archaeology

Archaeological Standing Building Recording



The Lodge 233 Brook Lane Sarisbury Green Southampton SO31 7DQ

On behalf of

Capital Homes (Southern) Ltd

December 2020

archaeology & built heritage working throughout the UK

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1 Non-Technical Summary

Border Archaeology (BA) was commissioned by Capital Homes (Southern) Ltd to undertake a programme of Archaeological Standing Building Recording with regard to The Lodge, 233 Brook Lane, Sarisbury Green, Southampton SO31 7DQ, the results of which are summarised below:

The Lodge is a single storey rectangular brick gabled structure of mid-19th century date, built as a gate lodge at the SE entrance to the grounds of Coldeast House, a substantial country house built between 1846 and 1851 for Arthur Hornby, a wealthy landowner and horse dealer. The mansion and its extensive grounds were occupied by a psychiatric hospital in 1925, which remained in use until the late 1990s.

The Lodge, which is designated as a Locally Listed Building, forms part of the Registered Park and Garden associated with nearby Coldeast House. It is built in a Picturesque style typical of the mid-19th century, with pedimented gables and eaves cornices with dentilled decoration; the fenestration mostly consists of segmental-arched and round-arched casement windows, with flat-arched windows in the principal southwest-facing elevation flanking the ornamental wooden entrance porch.

Attached to the rear of the house is a modern flat-roofed brick extension, housing a kitchen and bathroom which appears to have been built in the mid-1950s when the house appears to have been extensively refurbished.

The building is in an extremely poor structural condition, due to years of dereliction and vandalism, the exterior is partially clad with ivy and the interior of the main portion of the building could not be fully accessed due to most of the roofing and ceiling joists having collapsed, along with the timber floors. Consequently, it has only been possible to produce a limited record of the building in its current state.

Very few surviving fixtures or fittings of architectural interest were noted internally, the fireplaces appear to have been replaced and the interiors of two of the rooms clad in modern plasterwork with faux-timber framing. The most notable surviving features noted were the casement windows with diamond-lattice glazing bars which appear to be original features, and a wall cupboard or dresser in the southeastern room.

2 Introduction

Border Archaeology (BA) was instructed by Mr Dave Newell Capital Homes (Southern) Ltd to undertake a programme of Archaeological Standing Building Recording at The Lodge, 233 Brook Lane, Sarisbury Green, Southampton SO31 7DQ, with regard to a planning application relating to the proposed demolition of the property (Fareham Borough Council Planning Ref. P/19/1020/FP) and the construction of a replacement dwelling with detached garage (*fig. 1*).

It was not possible to undertake a detailed recording of the building to Historic England/RCHME Level 3 as originally stipulated by the Conservation Officer at Fareham Borough Council, due to the fact that the interior of the main portion of the building could not be fully accessed for demonstrable health and safety reasons due to its very poor structural condition, with most of the roofing having collapsed, together with the suspended timber floors. Consequently, a limited drawn and photographic record has been compiled to Historic England/RCHME Level 2, utilising existing survey plans and photographs of the building where available.

2.1 Site Location

The building in question is a mid-19th century single-storey brick lodge with a modern annexe to the rear and a detached garage building to the NE, situated within a corner plot at the junction of Brook Lane and Jellicoe Drive, about 300m SE of Coldeast House, a former country house residence and psychiatric hospital situated to the SE of the village of Sarisbury (Hampshire) now converted to use as a conference venue and luxury residential apartments.

The Lodge is designated by Fareham Borough Council as a Locally Listed Building and is located just within the SE edge of the Registered Park and Garden associated with Coldeast House.

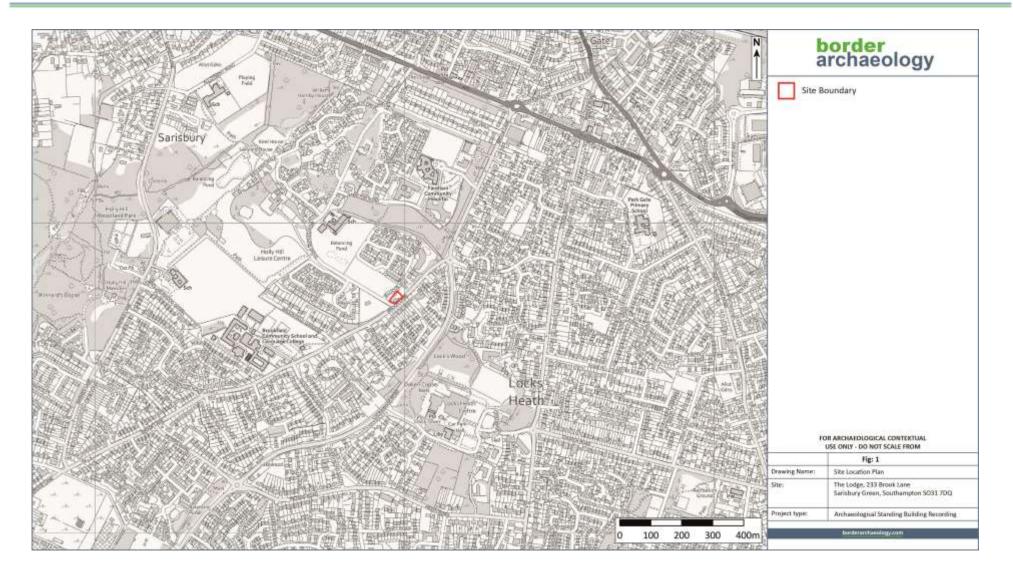
The grid reference for the site is NGR SU 50972 07760.

2.2 Soils and Geology

The underlying solid geology recorded within the boundaries of the site is recorded by the British Geological Survey as comprising sedimentary bedrock of the Wittering Formation consisting of sand, silt and clay, formed approximately 41 to 56 million years ago in the Palaeogene Period, which in turn is overlaid by Superficial River Terrace Deposits 6 (sand and gravel) formed up to 3 million years ago in the Quaternary Period (BGS 2020).

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3 Site Specific Historical Background

The building which forms the subject of this report is a mid-19th century single-storey brick gate lodge situated on the SE edge of the former grounds associated with the mansion of Coldeast House, a substantial Victorian mansion built in 1846-51 on the site of an earlier farmstead (Coldeast Farm). Coldeast Farm is first recorded in 1765 and is listed in the 1838 tithe award for Titchfield parish as being owned by one Robert Cawte and occupied by William Cawte.

The Coldeast Estate, comprising some 150 acres, was purchased in the mid-1840s by Arthur Hornby, a wealthy landowner and horse dealer, who rebuilt the farmhouse as a more substantial country residence with an adjacent complex of stables and outbuildings and extensively landscaped the grounds (O'Brien et al. 2018, 585), with the laying out of a carriage drive to the NE (roughly along the line of Coldeast Way) and separate tree-lined drive to the SE heading towards Brook Lane. Gate lodges were built at the end of both drives and are shown on the OS 1st edition map of 1868 (*fig. 2*).

The lodge at the end of the NE drive (which still survives today and is occupied by a veterinary surgery) exhibits a noticeably different design to the lodge at Brook Lane (in rustic 'Cottage orné' style), suggesting that they were constructed at different dates although both can probably be dated to the mid-19th century. It is worth noting that the 1868 map shows the Lodge at Brook Lane as comprising a rectangular structure with a narrow annexe to the NE, roughly on the footprint of the modern rear kitchen/bathroom extension.

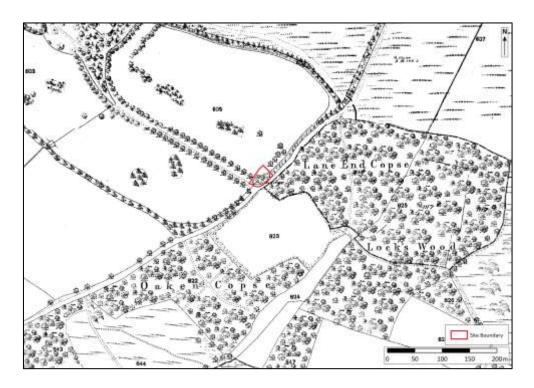


Fig.2: Extract from the OS 1st edition 25-inch map of 1868 showing The Lodge (Reproduced by courtesy of the National Archives)

In 1870, Arthur Hornby sold the Coldeast estate and moved to another residence at The Hook, Warsash which he had recently inherited from his brother William Hornby. The advertisement for the sale of the estate refers to it as consisting of 'a moderate-sized family residence, charming pleasure grounds, capital kitchen gardens, with range of vineries and conservatory, well-timbered park and meadow land, a portion of the primitive heath, very superior stabling for 12 horses, carriage-house, harness room, groom's apartments, lofts and clock tower, three capital entrance lodges, dairy, cottage, small farmery' (Hampshire Advertiser 25 June 1870).

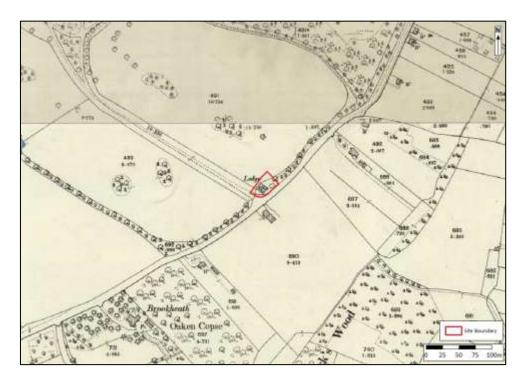


Fig.3: Extract from the OS 2nd edition 25-inch map of 1897 showing The Lodge (Reproduced by courtesy of the National Archives)

The Coldeast Estate was purchased by Nathaniel and Emma Montefiore in 1870 and alterations were made to the house, outbuildings and grounds as shown on the OS 2^{nd} edition map of 1897 (*fig. 3*), including the construction of new glasshouses within the walled gardens and laying out of formal gardens to the S of the house. However, the gate lodge adjoining Brook Lane appears to have remained essentially unchanged. The OS 3^{rd} edition map of 1909 (*fig. 4*) shows the new formal gardens to the south of the house with terraces and paths looking over open parkland; however, the lodge at Brook Lane again appears to have remained unaltered.

In 1924, the estate was sold by J.G. Montefiore to Hampshire County Council, which established a psychiatric hospital within the house and grounds. A boundary fence and a ditch parallel to the main road were built and accommodation provided for the patients within the grounds. The OS 4th edition map of 1933 (*fig. 5*) shows that a detached garage had been erected to the immediate NE of The Lodge and further alterations to the Lodge itself were carried out in 1954 (HRO Ref. 210M85/86), most likely relating to the construction of the existing bathroom and kitchen annexe to the rear of the house, which is first shown in its present form on an Ordnance Survey 1:2500 map of 1965. The hospital was closed in 1996 and the Lodge appears to have been unoccupied since the late 1990s-early 2000s.

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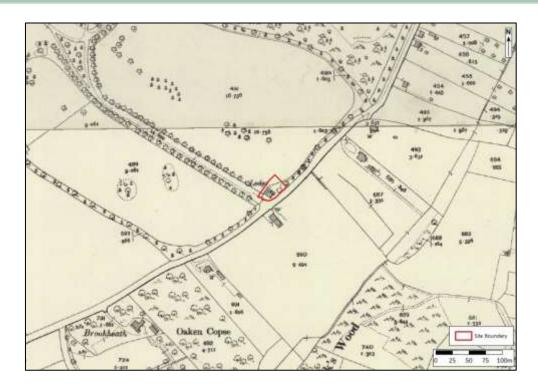


Fig.4: Extract from the OS 3rd edition 25-inch map of 1909 showing The Lodge (Reproduced by courtesy of the National Archives)

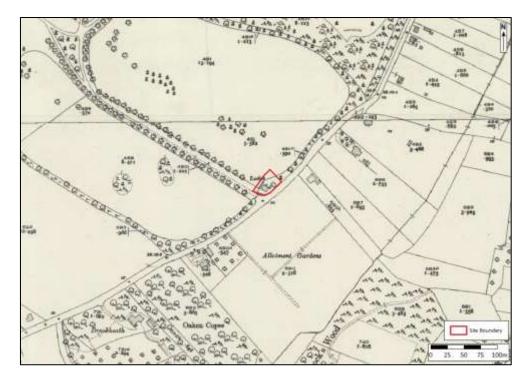


Fig.4: Extract from the OS 4th edition 25-inch map of 1933 showing The Lodge (Reproduced by courtesy of the National Archives)

4 Methodology

This Archaeological Standing Building Recording (ASBR) was undertaken by Border Archaeology on 30th October 2020.

The specific recording methodology consists of a limited drawn and photographic record undertaken to Historic England/RCHME Level 2 as defined in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), which sets out guidance on the recording of historic buildings for the purposes of historical understanding and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

It should be noted that it was not possible to undertake a detailed recording of the building to Historic England/RCHME Level 3 as originally stipulated by the Conservation Officer at Fareham Borough Council, due to the fact that the interior of the main portion of the building could not be fully accessed for health and safety reasons due to its very poor structural condition, with most of the roofing having collapsed, together with the suspended timber floors. Photos were taken of the interior of the building from the rear kitchen annexe (the only safe vantage point) and further photos were supplied by the client, including a copy of an earlier building condition survey undertaken in 2017.

Level 2 is defined as follows:

Level 2 is a **descriptive record**, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project (Lane 2016).

This limited Level 2 record consists of the following specifics:

4.1 Drawn record

This comprises the following:

- Annotated Plans of the building (based on existing survey plans) with photo locations clearly marked, and a location plan related to the national grid
- Annotated elevation drawings;
- Appropriate additional illustrations that help support findings and the interpretation of the buildings;
- Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.);
- A summary description of the buildings in their current form in the format of a typical listed building description.

4.2 Photographic record

The photographic survey consists of the following:

High-resolution colour digital photographs, with suitable scales (where possible) of the following:

- All external elevations;
- Internal room spaces (where accessible);
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building;
- General photographs illustrating the building's relationship to the surrounding buildings and setting.

4.3 Written account

This consists of the following:

• A summary statement describing the building's significance and purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection. It should be noted that this written account has been informed by consultation of the Hampshire Historic Environment Record (see Appendix 1) and available documentary records and historic mapping. Due to Covid-19 restrictions it has not been possible to undertake a visit to the Hampshire Record Office.

4.4 Recording methodology

Records were made in accordance with BA's *Archaeological Field Recording Manual* (2017) and Historic England conventions as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016). BA adheres to the ClfA *Code of conduct* (2020).

The photographic record was made using a Sony RX100 Mk. II digital camera at a 20mpx resolution. Photographs were taken of all the external elevations where possible with an appropriate scale.

5 Results

5.1 Exterior

The Lodge comprises a rectangular single storey former gate lodge and dwelling occupying a corner plot at the junction of Brook Lane and Jellicoe Drive on the SE edge of the former grounds of Coldeast House. The property is partially bordered to the SW by a yellow brick boundary wall and fence with brick piers and stone coping, with the remaining boundary defined by a modern wooden fence. The site is currently heavily overgrown and the principal (SW-facing) frontage of the building is heavily clad in ivy (*Plate 1*).



Plate 1: General view looking NE showing the SW elevation of The Lodge from Jellicoe Drive

The Lodge comprises a rectangular single-storey building oriented NE-SW of brick construction (measuring approximately 9.1m (NW-SE) × 8.2m (NE-SW) laid in Flemish Bond and externally whitewashed, with a multipitched slate roof (much of which has collapsed) surmounted by three chimneystacks. Attached to the rear (NE) of the building is a narrow single-storey L-shaped structure, of brick construction with a flat roof which represents a modern annexe housing a kitchen and bathroom, probably added in the mid-1950s, while further to the NE is a detached garage building probably built in the 1930s.

The principal (SW-facing) elevation of the building is heavily clad in ivy thus restricting recording of this portion of the building. This elevation comprises a centrally-placed round-arched doorway with an ornate wooden entrance porch flanked by two flat arched windows (which have been boarded up) with wooden sills. Above the windows at eaves level is a dentilled cornice, above which are two pedimented gables with circular bullseye windows, wooden fascia boards and dentilled decoration, all heavily clad in ivy (*Plate 2*). Some exposed red brickwork was visible at the base of one of the gables, just above eaves level, suggesting that this gable may have been rebuilt. The porch in front of the entrance consists of a flat-roofed wooden structure with moulded skirting, resting on low brick piers with a chequered tiled pavement at the threshold (*Plate 3*).

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Plate 2: View looking SE showing principal SW facing elevation of The Lodge, heavily clad in ivy



Plate 3 (a & b) View looking NE showing entrance porch and doorway in SW elevation

The NW facing elevation comprises two segmental arched windows with gauged brick headers and timber sills flanking either side of a centrally placed chimneybreast (Plate 4) above which is an eaves cornice and pedimented gable with dentilled decoration similar to that in the SW-facing elevation. The chimneybreast appears to break across the eaves cornice and its brick bonding (laid in irregular English Garden Bond) is different from the walls on either side, suggesting that it may be a later addition. The gable may also have been partially reconstructed at this time, suggested by the exposed red brickwork at its base (Plate 5).



Plate 4: View looking SE showing NW-facing elevation of The Lodge



Plate 5: View looking SE showing detail of pedimented gable, chimneystack and windows in NW-facing elevation

The NE facing elevation of the original building is largely concealed by the single-storey brick annexe housing the kitchen and bathroom which appears to have been added, in its present form, in the mid-1950s (*Plate 6*). The later extension has a flat roof and a dentilled eaves cornice in keeping with the original building. The most noteworthy original features are the segmental arched window with wooden sill (which has been boarded up) and the pedimented gable with dentilled decoration which is located somewhat off-centre within the elevation (*Plate 7*).



Plate 6: View looking S showing NE-facing elevation of The Lodge



Plate 7: View looking SW showing NE-facing elevation of The Lodge with modern annexe in foreground

The fenestration of the SE-facing elevation consists of a single light round-arched casement window and a broader segmental arched casement, both with gauged brick arches and wooden sills, located towards the NE end of the elevation (*Plate 8*). The remainder of the SE-facing elevation of the Lodge is heavily clad in ivy and obscured by modern fencing; no other features of architectural note were observed (Plate 9).



Plate 8: View looking W showing segmental and round arched windows in SE-facing elevation



Plate 9: View looking NW showing SE facing elevation from Brook Lane

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5.2 Interior

As mentioned above, the interior could only be partially accessed from the annexe at the NW end of the building, most of the roofing and ceiling joists and the suspended timber floors having collapsed. Only the room in the NW corner of the original building could be partially viewed. The interior of the Lodge is arranged into four rectangular rooms of various sizes, linked by a cross-axial-hallway running NE-SW. The NW room is clad in plasterwork with faux-timber framing. Located in the SE corner of the room to the right of the hallway Is a large red brick fireplace with a round arched grate and faux-timber overmantel which is evidently a modern replacement of an earlier fireplace (*Plate 10*).



Plate 10: Interior view of NW room looking SW showing modern brick fireplace



Plate 11: Interior view of NW room showing casement window in NW wall



Plate 12: Internal view looking NW showing detail of latticed casement window in NW wall

The most noteworthy feature within this room is the mullioned casement window in the NW wall with metal diamond -latticed glazing bars (*Plates 11 & 12*) which appear to be original (the glass having been entirely removed). The segmental window in the NE wall has the upper part of a sash frame, with the lower part having been removed (*Plate 13*).



Plate 13: Internal view looking NW showing windows in NW and NE wall

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Plate 14: View looking SW along cross-axial hallway towards main entrance Plate 15: View looking WNW within SW room showing fireplace and casement window in NW wall (Reproduced by courtesy of the client)

To the SW of this room is a narrow hallway leading to the main entrance and providing access to the other rooms (*Plate 14*). The doorway at the SW end of the hallway has been boarded up although the part-glazed door remains intact. Located off this hallway, within the SW corner of the house is a large rectangular room which appears to have been a living room. It is again clad in plaster with faux-timber framed wall-studs which probably represent evidence of later refurbishment. Located in the N corner of the room is a large modern brick fireplace with faux-timber overmantel similar design to that in the NW room. Immediately to the left of this fireplace in the NW wall is a mullioned window with diamond-lattice glazing bars (*Plate 15*). Another flat-arched window in the SW wall had been boarded up.

The ceiling and floor within the room to the SE of the hallway appear to have partially collapsed, significantly limiting access to this room. It was lit by a flat-arched sash window in the SW wall with timber panelling beneath; evidence for a tall wall cupboard or dresser was noted in the SE wall (*Plate 16*). There would seem to have been a fireplace in the NW wall but this appears to have been completely removed prior to the survey undertaken in 2017.

The room in the NE corner of the Lodge is lit by a single light and a mullioned casement window, both have diamond-latticed glazing in similar form to that noted in the NW and SW rooms (*Plate 17*). Located in the SW wall of this room is a small brick fireplace with a wall cupboard to the left (*Plate 18*); the fireplace in its current form appears to be a later replacement. The room was again clad in plaster although there was little evidence of the faux-timber framed studs visible in the NW and SW rooms (*Plate 19*). No features of architectural interest were noted within the interior of the modern annexe to the rear of the house (*Plates 20 & 21*).

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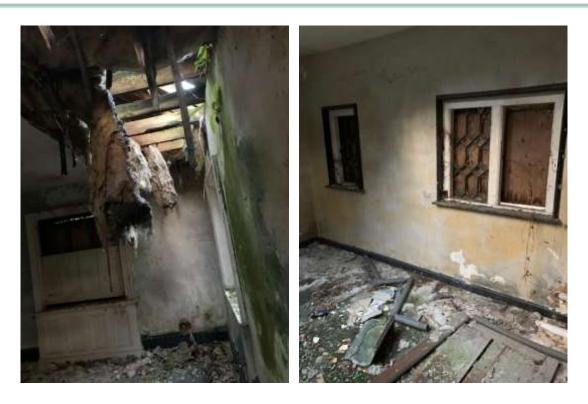


Plate 16: Internal view of SE room showing wall cupboard or dresser in SE wall and window to right of picture Plate 17: Internal view of NE room showing lattice casement windows in SE wall (Reproduced by courtesy of the client)



Plate 18: Internal view of NE room looking SW showing fireplace and cupboard to left (Reproduced by courtesy of the client)



Plate 19: Internal view of NE room looking W showing interior partition wall and door leading to hallway (Reproduced by courtesy of the client)



Plate 20: Internal view of modern annexe to rear of the Lodge looking SE

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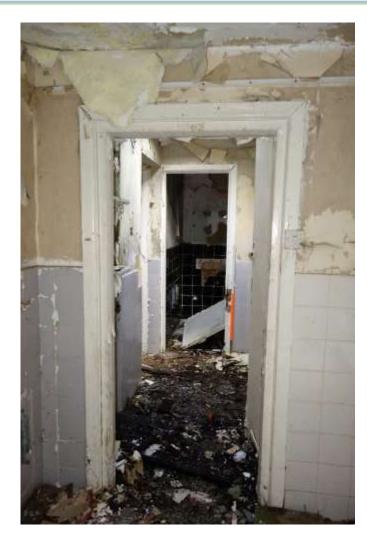
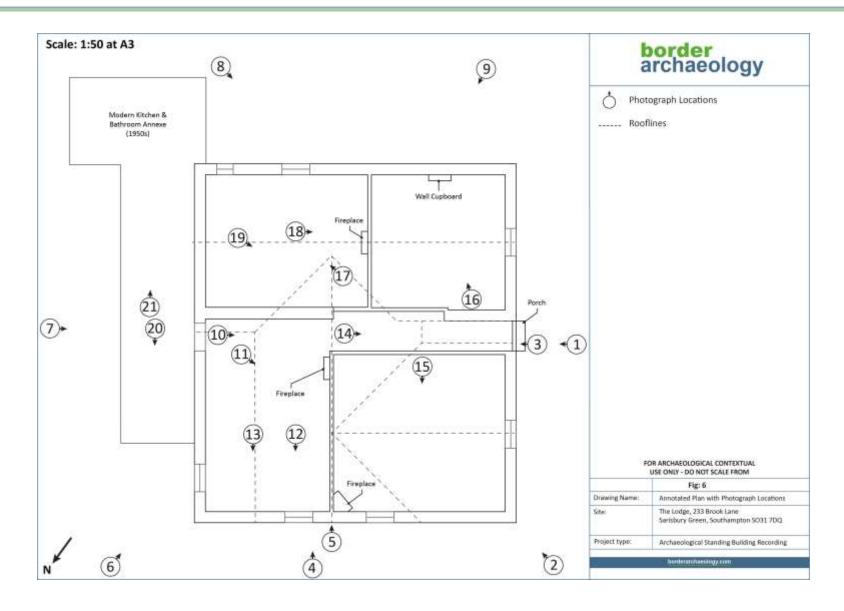


Plate 21: Interior view of modern annexe to rear of the Lodge looking NW, showing former bathroom

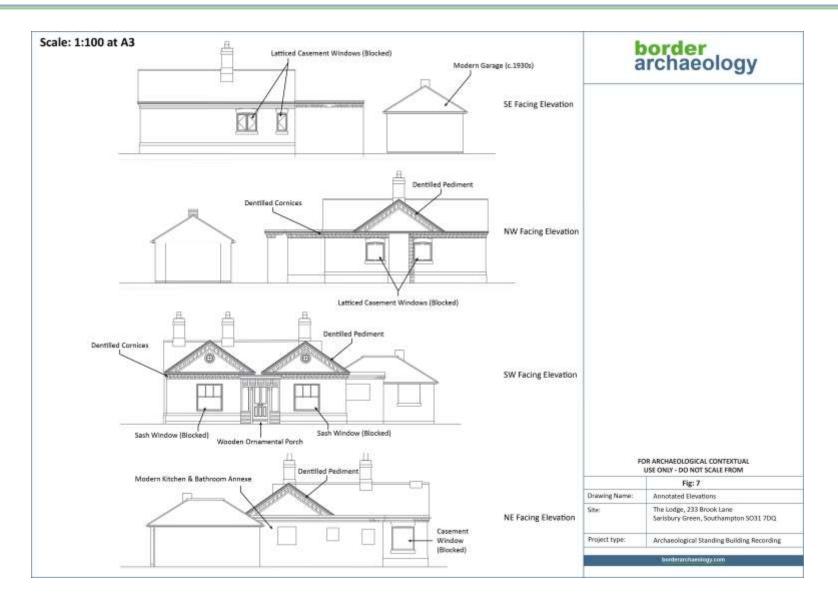
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6 Conclusions

The limited programme of ASBR undertaken by Border Archaeology with regard to The Lodge, 233 Brook Lane, Sarisbury Green, Southampton SO31 7DQ, supported by cartographic and documentary research, has reached the following conclusions briefly detailed below:

The Lodge is a single storey rectangular brick gabled structure of mid-19th century date, built as a gate lodge at the SE entrance to the grounds of Coldeast House, a substantial country house built between 1846 and 1851 for Arthur Hornby, a wealthy landowner and horse dealer. The mansion and its extensive grounds were occupied by a psychiatric hospital in 1925, which remained in use until the late 1990s.

It is built in a restrained Picturesque style with pedimented gables and eaves cornices with dentilled decoration; the fenestration consists of segmental arched and round arched casement windows with flat-arched windows in the principal SW-facing elevation, flanking the ornamental wooden entrance porch. Attached to the rear of the house is a modern flat-roofed extension, housing a kitchen and bathroom which appears to have been built in the mid-1950s when the house was refurbished.

The interior of the building appears to have been extensively refurbished in the mid-20th century, probably contemporary with the addition of the rear kitchen/bathroom extension. The fireplaces appear to have been replaced or blocked up and the interiors of two of the rooms clad in plasterwork with faux-timber framing.

Few surviving internal fixtures or fittings of architectural interest were noted, the most notable surviving features being the casement windows with diamond-lattice glazing bars which appear to be original features, and a wall cupboard or dresser in the SE room.

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8 Bibliography

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National Heritage List for England.

Daniells Harrison, 2017, Report on Condition on The Lodge 233 Brook Lane Sarisbury Green SO31 7DQ

Fareham Borough Council, 2011, Former Coldeast Hospital Development Brief Supplementary Planning Document

Hampshire Gardens Trust Database – Entry for Coldeast House (http://research.hgt.org.uk/item/coldeast/)

O'Brien, C., et al., 2018, The Buildings of England - Hampshire: South, Yale

9 Cartography and Aerial Photography

(All maps were obtained from the National Archives unless otherwise stated)

1799: Ordnance Survey drawing of Southampton and District (British Library)

1838: Tithe map for the Parish of Titchfield (IR 30/31/254)

1868- OS 1st edition 25-inch Map

1897: OS 2nd edition 25-inch Map

- 1909: OS 3rd edition 25-inch Map
- 1933: OS 4th edition 25-inch Map
- 1942: OS provisional edition 1:10560 Map

1965: OS National Survey 1:2500 Map

1971: OS National Survey 1:1250 Map

10 Appendix 1: Historic Environment Record Gazetteers and Maps

#	Ref.	Name	Date	NGR
1	37137	Findspot: Burnt Flint	Prehistoric	SU 5108 0817
2	37138	Findspot: Burnt Flint	Prehistoric	SU 5058 0825
3	19377	Findspot: Iron Age Pottery	Iron Age	SU 5030 0730
4	39172	Locks Heath	Medieval	SU 5100 0700
5	19321	Site Of Beacon	Post-med.	SU 5146 0851
6	51625	Cold East	Post-med.	SU 5052 0800
7	56645	Milestone, Bridge Road	Post-med.	SU 5089 0857
8	65099	Eval.: Peters Road, Locks Heath (Phase 2)	2013	SU 5015 0720
9	66802	Eval.: Peters Road, Locks Heath (Phase 3)	2014	SU 5019 0714
10	69914	Geoarch. Test Pits: Land at Heath Road	2017	SU 5118 0722

Table 1: Gazetteer of Monuments recorded in the Hampshire Historic Environment Record in the vicinity of the site

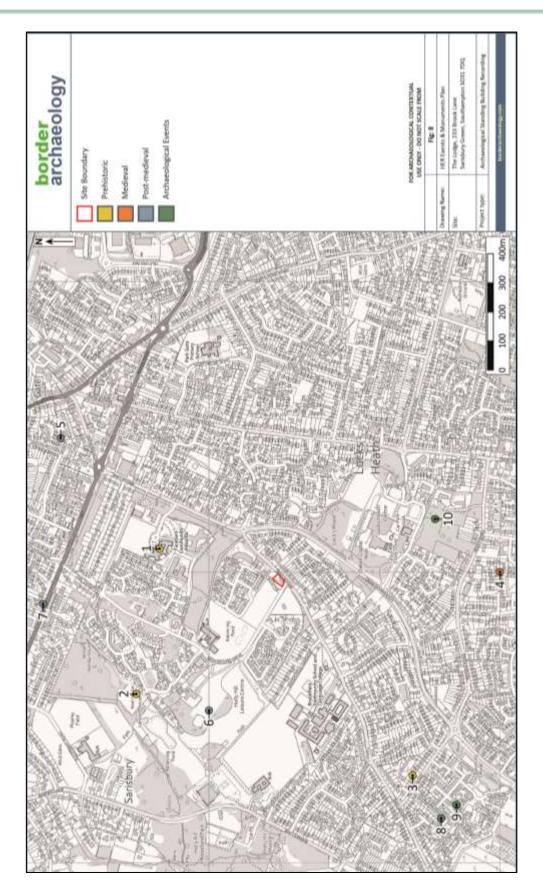
#	Ref	Name	Grade	NGR
B1	1233206	Little Park Cottages	П	SU 5190 0813
B2	N/R	Mansion & Various Buildings at Coldeast Hospital	Locally Listed	SU 5100 0849
B3	N/R	Holly Hill Mansion, Barnes Lane	Locally Listed	SU 5004 0777

 Table 2: Gazetteer of Listed and Locally Listed Buildings, Registered Parks and Gardens recorded in the Hampshire Historic

 Environment Record in the vicinity of the site

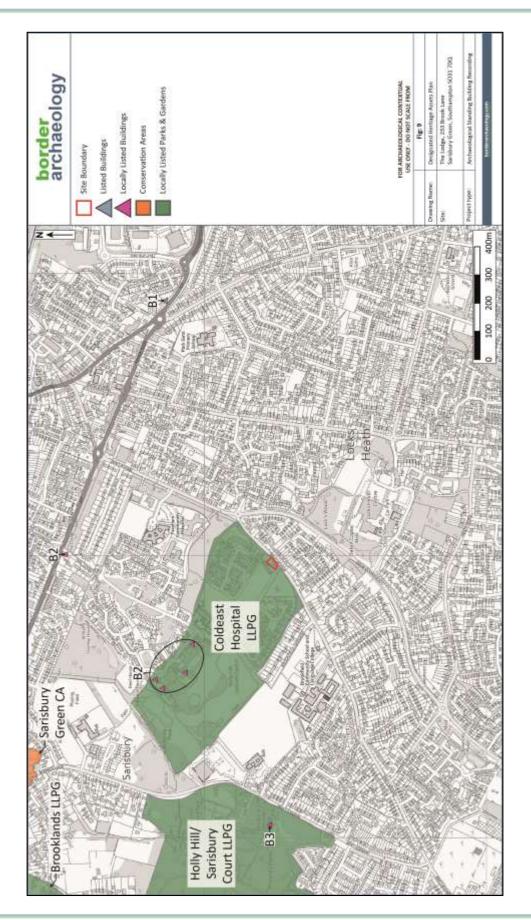
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December 2020



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Artwork approved by:	Holly Litherland BA (Hons.)			
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1	Final	December 2020	George Children MA MCI <i>f</i> A	