

**ARCHAEOLOGICAL ASSESSMENT  
OF PROPOSED DEVELOPMENT  
OF J V MOTORS SITE,  
LISBURNE SQUARE, TORQUAY**

**Prepared for Midas Homes Limited**

**Exeter Archaeology**

**Report No. 01.09**

**February 2001**



## Contents

1	Introduction	1
1.1	The site	1
1.2	The assessment	1
1.3	Statutory protection	1
2.	Archaeological and historical background	2
2.1	Archaeological background	2
2.2	Historical background	2
3.	Site visit 31 January 2001	5
4.	Sites of archaeological interest	6
4.1	Sites within the site under investigation	6
4.2	Sites in the vicinity of the site under investigation	6
5.	Discussion	8
	Acknowledgements	10
	Sources consulted	10

## List of illustrations

- Fig. 1 Site location
- Fig. 2 The identified sites of archaeological interest in the vicinity of the site.
- Fig. 3 Inferred positions of archaeological features in the vicinity of the site.
- Fig. 4 Extract from Donn's 1765 Map of Devon.
- Fig. 5 Re-drawing of Torwood Manor House and ancillary buildings from Matthew Blackmore's Estate Plan of 1769.
- Fig. 6 Extract from the 1802–4 Ordnance Survey 3-inch Drawing No. 38.
- Fig. 7 Re-drawing (enlarged) of Torwood Manor House from the 1808 map of the property of George Cary, Esq.
- Fig. 8 Extract from the Tormoham Tithe Map.
- Fig. 9 Extract from John Woods' map of 1842.
- Fig. 10 Extract from the map accompanying Thomas Rammell's 1850 Report to the General Board of Health.
- Fig. 11 The area in 1860–1, showing the site immediately before development.
- Fig. 12 The area in 1933–4.
- Fig. 13 The Revd John Swete's painting of Torwood Manor House from the south-east.
- Fig. 14 The west front of Torwood Manor House in 1820.
- Fig. 15 Potential for survival of archaeological deposits on the site.

## 1. INTRODUCTION

This report has been commissioned by Midas Homes Limited to determine the archaeological implications of the proposed development for housing of the J V Motors site at Lisburne Square, Torquay (Planning Application No. P/2001/0072/PA/0073/CA), and has been prepared in accordance with the terms of a brief provided by Torbay Council's Archaeology Officer.

### 1.1 **The site** (centred at SX95691241; Fig. 1) [BRIEF SAYS SX92656373]

The site occupies an area of approximately 0.25ha and is currently occupied by a petrol station and car dealership. It is bounded on the north-west by Babbacombe Road, on the north-east by Lisburne Square, on the south-east by Lower Woodfield Road, and on the south-west by the Hunter's Moon Hotel.

Geologically, the site is located at the junction of the Middle Devonian limestone with the Lower Devonian Staddon Grits, Sandstones and Shales.<sup>1</sup>

The site is of historic interest in that it lies within, or in very close proximity to, the curtilage of one of the three granges of the medieval Torre Abbey. Following the Dissolution each of the granges became privately-owned manors. Torwood Manor House was built on a site that has been the subject of some controversy, but this study suggests that it was located c. 40m west of the site under investigation. The building subsequently became a farmhouse and, although it was of historical interest, was then allowed to become ruinous. During the period of Torquay's greatest growth it was demolished and two of a group of four villas built over its site, possibly reusing the stones.

### 1.2 **The assessment**

The assessment consists of a desktop study of available cartographic and documentary sources. A site visit was also undertaken.

The methodology has involved principally the comparison of historic maps, surviving from as far back as 1769, supplemented by pictorial evidence and such estate papers as have been located.

### 1.3 **Statutory protection**

The site is located within the Lincombes Conservation Area. While no statutory designations have been identified on the actual site, it lies in close proximity to several listed buildings (see section 4.2). The area is noteworthy for being in proximity to the location of Torwood Manor House, which was built on the site of a monastic grange during the Tudor period. All that remains visible from an early period is some of the medieval fabric of a barn since converted into Manor Barn Cottage and Clifton Cottages, with associated stone walls to the east (site 3, Fig. 2). These are located on the north-west side of Babbacombe Road, some 25m from the site, and are Listed Grade II.

---

<sup>1</sup> Geological Survey of Great Britain (England & Wales) 1:50 000 Drift Sheet 350, Torquay, 1974.

## 2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 2.1 Archaeological background

The presence of the former monastic grange and subsequent Tudor manor house led to an archaeological investigation in 1975 when blocks of flats were erected close to the purported site of the manor house, on the north-west side of what is now Babbacombe Road.<sup>2</sup> Although revealing the extensive nature of the redevelopment following the demolition of the manor house in 1843, with indications of 19th-century make-up covering the bedrock to a depth of at least 2m, the excavation was unsuccessful in locating the foundations of the manor house. After further consideration by the excavator of the map evidence it was felt that its site had been further to the east, and that ‘most if not all traces of it are likely to have disappeared beyond recall’.<sup>3</sup>

However, some trace of an associated building, regarded as a former barn, still survives. Part of the fabric of Manor Barn Cottage and Clifton Cottages comprises stone rubble thought to be of late 15th- or early 16th-century date,<sup>4</sup> which would date from the period of the grange.

### 2.2 Historical background

#### *Torwood Manor House*

The site under investigation is located in what was the ancient parish of Tormoham, and within the Domesday manor of Torre, which at that date was held by William the Usher, who had acquired it from the Saxon Alric.<sup>5</sup> The manor was subsequently acquired by William Briwere, who in 1196 granted part of it to the Premonstratensian Order for their abbey.<sup>6</sup> Torre Abbey was to become the wealthiest of England’s Premonstratensian abbeys, and possessed three granges, or outlying farms, at Torwood, Ilsham and Shiphay.<sup>7</sup>

In 1538, probably anticipating the Dissolution, the abbot granted to Sir Thomas Dennis and his son Walter a lease of Torwood Grange for 99 years at a rent of £5. Following the Dissolution this was amended by the Crown to 21 years at £7 3s 4d, the new lease of the grange with houses, buildings and closes of land being granted on 25 June 1540.<sup>8</sup> Sir Thomas was subsequently allowed to acquire the freehold, and in 1555 his son Robert sold his messuages, lands, etc. in Tormoham to John Rydgerwaye of Torre, esq.<sup>9</sup>

It is unclear whether there was anything more than a farm present on the site at that time of the purchase. However, it appears from the presence on the house that survived into the 19th century of both the date 1579 and the initials ‘TR’ that it was built in that year by Thomas Ridgway. Two years later he was assessed on lands valued at £35 per annum.<sup>10</sup> The family was to enjoy much favour in the early 17th century, Thomas’s son, also Thomas, being created Earl of Londonderry in 1623.<sup>11</sup> It would have been the fourth Earl who in 1674 paid

---

<sup>2</sup> Gallant 1976, 77–82.

<sup>3</sup> Gallant 1976, 81.

<sup>4</sup> DNH 1994, 259.

<sup>5</sup> Thorn & Thorn 1985, 51,12.

<sup>6</sup> Ellis 1930, 29.

<sup>7</sup> Hoskins 1954, 501; Oliver 1846, 178.

<sup>8</sup> Youings 1955, 14–15.

<sup>9</sup> DRO Tingey Calendar of Enrolled Deeds No. 434.

<sup>10</sup> Blewitt 1832, 92; Stoate 1988, 65.

<sup>11</sup> Ellis 1930, 262.

hearth tax on 14 hearths.<sup>12</sup> On his death in 1713 the title became extinct, his surviving daughter marrying Arthur Chichester, fourth Earl of Donegal.<sup>13</sup>

An account of the expenditure made by a steward in the years 1712 to 1716 has been published.<sup>14</sup> It appears that the Earls resided there for at least some of the 18th century, with the respondent to Dean Milles's Questionnaire (1747-62) referring to 'Torr wood' as the only mansion house in the parish.<sup>15</sup> Donn's map of 1765 suggests that it was still their seat at that date (Fig. 4), but three years later the manor of Torwood was to be sold to Robert Palk Esq., formerly Governor of Madras. The conveyance referred to 'all ... their manors, town and lands at Tormohun, ... and the barton and farm of Torwood', which suggests that the manor may already have been leased as a farmhouse.<sup>16</sup> According to one account, the purchaser intended to reside there but, discovering that Mr Cary (the owner of the Braddons estate which extended to within 100m of the Manor House) was unwilling to sell, he would not have been lord of all he surveyed, and resolved to reside at Haldon House instead.<sup>17</sup> In 1769 Matthew Blackmore was engaged to map the manor, and his map provides the earliest detailed picture of the Manor House and its surroundings (Fig. 5). The presence of three orchards and a pound house is suggestive of commercial farming rather than a high-status residence.

With more documentary evidence surviving, notably the series of land tax assessments beginning in 1780, a clearer picture of the property can be gained. In 1780 Robert Perriman was leasing the Torwood property, assessed to the land tax initially at £5 17s 8d. A survey of the manor made in 1788 has survived, which shows Robert Perriman's holding to have comprised 40 fields totalling some 462 acres, a very large farm for that period, with a yearly value of more than £173.<sup>18</sup> The 'House Garden Courtlage & [?]hill' occupied just over five acres.

It was in 1793 that the Revd Swete visited the property, passing through an arched gateway to the 'spacious Court of a quadrangular form, surrounded by high walls'.<sup>19</sup> He recorded that the individual stairs consisted of solid blocks of oak. While there he made three paintings of the house and its well-wooded grounds (Fig. 13), but these are difficult to relate to the Blackmore map, which does not show the stream as such (Fig. 5).

The area was first surveyed by the Ordnance Survey in 1802-4. The surveyors' drawing shows that the road to Ilsham at that time passed immediately to the north of the house, which was surrounded on the other three sides with trees, presumably the orchards (Fig. 6).<sup>20</sup>

In 1819-20 the name of James Perriman was replaced in the land tax assessments with that of John Mudge Junior. By 1823 the latter was paying the reduced assessment of £3 10s, indicating that he was farming a smaller area, some fields possibly having by then been

---

<sup>12</sup> Stoate 1982, 196.

<sup>13</sup> Ellis 1930, 264

<sup>14</sup> White 1881, 191-200.

<sup>15</sup> WCSL Dean Milles's Questionnaire *sub* Torre Mohun.

<sup>16</sup> Watkin 1922-26, 54.

<sup>17</sup> Swete 1997, 165; Ellis 1930, 272-3.

<sup>18</sup> 'A Particular of the Manor of Tormoham, 1788', DRO 58/9 Box 127/14.

<sup>19</sup> Gray (ed.) 1997, 164.

<sup>20</sup> WCSL Ordnance Survey 3-inch Drawing No. 38.

developed. In the following decade the guidebook writer Octavian Blewitt wrote that Mr Mudge ‘obligingly allows any visitors to inspect the building’.<sup>21</sup>

A later survey, undated but presumably contemporary with the tithe map since the field numbers are identical, provides slightly more detail about the house, referring to ‘Torwood House, Gardens, Courts & Grove on both sides of the Road’, with the area it occupied being slightly greater at 5 acres and 20 perches, while the overall area of the farm had been reduced to 300 acres.<sup>22</sup>

This was the period when Tormoham was rapidly developing, and it seems that on John Mudge’s death the lease fell in. In May 1842 a respondent to an intending author wrote ‘Torwood is now quite unroofed, is about to be taken down’, although the actual demolition appears to have been delayed until the following year,<sup>23</sup> with at least part of the medieval fabric of one of the outbuildings surviving a second reconstruction.

It seems that Sir Lawrence Palk was now in a position to oversee a major development of several hundred acres, and the result was to be a total transformation of the landscape, with roads being moved, some remodelling of the land surface and the course of a stream being altered. So thorough was this transformation that it is difficult today to be sure of the site of the original manor house. Very little documentation of this dramatic change seems to be accessible in the public domain, yet during the decade 1841–51 the number of houses in the parish increased by a remarkable 75%. One directory refers to the increase as ‘in all probability greater than in any other fashionable town in the kingdom’.<sup>24</sup>

The tithe map is said to date from 1848,<sup>25</sup> but appears to show the manor house as a standing building and may be a re-drawing of a slightly earlier estate map. It shows an early stage of the transformation, with the new Babbacombe Road curving round to the south of the manor house (Fig. 8). By 1850 the area had changed dramatically; the four villas at Torwood Mount were present, while Old Torwood Road, lined with villas with their extensive gardens, made a junction with Babbacombe Road much further to the east (Fig. 10). By 1860-1, when the area was surveyed at 1:2500 scale,<sup>26</sup> Lower and Higher Woodfield Roads were present by then as was the terrace of Lisburn Crescent (Fig. 11), the name deriving from Sir Lawrence Palk having married the daughter of the first Earl of Lisburne.<sup>27</sup> Between 1851 and 1861 a further increase in the housing stock of 34% was recorded, with many of the houses ‘erected by those spirited architects and builders, Messrs J T and W Harvey’.<sup>28</sup>

### ***The site under investigation***

The site under investigation remained undeveloped in the early 1860s. The map surveyed in 1860–1 depicts a tree-lined gully running north-east/south-west across it, evidently cut by the stream that was still present in 1842 (Fig. 9), and which had formed the valley in which Torwood Gardens are situated. The precise date of the development of the site has not been established but it appears to have been in the 1860s, with a directory of 1866 recording the

---

<sup>21</sup> Blewitt 1832, 92.

<sup>22</sup> ‘Book of Reference to the Map of the Manors of Tormoham & Ilsham’, DRO 58/9 Box 127/20.

<sup>23</sup> Response to Revd Stockdale from Dr J Lang, Park Crescent, Torquay 17.5.1842: DEI: Stockdale Collection, Book G, p360; Dymond & White c.1881, 29.

<sup>24</sup> Billing 1857, 530.

<sup>25</sup> Kain & Oliver 1955, 142.

<sup>26</sup> Ordnance Survey map sheet Devon CXIV.14.

<sup>27</sup> Ellis 1930, 276.

<sup>28</sup> White 1850, 446.

presence of the fly proprietors Grist & Sons in Babbacombe Road.<sup>29</sup> The family had moved to Torquay from Stonehouse in Gloucestershire and was to be prominent in equine-related business up until the last war. They were present on the site by 1870, when it was known as Lisburne Mews, and a directory of 1878–9 lists the family’s range of activities as ‘post, job & riding masters, livery stable keepers, & cab &c. proprietors’.<sup>30</sup> The Ordnance Survey’s re-survey of 1904 shows structures present around the sites four sides.<sup>31</sup> The 1910 valuation described the site as ‘Yard Co[? – Company?] Houses Stables & Riding School’. Not until 1926 was there an indication of the rise of motoring, with J E Grist’s business description amended to ‘riding school, jobmaster, horse repository & motor garage’.<sup>32</sup> However, no change to the site is detectable on the revised map of 1933–4, and the riding school continued alongside the garage up until 1939.<sup>33</sup> In the post-war period the site became the Lisburne Garage, with the south-east range of buildings being cleared.

### 3. SITE VISIT 31 January 2001

The site is currently occupied by a petrol station and car dealership (new and second-hand), and comprises buildings along the north side adjacent to Babbacombe Road and along the western boundary, with a petrol station on the eastern side. The remainder of the area is hardstanding and used as a used car sales forecourt.

The earliest part of the site is the west wall of the west building, which contains six Italianate windows of mid 19th-century date (probably from the 1860s, but with 20th-century glazing in plastic frames). The eastern part of this building, part of which is two-storeyed offices, is of 20th-century date, as is the northern (showroom) building. The roof and gables of the western building are of corrugated iron sheets and are not original; it is possible that only the western wall is original and the rest of the building has been rebuilt (it should be noted that the inside was not inspected).

The site is generally level, although the ground surface elsewhere slopes down from east to west. The western part of the site appears to have been terraced, and the western building is almost certainly constructed on made-up ground. The windows mentioned above would have been on the ground floor, but the depth of slope gives the appearance of them being on the second floor. The shape of the combe as shown on 19th-century OS maps is not evident on the site today, although to the west the drop in levels is clear. There is also a dip to the east of Ridgeway Villa.

The northern building is constructed in a number of terraces with the interior floor of the building dropping in approximate 0.5m spits.

Any archaeological deposits are likely to have been disturbed by the construction of the petrol tanks under the eastern part of the site, and by associated pipes running to the rear of the northern building. The construction of the existing 20th-century buildings might also have disturbed any archaeological deposits, but may also have been partly cut through make-up material. The presence of the postulated make-up material and the survival of archaeological

---

<sup>29</sup> *Kelly’s Directory* 1866, 1038.

<sup>30</sup> *Morris’s Directory* 1870, 432; *White’s Directory* 1878–9, 808.

<sup>31</sup> Ordnance Survey map sheet Devon CXIV.14, 2nd edition, published in 1906.

<sup>32</sup> Duties on Land Values ... 1910 Torquay East 1: DRO 3201V/3/62, hereditament No. 830; *Kelly’s Directory* 1926, 802.

<sup>33</sup> *Kelly’s Directory* 1939, 794.

deposits could be tested by evaluation trenches in the hardstanding beside the current buildings.

#### 4. SITES OF ARCHAEOLOGICAL INTEREST

##### 4.1 Sites within the site under investigation

###### 1. *Site of possible garden features / medieval grange buildings / prehistoric field system*

It appears that all but the southernmost extent of the site was within the curtilage of the Tudor Manor House and could well have contained formal gardens associated with a high-status residence. The stream that formerly ran across the site would have provided the potential for a water feature, possibly on the scale of the ‘water theatre’ recently revealed at Shilston Barton in Modbury parish.<sup>34</sup> A water feature is shown in the foreground of one of the Revd John Swete’s paintings in 1793 (Fig. 13).

Apart from the barns that survived into the 1840s, it is likely that the medieval grange contained other buildings such as cowsheds, a dovecote, housing for the labourers and possibly a chapel.<sup>35</sup> These may well have been located within the curtilage, presumably that shown on Fig. 5 as ‘Tor Wood Hill’ and may have extended as far as the site under investigation.

It is also conceivable that the site may yield evidence for late prehistoric occupation in the form of field-banks. A number of relict field systems have been recorded on the south Devon limestone plateau, the nearest to the present site being at Walls Hill, 1.5km to the north (at SX93406510).<sup>36</sup>

##### 4.2 Sites in the vicinity of the site under investigation

###### 2. *Site of Torwood Manor House* [?]SX92536374 SMR SX96SW/35

This is believed to have been built in 1579 by Thomas Ridgeway on, or close by, the site of the farmhouse of the medieval monastic grange. An illustration (Fig. 14) shows it to have been of three storeys, with three forward-facing gables and an off-centre entrance accessed through a high-walled court. It ceased to be a high-status residence after the purchase by Robert Palk, and was subsequently inhabited by tenant farmers. It was demolished in 1843.

Archaeological investigation in 1975 failed to detect any trace of the building, presumably because it was located to the east of the foundation trenches of the flats (Fig. 3). It is unfortunate that the late Mrs Gallant’s excavation records cannot be located, as her summary report gives no indication of whether she was able to inspect any service trenches in the vicinity of the presumed site. It may well be the case that the Tudor building stone was reused to build the villas, perhaps even including that which had comprised the foundations. The two southernmost villas seem to have been built over the site, and if they contained cellars a substantial part of the evidence of the building would have been removed.

---

<sup>34</sup> Currie 2001, 1.

<sup>35</sup> Aston 2000, 129.

<sup>36</sup> Gallant *et al.* 1985, 23–4, 30.

3. ***Fabric of medieval barn*** SX92546375 **Grade II**<sup>37</sup> SMR SX96SW/34

Part of the fabric of a granary or barn, comprising painted stone rubble and regarded as late 15th century or 16th century in origin, is visible in what are now No. 1 Manor Barn Cottage and No. 2 Clifton Cottages. The listing includes the stone walls to the east. Prior to 20th-century conversion to residential use, the structure was a carriage house.

4. ***Site of the four villas at Torwood Mount*** centred at SX92536374

Following demolition of the Manor House the grounds were used for the construction of four villas during the 1840s by the architect brothers John Tapley Harvey and William Harvey. A 99-year building lease was granted on 29 September 1841; the villas were Garion (later Ailsa), Orta, Torwood Mount (later Rockleaze) and Burnsall (later Elmwood).<sup>38</sup> Prior to the partnership being dissolved in 1874 the brothers had built Hesketh Crescent and Upton Church, and previously, in partnership with their father Jacob Harvey, Vaughan Parade, Beacon Terrace, Higher Terrace and Park Crescent.<sup>39</sup> A William Harvey of Westminster still owned the villas and the building yard adjoining to the east in 1910.<sup>40</sup> The villas were subsequently acquired by Torbay Council, and were demolished in 1966.<sup>41</sup>

5. ***Terrace*** SX92606376 **Grade II**<sup>42</sup>

Nos 479–503 (odd) Babbacombe Road form a two-storey terrace which is believed to date from 1865–75, providing a complete example of a terrace of this type and date.

6. ***Terrace*** SX92586378 **Grade II**<sup>43</sup>

Nos 1–10 Clifton Grove form a two and a half storey terrace which is believed to date from the 1870s.

7. ***Pair of villas*** SX92696379 **Grade II**<sup>44</sup>

Nos 472 & 474 Babbacombe Road, Ridgeway and Ridgeway House, are believed to date from around 1850.

8. ***Terrace*** SX92686363 **Grade II**<sup>45</sup>

Lisburne Crescent comprises a three-storey concave terrace of nine houses and originates from two 99-year building leases granted on 29 September 1851, for Nos 1–4 to the builder John Lane, and for Nos 5–9 to John Morgan, a landed proprietor.<sup>46</sup> It may be the case that John Lane built all nine. The name is derived from that of Sir Lawrence Palk's second wife. By 1857 most of the houses provided lodgings for visitors.<sup>47</sup>

---

<sup>37</sup> DNH 1994, 259.

<sup>38</sup> Catalogues of the Sales of the Freehold Ground Rents of the Manor of Tormoham, 1887, 6 & 1901, 4, Torbay Central Library reference D981; .DRO 3201V/3/62, hereditaments 1063–6.

<sup>39</sup> *Torquay Directory and South Devon Journal* 9.6.1874 4b, 23.1.1884 5d.

<sup>40</sup> Duties on Land Values 1910, DRO 3201V/3/62, hereditaments 1063–6.

<sup>41</sup> Torbay Council plan (undated) T/16002; pers. comm. Mrs James, Manor Barn Cottage.

<sup>42</sup> DNH 1994, 25.

<sup>43</sup> DNH 1994, 255.

<sup>44</sup> DNH 1994, 24.

<sup>45</sup> DNH 1994, 168.

<sup>46</sup> Catalogue of the Sale of the Freehold Ground Rents of the Manor of Tormoham, 1887, 9.

<sup>47</sup> Billing 1857, 540–1.

9. *Gate piers* SX92656366 **Grade II**<sup>48</sup>

The gate piers at the north end of Lisburne Crescent bear the date 1851. They have been recently repaired.

10. *Gate piers* SX92666359 **Grade II**<sup>49</sup>

The gate piers at the south end of Lisburne Crescent similarly bear the date 1851.

11. *Service blocks to terrace* SX92706364 **Grade II**<sup>50</sup>

Unusually, the two-storey service blocks at the rear of Lisburne Crescent have been separately listed, being separated by a courtyard. Some are now in separate occupation.

12. *Landour Hotel* SX92606361 **Grade II**<sup>51</sup>

This villa is believed to date from the 1840s, and has since been divided into flats.

13. *The Lawn* SX92566357 **Grade II**<sup>52</sup>

This villa in the Domestic Tudor style is also believed to date from the 1840s, and is now converted into holiday flats.

14. *Gateway to Torwood Manor House* SX92466371 **Grade II**<sup>53</sup> SMR SX96SW/36

This archway is believed to date from the Tudor period, and was relocated from its original site when Babbacombe Road was widened to allow the tram service to be provided.<sup>54</sup> It may have been the same arched gateway that the Revd Swete recorded passing through.<sup>55</sup>

15. *Cellars* SX92516369

The presence of a blocked doorway and three blocked windows in the high revetment wall on the north side of Babbacombe Road indicate the presence of ‘four large stone-built chambers’, although their function is far from clear.<sup>56</sup> Mrs Louise Gallant suggested that they might be stables, but the fact that they intercommunicate by ‘high, rounded archways’ argues against this. Also, a sale notice from 1867 for one of the villas makes no reference to any stables.<sup>57</sup> The structures were truncated in 1906 when the Torquay Corporation required the curve of the road to be eased to allow tram operation. Prior to this there appear to have been four separate entrances, visible in a painting made in 1846.<sup>58</sup> Mrs Gallant took the view that their excavation provided the material for the build-up of the Mount.

## 5. DISCUSSION

The construction of the block of flats to the west of the site in 1975 provided the opportunity for archaeological investigation. While this provided an indication of the extent to which the landscape had been remodelled, it did not reveal the expected foundations of Torwood Manor

---

<sup>48</sup> DNH 1994, 169.

<sup>49</sup> DNH 1994, 169.

<sup>50</sup> DNH 1994, 191.

<sup>51</sup> DNH 1994, 204.

<sup>52</sup> DNH 1994, 204.

<sup>53</sup> DNH 1994, 260.

<sup>54</sup> Ellis 1930, 279–80.

<sup>55</sup> Gray (ed.) 1997, 164.

<sup>56</sup> Gallant 1976, 78.

<sup>57</sup> *Torquay Directory* 29.5.1867, entry in Torquay Museum card index.

<sup>58</sup> Ellis 1930, 399.

House.<sup>59</sup> The failure to establish the whereabouts of the original site records (following Mrs Gallant's death in December 1985) means that only the summary report is available. This refers only to foundation trenches for the flats (which appear to be, at a minimum, 8m to the west of the manor house site) and it is uncertain whether Mrs Gallant was able to inspect service trenches crossing the actual site. Some of her conclusions are also questionable, in particular the conviction that the surviving medieval fabric (of site **3**, Fig. 2) relates to the westernmost of the two barns on the 1769 plan. Although the almost complete transformation of the site area during the 1840s has made it difficult to locate fixed points, the angle formed by the Cary's Braddons estate boundary is identifiable on the large-scale maps from 1769 to the present day (highlighted in Fig. 2). The 1769 map (Fig. 5) indicates that the western barn was some 70m from that angle, while the surviving (eastern) barn (i.e. site **3**) was some 110m away. The evidence from the map sequence therefore is that the site of the manor house itself is *c.* 35m to the west of the J V Motors site.

### *Suggested history of the site*

A number of relict field systems have been recorded on the south Devon limestone in comparable locations to the present site. It is possible that the remains of late prehistoric field-banks may be encountered.

Subsequent to the founding of Torre Abbey, Torwood became one of its three granges. It is therefore possible that medieval buildings were once present on the site.

With the building of the Ridgway's manor house in 1579, it is likely that its formal gardens would have extended onto the site, perhaps incorporating the stream into a water feature. It is possible that such gardens were remodelled to reflect changing fashions over the next 200 years. Following the manor house's social descent the gardens appear to have become orchards (Fig. 6).

The depth of the gully formed by the stream is uncertain; the Revd Swete's illustration (Fig. 13) appears to have been made from a point slightly to the south-west of the site under investigation. If the figure visible is an adult accurately scaled, then the depth of the gully could be as much as 6 or 7 metres.

The orchards were no longer present by 1860 (Fig. 11), by which time the stream had been diverted (presumably to run under one of the roads, perhaps in connection with the area's first sewage disposal scheme). Development seems to have begun soon afterwards, with the gully being infilled and ranges of buildings erected in connection with the Grist family's horse and carriage businesses. These were later converted to uses in the motor trade.

### *Summary*

The course of the former stream gully makes up a substantial part of the site (Fig. 15). This appears to have been infilled in the 1860s, effectively rendering that part of the site archaeologically sterile.

The accuracy of the map dating from 1769 must be questionable. In particular it suggests that the southern boundary of the curtilage crossed the deep stream gully at a slight angle. This report has been compiled at a time when Torquay Museum is undergoing extensive alterations and the original Blackmore plan is not accessible. One is therefore dependent on

---

<sup>59</sup> Gallant 1976, 77–82.

the tracing published by Mrs Gallant (Fig. 5), the accuracy of which has not been checked. In these circumstances there must be an area of uncertainty as to the precise position of the site with respect to the pre-1840s landscape, and it may be the case that it includes part of the site of the pound house.

The 19th- and 20th-century buildings that have been identified on the site, such as the former carriage sheds and stables, are likely to have been uncellared and with limited foundations. With the obvious exception of the petrol tanks and inspection pits, archaeological deposits/features may survive in the north-west third, and the extreme south of the site (Fig. 15).

The proposed high-density housing is likely to require deeper foundations than the existing structures. Surviving archaeological deposits may therefore be exposed during groundworks.

#### ***Note on geotechnical investigations***

At the time of this assessment, no information from geotechnical investigations was available.

#### **ACKNOWLEDGEMENTS**

This report was commissioned by Midas Homes Limited and administered by A. Lewis, ARICS (Midas) and P.J. Weddell (Exeter Archaeology). The documentary research was undertaken by A.G. Collings, the site visits were made by A.J. Passmore and A.G. Collings, and the illustrations prepared by A.G. Collings and S.E. Blackmore.

The assistance received from H. Bishop, Torbay Council Archaeology Officer, is gratefully acknowledged. Information was also received from B. Chandler of Torquay Museum, Mrs James of Manor Barn Cottage, J. Pike and Mrs N. Luxton.

The assistance of the staffs of the Devon Record Office, Devon and Exeter Institution, Westcountry Studies Library, Torquay Central Library and Devon County Council has also been much appreciated.

#### **SOURCES CONSULTED**

##### **Unpublished sources**

##### ***DRO Devon Record Office***

Tormoham Tithe Map (undated) and Apportionment (1847)

'A Particular of the Manor of Tormoham, 1788', 58/9 Box 127/14

'Book of Reference to the Map of the Manors of Tormoham and Ilsham', 58/9 Box 127/20

[*undated but fields have the same numbers as on the Tithe Map*]

Duties on Land Values ... 1910 Torquay East 1, 3201V/3/62

Tingey, J. Calendar of Enrolled Deeds

Tormoham Land Tax Assessments

##### ***DEI Devon and Exeter Institution***

Stockdale Collection, Book G

**WCSL Westcountry Studies Library**

Ordnance Survey 3-inch Drawing No. 38, 1802–4

Milles, Jeremiah 1747-62 *Parochial History of Devon*, Questionnaire

**Torbay Council Offices**

Sites & Monuments Register

1808 map of the property of George Cary Esq., showing lands exchanged with Sir Lawrence Palk

Undated plan T/16002

Map of Torquay, c. 1877, from Westley's Guide

**Torbay Central Library**

John Wood's map of Torquay, 1842

Sale Catalogues: Manor of Tormohan, 1887, 1901 (reference D981)

*Torquay Directory and South Devon Journal* 1874, 1884

**Printed sources**

Aston, M. 2000 *Monasteries in the Landscape*.

Billing, M. 1857 *Directory and Gazetteer of the County of Devon*.

Bishop, H. January 2001 *Brief for an archaeological assessment: Lisburne Garage, 486–92 Babbacombe Road & Lisburne Square, Torquay*.

Blewitt, O. 1832 *The Panorama of Torquay*, 2nd edition.

Currie, C. 2001 'Water, water, every where!', *Devon Archaeological Society Newsletter* **78**, January 2001.

DNH Department of National Heritage 1994 *Revised [13th] List of Buildings of Special Architectural or Historic Interest: Borough of Torbay, Devon (Area of Torquay)* As at 3.5.1994.

Donn, B. *A Map of the County of Devon 1765* (1965 edition, reprinted by the Devon and Cornwall Record Society and the University of Exeter).

Dymond, R. & White, J.T. [no date, c. 1881] *A Chronological Record of Events Relating to Torquay and Neighbourhood*.

Ellis, A.C. 1930 *An Historical Survey of Torquay*.

Gallant, L. 1976 'Torwood Mount, Torquay', *Proc. Devon Archaeol. Soc.* **34**, 77–82.

Gallant, L., Luxton, N. & Collman, C. 1985 'Ancient Fields on the South Devon Limestone Plateau', *Proc. Devon Archaeol. Soc.* **43**, 23–37.

Geological Survey of Great Britain (England & Wales) Drift Map Sheet 350 Torquay, 1974.

Gray, T (ed.) 1997 *Travels in Georgian Devon: the Illustrated Journals of the Revd John Swete, 1789–1800*, Vol. 1.

Hamblin E. & E. 1971–2 'Torquay Manor House and its owners', *Trans. Torquay Natur. Hist. Soc.* **16 Part II**, 67–74.

Kain, R.J.P. & Oliver, R.R. 1995 *The Tithe Maps of England and Wales*.

*Kelly's Directory*, various years.

Morris & Co. 1870 *Directory & Gazetteer of Devonshire*.

Oliver, G.H. 1846 *Monasticon Diœcesis Exoniensis*.

Ordnance Survey 1:2500 map sheet Devon CXIV.14, 1st edition c. 1865; 2nd edition 1906, Revised Edition 1933–4.

Rammell, T.W. 1850 *Report to the General Board of Health on a Preliminary Inquiry into the Sewerage, Drainage, and Supply of Water, and the Sanitary Condition of the Inhabitants of the Town of Torquay and Parish of Tormoham* [Westcountry Studies Library reference S614/TOR/RAM].

- Seymour, D 1977 *Torre Abbey*.
- Stoate, T.L. (ed.) 1982 *Devon Hearth Tax 1674*.
- Stoate, T.L. (ed.) 1988 *Devon Taxes 1581–1660*.
- Thorn, C. & Thorn, F. 1985 *Domesday Book 9: Devon*.
- Watkin, H.R. 1922–6 ‘Tormohun and other Place-names’, *Trans. Torquay Natur. Hist. Soc.* **4**, 50–60.
- 1922–6 ‘The Manor of Tormohun’, *Trans. Torquay Natur. Hist. Soc.* **4**, 134–148.
- White, J.T. 1878 *The History of Torquay*.
- White, J.T. 1881 ‘Devoniana’, *Rep. Trans. Devonshire Ass.* **13**, 191–200.
- White, W. 1850 *History, Gazetteer, and Directory of Devonshire*.
- White, W. 1878-9 *History, Gazetteer and Directory of the County of Devon*.
- Youings, J. (ed.) 1955 *Devon Monastic Lands: Calendar of Particulars for Grants 1536–1558*, Devon Cornwall Rec. Soc. New Ser. **1**.