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Southampton Archaeology Unit

Report 1094

Land at Ranelagh Road, Havant, Hampshire Heritage Statement

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2012

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Land at Ranelagh Road, Havant, Hampshire

Heritage Statement

By PR Cottrell BA and Dr AD Russel BA, PhD MIfA

Archaeology Unit report	1094
Ordnance Survey grid reference	470850 106250

1. SUMMARY.

Proposals to develop the site led to an assessment of the heritage assets likely to be affected by the development.

The site lies on an area of slightly raised ground between two large fresh-water springs on the edge of the valley of the Hermitage Stream. Some 850m to the west lies the Roman and medieval centre of Havant, and the shore of Langstone Harbour lies some 1000m to the south. The site is very close to the probable site of the medieval manor house at Brockhampton.

No archaeological finds or sites are known from within the site but this probably relates to a lack of disturbance in the last 150 years. The area around the development site has produced archaeological finds from the prehistoric period onwards, including evidence of activity dating from the Mesolithic, Neolithic, Bronze Age, Iron Age, Roman-British and medieval periods. Given the presence of scattered prehistoric and later finds in the surrounding area, and of a medieval well close to the site, the potential for archaeologically significant remains to be present is considered to be high. Any surviving remains are likely to be of local and possibly of regional significance.

The development of the site with housing, roads, services and associated works would undoubtedly impact on any archaeological remains. It is therefore proposed to mitigate the impact by two phases of archaeological work.

The first phase will consist of trial trenches to examine some 5% of the site once the site is cleared. The results of the trial trenches will be discussed with the local planning authority and if necessary a second phase of archaeological work will be carried out on areas of archaeological significance. The second phase might consist of excavation of key areas or a watching brief on ground disturbance. A report on the archaeological work will be lodged with the local planning authority and the finds and site records will be donated to the relevant museum.

2. INTRODUCTION

2.1 The Archaeology Unit of Southampton City Council was commissioned to produce a heritage statement relating to land at Ranelagh Road, Havant, Hampshire, on behalf of Orchard Homes Ltd.

2.2 Planning Policy Statement 5 *Planning for the Historic Environment* makes a number of statements about the historic environment in relation to development:

Policy HE6.1 states that

Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

Policy HE6.2 states that

This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.

2.3 The Southampton City Council Archaeology Unit carried out a desk-based assessment, as defined by the Institute for Archaeologists 2011, in order to define the heritage assets of the site. The assessment included data gathering and analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance was judged in a local, regional, national or international context.

2.4. The site is located immediately adjacent to the west of the Brockhampton Conservation Area.

Brockhampton Conservation Area is located just to the west of Havant town centre and primarily within the area defined by West Street in the north, Brockhampton Road to the west and Brockhampton Lane in the east. West Street is known to mark the historic Roman route from Chichester to Wickham and the earliest remaining buildings along this road are statutorily listed.

To the south of West Street, the natural springs, streams, collecting basins, lakes and surrounding land lie at the heart of the area and are one of the reasons for the presence of the Portsmouth Water Company. Some of the major industries, such as tanning, parchment making etc, upon which Havant's wealth was built from Mediaeval times as a market on a cross-roads, centred upon these natural springs. By the eighteenth century Havant was a prosperous market town.

The natural springs were developed from 1859 and came to provide an almost unique supply of water for the growing city of nearby Portsmouth. Most of the old associated industries have ceased in recent times, to be replaced by others on the edges of the area. Today the area is an active, mixed neighbourhood adjacent to the town centre, with recent development abutting its east, west and southern boundaries (Havant BC 2007).

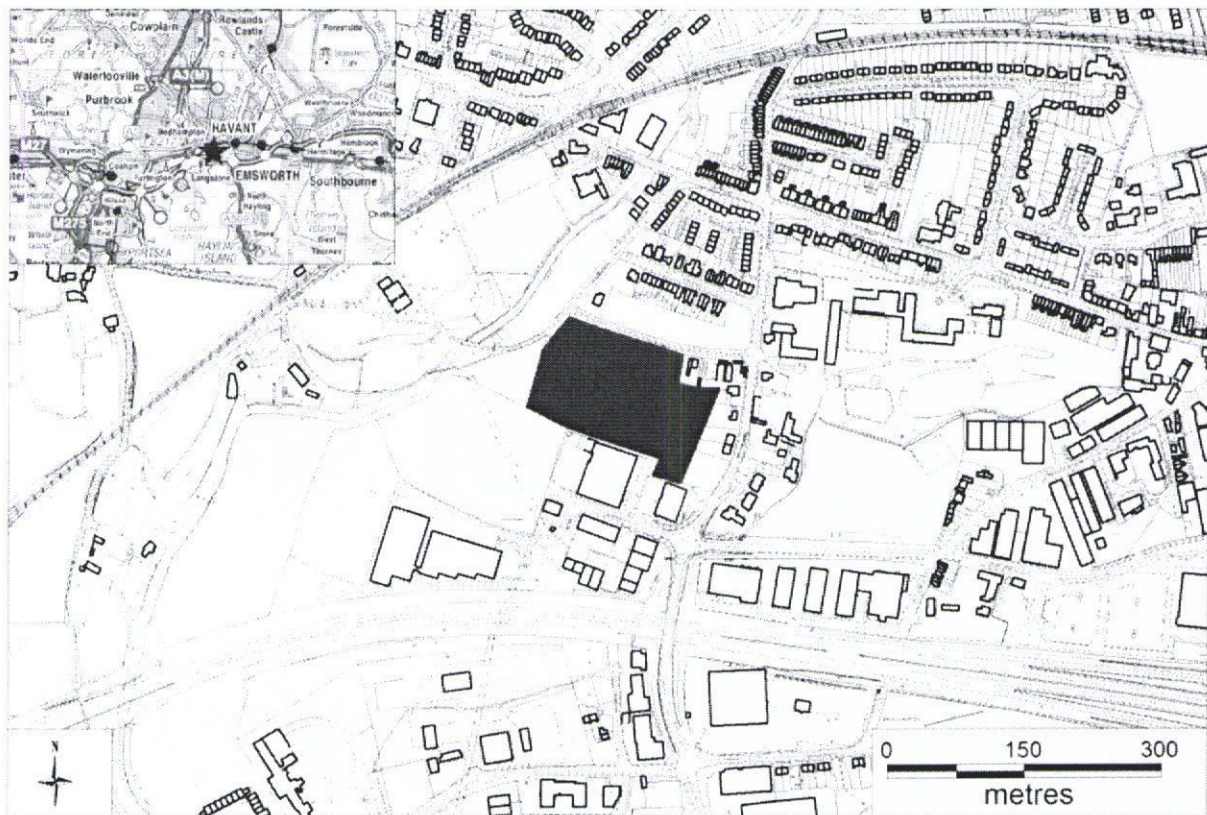


Figure 1. Location of the assessment area (red).

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3. AIMS OF THE ASSESSMENT.

3.1 The aims of the assessment were to identify the likely heritage assets, the nature, extent and quality of known or potential archaeology, and its significance, judged in a local, regional, national or international context.

4. ASSESSMENT METHODOLOGY.

4.1 A number of local archives were searched for information relating to the site. These included the Portsmouth City Council Sites and Monuments Record and the Archaeology and Historic Buildings Record of Hampshire County Council.

4.2 The results of archaeological investigations in the area of the site were also consulted. In the first instance the published or archive reports were used, with the original archive only being consulted if no report existed, or if there was a problem that needed resolving.

4.3 Reference was made to secondary historical sources. Historic maps and photographs were consulted.

5. SITE LOCATION.

5.1 The site is located on the south side of Ranelagh Road, west of the historic core of Havant, and about 850m west of the junction of the four historic thoroughfares of West, North, East and South Streets. It is bounded to the east by properties on Brockhampton Road, to the south partly by an industrial estate and partly by a field, and on the west by a field. Ordnance Survey grid reference for the site is 470850 106250.

6. TOPOGRAPHY AND GEOLOGY.

6.1 The natural topography is partly obscured by modern development. However, the land in the location of the site slopes down gently to the south. The nearest spot heights shown on the 2011 Ordnance Survey map are:

- 7.3m OD in Brockhampton Road, 97m to the north east of the site;
- 6.7m OD in Meyrick Road, 20m north of the north-west corner of the site;
- 6.1m OD in Meyrick Road, 60m west of the site;
- 6.1m OD in Brockhampton Road, 33m east of the site.

6.2 The geological survey map shows the site to lie on Aeolian Deposits ("Brickearth"); mainly fine sandy silt, locally contaminated with gravel (British Geological Survey, 1994).

6.3 The site is situated between two watercourses, the Brockhampton Stream to the east and the Hermitage Stream to the west. There are a number of springs in the area; the Brockhampton Springs are close to the east of the site and the Bedhampton Springs and St Chad's Well lie to the west.

7. THE PRESENT CONDITION OF THE SITE.

7.1 The north part of the site was until recently occupied by allotments, the remainder partly by a field used for grazing horses, and in the south-east by Kingscroft Farm, comprising a yard area with a number of modern agricultural buildings. An access track crosses the site from Meyrick Road to the farm buildings. This appears to be of recent

origin, replacing the previous access through the redeveloped former Kingscroft Farm site to the north east. There is a small shed in the north-west part of the site.

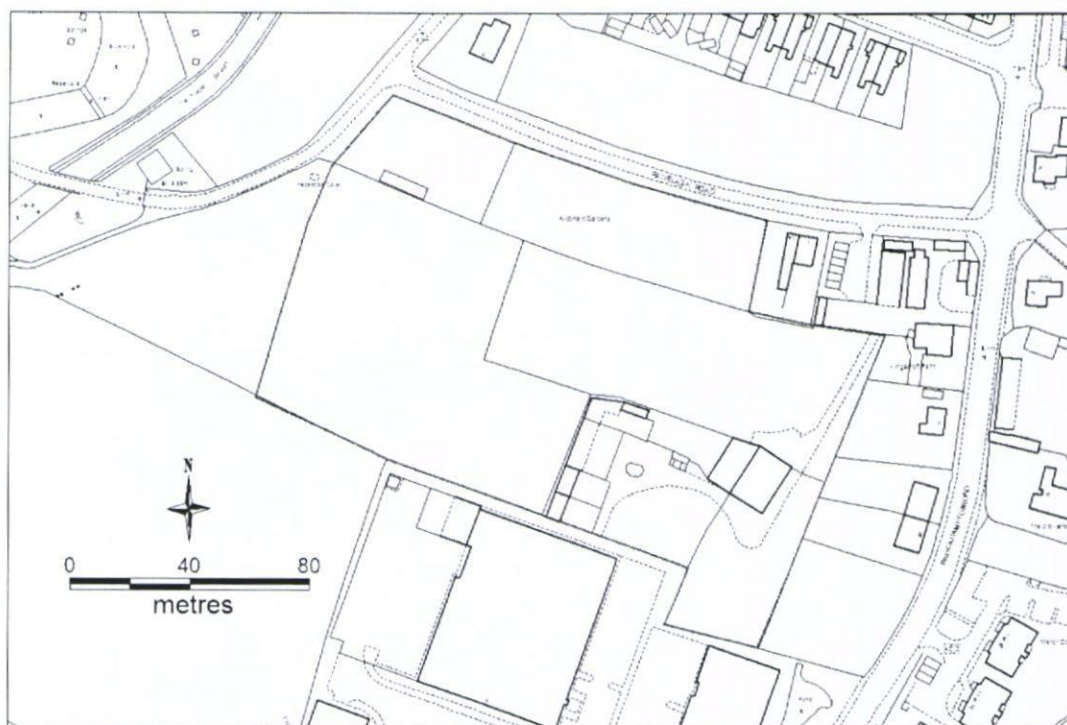


Figure 2. Plan of the site.

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8. HISTORICAL BACKGROUND.

8.1 Havant is centred on the crossing point of two Roman roads, the road from Chichester to Southampton and Winchester, now West Street and East Street, dating from the 1st century AD, and a minor north–south route from Langstone to Rowland's Castle dating from the 3rd century AD, which may have followed the line of present day North Street and South Street (Hughes, 1976, 71). The parish church of St Faith's lies at the south-west angle of this junction. Archaeological evidence for Roman occupation has been found at a number of sites in the area, including St Faith's Church, suggesting that a settlement existed at the road junction in the 3rd and 4th centuries AD. A number of villas and other sites in the area suggest the entire landscape was utilised at that time (Pile 2005).

8.2 The present town of Havant has existed as a settlement since at least 935 AD, when King Athelstan granted seven 'mansae' at Havant to his thegn Witgar for three lives. The third in succession after Witgar was a widow who gave the land to the monks of St. Peter and St. Paul, Winchester, to whom King Ethelred confirmed the gift in 980 and again in 984, when it was extended to 10 hides, its assessment before the Conquest according to the Domesday Survey in 1086. At that time the village was still held by the monks of St. Swithun and had two mills and three salt houses (VCH 1908).

8.3 The place-name Havant is first recorded in the charter of 935 AD in the Old English form *Hamanfunta*, meaning 'Hama's spring'. The spring is now known as the

Homewell, a spring which rises in the centre of the town, some 40m south of St Faith's churchyard. It was recorded as *Havehunte* in the Domesday Book.

8.4 A weekly market was granted to the monks in 1200 by King John. The manor passed to the Bishop of Winchester in 1284. A second weekly market and an annual fair were granted in 1451.

8.5 The Victoria County History (VCH 1908 iii, 122) records that West Street had been a centre of the cloth industry in the 16th century, but that this had ceased by the early-20th century. There were large parchment works and tanneries in Havant from the 17th century onwards.

8.6 By the 18th century Havant had become a prosperous market town. A major fire in 1760 destroyed part of the town centre. The town grew throughout the 19th and 20th centuries and extensive development has taken place west of the town centre since the 1960s.

8.7 Havant's prosperity derived partly from industries that exploited the many natural springs that rise at the foot of the South Downs. These produce a constant supply of fresh water which was utilised by industries such as tanning, parchment making, and leather production. There are former red brick tannery buildings within the Portsmouth Water Company's premises in Brockhampton Road.

8.8 Within Havant were a number of individual land holdings referred to from the medieval period onwards as 'manors'. The site lay probably within the manor of Brockhampton (recorded as *Brochemtune* in the 11th century and as *Brokhampton* in the 14th century). Before the Conquest the manor was held from Earl Harold by Sired, and by time of the Domesday Survey there is mention of land with a mill forming part of the possessions of the monks of St. Swithun. The mill was apparently amalgamated with the manor of Havant, with which it was conveyed to the bishop of Winchester. The farm of the mill there formed an important item in the profits of Havant manor (VCH). After the Conquest the overlordship, together with that of the neighbouring manor of Bedhampton, was vested in Hugh de Port, Herbert the Chamberlain being the actual tenant. It was subsequently known as a hamlet of Bedhampton, and the histories of the two are coincident till 1428, after which Brockhampton seems to have been merged with Bedhampton manor (VCH).

8.9 Bedhampton (recorded as *Betametone* in the 11th century and as *Bodehampton* in the 15th century) which was granted by King Egbert to the cathedral church of Winchester early in the ninth century. By the reign of Edward the Confessor it had passed to the abbey of Hyde and was held by Alsi. At the time of the Domesday Survey Hugh de Port held it from the abbey. By 1086 the manor had decreased in value, but it included two mills, and two salt pans worth 37s. 8d. The St. John family held the manor from the abbey of Hyde, and eventually obtained the over-lordship. In 1167 Bedhampton was held by Herbert, the son of Herbert the Chamberlain, ancestor of the baronial Fitz Herberts, who held the manor until the beginning of the fourteenth century. The mills were recorded as a water-mill and a fulling-mill in the mid-14th century. In 1537, and again in 1547, two mills 'built under one roof' were recorded among the appurtenances of the manor (VCH).

8.10 The springs to the east and west of the site have a long history. St Chad's Well, east of Kings Croft Lane was known for its 'health-giving virtues'. The dedication is possibly of mediaeval origin. The Portsmouth Water Company had established a water works at the Brockhampton Springs in the mid-19th century and a second works at the Bedhampton Springs by the end of the century.

8.11 The area of the site is shown on the Havant Tithe Map of 1842 (fig 3). The site lay within pasture land belonging to Edward Franks and leased by Thomas Land Foster. Most of the site was part of field No 683, "The six acres" and the north part lay within field No 682, "The Great Meadow". The north east corner of the site lay partly within plot No 686, recorded as "Homestead". The east end of the site lay within plot No 685, listed as "Orchard pasture". Plot No 687, "Cottage and garden" was on the Brockhampton Road, just east of the site perimeter (Craddock-Bennett 2009). However the 1867 edition of the Ordnance Survey map (map 9) shows two buildings between the site and Brockhampton Road but no buildings within the site area. There was a spring located just outside the south east corner of the site.

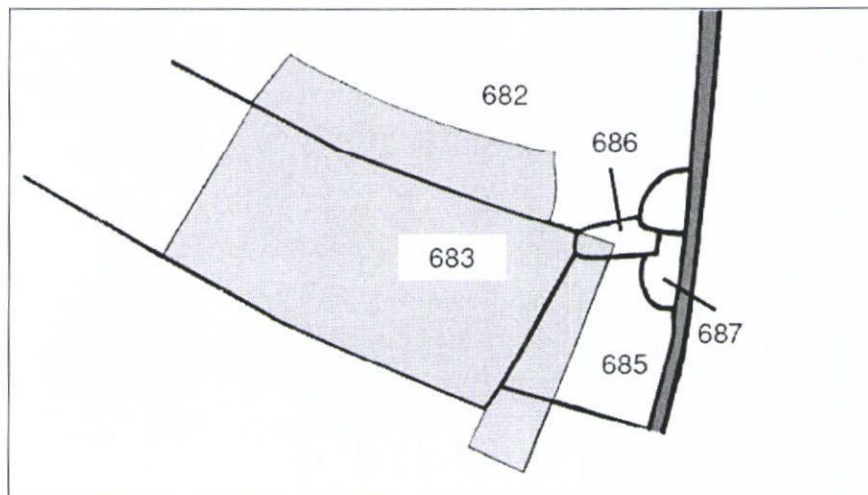


Figure 3. Location of plots recorded on the 1842 Tithe map

Light grey = the site; dark grey = Brockhampton Road
Sketch based on the Havant Tithe Map, held by Hampshire Record Office.

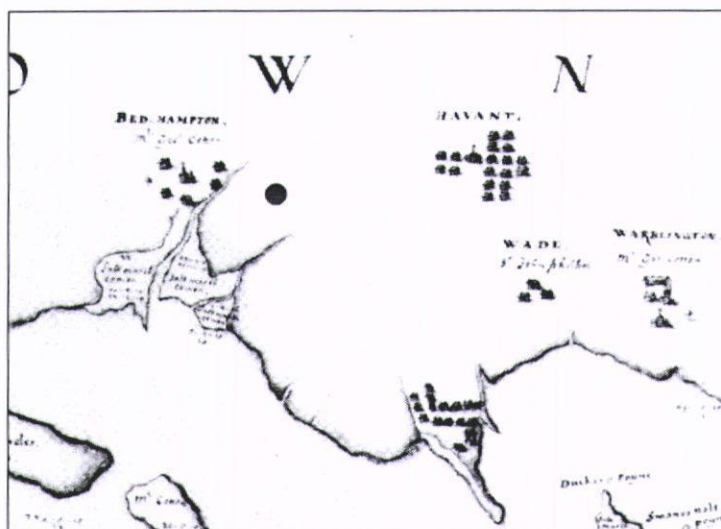
8.12 In the late 19th century much of the site was occupied by Brockhampton Nurseries. The 1897 edition of the Ordnance Survey map (map 10) shows a range of glasshouses and a building, possibly a barn, in the east corner of the site. The south west part of the site is shown as a "Brick Field", presumably indicating a brickearth quarry. The glasshouses and associated building were present in 1909 (map 11) but removed by 1932 (map 12).

8.13 The area adjacent to the north east corner of the site became Kingscroft Farm and was occupied by agricultural buildings until the early 21st century. The range of agricultural buildings in the south east part of the site is a modern development associated with Kingscroft Farm; probably dating from the late 20th century and some from the early 21st century. The site on the north side of Ranelagh Road and the former Kingscroft Farm site on the corner of Ranelagh Road and Brockhampton Road have recently been developed for housing.

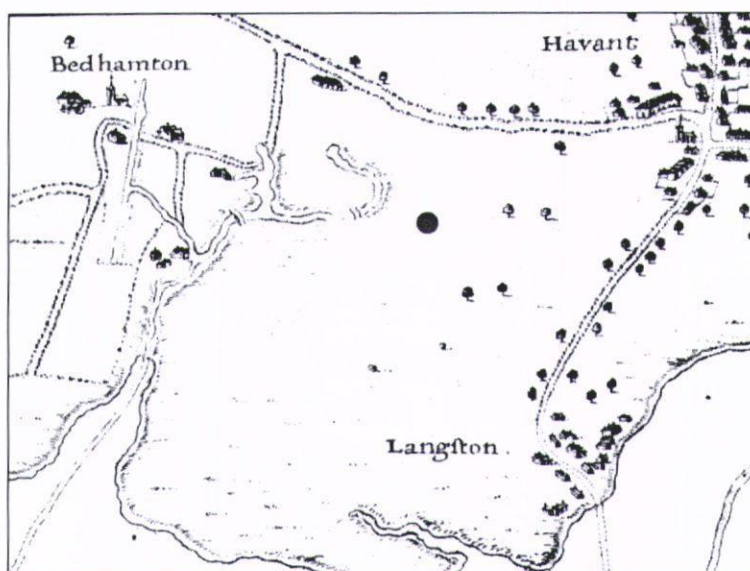
9. CARTOGRAPHIC EVIDENCE.

9.1 A brief overview of the known cartographic evidence follows.

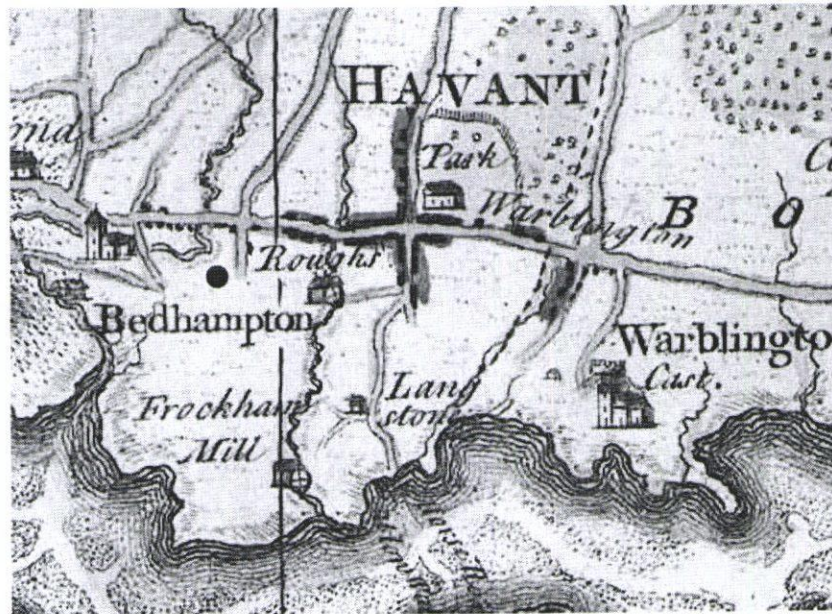
9.2 The military importance of Portsmouth and Portsea Island led to the production of relatively accurate maps of the area from the 16th century, although the early examples are limited to Portsmouth town. A map of Portsea Island and the surrounding area by De la Fabvollière (Map 1), produced c1665 as a copy of an earlier map produced c1626 (Hodson, 1978), shows Havant, with Bedhampton to the west. The area south of Bedhampton is marked as Salt marsh Common. A map of Portsea Island dated 1716, produced by Talbot Edwards (Map 2), shows Havant, Bedhampton and the watercourses in the area of Bedhampton Springs.



Map 1. Detail of a map by De Fabvollière, dated 1665, showing the approximate location of the site.



Map 2. Detail of a map by Edwards, dated 1716, showing the approximate location of the site.



Map 3. Detail of Taylor's map of 1759, showing the approximate location of the site.



Map 4. Detail of Milne's map of 1791, showing the approximate location of the site.

9.3 The earliest map of Hampshire to show any detail in the area is Taylor's map of 1759 (map 3), which shows Havant and Bedhampton with roads and watercourses. "Frockham Mill" probably represents Brockhampton Mill. Milne's map of 1791 shows more detail (map 4).

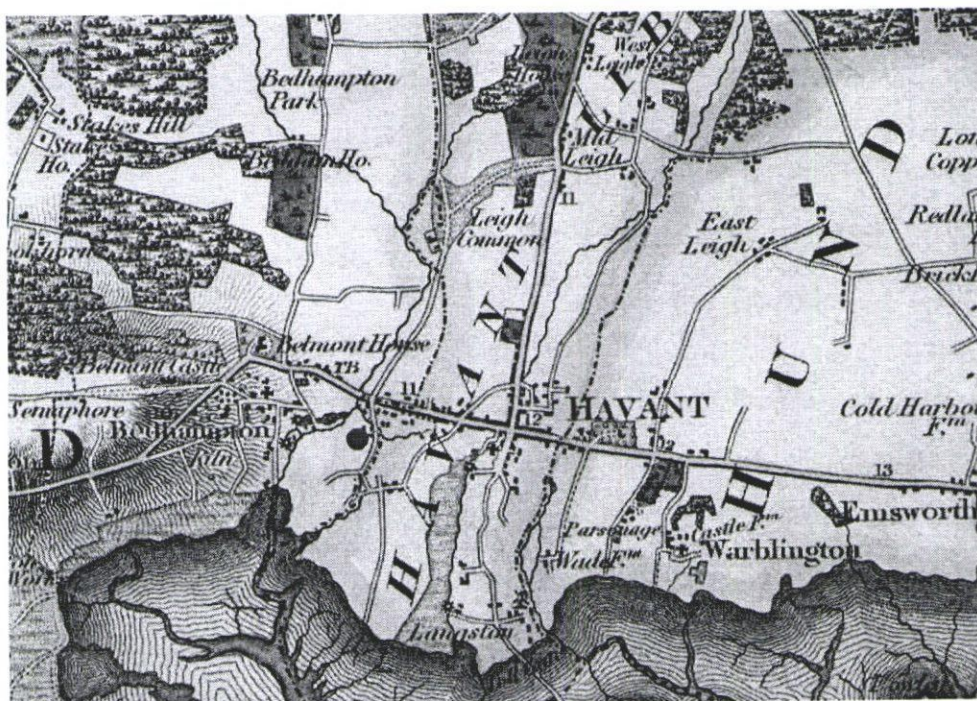


Map 5. Detail of a map of the Portsmouth area dated 1797, showing the approximate location of the site.



Map 6. Detail of the first edition of the Ordnance Survey dated 1810 showing the approximate location of the site.

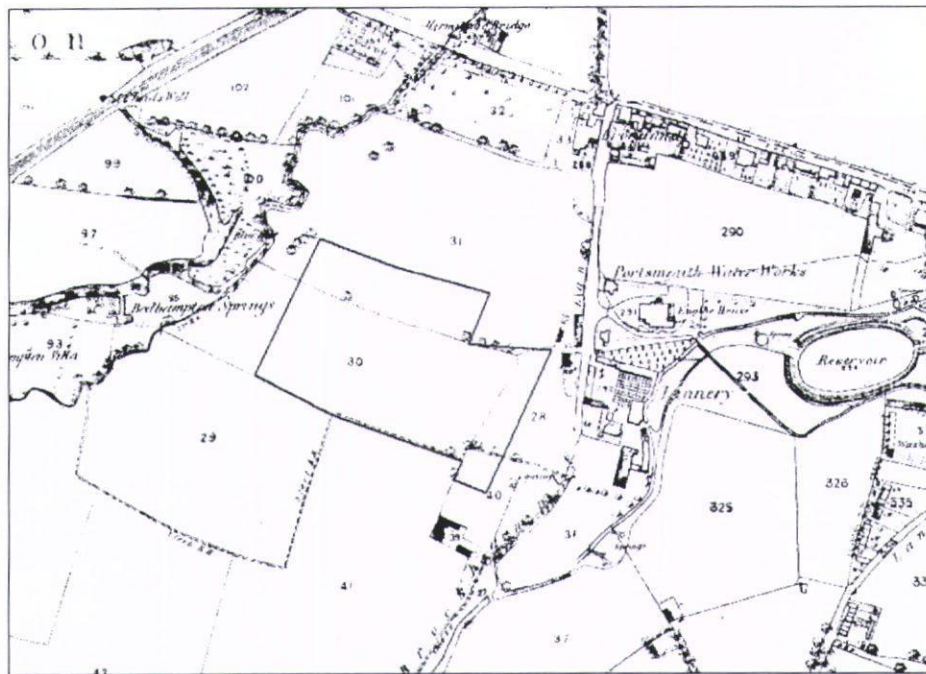
9.4 A map of Portsea Island and the surrounding area produced for the Ordnance Office in 1797 (map 5) shows the area in some detail, including the watercourses and field boundaries in the area of the site and settlement on both sides of Brockhampton Road just to the east of the site. The first edition Ordnance Survey map dated 1810 (Map 6) shows little change but less detail. Greenwood's map of 1826, based on the Ordnance Survey, is similar (map 7). The revised first edition of the Ordnance Survey map dated c1850 (map 8) shows the railway.



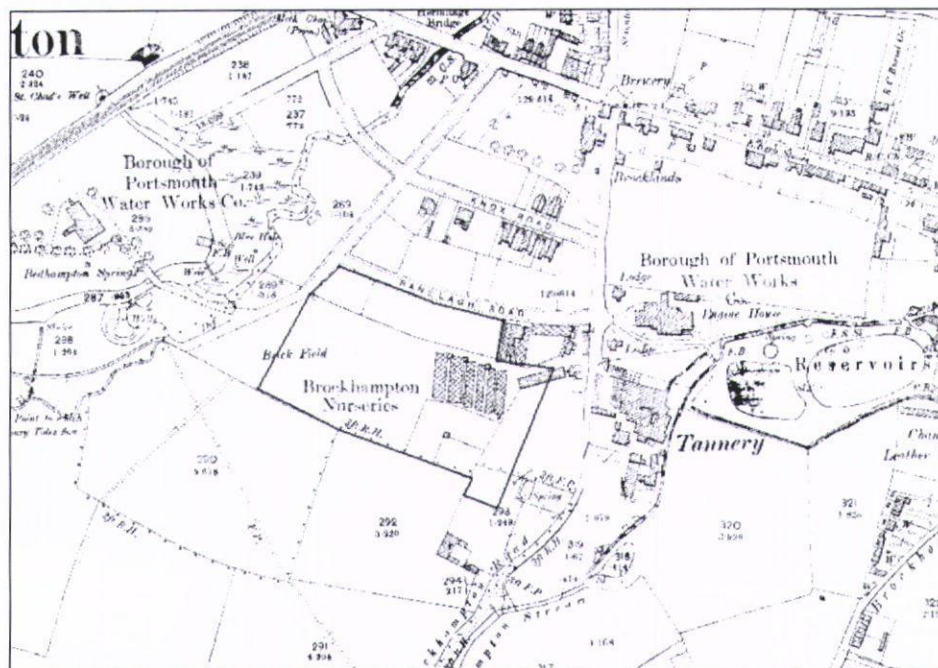
Map 7. Detail of Greenwood's map of 1826, showing the approximate location of the site.



Map 8. Detail of the revised first edition of the Ordnance Survey dated c1850, showing the approximate location of the site.

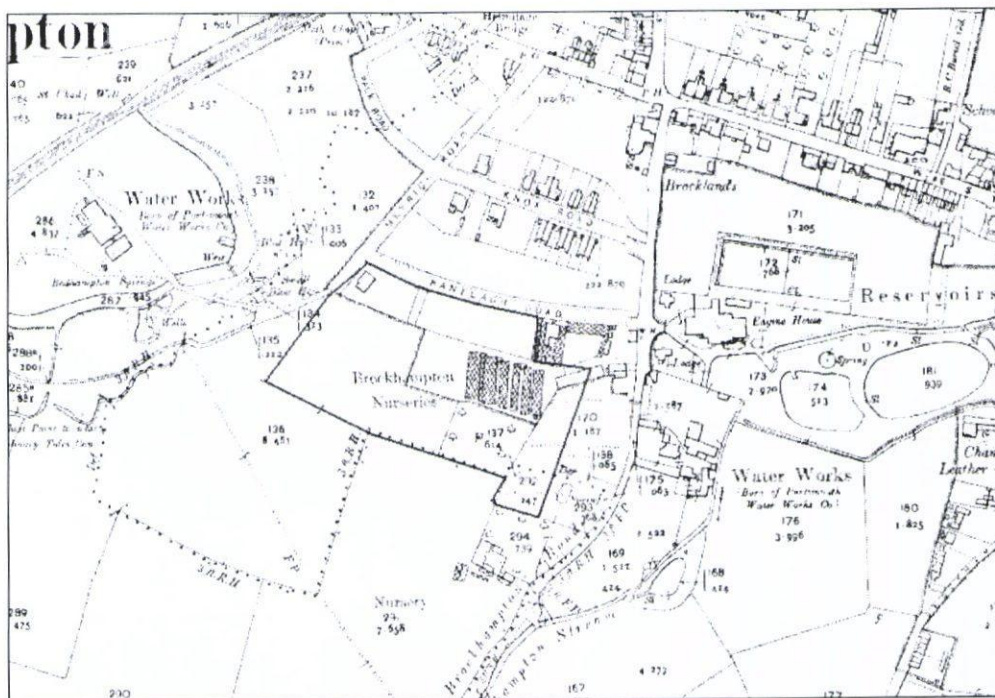


Map 9. Detail of the Ordnance Survey map dated 1867, showing the site.

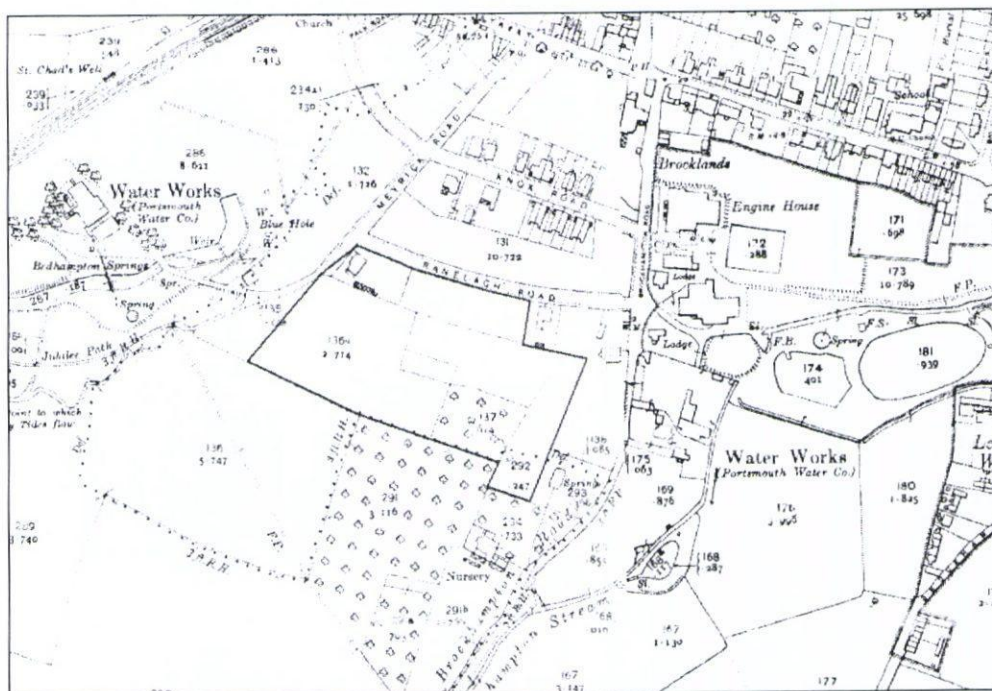


Map 10. Detail of the Ordnance Survey map dated 1897, showing the site.

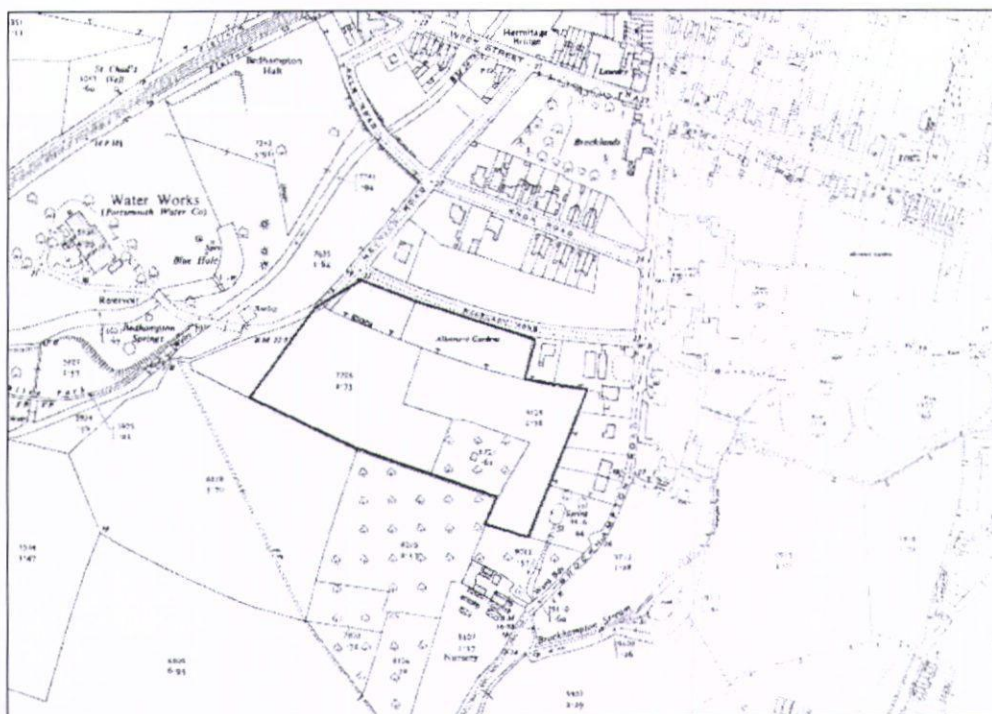
9.5 The first large scale Ordnance Survey map, dated 1867 (Map 9), shows the field boundaries, houses and a farm on Brockhampton Road, the tannery to the east and the water works. The 1897 edition (map 10) shows the streets laid out including Ranelagh Road, with a range of glasshouses occupying part of the site and a "Brick field" in the west part. The 1909 edition (map 11) is similar but does not mark the "Brick field". By 1932 (map 12) the glasshouses had been removed and part of the site had become an orchard.



Map 11. Detail of the Ordnance Survey map dated 1909, showing the site.



Map 12. Detail of the Ordnance Survey map dated 1932, showing the site.



Map 13. Detail of the Ordnance Survey map dated 1954, showing the site.

9.6 The 1954 edition shows some development nearby but little change at the site; the north part now being allotments.

9.7 Although the early historic maps cannot be relied on for any great detail, the maps consulted suggest that the site has been agricultural land for a number of centuries. In the late 19th century parts of the site included a brickfield and a glasshouses; neither seems to have been long-lived. In the early 20th century a structure was erected in the northwest corner of the site

10. ARCHAEOLOGICAL BACKGROUND.

10.1. Introduction.

There have been numerous archaeological finds and investigations in the surrounding area that have revealed evidence of human activity and occupation from the prehistoric period onwards. Various investigations including the Langstone Harbour Project have shown that the intertidal zone around Langstone Harbour has produced collections of flint implements and other artefacts dating from the Mesolithic to the Bronze Age, showing that the area was dry land prior to changes in sea level (Allen and Gardiner, 2000).

The Hampshire County Council Archaeology and Historic Buildings Record was searched for sites within 1km of the site. The results are shown on figure 4 and are discussed below by period. The numbers are the HCC AHBR record numbers.

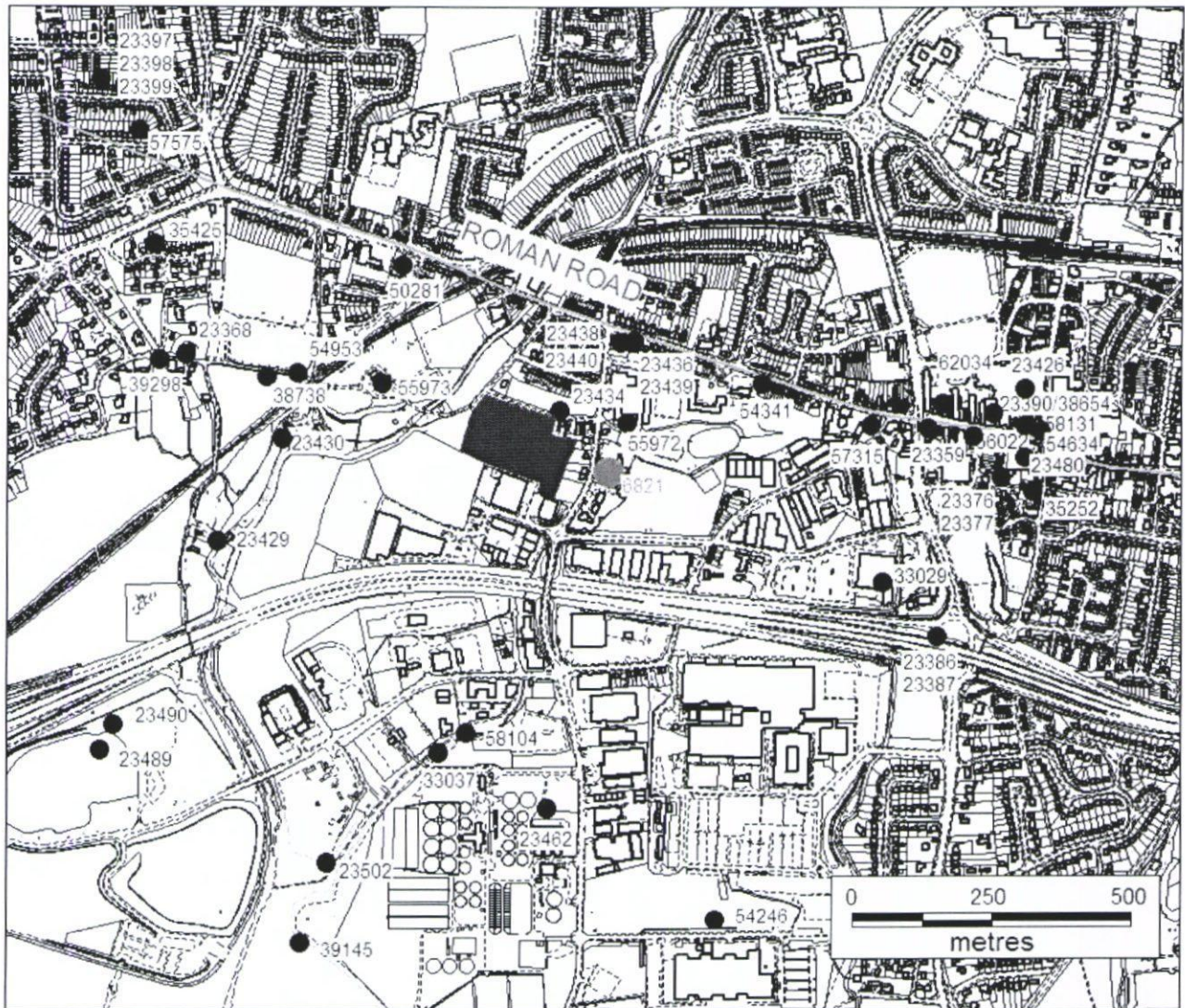


Figure 4. Archaeological sites referred to in text

Red = site; blue= archaeological sites and find spots;
brown = Old Manor House; green = Roman road.

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10.2. Prehistoric

Prehistoric worked flints and pottery dating from the Bronze Age and the Iron Age have been recovered from various sites around Havant.

23386/23387 A number of Neolithic type utilised flint flakes were found with a Mesolithic core and two scrapers during road works on the line of the by-pass to the south of the town centre.

23489 Bronze Age pottery has been found in the Broadmarsh area in areas which appear to be raised shingle beaches.

23490 Several small hearth areas were found on the shingle of an old shoreline during stripping and reclamation of an area of Storehouse Lake at Broadmarsh. Finds included

quantities of worked flints and Iron Age pottery. The quantity of pottery may indicate that it was a salt boiling site.

35425 A watching brief at Nursery Road, Bedhampton recovered two waste flint flakes but no archaeological deposits.

57575 A Mesolithic flint burin was found in the garden of 8 Queen Anne's Drive.

62034 A sherd of probably prehistoric pottery, burnt flints and nine possibly worked flints were found during an evaluation excavation at 44 – 54 West Street (Cottrell, 2008).

Part of the shore of Langstone Harbour lies within 1km south of the site. Recent archaeological work has revealed artefacts dating from the late Mesolithic period onwards eroding from the shores of the islands and in the mud flats. Finds include Neolithic arrow heads and Bronze Age cremation urns. Mesolithic and late Neolithic worked flints, and Bronze Age pottery have been found on Long Island. On North Binness Island finds dating back to the Mesolithic period have been recovered and there is archaeological evidence that suggests the island was occupied during the Bronze Age. Archaeological finds from South Binness Island include Bronze Age pottery and an unfinished Plano-convex flint knife. Mesolithic and Neolithic worked flints have been found on Baker's Island along with Bronze Age pottery. Hearths of Bronze Age date have been discovered, associated with burnt clay and flint with occasional pottery. Other Bronze Age finds include cremation urns, a possible burnt mound and a loom weight or net fastener.

10.3. Roman

Evidence for Romano-British occupation has been recovered from various sites in and around Havant. The assessment site lies approximately 200m south of the Roman road from Chichester to Southampton and Winchester, now West Street and Bedhampton Road.

23359 Unstratified finds of Roman coarsewares, sherds of Samian ware and a large fragment of amphora were made by builders digging foundations at the junction of Park Road and West Street.

23376/23377 A scatter of Romano-British pottery and oyster shells were found during building work in Homewell. The pottery included storage jars with finger-tip decoration.

23390 Romano-British pottery was found in a builder's trench at 22 West Street.

23397/23398/23399 A scatter of Roman tile and pottery was found in the garden of 52 Roman Way, Bedhampton. The tile included some tesserae. A single coin, possibly Greek in origin was also found. These finds may indicate the site of a Roman villa.

23436 A floor level, possibly that of a hut was visible in the section of a trench at 121 West Street. The floor was cut into the clay natural and was sealed by a later ploughsoil. The fill included Romano-British pottery and charcoal.

23440 A pit containing late Roman pottery and oyster shells was found in the garden of 123 West Street.

23480 During 19th century renovation work at St Faith's Church the pillar bases were found to rest on a solid concrete floor level made of Roman brick and cement. Roman coins were found associated with this floor level.

23502 An early Roman ceramic flagon neck was found on the Langstone Harbour shore near Brockhampton.

35252 Three unstratified sherds of Roman pottery were discovered during a watching brief at 4 – 12 South Street, Havant.

38654 Four pieces of Roman grey ware pottery including an inverted rim jar were recovered at 22 West Street.

50281 A watching brief took place on groundworks associated with the demolition of Bedhampton Social Hall and the redevelopment of the site. No archaeological features were observed but finds of Roman to Post-Medieval date were recovered from disturbed contexts.

57315 A sherd of residual Roman pottery was found during a watching brief at the Court House public house, West Street.

62034 An evaluation excavation at 44 – 54 West Street revealed a feature, possibly a pit or ditch terminal, that contained a quantity of Romano-British pottery, ceramic building material, animal and bird bones and oyster shells (Cottrell 2008).

Evidence for occupation during the Romano-British period has been recovered from the shore and islands of Langstone Harbour. Romano-British pottery has been found on Long Island, North Binness Island and Baker's Island.

10.4. Saxon

23368 The Domesday Book records the existence of a pre-Conquest church at Bedhampton. The exact location of it is not known. There are traces of an older curvilinear churchyard boundary at the present church site. An excavation carried out adjacent to the North side of the chancel produced evidence for several possible medieval graves (Southern Archaeological Services, 1992).

An Anglo-Saxon coin of Edward the Confessor was found at 19 Roman Way, Bedhampton.

Recent archaeological work on the shores of the islands and the mud flats in Langstone Harbour has revealed several areas of wattle work around the north-west coast of the Long Island. One area has been radiocarbon dated to the Middle Saxon period (AD 790 - AD 1030). The panels appear to have originally been upstanding and may have formed part of an enclosure or a fish trap. A log boat was found off the north-west coast of Long Island (HWTMA 2002). It was radiocarbon dated to AD500 ($\pm$ 100 years).

10.5. Medieval

23359 Foundation trenches at the junction of Park Road and West Street revealed a medieval pit containing pottery sherds. The pit appeared to be approximately 740mm deep and extended beneath the south pavement.

23426 A pit containing medieval pottery and tile was found in 1972 at the site of the Meridian Centre.

23434 A well containing medieval pottery was found in 1927 during pipe-laying near the junction of Brockhampton Road and Ranelagh Road, close to the assessment site. The pottery comprised a group of eight jugs of West Sussex ware, dating from the 14th century. They had probably been lost in the well by people drawing water (Barton 1969). The location was probably on the north side of Ranelagh Road, as the water mains ran through that area. The presence of this feature suggests that a medieval occupation site was located close by.

23438/23439 A late medieval pit was found to cut through the Roman occupation floor revealed during building work at 121 West Street. A cobbled floor, possibly of medieval date was found to the east of the pit.

23462 Three hearths and sherds of medieval pottery were found during road construction at Brockhampton Sewage Works (Allen and Gardiner 2000, 268).

50281 A watching brief took place on groundworks associated with the demolition of Bedhampton Social Hall and the redevelopment of the site. No archaeological features were observed but pottery of 13th – 14th century date was recovered from disturbed contexts (Molloy, 2000).

54634 A watching brief at the site of The George Inn, North Street prior to redevelopment revealed two medieval pits. One was larger than the other, broadly dated by pottery to the 12th century – 14th century. Pottery dating from the 18th and 19th centuries was also found (Currie 2003).

57315 A watching brief at the Court House Public House, West Street, revealed a linear feature aligned roughly north-south. This may have been a gully draining the site towards a stream believed to have existed to the south of the property. The suggested date is late medieval/ early post-medieval. A post hole was recorded, presumably part of a post-built structure. No other post holes were found within the limits of the watching brief and no datable evidence was recovered. A timber lined well was recorded. Finds from the fill suggest that it dated from the late medieval/ early post-medieval period.

58104 Site of medieval Brockhampton Mill. Two mills were mentioned under the entry for Havant in the Domesday Book. One of these medieval mills is thought to have been sited near to, or on, the site of the more recent Brockhampton Mill.

62034 An evaluation excavation at 44-54 West Street revealed a pit, dating to the medieval period, which contained medieval pottery, tile, animal and bird bones, a single charred cereal grain and metal working waste (Cottrell 2008).

Recent archaeological work on the shores of Langstone Harbour has revealed the remains of medieval salt works.

10.6. Post-Medieval

23429 Bedhampton Springs mill. The mill at Bedhampton Springs has been demolished leaving the wheelpit, which was outside the building, the mill races and sluices. The millhouse survives.

23430 Upper Mill, Bedhampton Springs. The Upper Mill at Bedhampton has been demolished and is now partly occupied by the Portsmouth Water Company. The millhouse still survives.

33029 Town Mill, Havant. The Town Mill, on the Havant Mill Stream was a large five storey brick building which was demolished in 1958. Some brickwork of the wheel pit can still be seen to the north-west of the roundabout on the M27 at the junction with Park Road South.

33037 There was a post-medieval Mill at Brockhampton, on the Brockhampton stream. The mill is demolished but an overgrown pond and an embanked portion of the stream survive. The tidal channel downstream of the weir is called 'Brockhampton Mill Lake'.

39145 During a watching brief on the Langstone Harbour shore a linear row of 58 stakes was observed. They were aligned NW – SE.

50281 A watching brief took place on groundworks for redevelopment of the site of Bedhampton Social Hall. No archaeological features were observed but finds of Post-Medieval date were recovered from disturbed contexts.

54246 Ditches and a possible trackway, were discovered during development at Penner Road, Brockhampton. Four ditches contained building material dating to the Post-Medieval or Modern periods. The ditches may be dated anywhere from Roman to modern. Two further ditches were modern in date. Two features indicated a possible trackway, which may be of post-medieval in date (Wessex Archaeology 2002).

54341 A watching brief near 93 West Street revealed a ditch like linear feature running E – W parallel to the road. It was older than the earliest development on this street, begun in the 18th century, but no finds were found to date it to the Medieval or Prehistoric periods. It may have been post-medieval. A chalk lined well was found but was not datable although it was possibly back filled in the 20th century. No evidence for any pre-19th century buildings was found. Brick walls were found which probably relate to the building shown on the 1870 OS map (Currie 2003).

54953 Site of Bidbury Springs. A shallow dip indicates the site of a pond or spring, one of a number present on Bidbury Mead at the time of the c1845 Tithe Map survey.

55972 Havant Pumping Station, Brockhampton Road. The function of this station is to pump the spring water to the reservoirs at Farlington on Portsdown Hill, whence it gravitates into Portsmouth. Of the original works opened in 1860 only the ornate gatehouses remain. The massive brick and terracotta engine house dates from 1926/7.

55973 Bedhampton Pumping Station. The Bedhampton springs were the site of a station opened in 1889 and enlarged in 1902. Apart from the chimney most of the original brick buildings survive, though with modern machinery. Water pumped from Bedhampton to Farlington supplied most of Portsmouth from 1902-1927.

56022 A watching brief on ground works including three small evaluation trenches at 9 West Street revealed a drainage cut or channel lying at the rear of the old building line. A post-medieval cone form (beehive) brick-lined well capped with a lime washed mortared well head was also found (Pine and Hunter 2004).

58131 A watching brief during extension works at 8 West Street revealed a mortar floor surface. This surface, along two made ground deposits all of late 19th century date, were related to the former presence of a number of demolished outbuildings. The size and shape of the property strongly suggest that this was a former medieval burgage plot (Hall 2008).

10.7. Listed buildings

There are 42 listed buildings within 1 kilometre of the site. The numbers are the HCC AHBR record numbers.

- 1025 Manor Cottage, 1 Lower Road, Bedhampton; house, early 19th century.
- 1165 Hall Place, 20 South Street; mansion, now offices, early 19th century.
- 1361 The Old House at Home Public house, South Street; 16th century, with 18th century and early 19th century additions and alterations.
- 1434 Church of St Thomas Bedhampton; Parish church, 12th century, extended in the 14th century.
- 1577 The Limes, formerly the Langstone Hotel, Regency Court; large house, mid 19th century.
- 1636 The Old Rectory, Bidbury Lane; house, late 18th century.
- 6815 Golden Lion Public house, Bedhampton Road; early 19th century.
- 6816 Bedhampton Manor House, Edward Gardens; large house, 16th century timber framed house with early 19th century extensions.
- 6817 Bedhampton Manor House Boundary Wall; boundary wall, 16th century.
- 6818 Bidbury House, Mill Lane; house, late 18th century, with 19th century additions.
- 6819 Stable Block to Old Rectory, Bidbury Lane; former stables, now a garage, early 19th century.
- 6820 The Old Mill House, Mill Lane, house to former mill, 18th century
- 6821 The Old Manor House, Brockhampton Road; house, early 19th century
- 6822 Spring Lawn, Brookside Road, Bedhampton; house, early 19th century.
- 6894 The Robin Hood public house, West Street; early 19th century

- 6895 22 Homewell; house, now offices, early 19th century.
- 6922 The Elms, Lower Road, Bedhampton; house, 18th century Gothick with an early 19th century extension
- 7011 23 South Street; house, late 18th century.
- 7012 Newnham House, South Street; house, now offices, early 19th century
- 7013 - 7016 4 – 10 South Street; row of 4 cottages, 18th century.
- 7017/7018 18 and 18a South Street; former stable block to no 20, now dwellings, 18th century.
- 7029 Church of St Faith; parish church, 12th century, with alterations dating from the 13th century, 15th century, 1832, and 1874.
- 7030 The Black Dog, West Street; public house, refronted timber framed building, the rear part once used as a court, 16th century, with early 19th century exterior.
- 7031 65 West Street; house, early 19th century
- 7032 Westfield House, West Street; house. early 19th century.
- 7033 105 West Street; house and stable block. early 19th century.
- 7034 105a West Street; stable, early 19th century.
- 14690 Homewell Parchment Works, Building 1.
- 38669 Homewell Parchment Works, Building 2.
- 38670 Homewell Parchment Works, Building 4.
- 38671 Homewell Parchment Works, Building 5.
- 38672 Homewell Parchment Works, Building 6.
- 38673 Homewell Parchment Works, Building 7.
- 38674 Homewell Parchment Works, Building 8.
- 38675 Homewell Parchment Works, Building 9.
- 38676 Homewell Parchment Works, workshop, built between 1866 and 1896.
- 54541 Bedhampton Arts Centre (former County First School); school and attached schoolhouse, now arts centre and offices, built 1868.
- 57396 Homewell Parchment Works, Building 3 and Building 3a.

11. THE IMPACT OF RECENT DEVELOPMENT ON THE SITE

11.1 The “Brick Field” shown on the 1897 Ordnance Survey map (fig 5, A) was almost certainly a quarry for digging brickearth for brick manufacture. It is not known what methods of extraction were employed, the depth of the quarry or whether the entire area was quarried. The 1907 map does not show signs of quarrying.

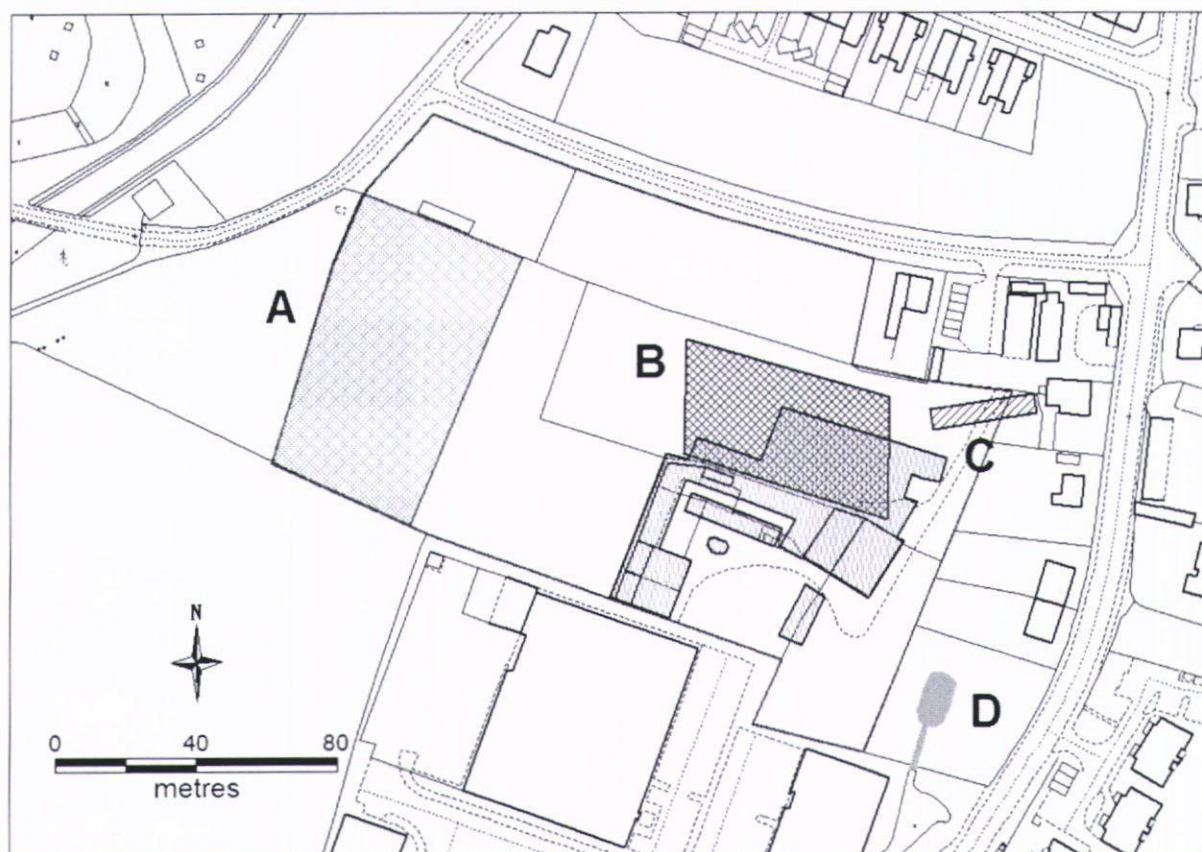


Figure 5. Site plan showing approximate extent of past disturbance

A = “Brick Field” in 1897; B = glasshouses in 1897/1909; C = former building; D = spring.

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11.2 The construction of glasshouses on part of the site in the late 19th century (B) may have caused some disturbance to potential archaeological deposits. The severity of the disturbance may not be great, however, depending on the construction methods used. The associated building (C) also may have caused some disturbance, depending on its construction. The modern farm buildings mostly appear to be relatively insubstantial and probably have had little impact. The larger building on the east side of the complex appears to be steel-framed, and stanchion bases for the uprights will have caused some disturbance to below-ground deposits.

12. CONCLUSIONS.

12.1. Listed Buildings and Scheduled Monuments

There are 42 listed buildings within 1 kilometre of the site. The setting of these buildings would not be affected by development at the assessment site as they are all located within an existing built-up area, and few have line of sight to the development. There are no Scheduled Monuments within the site or in the vicinity.

12.2. Archaeological deposits

12.2.1 The surrounding area contains a number of prehistoric find spots dating from the Mesolithic period to the Iron Age. The archaeological survey and excavations in Langstone Harbour have revealed evidence for activity and occupation from the Mesolithic period onwards, with the Bronze Age well represented on the islands. The north shore of the harbour has been used for salt production for millennia. The distribution of the known evidence suggests that there is a high potential for archaeological material to be present at the site. Such remains are likely to be of local or regional importance depending on the nature of the deposits. The location, on slightly higher ground between the two streams and the groups of springs, may have been a suitable area for potential settlement. There was another spring located just outside the south east corner of the site.

12.2.2 The centre of Havant was an important route intersection during the Romano-British period. The site lies 200m south of the Roman road from Chichester to Southampton and Winchester. Evidence for Roman activity and occupation has been recovered from a number of sites and find spots in the town centre and along West Street, including a possible villa site at Roman Way, Bedhampton, c120m north of the line of the Roman road, and an occupation site is known on the line of the road at 121/123 West Street, c200m north of the site. Roman burial grounds were often located close to roads, outside settlements. The distribution of the known evidence and the proximity of the Roman road suggest that there is a high potential for Roman material to be present at the site. Such remains are likely to be of local or regional importance depending on the nature of the deposits.

12.2.3 A medieval well containing eight jugs (23434) was found close to the site. This suggests that medieval occupation site was located nearby and there is a high potential that evidence related to it may be present at the site. Such remains are likely to be of local or regional importance depending on the nature of the deposits.

12.2.4 The "homestead" shown on the 1842 Tithe map at the north east corner of the site may have had its origins in the post-medieval period or earlier. There is high potential for related finds or deposits, possibly including evidence for structures, to be present in this part of the site.

12.2.5 The position of The Old Manor House in Brockhampton Road, c80m east of the site, suggests that an earlier manor house of post-medieval or medieval date may have been present at the same location or close by, in which case there is potential for related finds or deposits to be present at the site.

13. MITIGATION OF THE AFFECT OF THE DEVELOPMENT ON THE LIKELY HERITAGE

ASSETS.

13.1. The desk-based assessment has shown that there is high potential for archaeological remains to survive within the site, but the extent of that survival is not known. The former brick field in the west part of the site may have destroyed much of the archaeology in this area, but the method of quarrying used and the depth of the brickearth deposits that were being exploited are not known. It is possible that quarrying may have avoided major archaeological features, if present, and that these may survive. The occupation of most of the site by Brockhampton Nurseries, including a range of glasshouses, is likely to have resulted in intensive cultivation, but to what depth is not known. Any foundations for the glasshouses are unlikely to have been substantial. The use of the north part of the site as allotments until recently will also have resulted in some disturbance by hand-digging, but it is unlikely to have disturbed the subsoil where the archaeology would be expected to be present.

13.2. The proposed development consists of houses, roads, services and a balancing pond, and these will have a negative impact on any surviving archaeology.

13.3. In order to more fully understand the archaeological assets on the site and ensure their recording prior to destruction it is proposed to excavate a series of trial trenches prior to the development commencing, with further recording work being carried out as required by the local planning authority before or during the construction phase.

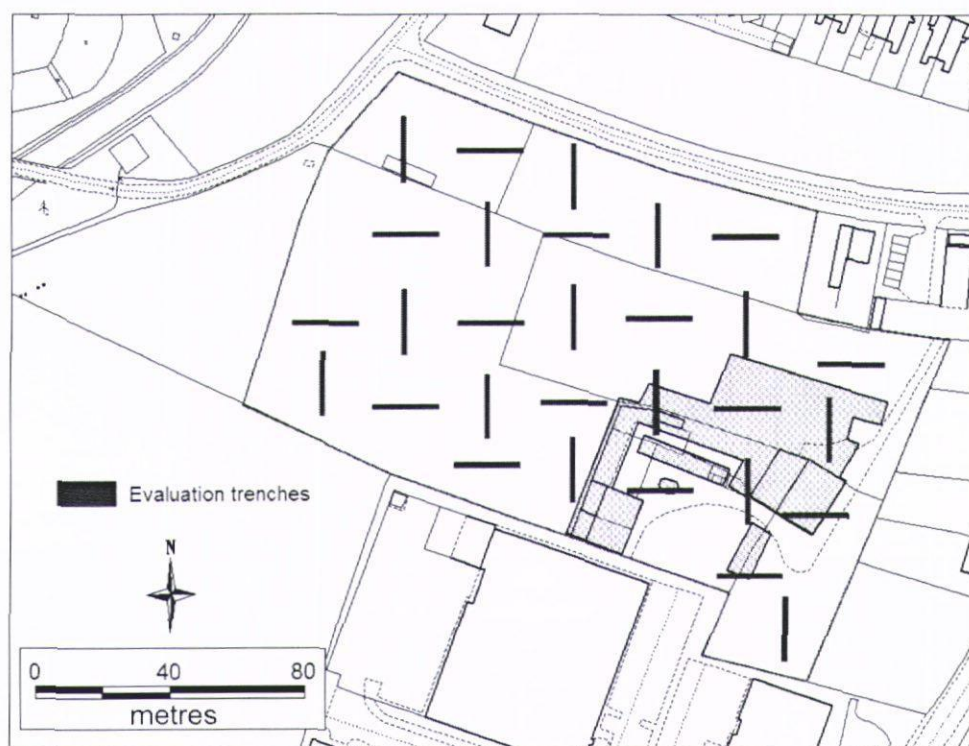


Figure 6. Proposed location of trial trenches

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13.4. The trial trenches will examine some 5% of the development area. Figure 6 shows the proposed layout of the trenches. There will be 29 trenches some 20m long by 1.8m wide and these will examine some 5% of the total site area. The layout as shown is based on the assumption that existing structures will have been cleared from the site.

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