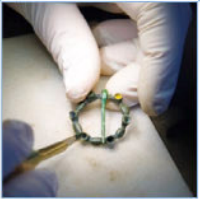
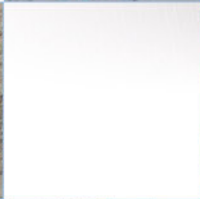
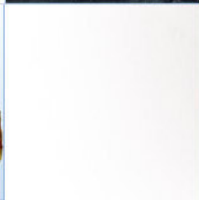
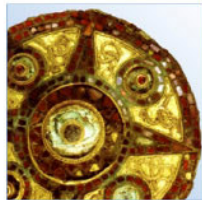


# UPLAND PARK HOTEL, DROXFORD, WINCHESTER: ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Project No: 30233

22<sup>nd</sup> August 2008



ARCHAEOLOGY

HERITAGE

CONSERVATION

## Upland Park Hotel, Droxford, Winchester: Archaeological Desk-Based Assessment

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## Non-Technical Summary

AOC Archaeology has been commissioned by Beagle Healthcare Ltd. to undertake an Archaeological Desk-Based Assessment (DBA) covering the redevelopment of land at the Upland Park Hotel, Garrison Road, Droxford, Winchester, Hampshire, SO32 3QL.

The Site is situated in the north of the village of Droxford on the A32 National Grid Reference SU 608 187. It is irregular in shape and measures a total area of approximately 11,500 square metres. It is bound to the north and east by neighbouring agricultural land, to the west by Garrison Road (A32) and to the south by the land of neighbouring properties. Currently the development site comprises the buildings and grounds of the Upland Park Hotel.

The development site is not situated within any designated Conservation Area or Areas of Archaeological Priority, however Droxford Conservation Area (**AOC 117**) is located adjacent the site to the south. The site does not contain any archaeological entries recorded on the Winchester Historic Environments Record, Hampshire Historic Environments Record or National Monument Record nor does it contain or lie within the area of any defined World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Areas of Historic Woodland.

Original Planning permission was granted for extensions to the hotel in December 2001, reference no. W00576/13. Although this development has not been completed Winchester District Council has confirmed that a material start has been made and the permission is, therefore, still valid.

At the time of writing the full details of the development scheme have not yet been finalised, however it has been confirmed that the existing structures of the Upland Park Hotel will be demolished, apart from the timber structure to the west of the main building, and replaced by a part 1 part 2 storey development

The available cartographic and aerial photographic sources indicate the site was undeveloped until the construction of 'Little Uplands', first shown on aerial photograph of 1947-1948. The further buildings which make up the current Upland Park Hotel were constructed some time between 1965 and 1989, with an extension added to the main hotel building before 1994. The 1841 Droxford Tithe map indicated the site was in arable use during the 19<sup>th</sup> century.

Based on the available evidence there is considered to be:

- **Low to Medium Potential** for archaeological evidence related to the **post medieval, medieval & early medieval periods.**
- **Low Potential** for archaeological evidence related to the **Roman Period**
- **Medium Potential** for archaeological evidence related to the **Prehistoric Periods**

AOC Archaeology recommends that a programme of archaeological evaluation be undertaken to determine the presence and degree of survival of any potential archaeological evidence related to prehistoric, early medieval, medieval and post medieval activity as identified in this assessment.

These evaluation works should be primarily targeted in the areas of proposed development in previously un-impacted southern section of the site, however it is recommended that a limited part of this evaluation is used to determine the existing level of truncation and impact from the current hotel buildings in the central section of the site, within the footprint of the proposed development.

The results of these works can be used to inform a programme of further archaeological investigation, such as excavation or watching brief, should it be deemed necessary.



# 1 INTRODUCTION

## 1.1 Project Background

- 1.1.1 Beagle Healthcare Ltd. has proposed the redevelopment of land at the Upland Park Hotel, Garrison Road, Droxford, Winchester, Hampshire, SO32 3QL.
- 1.1.2 AOC Archaeology has been commissioned to carry out an Archaeological Desk-Based Assessment (DBA) of this scheme. This report describes the results of the assessment.
- 1.1.3 Planning permission was granted for extensions to the hotel in December 2001 reference no. W00576/13. Although the development has not been completed Winchester District Council has confirmed that a material start has been made and the permission is still valid (pers. com, Barbara Brownridge, 20-08-08).
- 1.1.4 In relation to this Assessment, AOC has followed advice set out in *Planning Policy Guidance 16 Archaeology and Planning (PPG16)*, issued by the Department of the Environment in 1990 (DoE, 1990).
- 1.1.5 This report includes a description of the baseline conditions; identifies the potential direct and indirect impact of the proposed development arising from the construction activities; as well as formulating a mitigation strategy required to prevent, reduce or offset the impacts of development on any surviving archaeology.
- 1.1.6 The Winchester Historic Environments Record (WHER), Hampshire Historic Environment Record (HHER) and National Monuments Record (NMR) are the primary sources of information concerning the current state of archaeological and architectural knowledge. Together with historic cartographic sources, this information predominately forms the description of the baseline conditions.

## 1.2 Site Location & Description

- 1.2.1 The development site is located within the parish of Droxford in the County of Hampshire. The site is situated in the north of the village of the A32 National Grid Reference SU 608 187 (Figure 1).
- 1.2.2 The site is irregular in shape and measures a total area of approximately 11,500 square metres. It is bound to the north and east by neighbouring agricultural land, to the west by Garrison Road (A32) and to the south by the land of neighbouring properties. Currently the development site comprises the buildings and grounds of the Upland Park Hotel.

## 1.3 Proposed Development Summary

- 1.3.1 At the time of writing the full details of the development scheme (e.g. confirmed foundation design, depth and methodology) have not yet been finalised, however it has been confirmed that the existing structures of the Upland Park Hotel will be demolished, apart from the timber structure to the west of the main building, and replaced by a part 1 part 2 storey development (Figure 3). A basement level is proposed in the southwest corner of this development and a sports pitch to in the south-west corner of the site.
- 1.3.2 A report on the Initial Structural Proposals (Bolton Priestly Consulting Engineers, 2008) indicated that the demolition of the existing structures would require grubbing out the existing footings to a depth of at least c. 1000mm bgl (below ground level). The current proposal indicates 600mm / 450mm wide strip footings to an approximate depth of c.500mm-600mm deep, unless sinkholes are present, (*pers comm.* Cliff Owen, 15-08-08) though this is yet to be fully confirmed.

## 2 AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 PPG 16 emphasises that early consultation on the results of archaeological assessment and consideration of the implications of a development proposal are the key to informing reasonable planning decisions. The aim of this report is to facilitate that process.
- 2.1.2 The Institute of Field Archaeologists has published various *Standards and Guidance* papers seeking to amplify the guidance in PPG 16 and clearly differentiates between 'Desk-Based Assessments' and 'Field Evaluations' (IFA 1994a and IFA 1994b).
- 2.1.3 In accordance with IFA *Standard* definition of a Desk-Based Assessment (IFA 1994), the aims of this report are to:
- identify and assess the known and potential archaeological resource within a specified area (site), to collate existing written and graphical information and to take full account of the likely nature and extent of previous impacts on the site in order to identify the likely character, extent, quantity and worth of that resource in a regional context as appropriate.
  - define and comment on the likely impact of works (e.g. site clearance / reduction, construction, infrastructure etc.) resulting from the proposed scheme on the surviving archaeological resource
  - devise appropriate responses, which may consist of one or more of the following:
    - The formulation of a strategy to ensure the recording, preservation and management of the resource;
    - The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
    - The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, the Desk-Based Assessment forms the first stage in the planning process. If the archaeological potential warrants, this may lead to evaluation by fieldwork within the defined development area.

### 2.2 Methodology

- 2.2.1 The assessment has been carried out in accordance with the Institute of Field Archaeologists' *Standard and Guidance for Desk-Based Assessment* (1994, rev.2001).
- 2.2.2 The assessment has been undertaken with regard to relevant statutory requirements, national planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979;
  - Planning (Listed Buildings and Conservation Areas) Act, 1990;
  - Planning Policy Guidance Note 16: Archaeology and Planning;
  - Planning Policy Guidance Note 15: Planning and the Historic Environment

2.2.3 A number of sources were consulted for this report, principally:

- An examination of the available topographic evidence;
- An inspection of available geological sources (maps, boreholes logs, trial-pit data and site investigations) relevant to the site;
- An assessment of historical and documentary evidence held at Hampshire Records Office;
- A historic map regression exercise looking at the cartographic evidence for the development site;
- An assessment of relevant published and unpublished archaeological sources, including local archaeological journals;
- Published sources listed in Section 11;
- A site-walk over;
- A search of the Winchester Historic Environment Record (WHER) database for archaeological sites, finds, events, monuments, designations and Listed Buildings within a 2km study radius from the centre of the development site;
- A search of the Hampshire Historic Environments Record (HHER) database for archaeological sites, finds, events, monuments, designations and Listed Buildings within a 1km study radius from the centre of the development site; and
- A search of the National Monuments Record (NMR) database for statutory Listed Buildings within a 250m study radius from the centre of the development site.

2.2.4 A study area of 1km radius from the centre of the development site has been created for the purpose of this assessment. All cultural heritage features identified from the sources listed above have been described and presented numerically in the Gazetteer of Cultural Heritage Features (Appendix A) and relevant features are displayed on the Cultural Heritage Features Map (Figure 5). Where identified features appear within the text, the AOC number is shown in round brackets e.g. (AOC X).

## 2.3 Assessment of the Cultural Heritage Resource

2.3.1 There is currently no standard adopted statutory or government guidance for assessing impacts to the historic landscape; therefore the following methodology has been designed as an attempt at best practice in determining significance of effects.

2.3.2 The importance of a cultural heritage feature (such as an archaeological asset, a building, structure, settlement / area or park and garden etc.) is judged against statutory and non-statutory designations, features of architectural, archaeological or historical significance, and the contribution to local character. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below)

**Table 1: Assessing the Importance of a Cultural Heritage Site**

<b>SCALE OF SITE IMPORTANCE</b>	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
<b>REGIONAL</b>	Designated or undesignated archaeological sites, historic buildings, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc.  Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Comprises undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives.  Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
<b>NEGLIGIBLE</b>	Historic assets with very little or no surviving archaeological interest or historic buildings and landscapes of no historical significance.  Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely importance of that resource based on professional knowledge and judgement.

2.3.4 Adjustments to the above classification were occasionally made, where appropriate; for some types of finds or sites (e.g. Registered Battlefields, or Historic Parks and Gardens) there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement.

## **2.4 Impact Assessment Criteria**

2.4.1 This assessment has identified the baseline conditions for archaeology and built heritage within the study area and potential for previous unidentified archaeological resources. The magnitude of impact upon the Cultural Heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2, below.

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied to enable the likely Significance of Effects to be established.



**Table 2: Criteria for Determining Magnitude of Impact**

LEVEL OF MAGNITUDE	DEFINITION
<b>ADVERSE</b>	
<b>HIGH</b>	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access.
<b>MEDIUM</b>	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of site that would result in detrimental changes to historic landscape character.
<b>LOW</b>	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
<b>NEGLIGIBLE</b>	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>NONE</b>	No discernible changes to the baseline, approximating to a 'no change' situation.
<b>BENEFICIAL</b>	
<b>NEGLIGIBLE</b>	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
<b>LOW</b>	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
<b>MEDIUM</b>	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
<b>HIGH</b>	Changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.
<b>UNCERTAIN</b>	The extent or nature of the historic resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against the value of the Cultural Heritage resource. Table 3, highlights the criteria for assessing the overall Significance of Effects.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE								
	ADVERSE				BENEFICIAL				
	HIGH	MED	LOW	NEG	None	NEG	LOW	MED	HIGH
NATIONAL	Severe	Major	Mod	Minor	Nt.	Minor	Mod	Major	Ext.
REGIONAL	Major	Mod	Minor	Not Sig.	Nt.	Not Sig.	Minor	Mod	Major
LOCAL	Mod	Minor	Minor	Not Sig.	Nt.	Not Sig.	Minor	Minor	Mod
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.	Nt.	Nt.	Not Sig.	Not Sig.	Minor

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.5 Report Structure

- 2.5.1 The introduction provides a brief description of the project background, study area and proposed development (**Section 1**) followed by an outline of the assessment methodology (**Section 2**); explanation of policy context and planning considerations (**Section 3**) and a description of the archaeological, topographic and geological base line conditions (**Section 4**).
- 2.5.2 The archaeological and historical evidence is assessed (**Section 5**), followed by an assessment of all other available sources (**Section 6**), including cartographic evidence, aerial photographic evidence and previous geo-technical investigations. The available evidence is evaluated and used to assess previous impacts upon the site and all information is then used to determine archaeological potential of the site (**Section 7**).
- 2.5.3 Next, the development proposal is examined and its degree of impact upon the cultural heritage resource is determined (**Section 8**), and then the results of the report are used to determine our recommendations for further work and / or mitigation, with the residual effects of implementation explained (**Section 9**). The report concludes with a summary and evaluation in the Conclusion, relating back to planning policy requirements (**Section 10**) and a bibliography of reference sources used (**Section 11**).

## 2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Beagle Healthcare Ltd. and associated parties.
- 2.6.2 All the work carried out in this report is based upon AOC Archaeology’s professional knowledge and understanding of current (August 2008) relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising Beagle Healthcare Ltd Ltd. or associated parties of the facts or implications of any such changes in the future.

### 3 PLANNING AND LEGISLATIVE FRAMEWORK

#### 3.1 Planning Considerations

- 3.1.1 The development site is not situated within any designated Conservation Area or Areas of Archaeological Priority, however Droxford Conservation Area (**AOC 117**) is located adjacent the site to the south.
- 3.1.2 Original Planning permission was granted for extensions to the hotel in December 2001, reference no. W00576/13. This scheme has been implemented but not completed and Winchester District Council has confirmed that a material start has been made and that the permission is, therefore, still valid.

#### 3.2 Planning Policy Guidance Note 16: Archaeology and Planning

- 3.2.1 The importance of archaeology in the planning process is detailed in PPG 16. The underlying principle is that archaeological remains should be seen as a finite non-renewable resource and should be regarded as a part of the environment to be protected and managed. The primary objective is to secure the best possible treatment of the archaeological heritage.
- 3.2.2 Where nationally important archaeological remains, whether Scheduled or not, and their settings are affected by a proposed development there should be a presumption in favour of their physical preservation *in situ*. If physical preservation *in situ* is not feasible, an archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative. From an archaeological point of view this should be regarded as a second best option.

#### 3.3 Planning Policy Guidance Note 15: Planning and the Historic Environment

- 3.3.1 PPG 15 recognises that Listed Buildings, Conservation Areas and other historic sites, which together form some of the individual elements of the historic environment, are a unique and irreplaceable record that contributes to our understanding of both the present and the past.
- 3.3.2 In any development control decision, planning authorities are required to fully take account of this resource and mitigate the possibility of unnecessary erosion or damage. Paragraph 2.11 of PPG 15 states that the 'local planning authorities should expect developers to assess the likely impact of their proposals on the site or structure in question, and to provide such written information or drawings as may be required to understand the significance of a site or structure before an application is determined'.

#### 3.4 Winchester District Local Plan Review (2006)

- 3.4.1 On 7th July 2006 Winchester City Council adopted the Winchester District Local Plan Review (2006). The following are policies relevant to the development site:

##### **Archaeology: Policy HE.1**

- 3.4.2 Where important archaeological sites, monuments (whether above or below ground), historic buildings and landscape features and their settings (as identified and recorded in the Sites & Monuments Record), whether scheduled or not, are affected by development proposals, permission will not be granted for development unless the Local Planning Authority is satisfied that, where appropriate, adequate provision has been made for their preservation *in situ* and ongoing management, conservation and protection.

- 3.4.3 Where such preservation is not possible or desirable, the Local Planning Authority will permit development to take place only where satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.

**Archaeology: Policy HE.2**

- 3.4.4 Where there is evidence that archaeological sites, monuments (whether above or below ground), historic buildings and landscape features and their settings may be present on a site, but their extent and importance is unknown, the Local Planning Authority will refuse applications which are not supported by adequate archaeological assessment which clarifies the importance of the feature and demonstrates the impact of development



## 4 BASELINE CONDITIONS

### 4.1 Statutory / Non-Statutory Designations

- 4.1.1 The development site is not situated within any designated Conservation Area or Areas of Archaeological Priority, however Droxford Conservation Area (**AOC 117**) is located adjacent the site to the south; an Area of High Archaeological Potential (**AOC 116**), relating to the likely early medieval / medieval estate centre of Droxford, is situated c.240m to the south; and an Area of Archaeological Potential (**AOC 115**), relating to the medieval and post medieval settlement core of Droxford, is c.120m to the south of the proposed development site.
- 4.1.2 The assessment has identified one Scheduled Monument (**AOC 3** – Scheduled Monument Reference 12091) relating to a possible Neolithic Long Barrow which is located c. 750m to the south of the development site, and an area of ancient woodland (Halfway Wood) c. 530m to the north. There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within a 1km study radius around the development site.

### 4.2 Winchester Historic Environments Record (WHER), Hampshire Historic Environments Record (HHER) & National Monuments Record (NMR)

- 4.2.1 The assessment has identified a total of seventy-five individual entries on the Winchester Historic Environments Record (WHER) database for archaeological sites, finds, events, monuments and designations and one hundred and three records related to Listed Buildings and historic buildings within a **2km** radius from the centre of the development site.
- 4.2.2 A search of the Hampshire Historic Environment Record recorded sixteen individual entries for archaeological sites, finds, events, monuments and designations and thirty-three records related to Listed Buildings and historic buildings within a **1km** radius from the centre of the development site.
- 4.2.3 A search of the National Monuments Record (NMR) Listed Buildings database was undertaken to identify Listed Buildings within a 250m radius of the development site which may be impacted by the proposed development; 4 listed buildings were identified, the closest being the Grade II Listed Fir Hill (**AOC 62**), c.90m south of the development site boundary.
- 4.2.4 There are no entries from the WHER, HHER or NMR databases recorded within the boundaries of the development site.

### 4.3 Topographic Setting & Geological Conditions

- 4.3.1 Geological formations, natural topography and flora and fauna can influence the pattern of human settlement. The factors must not be assumed to have been constant and therefore to have had a predictable influence at all times in the past. The influence of these factors on land use can be an important element in determining the nature of the archaeological deposits (stratification) formed on sites.
- 4.3.2 The British Geological Survey Map, Sheet 316 (Figure 4) indicates that the site is underlain by bedrock of Chalk. The alluvial build up of the River Meon is shown to the east of the site with head deposits shown to the north of the site which may indicate streams of running water feeding into the Meon. Though no river terrace deposits are shown, these may be present as a superficial deposit due to the site's proximity to the river.

- 4.3.3 The development site is located within the valley of the River Meon, located approximately 60m to the east of the development site's eastern boundary. River valleys have a known archaeological potential; they provided numerous resources, may have been important sites ritually and culturally, and served the basic function as vital communication links for transportation and trade. River valleys are also known to have been favourable locations for settlement and other activities during the prehistoric periods.
- 4.3.4 The topography of the site naturally slopes from the south-west to the north-east. A topographical survey was conducted in June 2008 (Gilling Dod architects, 2008) and shows the levels of the site fall from c. +79.8mOD in the south-east corner of the site to c.63.5mOD in the north-west.
- 4.3.5 There has been a noticeable degree of modern landscaping, most likely associated with the construction of Little Uplands and the later Hotel in the mid and late 20<sup>th</sup> century. This has created at least six distinct terraces across the site. The nature of this terracing, as noted in geo-technical site investigations, is discussed in Section 6.2..

#### 4.4 Consultation

- 4.4.1 During this assessment consultation was undertaken with Tracey Mathews, the Archaeological Planning Officer for Winchester City Council, on the 9<sup>th</sup> July 2008. It was requested that an Archaeological Desk-Based Assessment be undertaken to assess the nature of the impact of the proposed development upon any potential archaeological remains that may survive within the site limits and establish a suitable mitigation strategy, should this be required (*pers. comm.* 09/07/08).
- 4.4.2 The archaeological potential of the site was discussed, with reference to the prehistoric archaeological evidence noted in the surrounding area (e.g. Iron Age field system to the west – **AOC 15**), and the medieval settlement of Droxford to the south.

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### 5.1 The Prehistoric Periods (c. 500,000 BC – AD 43)

- 5.1.1 The development site is located at what appears to be the top of the valley of the River Meon. The areas of river valleys are known to have been important sites and favourable locations for settlement and other activities during the prehistoric periods (see Section 4.3).
- 5.1.2 Within a 1km study radius around the development site the assessment has identified six sites of prehistoric date comprising findspots of Mesolithic lithics (**AOC 1 & 2**) at Walton Farm and Hackett's Lane c. 700m to the south-west of the site; Neolithic scrapers (**AOC 4**) c.800m to the east; a probable Neolithic Long Barrow (**AOC 3**) c.770m to the south (Scheduled Monument, Reference No 12091); a Bronze Age ring ditch (**AOC 12**) noted in aerial photographic evidence c.200m to the west; and a series of cropmarks noted in aerial photographic evidence thought to represent a possible Iron Age Field system (**AOC 15**) c. 50m to the west and north-west of the site (see Figure 6)
- 5.1.3 Within the wider local area there has been a Neolithic flint axe (**AOC 5**) found along Watton Lane over 1km to the east of the site, a number of Bronze Age bowl barrows found over 1km to the north-west and north-east of the site (**AOC 7 - 10**), and a further possible Iron Age field system noted north of Bushey Farm, c 1.6km to the southeast of the site.
- 5.1.4 While there has been no prehistoric archaeological evidence from within the bounds of the development site itself, the number of sites and findspots identified in this assessment highlights a utilisation of the landscape in this area of Droxford dating from the Mesolithic onwards, with a particular concentration of possible Iron Age activity (possible field system – **AOC 15**) within the site's immediate area.

### 5.2 The Roman Period (AD 43 – AD 410)

- 5.2.1 There is evidence of Roman activity from within the wider local area of Droxford with findspots noted in Corhampton, Exton, Hambledon, Soberton, Wickham, Shedfield and Bishops Waltham (Hope, 1980, P.1) however this assessment has identified no known Roman archaeological evidence from within the 1km study radius and only one site from within a 2km radius, relating to possible Roman inhumations found in a field in Soberton c.1.6km to the south-east of the development site in 1880 - 1881. Roman tile and pottery has also been recorded being dredged from the River Meon.
- 5.2.2 While this evidence indicates a degree of Roman utilisation within this local area, there is no known evidence to suggest Roman activity from within the development site or surrounding vicinity.

### 5.3 The Early Medieval (AD 410 – AD 1066)

- 5.3.1 Evidence of early medieval activity is suggested by an Anglo-Saxon cemetery (**AOC 18**), c.480m to the east of the development site which was discovered and excavated in 1900 during construction of the Fareham - Alton railway, with further archaeological excavation in 1974. The cemetery appears to be of a pre-Christian date in use between c. AD 450 to c. AD 600 with burials aligned both E-W and N-S (north south though to be of a later date), and including grave goods (WHER, MWC4182). Though only 41 skeletons were excavated in 1974 it has been suggested that the cemetery population may be around 300 (Hope, 1980, P.2), which would indicate a moderately substantial settlement in this area during the early medieval period.
- 5.3.2 Within the wider area, further early medieval inhumations (**AOC 19**) were noted at Pound House, Meonstoke, over 1km to the north of the site; an Anglo-Saxon shield handle (**AOC 21**) found near

Watton Lane to the north-east of the site in 1901; and probable Anglo-Saxon sundial and headstone (**AOC 22 & 23**) at Corhampton Church c.1.5km to the north.

- 5.3.3 Place name evidence also highlights the early medieval activity in the local area with the use of the elements such as 'ham', 'ton', 'tun' and 'ford' in local village names, as well as field and farm names in the area such as 'Midlington', 'Spoonhams', 'Downhams', 'Abbscroft' and 'Stanbury' - meaning stone fort and possibly indicating the site of fortified settlement in this area (Hope, 1980, P.2).
- 5.3.4 The earliest available documentary reference to Droxford dates to a grant of the land in AD 826, when King Egbert, 'in gratitude to God for his coronation as king of all England,' gave the vill of 'Drokeireford' to the prior and monks of St. Swithun, Winchester (VCH, 1908). Earthworks mentioned in this charter have been identified approximately 500m to the south-east of the proposed development site (**AOC 20**). Further documentary references are recorded from AD 953 when King Eadwig granted 'twenty mansae of land in Droxford to the noble lady Ædelhild (VCH, 1908).
- 5.3.5 An Area of High Archaeological Potential (**AOC 116**) is located c. 240m to the south of the site, and relates to the buildings and grounds of the Manor House, parish church, rectory and mill (including the mill pond), which are likely to have comprised the centre of the early medieval / medieval estate of Droxford.

## 5.4 The Medieval Period (AD 1066 – AD 1536)

5.4.1 The Domesday Survey of 1086 records that Droxford ('Drockeneford') was among the lands held by the Bishop of Winchester, for the 'supplies of the monks of Winchester' (Morish (ed.),1982)

5.4.2 The entry for Droxford states:

*'Drockeneford was always in the (lands of the) Church (Winchester). Before 1066 it answered for 16 hides; now for 14 hides. Land for 16 ploughs. In lordship 2 ploughs;*

*32 villagers and 13 smallholders with 14 ploughs. 6 slaves; a church at 20s; 2 mills at 15s 2d; for the profit of the land 12s; meadow, 10 acres; woodland at 40 pigs pasturage. Value before 1066 and now £26; when acquired £20.*

*Hugh of Port holds 2 hides of this manor from the Bishop in Binstead. Agemund held it from the Bishop; he could not go whither he would. In Lordship 2 ploughs; 3 villages and 3 smallholders with 1 plough. 6 Slaves; a mill at 10s; meadow 7 acres, woodland at 5 pigs; from pasturage 10d.*

*Value before 1066 and now 60s; when acquired 40s. From this head manor Ralph of Mortimer holds by force ½ virgate which was there before 1066, although the monks clear it from tax'.*

5.4.3 The entry suggest that by the time of the Norman Conquest in AD 1066, and the time of the survey 20 years later, Droxford was a moderately substantial settlement and may have supported a number of families.

5.4.4 The area of the medieval (and later post medieval) settlement is highlighted by the designated Area of Archaeological potential (**AOC 115**) approximately c.120m to the south of the development site centred along the High Street (A32). Within the wider area there are a number of sites that suggest agricultural activity such as evidence of lynchets and ridge and furrow (**AOC 26, 27 & 28**) to the north of the site towards Meostoke and the south-east towards Sobereton, and areas of meadow land have been identified along the course of the Meon to the south and east of the site.



- 5.4.5 Within Droxford itself, the site of the medieval Manor House (**AOC 31**; Manor of Droxford) has been identified c.400m to the south of the site; and a small 14<sup>th</sup> century bronze (**AOC 29**) mount found c.610m to the south-east. St. Mary and All Saints parish church (**AOC 32**) is also of medieval date and has a Norman nave and chancel.
- 5.4.6 Droxford originally also comprised the sub-manors, or 'tithings', of Swanmore and Shedfield (which both became separate civil parishes in 1894), the manor of Middleton (Midlington) and the detached manor of Steeple (transferred to the parish of Botely in 1884) (Bournemouth University, 1998). By AD 1210 Droxford was still in the hands of the Bishops of Winchester and recorded as part of the manor of neighbouring Waltham (Hope, 1980, P.6).
- 5.4.7 The subsidy Rolls from 1334 assessed the manor at £1.11.0 and by 1524 this had grown to £7.17.8 (1st survey) and £9.0.4 (2nd survey); amounting to approximately 60 and 67 taxpayers respectively, suggesting a settlement of moderate size during the 14<sup>th</sup> century. A famous resident of Droxford at this time is John de Drokensesford who was keeper of the Kings wardrobe in AD 1303, rising to Chancellor of the Exchequer by 1308 (also being the Rector of Droxford), then consecrated as the Bishop of Bath and Wells in 1309.
- 5.4.8 The manor passed between ecclesiastical and secular ownership on a number of occasions though by 1284 the manor passed wholly to the Bishops of Winchester and remained in the hands of the church until 1551, when the manor was surrendered to the Crown (VCH 1908).

## 5.5 The Post Medieval (AD 1536 – AD 1900) and Modern (AD 1900 – Present) Periods

- 5.5.1 There is no evidence to suggest a substantial change in the fortunes of Droxford as it progressed to the Post Medieval period. The manor was restored to the bishopric by Queen Mary in 1558 and was retained until repossession by the Crown during the Civil War (VCH 1908). The bishops recovered their possessions following the Restoration of the monarchy and Droxford remained attached to the lands of the Bishops of Winchester until the Bishops' Resignation Act of 1869, when it passed to the Ecclesiastical Commissioners
- 5.5.2 The population at this time had not dramatically increased or decreased from that recorded during the medieval period, with a Hearth Tax recording 107 hearths chargeable, approximately 28 houses, and 16 hearths not chargeable, approximately 10 houses in 1665 (Bournemouth University, 1998).
- 5.5.3 The concentration of historic building and Listed Structures dating from the late 16<sup>th</sup> to 18<sup>th</sup> centuries (**AOC 42 - 50**) gives some indication of the settlement spread of the Droxford at this time, with the main concentrations still located along the High Street and the area of The Square. This pattern continued through the 18<sup>th</sup> and 19<sup>th</sup> centuries, with a number of historic buildings of this period still surviving today (**AOC 51 – 79**).
- 5.5.4 As with many other settlements, population increased during the 19<sup>th</sup> century. The census results of 1801 showed a population of 119 and 214 houses which increased to 1410 and 253 houses by 1821 (Hope, 1980, P.42). 267 families are recorded in 1821 with 170 recorded as 'agricultural', 55 as 'trade' and 42 as 'other' (Hope, 1980, P. 42) which indicates the still rural agricultural nature of the settlement at this time. Indeed there is little evidence of any major form of industry in the village.
- 5.5.5 A national school was opened in Droxford in 1834, a workhouse (**AOC 40**) in Union Lane in 1837; a police station in 1858 and a fire brigade in 1902. The Meon Valley Railway line (**AOC 90**) was built in 1903 and Droxford station (**AOC 91**) was located c.400m to the east of the development site. The station is now a private residence with the line closed in stages between 1955 to 1962, however for a short time from the 2<sup>nd</sup> to 4th June 1944 it became one of the most important places in Europe when

Winston Churchill and his War Cabinet arrived by train to set up their HQ in Droxford Station, and were joined by President Eisenhower and the French leader De Gaulle prior to D-Day to finalise the plans for the liberation of France.

- 5.5.6 The village was hit by a few bombs during the Second World War with some railway cottages hit, but there were no major incidents or fatalities. In 1944 Canadian troops were camped in the area and billeted in the village prior to the D-Day landings and may have been visited by the wartime leaders (Ward, 1984, P.60).
- 5.5.7 By 1966 the village population was 661 with 1 school, 9 shops, 2 pubs and a bank. Today the population remains at just over 600 (<http://www.localhistories.org/droxford.html>).

## 6 ADDITIONAL ARCHAEOLOGICAL AND HISTORICAL RESEARCH

### 6.1 Historic Map Regression

6.1.1 The earliest available cartographic evidence for the assessment area dates from the 19<sup>th</sup> century, with Ordnance Survey maps providing detailed cartography from the late 19<sup>th</sup> century onwards. Specifically relevant maps for the assessment site contribute to an understanding of land use and urban growth and provide indicators of what might be located subsurface.

6.1.2 The following maps are referenced for the detail and information they provide on the area:

#### **Droxford Tithe Map, 1841**

6.1.3 It was not possible to show a copy of the tithe map in this assessment report; however the associated apportionment details can provide a degree of information on the development site at this time.

6.1.4 There are no buildings or features shown within the area of the development site, which is situated partly within two fields, orientated north-south; the current buildings are located within what was Plot 87 (as recorded on the tithe map), with part of the parking area and driveway within the western part of Plot 81.

6.1.5 Both Plot 87 and 81 are recorded in the Tithe apportionment details as owned by Rev. James Adam Griffith, and occupied by 'himself and another'. The word 'Glebe', meaning owned by an incumbent of the Church, is marked next to Rev. Giffiths name and may suggest that this land had for some time been owned by the Church. Both fields are listed as being in an arable state and the field names are given as 'Upper Gaston' and 'Further Gaston'. It is not known what these names referred to though the name 'Gaston' contains the early medieval element 'ton' which derives from 'tun' probably meaning 'farm', and may therefore indicate that these were the upper and further fields related to a medieval farm.

#### **Ordnance Survey Map of 1872, 1:10,560 Scale (Figure 7)**

6.1.6 The first available Ordnance Survey map dates to 1872. The field pattern in the area of the site is the same as shown on the earlier tithe map, and there are no buildings or features shown within the bounds of the development site. The 1:10,560 scale map shows the location of the development site in relation to the village of Droxford to the south and the River Meon to the east.

#### **Ordnance Survey Map of 1909, 1:2,500 Scale (Figure 8)**

6.1.7 The 1909 OS map shows the site remains absent of development or features with the only major change being the removal of the boundary between the two fields the site occupies (e.g. Plot 87 and 81 on Tithe map).

#### **Ordnance Survey Map of 1965, 1:2,500 Scale (Figure 9)**

6.1.8 The cartographic evidence first shows development within the bounds of the site on the 1965 OS map. An L-shaped building, labelled as 'Little Uplands', is shown in the centre of the site with a smaller square building to the north-west and three smaller ancillary structures. A drive way is shown running from the main building to the south-west corner of the site.

6.1.9 This building is shown on aerial photographic evidence dating to 1947-1948, suggesting a mid 20<sup>th</sup> century date for these buildings.

**Ordnance Survey Map of 1989 1:2,500 Scale (Figure 10)**

- 6.1.10 The site is shown as unchanged until the 1989 Ordnance survey map. The L-shaped building and smaller square building to the north-west are still shown, with a new large L-shaped extension on the north side of the original L-shaped building. Two large new buildings area shown to the east of this with a smaller building to the north-east and three smaller buildings to the south. What is likely to be a car park is shown to the north of the L-shaped extension with an access road leading northwards on to Garrison Road. The site is still labelled as 'Little Uplands'.
- 6.1.11 To the north-east of the development site (within the property boundary) a large pond is now shown.

**Ordnance Survey Map of 1994, 1:2,500 Scale (Figure 11)**

- 6.1.12 On the 1994 Ordnance Survey map, the site is shown as unchanged apart from a new extension to the south-east of the L-shaped extension first shown on the 1989 OS map.

**Ordnance Survey Map of 2008, 1:1,250 Scale (Figure 12)**

- 6.1.13 The 2008 OS map is not detailed enough to show specific details of the development site (see Figure 2), though it does show the wider area around the site as it appears currently, highlighting the expansion of Droxford to the south and Meonstoke to the north and the still relatively undeveloped area around the development site.

**6.2 Previous Geo-technical Site Investigations**

- 6.2.1 Geo-technical site investigations were conducted by Applied Geology in July 2007 (Applied Geology, 2007). The survey comprised the excavation of nine trial pits and eleven boreholes. The trial pits were excavated to a depth of between 2.00m and 3.80m below ground level (bgl); though one trial pit was abandoned at 0.80m due to an obstruction. The boreholes were excavated to a depth of between 1.65m and 4.45m bgl, with one borehole abandoned at 0.21m due to a concrete obstruction.
- 6.2.2 Within the landscape gardens a layer of topsoil was generally encountered to a depth of between 0.10m and 0.50m bgl; remnant subsoil was identified at a depth of between 0.40m and 0.80m bgl in the western part of the site.
- 6.2.3 In relation to Made Ground and Infill, deposits of materials brought to the site for terracing of the garden were encountered in the majority of exploratory hole locations. The depth of the infill was related to the position of the exploratory holes within the terraces, with those close to the base of a terraced slope having little or no infill and those close to the crest of the slope containing the maximum depths of infill, which extended some 1.75m to 2.80m bgl.
- 6.2.4 The natural chalk deposits were recorded at variable depths on site, not least due to the presence of imported infill in the western areas of terracing. In general the chalk interface was at a minimum of roughly 0.20m bgl close to the western site boundary (where it had also been subject to slight 'cut'), up to a maximum of c. 2.80m bgl when they were intact and overlain by the imported fill used to terrace the site.
- 6.2.5 These results suggest that the terracing was a large landscaping event and, most likely, relatively recent and may even be related to the development of the site in the mid 1960s. In areas where terracing has been laid down it appears that topsoil was stripped in advance of the deposition of such groundworks, which may have partially truncated any archaeological evidence present. In addition, at the western site boundary, it appears that the ground profile has been more significantly altered, with removal of deposits that also 'cut' out the top levels of chalk.

## 6.3 Site Visit

- 6.3.1 A visit to the site was conducted on the 18<sup>th</sup> August 2008 to gain a greater understanding of the existing land use and the potential for archaeological and / or built heritage constraints within the area of the site and surrounding landscape.
- 6.3.2 The site currently comprises the buildings, facilities and grounds of the Upland Park Hotel. This consists of the main part 1 part 2 storey hotel building (accommodation, bar, restaurant and associated facilities) in the central section of the site with a single storey building range of accommodation and conference facilities to the north-east, and further single storey free standing buildings to the west, east (one of which has since been demolished) and north-east. To the south of the hotels is located a large a grassed 'garden' area.



**Plate A:** View looking south of the front entrance of the Upland Hotel and car park to the north

- 6.3.3 There are areas of tarmac hard standing car parking to the north of the main hotel and north of the Conference centre building, with further areas of hardstanding located to the west of the Conference centre (tarmac), and a paved patio area to east of the main hotel building. There are also a number of paths and small paved patio areas in-between the hotel buildings; these are shown on Figure 13.



**Plate B:** Views showing the difference in ground level in the northern section of the site; looking north-west across the main car park (left) and from the tarmac area outside the accommodation / conference centre building (right)





**Plate C:** Views of the accommodation / conference centre building in the north-east of the site; looking north-east from the area of hardstanding outside the building (top left), and looking south-east from the main car park (top right) - showing the difference in ground level



**Plate D:** Composite picture looking south towards the accommodation / conference centre building from the car park to the north; showing the sloping nature of the site

- 6.3.4 A swimming pool was formerly located within the paved patio area to the east of the main hotel building, but at the time of the site visit it had since been filled in and grassed over. The site also includes an artificial mini-golf green to the east of the conference centre and a small pond adjacent to the southern end of the main hotel building (see Figure 13).
- 6.3.5 The site has noticeably been landscaped and is set over several terraces. This is best demonstrated on the site Topographical Survey (Figure 13), which shows the changes in height between the different levels. Within the areas of the current hotel the terracing is quite noticeably related to the construction of the buildings, with retaining walls steps and ramps between levels. In these areas there may also have been a degree of made ground build up / fill to create these level construction gradients.





**Plate E:** View showing difference in level and stairs between terraces amongst the buildings to the south of the conference centre (left) and the difference between the rear of the conference centre and the area of the artificial mini golf green (right);



**Plate F:** View from the north-east corner of the site looking south showing the difference of height between the conference centre building and the area of the mini golf green (left) and view looking northwards from the same terrace showing the undeveloped area to the east (right - outside development site area).



**Plate G:** View looking east from the eastern section of the development site showing difference in ground level between the lowest two terraces (left) and looking north-east from the 'garden' area showing the demolished building (right)





**Plate H:** view looking north-east from the main hotel building over the patio area with in-filled and grassed over swimming pool (left) and looking north-west from the 'garden' area towards the 1990's extension to the main hotel building (the pond is located in the foreground adjacent to the conservatory)

6.3.6 Within the southern 'garden' area of the development site, the terracing is less distinct, with no retaining walls and a more 'natural' slope. The cartographic evidence indicates that no modern building development (mid 19<sup>th</sup> century to present) has occurred in this area and there are no obvious man made features (steps / retaining walls), and therefore this southern section might be closer to the site's original topography, prior to modern development.



**Plate I:** View from the 'garden' area looking northwards towards the original Little Uplands (left - to be demolished) and from the south-west corner of the site towards the timber building which is to be retained (right). Note the 'terracing' shown in the foreground of the photograph



**Plate J:** View of the terracing in the garden area; looking south from the main hotel building (left) and the same area from the east (right). This is the area of the proposed sports pitch.



**Plate K:** View looking north-east over the main car park from the buildings located to the north-west of the main hotel building (left) and from outside the main hotel entrance looking west



## **7 ASSESSMENT OF EVIDENCE**

### **7.1 Past Impacts Within the Site Boundary**

- 7.1.1 The available evidence has been assessed to attempt to determine the nature and extent of any previous impacts upon the below ground deposits within the bounds of the development site.
- 7.1.2 The available cartographic and aerial photographic sources indicate the site was undeveloped until the construction of 'Little Uplands', first shown on aerial photograph of 1947-1948. The further buildings which make up the current Upland Park Hotel were constructed some time between 1965 and 1989, with an extension added to the main hotel building before 1994.
- 7.1.3 The site has been landscaped, with at least 6 distinct area of possible terracing noted. Within the areas of current development, in the central and northern sections of the site, this terracing has clearly partially been created through the construction of these buildings and the requirement for a level gradient for construction purposes. Within these sections the geotechnical site investigations have confirmed there to be deep deposits of made ground infill at the crest of the terracing (Applied Geology, 2007).
- 7.1.4 There are two areas of known impact within the site; the filled in swimming pool to the east of the main hotel building, and the pond on the southern end of the main hotel building. The pond is within the area of the 1990s eastern extension and may therefore have been cut into an area of built up land, though this is not confirmed.
- 7.1.5 Based on the cartographic evidence, there has been no known modern development (apart from a driveway) in the 'garden area' in the southern section of the site. While the terraces visible in this area may have been re-utilised, expanded or re-defined to a certain degree in the modern period, the lack of distinct modern landscaping features (e.g. retaining walls / steps etc.) suggests this area has had a lower degree of impact and the terraces are closer to their original state, e.g. possibly formed through ploughing activities (see Section 6.3).

### **7.2 Identified Cultural Heritage Features**

- 7.2.1 Within the boundary of the development site there is one identified cultural heritage feature relating to possible terracing formed through earlier agricultural activities. This is based on a basic visual assessment and has not been confirmed through archaeological investigation.

### **7.3 Assessment of Archaeological Potential**

- 7.3.1 The potential for archaeological activity within the area of the development site is assessed based upon several factors including the frequency, type and interpretation of the surrounding archaeology identified in this assessment; evidence from the available historical, cartographic and other relevant sources; the nature and extent of previous impacts which may have truncated surviving remains; advice from the Winchester Historic Environments Record (WHER); and AOC Archaeology's own professional knowledge and judgment.
- 7.3.2 The cartographic sources indicate a moderate to high degree of past impact within areas of development in the central / northern section of the site. In addition, terracing (associated with the construction of the existing buildings on site) has been built up using imported infill, which is at its deepest at the crest of the terracing. A geo-technical report (Applied Geology, 2007) suggests that topsoil under such deposits may have been stripped prior to the deposition of this made ground, while at the western site boundary ground levelling may have also cut away the top levels of the

site's natural chalk deposits (disturbing or removing any archaeological remains that may have survived in these areas).

- 7.3.3 Within the 'garden' area in the southern section of the site, the cartographic sources suggest limited modern development (e.g. driveway) though this area may have been impacted by modern landscaping. The undeveloped nature of this area suggests a potential for surviving below-ground archaeological remains.
- 7.3.4 There is documentary evidence of past agricultural activity upon the development site which would have potentially impacted earlier archaeological evidence. Though this documentary evidence is post medieval in date (Tithe apportionment), the site may have been in agricultural use previous to this.. Evidence of this archaeological activity and related features such as pits, ditches and boundaries, and possible artefactual material may survive in this area.
- 7.3.5 The development site is located to the north of what is considered to be the focus of the early medieval, medieval and post medieval settlement of Droxford, as indicated by the Areas of Archaeological and High Archaeological potential (**AOC 115 & 116**). While it is possible that the medieval and post medieval settlement may have extended northwards into the areas of the development site, there is no evidence from this desk-based study to indicate that this is the case, and it is more likely that the development was part of the agricultural hinterland of Droxford.

#### **Post Medieval, Medieval & Early Medieval**

- 7.3.6 Due to the proximity of the development site to the medieval and post medieval settlement (and the possible early medieval estate), there is considered to be a **Low to Medium Potential** for archaeological evidence related to the **early medieval to medieval periods**. However, it is thought that this potential evidence is likely to comprise agricultural and non-settlement features such as pits, post holes, ditches and boundaries which are considered to be of **Local Importance**, in line with the methodology set out in Section 2.
- 7.3.7 There is no evidence of Roman sites within the 1km study radius or any significant number of findspots of artefactual material (findspots) which might suggest Roman activity and utilisation within this area. There is therefore considered to be a **Low Potential for Roman** archaeological evidence to survive within the bounds of the development site.

#### **Prehistoric**

- 7.3.8 There is a significant degree of Prehistoric activity noted within the 1km study radius and the wider landscape with particular reference to the Neolithic (e.g. Long Barrow – **AOC 3**), Bronze Age (Bowl Barrows; **AOC 7-10**) and Iron Age (field systems; **AOC 15 & 16**).
- 7.3.9 There is a possible Iron Age Field system (**AOC 15**) located c.50m to the west / north-west of the development site, as noted from aerial photographic evidence (as illustrated on Figure 6), which may have potentially extended over the area of the site.
- 7.3.10 The site is also situated at the top of the River Meon river valley. River valleys have a known prehistoric potential and they contain a potential for archaeological evidence related to prehistoric settlements and ritual sites, though there is no direct evidence to suggest this is the case within the development site.
- 7.3.11 It is concluded that there is a **Medium Potential for Prehistoric** archaeological evidence to survive within the bounds of the development site. If present this resource is considered likely to be of **Local Importance**, in-line with the methodology set out in Section 2.

## 8 DEVELOPMENT PROPOSAL & ASSESSMENT OF IMPACTS

### 8.1 Development Proposal

- 8.1.1 The proposed development scheme comprises the demolition of the existing structures of the Upland Park Hotel, apart from the timber structure to the west of the main building, to be replaced by a new part 1 / part 2 storey development in the central section of the site (Figure 3). A basement level is proposed in the southwest corner of this development and 'sports pitch' in the south-west corner of the site
- 8.1.2 At the time of writing the full details of the development scheme (e.g. confirmed foundation design, depth and methodology) have not yet been finalised, however it was indicated in a report on the Initial Structural Proposals (Bolton Priestly Consulting Engineers, 2008) that the demolition of the existing structures would require grubbing out of the existing footings to a depth of at least c. 1000mmbgl (below ground level).
- 8.1.3 It was also indicated that the current proposal will require 600mm / 450mm wide strip footings to an approximate depth of c.500mm-600mm deep (unless sinkholes are present) though this is yet to be fully confirmed (*pers comm.* Cliff Owen, 15-08-08).

### 8.2 Forms of Heritage Impact

- 8.2.1 An archaeological resource can be affected by development in a number of ways: the removal of material during works; the destruction of sensitive deposits caused by heavy plant; and the alteration of stable ground conditions that may lead to degradation of the quality and survival of archaeological remains.
- 8.2.2 Equally, the built heritage can be affected by development, typically in the form of possible demolition or loss of part of a structure or its grounds; increased visual intrusion; effects from noise or vibration; changes in the original landscape; severance from linked features (gardens or outbuildings etc.); or through the loss of an amenity.
- 8.2.3 The Scale of Importance (the Cultural Heritage Value of the site) was assessed in line with the methodology shown in Section 2. Based upon this value a determination as to the Significance of Impact upon the Cultural Heritage Resource of the application site was given.

### 8.3 Impacts of Proposed Development

#### Physical Impacts

- 8.3.4 At the time of writing full details of the development scheme (foundation depth, methodology etc.) have not been finalised and it is therefore not possible to specifically quantify the precise degree of physical impact of the development upon the potential below ground archaeological deposits.
- 8.3.5 However, it is possible to state that based upon the current proposed depth of the foundation footings and the areas of basement in the south-west corner, the degree of past impact and the topography of the site; where the proposed development works extend below the depth of the modern made ground it will potentially constitute a **Low to Medium Adversely Magnitude of Impact** upon:
- Prehistoric archaeological evidence of Local Importance; and
  - Early medieval, medieval and post medieval evidence of Local Importance

8.3.6 The primary focus of this impact will be in the previously undeveloped area to the south of the existing buildings ('garden' area).

8.3.7 Planning permission granted by Winchester District Council in December 2001 (Planning References W00576/13). ?

#### **8.4 Significance of Effects**

8.4.1 Inline with the methodology set out in Section 2 and based upon professional judgment, it is considered that where development extends below the depth of the modern made ground within the boundaries of the development site, it will potentially constitute:

- A **Minor Adverse Effect** upon any potential below ground archaeological evidence of Local Importance, dating to the **prehistoric, early medieval, medieval and post medieval periods**

## **9 RECOMMENDATIONS FOR FURTHER WORK AND / OR MITIGATION**

### **9.1 Further works / Mitigations Recommendations**

- 9.1.1 The archaeological resource is non renewable and therefore cannot be replaced when lost, although mitigation through recording and investigation can produce an important research dividend that can be used for the better understanding of the county's history and contribute to local and regional research agendas.
- 9.1.2 Due to the archaeological potential of the development site, and the unknown nature and extent of the potential below ground archaeological deposits, AOC Archaeology recommends that a programme of archaeological evaluation be undertaken to determine the presence and degree of survival of any potential archaeological evidence related to prehistoric, early medieval, medieval and post medieval activity as identified in this assessment.
- 9.1.3 These evaluation works should be primarily targeted in the areas of proposed development in previously un-impacted southern section of the site, however it is recommended that a limited part of this evaluation is used to determine the existing level of truncation and impact from the current Hotel building in the central section of the site, within the footprint of the proposed development.
- 9.1.4 It should be noted that in any areas of proposed terracing, trenching should not be opened at the crest of a terraced slope but stepped back slightly from the base of such a slope, due to the deep deposits of Made Ground imported to create these landscape features.
- 9.1.5 The results of these works can be used to inform a programme of further archaeological investigation, such as excavation, watching brief or preservation in-situ, should it be deemed necessary.



## 10 CONCLUSION

### 10.1 Project Summary

- 10.1.1 AOC Archaeology has been commissioned by Beagle Healthcare Ltd . to undertake an Archaeological Desk-Based Assessment (DBA) covering the redevelopment of land at the Upland Park Hotel, Garrison Road, Droxford, Winchester, Hampshire, SO32 3QL.
- 10.1.2 The Site is situated in the north of the village of Droxford on the A32 National Grid Reference SU 608 187. It is irregular in shape and measures a total area of approximately 11,500 square metres. It is bounded to the north and east by neighbouring agricultural land, to the west by Garrison Road (A32) and to the south by the land of neighbouring properties. Currently the development site comprises the buildings and grounds of the Upland Park Hotel.
- 10.1.3 The development site is not situated within any designated Conservation Area or Areas of Archaeological Priority, however Droxford Conservation Area (**AOC 117**) is located adjacent the site to the south. The site does not contain any archaeological entries recorded on the Winchester Historic Environments Record, Hampshire Historic Environments Record or National Monument Record nor does it contain or lie within the area of any defined World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Areas of Historic Woodland.
- 10.1.4 Original Planning permission was granted for extensions to the hotel in December 2001, reference no. W00576/This scheme has not been completed but Winchester District Council has confirmed that a material start has been made and the permission is still valid.
- 10.1.5 At the time of writing the full details of the development scheme have not yet been finalised, however it has been confirmed that the existing structures of the Upland Park Hotel will be demolished, apart from the timber structure to the west of the main building, and replaced by a part 1 part 2 storey development
- 10.1.6 The available cartographic and aerial photographic sources indicate the site was undeveloped until the construction of 'Little Uplands', first shown on aerial photograph of 1947-1948. The further buildings which make up the current Upland Park Hotel were constructed some time between 1965 and 1989, with an extension added to the main hotel building before 1994. The 1841 Droxford Tithe map indicated the site was in arable use during the 19<sup>th</sup> century

### 10.2 Potential & Impacts

- 10.2.1 Based on the available evidence there is considered to be:
- **Low to Medium Potential** for archaeological evidence related to the **post medieval, medieval & early medieval periods.**
  - **Low Potential** for archaeological evidence related to the **Roman Period**
  - **Medium Potential** for archaeological evidence related to the **Prehistoric Periods**
- 10.2.2 In-line with the methodology set out in Section 2 and based upon professional judgement it is considered that, where development extends below the depth of the modern made ground within the boundaries of the development site, it will potentially constitute a **Low to Medium Adverse Magnitude of Impact** upon **Prehistoric archaeological evidence of Local Importance** and **Early medieval, medieval and post medieval evidence of Local Importance.**
- In line with the methodology set out in Section 2, the proposed development is likely to constitute A **Minor Adverse Effect** upon any potential below ground archaeological evidence

of Local Importance, dating to the **prehistoric, early medieval, medieval and post medieval periods**

### **10.3 Recommendations**

- 10.3.1 AOC Archaeology recommends that a programme of archaeological evaluation be undertaken **to** determine the presence and degree of survival of any potential archaeological evidence related to prehistoric, early medieval, medieval and post medieval activity as identified in this assessment.
- 10.3.2 These evaluation works should be primarily targeted in the areas of proposed development in the previously un-impacted southern section of the site, however, it is recommended that a limited part of this evaluation is used to determine the existing level of truncation and impact from the current hotel building in the central section of the site, within the footprint of the proposed development.
- 10.3.3 The results of these works can be used to inform a programme of further archaeological investigation, such as excavation, watching brief or preservation in-situ, should it be deemed necessary.

## 11 REFERENCES

### 11.1 Documentary Sources

- **Applied Geology, 2007**, Report on Ground Investigation at Uplands Park Hotel, Droxford, Hant.
- **Bolton Priestley, 2008**, *Initial Structural Proposals*
- **DoE, 1990a**, Planning Policy Guidance Note 16: Archaeology and Planning
- **DoE, 1990b**, Planning (Listed Building and Conservation Areas) Act, 1990
- **DoE, 1994**, Planning Policy Guidance Note 15: Planning and the Historic Environment
- **Gelling, M. 1984**. *Place-Names in the Landscape*. London: Dent & Sons Ltd
- **Haines, J. 1996**, *Besides the Meon: A Journey Through Time*, Meonstoke: Meon Valley Books
- **Hope, G.D. 1980**, *800 Years in Droxford: Life in the Manor and Parish from the Romans to Queen Victoria*
- **Institute of Field Archaeologists (IFA), 1994**, *Standards and Guidance for Desk-Based Assessment* (rev. 2001)
- **Rackham, O. 2003**. *Illustrated History of the Countryside*. London: Weidenfield & Nicholson Ltd.
- **Ward, K. 1984**, *Droxford in the Meon Valley*, Petersfield: Stroud Press

### 11.2 Cartographic Sources

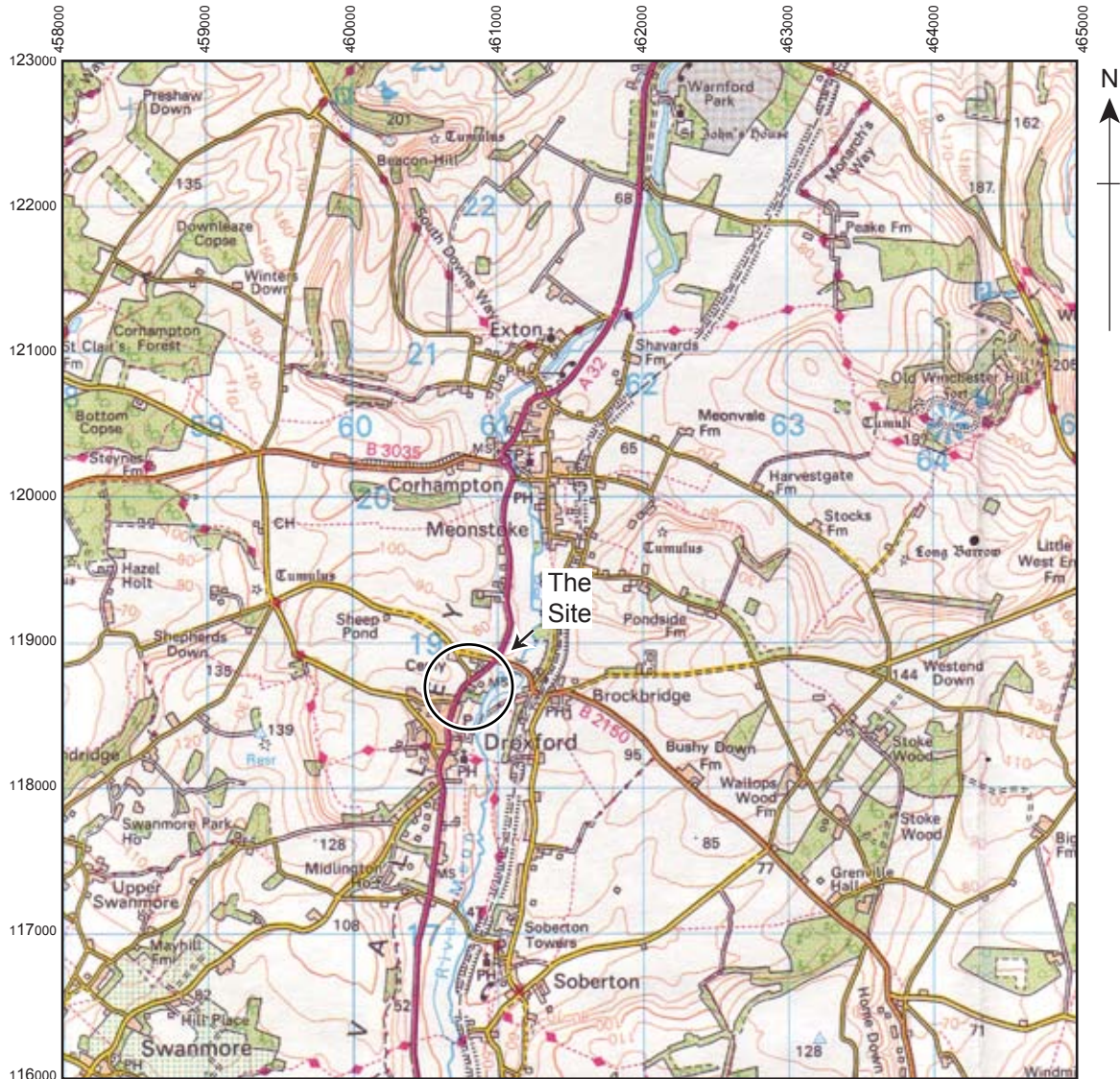
- Droxford tithe map and Apportionment (Hampshire Records Office Ref: 21M65/F7/63/2)
- Ordnance Survey Map of 1872, 1:10,560 Scale (Envirocheck, Landmark Group – August 2008)
- Ordnance Survey Map of 1909, 1:2,500 Scale (Envirocheck, Landmark Group -August 2008)
- Ordnance Survey Map of 1965, 1:2,500 Scale (Envirocheck, Landmark Group - August 2008)
- Ordnance Survey Map of 1989 1:2,500 Scale (Envirocheck, Landmark Group - August 2008)
- Ordnance Survey Map of 1994 1:2,500 Scale (Envirocheck, Landmark Group - August 2008)
- Ordnance Survey Map of 2008, 1:10,000 Scale (Envirocheck, Landmark Group - August 2008)

### 11.3 Electronic References

- [www.magic.gov.uk](http://www.magic.gov.uk) (Multi-government Agency Mapping)
- [www.british-history.ac.uk](http://www.british-history.ac.uk) (British History Online)
- [www.ads.ahds.ac.uk](http://www.ads.ahds.ac.uk) (Archaeological Data Service)
- [www.vision.edina.ac.uk](http://www.vision.edina.ac.uk) (Vision of Britain Through time)
- [www.winchester.gov.uk](http://www.winchester.gov.uk) (Winchester District Council)
- [www.hants.gov.uk](http://www.hants.gov.uk) (Hampshire County Council)

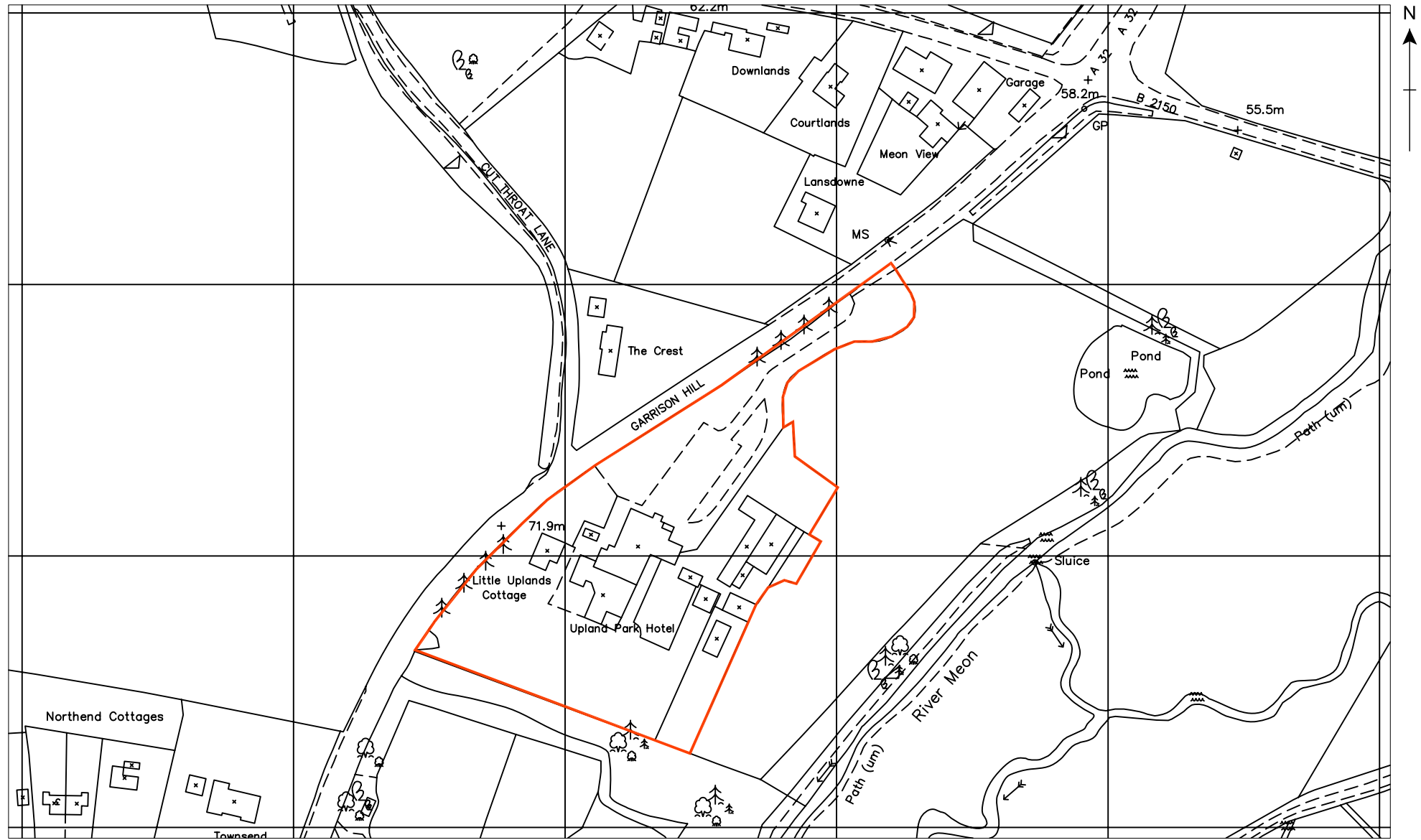
### 11.4 Consultation

- E-mail consultation: AOC Archaeology and Ms Tracey Mathews, Archaeological Planning Officer for Winchester City Council, on the 9<sup>th</sup> July 2008.
- Email consultation: AOC Archaeology and Ms. Barbara Brownridge of Graham Bolton Planning Partnership Ltd. on the 20<sup>th</sup> August 2008.
- Email consultation: AOC Archaeology and MR. Cliff Owen of Gilling Dod Architects on the 15<sup>th</sup> August 2008.



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**Figure 1:** Site Location



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50m 0 100m

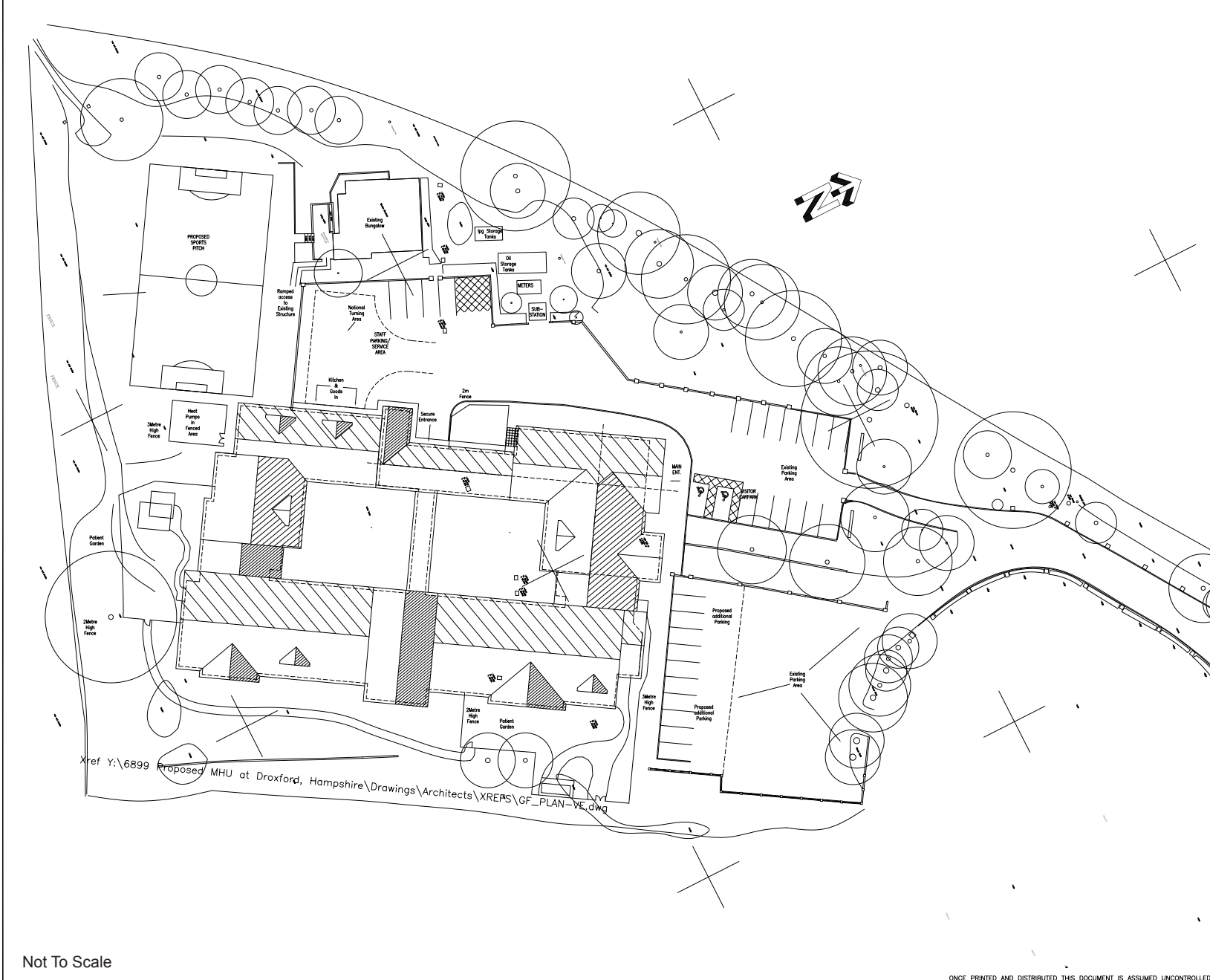
1:2000

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Figure 2: Detailed Site Location



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 This drawing is to be read in conjunction with all other relevant drawings prepared by consultants and sub-contractors.  
 Do not scale from this drawing. Work only to printed dimensions.  
 Report any discrepancies to the Architect or representatives thereof.



Xref Y:\6899 Proposed MHU at Droxford, Hampshire\Drawings\Architects\XREFS\GF\_PLAN-VE.dwg

P3	Planning Option	08/08/08
CD	BP	
P2	options issue	07/07/08
CO	BP	
P1	Initial Issue	24.06.08
CD	BP	
Rev. By	Date	
Chkd.	Authorised	
COMMENTS		

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 Tel: 01243 280070  
 Fax: 01243 280071  
 Email: info@gillingdod.com

**Project**  
 DROXFORD MHU  
 WINCHESTER

**Drawing**  
 PROPOSED  
 SITE PLAN

**Status**  
 Information  Comment  Approval   
 Tender  Construction  As-Built

<b>Project number:</b>	<b>Scale:</b>	<b>Original size, sheet size:</b>
6899	1:250	A1
<b>Drawn By:</b>	<b>Checked By:</b>	<b>Date:</b>
CO	BP	23.06.08

<b>Drawing number:</b>	<b>Rev.:</b>
201	\$

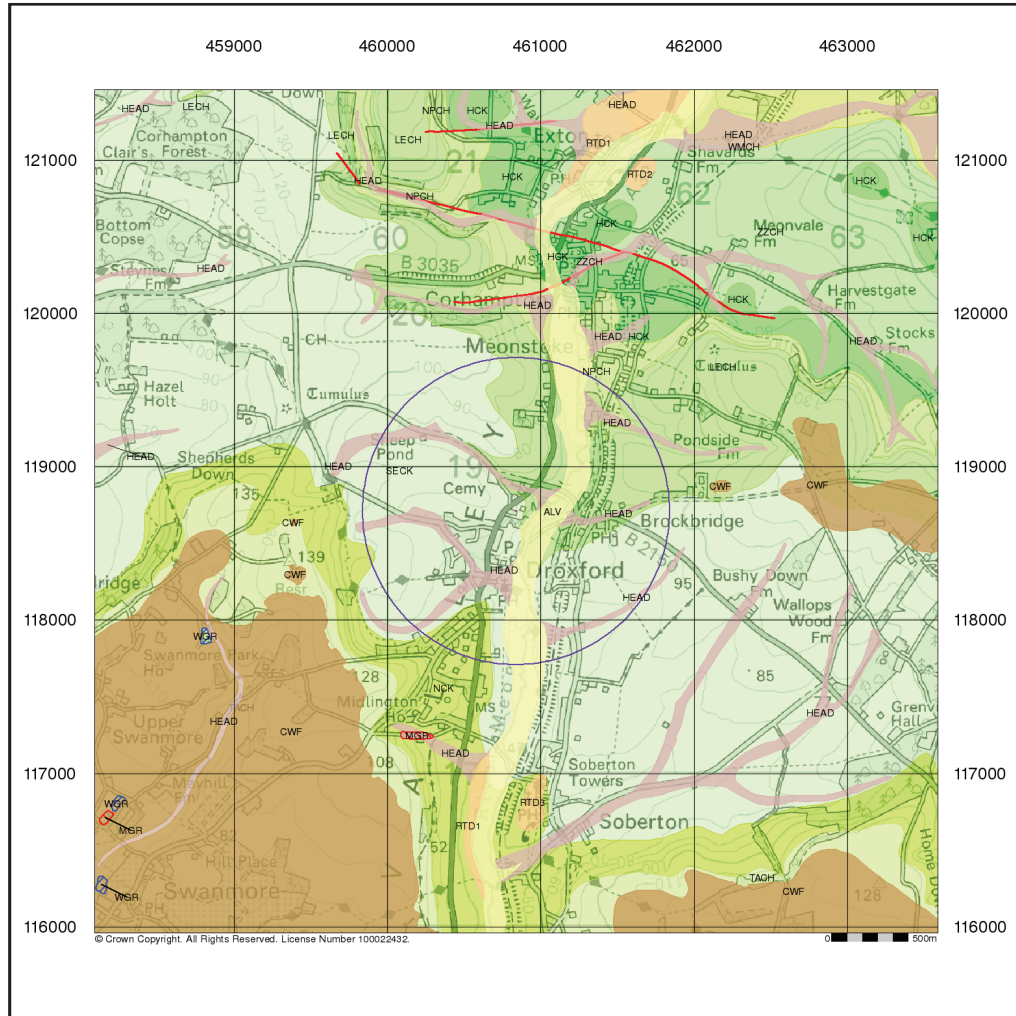
Not To Scale

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

Figure 3: Development Proposal - Site Plan (Gilling Dod Architects 2008)



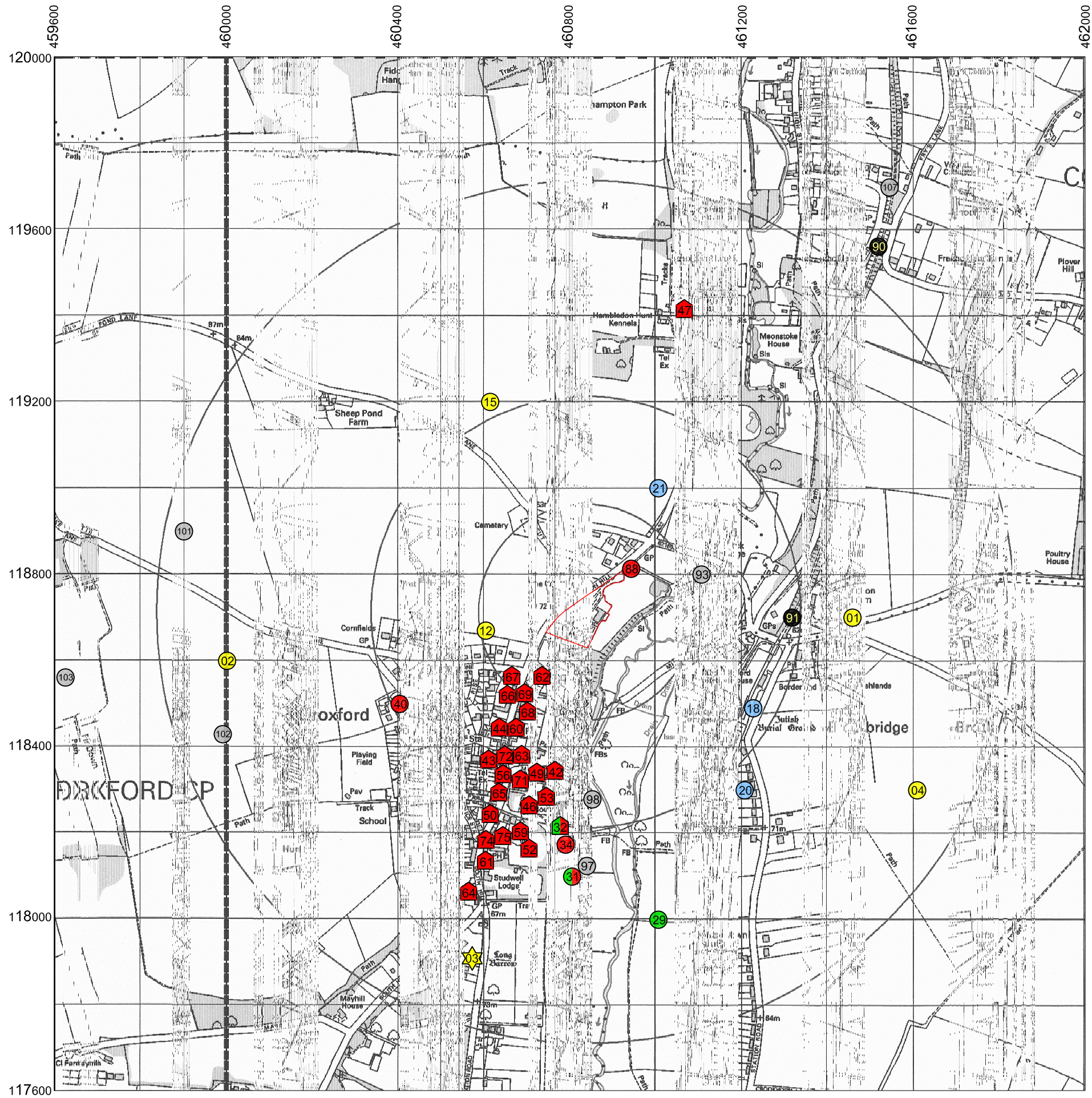
UPLAND PARK HOTEL, DROXFORD, WINCHESTER: ARCHAEOLOGICAL DESK-BASED ASSESSMENT



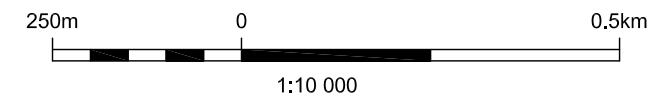
Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MGR	Made Ground (Undivided)	Artificial Deposit	Present Day - Present Day
	WGR	Worked Ground (Undivided)	Void	Present Day - Present Day
	HEAD	Head	Clay, Silt, Sand and Gravel	Quaternary - Quaternary
	RTD2	River Terrace Deposits, 2	Gravel, Sand and Silt	Quaternary - Quaternary
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Quaternary - Quaternary
	RTD1	River Terrace Deposits, 1	Gravel, Sand and Silt	Quaternary - Quaternary
	RTD3	River Terrace Deposits, 3	Gravel, Sand and Silt	Quaternary - Quaternary
	CWF	Clay-with-flints Formation	Clay, Silt, Sand and Gravel	Quaternary - Pliocene
	TACH	Tarrant Chalk Member	Chalk	Campanian - Campanian
	NCK	Newhaven Chalk Formation	Chalk	Campanian - Santonian
	SECK	Seaford Chalk Formation	Chalk	Santonian - Coniacian
	LECH	Lewes Nodular Chalk Formation	Chalk	Coniacian - Turonian
	NPCH	New Pit Chalk Formation	Chalk	Turonian - Turonian
	HCK	Holywell Nodular Chalk Formation	Chalk	Turonian - Cenomanian
	WMCH	West Melbury Marly Chalk Formation	Chalk	Cenomanian - Cenomanian
	ZZCH	Zig Zag Chalk Formation	Chalk	Cenomanian - Cenomanian
		Faults		

Figure 4: Main Geological Features of the Site and Surrounding Areas





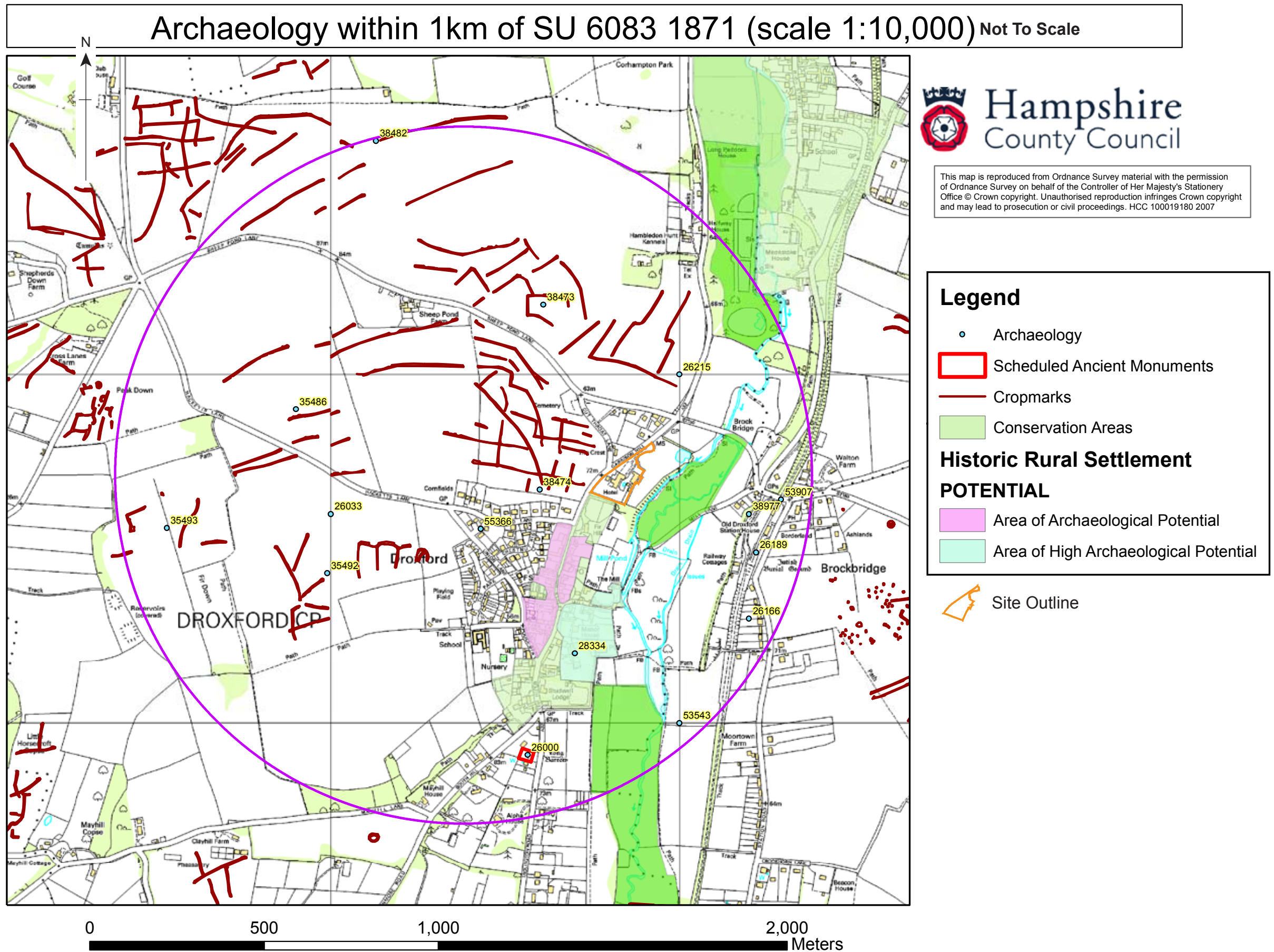
- Prehistoric
- Early Medieval
- Medieval
- Post Medieval
- Modern
- Undated
- Listed Buildings
- Scheduled Monument



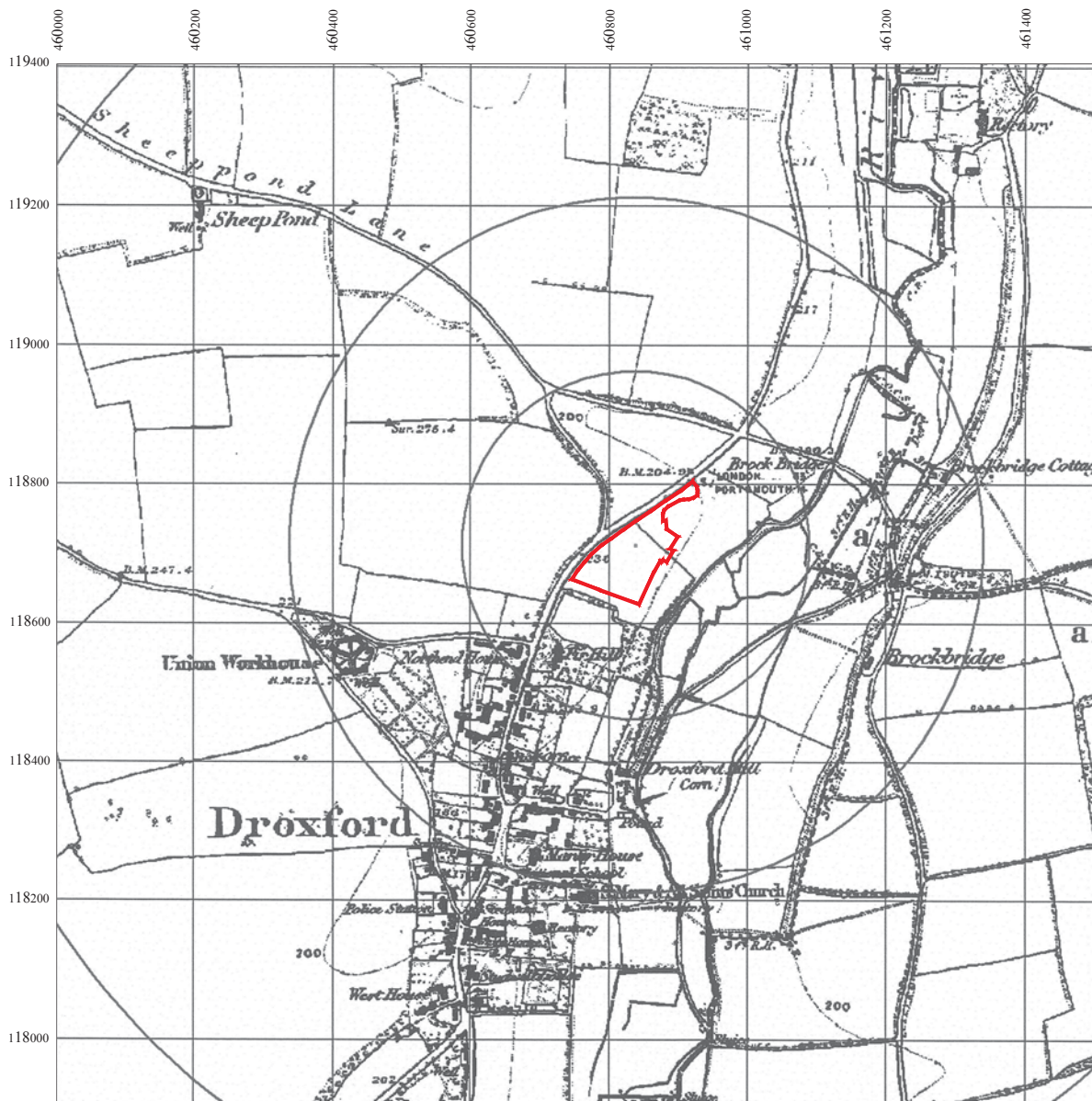
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**Figure 5:** Cultural Heritage Features Map





**Figure 6:** Archaeology within 1KM of the Centre of the Proposed Development Site as Identified in the HHER, Showing Conservation and Areas of High Archaeological Potential and Crop Marks Identified from Aerial Photographic Evidence (Hampshire Historic Environments Record, 2008)

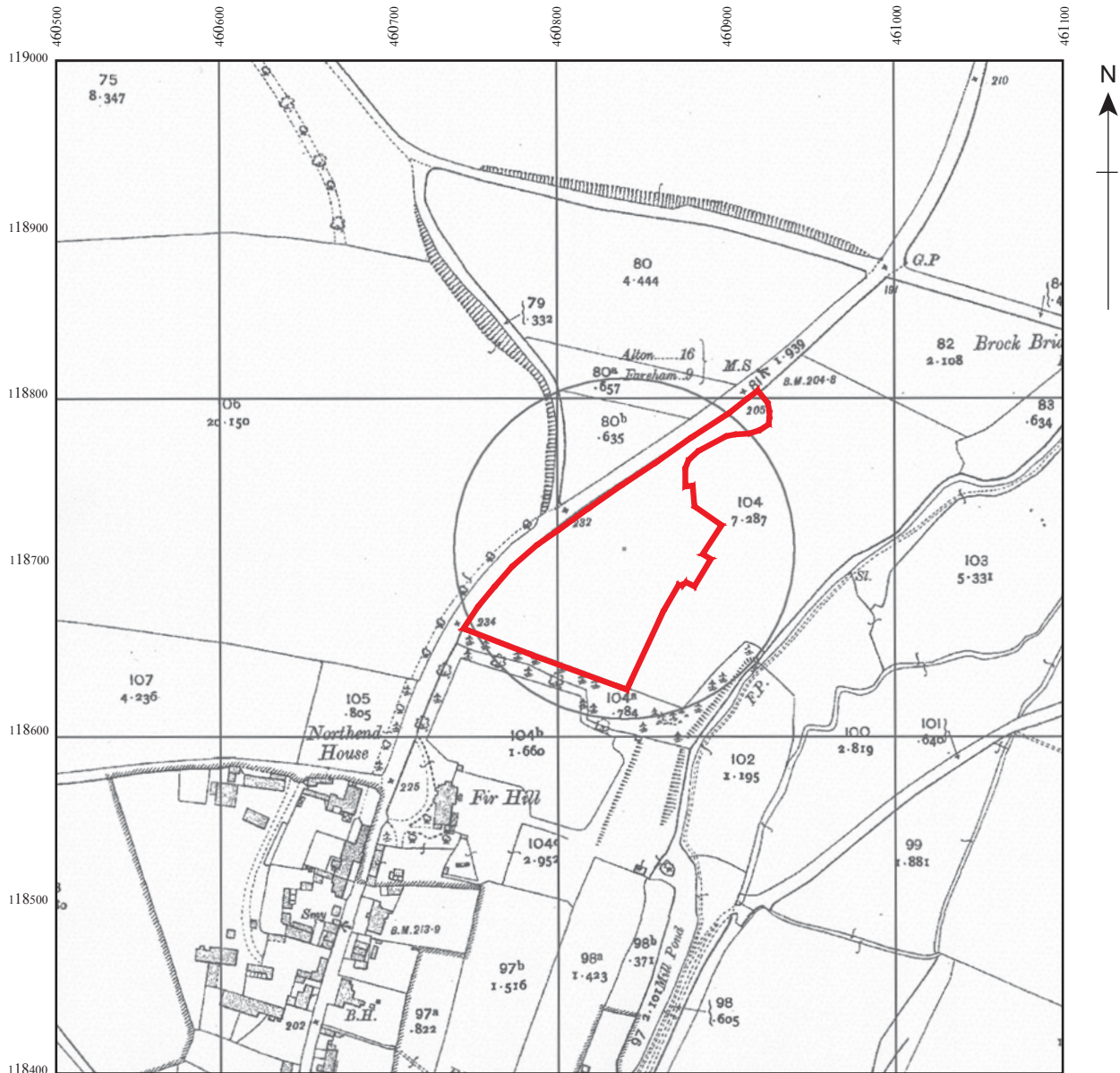


Based on the Ordnance Survey's 1:10560 map of 1872  
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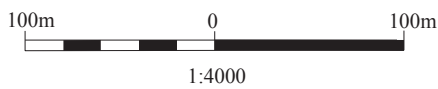


**Figure 7:** 1:10,560 Ordnance Survey Map of 1872





Based on the Ordnance Survey's 1:2500 map of 1909  
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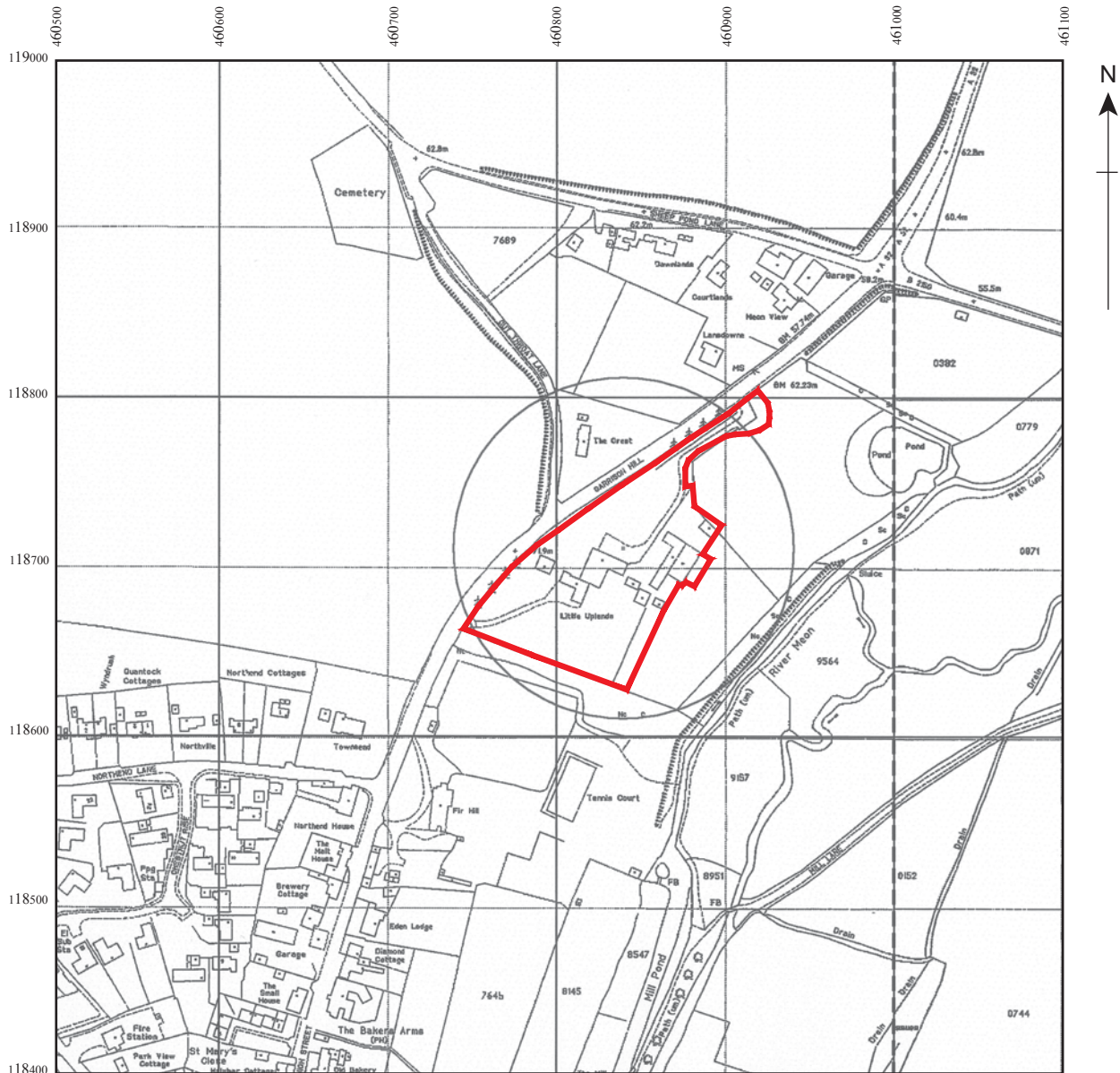


**Figure 8:** 1:2500 Ordnance Survey Map of 1909









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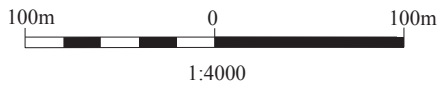
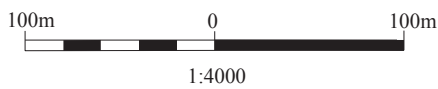


Figure 11: 1:2500 Ordnance Survey Map of 1994





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**Figure 12:** 1:10,000 Ordnance Survey Map of 2008



Figure 13: Topographical Survey of Development Site (Gilling Dod Architects, 2008)

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## Appendices

## APPENDIX A

### Gazetteer Of Cultural Heritage Features Within A 1km Study Radius from the Centre of the Development Site at the Upland Park Hotel, Droxford, Winchester

This gazetteer incorporates all pertinent entries on archaeological and historical sites, and Listed Buildings, identified through this assessment within the study area, which is defined as a 1km radius from the centre of the site of the proposed development.

Searches of the Winchester Historic Environments Record (WHER), Hampshire Historic Environments Record (HHER) and National Monuments Record (NMR) were requested in July 2008 for the purposes of this assessment. Any inconsistencies with the WHER, HHER or NMR data presented below originate with the data supplied.

#### Abbreviations:

WHER: Winchester Historic Environments Record.

HHER: Hampshire Historic Environments Record.

NMR: National Monuments Record

NGR: National Grid Reference.

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
1	MESOLITHIC	FINDSPOT	WALTON FARM Microlith and flakes	SU 6145 1870	WHER MWC58	
2	MESOLITHIC	FINDSPOT	HACKETTS LANE Blades and flakes - unretouched. A Microlith c.20 cm's	SU 600 186	WHER MWC1706 HHER: 26033	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
3	NEOLITHIC	RELIGIOUS / FUNERARY	<p>LONG BARROW HOUSE LONG BARROW</p> <p>Probable but not a certain long barrow in the grounds of Long Barrow House about 75ft. by 39ft., 6ft. high at the north end and 6.5 to 7ft. at the south. There are no unmistakable signs of flank ditches.'</p>	SU 6057 1791	WHER: MWC1704 HHER: 26000	Scheduled Ancient Monument Ref: 12091
4	NEOLITHIC	FINDSPOT	<p>BROCKBRIDGE</p> <p>7 - 8 scrapers found and a flint arrowhead from near Droxford Station.</p>	SU 616 183	WHER MWC4209	
5	NEOLITHIC	FINDSPOT	<p>WATTON LANE</p> <p>Part of polished Neolithic axe, the cutting edge survives</p>	SU 625 189	WHER MWC550	
6	NEOLITHIC	FINDSPOT	<p>CORHAMPTON HOUSE</p> <p>Animal bones and pottery sherd including 4 large sherds of a Henbury style bowl</p>	SU 6094 2020	WHER MWC1466, MWC1467	
7	BRONZE AGE	RELIGIOUS / FUNERARY	<p>SHOGDEN HILL BOWL BARROW</p> <p>21m in diameter, north to south, 9m east to west, 0.5m in height in 1955. Due to ploughing of half the mound; now almost completely obliterated only eastern half remains.</p>	SU 6212 1976	WHER MWC1568	
8	BRONZE AGE	RELIGIOUS / FUNERARY	<p>SHAGDEN HILL</p> <p>Small bowl barrow recorded east of Shagden Hill in 1940. No longer visible.</p>	SU 6215 1981	WHER MWC1569	
9	BRONZE AGE	RELIGIOUS / FUNERARY	<p>SHEPHERD DOWN FARM BOWL BARROW</p> <p>22m in diameter, 0.8m high, and being ploughed down. No trace of ditch.</p>	SU 5937 1936	WHER MWC1684	
10	BRONZE AGE	RELIGIOUS / FUNERARY	<p>BOWL BARROW</p> <p>South of Fiddle Hanger</p>	SU 6039 1991	WHER MWC1461	
11	BRONZE AGE	UNASSIGNED	<p>THE BUTTS, CORHAMPTON</p> <p>Bronze Age posthole recorded during an archaeological evaluation</p>	SU 6123 2055	WHER MWC1504	
12	BRONZE AGE	UNASSIGNED	<p>Possible ring ditch which may be a hut circle noted in aerial photographic survey</p>	SU 60600 18670	HHER: 38474	



AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
13	PREHISTORIC	FINDSPOT	BUSHYDOWN COPSE Junction north of Bushydown Copse; Mesolithic/Neolithic/BA implements found. Site under plough.	SU 627 188	WHER MWC1565, MWC1566	
14	PREHISTORIC	FINDSPOT	CORHAMPTON LANE FARM Later Prehistoric Flakes and 1 scraper, much burnt flint	SU 600 204	WHER MWC1463	
15	IRON AGE	AGRICULTURAL / SUBSISTENCE	FIELD SYSTEM Diffuse complex of linears, curvilinears and recilinears. Features to the north run across several modern fields. Possibly part of a ploughed out 'Celtic' field system	SU 60610 19200	HHER: 38473	
16	IRON AGE	AGRICULTURAL / SUBSISTENCE	BUSHY FARM Possible Celtic field system North of Bushy Farm	SU 624 182	WHER MWC4241	
17	ROMAN	RELIGIOUS / FUNERARY	BRIGEN COFFIN FIELD Roman inhumations in stone coffins. 1 found in 1880 in a field called Bridgen, behind Soberton House. The coffin and 16 teeth are preserved in transept of Soberton Church. In 1881 another coffin was found but was covered over again.	SU 617 173	WHER MWC4178	
18	EARLY MIEVEAL	RELIGIOUS / FUNERARY	DROXFORD ANGLO-SAXON CEMETERY A large number of graves relating to an Anglo-Saxon cemetery were discovered during railway construction works at Droxford in 1900. Subsequent observations and the recovery of skeletal material and grave goods were undertaken. Further excavations were undertaken in 1974 when 41 burials were excavated, many accompanied by grave goods were located. Most graves were aligned east-west, however some were aligned north-south.	SU 6122 1849	WHER MWC4182 HHER: 26189	
19	EARLY MIEVEAL	RELIGIOUS / FUNERARY	POUND HOUSE, MEONSTOKE Remains of two inhumations; shallow chalk-cut graves orientated east-west and approximately 80 cm's apart. The remains of a iron buckle was found under the spinal column remains in Grave 2.	SU 6144 2015	WHER MWC1520, MWC1521	
20	EARLY MIEVEAL	CIVIL	SAXON BOUNDARY EARTHWORKS Late Saxon land boundary earthworks mentioned in charter of A.D. 826.	SU 612 183	WHER MWC4180 HHER: 26166	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
21	EARLY MEDIEVAL	FINDSPOT	WATTON LANE Saxon shield handle found near Watton Lane in 1901, a shield handle, possibly associated with the Anglo-Saxon cemetery at Droxford Station	SU 61 19	WHER MWC1472 HHER: 26215	
22	EARLY MEDIEVAL	UNASSIGNED	CORHAMPTON CHURCH, CORHAMPTON SUNDIAL set into the south face of the nave wall; it comprises a circle in low relief, with the central hole of the gnomon clearly visible	SU 609 202	WHER MWC1470	
23	EARLY MEDIEVAL	RELIGIOUS / FUNERARY	CORHAMPTON CHURCH, CORHAMPTON Saxon headstone photographed in Corhampton Church doorway 1955. No trace in 1985.	SU 6099 2030	WHER MWC1471	
24	MEDIEVAL	BUILDING	THE MANOR HOUSE, HIGH STREET Remains of building in garden	SU 6130 1990	WHER MWC1476	
25	MEDIEVAL	COMMERCIAL / INDUSTRIAL	LITTLE COMMON DOWN CHALK PIT Chalk pit in SE corner of Little Common Down shown on historic OS maps.	SU 619 177	WHER MWC4179	
26	MEDIEVAL	AGRICULTURAL / SUBSISTENCE	MEONSTOKE Site of lynchet	SU 61452 19781	WHER MWC7372	
27	MEDIEVAL	AGRICULTURAL / SUBSISTENCE	MEONSTOKE POSSIBLE LINE OF LYNCHET The High street/Rectory lane, the eastern rear property boundary and Fry's lane suggest an upward progression of lynchet lines, and Meonstoke High Street has been established along the lowest of these, overlooking the water meadows to the west.	SU 61633 20242	WHER MWC7377	
28	MEDIEVAL	AGRICULTURAL / SUBSISTENCE	SOBERTON Possible Ridge and furrow in the field west of the church	SU 60891 16799	WHER MWC7411	
29	MEDIEVAL	FINDSPOT	SUMMERLANDS A small 14th century bronze mount in the form of a Gothic female figure (2ins high). Possibly from the base of a Crucifix	SU 610 180	WHER MWC1755 HHER: 53543	
30	MEDIEVAL	FINDSPOT	CORHAMPTON pottery fragments of possible Medieval date	SU 604 205	WHER MWC1464	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
31	MEDIEVAL TO POST MEDIEVAL	DOMESTIC / RESIDENTIAL	<p>SITE OF DROXFORD MANOR HOUSE</p> <p>The site of the manor of Droxford Phillipi has been identified and located by documentary research and fieldwork.</p>	SU 608 181	WHER MWC1749	
32	MEDIEVAL TO POST MEDIEVAL	RELIGIOUS / FUNERARY	<p>CHURCH OF ST MARY AND ALL SAINTS HISTORIC BUILDING</p> <p>Medieval parish church with Norman nave and chancel, north aisle and chapel of c.1200, 13th century south aisle and chapel and 14th century chapels and the west tower dates to 1599. The aisles were rebuilt in the 15th century and the chancel renovated in the 18th century, restored in 1903.</p>	SU 6077 1821	WHER MWC1748	LISTED BUILDING GRADE I
33	MEDIEVAL TO POST MEDIEVAL	DOMESTIC / RESIDENTIAL	<p>MIDLINGTON FARMHOUSE, DROXFORD HISTORIC BUILDING</p> <p>16th century timber-framed hall with cross wing, partly reclad in brick in the early 18th century and partly in flint in the early 19th century. Extended to the rear in the early 19th century</p>	SU 6046 1725	WHER MWC1700	LISTED BUILDING GRADE II
34	POST MEDIEVAL	UNASSIGNED	<p>DROXFORD</p> <p>Linear east/west earthwork. Possibly a garden feature located in the grounds of the Old Rectory.</p>	SU 60785 18174	WHER MWC7310	
35	POST MEDIEVAL	RELIGIOUS / FUNERARY	<p>ST MARY AND ALL SAINTS CHURCHYARD SUNDIAL</p> <p>Mass dials located on the south wall of St. Mary and all Saints church.</p>	SU 608 182	WHER MWC1750	
36	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	<p>SOUTH HILL, DROXFORD SITE OF TUDOR COTTAGES</p> <p>Sadly deteriorated, were later demolished in 1968</p>	SU 605 181	WHER MWC1713	
37	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	<p>MANOR HOUSE, DROXFORD</p> <p>A late 17th to early 18th high brick and flint wall of several phases and construction methods located on three sides of the garden of Manor House, Droxford.</p>	SU 6074 1826	WHER MWC1744	
38	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	<p>ROSE COTTAGES AND TUDOR COTTAGE, SOUTH HILL HISTORIC BUILDING</p> <p>The 3 southernmost cottages are timber-framed but refaced with red brick and grey headers, once painted. The northermost cottage (Rose Cottage) which is recessed is an C18 addition in the same materials.</p>	SU 605 181	WHER MWC1715	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
39	POST MEDIEVAL	DOMESTIC / COMMERCIAL	MILL HOUSE Mill House approximately 15 yards wide by 100 yards long, situated within the garden. It has since been pulled down	SU 608 184	WHER MWC1751	
40	POST MEDIEVAL	CIVIL	SITE OF DROXFORD WORKHOUSE (WALTHAM HOUSE) Droford Union was formed in 1835 and the workhouse built in 1837 with 5 acres of ground for 200 inmates at the ending of the workhouse system, the building was renamed Waltham House and became a Civil Defence store and then a Hants. C.C. Education dept. store. it was demolished in 1973	SU 604 185	WHER MWC1707 HHER: 55366	
41	POST MEDIEVAL	UNASSIGNED	DROXFORD CEMETERY A shallow gully, aligned north-west to south-east representing the hedgerow and ditch which formerly marked the north side of the lane which led to Soberton	SU 612 184	WHER MWC4203	
42	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MILL COTTAGE, MILL LANE, DROXFORD HISTORIC BUILDING Late 16th century timber-framed house extended in the late 19th century	SU 6076 1834	WHER MWC1747	LISTED BUILDING GRADE II
43	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	YEW TREE COTTAGE, HIGH STREET, DROXFORD HISTORIC BUILDING C.1600 timber-framed house with c.1800 timber-framed extensions. Renovated in the late 20th century.	SU 6062 1836	WHER MWC1723	LISTED BUILDING GRADE II
44	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE SMALL HOUSE, HIGH STREET, DROXFORD HISTORIC BUILDING C.1600 timber-framed farmhouse altered and extended in the 18th and early 19th century. Renovated in the 20th	SU 6064 1844	WHER MWC1728	LISTED BUILDING GRADE II
45	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	BARN AT MANOR FARM HISTORIC BUILDING Barn C16, Built on saddle stones, 2 storeys	SU 607 183	WHER MWC1743	
46	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE MANOR HOUSE, HIGH STREET, DROXFORD HISTORIC BUILDING A late 16th century timber-framed house with 17th and 18th century alterations and minor 20th changes	SU 6070 1826	WHER MWC1741	LISTED BUILDING GRADE II*
47	POST MEDIEVAL	DOMESTIC / COMMERCIAL	HALFWAY HOUSE, GARRISON HILL, DROXFORD HISTORIC BUILDING 17th century timber-framed house, partly clad in the late 18th century and late 19th century rear block. Formerly a public house.	SU 6106 1941	WHER MWC1757	LISTED BUILDING GRADE II

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
48	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	ARKLE COTTAGE, MIDLINGTON (FORMERLY MIDLINGTON FARM COTTAGES), DROXFORD HISTORIC BUILDING A 17th century timber-framed house reclad in brick c.1800.	SU 6042 1726	WHER MWC1699	LISTED BUILDING GRADE II
49	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MANOR FARM COTTAGE, HIGH STREET, DROXFORD HISTORIC BUILDING A 17th century timber-framed house joined with Manor Farmhouse, with early 19th century elements, renovated in the late 20th century	SU 6068 1833	WHER MWC1737	LISTED BUILDING GRADE II
50	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MEON LEA, SOUTH HILL, DROXFORD HISTORIC BUILDING Late 17th century house (Rectory) with early 19th century features and extensions	SU 6061 1824	WHER MWC1721	LISTED BUILDING GRADE II
51	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	NOS. 1,2,3,4 HIGH STREET HISTORIC BUILDING 2 storeys, C18, built within a very early 17th century timber framed two bay house.	SU 6063 1832	WHER MWC1726, MWC4536	
52	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE OLD RECTORY, THE SQUARE, DROXFORD HISTORIC BUILDING A mostly late 18th century brick house of probable earlier origins. Droxford Rectory mentioned in late 17 <sup>th</sup> century documentary sources	SU 6070 1816	WHER MWC1742	LISTED BUILDING GRADE II*
53	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	GRANARY 40M NORTH-EAST OF THE MANOR HOUSE, HIGH STREET, DROXFORD HISTORIC BUILDING 18th century timber-framed granary	SU 6074 1828	WHER MWC1746	LISTED BUILDING GRADE II
54	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE HOUSE, ATTACHED TO HAMMERTONS OFF LICENCE, DROXFORD HISTORIC BUILDING C18. 2 storey	SU 605 185	WHER MWC1708	
55	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	STEDHAM COTTAGE, DROXFORD HISTORIC BUILDING C18. 2 storeys	SU 6057 1804	WHER MWC1712	
56	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	CHERWELL COTTAGE AND SURGERY, DROXFORD HISTORIC BUILDING 18th century building - house and surgery (formerly a chemist's shop), altered in the 20th century	SU 6064 1834	WHER MWC1727	LISTED BUILDING GRADE II
57	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THATCHED HOUSE, DROXFORD HISTORIC BUILDING Timber-framed building refaced with red brick in the C18, 2 storeys	SU 605 181	WHER MWC1716	



AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
58	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE BAKERY, DROXFORD HISTORIC BUILDING Cases Bakery. C18. 2 storeys	SU 6065 1841	WHER MWC1731	
59	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	STABLES 40M NORTH OF THE OLD RECTORY, THE SQUARE, DROXFORD HISTORIC BUILDING 18th century stables	SU 6068 1820	WHER MWC1735	LISTED BUILDING GRADE II
60	POST MEDIEVAL	DOMESTIC / COMMERCIAL	THE BAKERS ARMS, HIGH STREET, DROXFORD HISTORIC BUILDING 18th century public house, altered in the 19th century	SU 6067 1844	WHER MWC1733	LISTED BUILDING GRADE II
61	POST MEDIEVAL	DOMESTIC / COMMERCIAL	WHITE HORSE INN, SOUTH HILL, DROXFORD HISTORIC BUILDING An 18th century public house with early 19th century rear wings. part of the inn comprises a lobby entrance house dating to the late 17th century (possibly with a pre-existing building adjoining this), extended c.1800. Documentary evidence indicates an inn here prior to 1650	SU 6060 1815	WHER MWC1717	LISTED BUILDING GRADE II
62	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	FIR HILL, HIGH STREET, DROXFORD HISTORIC BUILDING Mid-18th century brick house with mid-19th century additions	SU 6073 1856	WHER MWC1745	LISTED BUILDING GRADE II
63	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MEON HOUSE (PREVIOUSLY SUNNYSIDE), HIGH STREET, DROXFORD HISTORIC BUILDING Late 18th century stucco and brick house	SU 6066 1836	WHER MWC1730	LISTED BUILDING GRADE II
64	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	WEST HOUSE, SOUTH HILL, DROXFORD HISTORIC BUILDING Late 18th century house with early C19 extensions and features	SU 6056 1806	WHER MWC1711	LISTED BUILDING GRADE II
65	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	SARUM, HIGH STREET, DROXFORD HISTORIC BUILDING Double pile house, of older origin, mainly late C18 with early C19 extension.	SU 6063 1829	WHER MWC1724	LISTED BUILDING GRADE II
66	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE MALTHOUSE, HIGH STREET, DROXFORD HISTORIC BUILDING Late 18th century house with 20th century north side extension	SU 6067 1852	WHER MWC1732	LISTED BUILDING GRADE II

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
67	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	NORTHEEND HOUSE, NORTHEEND LANE, DROXFORD HISTORIC BUILDING Late 18th and early 19th century house incorporating a (re-used?) 17th century beam	SU 6066 1856	WHER MWC1734	LISTED BUILDING GRADE II
68	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	EDEN LODGE, HIGH STREET, DROXFORD HISTORIC BUILDING Late 18th and mid-19th century brick house	SU 6069 1849	WHER MWC1739	LISTED BUILDING GRADE II
69	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	STABLE AND COACHHOUSE 40M SOUTH WEST OF FIR HILL, HIGH STREET, DROXFORD HISTORIC BUILDING Late 18th and early 19th century stable block	SU 6069 1852	WHER MWC1740	LISTED BUILDING GRADE II
70	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MIDLINGTON HOUSE, DROXFORD HISTORIC BUILDING Rebuilt after fire in 1902 on site of C18 house	SU 6023 1740	WHER MWC1698	
71	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MANOR FARMHOUSE, MILL LANE, DROXFORD HISTORIC BUILDING Early 19th century house	SU 6068 1832	WHER MWC1736	LISTED BUILDING GRADE II
72	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MILLERS COTTAGE, HIGH STREET, DROXFORD HISTORIC BUILDING Early 19th century stucco house	SU 6065 1837	WHER MWC1729	LISTED BUILDING GRADE II
73	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	HOUSE ATTACHED TO CLARK'S STORES, DROXFORD HISTORIC BUILDING Early C19. 2 storeys	SU 606 183	WHER MWC1719	
74	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	GRETA HOUSE, SOUTH HILL, DROXFORD HISTORIC BUILDING Early 19th century brick house	SU 6060 1818	WHER MWC1720	LISTED BUILDING GRADE II
75	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	STEDHAM HOUSE, SOUTH HILL, DROXFORD HISTORIC BUILDING Early 19th century stucco house.	SU 6061 1819	WHER MWC1722	LISTED BUILDING GRADE II
76	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	GROUP OF FARM BUILDINGS AT MIDLINGTON FARM HISTORIC BUILDING Extensive ranges of buildings on three sides of a farm courtyard dating to 1848, virtually unaltered	SU 6048 1723	WHER MWC1701	LISTED BUILDING GRADE II

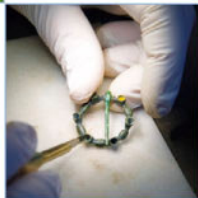
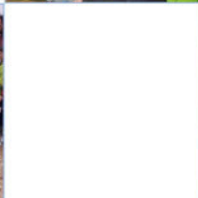
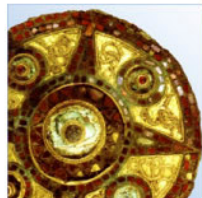
AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
77	POST MEDIEVAL	DOMESTIC / COMMERCIAL	OLD SADDLERY (SURGERY), DROXFORD HISTORIC BUILDING Thomas Hoare was saddler here in 1859	SU 605 179	WHER MWC1705	
78	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	DIAMOND COTTAGES, NORTH HILL, DROXFORD HISTORIC BUILDING Built 1897	SU 6068 1847	WHER MWC1738	
79	POST MEDIEVAL	DOMESTIC / COMMERCIAL	THE WATERMILL, RIVER MEON, DROXFORD HISTORIC BUILDING Mill. C19. Ceased to be used 1920; now a house. Building on site of much older mill.	SU 6081 1839	WHER MWC1752	
80	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	MIDLINGTON COTTAGE, DROXFORD HISTORIC BUILDING	SU 6051 1721	WHER MWC1703	
81	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE GROVE, DROXFORD HISTORIC BUILDING	SU 6052 1804	WHER MWC1709	
82	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	HILLSIDE, DROXFORD HISTORIC BUILDING	SU 605 181	WHER MWC1710	
83	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	THE ROUND HOUSE, DROXFORD HISTORIC BUILDING	SU 6059 1801	WHER MWC1714	
84	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	STUDWELL LODGE, DROXFORD HISTORIC BUILDING	SU 6060 1810	WHER MWC1718	
85	POST MEDIEVAL	DOMESTIC / RESIDENTIAL	CLEMATIS AND HOMELAND, DROXFORD HISTORIC BUILDING Adjoining cottages. Possibly old beer shop.	SU 6063 1839	WHER MWC1725	
86	POST MEDIEVAL	TRANSPORTATION/ COMMUNICATION	B2150 Bridge of disused railway over road at Droxford Station	SU 6129 1864	WHER MWC4207 HHER: 53907	
87	POST MEDIEVAL	TRANSPORTATION / COMMUNICATION	A32 Milestone	SU 605 173	WHER MWC1702	
88	POST MEDIEVAL	TRANSPORTATION / COMMUNICATION	A32 Milestone with Carved inscription - 609 188.	SU 6091 1881	WHER MWC1753	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
89	POST MEDIEVAL	TRANSPORTATION / COMMUNICATION	OLD MEON VALLEY LINE	SU 6155 2000	WHER MWC1531	
90	MODERN	TRANSPORTATION/ COMMUNICATION	MEON VALLEY RAILWAY LINE Meon Valley line from Alton to Fareham. Built 1903, closed in stages between 1955 and 1962	SU 6151 1956	WHER MWC4210	
91	MODERN	TRANSPORTATION/ COMMUNICATION	SITE OF DROXFORD STATION	SU 6131 1870	WHER MWC4208, MWC4644	
92	UNDATED	UNASSIGNED	WARNFORD ROAD ARCHAEOLOGICAL EVALUATION An undated ditch was identified during an evaluation on land off Warnford Road, Corhampton. The only artefactual material recovered comprised two sherds of post-medieval pottery from subsoil deposits.	SU 6109 2047	WHER MWC7112	
93	UNDATED	DOMESTIC / RESIDENTIAL	SITE OF BROCKBRIDGE COTTAGE Cottage with Thatched roof (in very poor condition). Photographed in 1905.	SU 611 188	WHER MWC1756	
94	UNDATED	Unassigned	Droxford down Enclosure of unknown date	SU 594 195	WHER MWC1685	
95	UNDATED	UNASSIGNED	LITTLE COMMON DOWN, DROXFORD Circular crop mark located by aerial photography; no obvious signs on ground.	SU 620 174	WHER MWC4235	
96	UNDATED	UNASSIGNED	SHEPERDS DOWN, DROXFORD ENCLOSURE A large curving soil mark c.10m wide, possibly enclosure.	SU 589 190	WHER MWC1679	
97	UNDATED	UNASSIGNED	DROXFORD Position of sub-circular depression indicating the site of a pond in the Old Rectory gardens or a cesspit	SU 60824 18123	WHER MWC7344	
98	UNDATED	UNASSIGNED	DROXFORD Linear east/west earthwork possibly associated with a modern pipe trench	SU 60847 18279	WHER MWC7309	
99	UNDATED	SETTLEMENT	CORHAMPTON Shrunken village	SU 60 20	WHER MWC1462	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
100	UNDATED	UNASSIGNED	POUND LANE, MEONSTOKE ARCHAEOLOGICAL WATCHING BRIEF Large steep-sided pit, 2m in diameter and 1.05m deep with a flat base was located following topsoil stripping of the site. An antler pick was found on the base of the pit and a single sherd of post-medieval pottery was recovered from the top of the upper fill	SU 6160 2016	WHER MWC5652, MWC5653, MWC5654	
101	UNDATED	AGRICULTURAL / SUBSISTENCE	LYNCHET An area of linear features running east west considered lynchets.	SU 59900 18900	HHER: 35486	
102	UNDATED	AGRICULTURAL / SUBSISTENCE	LYNCHET An area of rectilinear features visible on air photographs. Possible lynchets or may be modern in origin	SU 59990 18430	HHER: 35492	
103	UNDATED	AGRICULTURAL / SUBSISTENCE	LYNCHET Diffuse linear features visible on air photographs, possible lynchets	SU 59530 18560	HHER: 35493	
104	UNDATED	AGRICULTURAL / SUBSISTENCE	FIELD SYSTEM Field system (lynchets) of unknown date	SU 6089 2003	WHER MWC7180	
105	UNDATED	AGRICULTURAL / SUBSISTENCE	RIDGE AND FURROW Tentative ridge and furrow	SU 6059 2049	WHER MWC7182	
106	UNDATED	UNASSIGNED	EXTON Linear field west of Exton Farm as shown on 1st edition OS map 1872. Possibly a former house plot. The point where the plot adjoins Allens Lane crossroads has archaeological potential	SU 60908 20668	WHER MWC7341	
107	UNDATED	UNASSIGNED	MEONSTOKE Site of hollow-way/track	SU 61536 19697	WHER MWC7373	
108	UNDATED	UNASSIGNED	MEONSTOKE Site of earthwork/mound	SU 61444 19923	WHER MWC7374	
109	UNDATED	UNASSIGNED	MEONSTOKE Site of earthwork/mound	SU 61424 20021	WHER MWC7375	
110	UNDATED	UNASSIGNED	MEONSTOKE Site of earthworks	SU 61243 20281	WHER MWC7376	



AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	REF.	DESIGNATION
111	UNDATED	UNASSIGNED	<p>MEONSTOKE</p> <p>SITE OF POSSIBLE POUND</p> <p>At the top (east end) of Buck's Head Hill there is the remains of a triangle of land at the intersection with Meonstoke High Street/ Rectory Lane. There was a building on this plot in 1841, probably a pound. It is also possible that the site represents the remnant of a green.</p>	SU 61332 20122	WHER MWC7378	
112	UNDATED	CIVIL	Line of former parish boundary with Meonstoke.	SU 6121 1954	WHER MWC7178	
113	UNDATED	CIVIL	Line of former parish boundary with Meonstoke.	SU 6119 1966	WHER MWC7185	
114	UNDATED	CIVIL	<p>BOUNDARY</p> <p>Former east/west boundary visible as earthwork (approximate centre). Possible ridge and furrow in close association</p>	SU 6086 2047	WHER MWC7181	
115	/	DESIGNATION	AREA OF ARCHAEOLOGICAL POTENTIAL	(AREA)	/	AAP
116	/	DESIGNATION	AREA OF HIGH ARCHAEOLOGICAL POTENTIAL	(AREA)	/	AHAP
117	/	DESIGNATION	DROXFORD CONSERVATION AREA	(AREA)	/	CA



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