



© Southampton City Council

Southampton Archaeology Unit Report 1159

Archaeological Building Recording of Pond Cottage, Boldre, Hampshire

Dr AD Russel, BA PhD MfA
2014

Client Mr Simon Cox



Contents

1. Summary	2
2. Introduction	2
3. Site location, topography and geology	3
4. Historical background	4
6. Methodology	5
7. Description of the Building	5
7.1 External	5
7.2 Room 1. Ground floor front parlour.....	8
7.3 Room 2. Ground floor hallway and stairs	9
7.4 Room 3. Ground floor front kitchen.	9
7.5 Room 4. Ground floor scullery	13
7.6 Room 5. Ground floor larder.....	13
7.7 Room 6. Ground floor lean-to timber shed	15
7.8 Room 7. First floor front bedroom 1.....	15
7.9 Room 8. First floor front bedroom 2.....	17
7.10 Room 9. First floor back store	18
7.11 Room 10. First floor back bedroom 3	20
7.12 Room 11. External brick shed	21
7.13 Room 12 Outside brick earth-closet	21
8. Conclusion	24
Appendix 1 Plans and elevations	25

Archaeological Building Recording of Pond Cottage, Boldre, Hampshire

Dr AD Russel, BA PhD MfA
2014

Southampton Archaeology Report	1159
Grid reference	SZ 31504 99176
Application reference	12/97342

1. Summary

The Archaeology Unit of Southampton City Council carried out an archaeological building survey of Pond Cottage, Lower Sandy Down Lane, Boldre, Lymington, SO41 8PP in response to a condition on Planning Application 12/97342. The cottage is listed Grade II.

The cottage was built in the mid-19th century in a distinctive Sussex bond brick pattern and consisted of a two-up two-down main block with an outshot behind, all under a slate roof. The main block had a kitchen and parlour downstairs with two bedrooms above; the outshot contained a scullery and larder at ground floor level with a store room and third bedroom under the roof. Nearby stood a brick-built earth-closet, also in Sussex bond and undoubtedly of the same date. The building had undergone little alteration since it was built, and was a well-preserved example of a 19th century New Forest smallholder's dwelling.

Historic documents suggest the plot on which the cottage stands was part of the estate of Thomas Salter, described as a yeoman at his death in 1837, and the Salters owned land in the vicinity in the 18th century. Early 19th century maps show a building in a different place on the plot, but the present building is shown on the 1868 map. In 1851 Ann Salter inherited the plot and the census of that year records her in residence together with her son Thomas and his wife Sarah Ann, and it may be that Ann Salter had the cottage built.

2. Introduction

An Application, Planning Reference number 12/97342, for alterations to Pond Cottage was passed with conditions that included a requirement for a survey of the building before it was altered.

The building was listed as Grade II on 31 May 2012, as English Heritage Building ID: 1409403. The listing is as follows:

“Pond Cottage is a little-altered mid-C19 brick-built New Forest cottage with minor late-C19 and late-C20/early C21 alterations

Pond Cottage is listed at Grade II for the following principal reasons:

- Intactness: its little-altered plan form, architectural character and interior details, mark the building as a rare survivor of this modest but once typical type of dwelling*
- Architectural interest: in its materials, plan, and detailing, the building is representative of a particular pattern of C18 and C19 domestic building which was commonly adopted in the New Forest*
- Historic interest: in its modest, slightly old-fashioned nature and distinctive setting, the building reflects the continuation of the smallholding tradition, which historically formed the core of New Forest economy and culture.*

3. Site location, topography and geology

Pond Cottage lies south of Lower Sandy Down Lane at grid reference 431506 099179. The cottage lies at the bottom of a valley formed by a tributary of the Lymington River. The local geology is dominated by the Headon Beds and Osborne Beds, consisting of deposits of clay, silt and sand. This had been eroded by the east-west stream that had cut down to the Becton Sand Formation and the Chama Sand Formation, more deposits of sand, silt and clay (British Geological Survey: Geology of Britain accessed 21/03/2014 at <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

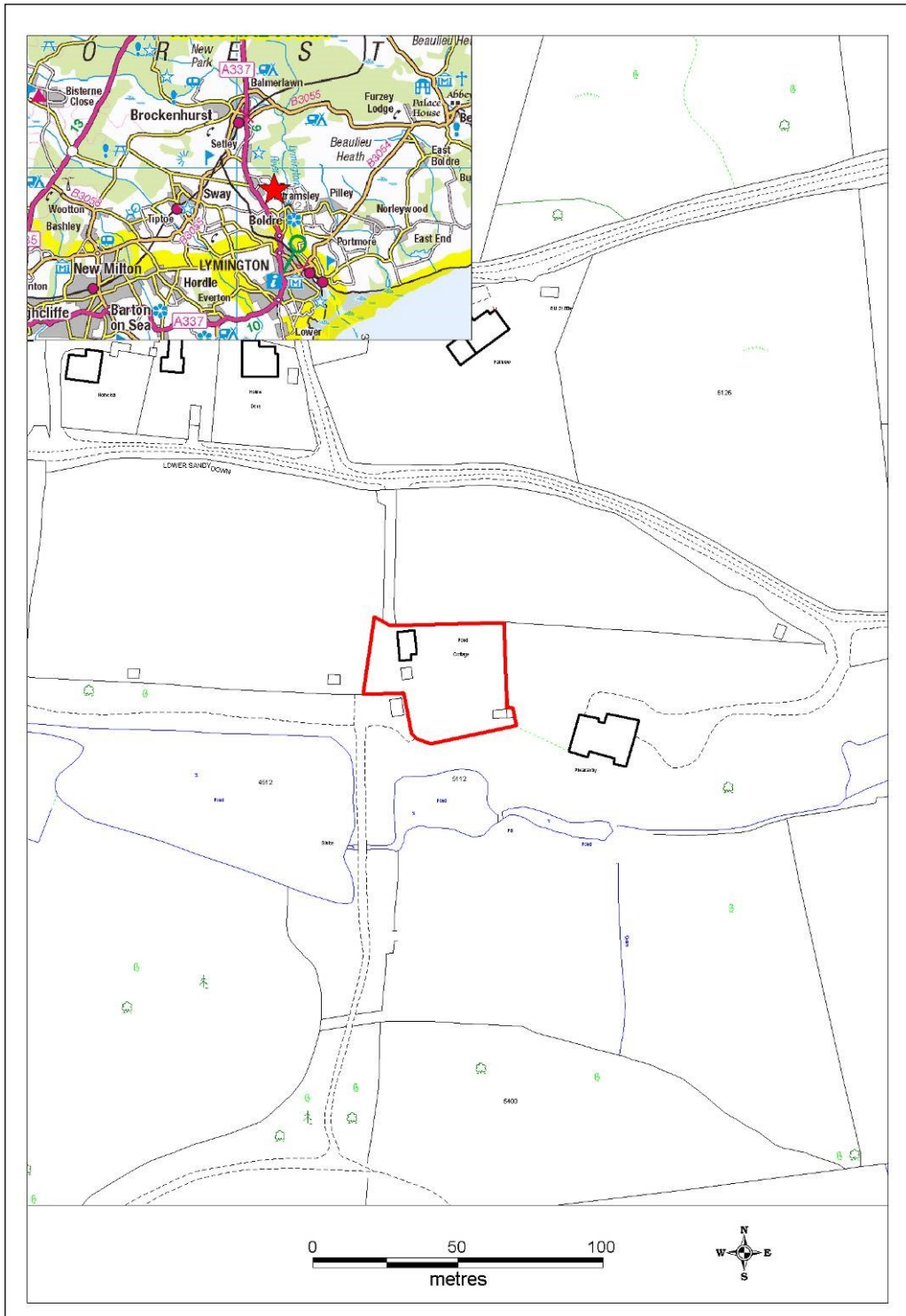


Figure 1. Site location map.

4. Historical background

The settlement of Boldre dates back to the late Saxon period and formed a hundred in the Domesday Survey of 1086. It never had a large central settlement, being composed of a number of small vills, one of which was Battramsley (VCH 1911, 615) in which Pond Cottage lies.

Early maps, including the tithe map of 1841 show a cottage on the plot orientated north-south, but south of the existing cottage. Documentation held at the County Record Office and the National Archives show a long association between the Pond Cottage site and the Salter family; several of the surrounding fields also appear to have been in their ownership. James Salter is identified as the occupier of the site in the late-C18, and his name appears in the list of commoners under the 1792 Battramsley tithing. The property formed part of the estate of Thomas Salter (a 'yeoman') at his death in 1837 and at some point between 1851 and 1855 the property was inherited by Ann Salter; it seems possible that it was at this time that the original cottage was rebuilt. (EH Listing).

The 1851 census shows the cottage was inhabited by Ann Salter, aged 66, and a widow. Her occupation is given as 'proprietress of a salthouse'. Living with her were her son Thomas and his wife Sarah Ann. Thomas died in 1854, and by 1861 there is no mention of Ann Salter, and Sarah had become a seamstress elsewhere.

The 1868 1:2,500 OS map shows the present Pond Cottage in a small rectangular plot, with fields on three sides. The two northern fields were shown as separate plots. To the west of the cottage a track lead to Lower Sandy Down Lane. To the south of the cottage lay a heavily silted pond, created by damming the stream.

The 1871 1:10,560 map shows a similar arrangement.

By 1897 the 1:2500 map shows the cottage in a plot that had been enlarged to the east, taking land from the two fields to the north of the cottage, which had been amalgamated. The cottage is shown with a lean-to against the south wall, with a small square structure in the southeast corner of the plot. The previous field of pasture to the southwest is shown as heavily wooded. The track leading from the cottage to the lane had been diverted to the west, outside the cottage curtilage, and now lead to the track across the pond dam, continuing south to Boldre Grange. The pond itself had been dredged and enlarged.

Local tradition says that Pond Cottage was the abode of the gamekeeper of the Boldre Grange estate, associated with the Pheasantry which lay to the east of the cottage. The Pheasantry itself was built between 1898 and 1909. Boldre Lodge (architect Norman Shaw) which lies to the south of Pond Cottage was built for John Shrub between 1872 and 1874. He died in 1884 and his wife ran the estate until she died in 1912. The eldest son John Shrub inherited but it was sold on his death in 1918 (<http://www.cmbower.co.uk/Articles/OtherProjects/CallingBook/ShrubFamily/FamilyHistory.html>)

The 1898 1:10,560 map shows a similar arrangement to that of 1897.

By 1909 the pond had been enlarged again and had acquired a boat house, and the Pheasantry had been built-in the wooded area to the southeast of Pond Cottage.

The 1970-71 12,500 map is the first to show the brick-built shed to the south of the cottage. It also shows that the square building in the southeast corner of the plot had been replaced by a small structure, the remains of which still stand and appear to have been a pig sty. The wooded area with the Pheasantry had been enlarged by taking land from the field to the north, and a large house built upon it.

6. Methodology

Plans and elevations were made available by the client. These were checked on site, annotated where necessary and redrawn for this report. The building was photographed using a Pentax K100D digital camera. A total of 68 photographs were taken, of which 26 are included in this report. The archive will be deposited with Hampshire Record Office on completion of the project, and a copy of the report together with a full set of photographs will be deposited in the Christopher Tower New Forest Reference Library at Lyndhurst.

7. Description of the Building

The plans and elevations are in Appendix 1, below.

7.1 External

East elevation (front)

The front elevation was built with carefully selected blue vitrified headers and contrasting red stretchers in Flemish bond (fig 2). The bricks were 225mm by 114mm by 63.5mm (8 7/8th by 4 1/4 by 2 1/2 inches). There was a central six-panel door with tripartite fanlight above with two sash windows to each floor on either side. The mouldings around the panels appeared to be more recent additions, or possibly replacements. The door and lower windows had shallow segmental arched heads, each of 14 bricks on edge. The lower windows had housings in the frames where shutters had once been attached. The windows were six-over-six pane sliding sashes. There was a dentilled eaves course beneath a pitched roof of Welsh slate. The roof had a lead ridge. Cast iron grilles beneath each ground floor window ventilated the under floor spaces. The building sat on sloping ground and a basal plinth was visible at the south end, and gradually disappearing below ground level to the north. The front door had a concrete step with small side walls, probably a more recent addition.



Figure 2. East elevation (front). Note possibly original slate chimney pot on right hand stack.

West Rear elevation (rear)

The rear elevation was single-storey under a cat-slide roof (fig 3). The wall was in Sussex bond with red stretchers, and mostly blue headers, but a good proportion were red, so the pattern was less noticeable than the front elevation. This elevation contained a single window and the rear door into the scullery. The door was probably original, but the softwood porch was more recent, and the marks of an earlier porch could be seen. The door opening was 3 feet wide with a segmented arched head of 13 headers. The wooden door frame was original with pegged corners and chamfers to the outside arisses. The lower portions of the frame had rotted and repairs had been scarfed in. The door was constructed of five planks, ledged and braced internally, with a Suffolk latch, and a lock in a wooden box. The door was hung on 457mm (16") tee-hinges with large-headed screws.

The window lit the scullery. It had a segmented arched top of 14 headers but the casement window frame was modern.



Figure 3. West elevation (rear). Right hand single stack for copper in scullery.

North elevation

Brick wall in Sussex bond (fig 4). The lower four courses had been treated with a cement render, possibly an attempt at damp-proofing; the field just to the north was some 700mm higher than the base of the wall. A chimney with two flues rose above the roof ridge. The left pot was a square, buff, ceramic pot; the right pot was a section of glazed stoneware pipe. A narrow ground floor window, with a side-hung casement window, under an eight header arch lit the larder. Above it a rectangular window with side-hung casements beneath a flat head lit the first floor back store. Both were original.



Figure 4. North and west elevations.



Figure 5. South and east elevations.

South elevation

The elevation was built-in brick in Sussex bond, using red and blue headers (fig 5). There was a brick plinth at ground level. The lower part of the south elevation was partly obscured by the external timber shed (room 11). There were traces on the wall suggesting at least one earlier lean-to had stood there. A chimney with two flues rose above the roof ridge. The left pot was a circular louvred ceramic pot; the right pot was constructed from four tapering pieces of slate wired together, and was perhaps original. A flat-headed rectangular window lit the first floor back bedroom 3. It was original. On the southwest angle was a brick chimney, built as one with the south wall. It had a plat band three-quarters of the way up the stack. No chimney pot was visible.

7.2 Room 1. Ground floor front parlour

Ceiling height 2.24m, (7' 4") lath and plaster ceiling

178mm (7") torus skirting throughout.

North wall: chimney breast 1.37m (4' 6") wide, with wooden fire surround and mantel shelf some 1.23m (4' ½") high, and 1.13m (3' 8 ½") wide (fig 6). Simple ogee moulding around fire, and cast-iron insert with floral outer arch and beaded inner arch. Built-in cupboard to left of chimney is probably a fairly recent fitting as it is laid over the skirting, and is in stained pine when all other original woodwork in the house is painted.

South wall: door in south-east corner leading to hallway, ogee architrave around door. Door with 76mm (3") butt hinges, four-panelled in softwood. Marks of original lock and handle, lock replaced by lock with legend "Always Double Locking: Patent no 13869". This patent was registered in 1890, but it could have been fitted recently.

East wall: window opening 0.97m (3' 2") wide by 1.4m (4' 7") high, with original six-over-six pane sliding sash.

West wall: opening cut through to Room 5 into which a frame had been inserted but no sign that a door was ever fitted. The opening was blocked and a skirting placed along the entire wall, and at some later point the blocking was removed leaving the skirting in-situ.



Figure 6. Fireplace and built-in cupboard in Room 1.

7.3 Room 2. Ground floor hallway and stairs

Ceiling height 7' 4" (2.24m), lath and plaster ceiling.

Front door six-panelled, 813mm (32") wide, triple light window over.

Floorboards 171mm (6 ¾") wide softwood.

Stair passage 914mm (36") wide, stair 813mm (32") wide, with 203mm (8") high steps and 229mm (9") treads (fig 7). Wooden handrail not original.

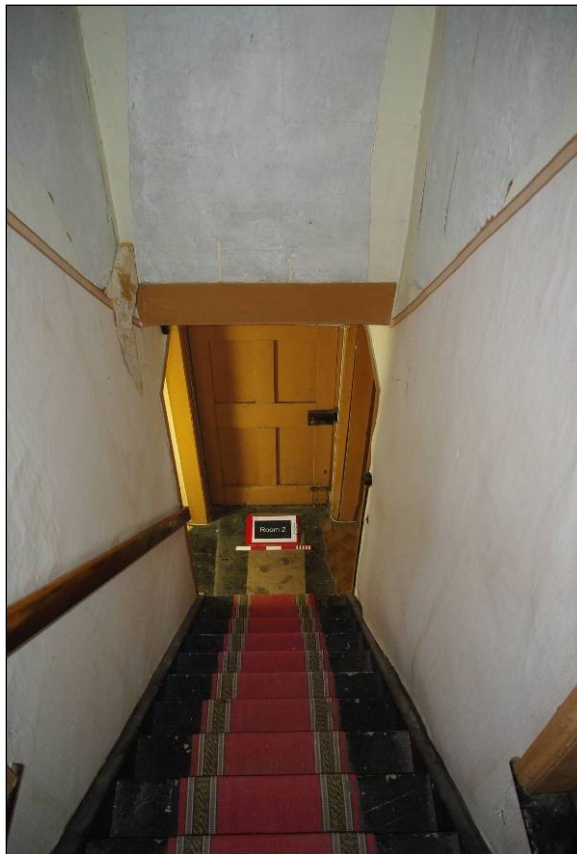


Figure 7. View down the stairs to front door in Room 2.

7.4 Room 3. Ground floor front kitchen.

This room had a large, original fireplace to take a range, the remains of which lie in the garden, and was the original kitchen.

Ceiling height 7' 4" (2.24m), lath and plaster ceiling

178mm (7") torus skirting throughout.

North wall: fallen plaster revealed 12mm (½") thick lime plaster with a small admixture of hair on brickwork. On the right was a door from the hallway on butt hinges with replacement lock and handle, on the left was a door with HL hinges and original latch to an under-stairs cupboard (fig 8).

South wall: central chimney breast 4' 4" (1.32m) wide with 914mm (3ft) wide opening for a range (fig 9). Mantel shelf 4' 4 ¾" (1.34m high). Present tiled hearth had modern 101mm (4") red ceramic quarry tiles. Built-in cupboard to left of chimney with ogee architrave surround (fig 10). One original shelf together with two more recent replacements. Shelf to right of fireplace had been removed and there were layers of wallpaper beneath the positions of the shelf supports showing this was not an original feature.

A doorway had been recently cut through the south wall using a disc cutter, demonstrating that the house was built without a cavity. A doorframe had been inserted in the opening and the door from between Rooms 9 and 10, with its original HL hinges had been hung in the opening (fig 11).

East wall: central window opening 0.97m (3' 2") wide by 1.4m (4' 7") high, with original six-over-six pane sliding sash (fig 12).

West wall: Wall-papered, includes doorway to Room 4.



Figure 8. North wall of Room 3. Left hand door to under-stairs cupboard, right door to Room 2, hallway.



Figure 9. Fireplace in Room 3, in original opening for the range.



Figure 10. Built-in cupboard in Room 3.



Figure 11. Door from Room 3 to Room 6, recently inserted, and originally in Room 10.



Figure 12. East wall in Room 3 showing sash window, door to Room 2 at left.

7.5 Room 4. Ground floor scullery

Ceiling height 7' 4" (2.24m), lath and plaster ceiling.

North wall: painted brick with a plank door with Suffolk latch leading to the larder area (Room 5) (fig 13).

South wall: painted brick, with a copper to the left and a cupboard, probably originally a fireplace, to the right (fig 14). Both had been boxed in obscuring the original layout. The copper was of cast iron, above a flue with cast-iron grate and firebox. The smoke exited to the chimney on the southwest corner of the house (fig 3).

East wall: painted plaster on brick, showing a ghost of a dresser-like set of shelves over a work top (fig 13). A door opening with a four-plank door with Suffolk latch led to the old kitchen (Room 3). Two lengths of dado rail were nailed to the wall carrying a number of nails and staples for hanging utensils.

West wall: painted hardboard over battening over brick, the lower part obscured by a modern sink and run of units. The window was modern. The floor was solid with modern quarry tiles.

7.6 Room 5. Ground floor larder

Ceiling height 7' 4" (2.24m).

Now a modern shower room and toilet obscuring all original surfaces, but the four hooks in the central beam of the ceiling for butchering/hanging two carcasses suggest this was originally a larder (fig 15). The floor was solid with modern quarry tiles. A partition in the south part of the room divided off a corridor that led to a door opening into Room 1. The window was original with two substantial, vertical iron bars fixed to the wooden frame (fig 15).



Figure 13. North wall of Room 4, with door to exterior on left, door to Room 5 in centre, door to Room 3 on right. Note traces of where dresser stood to right.



Figure 14. Copper and cupboard in south wall of Room 4.



Figure 15. Barred window and carcass hanging hook in ceiling in room 5.

7.7 Room 6. Ground floor lean-to timber shed

The lean-to timber shed was built of re-used, machine-sawn softwood timber, mostly 76mm by 76mm (3" by 3"), with signs of previous use. It was clad in tarred hardboard. Soot staining on the exterior wall of the cottage probably reflects the flue in the scullery. The room had until recently been used to store coal. South wall had three-by-three pane window (fig 5).

7.8 Room 7. First floor front bedroom 1

Ceiling height 2235mm (7' 4"), lath and plaster ceiling.

Floor 228mm (9") pine boards.

The skirting was a planed rectangular plank 114mm (4 ½") tall.

North wall: chimney breast 1.27m (4' 2") wide. The mantel was 1.06m (3' 6") tall and 0.76m (2' 6") wide. The cast-iron fire insert was 500mm (1' 8") by 900mm (3'), with a floral arch. The grate was very small, some 228mm (9") wide by 127mm (5") deep (fig 17).

South wall: Papered wall, built-in cupboard over hallway, and entrance door from stairs with original latch and handle (fig 18).

East wall: papered.

West wall: central window of two six-pane by six-pane sashes in an opening 864mm (34") wide by 1397mm (55") tall.



Figure 16. Room 6 looking west.



Figure 17. North wall of Room 7.



Figure 18. Door latch with privacy lock in Room 7.

7.9 Room 8. First floor front bedroom 2

Ceiling height 2235mm (7' 4"), lath and plaster ceiling.

Floor 222mm (8 ¾") softwood boards.

The skirting was a planed rectangular plank 114mm (4 ½") tall.

North wall: papered; four panel entrance door from top of stairs with original handle (fig 19).

South wall: chimney breast 1.25m wide. The mantel was 1.06m (4' 1") tall and 0.76m (2' 6") wide. The cast-iron fire insert was 500mm (1' 8") by 900mm (3'), with a cheeked opening on which a kettle or pot could be sat. To the side of the chimney breast was a built-in cupboard with HL hinges, held on by nails (fig 20). The two shelves were missing.

East wall: central window of two six-pane by six-pane sashes in an opening 864mm (34") wide by 1397mm (55") tall.

West Wall: papered.

7.10 Room 9. First floor back store

Ceiling height 2235mm (7' 4") maximum, lath and plaster ceiling.

Floor 228mm (9") pine boards.

No skirting.

North wall: window with two four-by-four pane casements, one opening (fig 21).

South wall: Plank partition.

East wall: Painted plaster.

West wall: Painted plaster.

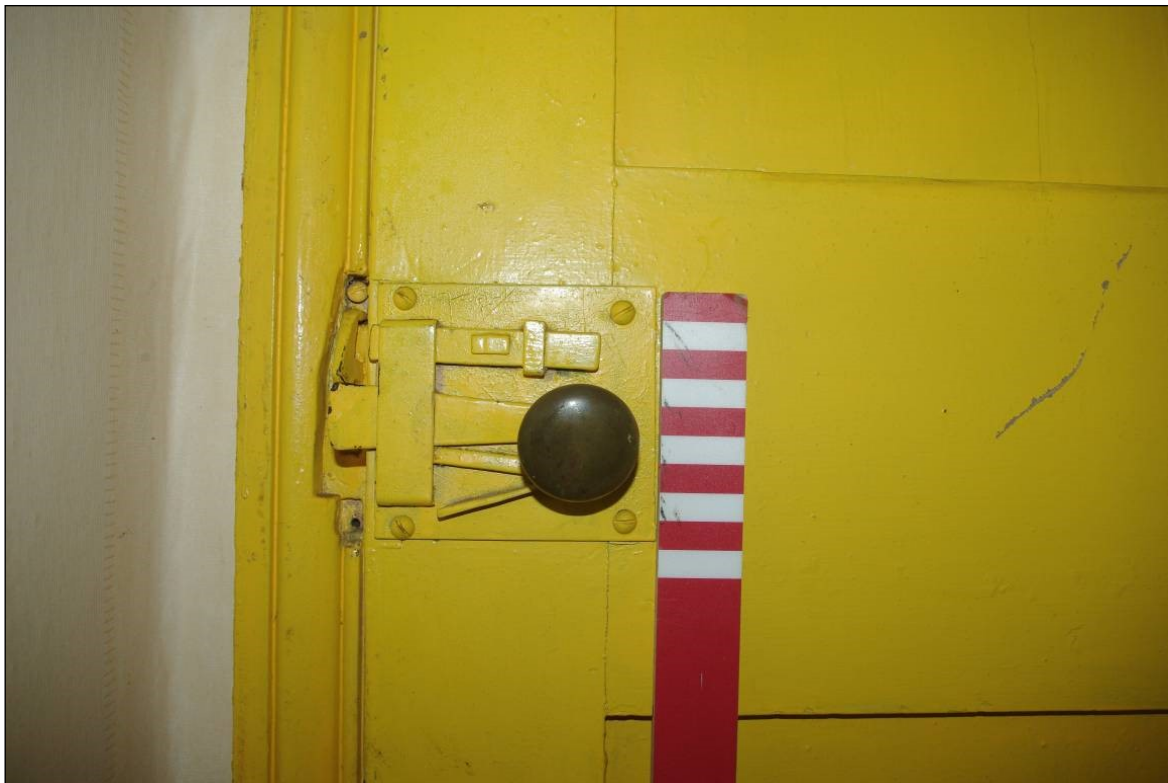


Figure 19. Door latch with privacy lock in Room 8.



Figure 20. South wall of Room 8 with fireplace and built-in cupboard.



Figure 21. North wall of Room 9, beneath the cat-slide roof.

7.11 Room 10. First floor back bedroom 3

Ceiling height 2235mm (7' 4") maximum, lath and plaster ceiling.

Floor 228mm (9") pine boards.

North wall: Plank partition.

South wall: Painted plaster, window with two four-by-four pane casements, one opening (fig 22).

East wall: Painted plaster, pencil signature of previous tenant "JB Bray 19(2 or 4?)7" (fig 23).

West wall: Painted plaster.



Figure 22. South wall of Room 10, with flue from copper below.

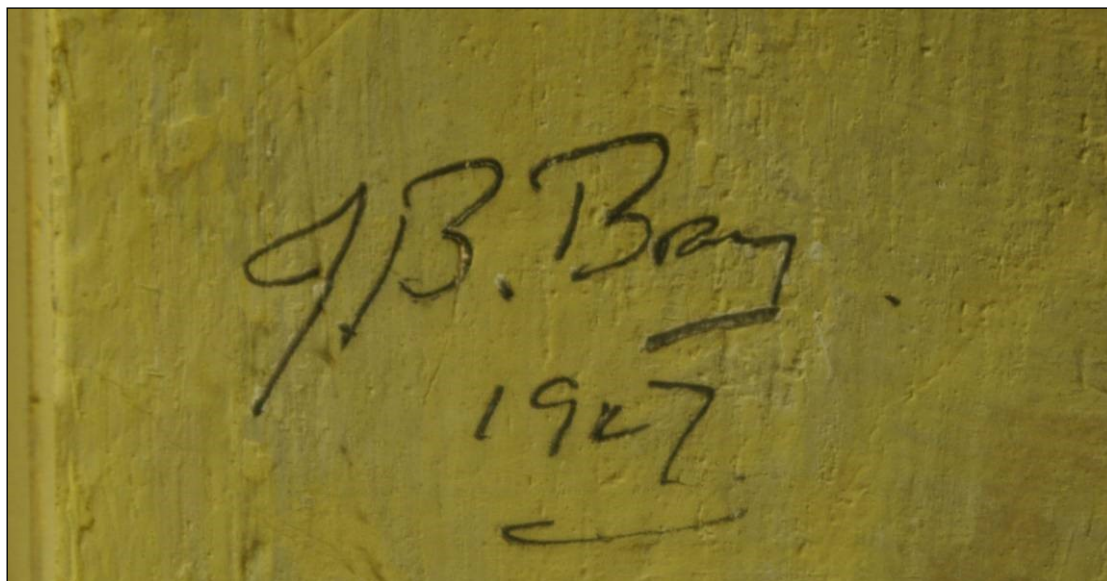


Figure 23. Signature of JB Bray in Room 10.

7.12 Room 11. External brick shed

To the south of the cottage was a brick shed (fig 24). It first appears on the 1970-1 OS map. It was crudely built of re-used bricks with traces of whitewash from their previous use, bonded with coarse sandy cement mortar. The roof was of peg tiles, with a ceramic ridge. There was an opening in the east elevation, containing a window frame made from 50mm square softwood to which two sheets of glass had been tacked. There was a door opening in the north elevation.



Figure 24. Room 11 external brick shed, from the northwest.

7.13 Room 12 Outside brick earth-closet

To the southwest of the cottage was a brick-built earth-closet. It had 228mm (9") brick walls on the north, south, and east elevations, which made use of red stretchers and blue headers in Sussex bond (figs 25 and 26). The west elevation, and the part of the east

elevation above the door was only a half brick thick and in stretcher bond (figs 25 and 27). The door was in the east elevation and was planked, with tee hinges and a Suffolk latch (fig 25). The door may originally have had a cut-out at the top for light and ventilation, this had been glazed more recently (fig 25). The west wall had a low opening with timber lintel at ground level (fig 27) to allow the bucket to be removed from beneath the seat, which was missing. The roof was of clay tiles, which may have replaced a slate roof, as the brickwork beneath the roof had been rebuilt in the same cement mortar as the brick shed room 11, and there were a number of whole slates in the vicinity of the earth-closet and stacked against the west wall of the brick shed.



Figure 25. Brick earth-closet, Room 12, from east.



Figure 26. Brick earth-closet, Room 12, from north.



Figure 27. Brick earth-closet, Room 12 from west, showing opening for emptying bucket.

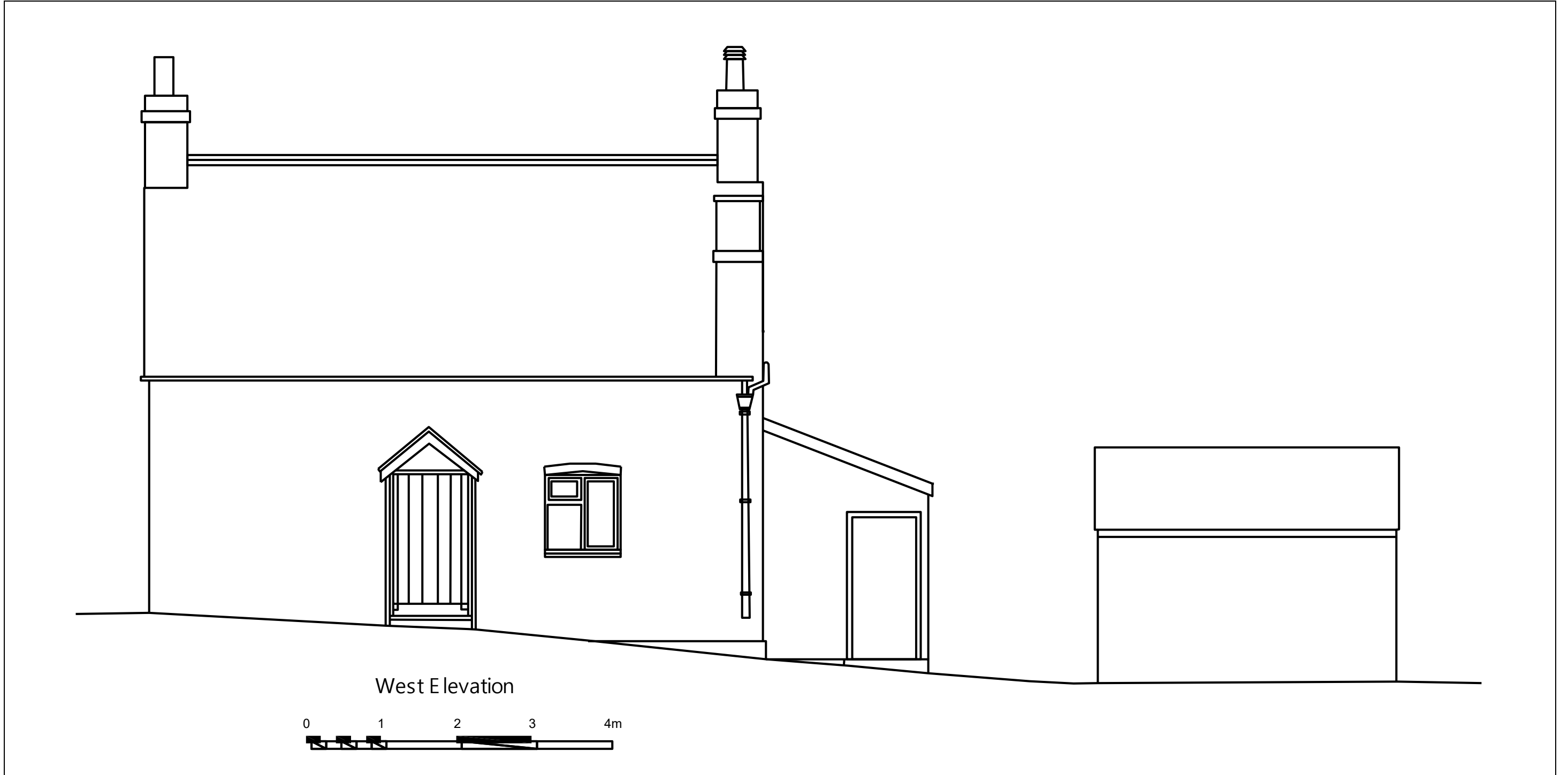
8. Conclusion

The cottage was built in the mid-19th century in a distinctive Sussex bond brick pattern and consisted of a two-up two-down main block with an outshot behind, all under a pitched slate roof. The main block had a kitchen and parlour downstairs with two bedrooms above, the outshot contained a scullery and larder at ground floor level with a store room and third bedroom under the roof. Nearby stood a brick earth-closet, also in Sussex bond and undoubtedly of the same date. The building had undergone little alteration since it was built, and is a well-preserved example of a 19th century New Forest smallholder's dwelling.

Historic documents suggest the plot on which the cottage stands was part of the estate of Thomas Salter, described as a yeoman at his death in 1837, and the Salter's owned land in the vicinity in the 18th century. Early 19th century maps show a building in a different place on the plot, but the present building is shown on the 1868 map. In 1851 the plot was inherited by Ann Salter and the census of that year records her in residence together with her son Thomas and his wife Sarah Ann, and it may well be that Ann Salter had the cottage built.

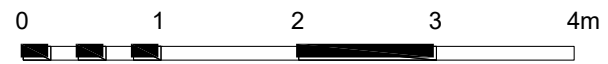
Appendix 1 Plans and elevations



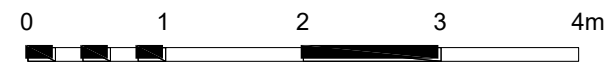


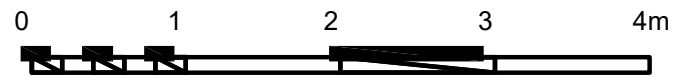
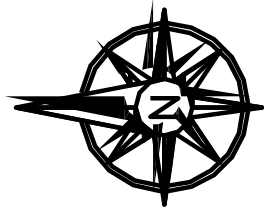
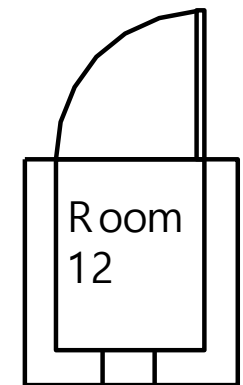
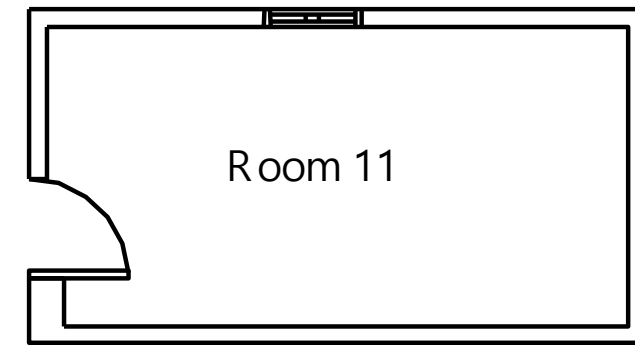
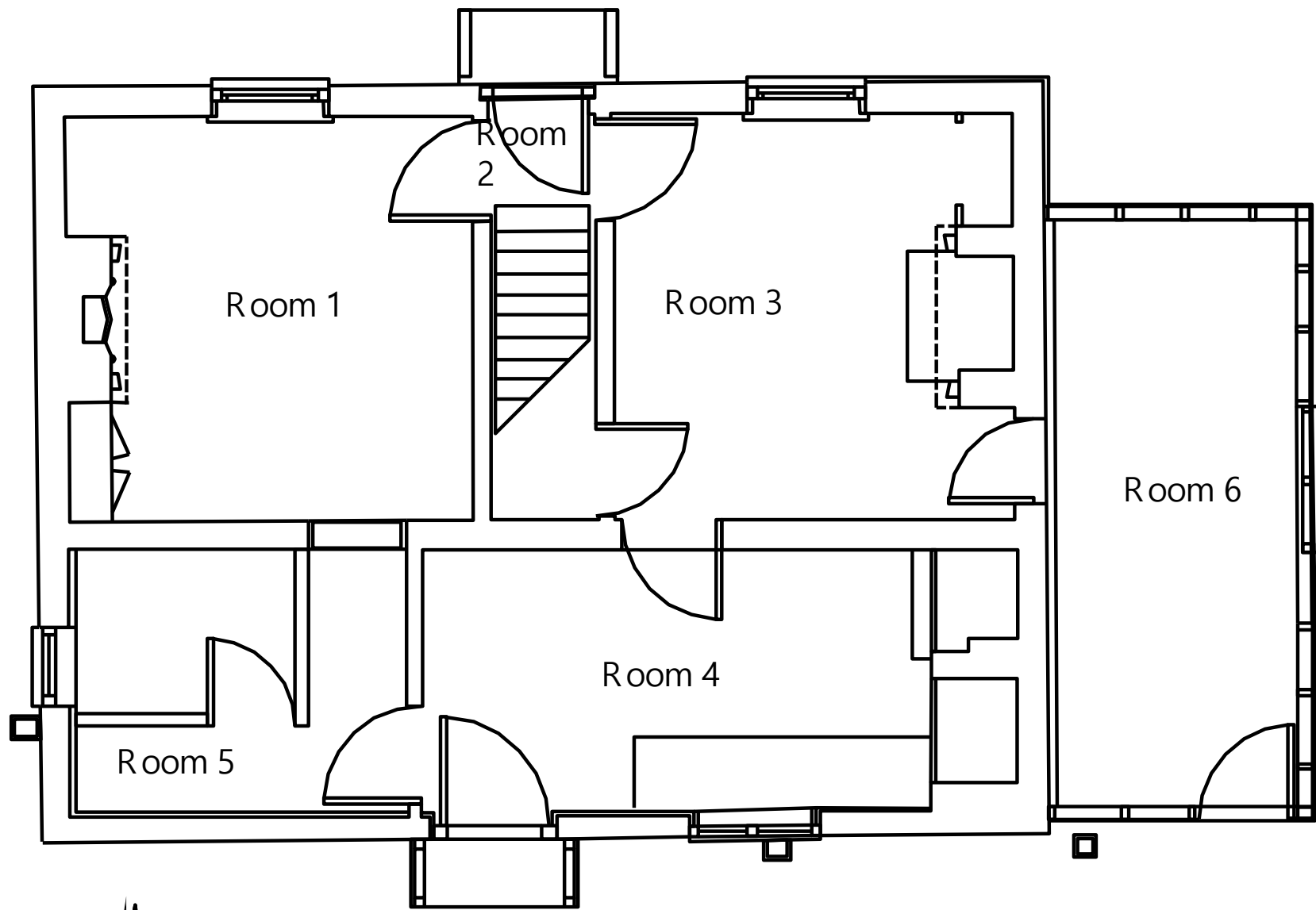


North Elevation

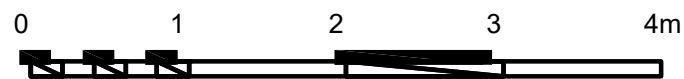
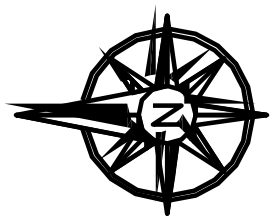
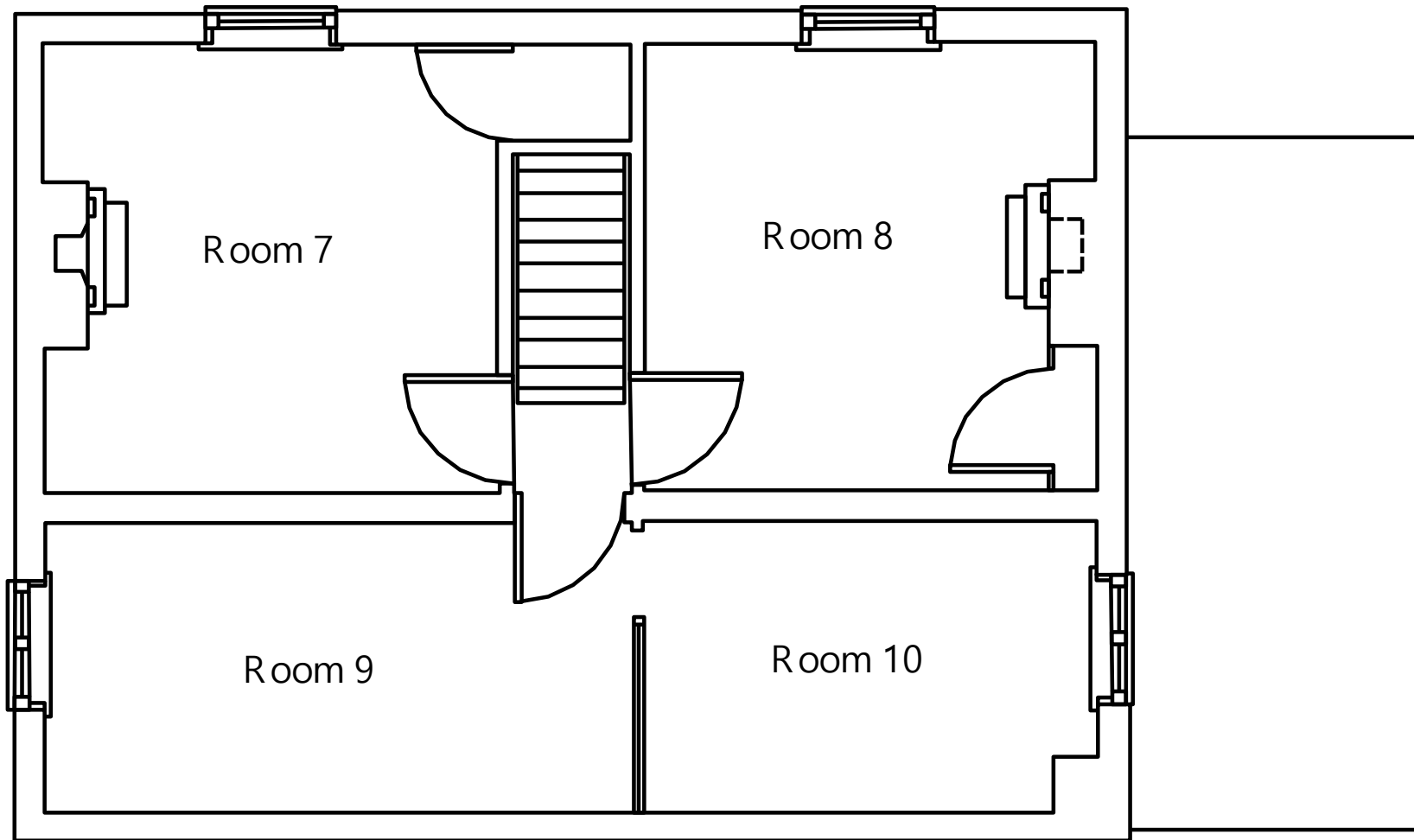


South Elevation





Ground Floor Plan



First Floor Plan

