

ARCHAEOLOGICAL ASSESSMENT DOCUMENT

BISHOP'S WALTHAM

1. INTRODUCTION

English Heritage has initiated a national series of Extensive Urban Surveys. Several counties have commenced such projects including Hampshire County Council who are undertaking the survey of the small towns of Hampshire and the Isle of Wight. The survey is intended to provide an up-to-date view of the archaeological resource in each of the towns building on earlier surveys (e.g. Hughes, 1976; Basford, 1980) and consists of three phases: Data Collection, Data Assessment and Strategy. The first stage, Data Collection, draws together the accessible history of the town, the archaeological knowledge and historic buildings data. The Data Assessment phase of the survey leads to the production of a report which presents a brief history of the town, (this document is not intended as a definitive history) an analysis of the plan of the town, an assessment of the archaeological and buildings data and the state of modern development resulting in the identification of areas of archaeological importance. Information about the development of the town through the ages, including plan-form analysis and the identified areas of archaeological importance, is also presented in cartographic form at the end of the report. The Strategy phase of the survey, uses the information presented in the Data Assessment combined with current statutory and non-statutory constraints, and present and future planning policy to make recommendations for policies regarding the historic environment. The policies may be incorporated into Local and Unitary Development Plans, non-statutory policies, supplementary planning guidance and for use within development control.

2. LOCATION

Bishop's Waltham (NGR SU 554175) lies approximately 15km to the south-east of Winchester on the line of the road that ran between Winchester and the important bishopric manor of Fareham. The town is sited at the junction between the chalk to the north and the London Clay to the south at around 30m OD. The chalk downs rise steeply to over 100m OD to the north and rising ground on the clays to the south reaches over 50m OD.

Two small streams, the sources of the River Hamble, rise to the north of the town and flow along the western side of the town, and palace, feeding the former fishponds of the bishops of Winchester.

3. BACKGROUND

ARCHAEOLOGY

Prehistoric

- A1 Bronze Age pottery and flint debitage has been recovered from fields to the north-west of the town.
- A2 There are several Bronze Age barrows in the landscape surrounding the town, including two at Hoe Farm, 1km to the east of Bishop's Waltham. There was a large barrow on the southern side of Shore Lane in the area that is now a recreation ground. Before the barrow was levelled it was excavated and found to contain a cremation burial and an inhumation within a wooden coffin (Ashbee, 1957).

Romano-British

- A3 Roman coins and building materials have been found on Vernon Hill to the north of the town that suggests that there was some form of settlement in this area.

The line of the Roman road between *Venta Belgarum* (Winchester) and *Regnum* (Chichester) (Margary 420) lies approximately 1km to the west of the town.

Anglo-Saxon

Late Anglo-Saxon buildings were excavated in the area to the north of the bishop's palace (see B9, below). It is uncertain whether the buildings were part of the Episcopal complex or part of the village that grew up outside the palace gate (Lewis 1985, 89).

Medieval

Although there have not been many excavations undertaken within the heart of the town, the few sites that have been examined have failed to reveal any evidence for occupation pre-dating the fourteenth century.

- A4 Waltham Mill is recorded in the Sites and Monuments Record (SMR) as being on the site of a medieval mill. It may be that the East Mill recorded in medieval documents of the town stood on, or near, the site of Waltham Mill which is the only known mill site to the east of the town.
- A5 To the south of the palace and the town was a deer-park that was recorded in the Domesday Book (see B10, below).

HISTORY

Anglo-Saxon

Waltham was the site of a monastery by the early eighth century as about 710 St Willibald entered the foundation and was educated there before undertaking missionary work in Germany. The church at Waltham was the mother church of the whole of the Hamble valley (Hase 1988, 45).

Waltham was a royal estate until the early tenth century when it was granted by King Edward to the bishop of Winchester in exchange for land at Portchester which then became part of the system of *burhs* intended to defend Wessex against Danish attack (Sawyer 1968, 372; Cunliffe 1975, 3). It is probable that the Anglo-Saxon bishops maintained a residence at Waltham (Hare 1987, 19) and that it was their manor-house that was recorded in the *Anglo-Saxon Chronicle* as being destroyed by the Danes in 1001 (Garmonsway 1972, 132).

The place-name is derived from OE *wealdham* meaning 'woodland estate'. Such names are thought to have been in use in early Anglo-Saxon times and are usually indicative of royal woodland domains (Coates 1993, 169).

Medieval

At the time of the Domesday Survey Waltham was described as having always belonged to the bishopric. The estate consisted of 30 hides but only paid tax on 20 hides, there was a recorded population of 118 including the priest, who held the two churches that were mentioned. The reduction in the amount of tax paid may have been due to the effects of the Danish raids on the area. Domesday recorded a similar reduction on Fareham, another bishopric manor, and stated that the reduction was because of 'the Vikings' (Munby 1982, fol 40c). There were three mills and a park for wild animals (Munby 1982, fol 40b). The park was the first recorded in Hampshire and was one of only thirty-five parks recorded in the whole of England (Roberts 1988, 67). The bishops also had a chase, a large, unfenced hunting ground to the west of Waltham. One of the churches recorded in Domesday Book would have been at Waltham, but there is less certainty about the location of the second church. Ashton, Burseldon, Upham and Botley have all been suggested as possible candidates as the location of the second eleventh-century church.

The Winchester Annals recorded that in 1138, during the Civil War of King Stephen's reign, Bishop Henry of Blois (1129-1171) built a castle at Waltham (Riall 1994, 9) but it is unclear what this actually entailed (Hare 1988, 226). Given that there was almost certainly a residence at Waltham in the Anglo-Saxon period, it is probable that the building of 'a castle' was a fortification of an existing residence. It has been suggested that the castle was slighted by the Sheriff of Hampshire after Henry of Blois had joined the camp of the Empress Matilda against Stephen (Riall, 1994, 12). The palace was rebuilt in the latter years of the episcopate of Bishop Henry, and was the site of two important councils in the later twelfth century. In 1182 Henry II met with his barons who granted him supplies for the Second

Crusade, and in 1194 Richard I held a council at Waltham before his last expedition to France (Page 1908, 277).

A customal of 1260 for the manor of Bishop's Waltham lists 144 landholdings of all sizes (Lewis 1985, 123). The earliest reference to a market in the town dates from the reign of Edward I (1272-1307) when an inquisition found that the market of Titchfield and Waltham was injurious to another (unknown) local market. The fact that the market was described as being the market of Titchfield and Waltham suggests that it was a joint market held in alternate weeks (Page 1908, 278).

Post-medieval

Queen Elizabeth I granted the bishops a market charter and the right to hold two fairs in the town in 1602. By 1792 there were four fairs being held but all had ceased by the late nineteenth century (Page 1908, 278-9).

During the English Civil War the bishop's palace was defended by 200 cavaliers against a force of Parliamentary soldiers. The Royalists surrendered the palace on 9 April 1644 and on 11 April a cavalier wrote that *Waltham House is in ashes* (Page 1908, 278). From then on the palace became a quarry for building materials, and after the return of the bishopric estates at the Restoration of Charles II, the bishops appear to have lost interest in Waltham as a residence (Hare 1987, 28).

4. ANALYSIS

TOPOGRAPHY OF BISHOP'S WALTHAM

Introduction

The origin of the plan of the town is not known. It has been suggested that the town was laid out by Bishop Henry of Blois at the same time as the palace was rebuilt (c.1160-70). The plan of the town has been described as a grid consisting of nine streets (Beresford 1959, 195) but the plan is not a developed grid that could be compared with the plans at new towns such as Newport, Isle of Wight, Winchelsea, Sussex or Ludlow, Shropshire. At these towns the areas of burgage plots occupy square or rectangular *insulae* surrounded by streets. At Bishop's Waltham there is some, limited, evidence for regular property plots along both sides of Basingwell Street, but the properties on either side of High Street have the appearance of 'islands' of encroachment into a large open area. It was traditionally thought that the High Street ran through the middle of the village green (Page 1908, 276). There are examples of encroachment onto market areas in other Hampshire towns, for example, at Wickham and Odiham, although not to the same extent as at Bishop's Waltham. A similar level of encroachment is to be found at some other towns in England, for example, at Ludlow there are two long areas of encroachment in the market area in front of the castle gates. It is known that the street pattern was in place by the fourteenth century at least.

The church is considered to have been built on a new site by Henry of Blois (Riall 1994, 10) but it does not appear to have a 'comfortable' relationship with the town, located as it is on the fringe of the settlement but not forming an integral part of the plan. At some of the later bishopric towns the church occupied a prominent position in the plan, for example, at Overton the main street of the town aligns exactly with the earlier church on the north side of the river, and at New Alresford the church, again possibly pre-dating the town, stands in a commanding position at the top of Broad Street, although it is now separated from the market area by later buildings. At other towns founded in Hampshire in the late twelfth and early thirteenth centuries, for example Petersfield and Lymington, the church occupies prominent sites in the town. The position of the church may suggest that either the church was built at a later date than the formation of the street plan and so was located outside the area of existing settlement, or the settlement was reorganised without incorporating the church as an important part of the townscape.

Roads and streets

The main routes through the town were the road that linked Waltham to Botley and Hambledon in the south-west and Corhampton to the north-east, joining the road along the Meon valley leading to Alton and London, and a road leading to Winchester to the north-west over King Stephen's Down, and Wickham and Fareham to the south. However, the Winchester-Fareham road may have skirted the town along its eastern edge, running along Free Street and Green Lane with a 'diversion' bringing the traveller from Winchester into Waltham along Lower Lane and exiting towards Fareham along Coppice Hill which joins the line of the suggested Winchester-Fareham road that ran along the eastern edge of the town. The Corhampton road also entered the town along Lower Lane. The present-day road to Winchester, the A333, was opened in 1830 (Page 1908, 276).

The town lies mainly within a rectangle of streets, Bank Street, the name derived from the Bishop's Waltham and Hampshire (Gunners) Bank which stood at the top of the hill, and formerly known as French Street, on the northern side, Brook Street to the west, Basingwell Street (*Basselwell Street* in the medieval period) along the eastern side and The Square on the southern side. The name of Basingwell Street is derived from the presence of a spring recorded in 1464 (Barstow 1992, 107). Within this rectangular area, running north-east to south-west, are High Street and Houchin Street. Brook Street, Houchin Street and Basingwell Street were all described as back-lanes in the fifteenth century (Barstow 1992) which indicates that High Street was the principal street of the town at that time. However, the evidence from the property plots suggests that Basingwell Street was formerly an important street or at least, was the limit of a very wide, open, area. The four north-east to south-west streets were linked by several small cross-lanes. St Peter's Street runs to the north from this rectangle of streets to the church and the line of Brook Street is continued to the north by Lower Lane (formerly North Brook). Free Street leads to the north from the eastern end of Bank Street and once led to The Butts at the top of the hill. The origin of the name is not known but it has been in use for over 500 years (Bosworth 1995, 13).

Market B1

The extent of the medieval market is difficult to ascertain as it is uncertain whether some of the blocks of properties in the town are the result of encroachment (See B3 and B5 below). The market was probably focused at the southern end of the High Street at the gates of the palace. Markets were often located at the gates of important monastic or secular institutions, for example, at the gates of Romsey Abbey, Hampshire. By the eighteenth century there was a market house in The Square, the upper floor of which was used as a school in the nineteenth century and there was a lock-up beneath. The market hall was demolished in 1841 (Bosworth 1995, 5).

Property plots

Basingwell Street property plots B2

Although the 'grid' of streets gives the town the appearance of being a planned settlement, there is only limited evidence of planning within the property plots. The blocks of property plots on either side of Basingwell Street, particularly towards its southern end, consist of long, narrow plots typical of a planned development. However, such properties are usually found lining the market place or the principal street of the town but Basingwell Street is the eastern most street of the 'grid' and was called a back-lane or back-street in the fifteenth century (Barstow, 1992). It is possible that the plots on the western side of Basingwell Street form an early element in the plan of the town and were principally aligned to the former open area that was subsequently encroached upon. The plots on the eastern side of Basingwell Street may be a later development, representing growth in the town before the fourteenth century.

'Encroachment' properties B3

The property blocks on both sides of the High Street, but particularly those on the eastern side, have the appearance of islands of encroachment onto a market area. These properties, have either very small plots, or no plot behind the buildings on the street frontage. Manorial records indicate that these areas were occupied by the middle of the fourteenth century, although it is clear from a rental of 1464 that encroachment was still continuing at that date

(Barstow 1992, 95) but the earliest deposits found in an archaeological excavation within a plot fronting onto Cross Street dated from the late fifteenth-century (Lewis 1985, 115). It was noted that the black layer found on several other sites in the town where earlier deposits had been recovered was not present on this site (*ibid.*).

Brook Street properties (west side) B4

There were properties located on the western side of Brook Street and backing onto the bishop's fishpond by the fourteenth century as indicated by rentals of the town (Barstow 1992). An archaeological excavation within the southern part of this area failed to reveal any features earlier than the fifteenth century. Several pits containing pottery of that date were recovered from the area behind the building line but the area on the street frontage appeared to have been levelled in the eighteenth century prior to the construction of some cottages, thereby removing any earlier deposits (Lewis 1985, 120).

Properties south of The Square B5

To the south of The Square there was a roughly square area of properties that was bounded to the west and south by the bishop's palace. These properties could also be described as possible encroachment onto a market area at the gates of the palace. This area has now been divided by the new A333 which cut across the back-lands of the buildings facing The Square.

St Peter's Street and Bank Street properties B6

This street was occupied by the fourteenth century at least as indicated by surviving rentals (Barstow 1992). The Tithe Map of 1841 shows plots of different size on the western side of the street and three large, square or rectangular plots with a common rear boundary on the eastern side.

Along the eastern part of Bank Street and around its junction with Free Street there appears to have been irregular development, with the junction acting as a focus for settlement. It has been suggested that there was a separate hamlet here which had been incorporated into the village boundary by the seventeenth century (Hughes 1994, 204). Within this area there were at least two late medieval inns (Bosworth 1995, 13). Given the suggestion that Free Street and Green Lane form part of the original line of the road between Winchester and Fareham, it may be that this focus of settlement pre-dates the town. The presence of two medieval inns in this area, away from the core of the town, may indicate that there was a significant amount of traffic on the old road in the later medieval period.

Lower Lane properties

Lower Lane was originally the main route into the town from Winchester and so it would be expected to have attracted some development in the medieval period. The fifteenth-century rental of the town indicates that there were properties in this area at that time, but that there were also small closes and paddocks.

Coppice Hill properties B8

The fifteenth-century rental of the town refers to several properties that lay at the corner of the road to *Estmyll* and abutted the park pale. This would probably place the properties near the junction of Coppice Hill and Botley Road (Barstow 1992, 99).

Newtown B9

The suburb of Newtown, to the south-west of the town, developed in the mid-nineteenth century when a terracotta works (see B14, below) was opened to the north.

Buildings

There are several surviving medieval buildings in the town but it is possible that there are others that are hidden behind later facades. Analysis of the buildings may add to the

understanding of the development of the town and the character of different parts of the town, for example, the area of settlement around the Free Lane/Bank Street junction. Surviving medieval buildings can also be an indicator of the wealth of the town at various periods of its history.

Palace B10

The site of the palace lies to the south-west of the town centre and is a Scheduled Ancient Monument (SM 26721). The palace complex was divided into two parts, the inner court and the outer court. The inner court, most of which is in the guardianship of English Heritage, contained such buildings as the hall, the bishop's apartments, the chapel, a range of lodgings, the brew-house and the bake-house. The outer court, which lay to the north of the inner court, contained the Lord's Stables and several barns. Much of the outer court has now been developed. Excavations within the outer court have revealed evidence for late Anglo-Saxon and post-Conquest buildings, including an eleventh-twelfth century aisled hall, but it is not known whether the buildings were part of the Episcopal residence or the village (Lewis 1985, 89). The palace site was bounded by fishponds to the west (B10), a garden and the deer-park (B11) to the south, and, from the fourteenth or fifteenth century, by The River of the Lord to the north and north-east (Bosworth 1995, 23; Lewis 1985, 113).

As the destruction of the manor was recorded in 1001, and there was a deer-park recorded at Waltham by the late eleventh century, there was almost certainly a residence at Waltham before the Winchester Annals recorded the building of a castle by Bishop Henry of Blois in the early twelfth century (Riall 1994, 9). After Bishop Henry had joined the Empress Matilda against his brother King Stephen, the Sheriff of Hampshire recorded expenses for the slighting of the bishop's castles although it is not known which of the castles were affected (Hare 1987, 19). Excavation within the area of the surviving hall and great chamber revealed a smaller set of stone buildings that may be part of the castle (*ibid*, 21). It may be that the realignment of the west and south ranges in Henry's rebuilding of the palace between 1160 and 1170 was also a result of the slighting (Riall 1994, 13). Certainly, by the 1180's the palace was fit enough to host a royal council (Hare 1987, 19). Parts of the defences of the castle may have survived into the mid-fifteenth century when labourers were employed to pull down the old fence or rampart of the inner court between the gate-house and the brew-house in 1438 (Hare 1988, 235). In 1464 a property plot recorded in a rental of the town was said to have extended as far as the palisade (Barstow 1992, 95).

During the episcopates of Bishop William of Wykeham, who became bishop in 1367, and Bishop Henry Beaufort who succeeded Wykeham, there were extensive alterations made to the complex which led to the palace becoming one of the most important bishopric residences (Hare 1988). Included in the rebuilding project was a large range of lodgings, part of which still survives, which provided greater privacy for important guests (Hare 1987, 24). Bishop Langton (1493-1501) made further alterations to the palace, refacing many buildings in brick, and building the brick wall and turrets around the areas to the south and east of the palace (*ibid*, 25).

During the English Civil War in the seventeenth century the bishop supported the royalist cause and the palace was held by a royalist garrison which was forced to surrender the palace after the battle of Cheriton. It is unclear how much damage was inflicted on the buildings but after the restoration of Charles II in 1660 the palace ceased to be used as a residence. Many of the buildings were demolished and the stone robbed whilst others found new domestic or agricultural uses (*ibid*, 28).

Fish-ponds B11

The bishop's palace was bounded to the west by two large fish-ponds that may have been up to half a mile long and a furlong wide (Lewis 1985, 111). A pond was recorded at Waltham in 1210-11 and the little pond was first noted in 1226-7 (Roberts 1986, 125; 136). The ponds

were created by the construction of two dams across the valley, one of which was used in the nineteenth century to carry the new road from Winchester into the town. The present course of the Winchester road cuts across the larger of the two ponds and now only the area to the south of the road is maintained as a pond. The area to the north of the new road floods in winter thereby indicating something like the former extent of the pond, but is allowed to drain in summer. The smaller pond, which lay to the south of the existing area of pond, had been drained by the mid-nineteenth century and has now been partly developed as a small industrial estate, although the dam survives as an earthwork. The area of the existing pond, and part of the smaller southern pond form part of the Scheduled Ancient Monument (SAM 26721) which includes the bishop's palace complex. The area of the pond to the north of the new road does not form part of the scheduled monument.

Park Map A & B12

To the south of the palace and town there was a large deer-park that was recorded in the Domesday Survey (Munby 1982, fol 40b). The *park for beasts* was the only park recorded in the Hampshire Domesday Survey. It has been suggested, on the basis of hedge row analysis, that the park was created in the tenth century (Hewlett and Hassell 1971, 32). The park, which was surrounded by a pale known as The Lug, not only provided a place for hunting, but also supplied timber for building works at Wolvesey Palace in 1355-6, gravel was extracted from within the park, and in the late fourteenth century tiles were produced in the tile house in the park (Hare 1988, 243; Roberts 1988, 75). It is probable that the park was divided into two by the mid-thirteenth century as fallow deer and red deer were recorded in the park at that date. These species are incompatible, and need to be kept apart. The two parks were disparked in 1663 (*ibid*, 81) and were divided into farms to raise money to fund repairs to Farnham Castle (Page 1908, 278).

Church B13

The Anglo-Saxon church at Waltham was a minster church that had its origins in the late seventh or early eighth century when it was described as a monastery (Hase 1988, 45; Hase 1994, 53). The church was supposedly re-built on the present site, which was described as less 'humble and constricted' than the former site by Henry of Blois, bishop of Winchester (1126-115) (Hase 1988, 62). The palace site has been suggested as the location of the earlier church (Riall 1994, 10). However, the church stands on a locally prominent site, standing on rising ground to the north of the town. Such a position for a minster church can be paralleled at other towns in Hampshire, for example, Andover and Odiham. The position of the church in relation to the town is discussed above (p3).

The earliest element of the church, the north arcade, dates from c.1200 although the piers are nineteenth-century renewals (Pevsner and Lloyd 1967, 104-5). The chancel is mainly fifteenth-century work and there were further alterations in the sixteenth and seventeenth centuries when the south-west tower and the north aisle were rebuilt. The west end of the church was rebuilt in 1849 (*ibid*).

Mills

Domesday Book recorded three mills on the bishop's estate (Munby 1982, fol 40b). The bishopric Pipe Rolls for the year 1210-11 recorded the mills of *Kaldecote*, *Mattukesford*, a mill rented by Edward Frogg, a fulling mill and a mill that was held in demesne (Holt 1964, 113). By 1301-2 the mills were known as *Caldekot*, *Mattokesford* and *Frogg*. There were two other mills, East Mill and the 'Mill outside the gate' that appear to have been held in demesne (Page 1996, 249; 252). *Caldecot Mill* probably lay on, or near, the site of Durlay Mill near Calcot House 4km to the south-west of the town, a Frogg Mill stood a little further down-stream in the nineteenth century, and 2km to the north of Botley is a farm called Maddoxford Farm which may indicate the approximate location of the medieval *Mattokesford Mill*.

Abbey Mill B14

Abbey Mill was located along the dam that formed the larger, upper fish-pond. The mill is described as being of medieval in the Hampshire SMR, although it is not shown on either a late eighteenth-century plan of the bishop's palace (HRO 78M71/1) or the Tithe map (HRO 21M65/F7/23/2) but was shown on the OS 1st Edition 6" map of 1871. This mill has been described as being a comparatively new foundation and not ancient (Sargeant 1961, 15). The mill was destroyed by fire in the mid-nineteenth century and was not rebuilt until 1862 (Page 1908, 279).

'Mill outside the gate'

The 'mill outside the gate' was recorded in the Pipe Roll of 1301-2 (Page 1996, 252). There were two main gates to the palace, the gate from the outer court into the town and the gateway from the inner court that faces the fish-ponds. The ponds could have been used to power a mill, as the pond at Alresford did, and so the mill may have stood on the site of Abbey Mill on the dam or it may have been powered by the River of the Lord which would allow a site to the north or north-east of the palace near the outer gate. The River of the Lord appears to have been a relatively small stream that would not have served a defensive purpose but could have been constructed as a mill leat.

East Mill A4

The East Mill was recorded in the Pipe Rolls of 1301-2 when the outer wheel and trough were replaced and repairs were undertaken on the sluice beside the mill (Page 1996, 255). It may be that Waltham Mill, some 700m to the south-east of the town centre, stands on, or near, the site of East Mill.

Boat-building (not located)

There may have been a boat-building yard in Bishop's Waltham in the medieval period. There is a record of a boat being repaired, two boats being built and a boat house constructed in 1220-21 (Roberts 1986, 131).

Brick, Tile and Terracotta works B15

Brick and tile works

Bishopric records indicate that there were brick and tile works at or near Waltham in the medieval period that supplied some of the episodes of building on the palace. The brick-kilns also supplied other building projects, for example 4,400 bricks were taken from Waltham to Wolvesey in 1442 (Hare 1988, 242). In the late fourteenth century there was a tile-house in Waltham park but its exact location is not known (Hare 1988, 243).

There was a brick-works, shown on the OS 1st Edition 6" map of 1871, on the southern side of Coppice Hill, the road to Wickham and Fareham.

Terracotta works

In the mid-nineteenth century a terracotta works was opened to the west of the town that led to the development of the suburb of Newtown. The first company to set up on the site, The Clay Company, failed in 1867 but four years later the works were taken over by another company that produced bricks and tiles as well as terracotta items. The brick-works was one of the most important in Hampshire with its products being used in Buckingham Palace and the Victoria and Albert Museum. The business closed in 1957 (Bosworth 1995, 33).

Railway B16

The railway line, opened in 1832, avoided Bishop's Waltham, passing through Botley to the west. The railway acted as a stimulus to Botley and the market was subsequently transferred from Bishop's Waltham to Botley where the market was held on alternate weeks with Fareham (Page 1908, 278-9).

A small line into Waltham from Botley ran along the western edge of the bishop's fishpond and terminated to the north of the present day roundabout to the north-west of the palace. The station stood on the site of the roundabout (Bosworth 1986, 73).

5. RECENT DEVELOPMENT

Bishop's Waltham has been subjected to some massive alterations, especially at the southern end of the town where a new road has been driven across the area of the outer court of the bishop's palace and the rear parts of the property plots facing onto the southern side of St George's Square. The new road divided the larger fishpond into two parts. In the heart of the town approximately half of the property plots between Houchin Street and Basingwell Street have been cleared to make way for a car-park.

There have been several small-scale housing developments around the periphery of the historic core of the town, but there has generally not been much modern building development in the town centre. To the west of the town, and beyond the by-pass that skirts the western edge of the fish-pond, there has been some larger scale housing development.

6. IMPORTANCE AND POTENTIAL

CRITERIA FOR THE AREAS OF ARCHAEOLOGICAL IMPORTANCE AND POTENTIAL

Introduction

The primary aim of the Data Collection and Data Assessment phases of the project is to enable the identification of areas of archaeological importance within each town to inform the Strategy phase of the project. Four such areas of importance have been defined, and the criteria for these are briefly described below. Although they are all described in this introduction, not all towns will have areas within each of these categories.

Levels of Archaeological Importance

The levels of importance are Areas Comprising Nationally Important Remains; Areas of High Archaeological Importance; Archaeologically Important Areas; and Areas of Limited Archaeological Importance.

As additional archaeological information becomes available, and a greater understanding of the archaeological resource of the town is achieved, it is possible that some areas will be re-assigned to different levels of importance.

Areas Comprising Nationally Important Remains

Areas of identified nationally important archaeological remains, whose location, character and importance have been demonstrably established. These remains merit physical preservation *in situ*. The criteria used to assess national importance is set out in Annex 4 of the Secretary of State's non-statutory guidance note PPG16, and are briefly noted below.

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

This category will include Scheduled Ancient Monuments.

Areas of High Archaeological Importance

Areas considered to include other important archaeological remains, whose location, character and importance are inferred from observation, research and interpretation. Those remains are likely to

merit preservation *in situ*. Where preservation is not justified appropriate archaeological recording will be required.

Areas of High Archaeological Importance may:

- Contain well preserved, archaeological deposits which may not be of national importance, but which are of importance to the understanding of the origins and development of the town;
- Be areas where the destruction, without archaeological record, of well preserved archaeological deposits means that the last surviving elements have an increased value for the understanding of the origins and development of the town;
- Have been identified as having significant water-logged deposits;
- Have a high number of existing medieval buildings. The survival of medieval buildings may also indicate that there is well preserved stratigraphy beneath the building;
- Be areas that are thought to have High Archaeological Importance due to their proximity to other, recognised, plan elements even though there is little direct evidence to indicate high importance. For example, the area around an isolated church that may have been the focus for earlier settlement may be defined as an Area of High Archaeological Importance.

It is possible that areas that areas of High Archaeological Importance may, through further archaeological or documentary work, be shown to include Nationally Important Remains.

Archaeologically Important Areas

Areas considered to contain archaeological remains of some importance. Where these remains cannot be preserved *in situ*, they are likely to require appropriate archaeological recording.

Such areas:

- Are significant elements in the plan but where there has been a moderate level of modern development or cellaring;
- Have had little archaeological work undertaken within them but cartographic or documentary sources suggest that they may have been within the historic core of the town or areas of important suburban development.

Surviving archaeological deposits in Archaeologically Important Areas will probably have a relatively high density but, due to pressures of development over many centuries, there may be a high level of fragmentation.

Areas of Limited Archaeological Importance

Areas considered to include archaeological remains of a character unlikely to provide significant information, or archaeological remains whose integrity has been severely compromised by development. These remains may require appropriate archaeological recording if threatened by development.

Areas of Limited Archaeological Importance may:

- Have a good survival of archaeological deposits, but where there is likely to be a low density of archaeological features;
- Be areas with significant modern development resulting in limited archaeological importance, either due to the scale of development or due to the limited nature of the archaeological resource before development;
- Be areas where the current hypothesis supports only a limited possibility of encountering archaeological remains.

THE POTENTIAL OF BISHOP'S WALTHAM

Areas of Archaeological Importance

Areas Comprising Nationally Important Archaeological Remains

The site of the bishop's palace is a Scheduled Monument (SM 26721). The Scheduled area includes the inner court of the palace, the area to the east and south of the palace bounded by a brick wall, the pond to the west of the palace which is a remnant of the bishop's fishpond, the dam which created the Great Pond, and part of the Lower Pond.

The area of the Great Pond to the north of the new road is an Area Comprising Nationally Important Archaeological Remains although it is currently not a Scheduled Monument.

Areas of High Archaeological Importance

The core of the historic town, apart from the area of the car-park between Basingwell Street and Houchin Street, is an Area of High Archaeological Importance. Within this area evidence for the origins of the town outside the gates of the palace may survive, together with information regarding the trades and occupations of the towns-people in the medieval period. Within the area there are also many surviving late medieval buildings that may contain further information about the periods of development and contraction in the town.

The church and churchyard, the areas of properties along both sides of St Peters Street, and the area of settlement around the junction of Bank Street, Free Street, Shore Lane and Green Lane is an Area of High Archaeological Importance. The churchyard will contain burials from the twelfth century at least, as it has been suggested that the church was built on this site at that date. Although later burials have often disturbed earlier burials, excavation of some graveyards has shown that burials from the earliest periods of use can survive intact. St Peters Street was developed by the fourteenth century and so it is possible that medieval archaeological deposits may survive in these areas. The area around the junction of Bank Street and Shore Lane appears to be a separate focus of settlement from the 'planned' town. There are surviving medieval buildings in this area indicating that the area was developed at that time. Evidence for the date of development of this area of settlement may survive.

Areas of Archaeological Importance

Lower Lane, known in the medieval period as North Brook Lane, was developed by the late medieval period. Much of this area has been developed within recent years restricting the area where evidence for this part of the town may survive. The density of medieval settlement in this area is not known, but it is likely that it was less dense than in the core of the town. There is a small area on the eastern side of Lower Lane that is an Area of Archaeological Importance.

Areas of Limited Archaeological Importance

Within the core of the town there is a large car-park between Basingwell Street and Houchin Street. This area is an Area of Limited Archaeological Importance as the construction of the car-park may have involved an amount of levelling of the ground surface that will have either destroyed or truncated archaeological deposits.

Research Framework

- The earlier settlement and the development of the 'grid' plan of streets

Henry of Blois is credited with the development of the 'grid' of streets in the late eleventh century. Nothing is known about the location or form of the settlement that existed before this supposed reorganisation although the eleventh or twelfth century hall excavated in the outer court of the palace complex may have been part of the earlier village. To date, no clear evidence for the development of the current street pattern has been recovered from excavations within the town as the earliest artefactual evidence dates from the fourteenth century. The possibility that some of the properties along High Street are encroachment onto a market or green requires examination as such development would have implications for defining the areas of primary development in the present plan.

- The site of the early church

It has been suggested that the present church was built on a new site by Bishop Henry of Blois in the late twelfth century although it is not known where the previous church stood. It is

possible that the earlier church formed part of the palace complex and was moved to give greater privacy within the palace. However, the site of the existing church, in a locally prominent position above the town, is similar to the sites of some other minster churches in Hampshire, for example, Odiham. Therefore, it may be that the remains of the earlier church lie beneath, or in the area of, the present building. As the church was a minster church and was collegiate by the eighth century there would have been monastic buildings near the church and it would have been provided with a cemetery.

- The location of the ‘mill outside the gate’.

The description of this mill in the 1301-2 pipe roll suggests that the mill was close to the palace complex but the exact site of the building is not known. It may have been fed by the River of the Lord that bounded the outer court along its northern and north-eastern sides and so the gate referred to would have been the outer gate that faced the town placing the mill in the area between the palace and the town. Alternatively, the gate may have been the gateway to the inner court which was located in the north-west corner of the inner court and faced the large fish-pond, placing the mill in the area of the ponds, possibly on the dam on the site of the nineteenth century Abbey Mill.

- Industries undertaken in the town.

Although there is some documentary evidence for industries carried out in the town in the later medieval period there is little archaeological evidence. Therefore archaeological investigations, particularly in the areas behind the building lines, may be able to shed light on the industries of Bishop’s Waltham. For example, it is known that there were tanners resident in Waltham in the fifteenth century but it is not known where the tannery or tanneries were located.

7. SOURCES

DOCUMENTARY

As Bishop’s Waltham was one of the Bishop of Winchester’s manors there is extensive surviving documentation including the pipe rolls, rentals and customals that provide information about the management and development of the manor and town in the medieval period. The rentals, particularly the fifteenth-century rental, provides detail about each of the properties in the town that could allow a reconstruction of the town in that period. Only those sources that have been translated or transcribed have been used for this study.

MAPS AND PLANS

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| 1785 | An accurate plan of the present situation of Bishop’s Waltham in the county of Hampshire by George Cobbett HRO 78M71 |
| 1841 | Tithe Apportionment map HRO 21M65/F7/23/2 |
| 1958 | OS Geology map 1:50,000 Sheet 316 |

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8. ABBREVIATIONS

c.	<i>circa</i> , about
Ed	Editor
nd	No date of publication given
NGR	National Grid Reference
OD	Ordnance Datum
OE	Old English
OS	Ordnance Survey
PPG	Planning Policy Guidance
SMR	Sites and Monuments Record