

HALF MOON INN, 190 TORQUAY ROAD, PRESTON,
PAIGNTON, TORBAY

(NGR SX 89048 61559)

Architectural Assessment

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On behalf of:
JSA Planning

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AC archaeology

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1. INTRODUCTION (Fig. 1)

- 1.1 This architectural assessment has been prepared by AC archaeology in April and May 2016 on behalf of JSA Planning to support a planning application for demolition of the Half Moon public house, clearance of the site and subsequent development of 28 residential units. The property is located at 190 Torquay Road, Preston, Paignton, Torbay (NGR SX 89048 61559).
- 1.2 The public house is located approximately 0.6 miles to the north of Paignton town centre, in the Preston area of Torbay. The site measures approximately 0.26ha and currently comprises the public house, which is a large two storey building, with associated parking and a small beer garden to the rear. The public house is positioned to the front of the site, directly adjacent to the highway (the A3022 Torquay Road), with no separation from the pavement. There are two pedestrian accesses to the front, however, these are currently unused, with the main entrance provided to the side within a wraparound extension. The public house is not designated as a Listed Building, and is not located within a conservation area. The underlying geology consists of the Torbay Breccia Formation of interbedded breccia and sandstone (British Geological Survey online viewer 2016).
- 1.3 Approximately 250m west of the property is the Grade II* Oldway Mansion (National Heritage List no. 1195207). It was constructed in 1873 to the designs of G. S. Bridgman for Isaac Singer, founder of the sewing machine company. The house is set within a Grade II Registered Park and Garden, covering an area of seven hectares, designed by Achille Duchene in 1900. The grounds were opened as a public park in 1946 (National Heritage List no. 1001368).

2. AIMS

- 2.1 The assessment has been prepared in accordance with a brief prepared by the Torbay Council Senior Historic Environment Officer (Bishop 2016). This specification outlines the three principal aims of the assessment. Firstly, to evaluate the significance of the public house through an architectural investigation of the standing building. Secondly, to assess the potential for archaeological deposits to be present across the development area, and thirdly, to make the results of the assessment public. At the request of JSA planning, the setting of the proposed scheme has also been assessed.

3. METHODOLOGY

- 3.1 The document has been drawn up with reference to the Torbay Council *Specification*, the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2006).
- 3.2 A rapid desk-based appraisal, comprising an assessment of the relevant historic maps held at the Devon Heritage Centre, Exeter was undertaken.
- 3.3 A site visit was carried out and included:
- A written description of the public house and curtilage;

- Preparation of a floor plan to show builds of different date and architectural fittings and features; and
- A photographic record including the overall character of the building, as well as detailed views of any architectural features and fixtures and fittings.

4. DOCUMENTARY BACKGROUND (Figs 2-4)

4.1 The property is present on the 1840 Paignton Tithe Map, where it is recorded as two attached structures within plots 189 and 187, both situated fronting on to the road (Fig. 2). Plot 189 is recorded on the accompanying apportionment as a house and garden, owned by the Church of Exeter and Isabella Distin and occupied by Thomas Distin. The house is rectangular with a rear projecting range. Plot 187 is recorded as a house and garden, owned by John Binmore and occupied by William Endacott. The house has a rectangular plan and is attached to the house on plot 189. Beyond small rear gardens, there are large plots beyond both properties that are in use as orchards.

4.2 On the first edition 25-inch Ordnance Survey map published in 1865 the two buildings seen on the tithe map are shown in more detail (Fig. 3). The building on plot 189 is recorded as four parts, but otherwise in the same shape and size as that depicted on the earlier tithe map. One of these blocks is a carriageway to a rear yard. The building on plot 187 is shown as three blocks, with an integral extension at the southeast corner, a full length rear extension to the mid block, and an L-shaped extension added to the rear of the north block situated along the property boundaries. There is a further rear outbuilding at the southeast corner of the southern property.

4.3 By 1904 when the second edition 25-inch Ordnance Survey map was surveyed two of the three southern properties have been converted into a single building and a narrow rear range added, which involved the demolition of the earlier extension (Fig. 4). This extension continues along the rear of the property to the north and adjacent passage. A row of 8 terraced houses had been constructed to the southeast, alongside the Torquay Road frontage.

4.4 By 1933, when the 25-inch Ordnance Survey map was revised significant changes had occurred. The southern buildings on plot 189 had been removed leaving the northern two structures (and part of the rear outbuilding) detached. Alterations had taken place to the rear of surviving southern two properties, with a completely different shaped extension mapped. The detached building to the rear has had two additional buildings joined to its southeast and southwest sides.

4.5 The Half Moon Inn is first recorded in 1953, although despite being mapped as two properties, three house numbers are shown on the Ordnance Survey 1:1250 map. The property in its present shape (minus the north side extension) is recorded in 1968-9. The latter was added in 1987.

5. THE PUBLIC HOUSE (Plates 1-11)

5.1 The building consists of a main front range with a very large late 20th-century single-storey extension to the rear, and a smaller side extension to the north of this structure. The building is aligned northeast–southwest with the main elevation to the northwest facing onto Torquay Road. There is a cart entrance on the southwest side

of the main elevation that gives access to a small rear yard. The ground level within the site drops off gradually to the southeast, and stairs have been provided to access doors in the southeast elevation of the extensions.

5.2 The exterior

The main range

The main northwest elevation is rendered with fake half timbering on the first floor that was added in the mid-20th century (Plate 1). There are rusticated quoins to the northeast corner and a projecting chimney breast off centre towards the northeast. On the ground floor there are nine large plate glass windows, a double wooden door, a single wooden door, with the cart entrance to the southwest with double wooden doors. On the first floor there are six casement windows, four of three lights and two of two lights. There is modern signage and the doors are no longer in use with the main entrance being via doors in the side extension.

The northeast elevation is also rendered with rusticated quoins and a central projecting chimney stack which is also with rusticated detailing, a pediment and attached brackets (Plate 2). The windows on each floor have moulded architraves and those on the ground floor have semi-circular hood moulds. The windows on the ground floor are plate glass with blind semi-circular heads whilst the windows on the first floor are nine over one pane sash windows. There is a projecting string course at first-floor level and modern signage attached to the chimney stack.

The building has a pitched slate roof, with straight gables, with rendered chimney stacks at the northwest gable, towards the northeast corner, and two-thirds of the way along the roof line (see Plates 1 and 2).

The extensions

The majority of the walls of the extensions are rendered. The northwest elevation of the side extension incorporates a projecting porch covering the main entrance which consists of double wooden doors (Plate 3). There is also a window and modern signage. The northeast elevation of the side extension contains three large windows each of four panes set above wooden panels. The southeast elevation of the side extension incorporates a wooden fire door which is accessed via a set of concrete stairs (Plate 4).

The southeast elevation of the rear extension displays an area of painted stonework to the northeast, with scored repointing. Within this stonework is a possible blocked door with a brick surround. The blocking is covered with render which has been scored to look like stonework. In the centre of the elevation there is a projecting porch with stairs leading up to a set of double wooden doors. The porch is constructed of brick with large plate glass windows and has a flat felt roof (Plate 4). The southwest elevation of one part of the rear extension is painted stonework which contains a blocked window with a brick surround with a concrete lintel. To the west of this is a single wooden door, with another adjacent to it on the southeast elevation (Plate 5).

The extensions have felt roofs; that on the southeast extension is flat whilst the roof of the side extension slopes to the northeast.

The rear yard

The walls of this area are rendered and the surface is concrete. There is a brick store with wooden ventilation doors to the southeast of the yard. The boundary wall

between this building and the property to the southwest is constructed of breccia stonework and brick.

5.3 The interior

Ground floor

The main public house, the side extension and part of the rear extension form a large open plan bar/restaurant area (Plate 6). The serving counter runs northwest-southeast on the southwest side of this area. There are WCs with modern fittings to the front and rear of the property. The walls are rendered with the lower halves being clad with timber planks. There is a fireplace in the southeast wall of the extension which has a projecting chimney breast and a modern fire. There are fireplaces within the main range in the northeast and southwest walls. The one in the northeast wall has a projecting chimney breast and a modern fire (Plate 7), whilst the one in the southwest wall has a slightly narrower projecting chimney breast and has been blocked. There are stairs to the first floor adjacent to the southwest wall. The stairs are separated from the bar/restaurant area by a partition wall and are accessed via a door in this wall.

In the extensions to the rear there are various service rooms including a kitchen, washing up area, fridge/freezer store, a store and beer cellar. These areas all have modern finishes and include modern fixtures and fittings. There is a set of double wooden doors in the southwest wall of the fridge/freezer store that give access to the rear yard. Within the store and beer cellar there are low brick plinths for storing kegs (Plate 8).

First floor

There are seven rooms on this floor; a bathroom, a kitchen, four bedrooms and an en-suite which are accessed from a corridor along the southeast side of the building (Plate 9). All the rooms have a modern finish with picture rails and skirting boards and include modern fixtures and fittings. The exception to this is the survival of a few late 19th century four-panel doors (Plate 10). Three windows on the south side of the southeast elevation have simple moulded surrounds. The central room has a chimney stack in the southwest wall but the fireplace has been blocked. The room at the northeast end of the building has a chimney stack on the southeast wall but the fireplace has been blocked and the skirting board runs across it. The room to the southwest of this has a chimney stack on the northwest wall, with a simple wooden surround though the fireplace is blocked (Plate 11).

The bathroom door dates to the 1930s, and there are wooden cupboards in the corridor that also have doors of this period.

6. DEVELOPMENT OF THE PUBLIC HOUSE

- 6.1 The building had been constructed by 1840 when it was depicted on the Paignton Tithe Map, although its origins are unknown. Hal Bishop has noted the historic origins of laterals stacks, as present at the Half Moon, and this could correlate with the tithe map and apportionment recording a single building (on plot 187). This may indicate that the building has early post-medieval origins as a large rural house. However, there are no surviving historic fixtures or fittings to provide a more precise date of construction.

- 6.2** By the late 19th-century the property was recorded as three buildings, which is still borne out by the plan form. The arrangement of fireplaces and chimney stacks relate to the heating of multiple buildings (or at least spaces), and the internal partition (incorporating a chimney stack) between the southern two buildings has been retained as a principal feature within the later public house. In addition to the main range, these buildings had rear extensions and outbuildings, none of which survive. Between 1861 and 1904 the northern two buildings were converted into a larger property.
- 6.3** Soon after 1904 (and by 1933) the attached properties to the north were demolished, and the northeast elevation was probably completely rebuilt with new rusticated quoins and windows to both floors. The rear of the building was altered, but again no evidence of extensions of this period survives.
- 6.4** It is difficult to identify when the building became a public house because no historic fixtures or fittings related to this function remain. The building is first recorded on maps as a public house in 1953, although the fake timber framing – a common addition to public houses – may indicate that the public house had been established slightly earlier in the 20th century.
- 6.5** By 1968-9 the public house had been extended with a very large single-storey extension added to the rear. This was extended in 1987 to the north providing further dining space and a new covered entrance. When the first extension was added significant alterations took place to the interior of the ground floor. The west wall was largely removed (or entirely removed and replaced with new columns) and all internal walls to the northern part of the building removed. The only internal walls to be retained were those at the south end of the building forming the side of the passage to the rear yard, and the next wall to the north containing the chimney stack. All historic fixtures and fittings such as fireplaces, doors and windows were replaced.
- 6.6** The first floor was also modernised during the later 20th-century, although a few fittings (such as doors and a couple of windows) of late 19th- and early 20th-century date survive. The general layout, although altered, partially reflects the earlier (at least early 20th-century) plan.

7. ASSESSMENT OF SIGNIFICANCE (Plate 12)

7.1 Guidance on the assessment of significance has been taken from Historic England's document *Conservation Principles* and from the *National Planning Policy Framework*, and is assessed according to the heritage values outlined in these documents.

7.2 Evidential and architectural value

Evidential value derives from the potential of a place to yield archaeological evidence about past human activity, whilst architectural value derives from the potential to further understand the development of an historic building.

There are no Historic Environment Record entries which relate to below-ground archaeological investigations or find spots relating directly to the site.

The property is located within an area of medieval settlement, and analysis of historic maps shows that land surrounding the roads around Preston is indicative of

medieval strip fields, with historic houses situated within (or added to the front of) these plots. The historic buildings forming the public house previously had various rear extension and outbuildings, which were demolished during the 20th century. The site would have had the potential to yield evidence of these structures possibly in the form of wall footings and surfaces, as well as earlier, medieval archaeology. However, the construction of large extensions to the side and rear of the public house is likely to have removed much of the archaeological evidence for earlier activity on the site. That said, the ground level drops away to the southeast, and the floor levels of the extensions are higher than the surrounding ground, so depending on the construction technique there could be survival of below-ground deposits within the internal floor spaces of these areas.

The public house has limited architectural value. The elevations of the main building display details of clashing architectural styles and contain insensitive modern plate glass windows. The main building has also become dwarfed by the extensions to the side and rear which has meant the loss of its original proportions. The building can still be read as an historic property (e.g. through the historic fenestration and the chimney stacks), but this is heavily compromised by the later 20th-century internal and external alterations, and the building holds very little potential for further, more detailed analysis.

From this evidence, overall it can be concluded that the public house has low evidential and architectural value, and this forms a small part of the building's significance.

7.3 Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

The building has limited illustrative value in that it can, to an extent, be visualised as an historic property (see section 7.2 above), and can be identified as a public house.

No associative values have been identified.

It can be therefore concluded that the public house has low historical value, and this forms a small part of the building's significance.

7.4 Aesthetic value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

The building's aesthetic value is limited, and comes from the exterior architectural detail that allows it to be appreciated as an historic structure within a streetscape containing other old buildings. However, this value has been diminished by the 20th-century alterations to the property.

The public house has low aesthetic value, and this forms a small part of the building's significance.

7.5 Communal Value

Communal value derives from the meanings of a place for the people (or specific groups) who relate to it, or for whom it figures in their collective experience or

memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

The public house has no communal value.

7.6 Artistic Value

Artistic Value is not defined in the *National Planning Policy Framework* but is considered to be closely associated with aesthetic value, particularly if an asset has an association with a particular architect or artist, or is of exceptionally high-quality workmanship.

The public house has no artistic value.

7.7 Setting

The setting of the public house is mainly Torquay Road from which it can be readily experienced, though it also extends to the plot within which it is located, and to an extent the neighbouring properties (Plate 12).

This setting has been changed dramatically in the modern period with the demolition of historic villas (such as Brookfield to the east and Fernham to the north) and the construction of residential and commercial buildings both along and set back from Torquay Road.

The building was not constructed with designed views but the property (in the guise of former houses) was situated along an historic routeway linking the coastal settlements within Torbay. As a public house this relationship with the road may have been important to attract trade, although given the recorded late date for this use, other factors such as quality of food and service may have been more important to its economic survival.

This setting forms a very small part of the public house's significance.

7.8 Assessment of value

In summary, it is considered that the significance of the public house is drawn equally from its architectural historical and aesthetic values, as well as from its setting.

8. COMMENTS

8.1 Demolition of the existing public house

The public house is not of national importance as reflected in its unlisted status. This assessment has confirmed this, and it could be demonstrated that the building holds little architectural and historical value, and it would not satisfy the areas of interest required for designation. The interior has been dramatically altered in the late 20th-century with no historic fixtures or fittings remaining apart from a few, mass produced, late 19th-century four panel doors. The layout of the building is not representative of an historic public house and there are no historic fittings associated with such a use, and few that illustrate the earlier origins as houses. The significance of the building has been dramatically reduced by the addition of modern plate glass windows and extensions which dwarf the main building. Its demolition would not be a loss to the local historic environment.

8.2 Potential for below-ground archaeological remains

The potential for the presence and survival of below-ground archaeological deposits has been outlined in section 7.2 above. In summary, the site has the potential to yield evidence of earlier activity including remains of former extensions and outbuildings, as well as earlier, medieval archaeology. However the construction of large extensions to the side and rear of the public house is likely to have removed most of any present below-ground archaeological deposits, although due to the topography the interior of these spaces could contain better-preserved remains.

8.3 Scale of the proposed development

Although Torquay Road is an ancient routeway connecting coastal settlements, other than in these towns and villages (such as Preston to the north of the site) settlement was dispersed along the road. Development along, and to either side of, the road only took off during the 20th century when the fields were gradually built over and new roads constructed. This swept away many of the late 19th-century villas, although Oldway and its gardens survive, located to the west of the property.

The current streetscene is a mixture of architectural styles, forms and masses. The earliest properties are The Half Moon and the adjacent row of late 19th-/ early 20-century terraced houses. These front directly onto the street and are two storeyed under pitched roofs. To the east, Brookfield House has been replaced with mid-late 20th-century blocks of retirement flats (Brookfield Close). These are three storeyed under flat roofs and are situated along Brookfield Close, and at a lower level. Due to this and the associated landscaping these are not overly prominent buildings.

On the north side of Torquay Road, to the west of the Half Moon Inn are late 20th-century three- and four-storeyed retirement apartments under fully pitched roofs; the taller blocks flank the entrance to Oldway. This development obscures views to and from Torquay Road with the northeastern part of Oldway Registered Park and Garden. To the northeast is a tall, single-storeyed commercial building under a pitched roof, which was constructed in 2007. This is aligned along Torquay Road with its entrance fronting into its car park to the southwest. Behind, and above, this building is Singer Court, an imposing six-storey contemporary (2012) building of retirement apartments.

The proposals for the site consist of the construction of three blocks of flats surrounded by associated parking and landscaping. Block A is situated on the site of the present Half Moon building and is smaller than the footprint of the existing property, with the other two blocks situated to the rear within the current public house car park. This arrangement of blocks draws on the general layout of the Brookfield Close development to the northeast. The footprints of all the blocks will be considerably smaller than those of the existing 20th-century retirement developments.

Block A will be three-storeyed with a taller, four-storey element at the northeast corner overlooking the vehicular and pedestrian entrance to the rear of the site. Blocks B and C will be two storeyed. All will be under flat roofs. This generally low profile will cause the development to blend into the existing landscape. In plan, the scheme broadly provides a partner development to Brookfield Close, but due to the footprint and lower roofline will be of lower mass, with rooflines lower than the buildings of that development.

The Torquay Road frontage draws on the mass of the existing streetscape, in particular the historic terrace houses to the southwest. The roofline varies, with a

lower southeastern end respecting the ridge line of the terrace houses, before rising to the site entrance, providing a more dominant corner. This is consistent with planning design, and is noticeable in the existing retirement development west of the Half Moon.

The design of the Torquay Road façade (which is also expressed in the other principal elevations) is also inspired by the architecture of the terrace houses. Although a contemporary design, it contains distinct narrow, vertical elements reflecting the widths of both the individual and pairs of terrace houses. The deep and narrow fenestration of these properties is also reflected in the shape and size of the openings within the new development.

9. ARCHIVE AND OASIS ENTRY

- 9.1** A fully integrated site archive will be prepared with reference to the Historic England 2006 document *Management of Research Projects in the Historic Environment*. This will initially be stored under controlled conditions at the offices of AC archaeology in Bradninch, but will ultimately be deposited at Torquay Museum.
- 9.2** Details of the project will be submitted to the OASIS (Online AccesS to the Index of Archaeological InvestigationS).

10. SOURCES CONSULTED

Printed Sources

Bishop, H., 2016, *Specification for Architectural Assessment, NGR SX 289040 61650, Half Moon Inn, 190 Torquay Road, Preston, Paignton*

Paignton Tithe Map and apportionment, 1840

Ordnance survey 25-inch maps

First edition Devonshire map sheet 122.5, surveyed 1861, published 1865

Second edition Devonshire map sheet 122.5, surveyed 1861, revised 1904, published 1906

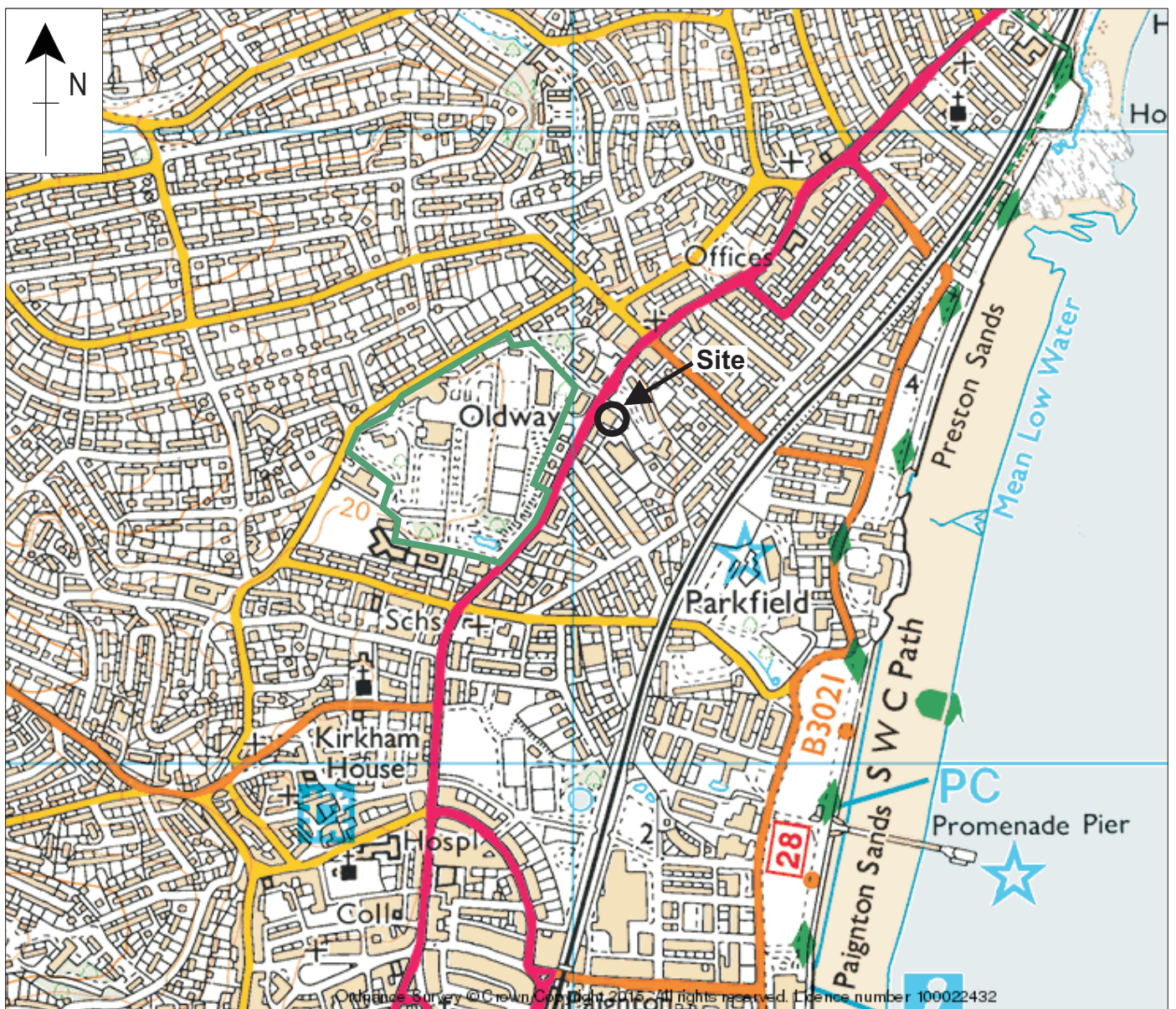
Websites (accessed April 2016)

British Geological Survey on-line viewer
www.bgs.ac.uk

Heritage Gateway
<http://www.heritagegateway.org.uk/gateway/>


Old Maps Repository
<https://www.old-maps.co.uk/#/>

National Heritage List for England
<https://historicengland.org.uk/listing/the-list/>



0 250m

Scale 1:10,000@A4

 Oldway registered park and garden

PROJECT

Half Moon Inn, 190 Torquay Road,
Preston, Paignton, Torbay

TITLE

Fig. 1: Site location



PROJECT

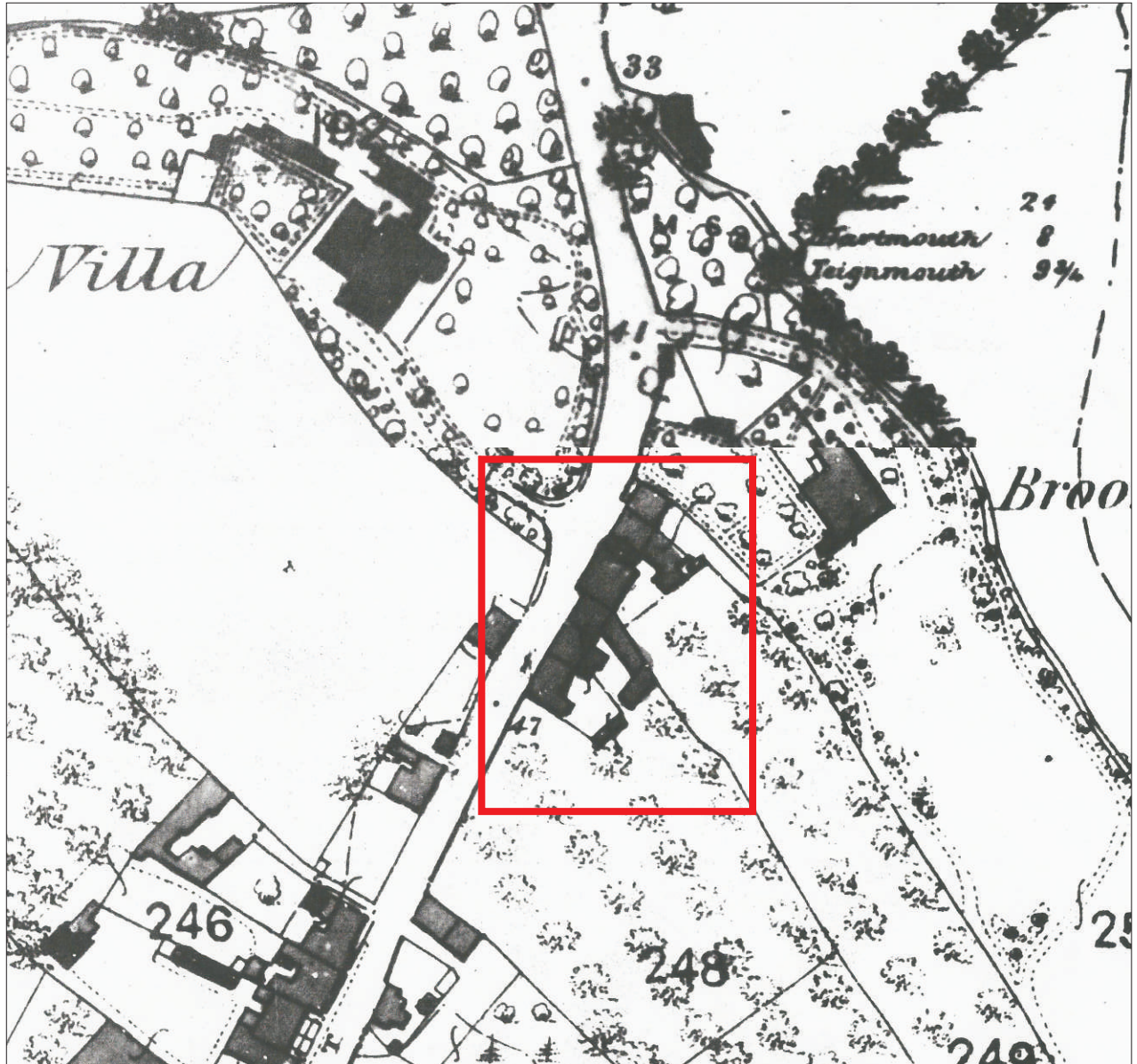
Half Moon Inn, 190 Torquay Road,
Preston, Paignton, Torbay

TITLE

Fig. 2: Extract from the Paignton
Tithe map, 1840



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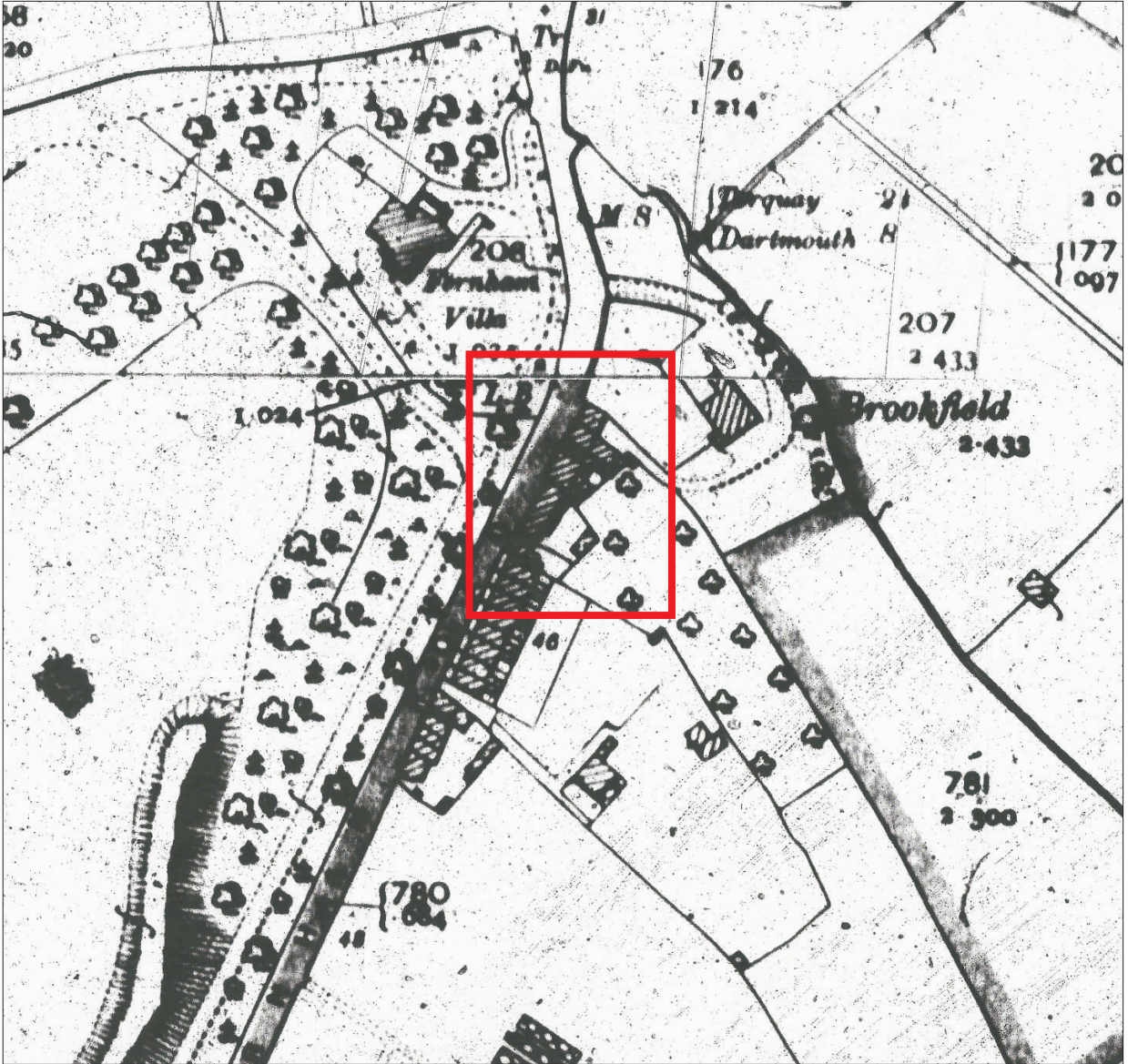


PROJECT

Half Moon Inn, 190 Torquay Road,
Preston, Paignton, Torbay

TITLE

Fig. 3: Extract from the first
edition 25-inch Ordnance Survey
map, 1865



PROJECT

Half Moon Inn, 190 Torquay Road,
Preston, Paignton, Torbay

TITLE

Fig. 4: Extract from the second
edition 25-inch Ordnance Survey
map, 1906



Plate 1: Northwest elevation of main range, looking southeast



Plate 2: Northeast elevation of main range, looking southwest (1m scale)



Plate 3: Northwest elevation of side extension, looking south (1m scale)



Plate 4: Southeast elevation of side and rear extension, looking northwest (1m scale)



Plate 5: Elevations of rear extensions, looking north (1m scale)



Plate 6: General view of open plan bar/restaurant area, looking southeast



Plate 7: Fireplace in northeast wall of main range, looking northeast



Plate 8: General view of cellar room, looking south



Plate 9: General view of corridor on the first floor of the main range, looking northeast



Plate 10: Example of late 19th-century four-panel door, found on the first floor of the main range



Plate 11: Fireplace in northwest wall of bedroom to the northeast end of the main range



Plate 12: General view of the public house setting from Torquay Road, looking south

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