



**Archaeological Desk-Based Assessment of
Monks Lake, Grange Road, Netley Abbey,
Hampshire, SO31 5FF**

March 2023

NON-TECHNICAL SUMMARY

This archaeological desk-based assessment sets out the archaeological background to the proposed redevelopment of Monks Lake, Grange Road, Netley Abbey, Hampshire.

While the buried remains of the moat around Netley Abbey does intrude upon the western edge of the site, it is considered that previous disturbance caused by the construction of a late 19th century house and also by the existing dwelling, means that the works associated with this development, re-using as it does the same site, will have no significant impact upon any buried archaeological remains.

BACKGROUND

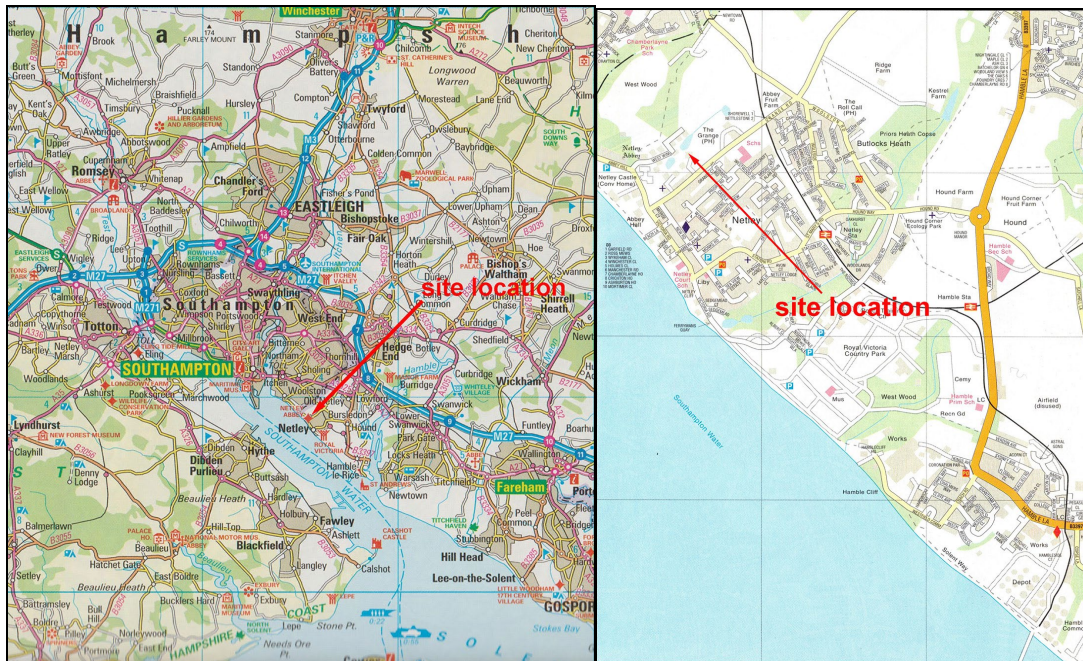


Figure 1 Site location. © Crown copyright. All rights reserved. License number: AL100036068

1. The site lies within the village of Netley in the parish of Hound in Hampshire, just to the south-east of the city of Southampton and on the east bank of Southampton Water. It sits on the north-west side of Grange Road, c.150m to the north-east of the ruins of Netley Abbey, at 20m aOD and SU 4558 0911. The underlying geology is the Selsey Sand Formation overlain by River Terrace Deposits.
2. The property owner is intending to submit a planning application for the replacement of the existing house and garage. In order to inform both themselves and the Local Planning Authority of any potential archaeological issues relating to the development of the site, they have commissioned West Sussex Archaeology Ltd to draw up this archaeological desk-based assessment.
3. It is not the purpose of this assessment to rehearse the clauses of the various publically available planning legislation, guidance and policy documents, suffice it to say that these provide the framework within which the heritage issues relevant to this site will be discussed. With reference to this project these are: the National Planning Policy Framework (2021 revision); the Planning (Listed Buildings and Conservation Areas) Act 1990; and the Eastleigh Borough Local Plan 2016-2036 (pp. 45-6).

HISTORICAL BACKGROUND

1. There are four Scheduled Monuments within the immediate vicinity of the site (SM Nos. 1001960, 1005536, 1008703 & 1008704) all relating to Netley Abbey, the ruins of a Cistercian Abbey founded in 1239 and dissolved in 1536, which subsequently became the mansion of Sir William Paulet, before being abandoned and partially demolished in the early 18th century. Of particular relevance to this project is SM No.1005536, parts of the precinct wall and moat, which in total runs south-west to north-east past the southern side of the Abbey before curving round to the north-west to meet the south-west end of the northern fishpond. The nearest scheduled parts of this moat lie c.125m to the south-west of the site. In addition to the Scheduled Monuments the Listed Netley Grange (Grade II, LB No.1281145) lies c.275m to the north-east of the site, believed to potentially have been built on the remains of the Abbey's home farm.

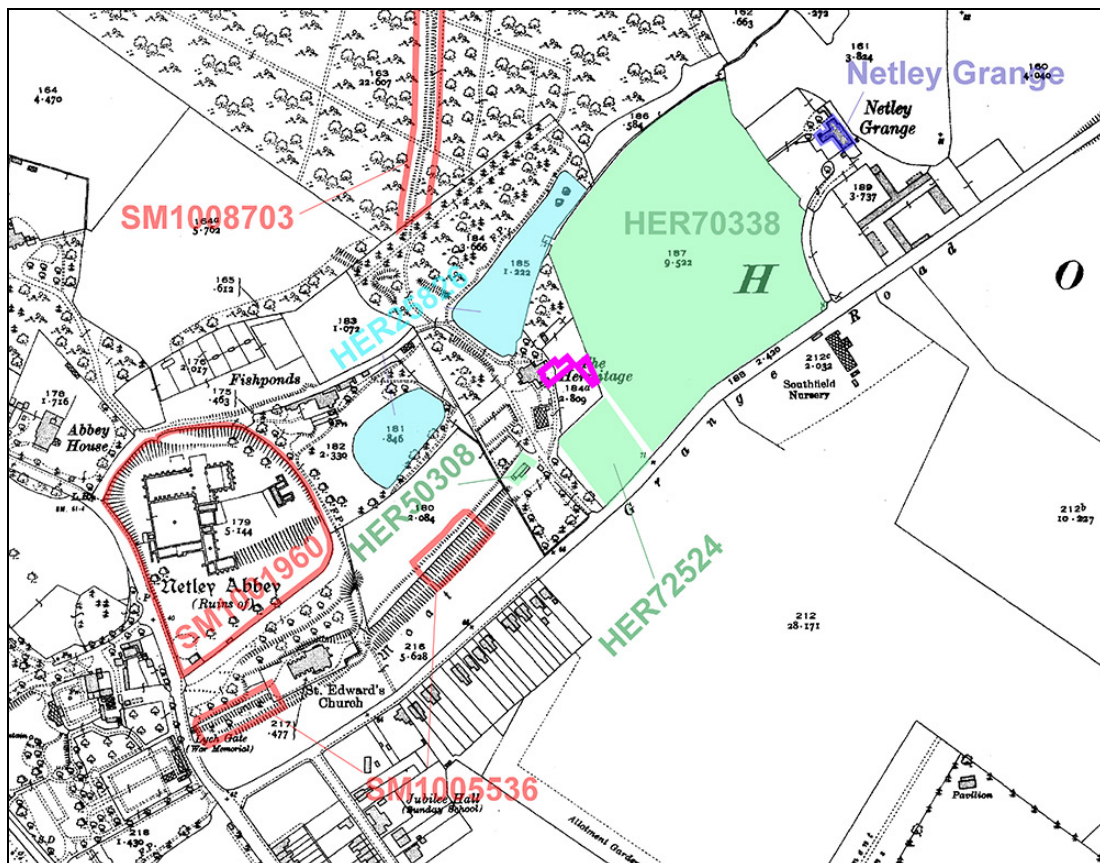


Figure 2 Scheduled Monuments, Listed Buildings and HER records within the vicinity of the site (outlined in purple) over the 1933 Ordnance Survey 1:2500 edition

2. A search was made of Hampshire County Council's Historic Environment Record (HER) which produced the following records relevant to the proposed development of the site: to the immediate north-west of the site lie a string of fishponds (HER No.25826), of which one forms the northern boundary of the site, another lies to the west; to the south-west of the site, a section of the Abbey moat was

WEST SUSSEX ARCHÆOLOGY

observed during a watching brief over the construction of a replacement dwelling at The Hermitage (HER No.50308); five archaeological trial trenches were excavated on the plot of land immediately adjacent to the site to the south-east, these revealed two undated gullies and two modern features (HER No.72524 & Williams, p.4); more extensive archaeological work has been undertaken in the large field to the immediate east of the site, including an evaluation in 2019 (HER No.70338), and excavation in 2023, the results of which uncovered the edge of two possible enclosures on the eastern edge of the site (finds recovered from the ditches have not yet been fully assessed, but spot dates indicated Iron Age and Roman dates), other features, including a line of pits, were securely dated as 19th century and modern (Thom Hayes, pers. comm.); the site lies upon River Terrace Deposits with the known potential to contain Palaeolithic worked flints, six being recovered from the archaeological work in the field to the east, however the report on this work concluded that the potential for such finds lay on the eastern side of the site (Legg & Shaw 2019, .p.10 and Figure 3).

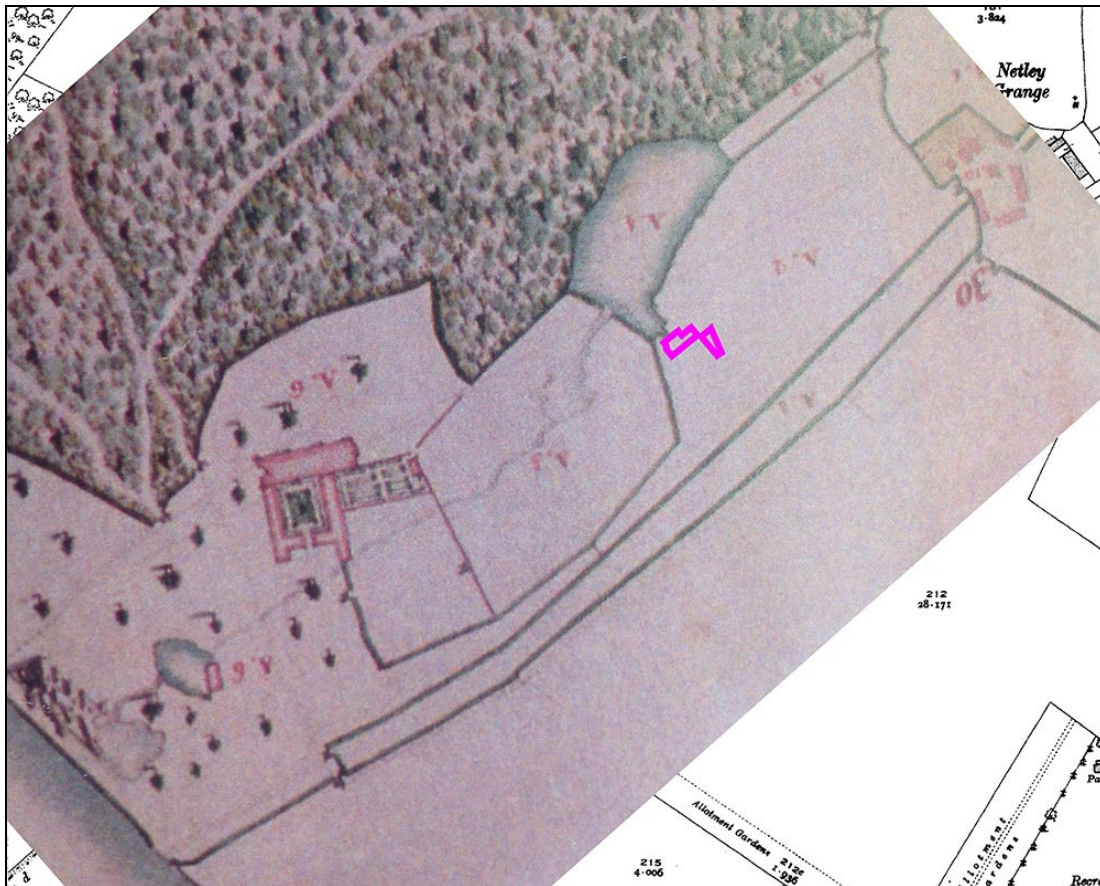


Figure 3 Extract from the 1725 map of Hound (HRO No.COPY/641/12), the site is outlined in purple

3. The earliest historic map to show the site is that dated 1725 and entitled "A Survey of the Mannor of Hound Cum Membris in the County of Southampton belonging to Richard Rooth Esq." (HRO

WEST SUSSEX ARCHÆOLOGY

No.COPY/641/12). This shows the site as lying close to the south side of the Abbey fishpond, with an indentation at the south-east corner of the pond marking the end of the moat coming in from the south; a field boundary running southwards almost certainly marks its inner edge. The field within which the site lies is marked “A2”, which the accompanying text calls “Brome Close”.

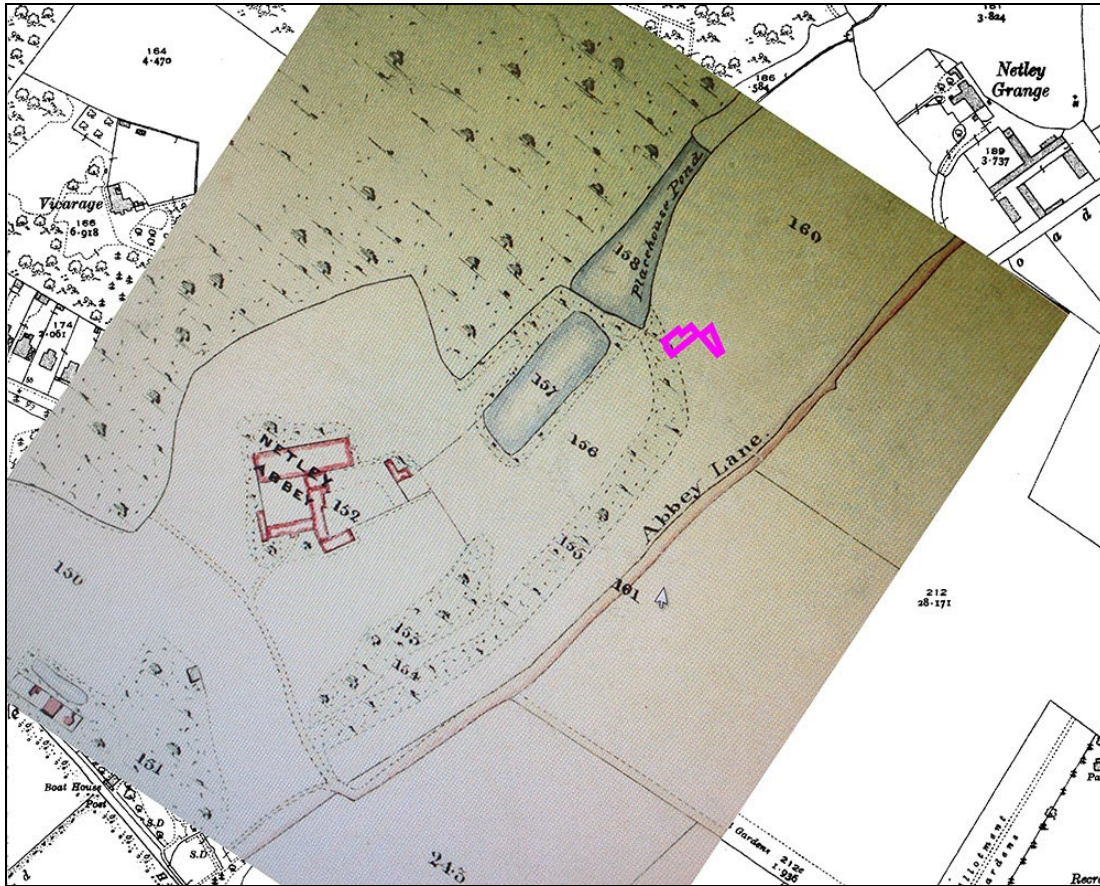


Figure 4 Extract from the 1838 Tithe map of Hound (HRO No.21M65/F7/122/2), the site is outlined in purple

4. The Hound Tithe map of 1838 (HRO No.21M65/F7/122/2) shows a similar picture, although this time the whole course of the moat is marked (No.155 on the map) and described as “wood adjoining strip of arable”. The field to the west, on its inner side, is called “Abbey Grounds” (No.156), with that to the east still called “Broom Field” (No.160). The two ponds are named “Lower Abbey Pond” (No.157) and “Upper Abbey Pond” (No.158) respectively, with the latter also labelled “Placehouse Pond” (Place House or Place Farm, was the name given to the holding centred on the old Abbey on the map of 1725). All are owned by Thomas Chamberlayne, and occupied by John Buckland.
5. The first edition Ordnance Survey 1:2500 map of 1867-81 provides the clearest depiction of the Abbey moat, marking it running up to the Upper Pond from both the north-west and the south-east, although the last part of the latter is clearly infilled by this date.

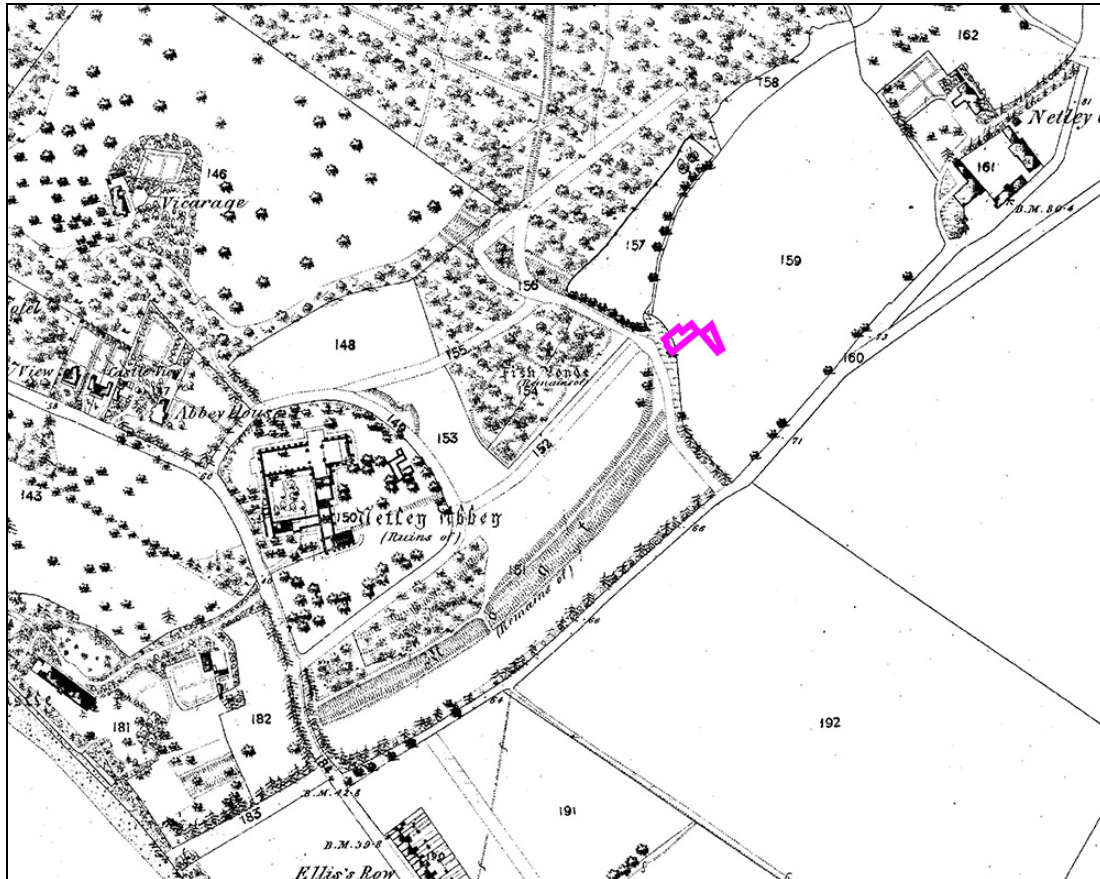


Figure 5 Extract from the 1st edition Ordnance Survey 1:2500 map of 1861-81, the site is outlined in purple

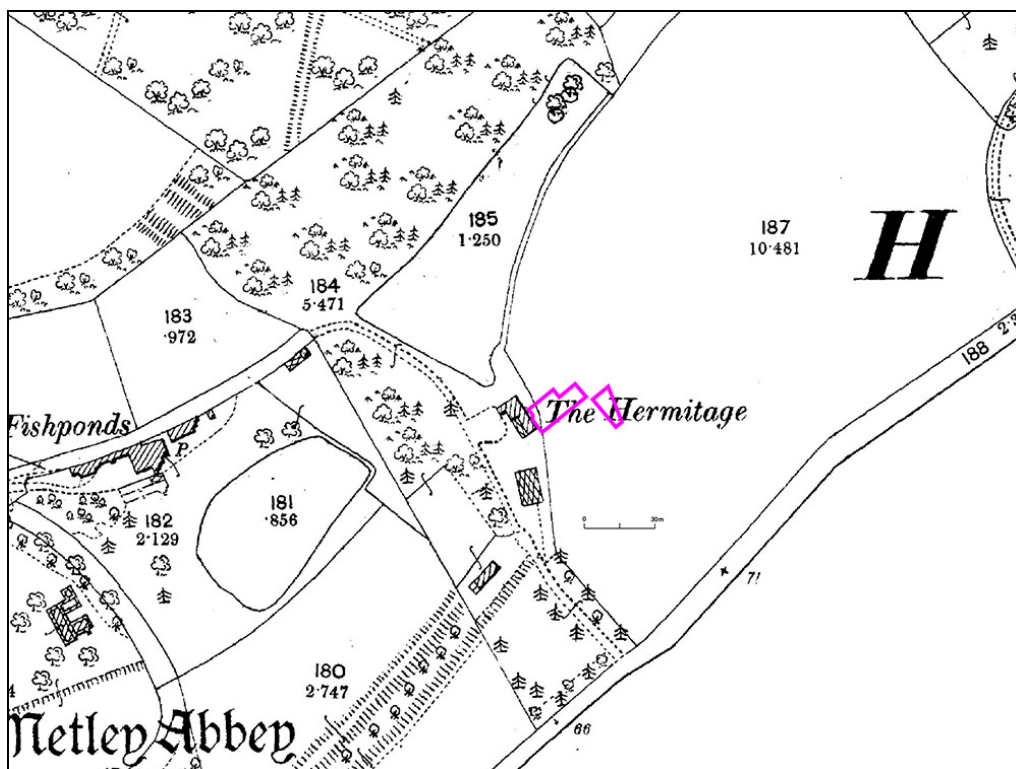


Figure 6 Extract from the 2nd edition Ordnance Survey 1:2500 map of 1897, the site is outlined in purple

6. By 1897, the date of the second edition 1:2500 map, a house has been built over the course of the infilled moat and called The Hermitage, approached by a drive from the south that runs past its western front; to the south of it, in its grounds, is a large glasshouse. The total curtilage of this house would seem to take in the Upper Pond, a strip of woodland to the north, and further woodland and grounds to the west of the drive, including a rectangular outbuilding.

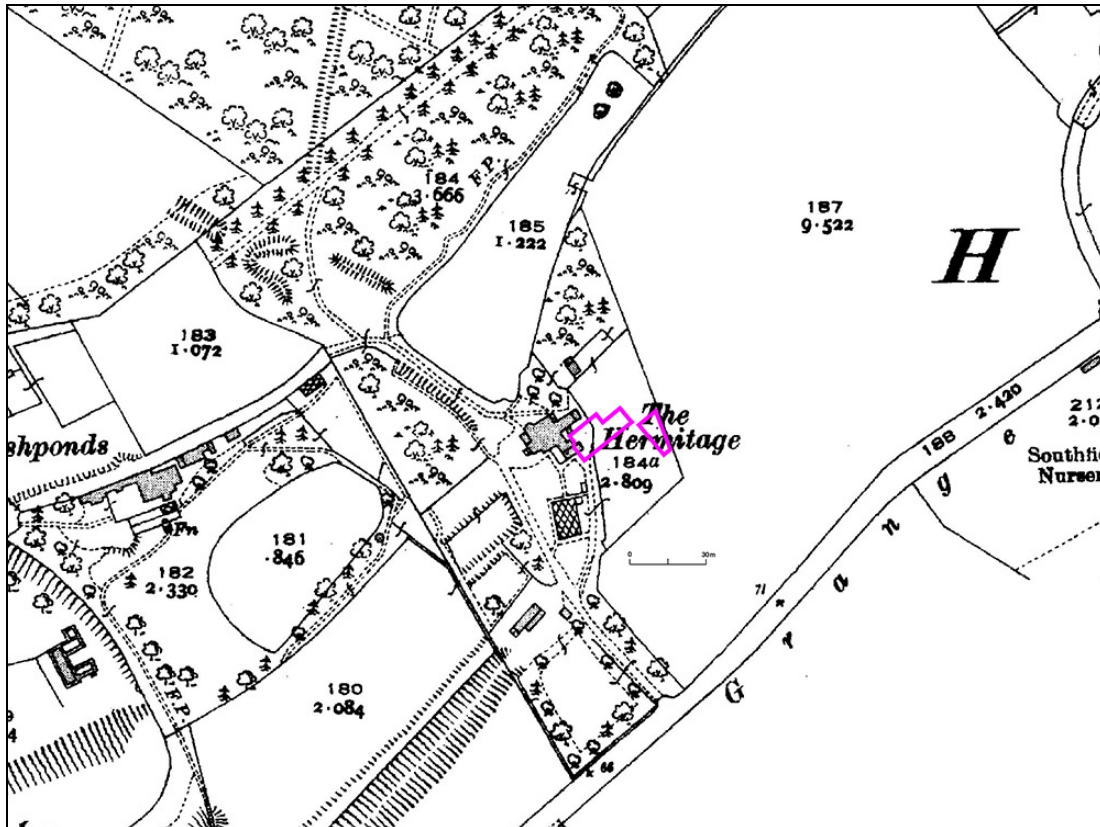


Figure 7 Extract from the 1933 edition Ordnance Survey 1:2500 map, the site is outlined in purple

7. By the 1909 Ordnance Survey 1:2500 edition, the house, seemingly within the same plot, has been considerably enlarged or entirely rebuilt, the same situation being shown on the 1933 1:2500 edition. However, by that of 1964-5 the house has gone, to be replaced by a much smaller dwelling just to the east, and the outbuilding to the south has now become a new dwelling given the old name of "The Hermitage". The new house is called "Laetus Locus" or "Happy Place", a name derived from the Abbey itself; this house forms the core of the present dwelling.
8. The fate of The Hermitage is recorded in the Hampshire Telegraph, whose edition of 21st March 1941 records that: "On 12th March 1941 at 0130h, 5 bombs were dropped in the village, one of which demolished "The Hermitage" killing Mrs Pyke, 84." A site visit carried out on 23rd February 2023 revealed that while no trace remains of The Hermitage above ground, part or all of its cellars have been preserved under a

WEST SUSSEX ARCHÆOLOGY

wooden hatch to the north-west of the current house. The historic mapping indicates that these cellars existed in the rear wing of the house, and were therefore constructed between 1897 and 1909 when the building was enlarged.



Figure 8 The wooden hatch leading down into the cellars of The Hermitage



Figure 9 Inside the cellars of The Hermitage, looking east

WEST SUSSEX ARCHÆOLOGY

9. No other features were noted during the site visit, save the depression where the north end of the moat meets the pond. The stretch of moat to the south is no longer clearly discernible.



Figure 10 The depression adjacent to the pond, marking the end of the moat, looking south



Figure 11 Looking north along the line of the moat as shown on the 1st edition Ordnance Survey map, where it's eastern lip would approximately follow the left side of the drive

THE DEVELOPMENT & ITS IMPACT

1. The proposed development is for the replacement of the existing house, and garage to the east, with a new dwelling and garage sharing a similar footprint. In the case of the new dwelling this will be on exactly the same site, but orientated slightly more north-west to south-east. In the case of the garage, it will be set slightly further back against the boundary.

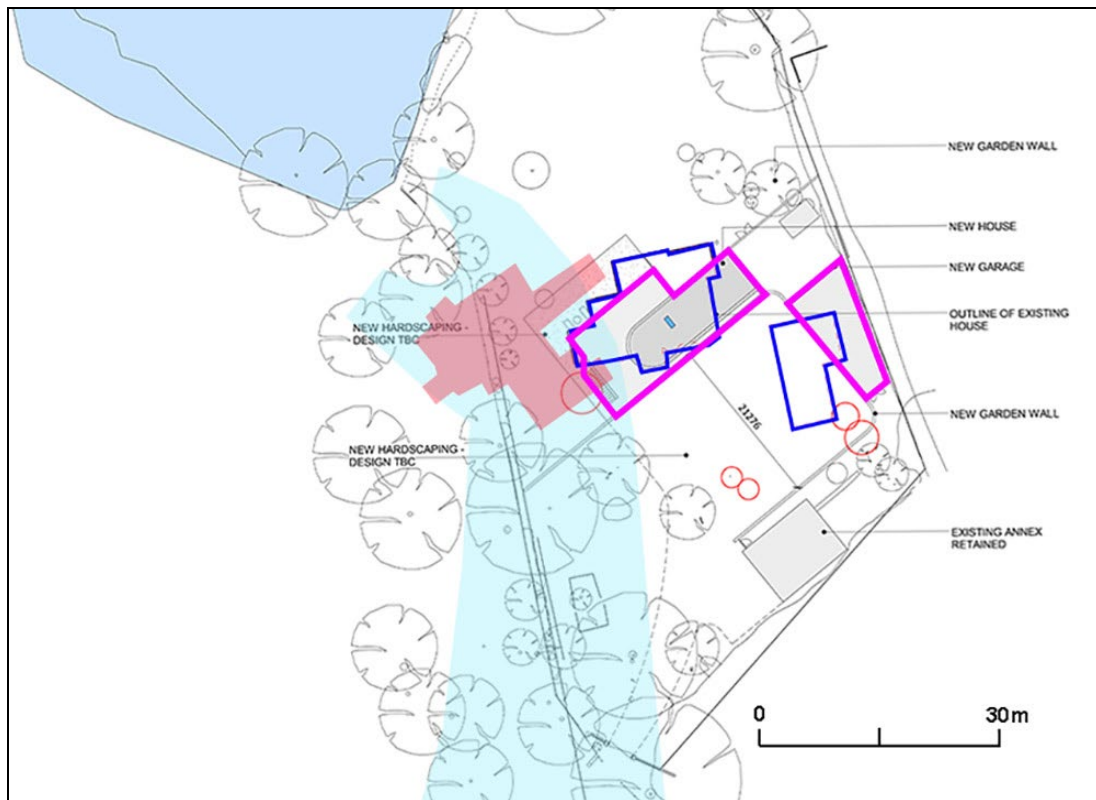


Figure 12 Plan of the proposed development, with the new dwelling and garage in purple, the existing in blue, the outline of The Hermitage in red and that of the moat, as shown on the 1st edition Ordnance Survey map, in pale blue

2. As has been described above, the principal archaeological interest of the site is the moat which is believed to have once surrounded the Abbey precinct. According to the 1st edition Ordnance Survey map, which most clearly marks its former line, the eastern half of this moat lies within the current curtilage of Monks Lake, with the existing, and proposed dwelling overlapping its very eastern lip.
3. Although there is a background of prehistoric and Roman remains in the wider vicinity, the evidence from recent archaeological work to the south and east suggests that there is unlikely to be significant remains within the immediate vicinity of the development and later remains are likely to have been confined to the inside of the moat around the Abbey.

4. In the light of the above, it is considered that the only buried remains that are likely to be encountered by this development are those associated with the late 19th century Hermitage and the very outer lip of the Abbey moat, and the latter has already been disturbed by both the former and the existing building on the site. It is therefore suggested that further archaeological work in relation to this development is unlikely to produce results sufficiently significant to justify its implementation.

BIBLIOGRAPHY

Legg, S. & Shaw, A. 2019 ***Grange Road, Netley, Southampton: Archaeological Evaluation Report*** Wessex Archaeology Unpublished Report

Williams, J. 2022 ***Land at the Hermitage, Grange Road, Netley, Hampshire: Archaeological Evaluation.*** Thames Valley Archaeological Services Unpublished Report