

Former Marine Park Holiday Centre, Goodrington, Torbay

(NGR SX 8879 5859)

Results of an archaeological trench evaluation

Prepared by
Andrew Passmore BSc MIfA

On behalf of:
Linden Homes

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archaeology

FORMER MARINE PARK HOLIDAY CENTRE, GOODRINGTON, TORBAY

(NGR SX 8879 5989)

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Summary

An archaeological trench evaluation at the former Marine Park Holiday Centre, Grange Road, Goodrington, Paignton, Torbay (SX 8879 5859) was undertaken by AC archaeology during December 2012. The investigation was required under condition 9 of Torbay Council planning reference P/2009/1084 for the formation of 100 residential units and associated pedestrian and vehicular access.

Goodrington has medieval origins and may have been recorded in Domesday as the estate 'Godrintone'. There have been farm buildings on the site since at least 1803-4 and these may have had earlier post-medieval, or even medieval, origins. Most of the buildings were demolished when the Holiday Centre was constructed.

The evaluation comprised the machine excavation of three trenches totalling 37.5m that were located to target the positions of demolished buildings.

Walls relating to three buildings were exposed, as was an interior surface and in two areas yard surfaces. None could be positively dated, although most of the surfaces were concrete and of 20th-century date. A patch of earlier cobbles also survived. Although the buildings had been demolished when the Holiday Centre was constructed, some walls and surfaces survive under thick demolition and levelling deposits.

1. INTRODUCTION (Figs 1 and 2)

- 1.1 An archaeological trench evaluation at the former Marine Park Holiday Centre, Grange Road, Goodrington, Paignton, Torbay (SX 8879 5859) was undertaken by AC archaeology during December 2012. The work was commissioned by Linden Homes and was required under condition 9 of Torbay Council planning reference P/2009/1084 for the formation of 100 residential units and associated pedestrian and vehicular access. Guidance on the scope of the works was provided by the Torbay Council Senior Historic Environment Officer (TCSHEO). The location of the site, and area evaluated, is shown on Figs 1 and 2.
- 1.2 The development site is situated within the modern developed area of Goodrington, 1km to the south of Paignton. The area slopes downhill to the north from a height of 26m aOD, and has been landscaped to form terraces for buildings, permanent mobile homes and mobile caravans and tents. Solid geology comprises Devonian mudstone and limestone of the Saltern Cove Formation. The evaluation was undertaken adjacent to the north entrance to the site where a group of farm buildings are depicted on 19th-century maps.

2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 2.1 The development site has been subject to a desk-based archaeological assessment prepared in 2009 by Exeter Archaeology (Manning 2009). A summary history of the area, taken from this report, is set out below.
- 2.2 Goodrington has medieval origins and may have been recorded in Domesday as the estate 'Godrintone'. This medieval settlement may have been located to the east of the present site.

- 2.3 There have been farm buildings on the site since at least 1803-4 and these may have had earlier post-medieval, or even medieval, origins. The field to the south of these buildings was an orchard. The farm complex was described as 'house and buildings' on the 1840 tithe apportionment. They were depicted on the 1803-5 Ordnance Surveyor's drawing but detail is indistinct. The 1840 tithe map shows a northern T-shaped building, an attached L-shaped building and a 2nd, detached southern L-shaped building, all set around a yard. By 1865, the northern L-shaped building had been extended to the west. By 1906, significant changes had taken place. The southern part of the T-shaped building – the farmhouse – had been removed, as had part of the projection on the northern T-shaped building. The eastern end of the southern T-shaped range had been removed, and replaced with a longer building with separate structures attached to the northern and southern elevations. The retained western part of the building was depicted as open-fronted on its northern, farmyard elevation. Minor alterations in layout had taken place by 1953.
- 2.4 The majority of the farm buildings have been demolished, presumably when the holiday centre was constructed. A single building survives (Manning 2009, site 1a), representing the western part of the southern agricultural building. Lengths of revetment wall to the west of this (Manning 2009, site 1b) may be the remains of the western end of this building.

3. AIMS

- 3.1 The aim of the trench evaluation is to establish the presence or absence of below-ground archaeological deposits and structures associated with the former farm. If deposits are present then the evaluation will aim to determine their survival, condition and date, in order to allow the TCSHEO to determine the local planning authority's level of mitigation.

4. METHODOLOGY (Fig. 2)

- 4.1 The evaluation was carried out in accordance with a written scheme of investigation prepared by AC archaeology (Passmore 2012).
- 4.2 The evaluation comprised the machine excavation of 3 trenches, with a combined total length of 37.5m and with each trench measuring 1.5m in width. They were positioned to target the footprints of the demolished buildings including the agricultural buildings and the presumed farmhouse. Machine excavation ceased at the level at which natural subsoil or archaeological deposits were exposed. Following recording, where necessary a series of sondages were machine excavated through deposits to establish whether earlier layers or features survived. A fourth trench, proposed in the written scheme of investigation, was not excavated due to the presence of an upstanding holiday park building.
- 4.3 All features and deposits revealed were recorded using the standard AC archaeology pro-forma recording system, comprising written, graphic and photographic records, and in accordance with AC archaeology's *General Site Recording Manual, Version 1*. Detailed sections or plans were produced at a scale of 1:10, 1:20 or 1:50 as appropriate, and all site levels relate to Ordnance Datum.

5. RESULTS (Figs 3-6; Plates 1-6)

5.1 Trench 1 (Plan Fig 3a and sections Fig. 3b-c; Plates 1 and 2)

This trench was 9.5m long, aligned roughly north-south and was positioned to target the north range of buildings depicted on historic maps. The northern sides of these buildings could not be investigated since the ground level dropped away down to Grange Road. Natural clay subsoil (110) was exposed at a depth of 1m below the surface. The recorded deposits and features are listed in Table 1 below.

Context	Description	Interpretation
100	Tarmac	Later 20th-century surface of Holiday Centre car park
101	Gravel	Make-up for surface 100
102	Dark red-brown hard mixture of rubble, stone and clay with frequent stones, concrete and tarmac, as well as china, plastic and cycle tyres	Levelling layer associated with the construction of the Holiday Centre car park
103	Rubble deposit of limestone	Demolition deposit derived from former farm buildings
104	Mid-dark brown-red medium-soft sandy-gritty clay containing moderate small stones	Demolition deposit derived from former farm buildings, possibly from a cob wall
105	Concrete	Concrete replacement of surface 106
106	Sub angular and slightly rounded small pebbles set on end as a surface	Yard surface within former farm complex
107	Concrete	Concrete replacement of surface 106
108	Dark red-brown medium-soft mixture of rubble, stone and clay with frequent stones, concrete and tarmac, as well as china, plastic and cycle tyres	Levelling layer associated with the construction of the Holiday Centre car park
109	Mid red-brown and mid brown firm silty clay with occasional-moderate small sub-angular stones	Bedding layer for surface 106
110	Mid-dark red firm clay with frequent small-medium sub-angular stones	Natural subsoil
F111	Wall constructed of mortar-bonded roughly coursed and neatly faced limestone with rare slate	South wall of north range of farm buildings
112	Mid brown soft clayey-silt with occasional small-large sub-angular stones	Landscaping topsoil associated with the construction of the Holiday Park car park
F113	Linear cut feature	Construction trench for wall 111

Table 1: trench 1 context descriptions

The earliest feature in this trench was a dense patch of cobbles (106) that were laid into a bedding layer of mid red-brown and mid-brown firm silty clay with occasional-moderate small-medium sized angular stones (109; Plate 1). The surviving surface was 1.35m wide and had been largely replaced with concrete (105 and 107).

The only other feature was wall F111 whose foundation trench (F113) had been excavated into the natural (Plate 2). The wall was constructed mostly of limestone bonded in mortar, and measured 0.50m wide.

The wall and surfaces were overlain by a series of demolition and landscaping deposits (100-104, 108, 109 and 112) associated with the demolition of the farm and the construction of the Holiday Centre during the later 20th century.

5.2 Trench 2 (Plan Fig. 4a and section Fig. 4b; Plate 3)

This trench was 9m long, aligned roughly north-south and was positioned to target the south range of buildings depicted on historic maps. It was positioned between a surviving farm building retained within the holiday centre and a modern building set within a terrace whose retaining wall may represent the remains of a demolished farm building. The trench was excavated to a maximum depth of 1.90m. Natural subsoil was encountered at a depth of 1.16m from the surface in a sondage excavated near the south end of the trench. The recorded deposits are listed in Table 2 below.

Context	Description	Interpretation
200	Tarmac and gravel	Later 20th-century surface of Holiday Centre car park and associated make-up
F201	Wall constructed of coursed and neatly-faced limestone, with internal lime render on its north face	South wall of south range of farm buildings
202	Mixture of red-brown and mid-grey brown loose-soft clay silt, clay and sandy-silt with abundant large sub-angular blocks, mortar and clinker	Levelling layer associated with the construction of the Holiday Centre car park
203	Mid-dark red-brown soft clay-silt with common small stones	Levelling layer associated with the construction of the Holiday Centre car park
204	Mid-dark red firm clay with frequent small stones	Natural subsoil
F205	Linear cut feature	Construction trench for wall 201

Table 2: trench 2 context descriptions

The natural subsoil had been truncated by the construction of an east-west aligned wall (F201 in foundation trench (F205). The north, interior side of the wall was exposed for a depth of 1.60m; its full depth could not be established, and no interior floor surfaces were exposed. If the floor was level with the yard exposed in trench 1, then it is likely to have been at least a further 0.20m below the base of the trench.

The wall was overlaid and abutted by levelling deposits (202 and 203) associated with the construction of the Holiday Centre. These were sealed by a tarmac road surface and associated make-up (200).

5.3 Trench 3 (Plan Fig. 5 and sections Fig. 5b-c; Plates 4-6)

This trench was T-shaped and measured 14m by 5m. The long axis was aligned northeast-southwest, and the trench was positioned to target the east range of buildings depicted on historic maps. The trench was generally excavated to a depth of 1m from the surface. Natural subsoil was encountered at a depth of 1.70m from the surface in a sondage excavated near the south end of the trench and 1.55m from the surface in a sondage excavated near the north end of the trench. The recorded deposits are listed in Table 3 below.

Context	Description	Interpretation
300	Tarmac and gravel	Later 20th-century surface of Holiday Centre car park and associated make-up
F301	Wall constructed of roughly-coursed limestone bonded in lime mortar, with patchy internal lime render	West wall of east range of farm buildings
302	Concrete laid onto mid brown clay-silt with common small stones	Concrete yard surface and associated make-up
F303	Wall constructed of roughly-coursed limestone bonded in lime mortar, and incorporating a single drilled brick.	South wall of east range of farm buildings

304	Mid red-brown soft clay-silt and silty-clay with frequent small sub-angular stones and rare mortar, tarmac, brick, glass, plastic, metal and china	Levelling layer associated with the construction of the Holiday Centre car park
305	Mixture of white, light grey and mid brown sand-silt, clay-silt and abundant mortar with abundant large sub-angular limestone blocks, and finds of metal, cable, glass and plastic	Levelling layer associated with the construction of the Holiday Centre car park
306	Mid red-brown firm clay with frequent small sub-angular stone	Redeposited natural used as a levelling deposit
307	Mid brown friable clay silt with common medium sub-angular stones	Demolition deposit used as a levelling deposit
308	Mid-dark red firm clay with frequent small stones	Natural subsoil
309	Concrete laid onto mid brown soft clay silt with frequent small sub-angular stones	Concrete floor surface and associated stone make-up

Table 3: trench 3 context descriptions

The earliest deposits were exposed in a sondage near the south end of the trench. These comprised layers of stone (306) and redeposited natural (307) that represented levelling deposits for the farmyard surface. The surface itself was concrete, laid onto a stone make-up (302; Plate 4).

The east range of the farm was represented by walls F301 (Plate 5) and F303 (Plate 4) that accurately tied in with the positions of the west and south walls of the building depicted on historic maps. Although the walls stood to a height of up to 0.55m above the contemporary floor surface, they had been heavily demolished, and other elements of the west exterior wall depicted historic maps did not survive.

A concrete interior surface (308) was exposed within a sondage (Plate 6). Its make-up was laid directly onto the natural subsoil, and no earlier surfaces were present. No other features were exposed, and the walls were featureless, although the excavated section of wall F301 stepped out with an area of thicker masonry. The significance of this is not known.

All the walls and surfaces were sealed by thick layers of levelling deposits (304 and 305) associated with the construction of the Holiday Centre. These were sealed by a tarmac road surface and associated make-up (300).

6. DISCUSSION (Fig. 6)

6.1 No pre-20th-century finds were present, and the dating of the site relies on the stratigraphic relationships and typology of the surfaces and walls. Many of the historic features and surfaces were overlain by deep levelling deposits associated with the creation of the Holiday Centre in the 20th century. As a consequence, due to the deep trenches, some of the earliest deposits could only be investigated through small sondages.

Evidence for farm buildings was exposed in all three trenches. In trench 1 the south wall of north range was exposed (F111). No internal features were present; this part of the site had been landscaped as flowerbeds and dropped steeply down to Grange Road. The earliest external surface (106) was cobbled, and had been laid directly onto natural subsoil. This is likely to predate the construction of an extension first depicted on the 1865 Ordnance Survey map, and was replaced by concrete surfaces 105 and 107. In trench 2, the south wall of the south range of buildings was exposed (F201). In trench 3, lengths of the west and south walls of the east range were

exposed (F301 and F303 respectively) along with an internal concrete surface (309) and a yard surface (308).

The functions of the buildings could not be determined, nor whether one of them was a farmhouse. However, surface 309 within the east range was considerable lower than the adjacent yard surface, which may imply that the building was a farmhouse and not an agricultural building requiring a level entry from the yard.

No dating evidence was recovered. However, it is likely that the walls form primary features to the farm complex, since, where excavated, they had been constructed into the natural subsoil. Cobbled surface 106 is also an early yard surface. The dates of these are unknown, but the lack of stratigraphic sequence indicates that they do not form replacements for earlier farm buildings. The other concrete surfaces (105, 107, 302 and 309) are all later and may represent an early or mid 20th-century upgrading of the farm.

7. COMMENT

- 7.1 The evaluation has demonstrated that remains of the farm buildings and in places associated internal surfaces as well as yard surfaces survive. The buildings are likely to be earlier in date (i.e. of at least 19th-century origin) than the surfaces, which are probably of 20th-century date. The buildings were largely demolished when the Holiday Centre was constructed, and although the area was comprehensively landscaped, surfaces, and to some extent walls, are preserved below thick levels of demolition and levelling deposits.

8. ARCHIVE AND OASIS ENTRY

- 8.1 The paper and digital archive and finds are currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. They will be deposited at Torquay Museum.
- 8.2 The OASIS (Online AccesS to the Index of Archaeological InvestigationS) number for this project is 140223.

9. ACKNOWLEDGEMENTS

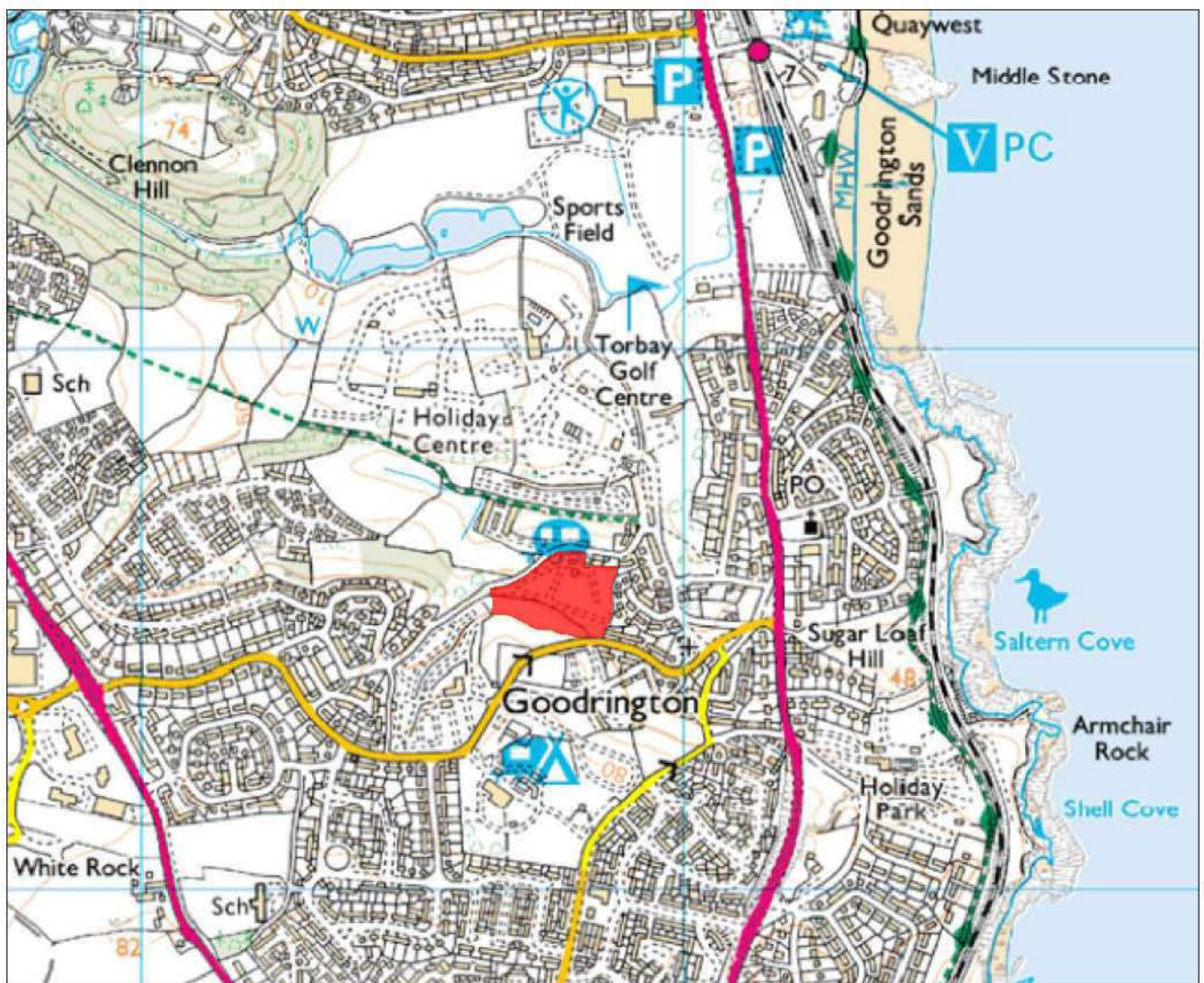
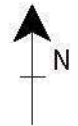
- 9.1 The evaluation was commissioned by Tony Brown of Linden Homes, and managed by Andrew Passmore for AC archaeology. The fieldwork was carried out by Richard Sims and Naomi Hughes. The report was written by Andrew Passmore with the illustrations prepared by Sarnia Blackmore.

10. REFERENCES

- Manning, P., 2009, *Archaeological Assessment of a proposed Development at Marine Park Holiday Centre, Goodrington, Paignton*, Exeter Archaeology Report No. 09.99.
- Passmore, A., 2012, *Former marine park Holiday Centre, Grange Road, Goodrington, Paignton, Torbay (NGR SX 8879 5859) Written Scheme of Investigation for an archaeological trench evaluation*, AC archaeology document no. ACD592/1/1.



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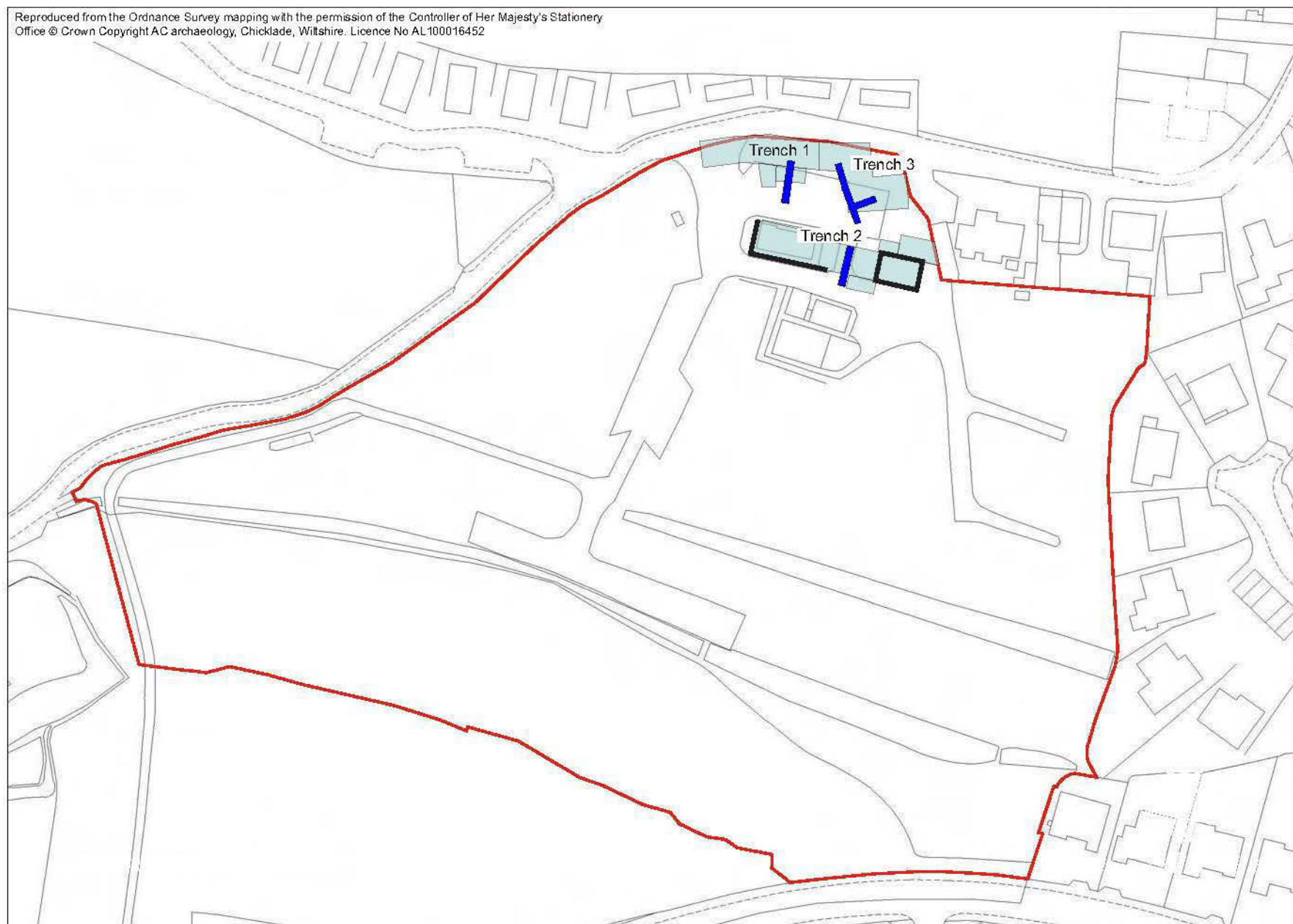
Site area





PROJECT
Former Marine Park Holiday Centre,
Goodrington, Torbay

DATE

Fig. 1: Location of site

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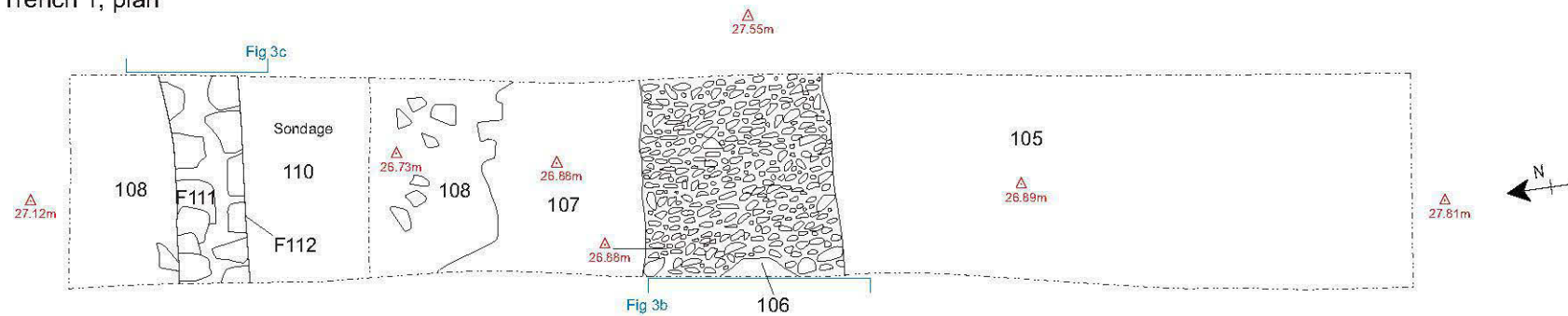
-  Trenches
-  Buildings depicted on the OS 1:2500 map, 1953
-  Existing historic buildings/walls
-  Site boundary

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Scale 1:1250@A4

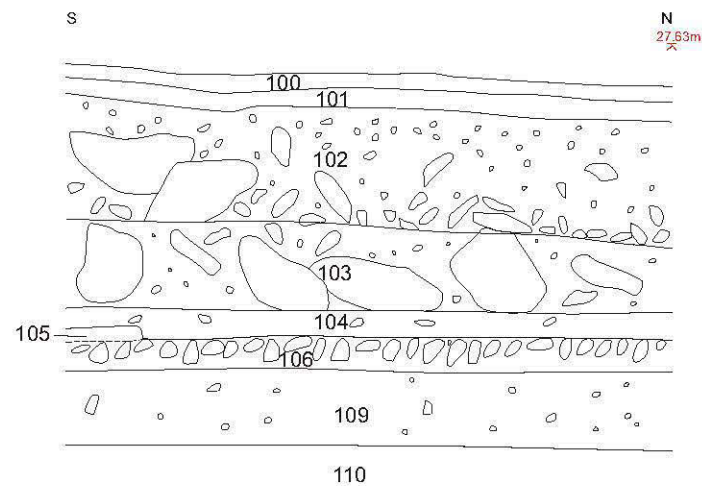
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TITLE
Fig. 2: Trench location

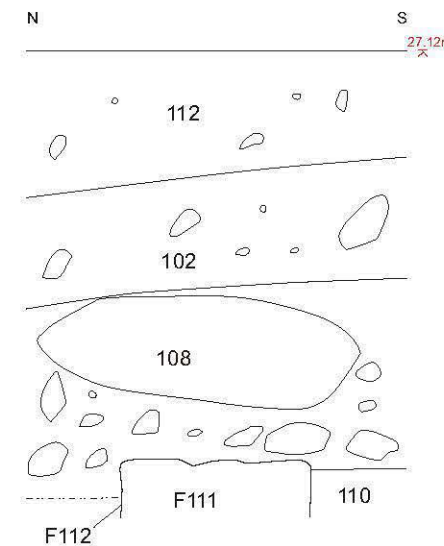
a) Trench 1, plan



b) Representative section



c) Section of F111



Key to all figures

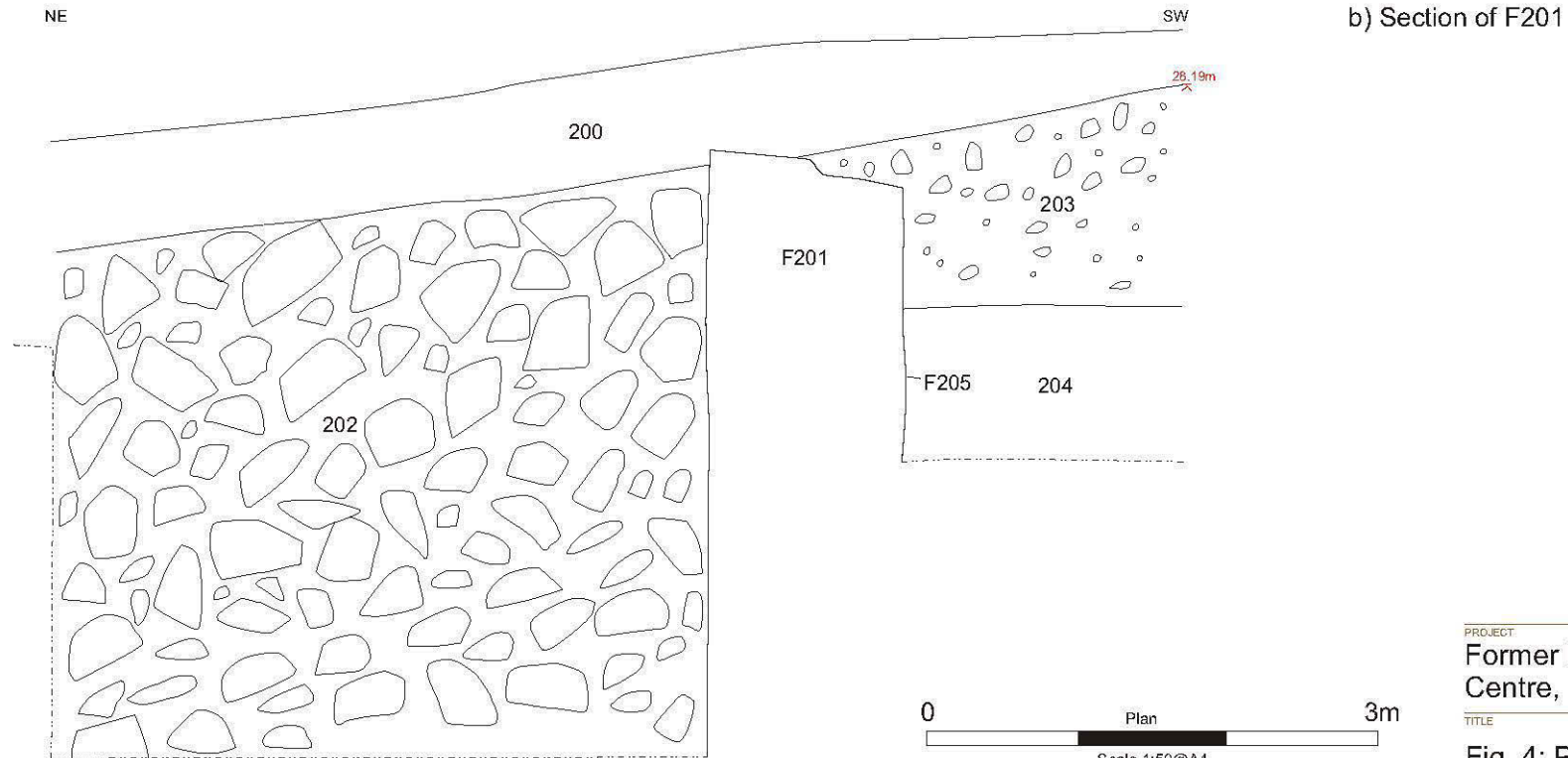
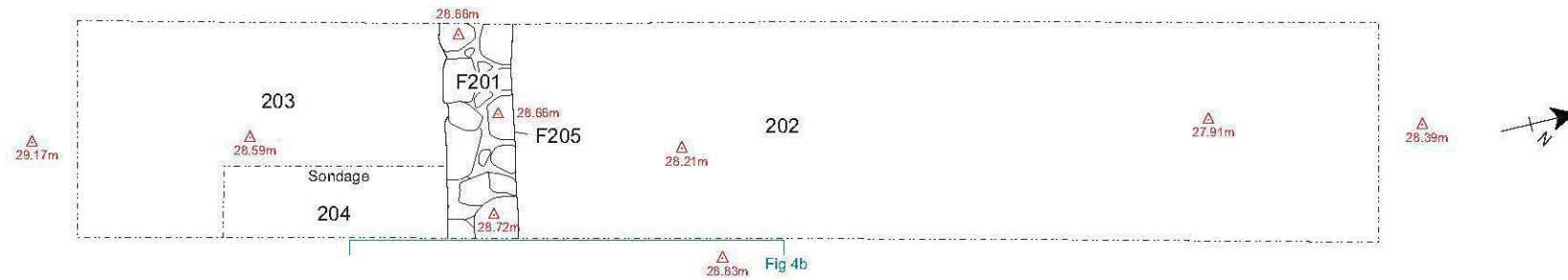


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Fig. 3: Plan and sections,
Trench 1



a) Trench 2, plan



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0 Section 1m
Scale 1:20@A4

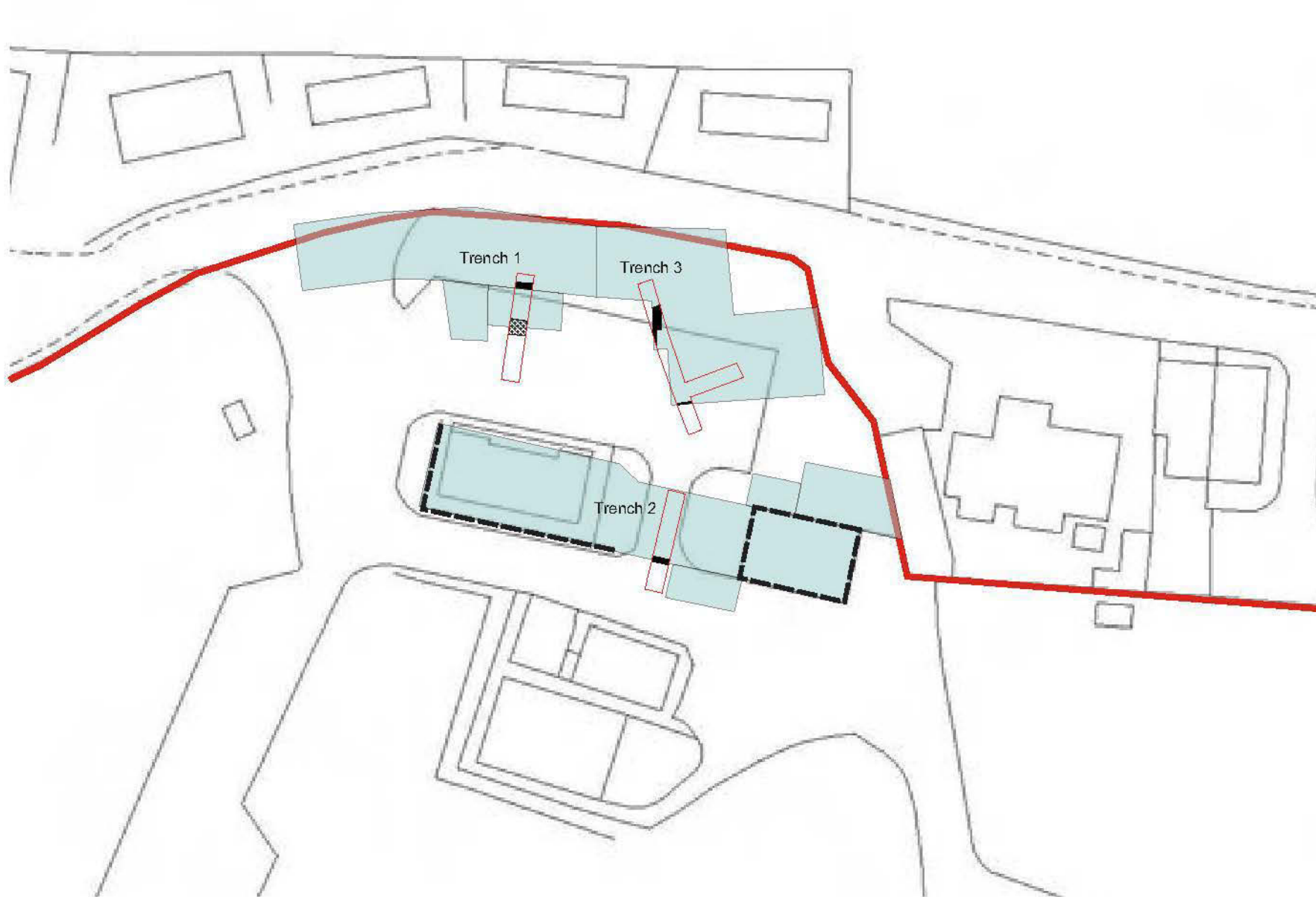
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TITLE
Fig. 4: Plan and section, Trench 2



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TITLE
Fig. 5: Plan and section, Trench 3



Key

- Buildings depicted on the OS 1:2500 map, 1953
- Upstanding historic walls
- Site boundary
- Excavated trenches
- Limestone walls
- Cobbled surface

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TITLE

Fig. 6: Summary of
results



AC archaeology

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25m

Scale 1:500@A4

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Plate 1: Trench 1, surface 106 viewed from the north. 1m scale.



Plate 2: Trench 1, wall F111 viewed from the west. 0.5m scale.



Plate 3: Trench 2, wall F201 viewed from the northwest. 1m scale.



Plate 4: Trench 3, surface 302 and wall F303 viewed from the northwest. 0.5m scale.



Plate 5: Trench 3, wall F301 viewed from the northwest. 0.5m scale.



Plate 6: Trench 3, surface 308 viewed from the northeast. 0.5m scale.

Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

www.acarchaeology.co.uk