked the apogee of the town's fortunes based on the woollen industry. By the late 18th century, when a descendent Henry Fownes Luttrell built Conygar Tower folly on the hill behind, the woollen industry was in a terminal decline.

The demise of the woollen industry and consequent lack of prosperity led to later development being largely restricted to refronting earlier buildings, sparing Dunster the widespread Victorian redevelopment and suburban sprawl that inflicted other towns in this period. By the late 19th century the combination of castle and preserved medieval town set within a dramatic picturesque landscape was proving an irresistible draw to an increasing number of tourists, who could arrive by rail via Dunster Station, located at Dunster Marsh to the north of the town.

By the time of the closure of the railway in 1971, most visitors were arriving by road transport, and traffic, both human and vehicular, continues to place the town under some strain. Despite this, and the inevitable commercial pressures a tourist hotspot places on the historic environment, Dunster retains its essential character and appearance and completely justifies its status as a Conservation Area.

1. Introduction

1.1 PLANNING FRAMEWORK

Dunster was first designated as a Conservation Area by Exmoor National Park Authority in 1973 and revised in 1980. This Appraisal, the first carried out since 2002, proposes to further extend the Conservation Area.

The statutory definition of a Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' The object of designation is not to prohibit change but to manage it in ways that maintain or strengthen the area's special qualities. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for designated Conservation Areas. To comply with this duty, local authorities are encouraged to undertake appraisals every five years to evaluate and record the special interest of the area and provide a framework for development control and the creation of initiatives to improve the area.

This document was prepared as part the programme of reassessing all 16 of the Park Authority's Conservation Areas. Its aims are to identify:

- the influences that have given Dunster its special character
- what chiefly reflects this character and is most worth conserving
- what has suffered damage or loss and may need reinstating
- what should be considered in guiding future changes
- visual features that particularly need safeguarding

1.2 DEVELOPMENT IN A CONSERVATION AREA

Conservation Areas give broader protection than listing individual buildings and all the elements within the Area are recognised as contributing in some way to its character. Anyone considering undertaking works to a property, or developing land that lies within a Conservation Area, is advised to contact the Historic Buildings Officer or the Development Control Officer, at Exmoor National Park Authority for assistance at an early stage.

This Appraisal will assist in the formulation of appropriate design strategies for proposed new development, which should be fully articulated within a Design and Access Statement accompanying any planning application. Specific guidance relating to Dunster is in Section 7. Appendix A contains a brief general overview of planning within Conservation Areas.

1.3 PREPARATION AND SURVEY LIMITATIONS

This Conservation Area Appraisal was researched and written during February/March 2013, and revised following consultation in 2016. It updates the appraisal carried out for Exmoor National Park by John Fisher in 2002.

It is important to note that this document cannot be regarded as fully comprehensive. Some aspects of the survey information are limited to those areas which can be reasonably recorded from the highway and other publicly accessible land. Failure to mention any particular building, feature or space, should not be taken to imply that it is of no significance and irrelevant in the consideration of a planning application.

1.4 COMMUNITY INVOLVEMENT

Public consultation was carried out between March and May 2016. A notice was placed in the parish newsletter and notices were put up in Dunster publicising a local consultation event, which took place in the Tithe Barn on 12th April 2016. Throughout the consultation period the draft Appraisal document was available on the Exmoor National Park website. The parish council were kept informed. Due to delay in formal adoption, letters were sent Parish Councils and to the owners of property affected by the boundary changes in April-May 2018 asking for further comment prior to adoption. No comments were received.

2. Topographic and Historic Background

2.1 LOCATION AND LANDSCAPE SETTING

Dunster has a dramatic and picturesque setting. It is situated at the mouth of the Avill Valley between the Brendon Hills to the south and west and the Bristol Channel, which is just over 1km to the north and east. The town is low-lying but dominated by three hills: the isolated conical shaped Dunster Tor, occupied by Dunster Castle; the high ridge to the west known as Grabbist Hill; and Conygar Hill, topped by the 18th century folly known as Conygar Tower.



Fig.1 The Castle dominates the town

Dunster Castle and Conygar Tower form local landmarks and are highly visible from the busy A39, especially when travelling west before entering the outskirts of Minehead less than 2km away. The A39 separates the town from the sea, and on the seaward side, on the low lying coastal plain, lies Dunster Marsh, outside of the Conservation Area and National Park and detached from the main town. From the A39, Dunster is approached via the A396, which climbs gently uphill to the west

of the Castle parkland before taking a sharp turn to the south and widening out at the Yarn Market at the beginning of the High Street. The opposite end of the High Street is dominated by Dunster Castle, set high above the main road that winds through the narrow Church Street before opening out again into West Street. From here the road leads past Grabbist Hill and into open countryside along the river valley floodplain to Frackford Bridge, which marks the west end of the Conservation Area.

2.2 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

2.2.1 MEDIEVAL DEVELOPMENT

Dunster is regarded as one of the finest examples of a medieval settlement in the country and is described by Pevsner as ‘unsurpassed in Somerset amongst small towns.’ The origins of the town go back further. The name Dunster probably derives from a combination of the Old English personal name of a man named Dun with Tor, meaning a rocky hilltop. At the time of the Domesday Survey a small agricultural settlement called Torre was in existence – although its precise location is unknown. The growth of Dunster was stimulated post-conquest when the manor was in the hands of William of Mohun who constructed a motte and bailey castle (on the site occupied by the current castle) and a priory (around the current church). By the time the Luttrells acquired Dunster from the Mohuns, in the 14th century, Dunster was already a borough with a thriving market.



**Fig.2 Imposing
15th century
gatehouse to
Dunster Castle.**

Few complete buildings from this early period survive but the planned settlement layout can easily be traced in the current street pattern. The High Street north of the castle contained the market and had formal burgage plots laid out on each side, constrained by the lands of the Priory to the west, and castle deer park to the east. The burgage plots along West Street were probably laid out at a slightly later date. Between West Street and the High Street, the ground separating the castle and the priory must also have been occupied in this period but the layout is difficult to discern in the current streetscape.

Dunster also had a medieval harbour, known as the Hawn or Haven, although its location is again uncertain. References in the 12th century *Gesti Stephani* to the tide lapping at the foot of the castle might suggest that the River Avill was navigable up to this point. As the river began to silt up from the 14th century it is likely that the river quays would have moved north to Dunster Marsh and the current course of the river appears to be product of 18th and 19th century landscaping.

2.2.2 POST MEDIEVAL DEVELOPMENT

At the end of the middle ages the settlement layout was well established and, within the core of the town, later development has had little significant impact on this. Some of the burgage plots were combined but there has been little development in the back of the plots. The demise of the priory gave the opportunity for development around the church and a significant amount of land to its east is now open gardens.



Fig. 3 Dunster estate map of c.1780.

The 18th and 19th centuries saw some refronting of earlier buildings and a limited amount of new build. In 1791 Collinson noted that 'the town of Dunster itself is inconsiderable, consisting chiefly of two streets ... the principal street is ... blocked up in the middle by an old market cross, and a long range of old, ruinous shambles.' This situation continued until the early decades of the 19th century when the shambles were demolished.

There were substantial changes to the castle park which was remodelled in 1755. This work extended to Conygar Hill, the site of a medieval rabbit warren, which became a pleasure garden containing a number of follies including the tower (Fig 4) and gateway (Fig 84) which survive.



Fig. 4 Conygar Tower – 18th century folly.

The 19th and 20th century did not see an appreciable expansion in the urban or suburban development. The upper part of St George's Street has a number of later 19th century villa-type houses. Infill development within the Conservation Area has largely been restricted to the fringes most noticeably on the former priory land north and west of the church.

2.3 ARCHAEOLOGY

There is much evidence of prehistoric activity in the uplands around Dunster including Bat's Castle, Black Ball Camp and the Giants Chair. Within the Conservation Area little has been recorded, although any prehistoric earthworks on Dunster Tor, which is certainly a defensible site, are likely to have been obscured by the castle works. These works may have also accounted for evidence of Post-Roman and Saxon fortified residences which are reputed to be present here. Documentary sources certainly prove the existence of the Saxon settlement of Torre, but the absence of archaeological investigation means that there is no physical evidence of where it was located.

Evidence of medieval houses in their burgage plots can still clearly be seen and there is no doubt that much of their fabric survives embedded behind later frontages.

Again, limited investigative work has been undertaken. Dendrochronological dating would help inform this early development and answer such questions as whether West Street was built before High Street. Similarly, the former priory buildings survive in many of the existing standing buildings but much of the former grounds have not been developed since its dissolution raising the possibility of buried archaeological remains.

Dunster therefore has considerable archaeological potential. A full analysis of this has been set out in the English Heritage Extensive Urban Survey. Further information and the most up to date records for the archaeology of the area can be obtained from the Exmoor National Park Historic Environment Record based in the Park's Headquarters at Dulverton and available online at <http://www.exmoorher.co.uk>

2.4 ECONOMIC AND SOCIAL PROFILE

The medieval fortunes and growth of Dunster were dependent on two factors: its port and its cloth industry. The cloth industry was supplied by the upland sheep of the hinterland and relied on the River Avill, which had a total of four fulling mills by 1430, the first dating to 1259. The mills produced kersey, a coarse woollen cloth woven from long wool, and the industry flourished to the extent that the cloth became known as 'Dunsters.' The wealth generated is reflected in the addition of the central tower of the church in the mid 15th century.

The harbour was less successful and documents from the 14th century refer to issues with silting that would eventually lead to Dunster being usurped by Minehead. By the 17th century the cloth industry and the town were also in decline, albeit slowly. Dunster relied increasingly on being a service centre, although it could no longer claim to be a borough.

With relatively little money available for new build, Dunster was spared the 19th and 20th century development that had such an impact on other towns. This preserved the existing buildings, many of which consequently date to the height of the cloth producing period in something close to their former context. This, combined with the presence of the castle and its dramatic setting has proved to be a winning combination and an irresistible attraction to tourists, arriving first by railway, via the station at Dunster Marsh (which closed in 1971), and more recently by coach and private car. This year round tourism is now the mainstay of Dunster and supports the town.

3. Spatial Analysis

The local topography, and planned layout give the original settlement a tightly knit and enclosed street pattern. It is only since the late 19th and 20th century that there has been limited additional development, mainly on fringe sites away from the earlier street frontages.

For ease of analysis, the Conservation Area is sub-divided into five separate areas that form an individual entity or have a broadly coherent visual character.

3.1 SETTLEMENT PATTERN AND BUILDING DENSITY

3.1.1 HIGH STREET, THE BALL, ST THOMAS STREET, CHURCH STREET & DUNSTER STEEP

The High Street is undoubtedly the key space in Dunster with the Yarn Market complementing the Luttrell Arms as the two most dominant buildings at the north end and the Castle providing a looming presence to the south. The broad scale of High Street with its confined entry points at each end accessed from sharp bends provide a dramatic sense of arrival.

On both sides of the High Street are major historic frontages forming two largely continuous building lines, with slightly advanced or recessed variations in places, and set in regular medieval burgage plots. There are almost no frontage gaps between buildings, but three inns retain archway access to rear courtyards, which are often a feature of burgage plots. The lines of buildings face each other across a wide central space, enhanced by a gentle slope, with the distinctive visual stops of the Castle on its mound and Conygar Tower on a wooded hillside, closing the views at either end. On the east side of the High Street, the plots are curtailed at their rear by Dunster Park. On the west side, the boundary is defined by the back lane, lined on the south side by garages and car spaces, that leads to the church/priory area.



Fig. 5 Dunster High Street looking North

The north east end of the market area is less well defined and may be the remnants of a medieval suburb. The Ball (Fig 6) is higher than the High Street with the properties tightly clustered around a small triangle of grass. Evidence suggests that St Thomas Street was formerly the main route out of the Dunster to the north but access is now private (the road is blocked by a chain) and it has been superseded by Dunster Street, which sweeps down to the A39 past the large public car park.



Fig. 6 The Ball

At the opposite end of the High Street, the Church Street plots are also less regular, most likely as a result of the land passing out of ecclesiastical control following the Reformation, which took place after the main settlement had been laid out. Those on the north side of Church Street end abruptly at the church boundary. To the south, the surviving buildings are widely spaced along the narrow street frontage with the plots backing onto Castle Hill. This area of land - between the historic powerbases of the former priory and castle - is the historic core of Dunster and may have been more densely settled in the past or remained as gardens.



3.1.2 WEST STREET, MILL LANE, PARK STREET

West Street is the second major street of the medieval settlement and mirrors the High Street insofar as it comprises of two almost continuous lines of buildings within medieval burgage plots, with the rear plots on the east side restricted by the Castle grounds. Although West Street also had its own market it is narrower and has a more curving alignment than the High Street and the buildings are of a more modest scale. On the west side of the street the rear of the plots are again disjointed – the lack of a common ownership boundary may account for this.



Mill Lane (formerly Back Street) follows the curve of Dunster Tor and leads down to Castle Mill. The west side is lined with late 20th century bungalows, built on what was likely to have been unoccupied ground. A raised culvert carries the mill leat on the east side. A straight path connects Mill Lane with Park Street (formerly Water Street). Park Street has been occupied for much longer. The buildings front the street but the plots are not regular and there is little to suggest formal planning.



Fig. 9 East end of Mill Lane

At the end of the street close to Gallox Bridge, there is an informal group of thatched dwellings which look earlier in date, with a further terrace, nos. 28-30 Park Street, in an isolated position on the far side of the river.



Fig.10 Terraced houses on east side of Park Street

3.1.3 CHURCH AND PRIORY GREEN

This area is a quiet enclave within the town centre, between the narrow lane winding from The Ball to St George' Street and Church Street. It was formerly occupied by the priory and contains the Parish Church, Prior's House, Old Priest's House, Tithe Barn and Dovecote. The spatial relationship between these buildings is of high importance as these are only the remnants of the priory complex of which little is known, including the limits of the precincts.



Fig. 11. Walled gardens near the church, formerly the priory grounds

The area in its current guise is chiefly characterised by the large open spaces enclosed by high walls to the east and north, which since at least the 19th century have been gardens. At the north end of Priory Green there is some limited 20th development of mainly large detached houses in their own gardens.

3.14 CASTLE AND CASTLE HILL

Despite its prominence, the buildings that comprise the Dunster Castle complex are set apart from the rest of the town. The buildings on Castle Hill include some service buildings for the Castle, notably the stables as well as a home farm, which has a farmhouse and two yards with associated buildings. Higher up the hill, the Castle looks out across parkland towards the sea and is ringed by gardens.



Fig. 12 Bottom of Castle Hill leading into the High Street.

3.15 ST GEORGE'S STREET

This is an area of loose knit development beyond the medieval burgage plot layout and includes the Primary School, a scattering of 18th century or earlier terrace cottages, several late 19th century villas, and a few 20th century houses. The lower end of St George's Street must have once been part of the priory grounds and the earlier buildings are on the east side of the street.

The upper end of the street, closer to the Butter Cross, has a mixture of large 19th century villas and 20th century infill. The north end of Priory Green, on the west side of the road, also has some 20th century detached houses.



Fig. 13 St Georges Street
- mix of cottages and
larger villas at north-
west end

3.2 PLAN FORM, HEIGHT AND MASSING

There is a mix of mainly two-storey, and a few three-storey elevations (mostly on the High Street), with front pitched and end gabled roofs. A few are hipped or half-hipped. Fewer still have hipped or gabled dormers. Bay windows are both square and canted, and normally have pent roofs with supporting brackets. A considerable number of houses have porches. These mostly have small hoods or gables, especially the latter, supported on moulded or carved timber brackets. There are a few early 19th century examples of typical symmetrical frontages, stucco decoration and more ornate entrances with classical detail. There are several examples on the west side of North Street and north side of West Street.

3.3 GREEN SPACE

Green space makes a vital contribution to the character, appearance and setting of the Conservation Area. The principal areas are the west side playing fields, the Castle Park (which is a Registered Park and Garden) and Conygar Wood. There is a community orchard east of the Butter Cross (Fig 14) and small school playing fields off St George's Street and cemetery opposite. Of equal importance are the open areas within the town centre, notably the walled gardens to the east and north of the church. There are also many private gardens with those to the rear of burgage plots being of special interest.



Fig. 14 Buttercross Community Orchard



Fig. 15 Walled Priory Gardens

3.4 VIEWS

Dunster's dramatic landscape setting means there are notable views from both inside and outside of the Conservation Area. Most of these centre on the three focal points of: the Castle; Conygar Tower; and, mainly from within the town, the Church Tower. The stunning combination of natural landscape and the medieval castle set high on the Tor have long attracted artists such as JMW Turner. Most depict the Castle from the east with the park in the foreground. The Castle itself offers long views, particularly towards the Welsh coast. Conygar Hill also offers view across into the town (Fig 16) and across Dunster Marsh and towards the coast.

Within the town, the iconic view of Dunster is from the north end of the High Street looking across the Yarn Market with the Castle looming amongst the trees in the background. The view back from the south end towards Conygar Tower, which rises out of the trees on Conygar Hill is also of note.



Fig. 16 Dunster from Conygar Hill

4. Architectural Quality and Built Form

Many town centre buildings from the earliest (14th/15th century), to the late 19th century, demonstrate a contrasting mixture of period detail and ornament. These range from jettied timber-frame construction, and examples of slate-hanging, most notably The Nunnery which exhibits both. More widely, render and local sandstone predominate, and are normally grouped together, for example, mainly stone in Castle Hill and render in West Street. The later 19th century and early 20th century buildings have a much more eclectic mix of materials and finishes which include stone with contrasting dressings of stone or brick, roughcast render, mock timber framing and tile-hanging.

The more 'polite' houses of the mid 18th to early 19th century are mostly of stucco or render with one or two examples built of brick. Some reflect a measure of prosperity at the time they were built. Typical features are deep eaves with carved brackets, moulded parapets, rustication, pedimented doorways, moulded or panelled door and window surrounds, decorative fanlights and steps to entrances. Most are well-mannered, rather than excessively ornate. The wide variety of materials and architectural detail gives the frontages of the main streets a remarkable diversity which is itself a special characteristic of the town.

4.1 ARCHITECTURAL STYLE

Dunster is an ancient settlement, compact yet intricate in plan form with a strong sense of enclosure and intimacy of scale and architectural detail. There are two main types of buildings that contribute to the character of the Conservation Area.

Firstly, there are the local landmark buildings of historic, architectural or townscape importance, either prominently placed in the street scene, or contained within a well-defined setting. These include: the Luttrell Arms; The Nunnery; the Parish Church and Priest's House; the former Methodist Church; the Castle and its outbuildings; the visible remains of the Priory; and the restored Corn Mill. There is also a scattering of 18th to early 19th century houses that are somewhat grander in scale and with typical features of the period.

Secondly, are the principal town centre street frontage domestic and commercial buildings. These exhibit a wide range of frontage character and are mainly of 16th to 18th century origin. Although relatively plain, with their varied use of local materials and basic features, these predominantly vernacular buildings are the essence of the historic built environment in the town. A high proportion are statutorily listed (see Appendix B) and there has been relatively little loss of traditional features.

4.11 HIGH STREET, THE BALL, ST THOMAS STREET, CHURCH STREET & DUNSTER STEEP

At the north end of the High Street, **The Yarn Market** (Fig 17) is tangible evidence of Dunster's once flourishing cloth trade. The exact build date is unknown but it is likely to date to the decades either side of 1600. It is octagonal in plan with a massive central stone pier supporting a timber frame structure with vertical posts sprung from an enclosing low stone rubble wall. The slate roof has a timber lantern and weathervane with the initials 'GL' (George Luttrell) and date 1647 – the date of the post-civil war repairs. On each face is a gabled dormer with three-light timber casement window with moulded mullions.



Just north of the Yarn Market a path leads up to The Ball – a group of houses clustered around a tiny triangle of grass. Nos. **5-10 The Ball**, are modest in scale and form a continuous row of early 19th century cottages in random sandstone with slate roofs. At the end of the terrace, no. **4 Priory Gate House** (Fig 18) has a 17th century core but with a 19th century patterned tiled roof, two gabled semi-dormers with barge boards and mock timbering above two canted bays each side of a decorative porch. No. **3** is of mid 19th century date detached and set back from the terrace.



Fig.18 No.4 The Ball (centre), part of an attractive group of historic buildings

To the south west of the row, **2 The Ball** is a late 18th century or early 19th century two storey rendered house with a half hipped roof and single storey **former Smithy** built of local sandstone rubble to the rear. Other evidence of commercial activity in this now residential part of the town survives in the former garage at the east end of **11 The Ball**, a visually unadorned early 19th century or earlier building of plain tile and render occupying a key place in the street scene on an 'island' site between High Street and The Ball.



Fig.19 No.11 The Ball, former garage occupying a prominent site.

At the junction of The Ball, St Thomas Street and Dunster Steep, and also prominent in the street scene, is **Groom's Cottage** (Fig 20), a late 19th century Arts and Crafts style eclectic mix of stone, brick dressings, and render with a tiled roof, applied timber decoration to the gables, and ornate brick stacks. Lower down Dunster Steep and opposite the car park, is **The Archers**, originally two Georgian houses of the late 18th century, built of stucco with slate roof and brick stacks. There is a six light front of sash windows with narrow glazing bars, and two entrances, each with reeded pilasters and elliptical fanlights with tracery, and further pilasters at the quoins.



Fig.20 Groom's Cottage - later 19th century Arts & Crafts style

Immediately to the west is Conygar Hill, encircled by woodland and formerly part of a designed late 18th century landscape by Richard Phelps for H F Luttrell, the owner of Dunster Castle. **Conygar Tower** (Fig 4) on the east side was conceived as an 'eye catcher' and retains its role as a prominent landmark. The tower is a tall circular shell of red sandstone pierced by pointed arched openings. To the west of the tower is the only other surviving element of the former pleasure grounds, a gatehouse 'ruin' known as **the arches** (Fig 84). It comprises a length of curtain stone wall, two towers, one at the angle and the other at the western end of the wall.



Fig.21 The Luttrell Arms Hotel



Fig. 22 Window to rear wing of the Luttrell Arms.

Back on the High Street, opposite the Yarn Market is the **Luttrell Arms Hotel** (Fig 21) - another of Dunster's landmark buildings. It appears to have been an inn dating back to its construction in the late 15th-early 16th century, with significant alterations in the 17th and 18th century. It is a substantial building of stone rubble with a two-storey gabled porch with four-centred arch entrance, and inner pointed arch with carved spandrels. A rear wing has a fine carved oak window extending through both floors with cusped heads (Fig 22) and a first floor hall with an open timber roof displaying moulded arch braces, purlins and curved wind braces. There are many other interior features of note, including heavy moulded oak ceiling beams, and decorative plasterwork of the early 17th century. An adjoining former carriage entrance gives access to a cobbled courtyard and leads to a former stable range to the north which curves around to the top of Dunster Steep into High Street and is built of local red sandstone with dressed openings, some of which are segmental arched.



Fig. 23 Mid 18th century Pottery kiln now in the Park.

To the rear of the Luttrell Arms, but now within the park, is a **pottery kiln** (Fig 23) the only surviving structure of the pottery run in conjunction with the Luttrell Estate Brickworks, and established around 1750. It is a circular stone building of local red sandstone with brick jambs and brick linings and a shallow-domed brick roof.



Fig.24 No.10 High Street (east side), 16th century or earlier.

The rest of the east side of the High Street, has mainly two storey rendered frontages with slate or plain tile roofs, although the few three-storey frontages introduce contrasts in height. Among the earliest cottages is **10 High Street** (Fig 24). Based on external inspection it dates from the 16th century, and breaks forward of the building line. There are ground floor square bays with small-paned windows and first floor three-light leded metal casements. Other buildings date either from the 17th century (**6, 12, & 14**); or the 18th century (**2, 8, & 16**); and the early 19th century (**4, 26-28** a pair dated 1825, and **30**). The remainder date from the mid 19th century.



Fig.25 Nos 15-27 High Street (west side).

On the west side, **19, 21 & 23** are 17th century; **3, 5, 7, 15 & 33** are 18th century, and **13, 25, 27, 29, 31 & 35** are early 19th century. **The Dunster Memorial Hall**, built 1921, is a rare later insertion with Arts and Crafts features including mock timber framed gable with deep eaves, and gabled porch with carved brackets but integrates well in the street scene. Elsewhere frontages vary considerably in scale and detail but are fairly consistently rendered. Only no. **3** (Fig 26) has a later red brick front to the earlier building, and a rear wing which according to the list description has a 17th century two-light window with ovolo-moulded frame.



Nos **33** & **35 High Street** (Fig 27) have good frontages; the former is stuccoed having gables with moulded copings, pilasters and moulded string courses, the latter has moulded coping to the parapet, sash windows in moulded architraves, one each side of a central panelled door with a late 19th century hood. It should be noted that there is strong evidence to suggest that behind many of these frontages of all dates the core of earlier buildings may survive.



Fig.28 The Nunnery, former priory building

At the south end of the High Street, the road turns sharply into Church Street, with the High Street frontages continuing on the north side but ending abruptly near the church. The narrow street is dominated by **The Nunnery (Nos 4-8 Church Street)** (Fig 28), a long three storey six bay gabled house with tiled roof and slate-hung projecting upper floors, divided into three cottages. It probably dates from the late 14th to early 15th century and was originally attached to the priory. After the Dissolution, it was sold in 1620 to Robert Quirke of Minehead and in 1781 is recorded as being in use as a malthouse. The windows have leaded-light iron casements in timber frames, and there are stable-type vertical plank doors. The east end elevation has a 15th century opening with moulded surround and cusped head.

Also connected with the priory is the former priest's house (**18 Church Street**) (Fig 29), with tall Tudor style brick stacks, mullioned casements with diamond-lead panes and a four-centred entrance door. It is late medieval in origin but virtually unrecognisable as such following GE Street's heavy restoration of 1877.



Elsewhere in Church Street, Nos. **14** & **16** have an 18th century front to a probable

earlier building. The shop front to No 16 with narrow glazing bars may be original (Fig 30), the casement window above is 17th or 18th century. No. **10 (Dollon's House)** is early 19th century and has decorative plasterwork to the soffit and two gabled dormers above, most openings have flat heads with stepped voussoirs.

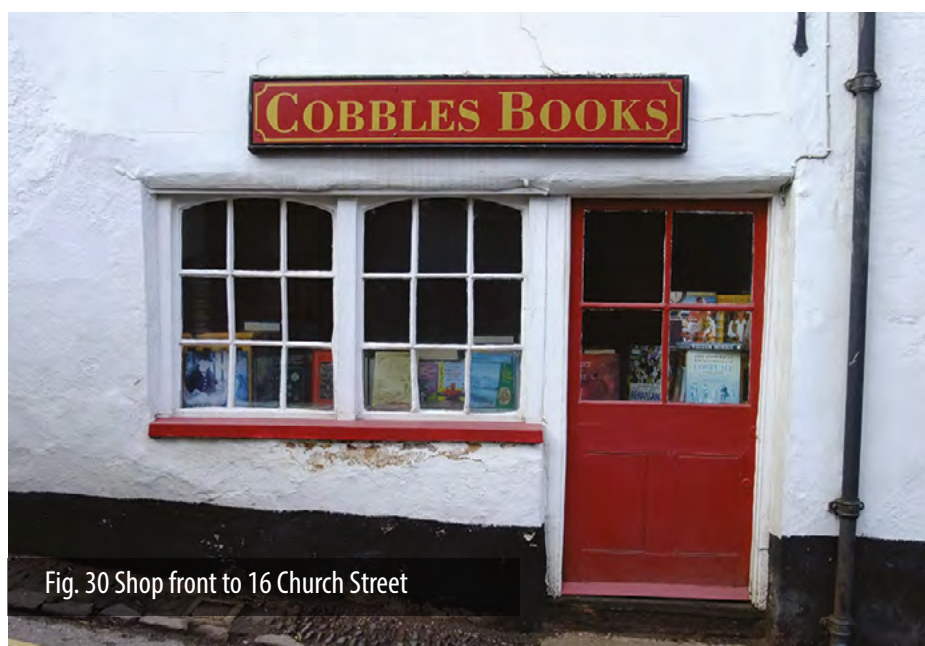


Fig. 30 Shop front to 16 Church Street



Fig. 31 No.22 Church Street - original early 19th century shopfront

On the west side

colour washed render, the latter described as brick fronted in the listing details but is now rendered. No.22 (Fig 31) has a 19th century shop front with narrow glazing bars and a semi-circular headed door opening with engraved glass lettering (reading 'Guest, Boot Factor and General Warehouseman') and an arched fanlight above. Nos **26 & 28** (Fig 32) are 17th century, of stone rubble with pantile roof with brick end stack and a tall, square, stone rubble front stack. The windows, like many in Dunster, are mainly leaded iron casements in timber frames.



Fig.32 Nos 26-28 Church Street

Nos **1, 7 (Castle Cottage)** (Fig 33) and **8**, are three cottages on the south side of Church Street - all early 19th century or earlier. They are in local vernacular style with mainly sandstone or rendered elevations and plain tiled roofs. No. 7 has brick segmental arch openings, and timber casement windows. Between nos. 7 and 8 is a shallow ogee-head arched door frame and ribbed and studded door which appears to be 18th century or earlier.



Fig.33 No.7 Church Street, No.1 in background

4.1.2 WEST STREET, MILL LANE, PARK STREET

West Street has almost continuously listed frontages on both sides, especially north of Mill Lane. Again, the main periods represented are ostensibly 17th to 19th century, with the high potential for earlier buildings to survive behind these frontages.



Fig.34 West Street, east side

On the east side, No. **17** is mainly 17th century with four first floor windows having leaded iron casements in wooden frames. The door opening is under a timber lintel with a recessed heavy chamfered oak door-frame. Nos **27-29** (Fig 35) make up a 17th century house typical of the local vernacular style with rendered and colour-washed stone-rubble, a front stack with tall rounded shaft, leaded iron casement windows in timber frames, and a timber plank door in a heavy chamfered oak frame. The listing details refer to this house as a 'picturesque feature in the street scene.' No. **1** is late 17th-early 18th century whilst **7, 9, 11 & 13** are all 18th century, as are **19, 21, 23 & 31**, making a remarkably complete sequence on this side of the street. No. **15** (Westleigh), and **25** (Woodville House) are both early 19th century with typical features of the period including colour-washed rendering, panelled central door with semi-circular fanlight, and sash windows with narrow glazing bars.



Fig.35
27-29 West Street

On the opposite side of West Street, the former Methodist Church (Fig 36), built 1878 by Samuel Shewbrooks of Taunton, is a dominant feature built of coursed red sandstone with dressings to windows and some frontage rendering. Other detail includes an ornate Dutch style gable with scrolls and spiked ball finial, a large central window with rusticated voussoirs. The Chapel house adjoins to the right.

Fig. 36 Former
Methodist Church
of 1878



Almost all other houses and cottage frontages are 18th to early 19th century, though some may have earlier origins. No. **24** is 17th century of colour washed render under a slate roof with iron casement windows having leaded lights, a square-headed door opening with a typically ribbed timber door in a recess. Nos **4, 6, & 8**, and **28 & 30** are 18th century, mostly of render and with 19th century Bridgwater pantiles, probably replacing earlier thatch. As elsewhere, windows are mainly casements, some iron framed, and doors recessed and mostly later and boarded, with some studded. There is a wide sash shop window below a pentice roof at no.6.



Fig.37 West Street west side - mainly 17th and 18th century frontages

The Stags Head Inn (No. 10) is an early 19th century rendered frontage to a possibly earlier structure with end pilasters, recessed door, four wooden casement windows in flat-headed openings with stepped voussoirs. Adjoining, and also early 19th century, **Exmoor House Hotel (No. 12)** (Fig 38), has a much stronger period frontage with ornate stucco detail, including rusticated quoins, moulded architraves, cills on brackets, stepped voussoirs and wide bracketed eaves. There is a semicircular arched doorway with panelled door. **Nos. 14 -22, 26** and **34a & 34b**, all have early-mid 19th century frontages, though with possible earlier fabric. Most are rendered with slate roofs, and have sash windows with narrow glazing bars and central doors, the latter often recessed within flat, elliptical or semicircular heads. Nos. 34a & 34b have a thatched hipped roof.



Fig 38. Exmoor House, 12 West Street

To the rear of nos. 34-36 West Street is **Grabbist House**, well concealed from the main street frontage. This became the Dunster and Minehead Village Hospital in 1867 possibly incorporating two earlier buildings. It reverted to a single dwelling in the late 1920s.



Around the junction of West Street and Mill Lane are two unlisted groups, all dating from the early 19th century or earlier. **Nos 2 & 4 Mill Lane**, the former workhouse, form an important visual stop towards the southern end of West Street and are rendered with slate roofs, have timber casements and plain timber doors with added 19th century gabled and tiled porches with front gardens enclosed by stone rubble walls. **Nos 1-5** (Fig 39) are on a slight curve. The former is rendered with a part slate, part plain tile roof. A wall plaque records that this was the Wesleyan Day school of 1825, said to be the first in West Somerset and founded by William Moore, a preacher who left an £800 bequest. In 1839 it expanded into the adjoining chapel buildings and finally closed in 1903.



Fig 40 Mill house (7 Mill Lane) and mill (right).



Fig 41 Outbuildings to the west of mill

No. 7 Mill Lane (Fig 40) adjoins the mill with typical late 18th century frontage of arched fanlight and panelled door, sash windows with glazing bars, including a tri-partite window on the ground floor. The tiled door hood on timber brackets is probably a later 19th century addition. Close by, and set slightly above the river, are a range of sandstone outbuildings with slate roofs dating from c.1800, probably originally a **Stable and cart shed** (Fig 41) with lean-to additions in the first half of the 19th century. These buildings, owned by the National Trust, stood empty for some years but have recently become a café and gift shop.



Fig 42 Ornamental gateway at Dunster Mill

Dunster Watermill is thought to date from the late 17th century and was rebuilt between 1779-1782. Records indicate it replaced two earlier mills and worked as a corn mill until the early 20th century. It originally had an overshot and an undershot wheel working side by side and was re-opened during the Second World War finally closing in 1962 before being fully restored to working condition in 1980. The present buildings are two-storey plus attics with two slate-hung dormer windows. The windows, several of which are arched, are mainly three-light casements with leaded lights, and the entrance is a plain stable-type boarded door. There is another at first floor-level with hoist. Attached is an arched gateway and wrought iron gates (Fig 42). The mill-lead is an attractive feature following the lower part of Mill Lane above road level (Fig 9).



Fig 43 Foresters' Arms, large 19th century public house

At the western end of West Street, and into Park Street, are further unlisted groups of cottages, including several outbuildings, making a significant contribution to the street scene. Although there may be few distinguishing features, they are mostly early 19th century or earlier, and are an integral and important part of the historic environment. **The Foresters' Arms** (Fig 43) occupying a corner position and taller, is a later 19th century updating of earlier buildings.



Fig 44 Dunster Pound - probably 18th century

To the west is the **former livestock pound** (Fig 44) probably dating from the 18th century, stone built and of rectangular plan with rounded angles toward the road. There is a slit opening in the end wall.



Fig 45 Cottages at bottom of Park Street

The majority of the houses in Park Street are rendered with slate or Bridgwater tile- roofs, and are loosely linked visually with several listed thatched cottages at the lower end of the road (Fig 45). Of the thatched cottages, **Nos 15, 24 & 26** all date from the 17th century and are colour-washed roughcast over cob or stone rubble. The majority have leaded light metal casements and 15 and 24 have eyebrow dormer windows. Also of note is **no. 22** which is 18th century but with a pantile roof. They form a picturesque group of cottages leading down to the River Avill and Gallox Bridge.



Beyond the bridge, **28 & 30 Park Street** (Fig 46) stand in an isolated position against a wooded backdrop. They too probably have 17th century origins with thatch, eyebrow dormers, colour-washed render, plank doors, and one has a gabled timber porch. The windows to the front elevation of No 30 are modern replacements with trickle vents.

4.1.3 CHURCH & PRIORY GREEN

The **Parish Church of St. George** (Fig 47) was the church of the Benedictine priory and is at the centre of a group of former ecclesiastical buildings. The church is cruciform in plan, the monastic choir dates from the 13th century, with other parts of the church from the 12th and 15th century and there was a major restoration in 1875-7 by G.E. Street. Internally, the original wagon roofs have over 150 finely carved bosses of roses, quatrefoils and heads. Other important features are the 15th century oak rood screen with 14 openings and a finely carved canopy, and an important group of monuments of the 14th to 16th century , notably to the Luttrells. In the church yard are the remains of a 15th century stone cross (Fig 48), comprising a stump with round shaft in octagonal socket on a round base of three steps.



Fig 47 Central tower of St George's dominates this large church



Fig. 48 Remains of medieval cross in churchyard



Fig. 49 Prior's House, part of medieval priory.

The **Priors' House** (nos. 5-7 Priory Green) (Fig 49) is sited immediately north-west of the church and almost certainly has medieval origins but in its current guise mainly dates to the 16th century with 19th century remodelling. The plan is L-shaped and there is a three-light stone mullion window with a cusped head, a 17th century mullioned and transomed window and a stop-moulded door frame with ribbed door.

The **Tithe Barn** (Fig 50) also has early origins, and the present building probably has some 16th century fabric, but is thought to mainly date from a 19th century rebuilding including the roof structure. It was restored in 2002 for use as a community hall. On each side, there are central double timber doors in a heavy oak chamfered frame, and slit windows to the gable ends. The west elevation has three buttresses. Adjoining the barn, are several separately listed sections of wall, including two archways across Priory Green, which enhance the sense of seclusion. These are probably mainly early 19th century, and range in height from 3-4m. Attached to the west arch is the single-storey former **limehouse** (Fig 51) which has two timber mullioned windows of probable 17th century date on its roadside elevation.



Fig. 50 Thithe Barn - now community hall



Fig. 51 Former limehouse and arch

The **Dovecote** (Fig 52) is a notable survival, probably of 15th century date or earlier. Originally used by the priory, it was taken over and used by the Luttrells until c.1870. The walls accommodated some 500 nests accessible by a revolving ladder, and it is still in full working order using a 400 year-old bearing.



Fig. 52 Dovecote with Priory Court in background

To the north of the dovecote and set on higher ground within landscaped gardens, is the former vicarage (now **Priory Court**) of 1872. It is a substantial building, typical of its time with dressed stone and plain tiled roof.

4.14 CASTLE AND CASTLE GREEN

The silhouette of the castle, which forms the backdrop to the town, is to a large extent a product of the late 19th century work of the architect Anthony Salvin. The history of **Dunster Castle** (Fig 53), however, goes back much further. Above ground, the earliest surviving part is the 13th century gateway built by Reginald de Mohun. It is flanked each side by semi-circular towers with ground floor vaulted chambers and arrow loop openings. Adjoining is the Gatehouse built c.1420 by Sir Hugh Luttrell and added to up to the 1760's. Between c.1589-1620, the present castle was largely rebuilt by William Arnold. It was refurnished in the 18th century and enlarged 1869-72 by Salvin. It is largely built of local red sandstone with Douling stone dressings. The three-storey H-shape plan of the Jacobean phase was altered to a largely L-shaped plan in the 19th century. There are fine 17th and 18th century interior features, including oak staircases and panelling, and decorative plasterwork.



Fig. 53 Dunster Castle with stables to right and summerhouse in between

Within the Castle grounds is the **Summerhouse** built in brick around 1727 to an octagonal plan and containing a 15th century timber mullion window. Close to the entrance, the **Stables** were built c. 1660 in an L-shaped plan of red sandstone with hipped main slate roof and dormers. The interior retains 17th-18th century horse stalls with partitions and houses the National Trust gift shop. The main wing has timber mullion and transom windows with leaded lights; the return wing has a central plain entrance doorway breaking the eaves line.



Fig. 54 No1 Castle Hill, a tall 18th century house

On **Castle Hill**, most buildings are in National Trust ownership, and there is an emphasis on the use of local sandstone with slate and Bridgwater pantile or double Roman tile roofs, although **no. 6** has jettied timber framing to the first floor and **no. 10** is thatched. Again, most range in date from 17th to 19th century. **Nos. 2 & 4** are typical 17th century examples with cream-washed render and a slate roof. The windows are leaded light casements with moulded timber mullions. There is a stop-moulded door frame with ribbed door and a 19th century gabled hood. **Nos. 3, 8 & 10** are also 17th century. **No. 1** (Fig 54) is a full three-storey house of the 18th century, also colourwashed render, having sash windows with narrow glazing bars, a central square-headed opening, stop moulded door frame and a framed and studded door.



No.14 (the former Castle Home Farmhouse) (Fig 55) is also 18th century, of red sandstone with a plain tile roof, and a central door with gabled hood on timber brackets and has a good collection of farm buildings, including a stone built range of former hay barn and linhay, kennels, and a brick granary.

4.1.5 ST GEORGE'S STREET

St George's Street has a cluster of listed buildings close to the junction with Priory Green. **The Primary School** (Fig 56) dates from 1871. The original building is ornately built of red sandstone with ashlar quoins and dressings under a tiled roof, there are triple lancet windows under relieving arches, moulded bargeboards, and a small belfry is housed under the east gable. The architect, James Piers St. Aubyn, was based in London, but worked extensively in the West Country where he had family connections.



Fig. 56 Dunster First School

Immediately to the north, **Nos 15-19** (Fig 57) form a 17th century colour-washed and rendered range under thatch with leaded light iron casement windows. The thatched porches are probably 19th century additions. Opposite, **Nos 14 and 18** (Fig 58), at right angles to the street, is built of red sandstone rubble under a plain tiled roof. No.18 has a date-stone of 1833. Other 19th century features include, segmental arched brick voussoirs, casement windows with patterned glazing bars, a panelled door with tracery fanlight, and a timber trellised porch. Also included in the listing are a **gate and iron railings** alongside the highway.



Fig. 57 Thatched terrace row, 15-19 St George's Street



Fig. 58 Nos 14 and 18 St George's Street

The St George's Street and Priory Green area contain many unlisted buildings of some historic character. **Nos 1-5 Chapel Row** are the remains of a late 18th or early 19th century terrace of rendered cottages with small openings, and shortened after the Chapel was enlarged in 1878. **St Georges Row** (6-16 St. George's Street) (Fig 59) are dated 1844 and occupy a prominent position backing onto the churchyard and are built of local red sandstone with rendered front elevation. Several have lost their original natural slate roofs.



Further up **St George's Street** the character changes. **Nos 21, 23, 30, 32, 34 & 36** are a significant group of later 19th century detached and semi-detached villas of substantial proportions built in the 1870s-1890s. They are typical examples of the period using local sandstone rubble and imported brick and stone dressings to a high specification.



At the end St George's Street is the **Butter Cross** (Fig 61). It comprises a cross shaft, probably medieval, in a square socket stone standing on a modern plinth set on a raised knoll by the roadside to the north west of the town of Dunster. It is described in the Scheduling as a wayside cross, but it could well have been a market cross described by Collinson in 1791 and moved to this position in the 19th century when the High Street area was re-modelled.

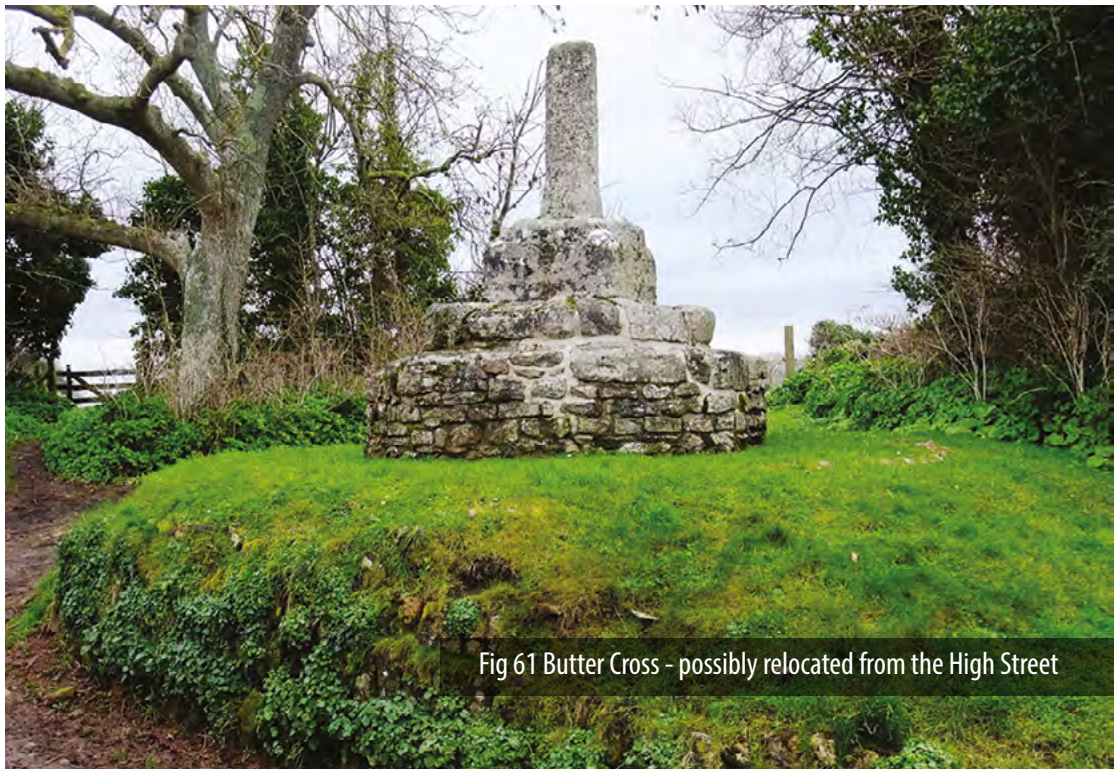


Fig 61 Butter Cross - possibly relocated from the High Street

4.2 MATERIALS

4.2.1 WALLS

The use of stone for building is widespread and would have been obtained from local quarries, such as those at the foot of Grabbist Hill and in Conygar Wood. There appear to be two main types used in the buildings: a soft-textured and orange to reddish-purple New Red Sandstone; and a harder dark red, grey or greenish Devonian sandstone. In the earlier, higher status buildings, for example the Castle and most of the buildings in Castle Hill, the Parish Church, Luttrell Arms and adjoining outbuildings, The Nunnery and Priory Barn, this is left exposed. On other buildings, such as 26 and 28 Church Street, it is likely that the stone was originally rendered or limewashed and has since been exposed. Although usually laid as randomly coursed rubble, the stone is occasionally laid in squared blocks and sometimes ashlar, for example at the former Methodist Chapel and the Parish Church.



Fig 62 Exposed Stone, brick and render at 22, 24 and 26 Church Street

On West Street and High Street the frontages are generally rendered, in keeping with the 'polite' makeover that these earlier medieval buildings underwent in the mid 18th – early 19th century. Some of these may be of timber frame construction on the upper floors, such as the jettied Nunnery, which has splendid slate hanging (Fig 63), the Yarn Market, Dovecote (Figs 52 & 64) and, although altered during 19th century restoration, the Priest's House. Jointed cruck framing is a local feature that is relatively widespread in 17th century or earlier houses, and some roofs will undoubtedly contain early timber.



Despite the presence of the estate brickworks from c.1750 until c.1919, brick is relatively rare in Dunster buildings. It is most commonly seen in chimney stacks, although 24 Church Street and 3 High Street both have fine orange brick facades. The tall walls to the Priory Gardens also make extensive use of this material, which at the time, probably early 19th century, would have been a high status commodity.

4.2.2 Roofs

Roofs are generally quite steeply-pitched and predominately of slate, although Bridgwater double Roman and plain clay tiles are also present. Up until the mid 19th century, when transportation costs started to fall, many of these buildings would have been thatched, although the ever present risk of fire in the more densely populated High Street and West Street would have seen it disappear quite early. Away from the main urban streets, thatch does survive in isolated pockets, notably in Park Street and St George's Street.



Fig. 65 Mixture of slate, plain tile and corrugated iron roofs, West Street

4.2.3 Windows and doors

Dunster has retained a high proportion of historic casement and sash windows and there are excellent examples surviving throughout the Conservation Area. Many of the casements are iron with rectangular or diamond leaded light panes, and set in timber frames and some are quite early, dating from the 17th century onwards. The sash windows are nearly all double-hung and more commonly used in buildings from the early 19th century onwards.



Fig. 66 Timber mullioned window, Priory Green, probably 17th century.



Fig. 67 Iron casement, Park Street, probably 19th Century

Some entrances date from the 16th or 17th century with massive jambs and arched heads jointed together. The earliest doors have heavy vertical planks with studded muntins, although some are 19th century or later replicas. There are also examples of panelled doors, some with plain or ornamented fanlights, others with glazed top panels dating to the late 18th and 19th century.



4.2.4 Shopfronts

Many Dunster shop-fronts are traditional in style, with such features as sign-written fascia boards with cornice, flanking pilasters, console brackets, and recessed doorways. There are numerous good examples along the main streets, with the early 19th shop front at 22 Church Street, which includes late 19th /early 20th century etched glass to the door and an ornate fanlight, being of particular note (Figs 31 & 70).



Fig.70 Doorcase at
22 Church Street

5. Street Scene

5.1 BOUNDARIES

There are considerable stretches of boundary walling, mostly mortared random rubble of local sandstone but also in brick. There are particularly fine examples of both materials in the area around the church, such as the former walled garden to the east and north where the brick walls stand at over 2m in height (Fig 71).



Fig.71 Priory Garden, former walled kitchen garden to Castle

Church Street has two lengths of listed wall. The first is in two sections between nos. 16 and 18. It is early-mid 19th century of sandstone rubble, backed by brickwork and with brick and dressed stone coping. The wrought iron gate and railings under a segmental arch give access to the Priory Gardens. The second listed section is of similar date and fronts the churchyard with an arched recess at the left hand end which might have housed a water conduit. The gateway (Fig 29) giving access to no.18 has Hamstone coping and dressings with a four centred moulded arch. Also listed are the two stone archways spanning the road in Priory Green . (Fig 72).



Metal railings and gates form boundary features in several locations within the Conservation Area, although these are not extensive. Most examples are of wrought iron, although there is some late 19th century cast-iron. There are examples of more recent iron-work, for example, bordering the churchyard, and including a lamp and railings at the junction of Dunster Steep and St Thomas Street and at Priory Gardens.

5.2 Groundscape

Dunster has an exceptional extent of cobbled pavements along both sides of High Street, much of West Street and part of Church Street. They are mainly of local red sandstone and water-worn. Since the 2002 appraisal, large areas of the cobbled surfaces in High Street and, most recently, West Street have been lost and replaced with paving slabs to provide a more even walking surface. Some cobbled surfaces survive in the private realm where it forms the surface of yards. In many places stone kerbing survives. Where they survive, these historic ground surfaces make an invaluable contribution to the Conservation Area's character and appearance.



Fig. 73 Cobbled pavement at West Street

5.3 Street Furniture

Historic street furniture is primarily a feature of the urban environment of the later 19th/early 20th century – a period that witnessed little significant growth in Dunster. While Dunster retains buildings and structures of considerable interest, the street furniture is therefore not exceptional.

At the western edge of the Conservation Area, at Frackenford bridge, there is a Somerset County Council triangular metal milemarker dated 1913 and marked 'DULVERTON 15 ½ MINEHAED 3' (Fig 74).



Fig74 Milemarker at Frackenford Bridge

Later in date, there is a George VI letterbox with enamel insert at the Post Office on the High Street and a plainer example at the corner of Mill Lane and West Street. There are two K6 type telephone kiosks of a similar vintage: one at The Ball above High Street; and another at the junction West Street and Park Street.



Fig.75 Water pump at
22 Church Street

There is some variety in the street name signs, including cast metal, although none of these are of particular note. Outside of the public domain, No 22 Church Street has a water pump on the side elevation (Fig 75) a relic of the underground water chamber in the yard.

5.4 Landscape and Trees

The broader landscape setting of Dunster is striking. The town lies largely concealed between the steep castle mound and the larger wooded Conygar Hill (Fig 76), with the Exmoor foothills forming an immediate backdrop, and glimpses to the high moorland beyond. Just to the south of the town, the valley of the River Avill suddenly broadens into a relatively wide flood plain where it flows around the base of the castle, and on for a further 2 km, first across the Park, then through low-lying farmland before reaching the Bristol Channel.



Mature trees are a very important landscape feature in several locations and provide an essential backdrop to the town, notably at Conygar Hill, owned by the Crown Estates. A fine avenue of lime trees border the main approach to the town from the north-east, but once within the town itself, trees are not an integral part of the compact frontages within the main streets. The only prominent examples are the evergreen oaks at the northern end of West Street. Elsewhere trees are mainly within the curtilage of private gardens, and notably at Priory Court. Some are over 100 years old or more and include deciduous species, for example beech, oak, ash, sycamore, alder, and evergreen, including holm oak, yew, and several introduced species of pine.

The former walled kitchen gardens of Dunster Castle to the north and east of the Parish Church are now known as The Priory Gardens, and were bought by the town in 1980. They form a remarkably extensive and tranquil historic landscape feature within the heart of Dunster and contain a variety of ornamental trees and shrubs as well as some ancient cordoned fruit trees.

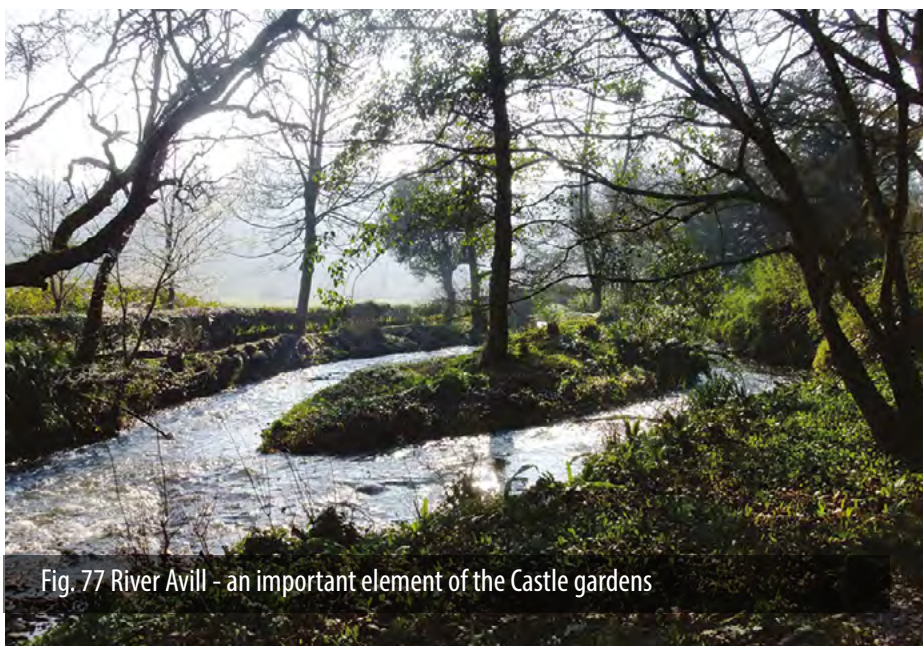


Fig. 77 River Avill - an important element of the Castle gardens

The present park and gardens of Dunster Castle are part of the National Trust estate, and are on English Heritage's Historic Parks and Gardens Register. The gardens are densely planted with trees and shrubs on the steep Castle Hill and open out to parkland to the northeast.



Fig. 78 Trees form a key part of Dunster Park

5.5 Bridges

There are four bridges of historic interest within the Conservation Area.

At the extreme western limit of the conservation area, Old Frackford Bridge (Fig 79) is dated 1768 and was built by William and George Rawle, recorded on a slate plaque let into the east face. It consists of twin semi-circular arches and added triangular section coping to the parapets. It was superseded by the present road bridge in 1913 and is now mainly used by cattle.



Fig. 79 West side of Old Frackford Bridge

Gallox Packhorse Bridge (Fig 80) is the oldest of the group and is believed to date from the 15th century. It carries a narrow path with an adjoining ford for vehicles. There are low parapet walls above two arches with a central cutwater on the upstream side; the walls also border the northern approach.



Fig.80 Medieval packhorse bridge

At the end of Mill Lane within the grounds of Dunster Park, is a mid-late 18th century river bridge built by the Luttrells to replace a medieval mill bridge over the River Avill (Fig81). It is in a picturesque style built of brick and stone with parapets, two pointed arches with rock-faced rusticated voussoirs.

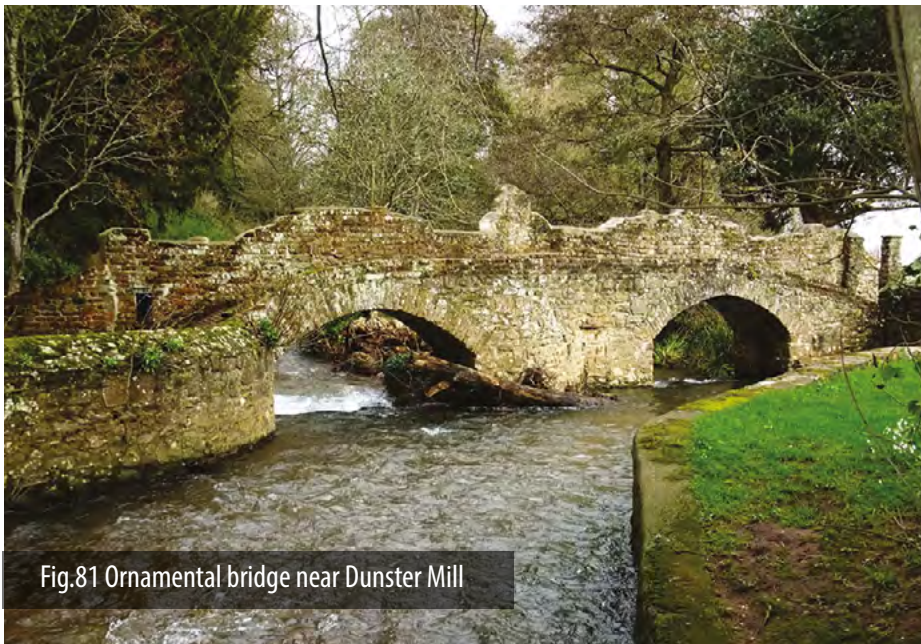


Fig.81 Ornamental bridge near Dunster Mill

At the eastern end of the park is a further ornamental bridge (Fig 82) of a similar date and rusticated appearance. It is stone built with three semi-circular arches, wider central arch with depressed triangular parapet. It has moulded stone copings to the parapets and abutment walls, rock-faced rusticated pilasters and voussoirs.



Fig.82 Ornamental bridge to east of the castle.

6. Condition Assessment

6.1 CURRENT CONDITION

Buildings in the Conservation Area are generally well maintained. Since the last Appraisal in 2002, two notable buildings, the Tithe Barn and Pottery kiln, have both been restored.



Fig.83 West parapet to Old Frackford Bridge

Only one listed building has been identified as 'at risk'. Old Frackford Bridge is in a poor condition with part of the west parapet missing and the remainder leaning over (Fig 83). This is in need of urgent remedial action. Also in need of attention, although less urgent, is the sham ruin known as 'the arches' within Conygar wood, which is partially overgrown with ivy (Fig 84).



Fig.84 The arches, conceived as a ruin but in need of remedial works

Some localised deterioration in the condition of brickwork and stonework is noted throughout the Conservation Area. This can be due to the use of excessively hard mortars which tend to accelerate the erosion of some types of brick and the softer varieties of sandstone and should be avoided. Several boundary walls both of brick and stone are in somewhat poor condition and would benefit from specialist advice before any further repairs are undertaken. An example is Priory Gardens (Fig 71) where some heavily eroded bricks, apparently handmade, are in need of replacement by a suitable handmade match. A renewed source of small quantities of one of the better quality local sandstones would be beneficial when carrying out repairs to stone walling.

There has been some minor loss of the wall forming the rear of the east side of the High Street burgage plots running along the Park. The line of this wall is of high historic significance and is a key feature within the Conservation Area.

Apart from the few window frames and sills in somewhat poor condition, much original joinery is still sound and is distinctive and well crafted. Retention of original frontage detail inevitably brings problems of maintenance. It is acknowledged that repair or restoration of period joinery and other forms of detail can be costly, time consuming, and may need specialist advice, but invariably repays the effort involved. The use of convenient and 'maintenance free' materials in place of traditional joinery is visually inferior. Unlisted buildings are especially vulnerable, yet their group value is often of significant importance to the street scene and wider Conservation Area. Park Street, in particular, appears to have suffered with an unwelcome outbreak of PVCu doors and windows that fail to respect the local joinery tradition.

No instances of serious structural deterioration of street frontage elevations were noted. Some walling and openings are out of vertical or horizontal alignment, but this can be due either to age and is not necessarily a sign of ongoing structural weakness. There appear to be a few localised instances of maintenance problems with gutters and down-pipes. Owners should be aware that in the case of listed buildings, cast iron rainwater goods should be fitted in any restoration work. Some recently applied coating and rendering appear impermeable, preventing walls originally built using traditional methods from 'breathing.' This can lead to poor bonding and ultimately, depending upon the underlying material, to a risk of structural failure. Use of lime-wash and lime render is recommended to prevent any possible adverse affects.

The following table contains a more detailed condition assessment. The headings are based on Historic England's Conservation Areas Condition Survey (2008).

CONDITION ASSESSMENT					
1. Designated Conservation Area name:	Dunster				
2. Locality:	West Somerset				
3. Is the Conservation Area:	Predominantly urban	Predominantly suburban	Predominantly rural	Other (Please specify)	
4. Is the Conservation Area:	Predominantly residential	Predominantly industrial	Predominantly commercial	Wide mix of uses	Other (Please specify) High Street is predominantly commercial
5. How large is the Conservation Area:	Less than 2 ha (approx 140m x 140m)	2.1 - 50 ha	More than 50 ha (½ sq km)	Dont know	
6. Approximately how many buildings are in the Conservation Area:	None	Up to 50	51 to 250	251+	Dont know
7. Approximately how many listed buildings are in the Conservation Area:	None	Up to 10	11 to 50	51+	Dont know
8. Approximately how many locally listed buildings are in the Conservation Area:	None				
9. Does the Conservation Area include one or more scheduled monuments?	Yes	No	Dont know		
10. Is all or part of the Conservation Area covered by another heritage designation?	None	Registered Park and Garden	World heritage Site	Registered Battlefield	Other
11. Has an Article 4 Direction been implemented?	Yes	No			

12. Are you aware of any unauthorised works that have been carried out in the last 3 years which have harmed the special interest, significance and / or character	Yes	No			
13. Has the Local Authority taken any enforcement action against such works in the past 3 years?	Yes	No	Dont know		
14. Does the Local Authority have a Conservation Area Advisory Panel/Committee specific to this Conservation Area?	Yes	No			
15. Does the Conservation Area have any listed buildings or any other historic assets on either the English Heritage or a local <i>Heritage At Risk</i> Register	No	Yes			
Please give your impression of whether the following issues affect the special interest, significance and/or character of the Conservation Area:					
16. Loss of historic detail or inappropriate change:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
• Doors and windows	x				
• Front elevation (eg painting, porches, rendering)	x				
• Decorative features/materials (eg stonework, rainwater goods)	x				
• Shopfronts	x				
• Signs and advertisements		x			
• Roof coverings and chimneys (including rooflights)	x				
• Boundary walls/fences	x				
• Hardstandings	x				
• Satellite dishes (including CCTV and antennae)	x				
• Renewable energy devices	x				
• New extensions/alterations	x				
• Development/redevelopment (eg subdivision, infill)	x				
• Other	x				

Neglect					
17. Vacanices within buildings:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
18. Severe dereliction of buildings:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
19. Signs of a lack of maintenance such as poorly maintained gutters or joinery.	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
20. The condition of the public realm:	1. Not a problem at all	2. A minor problem	3. A noticeable problem	4. A significant problem	
21. Are there any other factors that are threatening the historic character of the Conservation Area?					
<p>Based on your answers, the score would suggest the condition of the conservation area is:</p> <p>Very bad (1 or more questions answered "A significant problem")</p> <p>Very bad (3 or more questions answered "A noticeable problem")</p> <p>Poor (1 or more questions answered "A noticeable problem")</p> <p>Fair (2 or more questions answered "A minor problem")</p> <p>Optimal (1 question answered "A minor problem", or no problem selected)</p>					

6.2 VULNERABILITY

Dunster experiences a considerable volume of visitors all year round. This has led to pressures on the historic environment, notably the cobbled pavement surfaces, which in places are uneven. This has been addressed in parts of the High Street and West Street by the replaced of strips of cobbled with smooth paving. Large areas of historic ground surfaces in the public and private realm still survive intact and make an invaluable contribution to the character and appearance of the Conservation Area.

As a tourist centre, there is an inevitable proliferation of signage, particularly at the Castle end of High Street. While there some scope for improvement, in terms of design it is relatively restrained in comparison with some other major visitor destinations. Advertising has, however, appeared to the rear of the east side of the High Street properties, facing the Park, which detracts from the Conservation Area (Fig 85). 'A' boards are also widely used along the main High Street frontages and can be a hazard to pedestrians.



Fig.85 Signage spilling into Dunster park.

Traffic is ever present and day time congestion is a problem, especially during peak holiday periods. Although controlled by lights, the narrow Church Street is a particular bottleneck and the lack of pavement poses a risk to unwary pedestrians.

The following table contains a more detailed risk assessment. The headings are based on Historic England's Conservation Areas Condition Survey (2008).

RISK ASSESSMENT

22. Does the Conservation Area have a current, adopted Conservation Area Character Appraisal?	Yes	No
23. Does the Conservation Area have a current Management Plan (usually part of a Conservation Area Character Appraisal) or other formally adopted proposals to preserve or enhance its character?	Yes	No
24. Does the Local Authority have an adopted Local Development Framework Document that contains objectives and policies which would safeguard the historic character and appearance of Conservation Areas and their settings?	Yes	No or in part
25. Is there evidence of community support in the area, for example a residents' association or civic society?	Yes	No
26. Relative to the size of this Conservation Area, are there any major development proposals imminent which could threaten the historic interest of the area?	No	Yes
<p>Based on the answers to question 4, 5 and 28-32, the score would suggest that the vulnerability of the Conservation Area is considered:</p> <p>>=5: High 3-4: Medium 0-2: Low</p>		
<p>INITIAL RISK ASSESSMENT</p> <p>Based on the answers you have provided considering the condition and vulnerability of the Conservation Area, the initial risk to the Conservation Area is assessed as:</p> <p>Not at risk:</p> <ul style="list-style-type: none"> ● Condition optimal and any vulnerability ● Condition fair and any vulnerability ● Condition poor and vulnerability medium or low <p>At risk:</p> <ul style="list-style-type: none"> ● Condition very bad and any vulnerability ● Condition poor and vulnerability high 		

TRAJECTORY/TREND

27. Over the past 3 years what would you say has happened to the appearance and vitality of the Conservation Area?	Improved significantly	Seen some improvement	Not changed significantly	Seen some deterioration	Deteriorated significantly	Dont know
28. What do you think is happening to the appearance and vitality of the Conservation Area now, and what do you expect to happen over the next 3 years?	Improving significantly	Seeing some improvement	No significant change	Seeing some deterioration	Deteriorating significantly	Dont know

FINAL RISK ASSESSMENT

The final level of risk is assessed by combining your assessment of the Conservation Area's condition and vulnerability, and its expected trajectory/trend over the next three years. The final risk assessment for different combinations of condition, vulnerability and trajectory/trend is shown in bold on the right.

Initial Risk Assessment	Trajectory/Trend	Final Risk Assessment
At Risk	deteriorating or deteriorating significantly	At Risk
At Risk	no significant change	At Risk
At Risk	improving	Not at Risk unless condition is very bad, then At Risk
At Risk	improving significantly	Not at Risk unless condition is very bad, then At Risk
Not at Risk	deteriorating significantly	At Risk
Not at Risk (medium)	seeing some deterioration	At Risk
Not at Risk	no significant change	Not at Risk
Not at Risk	improving or improving significantly	Not at Risk
Not at Risk (low)	seeing some deterioration	Not at Risk (medium)

7. Recommendations

7.1 PROPOSED BOUNDARY CHANGES

The current (2002) Conservation Area boundary cuts the playing field to Dunster First School in half. It is proposed that the boundary is extended to encompass the whole field to Hanger's Way. On the opposite side of the lane, the cemetery (Fig 86) was established in the 19th century and has some historic significance to the town and should also be included.



Fig.86 Dunster Cemetery gate.

7.2 MANAGEMENT AND ENHANCEMENT

Proposals for new development, restoration of existing buildings or features, and enhancement projects, should include consideration of the principles outlined in the following sections.

7.2.1 BUILDINGS IN THE CONSERVATION AREA

A large proportion of historic buildings in the Conservation Area have retained their original features, and the majority of these are statutorily listed. Nevertheless, there are a significant numbers of other buildings of character that have no additional statutory protection. There are often few incentives to use or reintroduce traditional methods because of a lack of local availability of suitable materials and skills. The following are guidelines that should be followed when considering alterations, repair or restoration of historic buildings within the Conservation Area.

- Encourage re-pointing of stone/brickwork using suitable soft mortar mixes, ideally with a lime base. This is particularly the case for some of the softer local sand-stones and hand-made bricks where hard cement mortars rapidly increase weathering.
- Hand made tiles or natural slate should be used in the case of listed buildings. The use of concrete tiles and undisguised artificial slate substitutes should be avoided.
- Where existing boundary walling needs restoring, the use of lime mortar for re-pointing, and the use of salvaged or newly produced hand made bricks or natural stone should be encouraged.
- Where surviving traditional features are concerned repair or replacement should attempt to match like-for-like. This particularly applies to traditional timber or metal casement windows, and double hung sash windows including glazing bars. Similarly, timber doors, especially when being replaced, should maintain and respect, either the local vernacular, or the more 'polite' tradition as appropriate. The same principles should apply to existing period porches, even the plainer examples of a hood, pent, or small gabled roof, supported on timber or iron brackets. Many good examples of these are to be seen in Dunster.
- Consider introduction of an Article 4(2) Direction to effect control over any additional installation of PVCu windows and doors, inappropriate roof materials, external cladding, and use of exposed block-work. Such a measure would also include boundary features such as stone or brick walls, including existing openings.

7.2.2 TOWNSCAPE

- Have regard to the existing form, proportions and grouping of buildings in all proposals for new development, including extensions to existing buildings. This includes roof height, pitch and any proposals involving the insertion of dormers.
- Features of quality that typify the historic built environment should be retained. Any new development within the conservation area is likely to be very limited but where it does occur, it should echo the existing in terms of scale, height, proportion and use of traditional methods of construction, including openings and any boundary features.
- Stone or brick boundary and retaining walls, and existing banks should be safeguarded, especially those that identify the historic street and burgage plot layout.
- Historic street furniture should be retained. As part of an overall enhancement scheme, reintroduction of cast iron street name plates where necessary and replacement street lighting that is more sympathetic to the character of the conservation area should be encouraged.

7.2.3 HISTORIC SETTING AND LANDSCAPE

- Protect the integrity of the historic settlement plan which has survived remarkably unaltered since medieval times.
- Before any demolition or redevelopment takes place, ensure that consideration is given to the survival of ancient boundaries, especially those forming the remains of burgage plots.
- Consideration should also be given to the previous history and present significance of any outbuildings located to the rear of the main street frontages in the former burgage plots.
- Although existing trees appear to be healthy, they should have periodic health checks. Where limited further life is detected, measures may need to be taken to plant young trees of a similar or suitable alternative species. These should be gradually introduced to replace older specimens. Some fast growing garden conifers, such as Lawson's Cypress, can strike a discordant note in a historic setting and should be avoided.

7.2.4 USE OF TRADITIONAL MATERIALS

- Where appropriate, steps should be taken to re-discover supplies of natural materials, preferably from their historic source or equivalent, and to encourage the development of skills in their use.
- Encouragement should be given to the reinstatement of historic features that have been lost. This is especially important where later adaptations, by virtue of a now redundant use or ephemeral fashion, have caused harm to the overall appearance of the building and where future building work provides an opportunity for such faults to be partially or fully rectified.
- Owners and occupiers of historic buildings within the Conservation Area are encouraged to approach the National Park Authority's Historic Buildings Officer for advice on all such matters, even where formal permission is not required. The Design Guide is a useful publication intended to assist such informal consultation when changes to existing buildings or construction of new buildings or extensions are under consideration.

Appendices

APPENDIX A - CONSERVATION AREAS: GENERAL GUIDANCE

WHAT IS A CONSERVATION AREA?

A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as: 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Exmoor National Park has 16 Conservation Areas designated to cover the most historically and architecturally important and interesting parts of the Park's towns and villages.

Various factors contribute to the special character of a Conservation Area. These include: the quality of buildings, the historic layout of roads, paths and boundaries, boundary treatments and patterns of enclosure, characteristic building and paving materials, uses and associations, the quality of the public realm and contribution made by trees and green spaces. A strong 'sense of place' is often associated with Conservation Areas. It is the function of Conservation Area Appraisals to assess and evaluate 'character' as a means of assisting the planning process.

OWNING AND DEVELOPING LAND AND PROPERTY

WITHIN A CONSERVATION AREA

In order to assist in the preservation and enhancement of Conservation Areas various additional planning controls exist within them. These are subject to change so it is advisable to check with Exmoor National Park before carrying out any works.

The substantial demolition of unlisted buildings and structures requires Conservation Area Consent. Proposals will not normally be looked upon favourably where affected buildings or structures are deemed to make a positive contribution to the character and appearance of the area. An approved scheme for redevelopment will normally be required before consent to demolish will be granted.

Where demolition is being considered early consultation with local Planning and Conservation Officers should be sought. It is a criminal offence to carry out unauthorised works.

Within a Conservation Area permitted development rights are subject to some restriction. Planning Permission may be required for:

- insertion of a dormer window or other alteration to the roof;
- a satellite dish or antennae in certain positions;
- application of stone, artificial stone, plastic or timber cladding;
- installation, alteration or replacement of a chimney, flue or soil and vent pipe, on certain elevations;
- certain development on land between a wall forming a side elevation of the dwellinghouse and the boundary of its curtilage;
- rear extensions of more than one storey and side extensions.

Further restrictions may be applied by the Local Authority or Secretary of State through discretionary use of 'Article 4' designations where a good case can be made (e.g. covering aspects such as change of windows).

High standards of design are expected for new development within Conservation Areas. Sensitive proposals which pay special regard to prevailing patterns of height, massing, articulation, use of materials and enclosure will be encouraged. Early consultation with local Development Control and Conservation Officers is recommended.

ADVERTISEMENTS

Various types of advertisement, including those illuminated, will require Advertisement Consent. Advertisements must be sympathetic to the character and appearance of the area.

TREES

Trees in Conservation Areas which are already protected by a Tree Preservation Order (TPO) are subject to the normal TPO controls but the Town and Country Planning Act 1990 also makes special provision for trees in Conservation Areas which are not the subject of a TPO.

Anyone proposing to cut down or carry out work on a tree in a Conservation Area

within Exmoor National Park is required to give Exmoor National Park Authority six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the tree. Exceptions apply so if you are planning to carry out tree works contact the National Park's Tree Officer.

IMPLICATIONS FOR THE LOCAL AUTHORITY

The 1990 Act makes it a duty for Local Authorities to:

- In exercising their planning powers, pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- Formulate and publish proposals for the preservation and enhancement of the Conservation Area.
- Review designations from time to time.

APPENDIX B - DESIGNATED HERITAGE ASSETS

Below are tables of the designated heritage assets (Listed Buildings, Scheduled Monuments and Registered Parks and Gardens) within the Conservation Area. For further details see the Exmoor National Park Historic Environment Record website, or the online Historic England National Heritage List for England.

In the case of Listed Buildings Table 1 does not include ancillary structures or those within the curtilage of named buildings: these may also be covered by the listing and confirmation as to their status should be sought from Exmoor National Park Authority. Names of properties given below are those recorded at the time of listing under which they are officially listed and it is possible that some names may have since changed: this does not affect the listed status.

Table 1 Listed Buildings

Name	Grade	Date Listed	EH Ref
Stone wall on north side of Priory Green including wall running north adjoining No 12 Priory Green	II	04/08/1983	1057580
Dovecote, Priory Green	II*	22/05/1969	1057581
Dunster County Primary School Main School Building	II	04/08/1983	1057582
No 18 including railings and gate, St George's Street	II	04/08/1983	1057583
Spearscross, 1, West Street	II	22/05/1969	1057584
Carmel, 3-5 West Street	II	06/11/1975	1057585
No 11 (Fair View), West Street	II	22/05/1969	1057586
No 17 (The Oval), West Street	II	22/05/1969	1057587
No 23 West Street	II	06/11/1975	1057588
The Pound, West Street	II	22/05/1969	1057589
No 6 and No 8 (Hathaways), West Street	II	06/11/1975	1057590
No 12 (Exmoor House Hotel), West Street	II	22/05/1969	1057591
No 18 (Glencroft) and No 20 (Cobblestones), West Street	II	22/05/1969	1057592
No 22 (Homeleigh), West Street	II	22/05/1969	1057593
No 26 (Hartlip House), West Street	II	06/11/1975	1057594
No 30 (Ardith), West Street	II	22/05/1969	1057595
Conygar Tower	II	22/05/1969	1057596
Old Frackford Bridge	II	04/08/1983	1057597
K6 Telephone kiosk, Park Street	II	15/08/1989	1057600
South wall of Churchyard and GAteway, Church Street	II	22/05/1969	1057602
No 22 (J H Parham's General Store), Church Street	II	22/05/1969	1057603
Nos 26 and 28, Church Street	II	06/11/1975	1057604
The Archer House, Dunster Steep	II	04/08/1983	1057605
4 High Street	II	06/11/1975	1057606
6 High Street	II	22/05/1969	1057607

Old Cottage 10 High Street	II	22/05/1969	1057608
The White House, 20 High Street	II	22/05/1969	1057609
24 High Street	II	06/11/1975	1057610
The Luttrell Arms, 36 High Street	II*	22/05/1969	1057611
Castle Hotel, 5 High Street	II	22/05/1969	1057612
The Olde House, 13 High Street	II	06/11/1975	1057613
19 and 21 High Street	II	22/05/1969	1057614
The Yarn Market Cafe 25-29 High Street	II	06/11/1975	1057615
No 33 (The Gables Carvery), High Street	II	04/08/1983	1057616
Grove House, 35 High Street	II	22/05/1969	1057617
Castle Mill Bridge, Mill Lane	II	04/08/1983	1057620
No 22 (Riverside), Park Street	II	22/05/1969	1057621
28 and 30 Park Street	II	06/11/1975	1057622
5 and 7 Priory Green	II	22/05/1969	1057623
The Green, 1 The Ball	II	22/05/1969	1057632
Darajini, 3 The Ball	II	04/08/1983	1057633
5-10 The Ball	II	04/08/1983	1057634
1 Castle Hill	II	22/05/1969	1057636
3 Castle Hill	II	04/08/1983	1057637
2 and 4 Castle Hill	II	22/05/1969	1057638
6 Castle Hill	II	04/08/1983	1057639
8 Castle Hill	II	04/08/1983	1057640
Hay Barn, north of Castle Home Farmhouse, Castle Hill	II	04/08/1983	1057641
No 14 (Castle Home Farmhouse)	II	04/08/1983	1057642
Dunster Castle and gatehouse	I	22/05/1969	1057643
4, 6 and 8 Church Street	II*	22/05/1969	1057644
No 10 (Dollon's House), Church Street	II	22/05/1969	1057645
Priory Church of St George	II	22/05/1969	1057646
10 Castle Hill	II	22/05/1969	1173220
Linhay, east of Castle Home Farmhouse alongside Castle Hill	II	04/08/1983	1173244
Summerhouse, in grounds of Castle to the west of the Castle	II	04/08/1983	1173277
14 and 16 Church Street	II	06/11/1975	1173290
12 and 14 High Street	II	22/05/1969	1173359
32 and 34 High Street	II	22/05/1969	1173379
1 High Street and 2 Church Street	II	06/11/1975	1173386
The Crooked Window, 7 High Street	II	22/05/1969	1173408
Yarn Market	I	22/05/1969	1173428
Castle Mill and attached gateway and gate	II*	22/05/1969	1173447
No 24 (Brook Cottage) and No 26 (Old Stream Cottage), Park Street	II	22/05/1969	1173448
Tithe Barn, 3 Priory Green	II	22/05/1969	1173455
Wall on south side of Priory Green from Tithe Barn and across the front of Nos 5 and 7 Priory Green	II	04/08/1983	1173460
13 West Street	II	06/11/1975	1173505

19 and 21 West Street	II	06/11/1975	1173510
25 West Street	II	22/05/1969	1173512
31 West Street	II	04/08/1983	1173515
Stags Head House, 4 West Street	II	06/11/1975	1173526
Stags Head, 10 West Street	II	22/05/1969	1173528
Thyme Cottage, 34a and 34b West Street	II	22/05/1969	1173593
K6 Telephone Kiosk, The Ball	II	15/08/1989	1263245
Sunnyside, 28 West Street	II	22/05/1969	1296148
14 and 16 West Street	II	22/05/1969	1296175
24 West Street	II	22/05/1969	1296180
9 West Street	II	22/05/1969	1296191
Gallox Bridge, Park Street	I	22/05/1969	1296207
Post Office, 15 High Street	II	06/11/1975	1296228
The Black Knight, 23 High Street	II	06/11/1975	1296230
31 High Street	II	22/05/1969	1296232
18 High Street	II	06/11/1975	1296245
26 and 28 High Street	II	06/11/1975	1296248
18 Church Street	II	22/05/1969	1296291
The Stables, Dunster Castle	II	22/05/1969	1296307
The Granary, Home Farm	II	04/08/1983	1296332
16 High Street	II	22/05/1969	1345575
30 and adj shop, High Street	II	22/05/1969	1345576
3 High Street	II	22/05/1969	1345577
7 Mill Lane	II	06/11/1975	1345578
Rose Cottage, 15 Park Street	II	22/05/1969	1345579
Stone Archway adj Tithe Barn to N, Priory Green	II	04/08/1983	1345580
Stone Archway & adj garage, Priory Green	II	04/08/1983	1345581
2 The Ball	II	04/08/1983	1345587
4 The Ball	II	04/08/1983	1345588
Kennels, E side of entrance to Castle Home Farmyard, Castle Hill	II	04/08/1983	1345589
7 Castle Hill	II	04/08/1983	1345590
Bridge over River Avill to the E of the Castle	II	04/08/1983	1345591
Wall bounding N side of Church Street between 16 and 18 Church Street	II	04/08/1983	1345592
Stone wall running S from 18 St Georges Street around into Priory Green	II	04/08/1983	1345599
Dunster County Primary School	II	04/08/1983	1345600
15, 17 and 19 St Georges Street	II	04/08/1983	1345601
Butter Cross, St Georges Street	II*	22/05/1969	1345602
7 West Street	II	22/05/1969	1345603
15 West Street	II	22/05/1969	1345604
27 & 29 West Street	II	22/05/1969	1345605

No 2 (George Deakin's Studio) and Chapel House fronting St George's Street	II	04/08/1983	1345606
Cross in Churchyard 20m W of church	II	04/08/1983	1345610
24 Church Street	II	04/08/1983	1345611
2 High Street	II	22/05/1969	1345613
8 High Street	II	04/08/1983	1345614

Table 2 Scheduled Monuments

Name	Date Listed	EH Ref
Butter Cross at Dunster	13/03/1947	1014409
Gallox Bridge	25/05/1934	1014410
The Yarn Market	30/11/1925	1015706
Dovecote 60m north of St George's Church	20/05/1963	1020408
Post-medieval pottery kiln 360m NNE of the Castle	24/04/2002	1020409
Motte and bailey at Dunster Castle	14/03/1977	1020410
Cross in the churchyard of St George's Church	06/10/2003	1021061

Table 3 Registered Park and Gardens

Name	Grade	Date Listed	EH Ref
Dunster Castle	II*	01/06/1984	1000467

APPENDIX C- LOCALLY IMPORTANT UNLISTED BUILDINGS

Almost all the buildings within the Conservation Area make a positive contribution to its character and appearance. Below is a table of heritage assets within the Conservation Area that do not have formal individual protection through listing or scheduling. These are buildings or structures which, whilst perhaps not of national importance, are nevertheless of local significance by virtue of their age, rarity, design and historic or architectural interest and may be considered for inclusion as candidates in an Exmoor National Park local list.

Name	Notes
Dunster Memorial Hall	Erected 1921 and incorporating war memorial.
11 The Ball	Early C19 building occupying key site.
1, 7 & 8 Church Street	Three early C19 or earlier cottages
2 & 4 Mill Lane	Nos. 2 & 4 Mill Lane important visual stop towards the southern end of West Street
1-5 Mill Lane	Wesleyan Day school of 1825 expanded into the adjoining chapel buildings, closed in 1903.
Outbuildings W of Chapel Mill	Range of sandstone outbuildings with slate roof dating from c.1800, probably stable and cart shed with
The Foresters' Arms	C19 Public House.
Grabbist House	c.1860s incorporating two earlier buildings, became the Minehead and Dunster Hospital late C19.
Groom's Cottage	Late C19 Arts and Crafts style house.
The Arches	Originally two late C18 houses.
Priory Court	Former Vicarage of 1872.
The Arches	Late C18 folly in Conygar Wood.
Milestone, Frackenford Bridge	Somerset CC. 1913. Dulverton 15 ½ Minehead 3.
St George's Row, 6-16 St Georges Street	Row of cottages dated 1844.
1-5 Chapel Row, St George's Street	Late C18/early C19 cottage row.
1-5 Chapel Row, St George's Street 21, 23, 30, 32, 34 & 36 St Georges Street	Group of late C19 detached and semi-detached villas.

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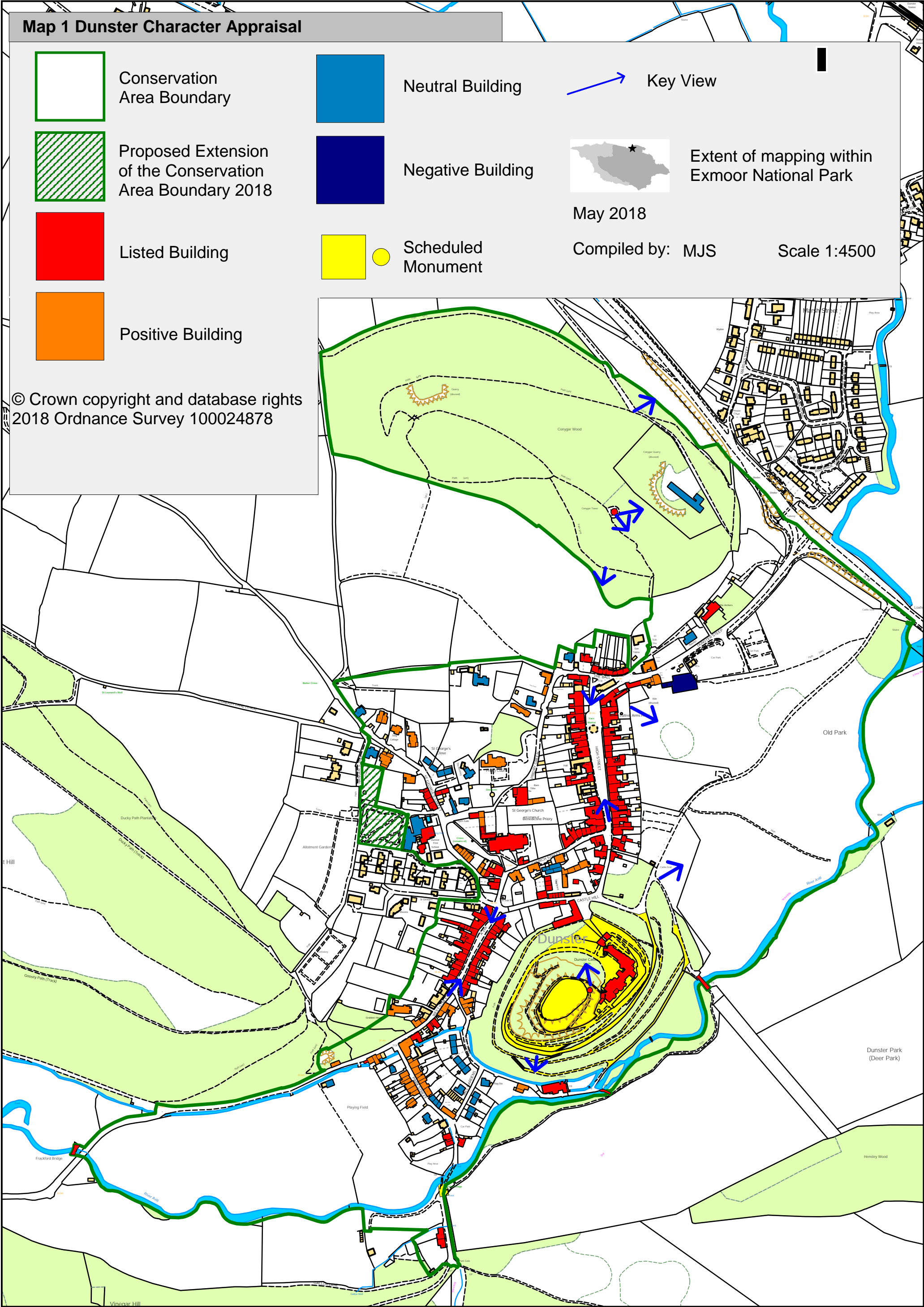
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- By Design. Urban Design in the Planning System. Towards Better Practice. CABE/DETR 2000.
- The SPAB have a variety of technical resources and services for the care of traditional buildings. <http://www.spab.org.uk/>.

Map 1 - DUNSTER CHARACTER APPRAISAL



Map 2 - DUNSTER CONSERVATION AREA

