

## 1. INTRODUCTION

This report has been prepared by Exeter Archaeology at the request of Norman Rourke Simpson on behalf of the Signpost Housing Association to assess the archaeological implications of the proposed redevelopment of Nos 60–68 Winner Street, Paignton (Planning Application Nos 02/0986 CA. & 02/0992/PA).

### 1.1 Aims and objectives of the assessment

The assessment consisted of a desktop survey and field visit, the aims of which were to identify archaeological deposits and features (e.g. below-ground structures) within the application site in order to determine the impact of the development. This is in order that recommendations may be made in respect of any archaeological mitigation.

The work was undertaken in accordance with a brief supplied by the Torbay Council Archaeology Officer (Bishop 8 July 2002) and a project design supplied by EA (26 November 2002).

### 1.2 Method and sources utilised

The desktop assessment consisted of the examination of material at:

- The West Country Studies Library (WCSL)
- The Devon Record Office (DRO)
- Devon & Exeter Institution (DEI)
- The Torbay Sites and Monuments Register (SMR)
- Torquay Library
- Archive material from a variety of sources held by Exeter Archaeology;

## 2. THE SITE (SX88506070; Fig. 1)

The site is located on the corner of Winner Street and Palace Avenue, occupying a frontage of 60m along the former street and 25m along the latter. Winner Street is believed to date from the original settlement at Paignton; Palace Avenue was created during Paignton's late Victorian expansion. The current buildings on the site represent several phases of 20th-century development.

The underlying geology of the site is Permian conglomerate, breccia and sandstone.<sup>1</sup> The sandstone has in the past been used for building, and some of this is visible towards the rear of the site. During recent observations of the South West Water Mains Rehabilitation Scheme in Winner Street it was noted that the natural subsoil, a mid reddish-brown sandy clay, lay under the road surface make-up (from 0.1m below the present ground surface).

### 2.1 Statutory and other designations

No statutory designations have been identified on the actual site, but there are over 40 Grade II Listed Buildings in Winner Street.<sup>2</sup> The majority of these are early to mid 19th-century houses constructed prior to and around the time of Paignton's expansion.

Nos 70, 70A and 72 adjoin the site to the north and date from *c.* 1840 with later alterations. These form part of a group which extends all the way to the junction with Church Street. On

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<sup>1</sup> Geological Survey 1976.

<sup>2</sup> DoNH 1993.

the opposite side of the street, Nos 107 and 109 date from *c.* 1850, while Nos 117 and 119 date from *c.* 1830.

Older buildings within the street include four possible late 18th-century buildings (Nos 165–71) and The Globe Inn (No. 131), which has probable late 17th-century or earlier origins.

The remains of the Bishop's Palace lie 60m to the east of the site, surrounded by its crenellated sandstone wall. This is both a Scheduled Ancient Monument,<sup>3</sup> and Listed Grade II\*. Thought to have originated in the 11th century, the surviving fabric dates mainly from the 13th and the mid to late 14th centuries.<sup>4</sup>

## 2.2 The scheme

The scheme involves the refurbishment of the main Co-op building(s) behind the retained façades. It is understood that this will not involve excavation of substantive new foundations within the building but will entail excavation for drainage (shown on Rogers and Haynes Architects Drawing No. 2110 (L)002 F). Ancillary stores to the rear of the main building are to be demolished and two new residential units constructed on their site. It is understood the latter will involve the excavation of strip foundations, up to 1m deep and 0.60m wide. The main drain will exit from the west side of the two new residential units and cross part of the existing building footprint in the area of the larger basement. It will turn east and then south to continue along the rear of the site approximately 1.00–1.50m from the buildings.

## 2.3 Geotechnical investigations

It is understood that no test pitting or other geotechnical investigations have been undertaken within the site area.

# 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

## 3.1 Archaeological background

The extent of Saxon or post-Conquest settlement within the town is still uncertain but recent investigations have shed some light on aspects of the town's early history. In 1999 an archaeological evaluation on the site of a proposed extension to Paignton Hospital in Church Road (at SX887608) revealed two ditches, one dating from the 11th or 12th century.<sup>5</sup> In Well Street (SX88526086) a medieval pit containing pottery dating from between the 11th and 15th centuries was recorded during the construction of residential buildings in 2001.<sup>6</sup> However, an evaluation at 3 Crown and Anchor Way (70m to the north-east of the site) revealed only 19th-century buildings.<sup>7</sup>

In January 2001 archaeological recording was undertaken during the SWW Paignton Water Mains Rehabilitation Scheme.<sup>8</sup> The rehabilitation of the main in Winner Street necessitated the replacement of the existing cast-iron pipes with new plastic pipes using the slip-lining method via a series of pits. Walls (B and C) were observed in two of the pits in front of the present supermarket building (Fig. 8).

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<sup>3</sup> Scheduled Ancient Monument Devon No. 240.

<sup>4</sup> Jones 2001, 3.

<sup>5</sup> Dyer 1999.

<sup>6</sup> Collings and Passmore 2001a.

<sup>7</sup> Collings & Passmore 2001b.

<sup>8</sup> Passmore 2001.

Wall B was a truncated east/west running wall located under 0.4m of pavement make-up; this was assumed to run eastwards under the supermarket building. It was constructed of unmortared limestone set on a sandstone base foundation (which was not fully revealed). The wall was 0.28m wide and survived to a height of 0.5m. It appeared to cut a 19th-century soil layer and was probably part of an early 19th-century building, although a slightly earlier date could not be ruled out.

Immediately to the south of the wall was a curving lime-mortared brick structure (0.37m wide and again surviving to a height of 0.5m). The relationship of the bricks to the limestone wall could not be determined (although it probably butted the wall) since the bricks were rendered with a cement. Cement was also applied to the southern face of the limestone wall, and to the base of the feature extending as far as the pipe-trench, where it had been truncated. The curving structure was possibly part of a secondary internal wall and floor of the building represented by the limestone wall.

Wall C was observed in an adjacent pit and photographed by H. Bishop (Torbay Council Archaeology Officer). The photographs show what appears to be a rubble limestone-built wall (probably mortared but none is visible on the photographs) aligned north-south in the east side of the trench. It measured approximately 2m long and 0.5m high. This feature remains undated, but it relates to a precursor of the present supermarket building on the former or historic frontage.<sup>9</sup>

The remains of these walls provide confirmation that Winner Street has been widened at this point.

### 3.2 Historical background

#### *The manor and town*

The large and fertile Saxon manor of Paignton was acquired by the bishops of Exeter (or more accurately St Peter's, Exeter) and at the time of the Conquest was held by Bishop Leofric.<sup>10</sup> The Domesday Survey shows it to have been the second wealthiest of 24 manors, then owned by Bishop Osbern,<sup>11</sup> and it remained one of the bishops' richest manors until the Reformation.<sup>12</sup>

However, the extent of any Saxon or post-Conquest settlement in the town is unknown. The church of St John the Baptist, to the north of the site, contains 12th-century fabric, although it was extensively rebuilt in the 15th century.<sup>13</sup> It is possible that there was an earlier church on the site. To the east of the site are the remains of the Bishop's Palace, a Scheduled Ancient Monument (Devon No. 240), of which the enclosing wall and corner tower survive. These features are possibly of 14th-century date,<sup>14</sup> although the palace may have originated in the 11th century. It may have functioned as the manorial centre and as one of the bishops' occasional residences from the 11th up until the 16th centuries.<sup>15</sup> According to one source,

<sup>9</sup> Passmore 2001; Bishop 8 July 2002.

<sup>10</sup> Thorn & Thorn 1985, Exon Notes 2.16–22.

<sup>11</sup> *ibid.*, 2, 18.

<sup>12</sup> Cherry & Pevsner 1989, 836.

<sup>13</sup> Hoskins 1972, 449–50.

<sup>14</sup> *ibid.*, 449.

<sup>15</sup> Jones 2001, 2.

water was brought to the Palace by an open leat from the Westerland Valley, passing through Winner Street and into Church Street, from where it ran underground to the Palace.<sup>16</sup>

A weekly market was granted to Paignton in 1295, as was a three-day fair held during the festival of the Holy Trinity. A borough appears to have been set up about the same time.<sup>17</sup> During the medieval and post-medieval periods the settlement focus of Paignton was along Winner Street and around Church Street, and this is still evident on Donn's map of 1765 (Fig. 2). A possible site for the market-place was the triangular area where Winner Street, Church Street and Culverhay Street (now an extension of Winner Street) met, although local tradition locates the market-place nearer the churchyard.<sup>18</sup> The triangular area had been infilled by the time large-scale maps were produced in the 19th century. Winner Street provided the only route south and west from Paignton prior to 1838, when what was effectively a bypass was built to improve communications with the port of Dartmouth (today's Torquay Road & Totnes Road). Winner Street extended for 360m to a junction with Fisher Street. The route onward towards Totnes was originally called True Street, the name surviving on present-day maps at the Totnes end.

After the Reformation the manor was granted to William Herbert, first Earl of Pembroke, who commissioned a detailed survey of his lands in 1567.<sup>19</sup> This recorded 43 tenants in *Wynerdestreete*, with 35 of them holding burgages, while another five were farming 30 acres and one farming 15 acres.<sup>20</sup> Of comparable importance was *Trewe streete*, where there were 54 tenants, 37 of them holding burgages but none holding more than six acres.<sup>21</sup> At Culverhay Street, which may have included Church Street, there were 34 tenants, but only 12 of them holding burgages.<sup>22</sup> However, the long narrow shape of typical burgage plots is not evident on the early maps of Paignton, and the term may have been used here merely to denote a different form of tenure from copyhold.

In 1644 the manor was sold to Sir Henry Cary of Cockington, but financial pressures resulting from his support of the Crown during the Civil War led to the manor being sold to Samuel Kelland Esq. in 1654.<sup>23</sup> It was still in possession of the latter's heirs in 1754 when the Revd Dr Dean Milles obtained a response to his questionnaire from E. Carter, possibly the Rector of Manaton. This revealed that the market was no longer present: 'We have neither Fair nor Markett but a Wake only w<sup>ch</sup> is held on Whitsun-Sunday'. The post-Reformation decline was further pointed out by Dr Richard Pococke in 1750 who described Paignton as 'a poor town of farmers'.<sup>24</sup> Some 50 years later, Dr Richard Polwhele did not regard the main settlement as a town: 'The parish consists of one village, that of Paignton, and five or six hamlets' and added that the 'greater part of the houses are built of mud walls and covered with thatch but not remarkable for neatness or commodiousness'.<sup>25</sup> A map of comparable date (Fig. 3)<sup>26</sup> shows the suggested market place to have been infilled with buildings (these

<sup>16</sup> Patterson 1952, 15–16.

<sup>17</sup> Hoskins 1972, 449–50; Beresford & Finberg 1973, 96.

<sup>18</sup> A plaque on the north wall of the Bishop's Palace adjoining Palace Place locates the market site there, but Patterson 1952, 113 refers to the site of the market cross in Church Street.

<sup>19</sup> Straton (ed.) 1909; Patterson 1952, 54–55.

<sup>20</sup> Straton (ed.) 1909, 327–8, 367–370.

<sup>21</sup> Penwill 1953, 8; Straton (ed.) 1909, 371–375.

<sup>22</sup> Patterson 1952, 14; Straton (ed.) 1909, 364–367.

<sup>23</sup> Patterson 1952, 62.

<sup>24</sup> Born 1989, 102.

<sup>25</sup> Polwhele 1793–1806.

<sup>26</sup> WCSL OS surveyors' 3-inch drawing No. 38, surveyed 1802–4.

were eventually demolished in the 1960s).<sup>27</sup> It also shows the rear of the Winner Street properties occupied by orchards, no doubt producing the cider for which the parish was famous. A directory of 1857 still refers to it as a village, although ‘fast rising into note as a fashionable watering place’ and still famed for its cider and cabbages.<sup>28</sup> The arrival of the railway in 1859<sup>29</sup> appears to have been the main impetus for the development of the town as a seaside resort and the censuses show a trebling of population in the ensuing 40 years.<sup>30</sup>

### *Nos 60–68 Winner Street*

The name *Wynerdestreete* either derives from the Old English *wīngeard*, meaning a vineyard, or from the personal name *Wynerd*.<sup>31</sup> No record of the name has been found prior to the 1567 Survey.

The earliest large-scale plan of the town is the 1840 Tithe Map (Fig. 4), by which time Winner Street had been substantially, although not entirely, built up. The number of properties was roughly comparable with that of 1567, although the 1840 Tithe Apportionment suggests that most were held by small freeholders and not tenants of the manor.

The original width of the street can be seen at the Globe Inn to the north of the site (on the opposite side of the road), where it appears to be preserved between the Listed frontages of the inn and No. 70 opposite. The marked change in the building line immediately to the south of No. 70 indicates 20th-century widening.

In 1840 the site was divided between four owners (Paignton Tithe Apportionment Nos 45 to 49),<sup>32</sup> but the frontage was not fully built up at that date (Fig. 4). The northernmost property, No. 48, was the house and garden owned and occupied by Catherine Goodridge. This was bordered on the south by the house and garden, No. 47, owned by John Binmore and occupied by John Smale (although the map suggests a building other than a dwelling). This was itself bordered by the house occupied by John Matthews and owned by Philip Bridge, No. 46, with another building at the rear. The southernmost extremity of the site was part of the garden occupied by John Shepherd and owned by Eliza Pemphrase, No. 45. There appears to have been a greenhouse within the southernmost garden. ‘Gurston Meadow’, No. 1131, of nearly three acres and owned by Sir John Seale, extended right up to the rear of the properties.

The 1865 OS map suggests that the frontage had been almost completely built up, with the greenhouse replaced by a more substantial building (Fig. 5).<sup>33</sup> One source has suggested that the later buildings of Winner Street and Church Street included stone from the Bishop’s Palace complex.<sup>34</sup> Most of the garden to the south of the site remained, and it was through this that Palace Avenue was to be extended by the Paignton Local Board in the 1880s.<sup>35</sup>

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<sup>27</sup> Tully 1988, 5.

<sup>28</sup> Billing, M. 1857, 525.

<sup>29</sup> Thomas 1981, 78.

<sup>30</sup> Hoskins 1954, 449.

<sup>31</sup> Gover *et al.* 1932, 517.

<sup>32</sup> Transcribed in the Appendix.

<sup>33</sup> OS 1:2500 map Sheet Devon 122.5.

<sup>34</sup> Patterson 1952, 10.

<sup>35</sup> Penwill 1953, 37.

The Paignton Co-operative Society was formed in 1893 with the establishment of a bakery, at what was then No. 45 Winner Street. A near-contemporary directory suggests that this was bordered on the north by the greengrocers Edward Foster and Richard Foxworth at No. 43, with the dyer and cleaner William Perryman at No. 47 to the south; the draper James Nicholls Osborne occupied Nos 49 and 51 and the Palace Avenue frontage.<sup>36</sup> By 1902 the Society had taken over both Nos 43 and 47 to house its offices and stores. The 1904 OS revision suggests that there was a smithy, presumably numbered No. 39, at the rear of Nos 41 & 43 (Fig. 6). In 1906 the Co-operative Society rebuilt the three properties to form a unified three-storey building. This had been set back some 2m with the original building line marked by pillars and rails that supported gas lamps and sun blinds in summer.<sup>37</sup>

The position indicated by the Inland Revenue Valuation of 1910 is not consistent with the reconstruction to form a single building. Nos 41–3 were described as a house and shop valued at £165 per annum, No. 45 as a house valued at £50 and No. 47 as a house valued at £15.<sup>38</sup> The accompanying map suggests the site of the smithy had also been acquired.<sup>39</sup> To the north, Nos 35 and 37 were owned by Mrs Pope of the Temperance Hotel, the former house being occupied by Alfred Chilcott and valued at £10, while the latter was described as a house valued at £15 and a store valued at £8, both being occupied by Waycotts, the wine and spirit merchants on the west side of Winner Street. To the south, Osborne's shop was referred to as Avenue House and valued at £82.<sup>40</sup>

In 1920 the Society expanded its premises with the rear extension being opened, the work of the local architect and surveyor Frederick Vanstone; it is currently the playgroup hall. By 1923 the Society had its dairy, greengrocers and butchers in separate premises in Winner Street, but the acquisition of Osborne's premises later that decade enabled these departments to be brought together. By 1930 a directory indicates that the Society's holding extended from No. 33 to No. 53, apart from No. 35.<sup>41</sup> By 1927, Nos 35 and 37 had been rebuilt, also set back by some 1.5m.<sup>42</sup> Map evidence suggests that they were a mirror pair divided by a narrow access to the stores at the rear (Fig. 7), but No. 37 was subsequently removed to improve the access.

The date of the rebuilding of the two-storey Palace Avenue frontage has not yet been established, but the style and map evidence suggest a date in the late 1930s.

The street was comprehensively renumbered in the 1950s, with the odd numbers commencing from the Colley End Road end being replaced by even numbers from the opposite end. This led to the site becoming Nos 60–68. In 1969 the Society was absorbed into the Plymouth and South Devon Co-operative Society Ltd.<sup>43</sup>

<sup>36</sup> Paignton Co-operative Society 1893–1969, 1; *Kelly's Directory of Devonshire* 1897, 426–8.

<sup>37</sup> Tully 1992, 27.

<sup>38</sup> DRO 3201V/3/47, hereditament Nos 1687, 1684, 1685.

<sup>39</sup> DEI 1910 Valuation working map 1:1250 sheet 122.5.SW, 1913.

<sup>40</sup> DRO 3201V/3/47, hereditament No. 820.

<sup>41</sup> *Kelly's Directory of Devonshire* 1923, 467; 1930, 480.

<sup>42</sup> Tully 1992, 32.

<sup>43</sup> Paignton Co-operative Society 1893–1969, 3.

#### 4. SITE VISIT 6 December 2002

The Co-op building today exhibits its several phases of development. Its core is the three-storey section of red brick above the modern shop front. It carries the date 1906 alongside the first-floor commemorative stone (Pl. 1), which must represent the rebuilding to form a unit following the acquisition of Nos 43 and 47. The coved cornice provides an attractive feature.

The only other datestone is that of 1920, on part of the red brick rear extension which is now the playgroup hall. The buildings to the north, largely stores, exhibit a variety of red brick, yellow brick, sandstone and cement render.

The northern frontage on Winner Street comprises a covered yard, accessed through wooden doors and No. 68 Winner Street (formerly No. 35), which appears to remain a residence. It is of late Victorian appearance, with narrow sash windows, the map evidence suggests a date after 1904.

The sandstone wall at the rear appears to date only from the 1906 rebuild.

The later Winner Street and Palace Avenue frontages are in very much the 1930's style (Pl. 2).

#### 5. CONCLUSIONS

The site lies in the centre of town close to the core of the original settlement. The presence of 43 tenants in Winner Street by 1567 suggests that at least part of the site's frontage was built up by that date, and possibly much earlier.

The 1840 Tithe Map shows that *c.* 24m of the 60m site frontage was occupied by dwellings and other buildings, with the remainder being gardens. These buildings (excluding a possible greenhouse) and the 19th-century boundaries are shown on Fig. 8. However, it is not known how accurately the Tithe Map reflects the extent of any medieval tenements that may have existed on the site.

The presence of two limestone walls observed beneath the kerb at the front of the site in 2001 confirms that the street has been widened at this point. Post-medieval and earlier boundaries and structures will have extended further west into Winner Street.

It is probable that the construction of the basement occupying a large part of Tithe Map plot No. 47, and that in the south-eastern corner of the site, will have removed all archaeological deposits or features within the footprints.

No geotechnical information is available for the site area but, in view of the high level of the natural ground seen directly beneath the road surface in 2001, the excavation of the proposed 1.00m deep strip foundations for the construction of the new units in the north-eastern part of the site and associated drainage trenches to the south of these buildings is likely to impact upon any surviving archaeological deposits. However, the construction of the buildings which currently occupy the site in this area may have already removed surfaces or other shallow archaeological features.

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## APPENDIX: EXTRACTS FROM THE 1840 PAIGNTON TITHE APPORTIONMENT

(Asterisks denote plot located within the site area)

No.	Owner	Occupier	Description	State of Cultivation	Acres	Rods	Perches
44	Prowse, William	Palk, Henry	House & Garden		0	0	11
*45	Pemphrse, Eliza	Shepherd, John	Garden	Garden	0	1	8
*46	Bridge, Philip	Matthews, John	House	Waste	0	0	9
*47	Binmore, John	Smale, John	House & Garden	Garden	0	0	14
*48	Goodridge, Catherine	Herself	House & Garden		0	0	12
49	Tully, Gilbert	Himself	House		0	0	8
50	Churchward, Thomas	Himself	House Cellars & Garden		0	3	5
1131	Seale, Sir John Henry	Himself	Gurston Meadow	Arable	2	3	32

**ARCHAEOLOGICAL ASSESSMENT  
OF PROPOSED REDEVELOPMENT  
OF 60–68 WINNER STREET, PAIGNTON**

**Prepared for**

**Norman Rourke Simpson  
on behalf of Signpost Housing Association**

**Exeter Archaeology**

**Report No. 02.83**

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