

**Beanie Building
3 George Street
Teignmouth
Devon**

Historic Building Watching Brief



Report prepared for:
Teignbridge District Council

CA Project: EX0071

CA Report: EX0071_1

April 2020




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date	April 2020
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date	April 2020
issue	1

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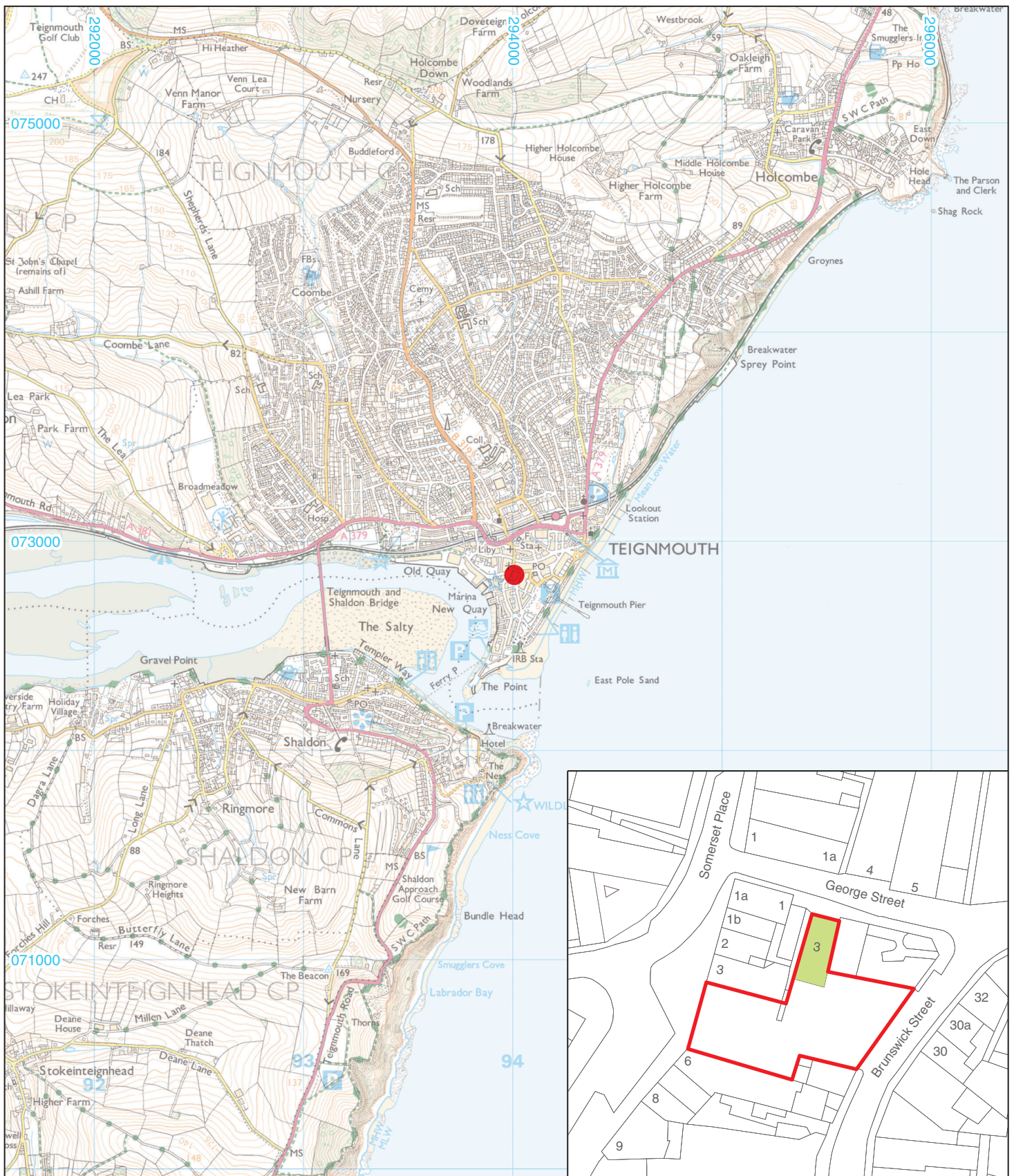
SUMMARY

Project Number: EX0071
Project Name: The Beanie Building, Teignmouth
Project Type: Historic Building Watching Brief
Location: 3 George Street, Teignmouth, South Devon.
NGR: 294017 072850
Planning Ref: 19/01658/FUL
Survey Date: 10th/11th March 2020
Surveyor: David Jones (CA)

In September 2019, Cotswold Archaeology were commissioned by Teignbridge District Council, to undertake a program of Historic Building Monitoring at No. 3 George Street, identified as Hubbards Livery Stables, and known as the “The Beanie Building” in Teignmouth, South Devon. The Building is located with a frontage onto George Street and a small area of public realm at the junction with Brunswick Street.

Planning Consent (19/01658/FUL) was granted in November 2019 for the ‘Demolition of former Swanson workshops’. Consent was conditional on the completion of the programme of historic building recording in accordance with a Written Scheme of Investigation (WSI) submitted with the application.

The historic fabric recorded is commensurate with the early-mid 19th century development of the urban block in which it sits. No internal fixtures and fittings remain within the Building that reflect its use as a livery stable. The form and fabric of the Building revealed by the demolition works has contributed little to further our understanding of the Building in terms of its evidential value.



Site boundary
 3 George Street
 (The Beanie Building)



0 1km

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Ordnance Survey 0100031673



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PROJECT TITLE
 The Beanie Building, 3 George Street, Teignmouth,
 South Devon

FIGURE TITLE
 Site location plan

DRAWN BY	AO	PROJECT NO.	EX0071	FIGURE NO.
CHECKED BY	DJB	DATE	30/09/2019	
APPROVED BY	ZA	SCALE@A4	1:25,000	1

1. INTRODUCTION

- 1.1. In September 2019, Cotswold Archaeology (CA) were commissioned by Teignbridge District Council (TDC), to undertake a program of Historic Building Monitoring (HBM) at No. 3 George Street, identified as Hubbards Livery Stables, and known as the “The Beanie Building” in Teignmouth, South Devon (hereafter referred to as ‘the Building’, centred on (NGR: 294017 072580 Fig.1). The Building is located with a frontage onto George Street and is adjacent to the former Swanson’s Workshop and a small area of public realm at the junction with Brunswick Street (hereafter referred to as ‘the Site’).
- 1.2. Subsequent to a Site visit undertaken in July 2019, TDC’s Conservation Officer advised that the Building was of some age and had the potential to be of some heritage significance; further, if the demolition of the Building were to be permitted, an appropriate level of recording would be required in the course of the works.
- 1.3. In August 2019, CA undertook a Heritage Statement (CA 2019) in respect of the Building and the adjacent Swanson’s Workshop on behalf of TDC. It was noted that the Building was in a poor state of repair and had been classified as a dangerous structure by TDC. As such, the Building was unsafe to enter, and a full assessment of its structure could not be made. The Heritage Statement was commissioned by TDC in support of Planning Application Reference (19/01658/FUL), and an element of this Planning Application proposed the demolition of the Building.
- 1.4. In September 2019 CA produced a Written Scheme of Investigation (WSI) for a Historic Building Recording and Historic Building Watching Brief (CA 2019a) at the Building to be undertaken during its demolition. The WSI set out the details for the proposed historic building recording and watching brief to be undertaken during the demolition works, as more of the Building would be exposed and potentially further historic fabric revealed.
- 1.5. The WSI was submitted for approval by the Senior Historic Environment Officer at the Devon County Council Historic Environment Team (DCCHE); and was subsequently incorporated as a non-dischargeable condition, Condition 4, of the grant of planning permission. Condition 4 states:

The development shall proceed in accordance with the programme of archaeological work set out in the Written Scheme of Investigation for a Historic

Building Recording and Historic Building Watching Brief prepared by Cotswold Archaeology (ref: EX0071, dated 30th September 2019). The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

- 1.6. The recording and monitoring works were undertaken in March 2020 in accordance with the details set out in the WSI (CA2019a) as far as it was safe to do so. The Historic Building Recording element, prior to demolition, was limited largely to external features, due to the methodology chosen for the safe demolition of the unstable building. Any features worthy of recording, as defined by the WSI, were recorded during the demolition works as planned, where access was possible and safe. The findings of this work are presented within this report.

The Building in context: a summary of the 2019 Heritage Statement

- 1.7. The Building is not statutorily Listed; however, it was identified as being a ‘positive’ building in the 2008 Teignmouth Town Centre Conservation Area Appraisal. The Building was originally known as ‘Hubbard’s Livery Stable’; the Historic Environment Record (HER) entry for the Building (MDV105647), notes that the Building was possibly a ‘harness loft over a carriage shed’ and suggests that the Building was probably ‘the oldest surviving building on the block’, that would have formed an element of the early or mid-19th century development of the urban form of that block.
- 1.8. At some point in its history the Building ceased to function as a Livery Stable and was subsequently brought into use as a retail premises for the ‘Beanie Bank’ a branch of ‘Mr Mercedes’. No further information was available for the Building and a detailed examination of its form and fabric was precluded by its dilapidated condition, its classification as a dangerous structure, and elements of its structure being obscured by the adjacent Swanson’s Workshop building.
- 1.9. The significance of the Building was considered (CA 2019), to be derived from it having some limited evidential value, potentially eroded over time, and an undermined aesthetic and communal value that had negatively impacted the contribution the Building makes to the surrounding Conservation Area as a ‘positive’ building.

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- 1.10. The Building's evidential value was principally derived from its age and a full assessment of the Buildings fabric was restricted due to its condition. The Building was considered to have historic value deriving from its illustration of the expansion of East Teignmouth in the early to mid-19th century; and the understanding of the service that the Livery offered to the residents of, and visitors to, Teignmouth during this expansion. Further, more detailed information relevant to the Buildings historic value is restricted by the paucity of evidence relating to the owner of, and the clientele that availed themselves of the Hubbard Livery Stable.
- 1.11. It was noted (CA 2019), that the demolition of the Building would potentially allow for a greater understanding of the Buildings heritage values, however the dilapidated condition of the structure may preclude it yielding more information than that already identified. Therefore, it was concluded (Ibid), that the significance of the Building is best understood in its historic (illustrative) value, derived from its representation as an element of Teignmouth's historic development.

2. METHODOLOGY

- 2.1. The methodology used within this assessment has been agreed through a WSI approved by the Senior Historic Environment Officer at the Devon County Council Historic Environment Team (DCCHET). The WSI was guided in its composition by standards and guidance as defined in the Historic England publication *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016); and by the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA 2019). It is also guided by *Standard and guidance for an archaeological watching brief* (ClfA 2014) and *Management of Research Projects in the Historic Environment (MoRPHE): Project Manager's Guide* (Historic England 2015). DCCHET's specification for Historic Building Recording will also be followed, which follows the 2016 Historic England's *Guide to Good Recording Practice*.
- 2.2. The site was attended on the 10th and 11th March by David Jones (CA), Historic Buildings Consultant, with the principal objective of recording the external elevations and internal areas and spaces of the Building, following the demolition of the adjacent Swanson's Workshop structure. Soft stripping works had commenced, the roof covering was being carefully removed by hand and elements of the roof structure were being removed, also by hand.
- 2.3. The photographic record includes general views of the Building, including photographs of its external appearance, the overall appearance of principal spaces and functional area. Photographs were taken of the Building during the soft stripping phase of the works, following the demolition of Swanson's Workshop.
- 2.4. The camera used for the survey was a Sony DSC-HX400V Digital Bridge Camera. The images were output as JPG format files at 20.4-megapixel resolution. A selection of these images, sufficient to support key points are incorporated into this report, in reduced resolution and modified JPG format. Any rectification and lens correction for the purposes of presentation in the report, was carried out using Adobe Photoshop CC 2015 release 1.2; original unrectified images are available in JPG or TIFF format on request. A compact digital camera was used for more general and working shots.

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- 2.5. The photographs presented within this assessment are representative and have been extracted from the full photographic archive. The photographs used in this assessment are illustrative and do not constitute the full recording of the Building.
- 2.6. The survey and the associated photographic record were undertaken using the limited natural light available, flash photography and a small portable battery-operated illumination source where required.

Limitations of the assessment

- 2.7. The background understanding of the Building has been principally based on the previously produced Heritage Statement of the Building (CA 2019) which utilised, where required, secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, was reasonably accurate.
- 2.8. The historic building recording was carried out on 10th and 11th March 2020 and was undertaken in generally dull and overcast conditions, interspersed with spells of bright sunshine. On the days attended, the Building was configured as a 'live' construction site and was undergoing the soft-stripping phase of the demolitions program; and was therefore subject to the Health & Safety (H&S) precautions as appropriate.
- 2.9. Access was afforded to most of the interior rooms and spaces of the Building as parts of it were demolished and made safe. Access to the north aspect of the Building at ground floor level was limited, and at first floor level precluded due to unsafe conditions. Access to exterior elements and elevations was possible only where it was not obscured by adjacent structures and the erected scaffolding. It is considered that the access was sufficient to inform and underpin this recording.
- 2.10. Existing floor plans of the Building were not available, and therefore photography with annotations will be used, where appropriate, in order to record any features of significance.

3. THE BUILDING SURVEY

External elements

- 3.1. The west elevation of the Building (Photo 1), fronts onto a narrow alleyway that separates it from the group of buildings to its west that have frontages onto both George Street and Somerset/Northumberland Place. This elevation of the Building was sheeted and battened as a protective measure and is scaffolded for access across the first and second floors (Photo 2), and at roof level.



Photo 1: Exterior of the Building at its west elevation at ground floor looking north



Photo 2: Exterior of the Building at its west elevation at first floor level looking north

- 3.2. The former Swanson's Workshop structure had been largely demolished, leaving the eastern elevation of the Building exposed (Photo 3 and Photo 4). At the north aspect of the elevation (Photo 3), the randomly coursed stone wall of the structure was visible. Above the stone wall at this aspect 9 courses of brick, laid in a Flemish Bond have been inserted. This was likely done to raise the roof height; directly below the brick superstructure there are brick inserts along the length of the wall that suggest infill to post holes. A small return wall element of the Swanson building remained to be demolished.



Photo 3: Exterior of the Building at its east elevation at ground floor north aspect looking west

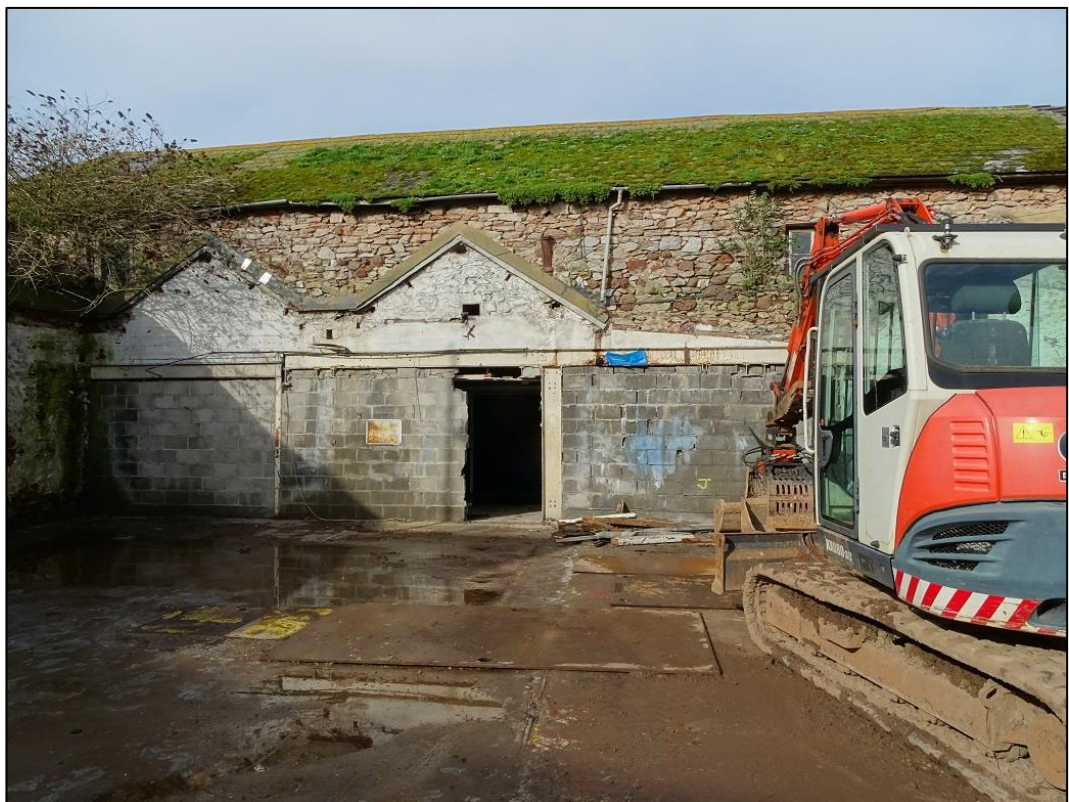


Photo 4: Exterior of the Building at its east elevation at ground floor south aspect looking west

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- 3.3. The south aspect (Photo 4), illustrates the much-modified nature of the elevation. The random stone wall is in evidence below a roof colonised by vegetative growth. The roof covering in this area is of asbestos cement tiles and works to remove these asbestos tiles was in progress during the survey. Below the wall, the form of the Swanson's Workshop was visible in the double gable arrangement carried on inserted steels. The infill to the steels is of modern breeze block, an aperture into the breeze block wall has been crudely inserted to allow access to the interior of the Building.
- 3.4. In the courtyard area exposed by the demolition works, evidence for an historic culvert was discovered, now covered with steel plates. During the survey, excavations were undertaken within the Building to attempt to ascertain whether the historic culvert transited through the south aspect of the Building. Further excavation work to provide a foundation trench for a new party wall, also failed to uncover any evidence for the culvert. However, at the conclusion of the survey no such evidence had been uncovered. This feature (and any others of archaeological interest) will be addressed in future assessments in support of a forthcoming planning application for the redevelopment of the Site.
- 3.5. The demolition works at the north elevation of the Building revealed the roof structure in this area (Photo 5), formed of King posts, principal rafters and common rafters. The King posts are bolted at the tie beam; however, dowels are also in evidence at the jointing suggesting that the bolts were a later addition; likely to have been carried when the roof was raised and the new rafters in evidence were inserted.



Photo 5: Exterior of the Building at its north elevation at roof level looking into the roof space

- 3.6. The exterior of the roof at the east (Photo 6), and west (Photo 7) elevations had been partly stripped of their roof covering to reveal the batten and common rafter detail. The roof covering at this north aspect of the Building was of grey slate fixed to wide battens set on the common rafters. Evidence of delamination, vegetative growth and the 'spongy' texture of the roof slates suggest that this was likely the original roofing material of the Building.



Photo 6: Exterior of the Building at its east elevation at roof level looking south



Photo 7: Exterior of the Building at its west elevation at roof level looking south

Internal elements

- 3.7. At its interior, the Building is constructed across two floors, and is divided into two roughly equal sections orientated north south.
- 3.8. At the ground floor, the north aspect of the Building was in a much dilapidated and unsafe condition (Photo 8 and Photo 9); with evidence of sustained historic water ingress. Due to the historic water ingress the end of a principal beam has rotted and failed at the wall, rendering the floor above extremely unsafe. The random stone wall has been battened and at the east aspect, a mid to late 20th century fibreboard wall covering introduced. At the west aspect vertical timber cladding has been used as a wall covering has been used and a stud partition introduced. From the visual inspection the flooring appeared to be concrete and screed.



Photo 8: Interior of the Building at its ground floor north aspect looking east



Photo 9: Interior of the Building at its ground floor north aspect looking south

- 3.9. At its ground floor south aspect, the Building appeared much altered, at its west elevation (Photo 10), a window and door provided views and access into the west elevation alleyway. Looking south (Photo 11) there were views towards the access into the adjacent Teignmouth Arts Action Group (TAAG) building. Looking north (Photo 12), evidenced a blockwork aperture constructed below a concrete lintel than effectively divides the south aspect space of the Building. The north element of the divide evidenced two further windows and another door access into the alleyway at the west elevation (Photo 13). The walls in this area of the Building were of uncoursed stone, painted white in contrast to the painted brick and block of the remainder of the south aspect.



Photo 10: Interior of the Building at its ground floor south aspect looking west



Photo 11: Interior of the Building at its ground floor south aspect looking south



Photo 12: Interior of the Building at its ground floor south aspect looking north



Photo 13: Interior of the Building at its ground floor south aspect looking west

3.10. The first-floor north aspect of the Building was characterised by timber partition that divides the space (Photo 14). The partition was constructed of small profile scantling and wide, horizontal timber cladding. No access was available to the room beyond. Joist ends set in the horizontal cladding suggest a platform of floor in the adjacent space. Markings on the timbers above the cladding suggest that there was once a lath and plaster arrangement in this area. The underside of the asbestos roof tiles were in evidence, carried on modern, machine cut common rafters. The wall structure at the east aspect was of the random stone type (Photo 15), with evidence of some brick insertions/repairs at floor level. At the west aspect of the space was a door aperture with an associated timber wall element that evidences a lath & plaster construction. The lath used appears mill sawn, a lath not generally available until c. 1825-1835.



Photo 14: Interior of the Building at its first-floor north aspect looking north



Photo 15: Interior of the Building at its first-floor north aspect looking east



Photo 16: Interior of the Building at its first-floor north aspect looking west

- 3.11. At the first-floor north aspect of the Building, there was evidence of a room converted for, or brought into residential use at some point in its history (Photo 17). The room was in a very dilapidated condition, directly above the failed beam at ground floor level and could not be safely entered. The room reflects the modern fibreboard covering over the random stone wall that was in evidence in the space below. The roof joists in the room were of modern, machine sawn timber.



Photo 17: Interior of the Building at its first-floor north aspect looking south

- 3.12. At the first-floor south aspect of the Building, the uncoursed stone walls were in evidence, as at ground level this aspect of the building appeared much altered. A modern floor had been inserted with new machine sawn timbers used in the joist arrangement, at the time of the survey the floor in this area had failed and was in an unsafe condition. The roof structure appeared to have changed orientation; a corner tie appears at the extreme south-east aspect of the room, but the failed floor structure in the area precluded a closer inspection to determine if this is an original feature or a later insertion. A half-joist appears at mid-span orientated east - west; the half-joint of which appeared tenoned into the full span north - south orientated joist and is likely an original feature.



Photo 18: Interior of the Building at its first-floor south aspect looking south

- 3.13. At the time of the survey, the roof structure at the north aspect of the Building was being taken down by hand as the slate roof covering was being removed. The King posts, principal and common rafters were being cut out and removed (Photo 19 and Photo 20), and the tie beam and joist structure was being further exposed, revealing the rough working of the tie beams. A steel brace was revealed at the west aspect of the remaining tie beam; bolted through the tie beam the brace was likely supporting a feature below. A loft hatch intrusion was in evidence and a mattress had been revealed in what was presumably the attic space. No new historic fabric was revealed as a result of the partial removal of the roof structure.



Photo 19: Demolition of the roof from the north elevation of the Building



Photo 20: Demolition of the roof from the north elevation of the Building looking south west

4. CONCLUSIONS

- 4.1. The form of the Building is essentially a rectangle orientated north - south with the north elevation of the Building fronting onto George Street. The absence of any existing plans for the Building makes determining the actual extent and original form of the structure difficult.
- 4.2. Overall the Building can be read as a simple rectangular structure orientated on a north south axis. Internally, the Building appears to have been constructed over two floors; the south element of the Building appears to have had a new floor introduced in the late 20th century, and it is suggested that this may have been a single storey element in its original form. The roof structure in this area appears altered and a change of orientation has been affected to accommodate a westward expansion into what is now the Teignmouth Arts Action Group building.
- 4.3. At the north aspect of the Building the roof appears to have been raised by inserting nine courses of brickwork. The King post truss arrangement throughout evidences being secured to the tie beams using bolts, however dowels at the joints suggests original jointing techniques were used and these were subsequently strengthened using the bolts, common in the 19th century as more positive fastenings came into use (Yeomans 2003).
- 4.4. The demolition works monitored during the survey have not revealed any further historic fabric to that which was anticipated from the external inspection of the Building.
- 4.5. The historic fabric at the Building and the evidential value it represents is commensurate with the early-mid 19th century development of the urban block in which it sits. No internal fixtures and fittings remain within the Building that reflect its use as a livery stable, described as a 'harness room over a carriage shed', and the assumption is made that any such evidence has been removed as the Building has been adapted and modified throughout its history.
- 4.6. The historic record remains ambiguous in terms of 'Hubbards' Livery Stable. In the 1818 publication, 'a guide to the watering places on the coast between the Exe and the Dart' (Printed and sold by E. Croydon at the Teignmouth Public Library), three Livery Stables in Teignmouth are noted, one in east Teignmouth, kept by a Mr.

Whyllie and two in west Teignmouth kept by a Mr. Bowden and a Mr. Ackland respectively.

- 4.7. The same publication refers to a Mr John Hubbard, a cabinet maker, who is noted as offering his manufactured bath chairs for sale. Mr Hubbard appears not to have been an overtly successful man of business, and by 1840 he is listed as a bankrupt (Elwick 1843).
- 4.8. Therefore, little further historic evidence for the Building has become available during the course of the survey and the preparation of this report. The form and fabric of the Building revealed by the commencement of the demolition works at the Site, and the commensurate opening up of the Building has contributed little to further our understanding of the Building in terms of its evidential value.
- 4.9. The conclusion reached is that what survives of the Building (where it is safe to access) provides little refinement to the understanding of the Building put forward in the former Heritage Statement (CA 2019) and its principal significance continues to be as determined as such.

5. REFERENCES

- Chartered Institute for Archaeologists, 2014.** *Standard and guidance for an archaeological watching brief*
- Chartered Institute for Archaeologists, 2019.** *Standard and guidance for the archaeological investigation and recording of standing buildings or structures.*
- Cotswold Archaeology (CA), 2019.** *Swanson's Workshop, Brunswick Street & Beanie Building, 3 George Street, Teignmouth, South Devon: A Statement of Heritage Significance.* Unpublished report ref: EX0045_1
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- Yeomans (2003).** *The Repair of Historic Timber Structures*

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