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Southampton Archaeology Unit

Report 1222

Archaeological Building Recording at 117, 119, 121 and 123 Paynes Road, Freemantle, Southampton SOU1696

T Riley BA (Hons) MSc, E L Anderson BA MA ACIfA and Dr A D Russel
BA PhD MCIfA
2015

Client: Homelife Estates Limited.



Summary Sheet

Site name/address: 117, 119, 121 and 123 Paynes Road, Freemantle, Southampton
SOU site code: SOU 1696
Contractor site code: SOU 1696
HET consultation number: 7728
Planning application number: 08/00014/FUL
Grid reference of centre of site: NGR 440286 112656
Fieldwork dates: 15/10/2015-12/11/2015
Type of fieldwork: Building recording
Name of contracting unit: Southampton City Council Archaeology Unit
Report authors: T Riley BA(Hons) MSc, E L Anderson BA MA ACIfA and Dr A D Russel BA PhD MCIfA
Name of client: Homelife Estates Limited
Non-technical summary
<p>The Archaeology Unit of Southampton City Council carried out a programme of archaeological building recording of three buildings forming four properties at 117-123 Paynes Road, Southampton, SO15 3BW, prior to their demolition. All were built in the second half of the 19th century and were built on land that had been part of the Freemantle Park estate, which was sold in 1852 to a local business man, Sampson Payne, who demolished Freemantle House and sold the estate on as building lots. The 1866-69 Ordnance Survey map shows No 123, a bungalow in yellow brick, was in existence at that date, the rest of the site being vacant. The other buildings, a pair of semi-detached houses and a detached house, first appear on the 1895-6 revision. The three buildings had been much altered over the years but included a number of original features.</p>

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by

Tobias Riley BA (Hons) MSc, E L Anderson BA MA ACIfA and Dr A D Russel
BA PhD MCIfA

1. Summary

The Archaeology Unit of Southampton City Council carried out a programme of archaeological building recording of three buildings forming four properties at 117-123 Paynes Road, Southampton, SO15 3BW, prior to their demolition. All were built in the second half of the 19th century and were built on land that had been part of the Freemantle Park estate, which was sold in 1852 to a local business man, Sampson Payne, who demolished Freemantle House and sold the estate on as building lots. The 1866-69 Ordnance Survey map shows No 123, a bungalow in yellow brick, was in existence at that date, the rest of the site being vacant. The other buildings, a pair of semi-detached houses and a detached house, first appear on the 1895-6 revision. The three buildings had been much altered over the years but included a number of original features.

2. Introduction

2.1 The Archaeology Unit of Southampton City Council carried out a programme of archaeological building recording at 117-123 Paynes Road, Southampton, SO15 3BW (fig 1). The aim of the work was to understand the history of the structures and the changes that they had undergone, and if possible date them. The survey primarily consisted of photographs in monochrome and colour transparency with measured sketch plans. The survey took place between the 15/10/2015-12/11/2015 and was carried out by Tobias Riley BA (Hons) MSc, Artur Fedorowicz and E L Anderson BA MA ACIfA. The illustrations were drawn by E L Anderson BA MA ACIfA. The report was checked by Dr A D Russel BA PhD MCIfA.

3. Site location and description.

3.1. The site lies on the north side of Paynes Road, situated at the western end of the road near the junction between Paynes Road and Waterloo Road, at grid reference NGR 440286 112656.

3.2 Property no 117 was a two-storey building in red brick under a slate roof. Properties 119 and 121 were semi-detached of white-painted brick under a concrete tile roof. Property 123 was a bungalow, built of yellow brick under a concrete tile roof.

4. Geology and topography.

4.1. The British geology survey shows the site lies on the Wittering Formation overlaid by sands and gravels of River Terrace 3.

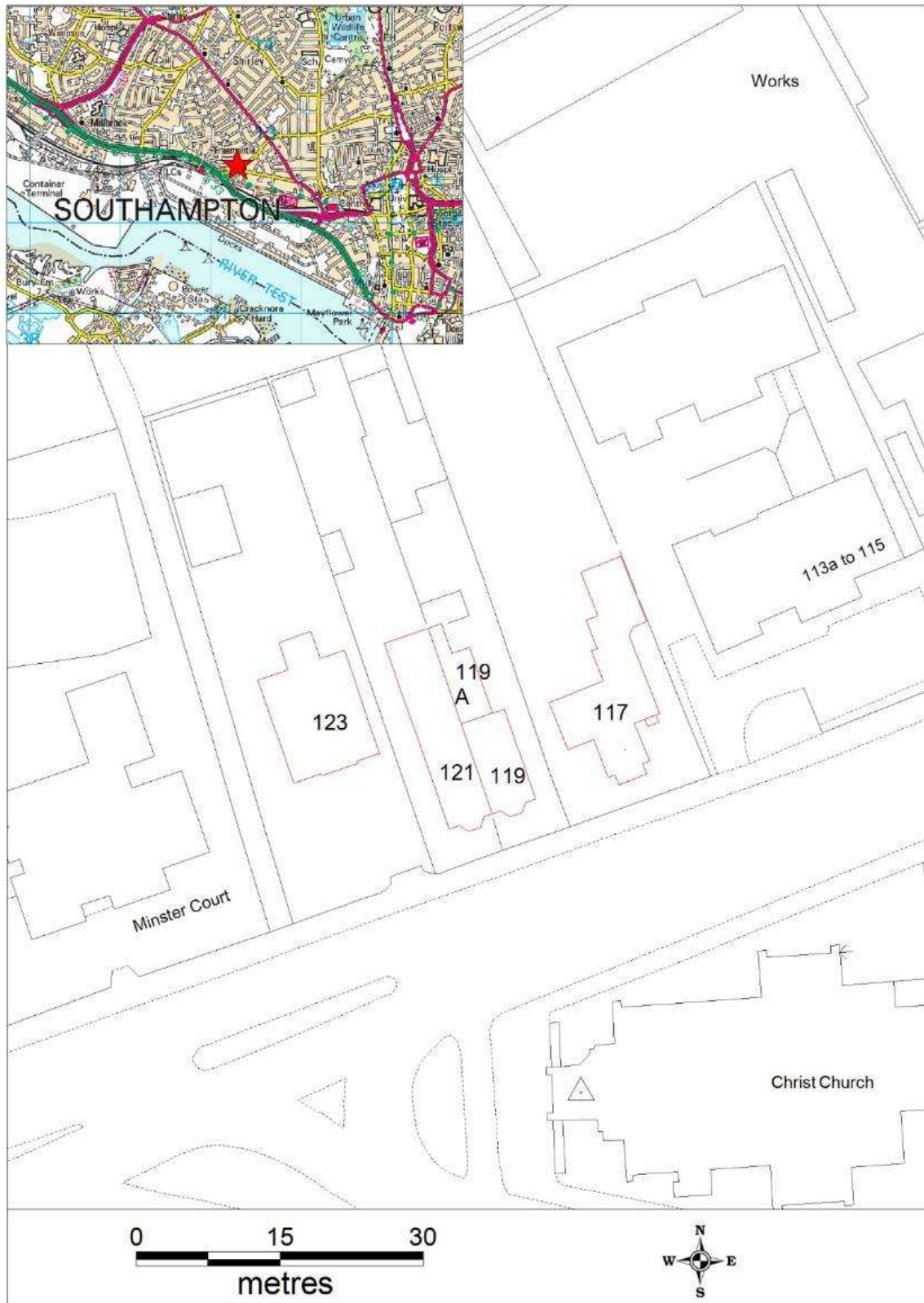


Figure 1. Site location, site marked with red star, surveyed buildings outlined in red.

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4.2 The site lies to the south of a valley cut through the gravel and into the bedrock by Burgess Stream 8, the Freemantle stream. Nos 117, 119 and 121 sit on level ground to the south of the valley, but no 123 sits on the valley side, and is single storey to the south but two storey to the north where the ground slopes down.

5. Planning Background

5.1. An application under planning application reference 08/00014/FUL was made to Southampton City Council for demolition of the existing houses and erection of three blocks of 3 and 4 storey buildings to provide 41 flats (28 x 1 bedroom, 13 x 2 bedroom) with associated vehicular access and parking (resubmission). The Historic Environment Team reference is 7728.

5.2 A number of conditions were placed on the permission including:

28 Recording of buildings

No removal of fittings, alteration, or demolition shall take place until the implementation of a programme of recording has been secured in accordance with a scheme of recording that has been submitted to and approved by the Local Planning Authority.

6. Historical Background

6.1 The site lay within the Freemantle Park Estate. The 1775 Southampton Guide listed Freemantle as the seat of James Amyatt, an ex-East India Company employee who retired to Southampton in 1784, later becoming one of the MPs for the borough. By 1790 it was owned by John Jarrett. From 1822 to his death in 1840 Freemantle was owned by the celebrated soldier Sir George Hewett, former commander-in chief of the army in India. His widow remained at the house until her death in 1852, after which the house was put up for sale by Sir George Hewett's brother (or possibly his son). In 1852 the house and estate was bought by Sampson Payne (after whom Paynes Road is named), a local businessman and twice mayor of Southampton. Payne demolished the house in 1853 and sold off the estate to housing developers (<http://sotonopedia.wikidot.com/page-browse:freemantle-house>).

6.2 The four properties are not listed buildings, however No 123 is on Southampton's Historic Environment Record (HER) and is listed as MSH3684.

"Single storey, yellow brick building, possibly built as an estate building on the Freemantle Park estate (MSH3618), although said to have been built about 1854, so after the estate was sold off for redevelopment."

The source for the fact that it was a lodge to the estate (called Tenant Lodge), and the fact that it was built about 1854 come from estate agent's particulars of 2000.

6.3 The Millbrook tithe map of 1843 shows Millbrook House facing approximately south-southwest, with a group of buildings to the north of it (fig 2). They are hatched on the map to indicate that they are not dwellings, and

they would have been the *coach-houses stabling, homestead, green and hot-houses, pinery, ice-houses* etc as advertised in the Hampshire Independent of 1848 (<http://sotonopedia.wdfiles.com/local--files/page-browse%3Afreemantle-house/HSi3%2B031.pdf>). The sale plan of c.1852 marks the two buildings in the far west of the complex as 'conservatory' and 'orangery'. It is the conservatory that appears to have been mistaken for No 123 Paynes Road. Figure 2 clearly shows that it No 123 was not in the correct position to be a lodge for the estate

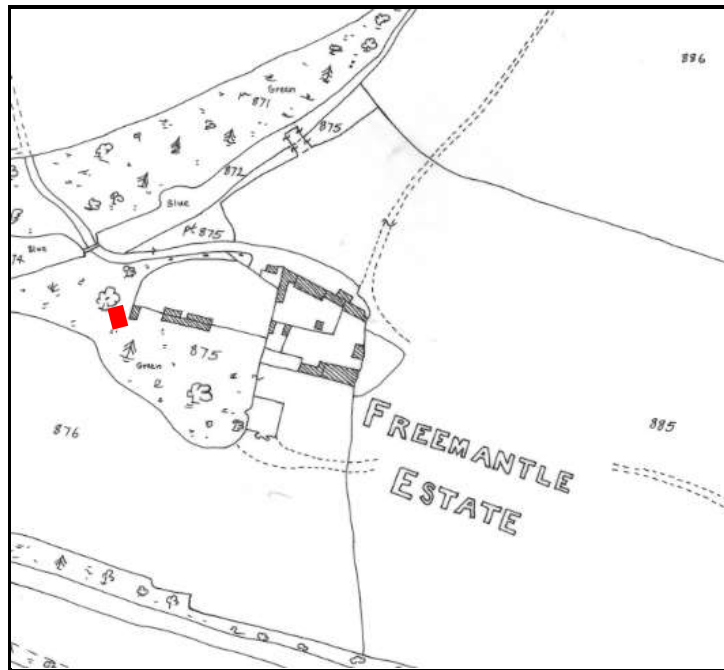


Figure 2. A tracing of the Millbrook Tithing Map of 1843, with the position of No 123 Paynes Road shown as a red rectangle.

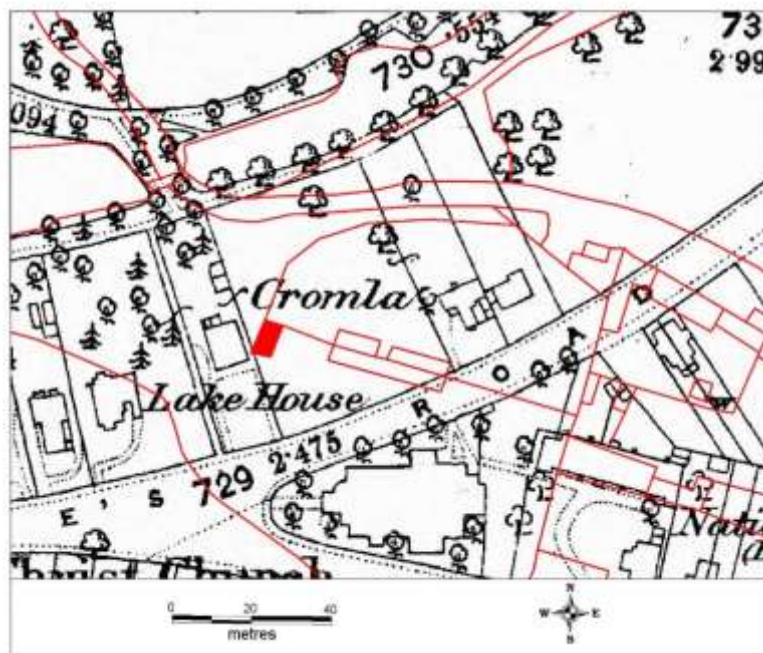


Figure 3. The 1871 (surveyed 1866-69) Ordnance Survey map overlaid on the tracing of the Millbrook Tithing Map. The conservatory is shown in red.

6.4 Figure 3 shows the 1871 (surveyed 1866-69) Ordnance Survey map overlaid on the tracing of the Millbrook Tithe Map, again making it clear that No 123 is not an estate building. The 1871 Ordnance Survey map does show that No 123 was in existence at that date, and that Nos 117, 119, and 121 had not been built. They first appear on the 1895 Ordnance Survey map (fig 4). Later maps (figs 5 and 6) show little change in the layout of the buildings, but there had been alterations and extensions by 2013 (fig 7).

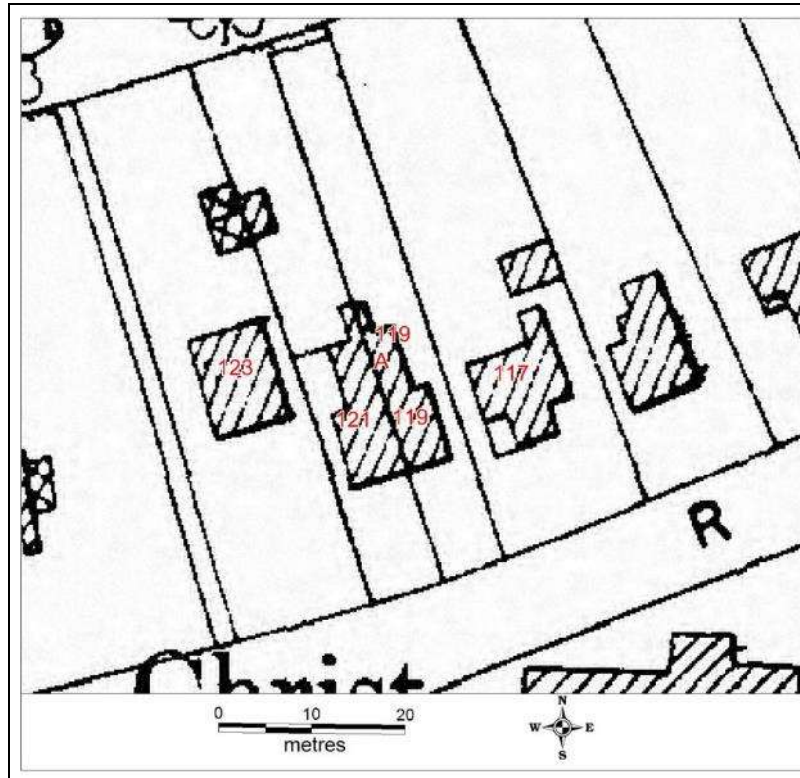


Fig 4. The 1895-6 Ordnance Survey map showing the site; © Crown Copyright. All rights reserved Southampton City Council. LA 1000 19679. 2015.



Figure 5. The 1909-10 Ordnance Survey map showing the site.
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Figure 6. The 1933-46 Ordnance Survey map showing the site.
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Figure 7. A 2013 aerial photograph showing the site. An extension has been added to the northwest of 123. Extensions have been added to the northwest and southwest side of 121. Further extensions have been added to the north of 117.

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7. Building recording methodology

7.1. The archaeological survey was made to level 3 as defined by English Heritage (Historic England 2006).

7.2. Property no 117 was a two-storey building in red brick under a slate roof. Properties 119/119A and 121 were semi-detached of white-painted brick under a concrete tile roof. Property 123 was a bungalow, built of yellow brick under a concrete tile roof. Building 117 was recorded on the 15/10/2015. The rooms were numbered 1-12, 1-7 on the ground floor and 8-12 on the first floor. Most of the fixtures and fitting had been stripped from the building prior to recording. The extension seen in the 2013 aerial photograph to the south of the building had been demolished. The roof space was not accessible. Building 123 was recorded on the 19/10/2015. Room numbers 1-11 were given, 1-6 on the ground floor, 8-10 for the basement level and 11 for a room in the roof space. Most of the roof space was not accessible. Building 121 was recorded on the 20/10/2015 and the 21/10/2015. Room numbers 1-15 were issued, 1-7 for the

first floor and 8-15 on the ground floor. The roof space was not accessible. Building 119 was recorded on the 12/11/2015, it was divided into two properties 119 and 119A. No 119 was given the room numbers 1-6, 1-3 for the ground floor and 4-6 for the first floor. No 119A was given the room numbers 1-6, 1-3 on the ground floor and 4-6 on the first floor. The roof space was not accessible.

7.3 The photographic survey was carried out by the Southampton Archaeology Unit using Minolta 35mm SLR cameras. The photographs were taken using Ilford FP4 monochrome film and AGFA colour slide film. Digital photographs were also taken for inclusion in this report. At least one metric photographic scale appeared in all photographs where possible. Photographs were taken of the buildings' overall arrangement and specific shots of historic elements. A written record of the subject of each photograph was made, and their positions marked on a plan of each building.

7.4. Measured sketch plans were made of all floors of all buildings. These sketch plans were then digitised into AutoCAD.

8. Results

8.1 House 117

No 117 was a detached house, originally built to a T-shaped plan, with an extension on the northeast corner. The rooms were numbered 1-7 on the ground floor and 8-12 on the first floor (figs 8 & 9). The original house consisted of rooms 1-5 and 8-12. They were all built of red bricks some 218mm long, 111mm wide and 69mm deep, in stretcher bond. The walls had been then covered in plaster and painted. The floors were of wooden floor boards supported on wooden joists, which were in turn supported by brick pillars in a ventilated sub-floor space beneath the ground floor. Modern extensions had been added to the rear of the building. These included the western side of room 5 and rooms 6 and 7.

External

The front of the house was built mostly of red bricks, 218mm long, 111mm wide and 69mm deep, in stretcher bond, with decorative elements constructed of yellow bricks. These included the lintels and brick quoins. At first floor level was a decorative string consisting of two courses of alternating red and yellow bricks, bracketed above and below by a single course of yellow bricks. At the top of the building was one course of alternating red and yellow bricks, bracketed by two courses of yellow bricks. The window sills and the lintels at the back of the building were rendered brickwork.

The roof was hipped to the west with gable ends on the south and east arms of the T. It had a slate roof with the ceramic ridge tiles. There were decorative barge boards with pointed finials at each gable. Two chimneys were situated in the west of the roof. At the back of the building a possible chimney breast was visible on the rear outside wall, suggesting that rooms 5 and 8 may have had fireplaces at one point. A small wooden porch was situated in front of the front

door. It had decorated wood work just above the door. Several vents with decorative iron grills were situated just above the ground level.

The extensions were all built of red brick in stretcher bond and had double-glazed PVC windows.

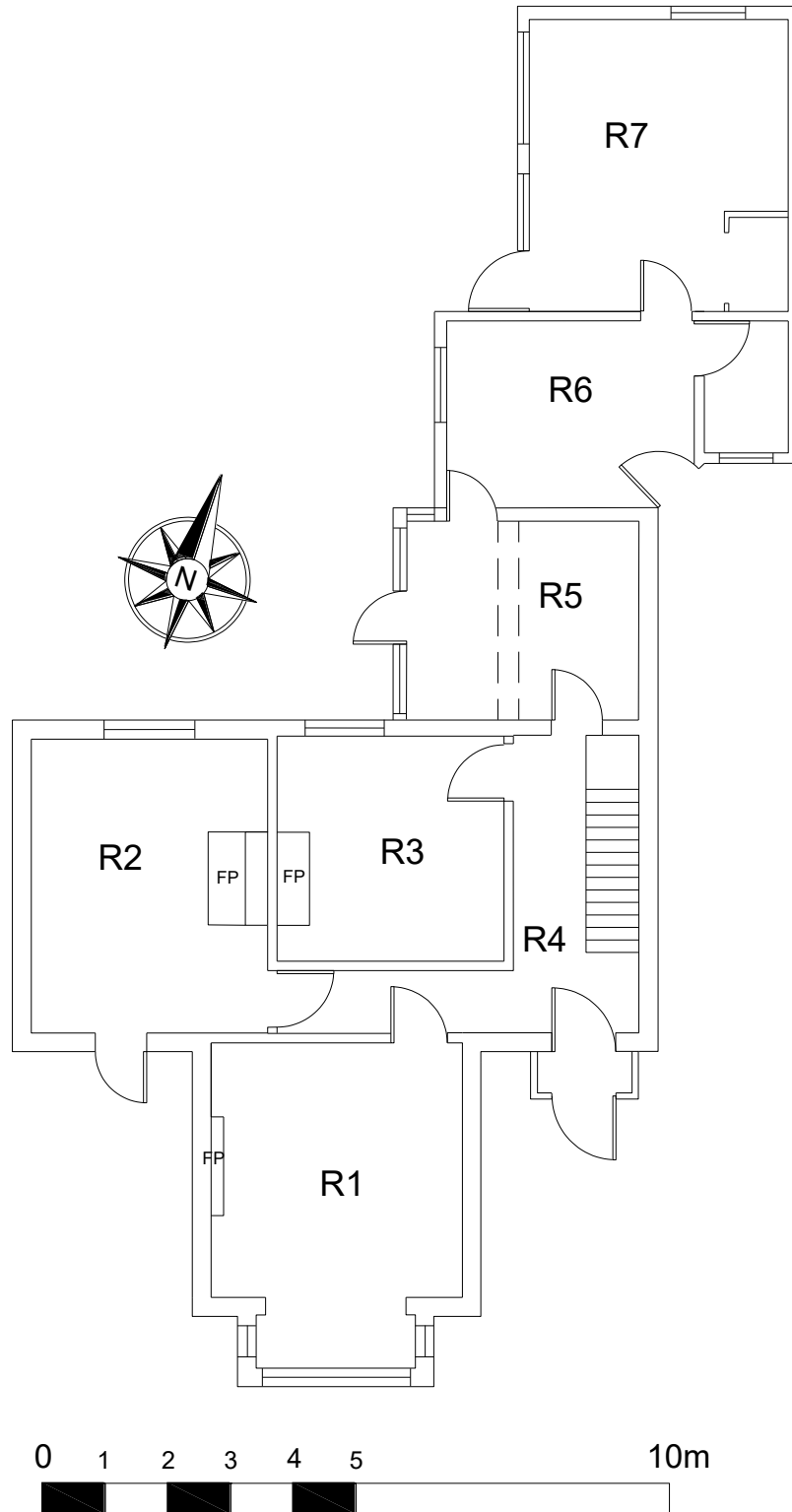


Figure 8. Ground floor plan of 117 Paynes Road

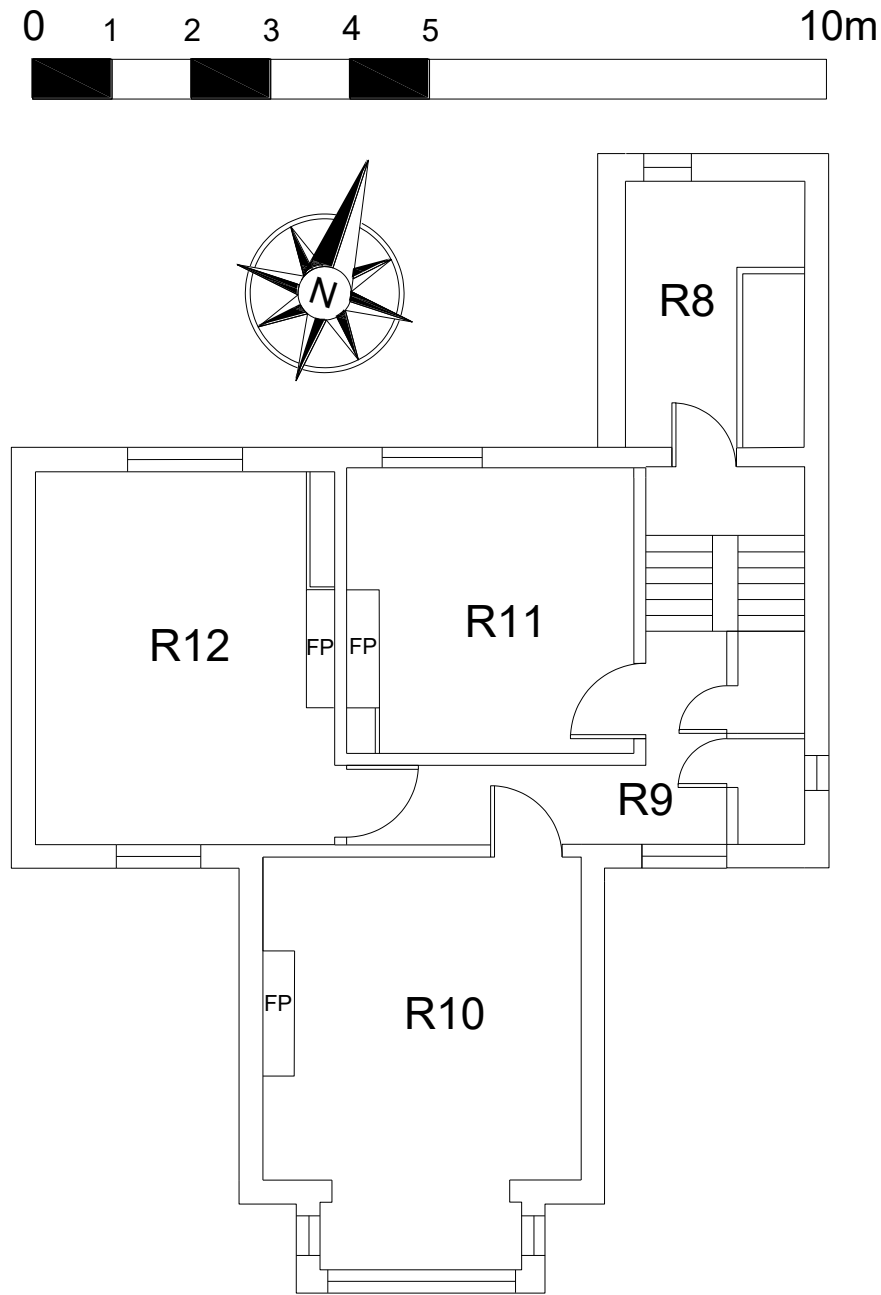


Figure 9. First floor plan of 117 Paynes Road

Room 1

Ground floor front room, Room 1, was situated at the front of the building and would have originally been the living or reception room. This room was part of the original building. A square bay window was situated in the southeast of the room. The front of the bay had 3 original sash windows, one larger in the middle and two smaller to either side of it. Both sides of the bay also contained smaller sash windows. The catches on these windows also seemed to be original. The coving around the wall junction with ceiling was probably original, and was cavetto coving. A decorative ceiling medallion with a floral and leaves motif was

situated in the middle of the ceiling. The fireplace in the north wall had been removed. A doorway in the northwest wall led to room 4.

Room 2

Room 2 was situated on the ground floor on the west side of the building. This room was part of the original building. The floor boards had been removed from this room. The floors consisted of wooden floor boards supported on wooden joists, which were in turn supported by brick pillars. In the southeast of the room a modern PVC and double-glazed door opened onto what would have been a glazed extension shown on the 1900 map in the angle between rooms 1 and 2. The extension had been demolished prior to the survey. A four-paned window was situated in the northwest wall, made of wood and glass. A fireplace was situated in the northeast wall, the fireplace surround had been removed. The coving around wall junction was the same as in Room 1. A decorative ceiling medallion was situated in the middle of the ceiling. It was decorated with a floral and leaves motif. A doorway in the northeast wall led to room 4.

Room 3

Room 3 was situated on the ground floor, to the north of the original building and may have been a bedroom. A blocked fireplace was situated in the southwest wall. The space to the southeast of the fireplace seemed to have been used as a cupboard. Just in front of the blocked fireplace were some decorative tiles that would have formed the hearth. A four-paned window with a wooden frame and modern catches was situated in the northwest wall. There was no coving or decorative medallion. A doorway in the northeast wall led to room 4.

Room 4

Room 4 was the ground floor hallway that linked rooms 1-5. The stairs had been removed, however their position could be located from traces on the wall and floor. The front door was situated in the southeast wall. Outside of the front door was a porch with a tiled floor. The tiles had been laid out in a checked pattern. A moulded archway was situated in the corridor leading to rooms one and two. The arch rested on two moulded, decorated impostes, decorated in a floral design.

Room 5

Room 5 was on the ground floor, situated to the northeast of the building and would have been the back room of the house, possibly originally the kitchen. Originally it would have been half the size and would have mirrored the size and shape of room 8 on the first floor. A modern extension had been added to the southwest of the original room, doubling the size of room 5. A supporting beam could be seen in the ceiling where the original southwest wall would have been.

The brickwork in the modern extension was in stretcher bond and the bricks were 208mm long, 59mm wide and 97mm deep in a cement-mortar matrix. The

floor was concrete. The doorway in the southeast wall led to room 4 and the door in the northwest wall led to room 6.

Room 6

This room was a modern ground floor extension at the rear of the building. The bricks were 201mm long, 60mm wide and 95mm deep in a cement-mortar matrix. They were laid in stretcher bond. The floor was concrete, the windows and surviving door were made of PVC and were double-glazed. A small toilet and shower room was situated to the northeast of this room.

Room 7

This room was a modern extension at the rear of the building. The bricks were 220mm long, 65mm wide and 105mm deep in a cement-mortar matrix. They were laid in stretcher bond. The floor was concrete, the windows and surviving door were made of PVC and were double-glazed. A small cupboard was situated in the east of this room.

Room 8

Room 8 was situated at the rear of the building on the first floor and was a bath/shower room. This room was on a slightly lower level than the rest of the first floor. A two panelled wooden framed window was situated in the northwest wall. The floor was made of chipboard panels supported on wooden joists.

Room 9

Room 9 was the first floor hallway that linked rooms 8-12. The stairs survived on this level, including unusual fretwork balusters. A window was situated in the southeast wall of room 9. It consisted of two narrow sash windows in a wooden frame. A small cupboard and toilet were situated to the east of the corridor. They were divided from the corridor with stud walls. A small wood-framed window was situated in the northeast wall of the toilet.

Room 10

This room was situated at the front of the house on the first floor. It was directly above room 1, and was very similar in layout. A bay window, with sash windows, was situated in the southeast wall. A blocked fireplace was situated in the southwest wall. The coving was the same as the coving found in room 1, however there was no decorative medallion. A doorway in the northwest wall led to room 9.

Room 11

Room 11 was situated on the first floor and was probably originally a bedroom. A fireplace was situated in the southwest wall. The fireplace surround and hearth had been removed. The space to the southeast of the fireplace had been used as a cupboard. A four-paned window with a wooden frame was situated in the northwest wall. This windows possibly had original catches. A doorway in the northeast wall led to room 9.

Room 12

Room 12 was situated in the west of the building on the first floor and was probably a bedroom. A blocked fireplace was situated in the northeast wall. A piece of chipboard in the floor directly in front of the fireplace may have shown where the hearth was. The window in the northwest wall was a four-paned window, with a wooden frame and modern catches. The window in the southeast wall had a PVC frame and was double-glazed.

Selected photographs



The main SE elevation



Close-up of SE-facing elevation of porch



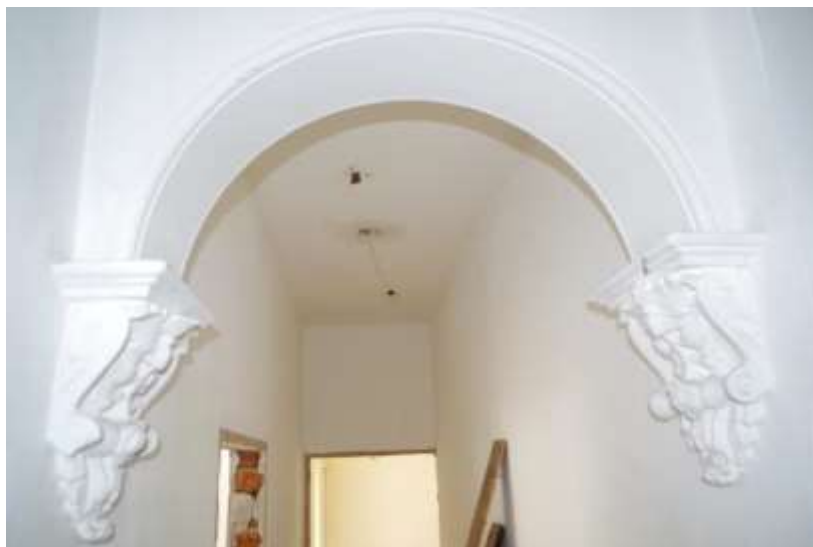
Floor of porch, looking southeast



Moulding in centre of ceiling in Room 1



Tiles in front of chimney breast Room 3.



NE-facing elevation of decorative moulded arch room 4.



Room 9 general shot, looking southeast upstairs from middle landing

8.2 Houses 119 and 119A

This was half of semi-detached building with No 121 forming the other half. It had been divided into two properties, No 119 at the front of the building and No 119A at the rear. No 119 was given the room numbers 1-6, 1-3 for the ground floor and 4-6 for the first floor (figs 10 & 11). No 119A was given the room numbers 1-6, 1-3 on the ground floor and 4-6 on the first floor. The walls were all built of red bricks some 227mm long, 101mm wide and 64mm deep, in stretcher bond. The walls were then covered in plaster and painted. The floors were made of wooden floor boards supported on wooden joists.

119 room 1

Room 1 was situated in the front of the building on the ground floor, and was the living room. A bay window was situated in the southeast wall. Three windows were in the bay, the windows had wooden frames. The two side windows had a single pane of glass, the front window had two panes, and the top pane was an awning window. A fireplace was situated in the southwest wall. It had been replaced with an electric fire and the surround had been replaced with a more modern plastic and wooden one. The coving was cavetto coving. There was a decorative ceiling medallion in the middle of the ceiling, with a floral motif. The skirting board was made of wood and was 270mm high. The ceiling height was 2.82m.

119 room 2

This was the number given to the hallway on both the ground and first floors. The hallway led to rooms 1 and 3 on the ground floor and 4, 5, and 6 on the first floor. There was also a door mid-way up the stairs that led to house 121. The front door was situated in the northeast wall. This was a modern door made of PVC. The coving was cavetto coving, but was much smaller and less decorated than in room 1. The skirting board was made of wood and was 270mm high. The staircase was also in this hallway. The banister was made of turned wood. Two cupboards were situated under the stairs.

119 room 3

Room 3 was situated on the ground floor and was the kitchen. A blocked fireplace was situated in the southwest wall. There was a window in the northeast wall. The frame was made of wood, there were three panes, two at the bottom and one at the top. The bottom right hand window was a casement window. Secondary glazing was installed on the inside of this window. A door leading to the driveway was situated in the eastern end of the northwest wall. The door was modern and was made of PVC. The ceiling height was 2.82m.

119 room 4

Room 4 was situated in the front of the building on the first floor and it was a bedroom. A window was situated in the southeast wall. It was a modern replacement. The frame was made of aluminium, the window had two panes of glass, with the top pane being an awning window. A built in cupboard ran along the southwest wall, obscuring where the fireplace would have been. The coving

was cavetto coving. The skirting board was made of wood and was 220mm high. The ceiling height was 3.06m. A doorway in the northwest wall led to room 2.

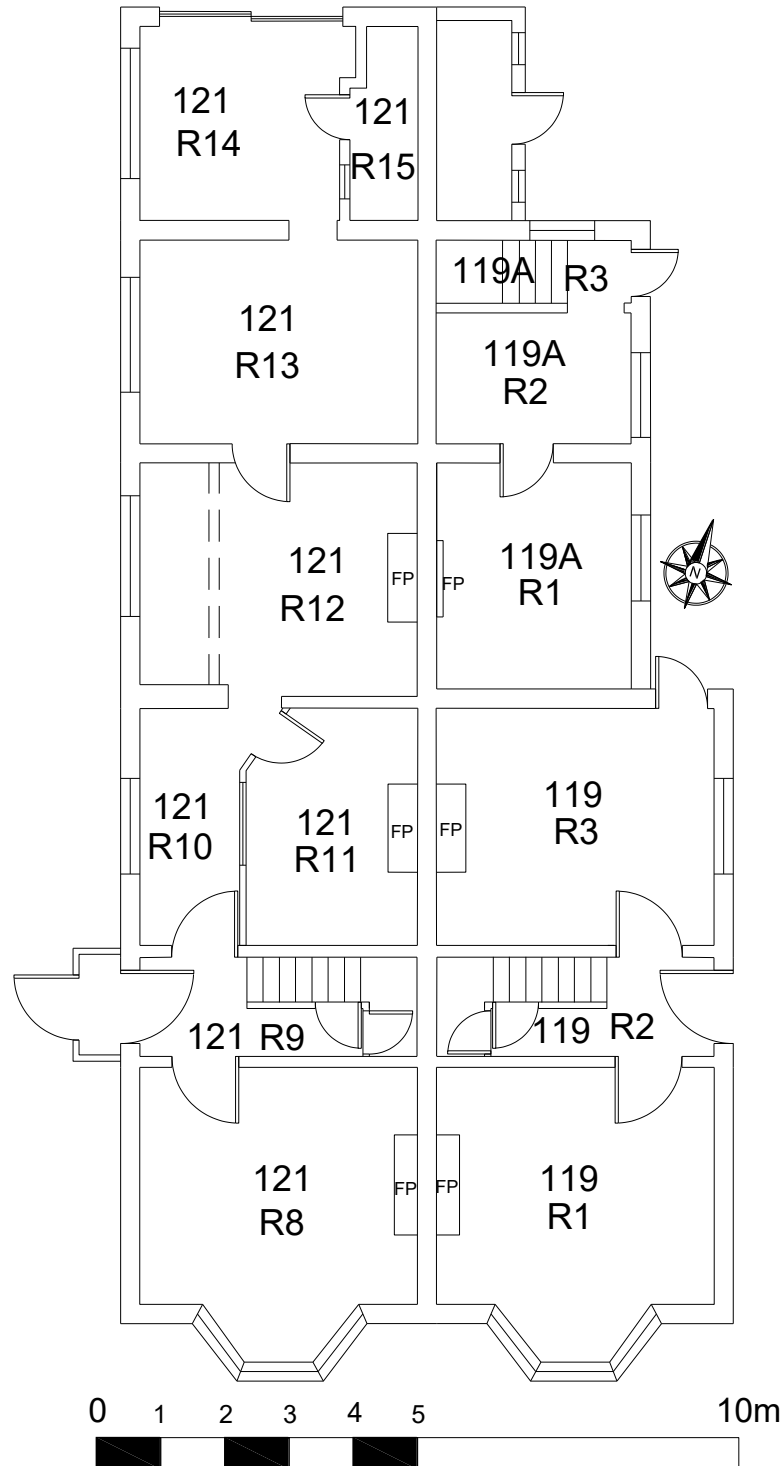


Figure 10. Ground floor plan of 119, 119A and 121 Paynes Road

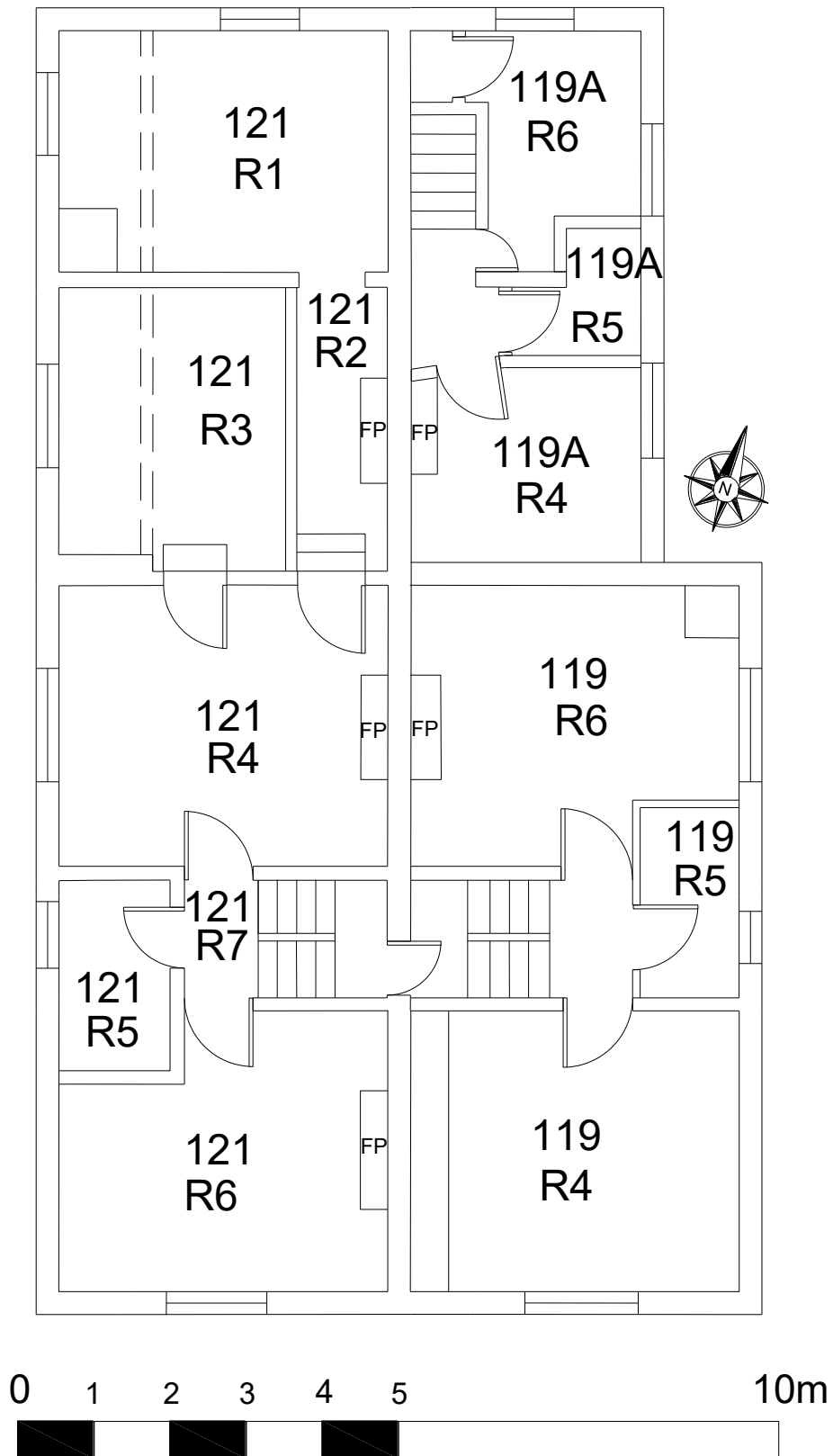


Figure 11. First floor plan of Nos 119, 119A and 121 Paynes Road

119 room 5

This room was situated in the east of the apartment on the first floor and was the bathroom. The window in the northeast was had been replaced with a modern PVC one. There was no coving or skirting board. The ceiling height was 3.06 m. A doorway in the southwest wall led to room 2.

119 room 6

This room was situated in the north of the apartment on the first floor and it was a bedroom. There was a blocked fireplace in the southwest wall. There was also a window in the northeast wall. The window had an aluminium frame, there were three panes, two at the bottom and one at the top. The bottom right hand window was a casement window. The skirting board was 150mm high. A built-in cupboard was situated in the northern corner. The ceiling height was 3.06 m.

119A room 1

This room was situated in the south of the apartment on the ground floor and it was the living room. There was a blocked fireplace in the southwest wall. There was also a window in the northeast wall. The window had an aluminium frame, with three panes two at the bottom and one at the top. The bottom right hand window was a casement window. The skirting board was 150mm high. There was no coving or skirting board. The ceiling height was 2.58m. A doorway leading to the kitchen was situated in the northwest wall.

119A room 2

This room was situated in the rear of the building on the ground floor and was the kitchen. A window was situated in the northeast wall, the window consisted of 4 panes of glass in a metal frame. One door in the southeast wall led to the living room (199A room1) and an arched doorway leading to the hallway was in the northwest wall. The ceiling height was 2.58m.

119A room 3

Room 3 was situated at the rear of the building, it was the hallway and staircase that led to rooms 2, 4, 5 and 6. A single-pane window with a wooden frame was situated in the northwest wall on the ground floor. The door leading to the driveway was situated in the northeast wall, the door was made of wood and was modern. The stairs were boxed-in, and there was no banister.

119A room 4

This room as situated in the southeast of the apartment on the first floor and it was the bedroom. A blocked fireplace was situated in the southwest wall. A window was situated in the northeast wall, it had three panes of glass and had a metal frame. The northwest wall was a more modern stud wall, the western end of this wall was not quite at right angles to the earlier wall. The door in this wall led out to the hallway. The ceiling height was 2.67m.

119A room 5

This room was situated in the northeast of the apartment on the first floor and it was the shower room. Both the northern and south eastern walls were modern stud walls. Only a small section of the north western wall seemed to be original.

119A room 6

Room 6 was situated at the rear of the building on the first floor, and was a second bedroom. There were two windows, in the northeast and northwest walls. They both had metal frames. The window in the northwest wall had two panes and the window in the northeast wall had three. A cupboard was situated in the space above the stairs and a very narrow door lead to the hallway. The ceiling height was 2.67m.

119 and 119A external

The outside of 119 was much more decorative than 119A. The external walls of 119 were built from red bricks 227mm long, 101mm wide and 64mm deep, and were painted white. The front of the building was built in Flemish bond, while majority of the bricks in the rest of the building were in stretcher bond, decorative elements were built of raised bricks. At the top of the walls were three courses of slightly raised bricks. The middle course consisted of alternatively raised and flush headers. Raised brick quoins, four courses high, were only situated on the facade. Also at the front of the building was the bay window. This was made of wood, with decorative wood work above the windows. The sills and lintels of all the windows were made of rendered brick. The roof was hipped and was covered in concrete roof tiles. Two chimneys were situated to the north and south of this apartment, and were shared with the adjoining property 121. The roof of 119 was higher than 119A.

The exterior of 119A was very similar to 119, but there was no decorative brick work. The walls were built from red bricks 227mm long, 101mm wide and 64mm deep, and were painted white. The bricks were laid in stretcher bond. The sills and lintels of all the windows were made of rendered brick. The roof was hipped and was covered in concrete roof tiles. One chimney was situated to the south of this apartment and would have been shared with the adjoining property 121. The roof of 119A was also lower than that of 119, this is reflected in the room heights.

An outhouse was situated at the rear of 119A. This room could not be accessed.

Selected photographs



SW-facing elevation of Nos 119 (right) and 121 (left)



Façade of 119, looking northwest



Northeast elevation of outhouse to 119, looking southwest

8.3 House 121

This was the number given to the southwest side of the semi-detached building. The room numbers 1-7 were allocated to the first floor and 8-15 to the ground floor (figs 10 & 11). The walls were all built of red bricks some 227mm long, 101mm wide and 64mm deep, in stretcher bond. The walls were then covered in plaster and painted. The floors were made of wooden boards supported on wooden joists.

The back of the building was originally narrower in plan than the front, however an extension has been added to the west of the rear of the building making the rooms at the back the same width, in plan, as the rooms at the front of the building.

A more modern extension had been added at the rear of the property on the ground floor, where an outhouse would have originally been.

Room 1

This room was situated at the rear of the building on the first floor, it was a kitchen. Two windows were located in the northwest and southwest walls. They were modern PVC and double-glazed windows. A cupboard for the cylinder immersion heater was situated in the southern corner. A doorway in the east of the room led to the hallway, room 2. A boxed-in supporting beam ran northwest – southeast across the southwest side of the room and shows where the external wall would have been, before the room was extended. The skirting board was 170mm high and the ceiling height was 2.67m.

Room 2

This was a corridor that linked rooms 1 and 4 on the first floor. Doorways were located in the southeast and northwest walls. It would have originally been a larger room. The southwest wall was a modern stud wall. A blocked fireplace was situated in the northeast wall. Two steps led up to room 4, there was a 400mm drop in floor level from room 4 to room 2. The skirting board was 170mm high and the ceiling height was 2.67m.

Room 3

Room 3 was situated in the west of the building, on the first floor, and it was a bedroom. A single painted window with a PVC frame was situated in the southwest wall. A boxed-in supporting beam ran northwest – southeast across the southwest side of the room and shows where the external wall would have been, before the room was extended. One step led up to room 4, there was a 400mm drop in floor level from room 4 to room 2. The ceiling height was 2.67m.

Room 4

This room was situated in the middle of the building on the first floor. Two doors in the northwest wall led to rooms 2 and 3. A door in the southeast wall led to room 7. A blocked fireplace with a wooden surround was situated in the northeast wall. A single pane double glazed window was situated in the southwest wall, it had a PVC frame. A loft hatch was situated in the ceiling. The ceiling height was 3.01m.

Room 5

Room 5 was the bathroom, situated near the front of the building on the first floor. There was a false ceiling made of glass panels, some 2.35m above the floor. There was a double glazed window made of PVC in the southwest wall. The door in the northeast wall led out to the hallway, room 7. This room appears to be a later addition, with all the walls being made of plasterboard except for the northwest wall.

Room 6

This room was situated in the front of the building, on the first floor. The window in the southeast wall was made of PVC and was double-glazed. A blocked fireplace with a wooden surround, was situated in the northeast wall. The ceiling height was 3.01m.

Room 7

This was the room number given to the first floor hallway and staircase. The hall led to rooms 4-6, partway down the stairs a door gave access to apartment 119. The banister was made of wood with turned wood posts.

Room 8

Room 8 was situated in the front of the building on the ground floor, and was a bedroom. A bay window was situated in the southeast wall. Three windows

were in the bay, made of PVC and double-glazed. A blocked fireplace was situated in the northeast wall. The coving was cavetto coving. There was a decorative ceiling medallion in the middle of the ceiling, painted pink and gold. The skirting board was made of wood and was 300mm high. The ceiling height was 2.82m.

Room 9

This was the room number given to the ground floor hallway and staircase. The hall led to rooms 8 and 10, with the southwest door leading out to a modern porch. The front door itself was modern, of aluminium and glass, however above the door was an art nouveau style stained glass window, depicting two tulips. The banister was made of wood with turned wood posts. Two cupboards were situated under the stairs. The coving was cavetto coving, the skirting board was made of wood and was 300mm high.

Room 10

Room 10 was situated on the ground floor. Rooms 10 and 11 would have originally been one room, like room 3 in apartment 119. As a result the wall dividing rooms 10 and 11 was a stud wall. At the time of survey it was being used as an office. The window in the southwest wall was made of PVC. The ceiling height was 2.82m and the coving was cavetto coving. The skirting board was made of wood and was 300mm high.

Room 11

This room was to the northeast of room 10. All the walls were made of brick except the dividing stud wall between room 10 and 11. A blocked fireplace was situated in the northeast wall. There was also a light well in the top of the stud wall. There was coving and skirting board that was 210mm high.

Room 12

This room was situated towards the rear of the building on the ground floor, it was a living room. It would have originally been the south eastern most room the rear appeasement. The ceiling height was 2.54m, a 300mm difference between the rooms at the front of the house and the rooms at the back. A fireplace was situated in the northeast wall. The fireplace had a gold and white tiled surround and hearth. It still had its metal grate, possibly dating to the 1940's or 50's. A window was situated in the southwest wall, it had a PVC frame and was double-glazed. A boxed-in supporting beam ran northwest – southeast across the southwest side of the room and showed where the external wall would have been, before the room was extended.

Room 13

Room 13 was situated near the rear of the building. A window was situated in the southwest wall. There was no trace of the boxed-ion beam seen room 12, however, the ceiling height was 2.28m , some 260mm lower than room 12. This suggests that the ceiling was lowered and that the beam had been hidden. The floor was concrete.

Room 14

This room was a modern extension at the back of the building. There was a window in the southwest wall, and a sliding door in the northwest wall. A door in the northeast wall led to room 15. The floor was concrete.

Room 15

Room 15 was a shower room in the modern extension at the rear of the building. A small double-glazed window was situated in the southwest wall to allow light in from room 14.

121 External

The front half of 121 was much more decorative than the back half. The external walls of the front of the building were built from red bricks 227mm long, 101mm wide and 64mm deep, and were painted white. The front of the building was built in Flemish bond, while majority of the bricks in the rest of the building were in stretcher bond, decorative elements were built of raised bricks. At the top of the walls in the front of the building were three courses of slightly raised bricks. The middle course consisted of alternatively raised and flush headers. Raised brick quoins, four courses high, were only situated on the facade. Also at the front of the building was the bay window. This was made of wood, with decorative wood work above the windows. The sills and lintels of all the windows were made of rendered brickwork. The roof was hipped and was covered in concrete roof tiles. Three chimneys were situated along the ridge, and were shared with the adjoining 119 and 119A. The roof was higher at the front of the building than the back, this is reflected in the room heights.

A modern single storey extension was situated at the rear of the property. The bricks were 220mm long by 65mm wide and were laid in stretcher bond.

Selected photographs



Bay window



SW-facing elevation of 1st Floor banister Room 7.



Close-up of NE-facing elevation of stained glass above front door

8.4 House 123

123 was the most westerly property in the survey. The room numbers 1-6 were allocated to the rooms on the ground floor, 7-10 to the rooms in the basement level and room 11 to the room in the loft space (figs 12, 13 & 14). The walls were all built of bricks 225mm long, 107mm wide and 65mm thick. The walls were then covered in plaster and painted. The floors were made of wooden floor boards supported on wooden joists. The site sloped from southeast to northwest, this meant that the basement level was only partially underground. A modern conservatory had been added at the rear of the property.

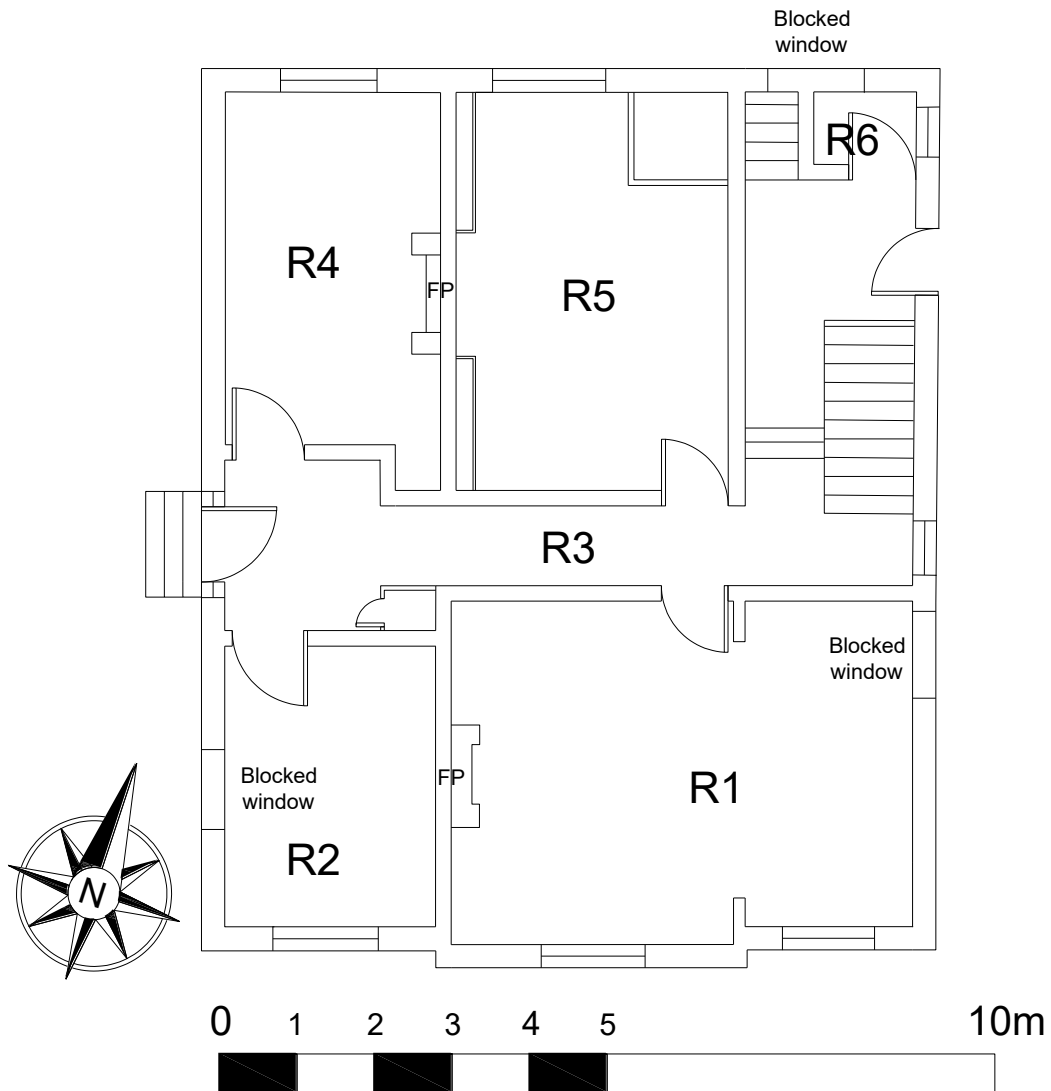


Figure 12. Ground floor plan of 123 Paynes Road

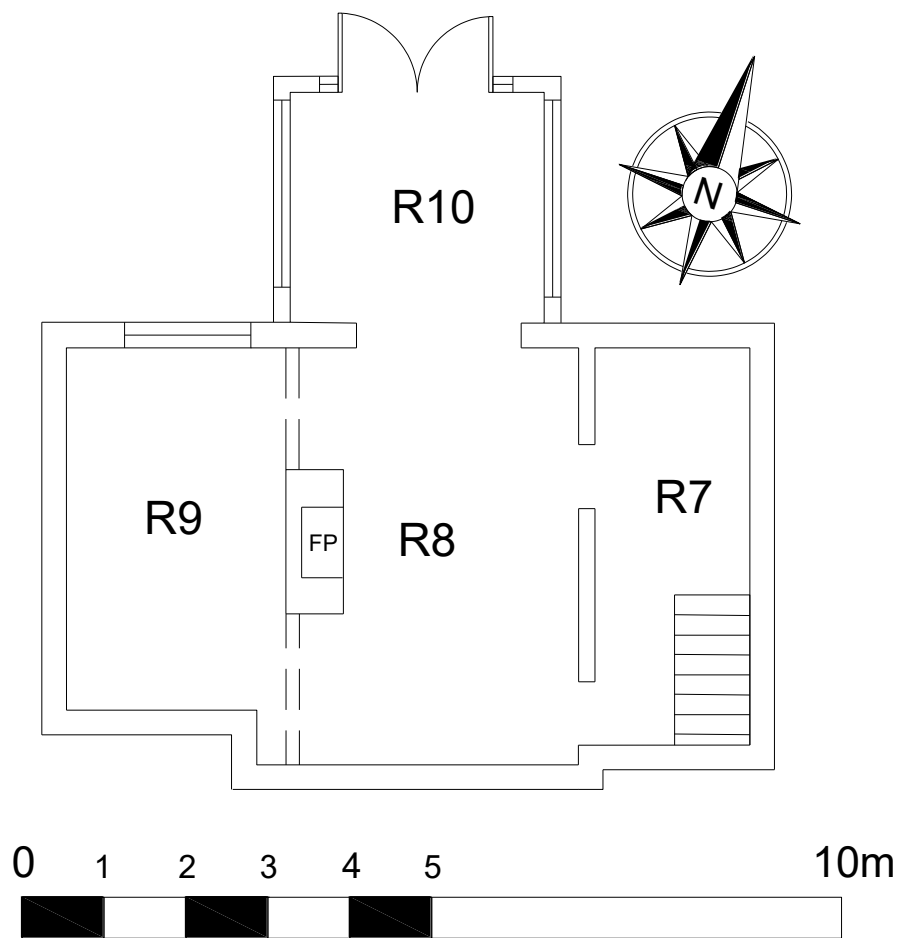


Figure 13. Basement plan of 123 Paynes Road

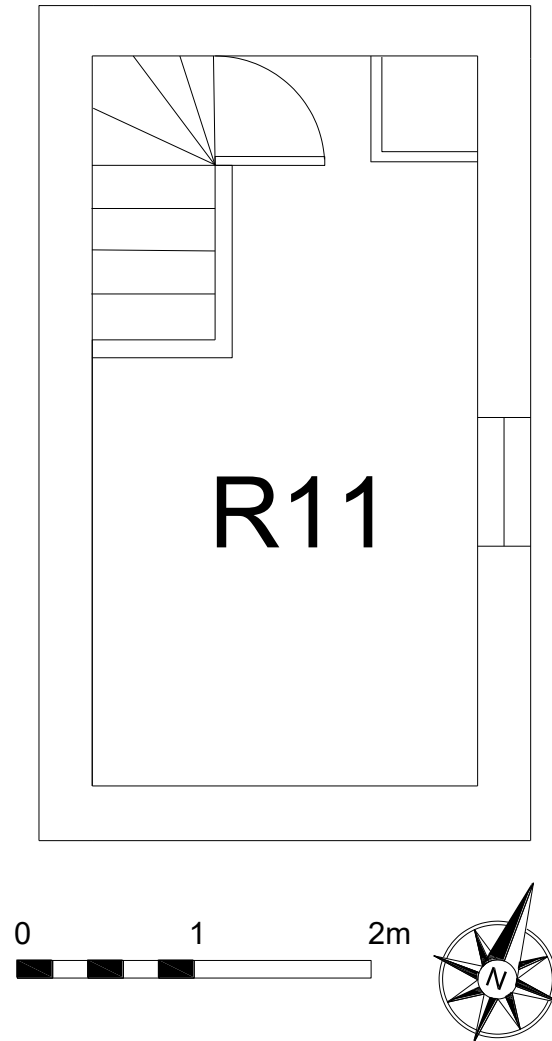


Figure 14. Roof space plan of 123 Paynes Road

Room 1

Room 1 was situated in the front of the ground floor and was the living room. It may have originally been two rooms, with protruding walls to the northwest and southeast of the room showing where a wall had been removed. Two windows were situated in the southeast wall. They had PVC frames and were double-glazed. A blocked fireplace with a wooden surround was situated in the southwest wall. The skirting was 170mm high. This room was 3.18m high. A door in the northwest wall led to room 3.

Room 2

This room was situated in the southern corner of the ground floor and was a bedroom. One window was situated in the southeast wall. It was made of PVC and was double-glazed. A door in the northwest wall led to room 3.

Room 3

This room was the corridor and stairs that linked rooms 1, 2, 4-6 on the ground floor, room 7 on the basement level and room 11 in the loft space. The door in the southwest wall was the front door. The door was wood. It had an arched window above it, and two smaller double-glazed windows to either side of it. An archway led from the wider part of the hallway to the thinner part, which led to rooms 1 and 5. A small cupboard was situated to the southwest of the archway. The corridor then opened up in the north of the building. The floor level dropped some 400mm and the ceiling was much lower in this part of room 3. This was to allow for Room 11 situated above this part of Room 3. The skirting board was 170mm high. An external door was situated in the northeast wall, this was a modern door made of PVC. A small window was situated in the northeast wall. It had a PVC frame and was double-glazed.

Room 4

This room was situated in the western corner of the ground floor and was a bedroom. One window was situated in the northwest wall. It was made of PVC and was double-glazed. A blocked fireplace was situated in the northeast wall, and a sink had been put in the recess where the grate would have been. The skirting board was 170mm high. A door in the southeast wall led to room 3.

Room 5

Room 5 was situated in the northeast of the building on the ground floor and it was a bedroom. One window was situated in the northwest wall. It was made of PVC and was double-glazed. A blocked fireplace was situated in the southwest wall, a sink had been put in the recess where the grate would have been. The skirting board was 170mm high. Cupboards ran along the southwest wall and a shower had been put in the northern corner of this room. A door in the southeast wall led to room 3.

Room 6

This room was situated in the northern corner of the ground floor and was a toilet. It had a small window in the northeast wall. It had a PVC frame and was double-glazed. A door in the southeast wall led to room 3.

Room 7

This was the room number given to the hallway situated in the northeast of the basement level. Stairs led up to room 3 in the eastern corner of this room. There were no windows but two doorways in the southwest wall led to room 8. The skirting board was 175mm high.

Room 8

Room 8 was the middle room on the basement level and was the dining room. A blocked fireplace with a wooden surround was situated in the southwest of the room. There was a lime stone slab in the space where the grate would have been. Most of the southwest had been removed, however a boxed-in supporting beam showed where the wall could have been. Two doorways in the northeast

wall led to room 7, and an opening in the northwest wall led to the conservatory, room 10. The skirting board was 175mm high.

Room 9

This room was in the southwest of the basement level and it was the kitchen. A window with a PVC frame and double glazing was situated in the northwest wall. The back of the fireplace described in room 8 was situated in the northeast of the room.

Room 10

This was the modern conservatory situated at the back of the building. At this point the ground level had been lowered so that the conservatory led out to the garden.

Room 11

This room was the bathroom and it was situated in the north of the building in the roof space. The stairs from room 3 led up to room 11. A small window with a PVC frame and double-glazed was situated in the northeast wall. The ceiling sloped northeast with the roof line. The window was at floor level because of the sloping ceiling. A small cupboard was in the northern corner of the room and the skirting was 100mm high.

123 External

The external walls were built from yellow bricks 225mm long, 107mm wide and 65mm deep in Flemish bond. The sills and lintels of all the windows were made of rendered brickwork and were painted white. The roof was hipped and was covered in concrete roof tiles. One chimney was situated near the rear of the roof. A modern single storey conservatory was situated at the rear of the building. Three blocked windows were visible only from the outside of the property. They were situated in the northeast wall of room 1, the southwest wall of room 2 and the northwest wall of room 6.

Selected photographs



SE-facing elevation



SW-facing elevation of external door and its venetian arch.

9. Conclusions

House numbers 117-123 Paynes Road were surveyed before demolition. The historic maps show that No 123 was the oldest building. Its footprint has not altered since it was built except for a modern conservatory built at the rear of the property. The existence of three blocked windows suggests that the room layout has changed over the years. Room 1 may have originally been two rooms, with protruding walls to the northwest and southeast of the room showing where the wall would have been. The floor and ceiling of the room had been lowered to allow for room 11 to be built in the roof space.

House number 121 and apartments 119 and 119A were one semi-detached building. This building first appears on the 1896-7 OS map of Southampton. The footprint of this building has remained mostly unchanged. The house had been divided into two properties, the front of the building being one apartment and the back being another. The only modern alterations seemed to be a bathroom on the first floor and modern double-glazed doors and windows. No 121 was still one house. The back of the building was originally narrower in plan than the front, however an extension has been added to the east of the rear of the building making the rooms at the back the same width, in plan, as the rooms at the front of the building. A modern extension had been added to the back of the building and the outhouse that had been situated there had been demolished. The facade of these houses was built to be more impressive than the sides and back. The front of these houses were built in Flemish bond and decorative elements were built of raised brickwork.

House number 117 first appears on the 1896-7 map. The front of this building remained largely unaltered apart for some new double-glazed windows. The room shown to be at the back of the building in the historic maps had been extended on the ground floor and two other modern extensions had been added to the rear of the original building. The façade of the building was more decorative, with decorative elements of yellow brickwork.

Bibliography

Southampton City Council Archaeology Unit. 2015. Written Scheme of Investigation for an archaeological building record at 117-123 Paynes Road, Southampton.