

1. INTRODUCTION

This report has been prepared by Exeter Archaeology (EA) to assess the archaeological implications of proposed redevelopment at the Harvest Moon Public House, Grange Road, Goodrington, Paignton (centred at SX88945861). The work was commissioned by W. Cowley, Building Design Consultant, on behalf of Alliance & Mutual Pubs Limited, in connection with the submission of outline Planning Application No. 2003/0427 OA.

1.1 The site and geology

The site (centred at SX88945861; Fig. 1) comprises a roughly rectangular plot occupying approximately 0.42ha within an angle formed by a bend of Grange Road (formerly Goodrington Road) within the village of Goodrington. It slopes down to the north-east towards a small north-running combe draining into the Clennon Valley. The property was formerly part of the Primley Estate and from around 1850 to the 1950s the buildings of Grange Farm occupied a large part of the site. The site is now bounded by modern housing to the south and west.

The geology of the site is Upper Devonian slates and mudstones.¹

1.2 Aims and objectives of the assessment

The assessment forms the initial archaeological component of the project and comprises the results of a desktop survey and field visit. The aims are to, as far as possible, identify the archaeological potential of the application site and to determine the impact (if any) of the proposed development. The results of this assessment will be used to inform the planning process; further 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.²

1.3 Method and sources utilised

The desktop assessment consisted of the examination of material at:

- The Westcountry Studies Library (WCSL)
- The Devon Record Office (DRO)
- Devon & Exeter Institution (DEI)
- Archive material held by Exeter Archaeology (EA)

Torquay Local Studies Library and the Torbay Sites and Monuments Register (SMR) were also consulted.

1.4 Statutory and other designations

No statutory designations have been identified on the actual site.

¹ BGS.

² Bishop, May 2003.

2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Archaeological background

No structured archaeological investigations have taken place in the immediate area. Only one adjacent site of archaeological or historical interest is recorded at Torbay SMR – a quarry at SX88915853, which is shown to the south-west of the site on the 1934 and later OS maps.

Geotechnical investigations undertaken in 1993 for SWW Torbay Marine Scheme indicated the presence of a peat deposit, up to 5m thick at a depth of between 1.00m and 7.4m, in the Clennon Valley at SX888593, 0.8km north of the site.³

In 1996 archaeological work was carried out for SWW on the Goodrington Sands Link Main, the route of which lies principally within Goodrington Park, 0.9km north-east of the site. The main sites identified of relevance here were peat deposits that extend inland from Goodrington Sands into the Clennon Valley.⁴ In 2001 land at Clennon Hill, 1km north-west of the site, was also assessed in connection with a proposed development of a new Rainforest Exhibition area at Paignton Zoo Environmental Park.⁵

2.2 Historical background

The manor of Goodrington

Goodrington village may well be the focus of the Saxon and Domesday estate of *Godrintone*, which was in 1086 held by Ralph, a man-at-arms, under Walter of Douai.⁶ The Saxon Asgar had held it in 1066, and its value had doubled over the twenty years, suggesting major improvement, possibly the formation of a nucleated hamlet. The name is assumed the mean *Gōdhere's* farm.⁷

Subsequent holders were the Morcelles family under John de Mandevil and then the Dawney family, holding under the Honour of Marshwood.⁸ In 1332 a Nicholas Daune paid 70% of the tax levelled on the manor; he was presumably the Nicholas Dauney who had been granted the right of free warren twenty years earlier, and these taken together hint at the presence of a high-status residence within the manor at that period.⁹ By 1428 it was held by Matilda, the wife of Hugh de Courtenaye.¹⁰

The history of the manor over the next 200 years is not clear. Sir William Pole makes no mention of it in his history of the county, although he did include 'Blagdon in the Moore' owned by the Kirkham family.¹¹ An Inquisition Post Mortem taken in 1624 following the death of William Kirkham, 'late of Blagdon, Knight', included the manor of Goodrington among his possessions, and eleven years later, following Richard Kirkham's death, the latter is said to have held Goodrington 'of John Lord Pawlett of his Manor of Marshwoode, worth &c £17'.¹²

³ Exeter Archaeology 2001, 2.

⁴ Turton 1996.

⁵ Exeter Archaeology 2001.

⁶ Thorn & Thorn 1985, 23,16.

⁷ Gover *et al.* 1932, 517.

⁸ Reichel 1908, 112.

⁹ Erskine (ed.) 1969, 4; WCSL Burnet Morris Index.

¹⁰ Reichel 1908, 113.

¹¹ Pole 1791, 279.

¹² WCSL IPMs.

Later that century Goodrington appears to have been acquired by the Kelland family, originally Totnes merchants.¹³ Samuel Kelland is said to have purchased Paignton manor from Sir Henry Cary in 1654, although another account has John Kellond purchasing it from the Somaster family.¹⁴ According to the latter account, John died in 1692 and his son Charles died 'issueless' in 1695, the estates passing to three married sisters. While a rental including Goodrington and several other manors survives from 1664 it does not indicate ownership.¹⁵ The first entry for Goodrington was that of a William Bentfield holding a 120-acre tenement called the Barton and valued at £120. Unfortunately the acreage was not given for all the entries so it is not possible to determine the size of the manor.

The same deposit contains another rental, undated but probably compiled in the second quarter of the 18th century, and including Westerland and at least part of Paignton.¹⁶ This rental shows 18th-century Goodrington to have been divided into 11 tenements or cottages, all leased for lives apart from one in hand. The rents quoted in the two rentals seem substantially different and no acreages were given in the latter so that it is not possible to correlate the properties with any confidence.

The later rental clearly indicates that the manor was still in existence at that particular date, but in 1754 the respondent from Paignton parish to Dean Milles' Questionnaire was aware of only three manors in the parish – that of Paignton, owned by the three 'Heirs of ye Kellonds', Collaton, owned by Francis Parker of Blagdon House, and Preston.

The site

In 1840–41 the site was part of an 165-acre tenement called 'Goodrington', owned by the Revd Finney Belfield, and leased to and occupied by Thomas Jackson. There was a second estate called 'Goodrington' listed, of 208 acres, owned and occupied by Nicholas Browse, while George Browse owned and occupied an unnamed estate of 131 acres close by.¹⁷

The Revd Belfield had been vicar of Stoke Gabriel since 1789 and lived at Primley Hill.¹⁸ The actual site comprised part of plot No. 1780 described as 'buildings and orchard' and part of plot No. 1782 'Great Orchard' (Fig. 3). However, the farmhouse appears to have been sited in Hookhills Road, 150m to the south-east, and the buildings shown on the actual site may well have been used for storage or the production of cider. According to a near-contemporary Directory, 'The parish and neighbourhood ... abound in extensive orchards, celebrated for excellent cider, of which great quantities are shipped here for London and other markets'.¹⁹ Nearly a hundred years previously the respondent to Dean Milles' Questionnaire²⁰ had referred to 4000 hogsheads being produced in a good year, and to an 'Engine Pound', presumably horse-driven, being preferred to stone troughs in the production process.

¹³ *Western Antiquary* Vol 4, January 1885, 166.

¹⁴ Lysons & Lysons 1822, 382; response of E. Carter to Dean Milles' Questionnaire, 1754.

¹⁵ DRO Michelmores of Totnes deposit 118M/E1.

¹⁶ DRO 118M/E2. It names the Revd John Finney as a leaseholder; he was rector of Bigbury from 1725 to 1752 (Hennessy's Devon Incumbents).

¹⁷ DRO Paignton Tithe Apportionment (1840) and Map (1841).

¹⁸ WCSL Burnet Morris index, citing 1845 obituary in the *Gentleman's Magazine*.

¹⁹ White 1850, 439.

²⁰ WCSL.

Subsequent history of the site

By the 1851 census Gilbert Distin was farming the holding, said to be 180 acres.²¹ In 1881 his son, also Gilbert, had taken over, with the holding said to be only 160 acres.²² A poor rate book of 1875 stated the area more precisely at 155 acres 1 rod 20 perches, the owner then being John Belfield.²³

By this date there had been a substantial change to the site. The OS map of 1865 shows what was later to be called Grange Farm to have been built over the orchard to the south of the original farm buildings (Fig. 4).

Around the turn of the century the Belfield trustees put the Primley estate on the market (the precise date has not been established). It was purchased by Mrs Eleanor Whitley, the widow of a Liverpool solicitor, who moved to Primley Hill in 1904.²⁴ Two of her sons, William and Herbert, took over Grange Farm to breed prize-winning Devon long wool sheep.²⁵ The latter was soon to establish the zoological and botanical gardens on the estate. It may well be the Whitleys who gave Grange Farm its name, since the first reference so far located dates only from 1906, when it was occupied by their bailiff.²⁶ The only major change noted on the 1906 OS map (Fig. 5) was the removal of the larger building shown on the Tithe Map.

The estate continued largely unchanged while the rest of Goodrington developed into a modern resort. In 1956, following the death of Herbert Whitley, the trustees auctioned off 714 acres of the Primley Estate. The site under discussion, referred to as the 'Tudor-Style' farmhouse within the 135-acre mixed holding of Grange Farm, was purchased in advance by Paignton Urban District Council 'in pursuance of its policy of acquiring land for open spaces'.²⁷ The last occupier of the farmhouse to have been traced was the bailiff Wilfred Hill, in 1957.²⁸

During the following decade the whole area was subject to major development. Goodrington Road, linking Brixham Road with Dartmouth Road, was re-aligned to run to the south of the site, the existing road being renamed Grange Road and widened. By 1967 Grange Farm had been demolished and replaced by The Grange Public House, the OS map published the following year showing it to have been terraced into the south-west corner of the site. It subsequently became the Harvest Moon Public House.

Inferred history of the site prior to 1840

The Belfields had been present in the parish since at least 1524. The lay subsidy of that year records that Alan Belfeld was taxed assessed on goods valued at £100, the highest assessment in the parish.²⁹ The 1567 Pembroke survey of Paignton manor shows John Belfeld or his heirs holding several closes in Fisher Street or Polsham and William Belfeld holding a cellar, presumably by the harbour; this document, incidentally, is the first in which the name of

²¹ PRO HO/107/1873 f112 p24.

²² PRO RG11/2171 f110 p14.

²³ DRO 4582A add 8/PT3.

²⁴ Baker 1988, 4, 6.

²⁵ Baker 1988, 9.

²⁶ *Kelly's Directory for Devonshire* 1906, 464: 'Maddick John, farm bailiff, The Grange and Waterside farms, Goodrington'.

²⁷ Rickeard, Green & Michelmores 1956, 50 & Supplement to Particulars of Sale.

²⁸ *Kelly's Directory of Torquay & Paignton*, 1957, 436.

²⁹ Stoate 1978, 209.

‘Primley’ has been located.³⁰ In 1647 another assessment showed Allen and William Belfield to be among the five highest taxed.³¹ It is not clear whether they were actual landowners at that date. According to one account it was a John Belfield (1669–1751), who acquired Primley by marriage, although it seems to have been a successor who developed it, since the respondent to Dean Milles’ Questionnaire refers to the only Gentleman’s seat in the parish being Mr Parker’s at Blagdon.³² Certainly the land at Primley occupied by the 16 free tenants and 2 leaseholders named in the 1567 survey totals a long way short of the 136 acres of Primley House’s grounds, at the time of the tithe survey, and very much less than the family’s holding of over 800 acres in the parish at that date.³³

The 18th-century rental shows that John Belfield Esqr was holding Grogg’s Tenement, valued at £10 p.a., but unfortunately no acreages were given. An average figure of 14s per acre for the parish quoted in the response to the Dean Milles’ Questionnaire would suggest somewhere around 15 acres. In the 1664 Rental some acreages were given, such as the 120 acres of the Barton. Grogg’s Tenement may perhaps be identified as the 23-acre holding of Richard Grigg, held for the four lives of himself and his sons Richard, Lewes, and John.

3. SITE VISIT 19 June 2003

The Harvest Moon Public House (formerly The Grange) currently occupies the south-west corner of the site, the remainder being used for car parking. There is a gentle slope to the north and east modified by terracing. The west side of the site, and less extensively the south side, has been terraced into the bedrock. On the west side this appears to have truncated the earlier path and terrace depicted to the rear of Grange Farm on the 1953 OS map (not illustrated). The south and west boundaries, at the top of the terrace, are of concrete block imitation stone wall with a fence on top. The north and east walls, against Grange Road, are of limestone, *c.* 1m high. Sub-surface structural features are most likely to have survived at the north end of the site. It is understood that there are no cellars to the public house.

4. DISCUSSION

In 1840–41 the site was part of an 165-acre tenement called ‘Goodrington’. Its history prior to this time is largely unknown, although the tenement is unlikely to have been of that size during the medieval and early modern periods. Surviving surveys of the Torbay area suggest that the typical size of farms then was between 15 and 30 acres. It is likely that what became Grange Farm resulted from the agglomeration of much smaller units, perhaps one of them the 23-acre Grigg’s Tenement, during the later 18th or earlier 19th century. This raises the question of whether these earlier farmers were living on the actual site or in a nearby nucleated settlement, e.g. the ‘village’ of Goodrington. Given the absence of detailed maps prior to 1800 this is a question that may only be answered by archaeological investigation. It may be that the core of the medieval settlement lay further to the east, around the open area shown on the Tithe Map near plots 1800, 1804 and 1805 (see Fig. 3). This open area, at the junction of several roads, may have developed from a green or communal open space. This had been completely infilled and the buildings around it removed by 1933.³⁴ If this area was

³⁰ Straton (ed.) 1909, 357, 378, 400, 370.

³¹ Stoate 1988, 169.

³² Pike 1993, 74.

³³ Pers. comm. Dr Harold Fox, University of Leicester.

³⁴ OS 1:2500 map Sheet 122.9.

the focus of the potential medieval village, the site under investigation would have been peripheral to the main settlement and perhaps not occupied by buildings at that time.

Grange Farm appears to have been built on the site around 1850 under the Belfields' ownership. The description in the 1956 sale catalogue (reproduced in the Appendix), referring to 'Double Forage House ... or Hay House ... with Barn over' clearly indicates a two-storey structure, presumably taking advantage of the natural slope, as did bank barns, with access to the upper floor from the rear. No description has been found of the buildings prior to 1956, but maps suggest little change in the footprint since the 1860s. Given the Whitleys' concern for high agricultural standards, it may well be that the estate agents' reference to the buildings being 'splendidly built of stone' was no exaggeration, and that this was a model farm. Unfortunately, no plans have been found which demarcate the individual buildings listed,³⁵ which means that the farmhouse with its two large cellars, cannot be located with certainty, although the L-shaped structure at the southern end seems most likely. It appears that these buildings were terraced into the slope within the former orchard.

5. CONCLUSION

Due to the terracing that has taken place, it is unlikely that extensive buried remains associated with earlier settlement on the site will survive (apart from cellars). The construction of Grange Farm in the mid 19th century and the Harvest Moon Public House, with the associated car park surface, will have removed or disturbed any earlier archaeological features. The effect of terracing appears to decrease towards the north and north-east and it is possible that archaeological deposits or features could survive in this part of the site. These may include remains of the buildings shown on the Tithe Map and/or earlier features.

No detailed proposals for the development of the site are known (Drawing No. HM1: O/L-A showing a possible layout is 'for illustration only'). However, it is understood that the public house is to be demolished in advance of the construction of 12 or more houses. The north-eastern portion of the limestone boundary wall, which may be removed as part of the proposed development, could be of 19th-century date.

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³⁵ It is understood that Building Control documents more than 15 years old are not retained.

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Unpublished sources***DRO Devon Record Office***

Paignton Tithe Map (1841) and Apportionment (1840)
 Paignton Land Tax Assessments
 Goodrington Rentals in Michelmore Deposit 118/E1 & 2
 Paignton Poor Rate Books 1875 & 1890, 4582A/ add 8/PT3 & 23
 Paignton Valuation List 1934, 4582A/ add 8/PT96

SMR Torbay Sites and Monuments Register

Various

WCSL Westcountry Studies Library

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APPENDIX: DESCRIPTION OF GRANGE FARM FROM RICKEARD, GREEN &
MICHELMORE'S 1956 SALE CATALOGUE, p. 50

LOT 71
(Coloured Blue on Plan Nos 1 and 2)
WITH VACANT POSSESSION

Grange Farm
Goodrington

A Well-situated Mixed Holding of
135 Acres
The

Tudor-Style Farmhouse

Is substantially constructed of stone with a slated roof and with lattice leaded-light windows. THE ACCOMMODATION, which is arranged on two floors only, is entered on the East front through a covered stone Porch with a quarry-tile floor which gives access to the

Ground Floor

Three large Reception Rooms (about 16' 6" × 16' 3", 16' 6" × 14' 3" and 14' 10" × 11' respectively) each with fireplace and built-in cupboards and one with an open fireplace having an inset slow-combustion stove and with a service door.

On the First Floor, which is approached by either of two staircases, are

Six Double Bedrooms measuring 16' 6" × 14' 3", 17' × 15' and 16' 3" × 16', etc., each with fireplace. Bathroom with bath and fitted basin (h/c.), heated towel rail and heated linen cupboard. Separate W.C.

Main Electricity, Water and Drainage

THE BUILDINGS

Are entered from Goodrington Road. Near the Farmhouse facing a cobbled Courtyard is a wood and galvanised iron **Garage for two cars**. The Farm Buildings are splendidly built of stone, most with slated or tiled roofs and surround open yards. They comprise:—

Large **Manure Store**; **Cows' House to tie 16** with feeding paths and **Root Houses** with tip shute; Double **Forage House or Loose Boxes**, Straw or **Hay House** all adjoining and with **Barn** over. **Granary** and **Implement House**, Loose Box or **Bull's House**. **Six-Stall Stable** with stable-brick standings, large **Loose Box**, having a fine **Loft** over all. A range of **Four Cattle Loose Boxes** with lofts over; **Yearlings' House** and **Calves' House**.

**ARCHAEOLOGICAL ASSESSMENT
OF THE SITE OF
THE HARVEST MOON PUBLIC HOUSE
GRANGE ROAD, GOODRINGTON, PAIGNTON**

Prepared for W. Cowley

Exeter Archaeology

Report No. 03.30

June 2003

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Fig. 1 Location of site. Reproduced from the 1:25000 Outdoor Leisure Map 20 by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 1995. All rights reserved. Licence No. AL 100016685.

Fig. 2 The site area in 1803–4 (OS surveyors' 2" drawing No. 22E).