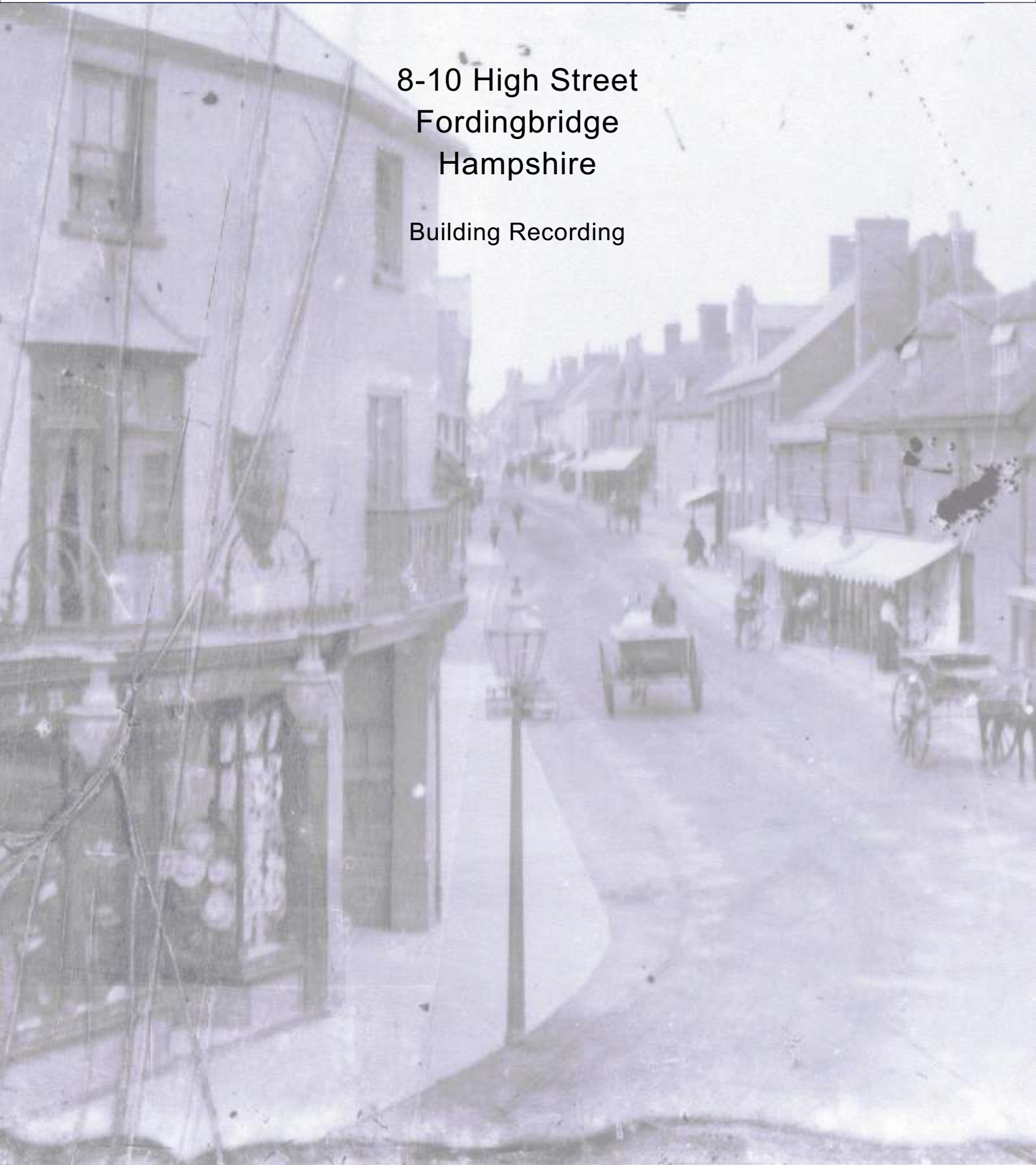


# *Conservation Management*

8-10 High Street  
Fordingbridge  
Hampshire

Building Recording





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**8-10 HIGH STREET  
FORDINGBRIDGE  
HAMPSHIRE**

**Building Recording**

**Document Ref. 65860.02**

For:

**Tygwin Limited  
Avon House  
46 High Street  
Ringwood  
Hampshire  
BH12 1AG**

By:

**Conservation Management  
Wessex Archaeology  
Portway House  
Old Sarum Park  
Salisbury  
Wiltshire  
SP4 6EB**

**July 2007**



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# 8-10 HIGH STREET FORDINGBRIDGE HAMPSHIRE

## Building Recording

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# **8-10 HIGH STREET FORDINGBRIDGE HAMPSHIRE**

## **Building Recording Summary**

Conservation Management (a specialist division of Wessex Archaeology) was appointed by Tygwin Limited of Ringwood, Hampshire to carry out a programme of building recording at 8-10 High Street, Fordingbridge, Hampshire (hereafter referred to as the Site). The work was requested by the Conservation Officer in order to provide more information on the buildings in support of a proposed planning application.

The building is Grade II Listed and is described as late 18th century-19<sup>th</sup> century with shop front. It is situated within the Fordingbridge Conservation Area.

The preliminary proposals are to separate the existing single retail outlet on the ground floor of the main Listed Building into two separate units and to replace the garage in the north corner of the Site with a small single bedroom dwelling. Proposals include alterations to the rear of the main building particularly around the present staircase. The Conservation Officer requested more information on the date of the staircase in order to establish whether it was original.

The building recording was carried out on 24th April and 11th June 2007. This and the study of historical evidence showed that the main Listed Building was probably built in the 18th century following a fire in 1702. Brickwork from this period survives as well as one internal door with L-shaped hinges.

Many changes occurred on the Site in the 19th century. These included a single storey brick extension to the rear, which was added to with another single storey brick extension and the addition of garrets to the attic space with dormer windows (now removed). The shop front on the High Street was replaced.

In the early 20th century, two buildings at the rear of the Site which fronted onto Round Hill were demolished. The extant rear staircase and hall appear to have been added at this time. The High Street shop windows were altered.



# **8-10 HIGH STREET FORDINGBRIDGE HAMPSHIRE**

## **Building Recording**

### **Acknowledgements**

The project was commissioned by Tygwin Limited of Ringwood Hampshire. The assistance of Colin Andrews of Tygwin is gratefully acknowledged. The assistance of staff at the Hampshire Record Office and Winchester Studies Library is also acknowledged. We would also like to thank the staff of Fordingbridge Museum particularly Jill Totty, Jennifer Canterbury and Philippa Duckworth for their help and assistance in providing local knowledge and for supplying old photographs of Fordingbridge.

The project was managed for Conservation Management by Anne Upson. The historic research and building recording was undertaken by Bob Davis who also compiled this report. The illustrations were prepared by Gareth Owen.



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# 8-10 HIGH STREET FORDINGBRIDGE HAMPSHIRE

## Building Recording

### 1 PROJECT BACKGROUND

#### 1.1 Introduction

1.1.1 Conservation Management (a specialist division of Wessex Archaeology) was appointed by Tygwin Limited of Ringwood, Hampshire to carry out a programme of building recording at 8-10 High Street, Fordingbridge, Hampshire (hereafter referred to as the Site). The work was requested by the Conservation Officer in order to provide more information on the buildings in support of a proposed planning application.

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1.1.3 The preliminary proposals are to separate the existing single retail outlet on the ground floor of the main Listed Building into two separate units and to replace the garage in the north corner of the Site with a small single bedroom dwelling. Proposals include alterations to the rear of the main building particularly around the present staircase. The Conservation Officer requested more information on the date of the staircase in order to establish whether it was original.

1.1.4 The building recording was carried out on 24<sup>th</sup> April and 11<sup>th</sup> June 2007.

#### 1.2 Site location and description

1.2.1 The Site lies in the centre of old Fordingbridge and on the west side of Bridge Street which spans the River Avon. The building stands at the north end of the High Street and has a west (rear) frontage onto Round Hill and is centred on NGR 414837 114245 (**Figure 1**).

1.2.2 The premises are part of an island of land known locally as the Round Hill block. This island is formed by the junctions of Bridge Street, High Street, Round Hill and Salisbury Street.

1.2.3 The main brick building with frontage onto the High Street is two storeys high with a plain clay tiled roof. On the ground floor, the shop,



(which is currently empty) has a recessed door into it. There is a single, private door entrance on the north-east side of the shop frontage. A covered alley way leads from the High Street north-west into the rear (north-west) yard area.

- 1.2.4 The rear (north-west) of the property is characterised by a series of single storey and two storey extensions around a small yard with both vehicular and pedestrian access onto Round Hill. There is a concrete ramp leading down from the raised level of Round Hill to the rear yard of the property. The first floor of the property is an occupied private flat.

### **1.3 Scope of the building record**

- 1.3.1 The programme of recording comprised documentary research, building investigation, photographic recording, the compilation of a drawn record and the preparation of this report.

- 1.3.2 At the time of the first site visit, the ground floor of the main building (**Figure 3**) was clad in modern wall coverings and decoration. Access was gained to the first floor flat, which was occupied. The roof space was only partially visible because of limited access due to health and safety reasons. At the time of the second site visit, the wall coverings had been stripped off the ground floor of the main building, revealing the building fabric.

- 1.3.3 The photographic record consists of 175 digital images which are currently stored at Wessex Archaeology's Head Office in Salisbury, Wiltshire (ref. 65360).

### **1.4 Scope and limitations of the documentary record**

- 1.4.1 Relevant primary and secondary sources were obtained from or consulted at the following locations:

- Hampshire Record Office, Winchester
- Winchester Local Studies Centre, Hampshire
- Wessex Archaeology library
- Fordingbridge Museum

## **2 RESULTS**

### **2.1 Historical background**

- 2.1.1 Fordingbridge is an historic market town which is mentioned in the Domesday Book. Medieval documents from the 11<sup>th</sup> to the 13<sup>th</sup> century refer to the town as 'Forde', 'Fordingebrug' and 'Forthingbrige'.





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- 2.1.2 In the Tudor period, almost all of the trades and industries expected in any small rural town were to be found here, particularly those associated with leather working. Butchers, skinners, tanners, leather dressers and shoemakers are all recorded. Tudor Fordingbridge consisted largely of half-timbered cruck houses of late medieval date, with a few timber box-frame dwellings.
- 2.1.3 This latter type of construction became the norm towards the end of the 16<sup>th</sup> century. Unfortunately, serious fires in the town in 1662, 1672 and 1702 meant that many of these houses were destroyed.
- 2.1.4 Throughout the 16<sup>th</sup> century, a market was held on the block of land between Round Hill and Bridge Street (which includes the Site). This was the site of a market until about 1670 (Light and Ponting 1993), when it was encroached upon by buildings. The conversion of stalls into shops is well known from many towns.
- 2.1.5 The old market-place was finally abandoned in the 1670s in favour of a new site at the junction of Provost Street, Shaftesbury Street and High Street.
- 2.1.6 Fordingbridge's third fire of 1702 seems to have affected areas of Round Hill and the High Street severely. Many of the buildings destroyed were only about thirty years old, having been built after the previous fire. Many of the buildings to be seen today in this area date from soon after the fire (Light and Ponting 1994).
- 2.1.7 The earliest map found to show the Site in detail was the 1840 Tithe map of Fordingbridge (**Figure 2**). This map shows the site divided into four buildings each with an apportionment number.
- 2.1.8 The main building (number 166) is depicted as rectangular in plan with a small extension in its north corner. A second, narrow building (number 165) is shown adjoining the rear north-west side of the main building to a third (not numbered but possibly belonging to 165), narrow rectangular structure of which the longer side fronts onto Round Hill. A fourth 'L' shaped building (number 164) is shown in the north corner of the plot, which also fronted onto Round Hill.
- 2.1.9 The Tithe apportionment indicates that at this time buildings 164, 165 and 166 were all owned by Robert Oates. Building 164 is described as a cottage occupied by Aaron Harris (or Hannen); buildings 165 and 166 were a warehouse, house, shop and yard and were occupied by Samuel Gould.
- 2.1.10 The 1909 Ordnance Survey map shows that the Site had not changed much since 1840. The map shows a long, rectangular building on the High Street frontage (**Figure 2**), which now has a larger extension on its north corner. The plan layout of the rear of the property is roughly similar to that seen on the Tithe map with two distinct structures, one



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still joining the rear of the main building and the cottage in the north corner of the Site fronting onto Round Hill.

- 2.1.11 Most significantly there is no indication that the current rear extension containing the present stairs is present.
- 2.1.12 A photograph taken of the High Street in approximately 1900 (**Plate 1**) shows the shop frontage with awnings lowered. Not much detail can be seen of the ground floor shop front but significantly two dormer windows (now removed) are clearly visible.
- 2.1.13 A further photograph reproduced from a postcard dated to 1925 (**Plate 2**) shows part of the rear of the property fronting onto Round Hill. A single storey building is shown next to a two storey house/cottage with chimneys and plain tiled roof (both now demolished). These would appear to represent the two buildings at the rear (north-west) of the Site, which are shown on the 1909 map.
- 2.1.14 The 1939 OS map shows the Site virtually as it is today. The extension shown on the 1909 map has been replaced by the current rear extension containing the stairs. The building in the north corner of the Site is the same as that shown on earlier maps and would appear to be the same as the two storey building shown in the 1925 photograph. The single storey building shown in this photograph appears to have been demolished by 1939.

## 2.2 Phase 1: 18<sup>th</sup> century

- 2.2.1 From the map evidence and analysis of the building fabric, it is possible to suggest that parts of the main building date to the 18<sup>th</sup> century. The Site was probably rebuilt after the 1702 fire. Eighteenth century brickwork was visible internally within the side (north-east) wall and the rear (north-west) wall. Externally, 18<sup>th</sup> century brickwork was visible in the rear wing on the west side of the building (**Figure 3**).
- 2.2.2 A blocked doorway was visible internally in the rear (north-west) wall of the main building (**Plate 3**).
- 2.2.3 A single surviving door with a pair of 'L' hinges can be dated to the early 18<sup>th</sup> century and is located in the first floor flat (**Plate 4**). This door however appears to be *in-situ* and is thought to be a survivor from this period.
- 2.2.4 The two storey wing at the rear of the building is partly built from narrow bricks suggesting an 18<sup>th</sup> century date (**Plate 5**). It is possible that part of this wing is earlier, perhaps a pre 1702 fire survival.
- 2.2.5 The wing has been much altered. Some of the bricks used in the end (north-west) wall at first floor level are charred or smoke blackened. Given that the immediate area has been subjected to perhaps several



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fires these charred bricks may represent re-use of material from damaged earlier buildings.

- 2.2.6 The sash window in this wall is an odd fit. The sequence of brick closures down each side of the window needed to maintain the general bond as Flemish is interrupted at the base of each side. This may suggest that a smaller window was once fitted into the opening.
- 2.2.7 The brickwork in the south-west wall of the wing at first floor level has been rebuilt and there is a straight joint at the north-west end of the wall. The brick bond changes from English bond at ground floor level to Flemish double header bond at first floor level (**Plate 6**).

### 2.3 Phase 2: 19<sup>th</sup> century

- 2.3.1 The front (south-east) wall of the main building is built of brick in Flemish bond and was replaced in the mid to late 19<sup>th</sup> century (**Plate 7**). Internally, there is evidence that the east window at ground floor level has been reduced in size (**Plate 8**). A straight joint is visible to the west of the window. There is no evidence for this externally, suggesting that the wall has been refaced.
- 2.3.2 There is some evidence that garrets (rooms) were formed in the attic in the 19<sup>th</sup> century with partition walls of lathe and plaster (**Plate 9**). The two dormer windows for these attic rooms are visible on the 1900 photo (**Plate 1**). A small narrow staircase was formed in the rear first floor bedroom.
- 2.3.3 The ground floor of the shop appears to have been opened out in the 19<sup>th</sup> century giving more floor space. The wooden columns which now support the first floor enabled 18<sup>th</sup> century walls and supports to be removed. The extant partitions on the ground floor appear to be 19<sup>th</sup> century in date.
- 2.3.4 A small single storey brick extension appears to have been added to the east end of the rear of the building in the 19<sup>th</sup> century. This was further added to with another single storey brick rear extension also in the 19<sup>th</sup> century.
- 2.3.5 These extensions show signs of many phases of alteration. There appears to be at least three phases. The earliest phase is the low wall under the present large double casement window (**Plate 10**). This remnant wall still has alternate brick closures down its south-east end suggesting that either the wall returned to the north-east or that there was once a door opening here. This extension was then further extended to the north-west. This is represented by the lower section of brick wall on the north-west side of the large casement window.
- 2.3.6 The two extensions were then raised in height with five courses of brickwork and re-roofed with plain ceramic tiles.



- 2.3.7 There are several straight joints at ground floor level in the rear (north-west) wall of the main building either side of the back door (**Plate 11**). A blocked door with a single brick arch still remains in this wall.

## 2.4 Phase 3: 20th century

- 2.4.1 Map evidence suggests that the rear staircase extension was added between 1909 and 1939 and the two buildings that fronted onto Round Hill were demolished. The rear wall of the staircase extension is built in an irregular bastard bond (**Plate 11**). The doorway and the catslide roof would have been added at this time. The staircase may have been reused from elsewhere in the building. The banisters were covered with hardboard panels and so could not be dated.

- 2.4.2 The low brick supporting walls under the shop windows are constructed from modern narrow bricks with decorative panels forming air bricks (**Plate 12**). These appear to be of mid to late 20<sup>th</sup> century date.

- 2.4.3 A small brick built garage stands in the north corner of the Site where the two storey cottage shown in the 1925 photo stood (**Figure 3** and **Plate 13**). The present garage appears to be an adaptation of an earlier structure. The wooden concertina door (now broken) has been inserted into the south-west wall as the brickwork around the opening is of a different style than that of the rest of the elevation. The roof of the garage is flat, felt covered and supported by a steel beam.

## 3 DISCUSSION

- 3.1.1 The building recording and study of historical evidence of 8-10 High Street, Fordingbridge has shown that the main building which fronts onto the High Street was probably built in the 18<sup>th</sup> century following a fire in 1702. Brickwork from this period survives as well as one internal door with L-shaped hinges.

- 3.1.2 Many changes occurred on the Site in the 19<sup>th</sup> century. These included a single storey brick extension to the rear, which was added to with another single storey brick extension and the addition of garrets to the attic space with dormer windows (now removed). The shop front on the High Street was replaced.

- 3.1.3 In the early 20<sup>th</sup> century, two buildings at the rear of the Site which fronted onto Round Hill were demolished. The extant rear staircase and hall appear to have been added at this time. The High Street shop windows were altered.

## 4 ARCHIVE



- 
- 4.1.1 The project archive is currently held at the offices of Wessex Archaeology in Salisbury, Wiltshire under the project reference **65360**.

## **5 BIBLIOGRAPHY**

Light, Anthony and Ponting, Gerald 2001, *The History of Fordingbridge from Earliest Times to the 21<sup>st</sup> Century*. Charleswood Press

Light, Anthony and Ponting, Gerald 1994, *Fordingbridge and District*. Phillimore & CO. Ltd.

## **6 HISTORIC MAPS AND PHOTOGRAPHS CONSULTED**

Fordingbridge Tithe Map 1840

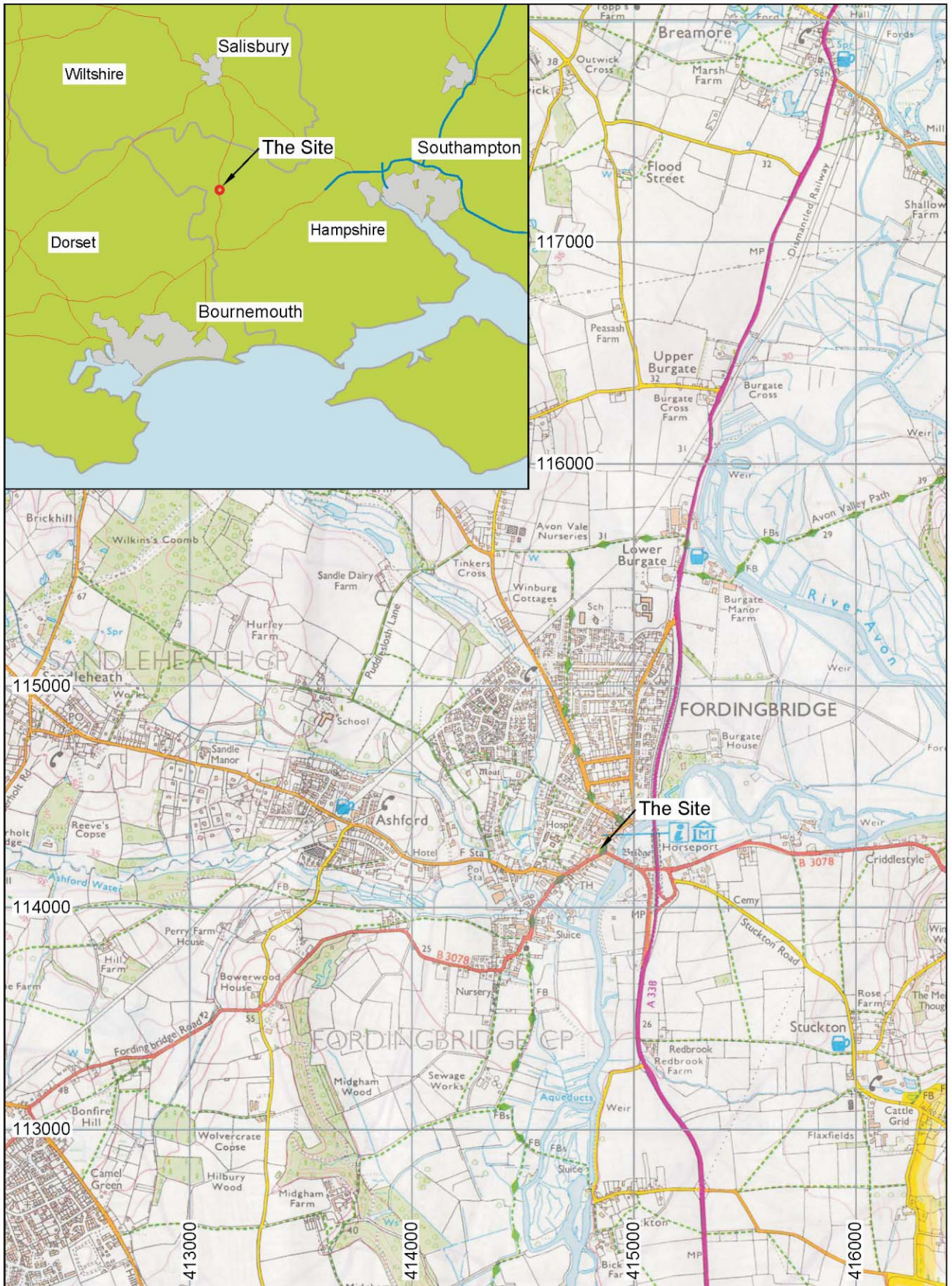
Ordnance Survey 1909 25 inch Sheet 62.3

Ordnance Survey 1939 1:2500 Sheet 62.3

Fordingbridge Museum photo ref S/82/295 (Plate 1)

Fordingbridge Museum photo ref S/82/98 (Plate 2)





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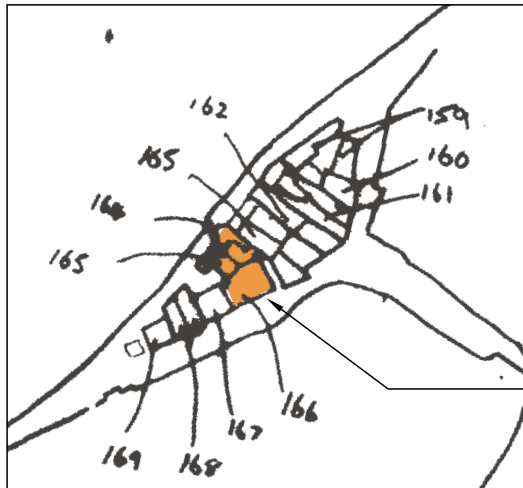
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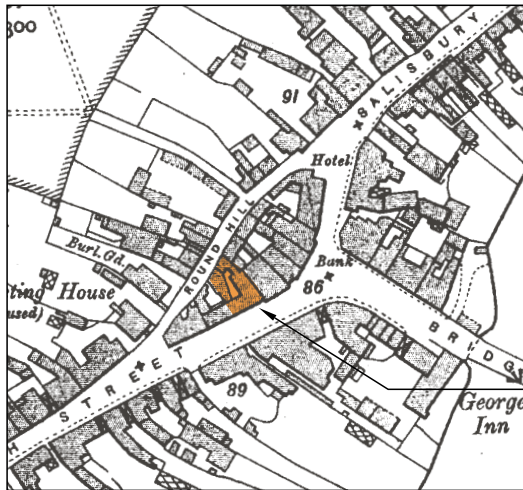
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Figure 1





Tracing of 1840 Tithe map



1909 OS map



1939 OS map



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- Key**
- Phase 1 C18th Main building
  - Phase 2 C19th
  - Phase 3 C20th
  - Plate No & Direction

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 8-10 High Street  
 Forcingbridge  
 Hampshire

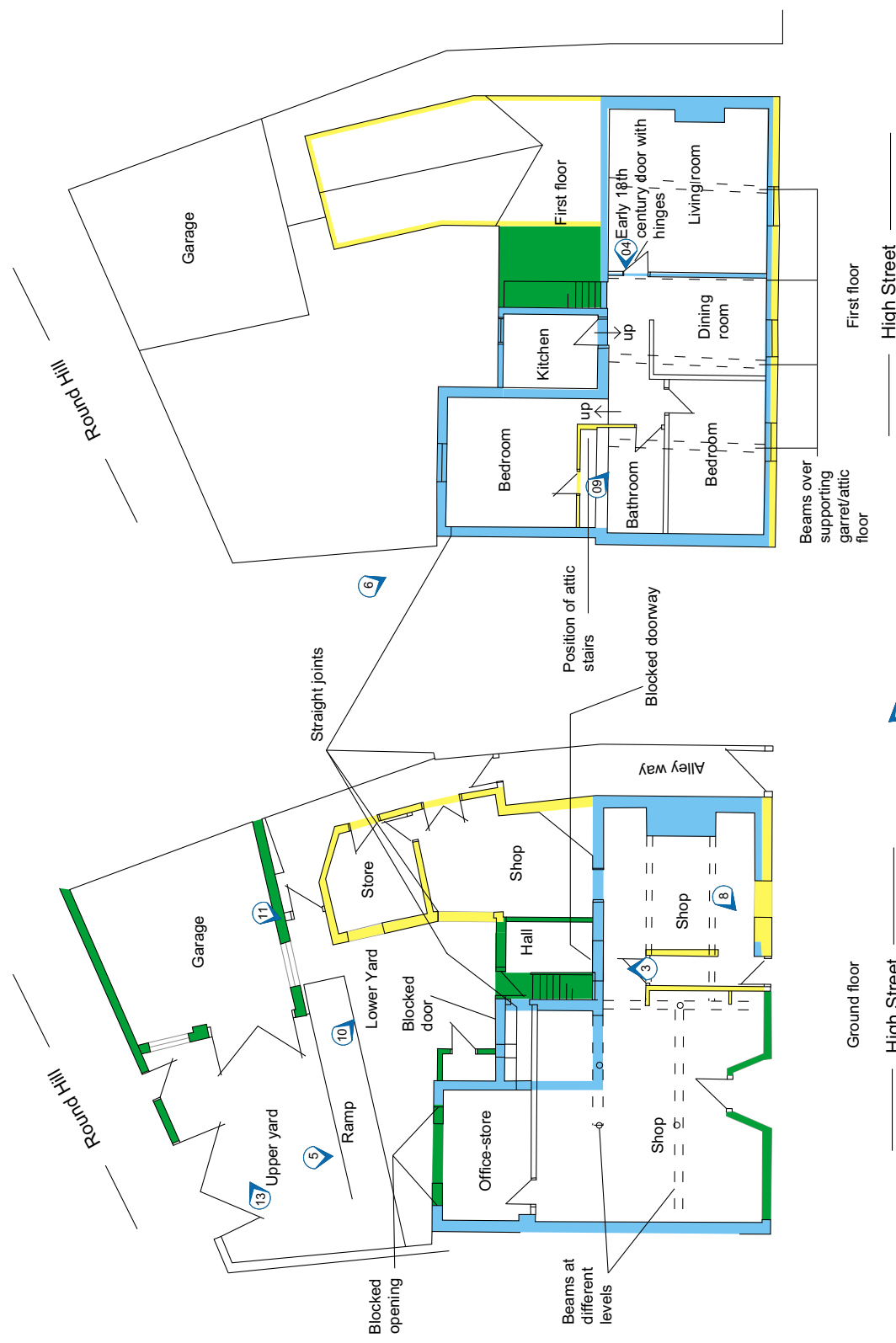
**Drawing Title:** Ground floor & First floor  
 plans with direction of  
 plates

**Drawing Number:**

**Client:** Tygwin Limited, Avon House  
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Ground floor and first floor plans with direction of plates

Figure 3



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Plate 3: Blocked 18th century doorway

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Plate 4: Detail showing early 18th century 'L' hinge on first floor door



Plate 5: North west wall of two storey wing

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Plate 6: South west wall of two storey wing



Plate 7: High Street frontage

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Straight joint

Plate 8: Internal view of blocked window



Plate 9: Present attic space

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Plate 10: Single storey extensions



Plate 11: Rear of main building showing extensions and entrance to stairs

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Plate 12: High Street shop front



Plate 13: South west wall of garage

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