



Plate 26: Surroundings of Carriston Cottage, looking south-west

6.6 The Grade II Listed Carriston Cottage is located c. 50m west of the Site. According to the Listing description (Appendix 4) it was probably built in the 18th century – a building is shown at this location on a 1783 map (Plate 8). It appears to have varied in use as a single house or as two cottages over time. The 1837-38 Tithe Apportionment records it as “two tenements” whereas the Listing description states “originally one house, now two cottages”. It is not clear which the building was originally constructed to serve as.

APPENDIX 4: CARRISTON COTTAGE LISTING DESCRIPTION

6.7 This two and a half-story building is constructed of red brick, with a grey brick façade to the principal (north-eastern)

elevation, with red brick dressing. At the centre of the first floor is a redbrick recessed panel with a grey brickwork diamond. The pair of dormer windows of the half storey project from a tiled half-hipped roof. The building also features 18th or early 19th-century casement windows with glazing bars, with cambered head linings on the lower windows. The Listing description states that there are “2 doors centre ground floor”, although these were not visible during the Site visit. A two-storey 20th-century extension is located to the west, with further single-storey 20th-century wings and connected garages present to the south-west and north-west.

6.8 *Carriston Cottage* primarily derives its significance from the architectural interest and aesthetic value of its built fabric, and from its illustrative historical significance as an 18th-century rural roadside common house/pair of cottages.

6.9 *Carriston Cottage* also derives some significance from its setting. The design of the grounds and gardens appears modern and does not contribute to its significance, although the outline of the original boundary plot does survive which makes a contribution to its illustrative historical significance as a relatively modest rural roadside common dwelling.

6.10 The former Peel Common is located immediately to the east of the asset, with parts of the former common surviving as green space immediately to the east and north-east, and as paddocks across Newgate Lane to the north-east, east and south-east (including the Site, Plate 27, Plate 28). Open spaces associated

with the former Peel Common in the vicinity of the building are considered to make a minor contribution to its overall significance (bearing in mind that its significance is primarily derived from its built fabric), through its illustrative historical value as a dwelling which was constructed fronting onto roadside common land.

- 6.11 Some areas to the south of the asset have been developed with modern linear residential built form, and a large waste water treatment plant is located to the west – these elements do not contribute to the significance of the building.



Plate 27: View east from vicinity of Carriston Cottage, looking across former common land to and beyond Peel Farm



Plate 28: View south-east from vicinity of Carriston Cottage, across former common land



Plate 29: View of rural land to north-west of Carriston Cottage

- 6.12 The Site includes both parts of Peel Common in the vicinity of the asset, and parts of the wider rural landscape to the east, with the former making a minor contribution to its significance. However, a clear historic functional association between the building and the Site has not been identified. The proposed development will preserve the areas of Peel Common in the vicinity of the building.
- 6.13 Views across the common land to the north-east, east and south-east from the principal elevation of the building will be preserved. The conversion of some of the former common land in the vicinity of the asset from private use to public open space, somewhat similar to its original historical use, will have a positive effect on the setting of the building.
- 6.14 The proposed development, which will include the conversion of some of the former common areas to public open space within close proximity to the asset, along with the development of the rural landscape further to the east and south-east of the asset, will overall result in no harm to the significance of the Grade II Listed *Carriston Cottage*.

**Grade II Listed Foxbury Cottages Foxbury Farmhouse
(1094242)**



Plate 30: Grade II Listed Foxbury, looking north-west



Plate 31: Grade II Listed Foxbury, looking south-west across former farmyard

6.15 The Grade II Listed *Foxbury Cottages Foxbury Farmhouse* is located c. 210m north of the Site. The Listing description is provided at Appendix 5. The asset is a 17th-century (or earlier) timber-frame and redbrick cross-wing house, now divided into the two residences. The two-storey building has a half-hipped roof with modern pantiles and redbrick chimney stacks. The principal elevation of the former farmhouse, with four window bays to each floor including the cross-wing, faces eastward across Newgate Lane. *Foxbury* primarily derives its significance from the architectural interest and aesthetic value of its built fabric.

APPENDIX 5: FOXBURY LISTING DESCRIPTION

6.16 *Foxbury* also derives some significance from its setting,

primarily from its group value with the locally listed Foxbury Stables to the north. The asset no longer functions as a farmhouse and its connection with the agricultural landscape has been reduced, and the formerly associated stables are now in use as a residence within a separate plot of land. The open space of the farmyard and a 20th-century barn survive to the north, albeit within a separate plot, and make an important contribution to its illustrative historical significance as a former farmhouse in combination with the former stables.

6.17 The surrounding agricultural land in the vicinity of the asset makes a minor contribution to its aesthetic value and its eroded illustrative historical significance as a former farmhouse. The large solar park immediately to the west (to the rear of the building) and the busy newly-built relief road c. 40m to the east, and the large nursing home c. 120m to the north, have reduced the rural character of the surrounding area. A semi-detached pair of 20th-century houses immediately to the south also increases the experience of the building as residential in character.

6.18 The original route of Newgate Lane and open space associated with the former Peel Common in the vicinity of the building also makes a contribution to the illustrative historical value of the building as a farmhouse which was established by the road and associated roadside common. However, due to the construction of the Newgate Lane relief road the former common land is now sandwiched between the two stretches of road and its character changed to that of a large modern roadside verge, including

fencing and drainage and attenuation features (Plate 32). Therefore, these areas now only make a minor contribution to the significance of the asset.



Plate 32: View east from Grade II Listed Foxbury, across former common and agricultural land

6.19 The Site forms part of the agricultural land and part of the former Peel Common in the wider vicinity of the building, c.

210m to the south and largely visually screened by the 20th-century house immediately south of the asset.

6.20 The 1837-38 Tithe Apportionment records that Foxbury Farm and Peel Farm were under the occupation of the same tenant although it is not clear which was the primary farmstead. While the site formed part of the same wider landholding, it was nonetheless part of a separate farmstead and this slight historic connection is not considered to contribute to the significance of the Listed Building.

6.21 Development within the Site would not be readily visible from the former farmhouse due to its orientation and the screening effect of the modern house immediately to the south. Due to the lack of clear inter-visibility and the tenuousness of the historic link between the Site and the asset, the proposed development is not considered to result in any harm to the significance of the building.

7. Conclusions

Archaeological Resource

- 7.1 Trial trench evaluation for the Newgate Lane Relief Road recorded undated gullies *c.* 90m to the south-east and *c.* 220m south of the Site containing a (possibly residual) sherd of Bronze Age/Iron Age pottery, and a small amount of burnt flint respectively. These gullies varied in form and are likely related to agricultural and drainage functions. The potsherd and burnt flint are both possibly residual and do not appear to indicate the presence of further prehistoric activity. As such, there is no current evidence to suggest that prehistoric activity was focused with the Site itself.
- 7.2 No confirmed evidence of Roman-period activity has been identified within the Site or in close proximity, apart from the presence of a 19th-century farmstead called 'Rome' or 'Room' which does not necessarily suggest the presence of a Roman-period farmstead. There is no evidence to suggest that Roman-period activity was focused within the Site.
- 7.3 The Site formed part of the distant hinterland of the settlement of Ellingham and the outlying hamlet of Stubbington in the early medieval and medieval periods. It is likely that Peel Common, which extended through the western part of the Site, was established in the medieval period as a strip of roadside waste connected to the more extensive Chark Common to the south.

There is no current evidence for medieval settlement associated with the former common, and there is no current evidence to suggest that medieval activity (beyond agricultural use) has taken place within the Site.

- 7.4 The locally listed building recorded within the Site by Fareham Borough Council is no longer present and does not therefore present a constraint to development. The existing agricultural and ancillary buildings within the Site date to the latter half of the 19th and 20th centuries, are poorly preserved, and are not considered to be heritage assets apart from Building 1. This late 19th-century ancillary building is considered to be a heritage asset of limited architectural and historic interest. The overgrown site of a post-medieval pond within the north-western part of the Site is not considered to be a heritage asset. There is potential for the farmyard area of the Site to contain below-ground archaeological remains of former post-medieval farm buildings at Peel Farm. Such remains would be at most, of local significance, and would not present a constraint to development within the Site.

Setting

- 7.5 Designated heritage assets within and beyond a 1km study area were considered during this assessment. The assessment concluded that the former common land within the Site forms part of the setting of the Grade II Listed *Carriston Cottage* which makes a minor contribution to its significance. This contribution is derived from its illustrative historical value as a dwelling fronting onto a former roadside common. The former common land to the north-east and east of the building and views across it will be preserved by the proposed development, as will much of the former common to the south-east. The conversion of some of the former common land in the vicinity of the asset from private use to public open space, somewhat similar to its original historical use, will have a positive effect on the setting of the building. Overall, the proposed development will result in no harm to the significance of the Grade II Listed Carriston Cottage.
- 7.6 Development within the Site would not be readily visible from the Grade II Listed *Foxbury Farmhouse Foxbury Cottages* due to its orientation and the screening provided by the modern house immediately to the south. Due to the lack of clear inter-visibility and the tenuousness of the historic link between the Site and the asset, the proposed development is not considered to result in any harm to the significance of the building.

8. Sources

Cartographic and Archival Sources

		1866	Titchfield Common Enclosure map. HRO ref. Q23/2/127/1
1610	Modern reprint of 1844 lithograph of 1610 map of Titchfield, with leaflet. HRO ref. 142M83/1	1867	Crofton manor Enclosure map. HRO ref. Q23/2/128
1753	A map of the manors of Titchfield with Posbrooke, Segenworth etc. HRO ref. 21M52/1	1867	Newland Manor Enclosure map. HRO ref. Q23/2/129
1773-1935	Bundle of documents relating to Swaggs and Hazel's farms including sale particulars of properties at Stubbington and Peel Common. HRO ref. 8A00/A3/1	1870	6" map covering Fareham and Titchfield. HRO ref. 11M82/1/1
1782	Plan of the manors of Titchfield. HRO ref. 16M63/56	1870-1874	6-inch First Edition Ordnance Survey map
c. 1783	Plan and survey of Portsea Island and Gosport and hinterland (to Titchfield and Titchfield Haven). HRO ref. 16M51/7	1879-80	25-inch First Edition Ordnance Survey map
1803	Map of parish of Titchfield. HRO ref. 11M59/WDC/E2/8079	1880	Agreement for sale of freehold and copyhold messuages and lands at Titchfield with scheduled and plan. HRO ref. 45A16/20
1807	Plan of Little Posbrook Estate, Titchfield. HRO ref. 8A00/A15/50	1898	25-inch Second Edition Ordnance Survey map
1837-38	Titchfield Tithe map, multi-part map. Peel Common area HRO ref. 21M65/F7/234/8	1898	6-inch Second Edition Ordnance Survey map
		1909	25-inch Third Edition Ordnance Survey map
		1910-11	6-inch Third Edition Ordnance Survey map

1918	Sale particulars of Titchfield Estate. HRO ref. 45A17/A17/1	1970	1:10,000 Ordnance Survey map
1919	Sale particulars of remaining portions of Titchfield Estate. HRO ref. 45A17/A17/2	1971	1:1,250 Ordnance Survey map
1926 – 1930s	Plans of Peel Common. HRO ref. 64M76/DDS/G15	1983	1:10,000 Ordnance Survey map
1932	25-inch Ordnance Survey map	1987	Sketch map of Titchfield showing places of historic interest, published by Titchfield History Societ. HRO ref. 84M94/84/8
1936	Bundle of sale particulars of lands and houses including at Peel Common. HRO ref. 27M65/15	1988	1:10,000 Russian map
1938-42	6-inch Ordnance Survey map	1991	1:10,000 Ordnance Survey map
1954-65	25-inch Ordnance Survey map		
1956	Dr. Taverner's notes on Peel Common. HRO ref. 7M70/1/34		
1963	6-inch Ordnance Survey map		
1965-85	25-inch Ordnance Survey map		
1968	6-inch Ordnance Survey map		

Bibliographic Sources: see footnotes in text

Aerial Photographic Sources

Sortie number	Library number	Camera position	Frame number	Held	Centre point	Run	Date	Sortie quality	Scale 1:	Focal length (in inches)	Film details (in inches)
RAF/CPE/UK/1749	468	RP	3025	P	SU 567 033	2	21 SEP 1946	A	9800	20	Black and White 8.25 x 7.5
RAF/CPE/UK/1749	468	RP	3026	P	SU 575 032	2	21 SEP 1946	A	9800	20	Black and White 8.25 x 7.5
RAF/CPE/UK/1768	484	RS	4060	P	SU 565 033	14	07 OCT 1946	AB	9840	20	Black and White 8.25 x 7.5
RAF/CPE/UK/1768	484	RS	4061	P	SU 571 027	14	07 OCT 1946	AB	9840	20	Black and White 8.25 x 7.5
RAF/82/766	1427	Vp1	179	P	SU 574 034	6	21 APR 1953	A	5000	6	Black and White 9 x 9
RAF/82/766	1427	Vp1	180	P	SU 569 034	6	21 APR 1953	A	5000	6	Black and White 9 x 9
RAF/82/1006	1520	F64	363	P	SU 582 035	53	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5
RAF/82/1006	1520	F64	364	P	SU 571 039	53	31 AUG 1954	AB	15000	36	Black and White 8.25 x 7.5
RAF/58/2743	1918	F44	245	N	SU 571 030	10	23 MAR 1959	AB	10000	36	Black and White 8.25 x 7.5
RAF/58/2152	2539	V1	33	N	SU 564 028	7	29 APR 1957	AB	15000	20	Black and White 8.25 x 7.5
RAF/58/2152	2539	V1	34	N	SU 574 027	7	29 APR 1957	AB	15000	20	Black and White 8.25 x 7.5
RAF/540/1346	2904	F22	91	N	SU 572 027	13	13 JUL 1954	AC	10000	36	Black and White 8.25 x 7.5
RAF/540/1346	2904	F22	92	N	SU 568 031	13	13 JUL 1954	AC	10000	36	Black and White 8.25 x 7.5
RAF/540/460	3192	RPp1	3270	P	SU 573 032	2	18 APR 1951	A	5000	20	Black and White 8.25 x 7.5
RAF/540/460	3192	RPp1	3271	P	SU 570 033	2	18 APR 1951	A	5000	20	Black and White 8.25 x 7.5
RAF/541/T/51	5063	RS	4048	P	SU 569 023	10	12 OCT 1950	A	10333	36	Black and White 8.25 x 7.5
OS/62091	11110	V	49	N	SU 567 036	5	31 AUG 1962	A	6500	12	Black and White 9 x 9
OS/62091	11110	V	50	P	SU 572 039	5	31 AUG 1962	A	6500	12	Black and White 9 x 9
OS/69258	11143	V	389	N	SU 568 032	3	11 JUN 1969	A	7200	12	Black and White 9 x 9
OS/79038	12366	V	56	N	SU 568 032	4	01 JUN 1979	A	5100	12	Black and White 9 x 9
OS/79038	12366	V	57	P	SU 572 032	4	01 JUN 1979	A	5100	12	Black and White 9 x 9
OS/88004	13215	V	8	P	SU 574 036	1	02 MAR 1988	A	5400	6	Black and White 9 x 9
OS/88004	13215	V	9	P	SU 574 031	1	02 MAR 1988	A	5400	6	Black and White 9 x 9
OS/88004	13215	V	18	P	SU 565 033	2	02 MAR 1988	A	5400	6	Black and White 9 x 9
OS/88275	13366	V	69	P	SU 574 033	1	30 SEP 1988	A	5500	12	Black and White 9 x 9
OS/88275	13366	V	100	P	SU 566 035	2	30 SEP 1988	A	5500	12	Black and White 9 x 9
OS/88275	13366	V	101	N	SU 566 031	2	30 SEP 1988	A	5500	12	Black and White 9 x 9
OS/99206	15308	V	185	N	SU 574 035	8	08 JUL 1999	A	7500	12	Black and White 9 x 9

OS/99206	15308	V	186	N	SU 569 035	8	08 JUL 1999	A	7500	12	Black and White 9 x 9
OS/01144	15777	V	142	N	SU 569 031	8	02 JUL 2001	A	5300	12	Colour 9 x 9
OS/01144	15777	V	143	N	SU 574 031	8	02 JUL 2001	A	5300	12	Colour 9 x 9
OS/72150	20640	V	22	N	SU 574 036	2	02 JUN 1972	A	10000	6	Black and White 9 x 9
OS/00568	23402	V	13	N	SU 566 035	1	10 JUN 2000	A	5200	12	Black and White 9 x 9
OS/00568	23402	V	14	N	SU 570 035	1	10 JUN 2000	A	5200	12	Black and White 9 x 9
OS/00568	23402	V	15	N	SU 575 035	1	10 JUN 2000	A	5200	12	Black and White 9 x 9
OS/02105	23821	V	157	N	SU 569 037	10	01 JUN 2002	A	8000	6	Colour 9 x 9
OS/02105	23821	V	158	N	SU 576 037	10	01 JUN 2002	A	8000	6	Colour 9 x 9
OS/04513	24478	V	111	N	SU 572 041	4	24 APR 2004	A	10000	6	Colour 9 x 9
OS/04513	24478	V	156	N	SU 574 024	5	24 APR 2004	A	10000	6	Colour 9 x 9
OS/04513	24478	V	157	N	SU 565 024	5	24 APR 2004	A	10000	6	Colour 9 x 9
ADA/128	26190	V	29	N	SU 568 026	2	25 MAY 1983	A	10000	6	Black and White 9 x 9
ADA/128	26190	V	30	N	SU 573 034	2	25 MAY 1983	A	10000	6	Black and White 9 x 9

Total Sorties 21

Total Frames 42

Appendix 1: Buildings at Peel Farm within Site Boundary

Building name:	Building 1
Building type / purpose (including previous uses where appropriate):	Ancillary farm building. Small extension to NE, of no heritage interest.
Materials:	Red brick walls, slate roof. Wooden roof beams. Older courses of brick survive to rear (north) and western foundations with retaining wall to river below. Brick buttress to rear.
Approximate date:	Late 19 th century
Other information:	Somewhat overgrown with vegetation, poor condition but conversion may be possible.

Images:





Compiled by:

Donal Lucey

Date:

08/06/18

Building name:	Building 2
Building type / purpose (including previous uses where appropriate):	Ancillary farm building
Materials:	Brick?
Approximate date:	Constructed between 1898 and 1932
Other information:	Building demolished, site is very overgrown but a remnant of brick walling is visible which may have been part of the structure (or a farmyard boundary).