

1. INTRODUCTION

This report has been prepared by Exeter Archaeology (EA) at the request of Palace Place Social Club to assess the archaeological implications of proposed alterations to Nos 2 and 3 Palace Place, Paignton (centred at SX 88590 60820). The work is required by the Local Planning Authority (Torbay Council) as a condition attached to an outstanding planning consent (98/1953 PA). A subsequent application has been lodged to renew this original consent, which expired in March 2004 (04/0097 PA).

1.1 **The site** (centred at SX 88590 60820; Fig. 1)

The site is located within the Old Paignton Conservation Area, close to the site of the Bishop's Palace and the parish church of St John the Baptist. The site area, including the buildings and the yards behind, is *c.* 540m².

The geology of the area consists of Permian conglomerate, breccia and sandstone.¹

1.2 **Aims and objectives of the assessment**

The assessment has been undertaken in accordance with a brief for an archaeological and architectural assessment provided by the Torbay Council Archaeology and Historic Environment Officer,² and a subsequent written scheme of investigation prepared by EA.³

The principal aim of the assessment is to identify as far as possible the archaeological potential of the application site and to determine the impact 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.

1.3 **Method and sources utilised**

The assessment consists of a combination of documentary and cartographic study, and an architectural appraisal of the buildings.

- A site visit was made to assess the fabric and historical development of the standing buildings.

The documentary research entailed the examination of material at the following locations:

- The Westcountry Studies Library (WCSL)
- The Devon Record Office (DRO)
- The Devon & Exeter Institution (DEI)
- Devon County Sites and Monuments Register and Torbay Sites and Monuments Record (SMR)
- Archive material held by Exeter Archaeology (EA)
- English Heritage Images of England website

¹ BGS.

² Bishop 5 February 2003.

³ Exeter Archaeology 27 April 2004.

1.4 Statutory and other designations

Nos 3–6 Palace Place are Listed Grade II and described as follows:

c. 1845. Plastered; slate roofs; stacks with rendered shafts and some old pots. 4 double-depth houses with doorways to the right. 2 storeys and attic. Each house has a recessed doorway to the right, originally with 6-panel front door (survives in No. 6), panelled reveals (Nos 5 and 3) and floating cornices on consoles. 12-pane double-hung sash windows (No. 3 replaced with one over one-pane sashes; one ground-floor window and 2 first-floor windows).

In the immediate vicinity, the parish church of St John the Baptist, originating in the 12th century, is Listed Grade I. The Bishop's Palace is Listed Grade II* and is a Scheduled Monument.⁴ The building popularly known as the 'chapel', in the south-west corner of the churchyard, is also included within the Scheduled area and is itself Listed Grade II (under the description 'ruinous walls'). The 1910 Vicarage, within the precinct walls of the palace, is Listed Grade II.

2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Archaeological background

The extent of early medieval settlement at Paignton remains largely unknown but some recent investigations have shed light on the history of the town. In 1999 an archaeological evaluation on the site of a proposed extension to Paignton Hospital (120m to the north-east of the present site) revealed two ditches, one dating from the 11th or 12th century.⁵ In Well Street (75m to the north-west of the present site) a medieval pit containing pottery dating from between the 11th and 15th centuries was recorded during the construction of residential buildings in 2001.⁶ In the same year archaeological excavations and building recording took place at No. 3 Crown and Anchor Way, which adjoins the current site on the west. The bulk of the finds from the latter site were of 19th- and 20th-century material, with a single sherd of Totnes-type ware and a single struck flint.⁷

Much of the fabric of the circuit walls of the vicarage garden is of medieval date and relates to the palace of the bishops of Exeter that once occupied the site. In 2003 the ruinous building popularly known as the 'chapel', in the south-west corner of the churchyard, 25m south-east of the site, was the subject of archaeological recording.⁸ This has led to the reinterpretation of the building as a lodging range. During the later 19th century, Colonel Ridgeway of Blackawton carried out excavations within the enclosed area of the palace and revealed the foundations of earlier buildings.⁹ However, no information about his investigations has been located.

⁴ SMR SX86SE/3; Devon No. 240.

⁵ Dyer 1999.

⁶ Collings & Passmore 2001a.

⁷ Collings & Passmore 2001b, 6.

⁸ Passmore 2003.

⁹ Couldrey 1932, 228.

2.2 Historical background

The medieval period

The Domesday Survey records the ownership of the large and fertile manor of Paignton by Bishop Osbern of Exeter, having been held by Leofric, the first Bishop, who died in 1072.¹⁰ The church of St John the Baptist, which is situated 15m to the east of the site, contains 12th-century fabric, although it was extensively rebuilt in the 15th century.¹¹ According to one account there was an earlier church on the site.¹² To the south are the remains of the Bishop's Palace, a Scheduled Ancient Monument (Devon No. 240), which is said to have been erected by Bishop Osbern in 1100; part of the enclosing wall and corner tower survive, which appear to be of 14th-century date.¹³ This appears to have been the period when the palace was most heavily used; John Grandisson, Bishop from 1327 to 1369, is known to have stayed there ten times, including a period of 76 days in 1329.¹⁴ By the 15th century use of the palace had declined, with Bishop Lacy staying on only three occasions, the last known visit is believed to have been in 1447.¹⁵

At the Reformation Bishop Veysey was subjected to severe pressure from the Crown to part with his more valuable manors and in 1549 he granted Paignton to Sir Thomas Speke. By this time the palace was said to be ruinous.¹⁶

The early modern period

In 1557 the manor was granted to Sir William Herbert, first Earl of Pembroke, and it was he who commissioned the very detailed survey made 10 years later, which includes a bird's eye view of the properties around the church (Fig. 2).¹⁷ There are three references to the palace in the 1567 survey, two of them listed under the barton lands of Paignton, with the third included under the new rents.

The stalls in the highway of the town and in the gate of the palace were let to Anthony Bolle for a rent of 10s (the original market grant was in 1295).¹⁸ Richard Churchewarde held 'a house called The Greate Stable now being in decay, parcel of the palace, containing by estimation 8½ perches in length and 1½ perches in breadth,¹⁹ and another house there in which Emma Bennet lives' for a rent of 6s 8d.²⁰ Included under the new rents was 'The pasture and pasturage (*herbagium*) of a close of land within the precincts and walls of the lord's palace ... containing by estimation two acres', and let to Edward Harris at a rent of 13s 4d.²¹

Another entry under the barton lands is also relevant, recording that William Leweston held 'two closes of barton land there called Lez Garston with one garden (*horto*) and pasture of woodland, containing 18 acres, whereof three acres are of meadow, and 15 acres of pasture',

¹⁰ Thorn & Thorn 1985, Exon Notes 2.16–22; Barlow *et al.* 1972, 13.

¹¹ Hoskins 1972, 449–50.

¹² Patterson 1952, 4.

¹³ DCC SMR entry SX86SE/3; Hoskins 1972, 449.

¹⁴ Patterson 1952, 10.

¹⁵ *ibid.*

¹⁶ *ibid.*, 54; Ravenhill & Rowe 2002 II, 290 citing Straton (ed.) 1909, xlvi.

¹⁷ Ravenhill & Rowe 2002 II, 290; Patterson 1952, 54–55.

¹⁸ Straton (ed.) 1909, 389; Hoskins 1972, 449.

¹⁹ Equal to 42.7m by 7.5m, assuming the standard perch of 5.5 yards.

²⁰ Straton (ed.) 1909, 389.

²¹ *ibid.*, 401.

at a rent of 14s.²² The name Gerston is said to derive from the Old English *gærs-tun*, meaning a grass enclosure or paddock.²³

A further entry was that of Thomas Henxston holding at will the lord's large grange or barn, said to be totally decayed, as reflected in the rent which had been reduced from 26s 8d to 8s.²⁴ This was presumably the tithe barn, which would normally have been located close to the palace.

No further references to the property have been located until 1713, when a family settlement was established by the Taylor family of Maridge in Ugborough parish. This involved:

All that Toft being formerly a Spacious Mansion or dwelling house called ... the Pallace of Paington together with the Gatehouse and the little room under or adjoining called the Darkhouse or Porters Lodge which for some years past hath been divided & converted into two groundrooms also the barn & all other houses edifices buildings stables & Cortlages ... And also one plot or parcell of arable land contayning by estimation two acres be it more or less & lying within the Scyte of the said Pallace & for many years last past converted into & still made use of an orchard and also two little herb gardens lying also within the Scite of the said Pallace & near or adjoining to the said Orchard And also all those three Closes or parcells of land meadow & pasture comonly called ... the Gerstons ... eighteen acres ... And also the severall[?] ways paths & passages leading from the Street of Paington into the said Pallace & severall fields or closes of land

The property was said to have been

formerly the land & inheritance of John Martyn late of Cockington merchant deceased (the Great Grandfather of the said Charles Taylor the younger) and afterwards of Grace the wife of John Waymouth Gentleman both deceased & of Anne (the late wife of the said Charles Taylor th'elder & mother of the said Charles Taylor the younger & the only daughter & heir of Honor the late wife of George Yarde Gentleman) which said Honor Yarde & Grace Waymouth were the two daughters of the said John Martyn & are now in the possession of the said Charles Taylor th'elder and Charles Taylor the younger ... by the name of one Toft one barn two gardens one orchard ten acres of land three acres of meadow & seven acres of pasture

While the Court books of the manor of Paington have survived from 1664 to 1925 unfortunately no relevant entries to the Taylor family and their forebears can be found in the indexes, leading to the conclusion that the property had been alienated from the manor prior to 1664. While the London Inn, adjoining the property on the west side, remained within the manor no plans showing what may well have been an irregular boundary with the Taylor family's property have been located.

The 19th and 20th centuries

The earliest large-scale map of Paington was the Tithe Map, surveyed at 1:2376 1841 (Fig. 5), although there must be some question mark over its accuracy. It showed the major part of the site to have consisted of a plot of 20 perches, said to have been owned and occupied by

²² Straton (ed.) 1909, 386.

²³ Gover *et al.* 1932, 517; Smith (ed.) 1956, I, 191.

²⁴ Straton (ed.) 1909, 388.

William Towell, still present in the 1851 census, when described as a builder.²⁵ It consisted principally of the northernmost house of a terrace, identifiable as today's No. 3 Palace Place, although the alignment of the gardens of the houses to the south is questionable. The north-west corner of the site was occupied by a building measuring *c.* 16m by 5m, of unknown purpose. Two small buildings occupied the north-east corner of the site, but it is not clear whether they were also occupied by William Towell or part of the property to the north, variously described in the accompanying apportionment as a garden and a house, leased to the grocer William Hoyles by Sir John Seale, who owned all the property adjoining the north of the site.²⁶

A gateway extended across the street at that point. This closed off the roadway, which followed alongside the churchyard before continuing south-east to cross the recently built Torquay Road. According to the Tithe Apportionment this roadway was owned and occupied, along with the 'chapel' or lodging block, by Isabella Distin, and was described as waste.²⁷ To the south of the site, the remainder of the terrace was occupied by lessees of Sir John Seale, of whom only 'Fitze' was named.²⁸

A highway rate book has survived from 1843, and this names the ratepayers of Nos 1 to 5 Palace Place, all valued at £6 per annum, with William Towell occupying No. 1.²⁹ It is of interest that the only other dwellings with house numbering named in the listing were three at Goodrington Sands, which suggests that Palace Place was of recent construction.

Sir John Seale's connection with Paignton appears to date from 1823, prior to his being created a baronet, when the Paignton Land Tax Assessment records his ownership of what was described as 'Gissons', occupied by 'Henry Foster and others'; a Henry Foster was described as a wheelwright in a near-contemporary directory.³⁰ In 1823 Sir John's name replaced that of Charles Taylor Esq., a name present since the series of Land Tax Assessments commenced in 1780. It has not been established whether Sir John inherited or purchased the property, but he made several attempts to sell it. In 1827, when the property was named as 'The Gerstons', the sale notice described it as about 18 acres of pasture fields, including an orchard and garden, adjoining the churchyard, together with two dwelling houses and a two gardens occupied by Mr Hoyles and others, along with a further garden; the timber-merchant Mr Foster would show the premises.³¹ It appears that there were no purchasers as a similarly worded notice appeared six months later, which mentioned the 'celebrated ruins thereon', but seemingly with the same result.³² In 1832 the 20 acres of 'The Gurstons' was re-advertised, including 'picturesque Ruins of Old Palace thereon', but presumably with the same result, since the 1841 apportionment indicated that Sir John still owned *c.* 20 acres. It is not clear whether Sir John built Palace Place, or whether it was built by leaseholders, with the uniformity resulting from strict covenants in the leases.

According to one source, the Whit-Tuesday fair was held in Palace Place up until the 1860s.³³ Newspaper accounts suggest that a combined cattle and pleasure fair continued into the

²⁵ Paignton Tithe Apportionment No. 63; PRO HO/107/1873 f88 p12.

²⁶ Paignton Tithe Apportionment No. 64; White 1850, 442.

²⁷ Paignton Tithe Apportionment No. 1129.

²⁸ Paignton Tithe Apportionment No. 66

²⁹ DRO 3134A add/PS1.

³⁰ Pigot & Co. 1830, 268.

³¹ *Trewman's Exeter Flying Post* 5.7.1827 1b.

³² *Trewman's Exeter Flying Post* 10.1.1828 1c.

³³ Couldrey 1932, 233.

1850s, but following the arrival of the railway in 1859 it was replaced by monthly cattle markets.³⁴

The first large-scale Ordnance Survey was made in the early 1860s, with the 1:2500-scale map being published in 1865 (Fig 6). This suggested little change had occurred over the 20 years, except for the building in the north-west corner being divided. The area was re-surveyed in 1904 and an enlarged version of this map (not illustrated) was used as the basis of the 1910 Valuation. By then a house had replaced the two small structures, part of the corner block owned by the trustees of T. Tozer, with a uniform building line up to the Church Street corner. A short length of diagonal wall was shown dividing it from William Towell's former property, by then owned by a Mr Sarson of Palace Avenue, but said to be unoccupied.³⁵ The building in the north-west corner was no longer shown as divided. The diagonal property division had not been visible on either the tithe map or the 1865 map. The recently-built house appears to have been then unnumbered, but occupied by Henry Frost,³⁶ this being supported by a 1905 valuation listing, in geographical order, in which Henry Frost was the occupier named next to Mr Sarson's house then occupied by a Mrs Slater.³⁷ Neither survey gave any indication of the use to which the rear detached block was put.

A re-survey in 1933 showed no significant change from 1904 (Fig 7). A 1935 directory showed the still unnumbered property to have become a social club, known as the Palace hall, but with part being used as a workshop by Frank Crimp, who described himself as an 'upholsterer and mattress expert' and 'window blind maker' with 'loose covers a speciality'.³⁸ By 1946 the hall had become the Paignton Urban District Council Employees' Social Club.³⁹ The 1953 re-survey showed the club present at the still unnumbered property. Renumbering of Palace Place took place in the mid 1960s, with the club becoming No. 2 and what had been No. 1 becoming No. 3.⁴⁰

3. ARCHITECTURAL APPRAISAL OF NOS 2 AND 3 PALACE PLACE

Palace Place is a narrow street running along the west side of the churchyard. Its properties lie on the east side of a rectangular block of land bounded by Church Street to the north and Winner Street to the west. Behind the frontages lies an extraordinary maze of densely crowded structures, with very complicated interlocking access arrangements.

3.1 No. 2 Palace Place

No. 2 Palace Place is one of a group of five properties that represent the redevelopment of the corner of Church Street and Palace Place in the late 19th century. The other properties that formed the development are No. 1 Palace Place and Nos 24, 26 and 28 Church Street. The development was three storeys high, except No. 2, which was of two storeys; the frontages were stuccoed throughout. The show side of the development was on Church Street. Here the frontage is much altered on the ground floor, but on the first and second floors are some quite elaborate details: the first-floor windows with moulded mullions, central sashes and smaller flanking arched heads below low pediments, the second-floor windows with four-centred

³⁴ *Trewman's Exeter Flying Post* 19.6.1851 8d; 26.5.1853 3f; 24.10.1860 1f.

³⁵ DRO 3201V/3/47, hereditament No. 1088; Valuation working map CXXII.5.NW, 1913? (damaged).

³⁶ DRO 3201V/3/47, hereditament No. 1089.

³⁷ DRO 4582A/PV1, Nos 1020–21.

³⁸ *Kelly's Directory of Torquay and Paignton*, 1935, 407; 1937, 620.

³⁹ *ibid.*, 1946, 448.

⁴⁰ *ibid.*, 1965, 457; 1967, 430.

heads of 'Tudor' style. The eaves of the slate roof are supported on moulded brackets, and these extend round onto the Palace Place frontage, as do the pediments over the first-floor windows.

No. 2, only two storeys high, is roofed at right-angles to the street, and has a tall first-floor window of three lights below the gable. The window is round-headed, with a drip moulding enclosing the head. Evidence that this property was built with No. 1 Palace Place is visible in the plat-band that marks the division between the first and second floors on the elevation of No. 1 and extends round to the Church Street elevation. This extends to touch the gable of No. 2, showing they were built together.

On the ground floor the original internal arrangements of No. 2 have now been lost. The front door with its plain fanlight above presumably led into a passage down the side of the front and rear rooms, but these have now been knocked into one space.

To the rear of the front block, the boundary of No. 2 with No. 3 runs at an odd angle, and this might be considered as possible evidence of the survival of part of an earlier structure among the 19th-century buildings. It is at present impossible to inspect this wall in a satisfactory way, since it is clad internally and obscured externally, but consideration of its relationship to No. 3 strongly suggests that it abuts and is later in date. This is confirmed by inspection of the map evidence, discussed further below.

To the rear of this diagonal wall a series of rooms extends along the back yard of No. 2. These have been very extensively altered, but are in origin of early 19th-century date. The back wall of breccia survives at the west end of the range, where it is visible from the courtyard behind, but the south side, now rendered, contains modern windows and has been either very heavily altered or completely rebuilt. The north side of the range, towards Church Street, is also largely or entirely modern (much breeze-block is visible from within).

3.2 No. 3 Palace Place

No. 3 Palace Place is the first in a terrace of five early Victorian stuccoed houses, first known as Nos 1–5 Palace Place but now renumbered Nos 3–7. They were obviously built together, with a repeating plan. Each originally had a plain stuccoed front with a single sash window and front door on the ground floor, a pair of sashes on the first floor, a slate roof, and a chimney stack of four flues, showing that each house had four heated rooms from the first. The front doorways have moulded consoles supporting a simple flat ledge over the door. The frontage of No. 7 has been much changed in the early 20th century, and No. 3 has lost its original fenestration. Within, each house of the terrace had a front and back room on the ground floor. The rear elevations seem originally to have had two large and one small window, all sashes, but there have been many changes. The gardens are still separated by attractive low walls of small slabs of local breccia. A few dressed ashlar blocks of red sandstone scattered in their fabric are certainly reused, probably from a medieval building, and they may contain more reused stone. Projecting from the backs of some of the properties are narrow ranges and outhouses, most of them later than the terrace, since they are built over the garden walls.

The narrow range projecting back into the garden of No. 3 (marked 'kitchen' on Mr Richards' plans) is again stuccoed, with hinged windows and stone steps leading to the first floor. It must be slightly later in date than the main block of the house, since its stone first floor is overbuilt on the garden wall and is different in style (visible from the garden of No.

4). It has splendid, unusually tall, chimney pots. Behind it is a stone-built lean-to with a slate roof, perhaps formerly a wash-house, also of mid or late 19th-century date.

4. DISCUSSION OF BUILDING HISTORY OF NOS 2 AND 3 PALACE PLACE

The earliest standing building is No. 3, datable by its style to the mid 19th century, but already present on the 1841 Tithe Map and shown on the extreme left of Spreat's engraving of 1842 (Fig. 11); it must then have been virtually new. The kitchen range extension in its back garden is also shown in 1841, and the garden wall between Nos 3 and 4 is also of this period.

The Tithe Map shows that the frontage of today's No. 1 Palace Place had not been built on in 1841, whilst a small ?room stood on the frontage of No. 2., with a still smaller ?room behind. The building shown on the frontage is readily distinguishable on Spreat's engraving of 1842; he shows it as being single-storeyed, with a gable-end onto the street. It must have been some sort of outhouse, or even a privy, or a pigsty. Both these little buildings were evidently demolished later in the 19th century; there is no reason to believe that they were older than the 19th century. The space on the frontage of No. 2 gave access to an open yard behind. The range projecting from the back of No. 2, now very much altered but still retaining at least its eastern gable-end wall, was also standing in 1840.

All these buildings were shown on the 1865 OS 1:2500 map, with only minor additions: the wash-house at the back of No. 3, and small lean-to structure added to the north of the rear range of No. 2. Changes in access arrangements into the crowded courtyard at the rear of No. 3 may, however, be reflected in the building of a wall across the former access way between Nos. 2 and 3.

The redevelopment of the corner of Palace Place and Church Street, including No. 2 Palace Place, is datable by style to *c.* 1870–90. It represented an encroachment onto the Palace Place frontage, considerably narrowing the street. The redevelopment must have followed a change in the pattern of ownership here. At the time of the 1840/41 tithe survey Nos 2 and 3 were in different ownership from No. 1 and No. 24 Church Street. In the new building, No. 2 and the range behind were redeveloped as part of the corner property. This is the most likely explanation for the odd diagonal wall running back from the south-western corner of No. 3, which bridged the space between two older ranges. It shut out access from Palace Place into the yard behind No. 3, and incorporated the rear range of No. 2, formerly in separate ownership, into the new property. It is not shown on the 1865 map, but is clearly visible in the re-survey made in 1904.

4.1 Interpretation of the setting and the potential for buried archaeological deposits

The site is certainly of high archaeological significance. It lies very close to the heart of the major group of buildings that formed components of the medieval Bishop's Palace and lay beside the parish church. Given that the palace may have been established in the Anglo-Saxon period and that the precise site of the earliest buildings is unknown, there is a real possibility of encountering Anglo-Saxon or Norman remains in this area.

The precise layout of the medieval buildings is imperfectly known, and even small-scale investigation has the potential to enlarge knowledge usefully. The relationship of the site to the standing and excavated remains of the medieval palace is shown in Fig. 10, and this also shows a conjectural interpretation of the positions of the other major buildings recorded in the

1567 survey (see below). A summary of what is known of the medieval palace is presented here as an Appendix.

Nos 2–3 Palace Place lie to the north of the known palace buildings. Their site has been interpreted in the past as the position of the medieval gatehouse, an attribution that seems to go back to a comment of Revd John Swete following his visit in the 1790s. He states that

... near the Western end of the Church, is yet standing, the Gateway that led into the palace. This, however, seems never to have been of consequence. The Principal Buildings lay south-east of this, and are boundaries on these points to the churchyard.

This seems to refer to a gateway that stood somewhere in the area of 1–4 Palace Place; it does not indicate whether this was close to the churchyard or set further to the west. Others, however, have thought that the gate stood at the southern end of Palace Place, and this interpretation has been followed in the modern plaque marking the site of the first market, which, according to the Pembroke Survey, was held ‘in the highway and in the gate’.

In considering these possibilities, a starting point is the Pembroke Survey with its accompanying view of 1567 (Fig. 2). The survey records the existence of a Great Stable (measuring about 140 feet long and 26.5 feet wide and in decay) and a Great Barn (totally decayed), both lying outside the precincts and walls of the palace; the latter, estimated at an area of two acres, was pasture. Contrary to the statements of some earlier writers, the positions of these buildings are not stated in the survey.

In the drawing accompanying the survey a fixed point is the church and walled churchyard at the top left; the view certainly looks to the south. Church Street (accurately shown running across the page and oblique to the churchyard) is readily distinguishable in front of it. In understanding the rest of the streets and buildings depicted, a key point is establishing where the crossroads close to the centre of the drawing lies. The street leading down to the bottom right of the drawing is surely Well Street. The drawing shows that its line continued southward towards the palace, and that the palace gatehouse, with the enclosing palace wall, were separated from the crossroads by a plot of ground occupied by one long and several smaller buildings. A second, tapering, plot of ground is shown between the western side of the churchyard wall and the street leading to the palace. It must be admitted that the drawing is inaccurate towards its top, since it shows the north-east corner of the palace defences on the west side of this street; in fact this still stands well to the east of the church tower. (Inspection of the surviving evidence of the north-east corner of the defences leaves no doubt that a large building stood within the defences there, but it was certainly not a gatehouse.)

Nowadays there is no street extending southwards to the palace from Well Street, so either the drawing is misleading or the street to the palace has been lost. One piece of evidence suggests that the latter is the case. It can hardly be a coincidence that the line of Well Street projected on the modern map runs up to meet the reconstructed line of the inner court of the palace very close to the estimated position of the front of the palace gatehouse. This also offers an explanation for the curious double-gabled arrangement recorded by Swete in his watercolour of the palace viewed from the churchyard. Buildings with parallel ranges were unusual in medieval buildings; it is unlikely that Swete is showing a single structure and more likely that these formed the ends of two different buildings, one running east, the other west. The one nearer his viewpoint is probably the western gable of the lodging recently excavated by Exeter Archaeology; the other, which sits on the projected boundary of the

inner court, it is suggested here, is the main gatehouse of the palace (see reconstruction, Fig. 10).

On the western side of the street leading to the palace the Pembroke Survey drawing shows an unusually long building running along the street frontage, with two symmetrically-arranged porches projecting from its front wall. The length of the building and the porches strongly suggest that a tithe barn is depicted. This would be appropriate for its position, since such barns were normally placed outside the privacy of the palace or monastic precinct (Polsloe, Torre and Newenham are all local monastic examples). This is surely the Great Barn recorded in the survey. Stables and barns often go together (Bishop's Clyst is a local example), and it seems likely that the Great Stable formed part of the adjacent buildings – perhaps among the buildings between the graveyard and the street to the palace.

Nos 2–3 Palace Place, then, very probably lay outside the defended circuit inner court of the palace. Nevertheless this area was evidently regarded as part of the palace: the Pembroke Survey describes the Great Stable as a 'parcel of the palace'. The area of the palace is recorded in that survey as two acres, an acreage recorded in later documents. This is considerably larger than the present enclosure (c. 0.7 acres) and it seems that the two acres included the area extending northward to Church Street. Bishops' palaces seem commonly to have had an inner and an outer court, and sometimes at least the latter was bounded by an enclosing wall (Bishopsteignton is a local example). Although there is no sign on the 1567 survey of such a wall, it may have existed at Paignton.

If this is accepted, it follows that the present Palace Place is a new road of the 18th or early 19th centuries, overlying substantial medieval buildings, possibly the Great Stable, that were cleared away entirely by the 1840s. It is obvious that the southern end of the road overlies the end of a large medieval building (the excavated lodging block) and this relationship can be expected further along the street.

This leaves the question of what Swete saw to the west of the church. There must have been at least a large archway in this area. One possibility is that it marked the entrance to the outer court of the palace, perhaps in the area of 30–2 Church Street or somewhere near the corner of Palace Place and Church Street. Given the absence of evidence for such a gateway on the 1567 survey, however, it might alternatively have been a large entrance into the Great Stable or Great Barn.

5. PROPOSED ALTERATIONS AND POTENTIAL IMPACT

Standing buildings (Fig. 9)

The proposals entail:

- The removal of most of the wall at ground-floor level separating the two ground-floor rooms of No. 3. This will remove fabric of c. 1840.
- The insertion of one ground-floor and one first-floor doorway in the diagonal party wall between Nos 2 and 3. The survey concluded that this wall is of late 19th-century date.

Buried archaeological deposits

The proposal entails the excavation of trenches in preparation for the construction of new foundations for the southward extension of the south wall of No. 2 Palace Place. Since the development lies within the area of the Bishop's Palace, interpreted here as lying within the outer court and being the probable site of the Great Stable, this is a highly sensitive site, and

all deposits below the concrete slab of the yard which at present occupies the area of the proposed groundworks should be dug archaeologically.

During the site visit the point was made that it may prove necessary to lay a concrete slab within the ground-floor rooms of No. 3. This point is not covered by the current proposals as shown to EA, but, were it to be carried out, this would also impact on archaeological deposits and any deposits removed should be excavated archaeologically.

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SOURCES CONSULTED

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DEI Devon & Exeter Institution

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APPENDIX: GENERAL DESCRIPTION OF THE PALACE

The defended rectangular enclosure to the south of the churchyard, recently surveyed by English Heritage,⁴¹ is the principal surviving component of the palace. Its eastern and southern sides are of a single uniform build, with regularly-spaced arrowloops (spaced at three loops to the perch?) and crenellations. The regular spacing of its arrowloops can be extrapolated along the lost section of the southern defence to give a symmetrical layout. The tower at the south-east corner of the palace demonstrably belongs to this phase of work, and its putlog holes are continuous with those of the curtain wall on which the tower sits. The tower's primary windows, which consist of paired lights with ogee heads, are late Decorated in character. They are the only datable architectural features of this major phase of work, and indeed of any of the standing remains; they could be as early as *c.* 1300 or as late as the late 14th century, when Perpendicular work eventually superseded such work. A likely context for this defence is the grant to the Bishop Brantingham of Exeter for a Licence to Crenellate in 1379.⁴² The grant is unusual, since it was for Chudleigh palace or elsewhere. It was made in the context of great concern about French raids along the south coast, to which Paignton would have been most vulnerable; it may be noted that, apart from the Bishop's Palace in Exeter, which had received an earlier licence, only Chudleigh and Paignton among the bishop's palaces appear to have been seriously defensible.

Traces of various structures are visible within the enclosure. Towards the north-east corner are corbels along the wall-top indicating the presence of a tall, probably two-storey, building constructed with the curtain wall, its long axis running north to south. Beside the tower at the south-east corner are the substantial stone footings of a stone structure running northward towards this area, which might have linked to it. Along the southern defence is a long row of secondary joist holes, cut just below the crenellations, which may indicate a roof-line of a medieval building, but they are not large and might as well be the remains of later (?farm) buildings. Finally, the remains of a very substantial stone building, whose long north wall was formed by the perimeter wall of the palace, is clearly visible on the north side.

Whilst the west, south and east sides of the late 14th-century enclosure were regularly laid out, its north side is not, apparently because it had to incorporate at least two large ranges of pre-existing buildings, both orientated east to west. The boundary wall that now forms the north side of the modern vicarage garden clearly incorporates the north side of a large stone building of two or more storeys. It was evidently appreciably taller than it now stands, since putlog holes can be seen at the very top of the wall. This deserves more detailed examination than it received in the EH survey;⁴³ unfortunately at the time of writing ivy has grown back, concealing much of the wall surface seen in the EH survey.

The stone lodging block excavated by Exeter Archaeology is discussed elsewhere.⁴⁴ Consideration of the site plan, which shows that this lodging could only have been incorporated into the palace enclosure by creating an irregular northern boundary, strongly suggests that this is earlier in date. To the west of this, the boundary of the palace is uncertain, but the simplest and obvious explanation is that it is more or less where it is today.

⁴¹ Jones 2001.

⁴² Parker 1882, III, 352; Higham 1988, 146, No.12.

⁴³ Jones 2001.

⁴⁴ Passmore 2004.

**ARCHAEOLOGICAL ASSESSMENT
OF PROPOSED DEVELOPMENT
AT 2-3 PALACE PLACE
PAIGNTON, TORBAY**

**Prepared for
Palace Place Social Club**

Exeter Archaeology

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