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1. INTRODUCTION

English Heritage has initiated a national series of Extensive Urban Surveys. Several counties have commenced such projects including Hampshire County Council who are undertaking the survey of the small towns of Hampshire and the Isle of Wight. The survey is intended to provide an up-to-date view of the archaeological resource in each of the towns building on earlier surveys (e.g. Hughes, 1976; Basford, 1980) and consists of three phases: Data Collection, Data Assessment and Strategy. The first stage, Data Collection, draws together the accessible history of the town, the archaeological knowledge and historic buildings data. The Data Assessment phase of the survey leads to the production of a report which presents a brief history of the town, (this document is not intended as a definitive history) an analysis of the plan of the town, an assessment of the archaeological and buildings data and the state of modern development resulting in the identification of areas of archaeological importance. Information about the development of the town through the ages including plan-form analysis and the identified areas of archaeological importance is also presented in cartographic form at the end of the report. The Strategy phase of the survey, uses the information presented in the Data Assessment combined with current statutory and non-statutory constraints and present and future planning policy to make recommendations for policies regarding the historic environment. The policies may be incorporated into Local and Unitary Development Plans, non-statutory policies, supplementary guidance and for use within development control.

2. LOCATION

Andover (SU 365455) lies approximately mid-way between Basingstoke and Salisbury on one of the main routes between London and the south-west of England, and approximately 18km to the north-west of the county town of Winchester. The area of the modern town lies on either side of the River Anton, a tributary stream of the River Test. The Anton generally flows north-south, but makes a deviation to the west to circumvent the area of higher ground upon which the church and the older part of the town stand. From the river the land slopes up to the area of church that stands at 64m above Ordnance Datum (OD) with the majority of the town lying on the slopes between the church and the river, some 5m lower than the church. To the east of the town the land rises to 127m OD on Bere Hill, a little over 1km from the town centre, and to around 115m OD on Andover Down. To the west of the Anton the land rises gently to around 90m OD at Weyhill, some 4km from the town centre whilst to the south-west, after an initial rise, the land falls away into the valley of the Pillhill Brook that joins the Anton just south of the town. To the south of the town the valley of the Anton has fairly steep sides rising up onto the chalk downs. The landscape north of the town is one of rolling chalk downland, rising to an escarpment that forms the south-western side of the valley of the River Bourne.

The area of the town to the west of High Street lies on valley gravels and alluvium with the parts of the town to the east of High Street on upper chalk.

3. BACKGROUND

ARCHAEOLOGY

Evidence of the medieval town of Andover has been recorded in several archaeological excavations, assessments and watching briefs. However, large areas of the town centre have been developed without any archaeological observation or recording resulting in areas with little or no archaeological data. Much of the archaeological work undertaken in the town has been focused on the area to the south-west of the church along the northern part of High Street and along Chantry Street. There have been few investigations within the burgage plots along the southern part of High Street. One of the few excavations in this area revealed evidence for iron-working in the medieval period.

Within the modern built-up area of Andover and its environs, there are many sites of archaeological importance of the prehistoric, Roman and Saxon periods. From the archaeological data relating to settlement in this area that has been recovered to date, it appears that the landscape was intensively...
occupied by many farmsteads and small settlements. Therefore, it is highly likely that there are many settlement sites that have yet to be discovered or recognised. From within the environs of the town several sites of particular importance are highlighted below.

Prehistoric

A1 The Harroway. The prehistoric trackway known as the Harroway ran to the north of the town. To the west, the track ran through the area of the Portway Industrial Estates and on to Weyhill. The track continued in use during the medieval period as a pilgrims route from the south-west towards London and Canterbury.

A2 Excavations to the east of the town revealed evidence for settlement from the Neolithic to the Roman period. Several Bronze Age barrows were also known to exist in this area. Many Bronze Age barrows are to be found around the area of the town and several have been excavated prior to development but little evidence for the settlements of the people who constructed these monuments has been found in the vicinity.

A3 On the south-western edge of the modern town is Balksbury Camp, an Iron Age univallate fort now much damaged by housing development (SAM 105). During excavation within Balksbury, evidence of Neolithic occupation was also recovered in the form of several hearths and flint artefacts (Wainwright, 1969, 34-6). Within the defences of the fort, a small amount of Early Bronze Age occupation was found but the first major period of activity belongs to the Late Bronze Age or Early Iron Age when the first phases of the defences were constructed. Occupation continued throughout the Iron Age and into the Roman period when a flint building with ovens was erected that had painted plaster on the internal walls. Several inhumation burials of this period were also recovered (Wainwright and Davies, 1994).

A4 A Neolithic flint core and an antler worked stone tool were recovered from Bury Hill, an Iron Age hill-fort to the south-west of the town (SAM 57). The defences of the fort had two main phases; the first consisting of a univallate fort of fifth to third-century BC date, and a bi-vallate fort of second to first-century BC with a third phase of occupation possibly extending into the first century AD (Hawkes, 1940, 333-7). The fort was sampled again as part of the Danebury Environs Project in 1990. Excavation showed that the fort was not occupied until c. 100 BC and large quantities of horse gear may suggest that a specialist, high-status, activity was being undertaken there (Cunliffe, 1994).

A5 An Iron-Age farmstead was found to the north-west of the junction of the Roman roads at East Anton (Dacre Archive).

A6 At Old Down Farm to the north-west of Andover, an Iron Age enclosure was excavated prior to development in the late 1970’s. The site, which had been occupied from the Late Bronze Age or Early Iron Age to the Roman period (Davies, 1994). A number of Saxon buildings were also excavated at this site (see below).

Several other Iron Age settlement sites have been identified and excavated within the limit of the built-up area of Andover and its environs, for example, an Iron Age enclosure was partially excavated in the 1970’s along Vigo Road to the north-east of the town centre (Dacre Archive).

A8 Excavations in the Portway Industrial Estate to the west of the town have revealed a high density of archaeological features including Bronze Age barrows. The prehistoric trackway known as the Harroway, which was also used as a pilgrims route in the medieval period, ran to the north of the town and through the Portway Industrial Estate.

Romano-British

The landscape around and including Andover appears to have been relatively densely settled during the Roman period, with evidence of settlement and agricultural activity found at several
locations around and within the town. One site within the town where evidence of Roman settlement has been found, lies along the north side of Chantry Street (SU 34NE115). Burials of the Roman period have been located to the east of Winchester Street on the southern edge of the historic core of the town.

A5 The principal Roman settlement of the area is at East Anton (SU34NE 73) which is located 2km to the north-east of the town centre. East Anton has been suggested as the site of Leucomagus that is recorded in the *Ravenna Cosmography* (Rivet and Smith 1979, 389) although this identification is disputed (Spaul 1999, 6-7). The settlement was sited near the crossing point of the Portway (Margary 4b) which ran between Silchester and Old Sarum and the road between Winchester and Cirencester (Margary 43, (Margary 1955, 89)). (See below).

Anglo-Saxon

A6 At Old Down Farm to the south-east of the village of Charlton, a small Saxon settlement site consisting of six sunken featured buildings was recorded prior to development (SU34NE 42). The settlement was assigned to the early Saxon period but there was no evidence to link the settlement to any of the cemeteries excavated in the Portway Industrial Estate (Davies 1979, 163-8).

A7 At Charlton, to the north-west of Andover, a large quantity of sixth-century Saxon pottery, suggesting occupation in the immediate vicinity, was recovered by excavation prior to the construction of a link road and housing development (SU34NE 48).

A8 Two Saxon cemeteries have been excavated to the west of the town in the area of The Portway Industrial Estate. The largest cemetery (SU34SW33) contained sixty-nine inhumations and eighty-seven cremations, predominantly dating from the sixth-century (Cook and Dacre 1985, 107) whilst at the second, dated to the sixth- or seventh-century, seventeen burials were excavated (SU34SW 50).

HISTORY

Anglo-Saxon

Andover first appears in the historical record in the mid-tenth century in the will of King Eadred who bequested land at *Andeferas* to the New Minster at Winchester. It seems however that Eadred’s will was not carried out as Andover remained in royal hands, being recorded as a royal manor in the Domesday Survey of 1086. His successor, King Edgar was a frequent visitor and he presided over a *Witenagemot*, a council of his advisors, which led to the issue of a law code at Andover early on in his reign (Yorke 1994, 90). In 994 Olaf Tryggavson was confirmed by the Bishop of Winchester in the church of Andover with King Ethelred as his sponsor (Stenton 1971, 378). This act completed a treaty with Olaf that ended a period of Norse attacks. The origin of the place-name is not fully understood but is probably derived from the British *Onnodubri* meaning ‘ash waters’ (Coates 1993, 23).

The possible extent of the royal estate of Andover may be represented by the settlements that contain the *Ann* element in their names. Such places include Abbots Ann, Amport (*Anne de Port*), Little Ann, Monxton (1269 *Anne de Bec*) and Thruxton (1086 *Anne*). Most settlements with this place-name element lie to the south-west of Andover. Although Andover lies on the River Anton, it is thought that the name of the river has been taken from the place-name rather than the river-name influencing surrounding settlement names (Coates, 1993). It appears that the estate was beginning to be broken up in the early years of the tenth century as evidenced by Edward the Elder’s grant of fifteen hides of land at Abbots Ann to Hyde Abbey in 901 (Page 1911, 334). At the time of the Tithe Apportionment survey in 1850, the parish of Andover still included many of the small villages and hamlets to the north of the town that would have formed part of the original royal estate, although ‘Ann’ place-names are not found in this area.

Given the relative local importance of the manor during the Saxon period, it is likely that there was a *villa regalis* (royal estate centre) here. Although the location of such a site is likely to be near the church, as in some other Wessex towns that are also thought to contain royal sites, the church lies
adjacent, and possibly at the gates of, the royal enclosure. At present there is no archaeological
evidence for a high status site of the Saxon period from the area. However, it has been suggested that
the royal estate was centred on Hurstbourne Tarrant not on Andover (Hinton 1977, 75) and The
Victoria History of Hampshire and the Isle of Wight (VCH) states that “Andover was never the
dwelling place of kings but that it was a halting place” (Page 1911, 345). Hinton has later suggested
that there was probably a market in Andover in the late Saxon period (Hinton 1984, 151).

Medieval

At the time of the Domesday Survey the royal manor of Andover was not assessed in hides. A
population of one hundred and one villagers, smallholders and freedmen was recorded with six slaves.
Although the recorded population of over one hundred would indicate an estimated population of four-
five hundred, the estate of Andover covered a large area in which, to the north, there were probably
many small settlements, possibly including places such as Charlton and King’s Enham. Therefore, the
figures should not be regarded as representing the population of the town. Available archaeological
information suggests that the landscape around the area of modern Andover was settled with numerous
small settlements in both the Roman and Saxon periods. This is a pattern still discernible in the
present-day settlements to the north of the town.

Hase has studied the development of the church in Wessex, and he suggests that the minster church
network in Wessex was fully established by the early eighth century. Using evidence such as the
relative size of a parish compared to those around it, he believes Andover had an early minster built
near the site of the villa regalis (Hase 1994, 52-65). William I gave the church to the Benedictine
abbey of St Florent, Saumur sometime before 1087. The abbey placed a colony of monks at Andover
who established a priory (Doubleday and Page 1903, 220). The buildings of the priory were
described in 1146 as being next to the church (juxta ecclesiam) (Champion 1973, 5). In 1294, when
the priory was seized by Edward I because it was held by a foreign abbey, the prior’s messuage and
dovecote within the precinct were worth 5s a year (Doubleday and Page 1903, 220). An inventory of
1375 listed the hall, the Steward’s room or dispensary, the larder, the kitchen, the brewery or malt
house and the granary (Bennett, n.d.). In 1414 the last prior was allowed to transfer the property to
Winchester College (Doubleday and Page 1903, 221).

In 1141, during the Civil War of Stephen’s reign, Andover suffered pillage and was burned although
the extent of the destruction is not known (Champion 1973, 5). The town gained its charter from
Henry II in 1175 when he granted the men of Andover a gild merchant with freedom of toll, passage
and custom, and John granted a four day fair in 1205. In 1295, and the early years of the fourteenth
century, the town sent two burgesses to Parliament but for several years writs were received but no
burgesses sent to represent the town. The privilege to send burgesses to Parliament remained un-used
until 1586. In 1599 the town was issued its Great Charter by Queen Elizabeth I (Page 1911, 346-351).

Wool and cloth production appear to have been the primary sources of income for the town during the
medieval and early post-medieval periods. In 1271-2, fifteen merchants of Andover were licensed to
export wool (Roberts 1987, 255) but it appears that it was during the sixteenth century that cloth-
based industries were the principal sources of income. Other industries recorded include tanning and
parchment making (parchment was supplied to the royal chancery between 1227-31) and iron-working
is evidenced by the existence of an iron market in the fourteenth century (Page 1911, 351).

During the thirteenth century the town did not have to pay taxes to the crown in 1227 and 1234.
Whether this was due to hardship amongst the burgesses, or a royal privilege is, not known, but the
fact that the burgesses were also in arrears with the rent for the manor at this time, suggests that there
was some financial hardship in the town. Also around this time, and possibly as an attempt to increase
income, the bailiffs began exacting tolls from clergy buying and selling in the town as if they were
merchants trading for their own gain. The king finally intervened in this matter on behalf of the clergy
(ibid., 348).

A fire in 1435 was the most severe of several fires the town suffered and it destroyed the greater part
of the medieval town. Nine years later the western side of Upper High Street was still being described
as ‘void ground’ and there are other references to ‘void plots’ in the town (Warmington 1970, 2). It is
possible that the fire damage was so extensive that the town was excused from the payment of the Lay
Subsidies in 1435 and 1437 and was charged only half the assessed sum in 1439 and 1444. That there was severe financial hardship at this time is proved by the fact that Lord Tankerville remitted his share of the fee-farm rent and all arrears, and he also allowed a deduction of 100s for twenty years (Page 1911, 348).

During the sixteenth century economic recovery was reflected in rebuilding undertaken, possibly replacing some of the buildings hastily erected after the fire of 1435 (Warmington, 1970, 11) but the town never achieved more than local importance, acting as a market town for the surrounding rural area. Another annual fair was granted by King Henry VIII in 1510, and by 1682 there were six annual fairs (Page, 1911, 348). There was some dispute over the ownership of the important Weyhill Fair that was sited approximately 4km to the west of the town, and an attempt was made to re-locate it nearer to the town. The move was resisted and, after much legal wrangling, the fair continued to take place on the traditional site (Page, 1911, 350). Even so, the town must have gained some benefit from the many travellers and traders who made their way to this large annual event.

Andover’s position at the crossing point of two major routeways, especially the road between London and the south-west, led to it becoming an important staging post. Institutions such as Winchester College realised the potential of this passing trade and constructed inns in the town during the medieval period. In 1413 Winchester College acquired property in High Street where they may have erected an inn (Roberts, 1991, 162). Although the College was slow to rebuild its property after the fire of 1435, (for nine years the plot lay unused) it eventually built a new inn called The Angel, for which the carpenters contract of 1444 survives, giving precise details on how the inn was to be constructed (Warmington, 1970, 9). The Bell in High Street, a sixteenth century inn, was owned by Magdalen College, Oxford.

Post-medieval

Andover was the scene of a skirmish during the Civil War shortly before the second Battle of Newbury in 1644. The town was under the control of Sir William Waller, a parliamentarian, but his forces were driven from the town by Charles I’s troops. The king stayed the night in the town, lodging at the White Hart (Godwin 1904, 270).

The 1665 Hearth Tax Assessment for Andover recorded 243 households in Alderman Row, 41 households in Priory in Andover, and 141 households in Winchester Street, a total of 425 households in the town (Hughes and White, 1992). Warner described Andover as ‘a great place for malting and the manufacture of shalloons’ reflecting the continued importance of cloth production in the economy of the town (Warner, 1795, 32).

In 1794, Andover was connected to Redbridge and so to nearby Southampton with the completion of the construction of the Andover-Redbridge Canal. The venture was not a financial success and failed to pay a dividend to the shareholders throughout its period of operation (Spaul 1975, 45). Although it may have facilitated local trade, the canal does not appear to have led to the development of any large scale industry in the town.

The canal company was taken over by an independent railway company who were in turn bought out by the London and South West Railway Company. The course of the canal was used for much of the line of a railway linking Andover with Redbridge that was opened in 1865 and closed in 1967 (Mitchell and Smith 1990, 1).

Textile production appears to have continued as a significant industry in the town with a silk factory shown on the Tithe Apportionment map of 1850 (HRO 21/M65/F7/6/2) and there appears to have been a long tradition of tanning and parchment making. However, throughout the post-medieval period the town seems to have gained most of its income from functioning as a market town to its surrounding rural area and from acting as a staging-post on a principal route between London and the south-west.

4. ANALYSIS

EAST ANTON Map B
Excavations were undertaken at East Anton prior to development in the late 1960s and early 1970s, initially by the Andover Archaeological Society, and later by D.W. Startin for the Department of the Environment using volunteer labour (Dacre Archive). The discovery of several buildings of Roman date near the junction of two Roman roads has led to the suggestion that the location may correspond with the Roman settlement *Leucomagus* recorded in the *Ravenna Cosmography* (Rivet and Smith 1979, 389). The linking of the name *Leucomagus* with the archaeological remains has been disputed and it is suggested that the Roman town of that name was located near Calne in Wiltshire (Spaul 1999, 6-7).

Field-walking undertaken by members of the Andover Archaeological Society had discovered evidence for Roman settlement but, although the general line of the two Roman roads was known, their exact position in the area of East Anton was uncertain. A geophysical survey failed to locate the road junction and so the discovery of the site of the cross-roads was one of the principal aims of the excavations. Areas around the suggested intersection were also examined to investigate the settlement.

The earliest evidence for occupation was an Iron Age settlement to the north of the area that was investigated. Initially the road junction was not located, but eventually the crossing point of the two roads was found. The excavators gave the construction of the road a *terminus ante quem* of 130-150 AD based on pottery found in the fills of the ditches. The roads were either of less importance or had gone out of use by the fourth century as buildings were erected partly on the road surface.

Although the excavations did not reveal as much as was expected (Champion 1973, 10) several buildings with flint foundations, some incorporating ovens, were found. Dating evidence in the form of coins and pottery suggests that the site was occupied from the third century AD to the early years of the fifth century AD (Dacre Archive; Startin, 1971). Generally, the excavations concentrated on the land to the west of the north-south road as that area was due for development and so, apart from a small area to the east of the road that was investigated, there is little information about eastern part of the settlement. The ditches on the eastern side of the north-south road and along the southern side of the east-west road were located together with a building positioned near the cross-roads. To the west of the area of the settlement that was examined, workmen building the housing estate found a fourth-century kiln.

The excavators of the site at East Anton have suggested that another Roman site to the north-west, at Knight’s Enham, may have been an earlier phase of Roman occupation in the area that shifted to the area around the cross-roads.

The area of suggested activity shown on Map B is based on the known area of occupation to the west of the road junction with the presumption that settlement spread a similar distance to the east. It must be emphasised that the area is conjectural and further field-work is required to define the limits of the settlement.

ANGLO-SAXON ANDOVER Map C

There is little archaeological evidence for Saxon occupation within the historic core of the town. Residual sherds of late Saxon pottery were recovered from a site on the north side of Chantry Street (SMR SU34NE 116) where possible evidence of Roman settlement was also found (F. Green pers comm). Some sherds of chaff-tempered pottery of sixth- or seventh-century date have been recovered from the spoil from some newly dug graves in the cemetery to the north of the church (F. Green pers comm). It is possible that these sherds indicate that the area to the north of the church may have been the site of early or mid-Saxon settlement. Excavation on the southern side of Newbury Street, opposite the church, failed to reveal any evidence of Saxon occupation. It was noted that the lack of Saxon material from this site may also indicate that the settlement lay to the north and west of the church (Campling, 1989, 12).

The present-day church of St Mary’s, which is presumably on or near the site of the minster church, is positioned on an area of higher ground with the heart of the medieval town lying to the south-west on the slopes down to the river. However, the church is not actually on the highest ground as the land continues to gently slope up to the east where there was an Iron Age enclosure. To the north of the church the land remains fairly flat.
It has been suggested that the plans of some Wessex towns which were the site of a minster and a *villa regalis*, have elements within their plans that possibly fossilise the area of the royal enclosure. Often the church was sited near to the royal enclosure which, in towns such as Chippenham, Warminster and Wilton, can now be identified by discrete elements within the plan (Haslam, 1984, 139). Within Andover town centre there is an element that may also suggest a similar enclosure: the area bounded by Chantry Street to the north, High Street to the east and formerly West Street along the western side. The area which has now largely been developed by the Chantry Shopping Centre is of an irregular shape which could be described as sub-rectangular although it was divided into burgage plots during the medieval period. Haslam notes that some of the putative areas that are thought to be royal enclosures have the place- or street-name ‘Kingsbury’ or ‘The Borough’ (*ibid.*, 139). For Andover there is one reference to a tenement in *Kyngesbury* in a rental of 1446/7 (HRO 35M87/10/RS/25) but it is not possible to say where this property was. Alternatively, the *villa regalis* may have been located within the Iron Age enclosure to the east of the church that may have survived as an upstanding earthwork into the Saxon period (F. Green pers comm). However, there have been excavations within both these areas, but no evidence for Saxon occupation, let alone a *villa regalis*, has been found to date.

As has already been noted, it has also been suggested that the area of Anglo-Saxon occupation may have been to the north of the church (Campling 1989, 12; F. Green pers comm) but at present there is no plan-form data and only a few sherds of Anglo-Saxon pottery to support the theory. Because of the lack of evidence, the area of Anglo-Saxon settlement shown on Map C is conjectural. The area is drawn on the basis that the church probably lay near the heart of the settlement and that possibly somewhere near to the church was the *villa regalis*. The area of possible settlement reflects the topography of the area around the church and presumes that the settlement would have occupied the higher ground above the flood plain of the river.

**MEDIEVAL ANDOVER** Map D

The earliest plan of the town available is the Tithe Apportionment map of 1850 (HRO 21/M65/F7/6/2). The map shows several blocks of properties that appear to contain strongly regulated burgage plots. Despite the planned appearance of the property plots, there is an element of irregularity in the plan with the conjectural Saxon ‘enclosure’ situated centrally to the north of a wide market street that fans out as it approaches its southern limit. Streets run off from the north-western and north-eastern corners of the market area, bounding the ‘enclosure’ to the east and west.

Although Andover is considered to have been a fairly poor town during the medieval period (Warmington, 1970, 5) certain elements, such as the number of religious houses may be taken as an indicator of urbanisation (Schofield and Vince, 1994, 162). Andover had three religious houses including the two hospitals, which rates the town as one of the most important in Hampshire. Only Winchester and Southampton could claim a higher status based on this indicator, and Andover would be rated equal to Basingstoke and Portsmouth.

**Roads, streets and bridges**

**D1** The main street is High Street, recorded for the first time in 1298 (Hughes, 1976, 30) which runs north-south and forms the ‘spine’ of the historic core of the town. The southern part of the street is wide enough to accommodate the market and includes the Guildhall that was first recorded in the early sixteenth century (Warmington 1970, 2). A narrower section of High Street continues from the north-east corner of the market place and leads up to the church. East Street, which generally lies parallel to High Street, forms a back lane to the area of burgage plots on the east side of High Street, the two streets being connected by small lanes. At the southern end of East Street it dog-legged to the east. This deviation in its course may be due to the existence of a pond. In 1714/5 a pond known as Scullards Pond (the lower part of East Street was also known as Scullards Lane in 1850) was recorded in a property lease (HRO 37M85/9/CL/2).

Leading off High Street to the east is Newbury Street that runs into Vigo Road, formerly the principal road to London. Warmington suggests that Newbury Street was the main street of the
town and that it was probably where the market was held before the development of the lower part of High Street after the fire of 1435 (Warmington 1970, 2). Hughes notes that a Churchstreet was recorded in 1364 and suggests that the reference may have been to Newbury Street (Hughes 1976, 30). The name was still in use in 1662 when a reference to Winchester College land stated that the property was bounded by Church Street (HRO 37M85/8/PD/17).

West Street, recorded in 1379 (Hughes 1976, 30) was known as Soper Street in 1367 and as Soper’s Lane in 1493 (Himsworth 1984, 65). It was still called Soper’s Lane on the Tithe map of 1850 (HRO 21M65/F7/6/2). West Street has also been known as Rowles Lane and Frog Lane (HRO 37M85/8/PD/68). This street bounds the suggested Saxon enclosure on its western side but, although the interior area was divided into burgage plots in the medieval period (D3) West Street did not form a true back-lane to those plots. This fact reinforces the possibility that the sub-rectangular area has origins earlier than the burgage plots within it and also the two areas of burgage plots (D4 and D5) along High Street.

Church Street bounds the sub-rectangular ‘enclosure’ along the northern side, joining High Street opposite the church. In the fifteenth century the street was known as Chanter (HRO 37M85/9/PL/1).

At the southern end of the town, London Street and Bridge Street lie at right angles to High Street leading to the east and west respectively. This relationship of street mirrors the street plan at several medieval ‘new towns’ in Hampshire such as Overton or rural settlements which developed into small towns such as Wickham, where the market street lies at right angles to the principal thoroughfare. Although Vigo Road is regarded as the principal route to London (Warmington 1970, 2) London Road appears to be a better line towards the capital, as far as topography is concerned, than Vigo Road. London Road continues on to run through the village of Hurstbourne Priors which was an important estate centre in the late eleventh century. It may be that the southern part of the town is a planned addition that led to an alteration in the relative importance of the approach roads from the east.

Winchester Street leads to the south from London Street and South Street forks off to the southwest. Winchester Street, recorded as such in 1547, was later also known as Brick Kiln Street and King’s Head Street.

New Street, a name suggesting a later addition to the road network but of uncertain date, leads to the north-east from Newbury Street. This road has also been known as London Lane, probably indicating its link to the Harroway and so to London. St. John’s Hospital, a wayfarer’s hospital on The Harroway, a pilgrims road, was sited where it was intersected by New Street. The hospice was founded in 1247 but it is not known if New Street originated as a route between the hospital and the town, or if the position of the hospital was dictated by the junction of the two routes.

Along the northern edge of the town ran The Harroway, a prehistoric trackway that continued in use during the medieval period as a pilgrims route to London and Canterbury. The line of the track is represented by Watery Lane, but to the west of the junction with New Street the line is uncertain.

Presumably there was a medieval bridge over the river on the line of Bridge Street. Any earlier structure over the river has been demolished and replaced by a bridge of modern construction.

**Burgage plots**

The earliest map of the town available is the Tithe Apportionment map of 1850 (HRO 21M65/F7/6/2). The mid-nineteenth-century plan shown on the Tithe map exhibits a strongly regulated core with the long, narrow, burgage plots, usually associated with medieval town planning, facing High Street. A survey of the archaeological potential of the town undertaken in the early 1970’s defined areas of development up to 1400, and between 1400 and 1600 (Champion 1973, 37). The southern limit of development up to 1400 was put near to the north end of the market place and the area covered the eastern part of the sub-rectangular ‘enclosure’
bounded to the north by Chantry Street. The lower part of High Street was thought to have been an area of development from between 1400 and 1600. This latter area extended to include the properties at the north end of Winchester Street.

D3 To the south-west of the church is the sub-rectangular ‘enclosure’ with Chantry Street running along its northern side and the market place at the south (see Anglo-Saxon Andover above). The irregular shape of this area, together with the fact that it seems to dictate the line of the frontage of the burgage plots on the western side of lower High Street and the incomplete use of interior space for burgage plots - the plots did not have West Street as a back-lane but stopped well short of the lane, suggests that it was an earlier element of the town that was replanned in the medieval period, rather than an area specifically laid out for burgage plots. Alternatively, the rear boundary line of these plots may have been dictated by a stream or water channel (F. Green pers comm). Chantry Street, known as Chanter Lane in the fifteenth century, was where a chantry priest had his residence. In 1430 there is a reference to the chantry grange (HRO 37M85/9/PL/1) which may indicate a small agricultural holding or stores for tithes. Whether the grange was located to the north or south of Chantry Street is not known.

D4 Burgage plots are most strongly evident along the eastern side of High Street. This block of properties has East Street as a back-lane with Newbury Street to the north and London Street to the south. Connecting High Street and the back-lane were several narrow passages and lanes, one of which, George Yard, connects with East Street at the point where it dog-legs into Scullards Lane. This lane may represent a former southern limit to the block before the development reached as far as London Street. Alternatively, the deviation in the line of East Street may have been due to a pond. It may be worth noting that the burgage plots in this block are aligned to face High Street. If Warmington’s theory that Newbury Street was formerly the main street of the town is correct, (Warmington 1970, 2) then the fact that no burgage plots are aligned to Newbury Street, i.e. are orientated north-south, may suggest that there has been a replanning of the layout of the properties within this area. If there has not been a re-organisation of the plan, then the layout of the burgage plots could support an argument that Newbury Street was not the principal street of the town.

D5 To the west of the wide market area of High Street is a block that was also divided into burgage plots. The street frontage curves to the north-west as High Street widens where the Guildhall is sited and then along the western side of the sub-rectangular unit. Behind a section of properties in this block is the Town Mill that has dictated that some of the plots are shorter than those to the north and south which run back to the river. This area lies within the part of the town that Champion suggested was developed between 1400 and 1600 (Champion 1973, 37). Within the Andover Borough Records there is a grant of 1291-2 of a property plot bounded by the water of “la tummulle” (The Town Mill) on the west (HRO 37M85/8/ED/15). This reference shows that this area of the town was developed by the late thirteenth century at least. There are several other grants that appear to refer to the same property, including a document of 1358 (HRO 37M85/8/ED/40). It is worth noting that the property described in the document of 1291/2 was described as a capital messuage and that it had another property to the east - not High Street. To the north and south was land belonging to John Osward. This may imply that the rear parts of the burgage plots were being developed at this time with access to the property via a passage from High Street or that this area of properties has been re-planned.

Medieval occupation

D6 Excavations within the property plots on the northern side of Chantry Street have shown that there was intensive occupation in this area from the early medieval period onwards (Russel, 1983, 16; Green, 1985, 5-6) although it does not appear that the area was divided into burgage plots as found along High Street. The properties shown in this area in the nineteenth century were sited in small plots with open fields stretching down to the river behind. The more open aspect behind these properties may have been more suitable for the chantry grange recorded in Chanter Lane. This area has also provided evidence for Anglo-Saxon settlement.

D7 Along the southern and south-western edges of the churchyard there was development in the medieval period that may have encroached onto the graveyard or precinct of the priory. Inhumation burials have been located in an area that now lies outside the limit of the graveyard.
This area of development would probably have been instigated by the priory as a way of increasing income through rents as the properties occupy prime a site in the heart of the medieval town.

**Suburbs**

Outside the main core of the town, two general areas of suburbs that probably developed in the medieval period, can be identified:

**D8** Along the line of New Street, to the north-east of the church, is an area of ribbon development. The property plots, as shown on the Tithe map, are of interest in that the overall impression given by the boundaries is of a series of roughly square units with New Street running diagonally through them. The name New Street suggests that it was a later addition to the plan of the town and it is possible that it was laid out across part of an open field with subsequent development utilising the existing strip boundaries. Little archaeological work has been undertaken along New Street.

**D9** To the south of the town centre, along Winchester Street and South Street, there is an area that may be interpreted as suburban growth. Most of this area was thought to have been developed between 1400 and 1600 (Champion, 1973), but excavations have discovered evidence of earlier medieval settlement along the eastern side of Winchester Street (TVAT, 1992). Leases of property on Winchester Street from the mid- to late seventeenth century suggest that the area was not heavily built up, for example, in 1687 a house, backside and orchard were recorded on a plot that had been described in 1648 as being a plot of two acres with no mention of buildings (HRO 37M85/8/PD/77 and /79). It has been suggested that this area of the town experienced some shrinkage during the late medieval period until the seventeenth century (Youngs et al, 1985a, 180). Suburbs were one of the most sensitive areas to the fluctuating fortunes of a town and many towns experienced contraction in size after 1300, with parts of their suburbs reverting to fields (Schofield and Vince, 1994, 52-3)

**Buildings**

Various fires in the town, particularly the fire of 1435, destroyed a great proportion of the medieval buildings of the town. These medieval conflagrations, together with large scale re-development during the last thirty years, have ensured that relatively few medieval buildings have survived. One of the finest buildings still standing is The Angel Inn in High Street which was rebuilt by Winchester College in 1444. Other medieval timber-framed buildings survive in Chantry Street, Newbury Street and at the northern end of High Street. Despite the rarity of medieval buildings, Ford Cottage, a sixteenth-century house at the western end of Chantry Street, is in a derelict condition.

Although there are relatively few surviving medieval buildings, there is an extensive archive of leases in the Andover Borough Records archive which document many of the buildings that have now disappeared. Some of the timber-framed buildings of the town have been studied during demolition or alteration by Richard Warmington, who has also made some use of the Borough Records in his research (Warmington, 1970).

**Church and Priory**

**D10** The present day parish church of St Mary, built partly on the site of an earlier church, was completed in 1846. The previous structure contained elements of a Norman building as evidenced by the twelfth-century arch, formerly the west door of the church, which was re-sited to the south-east of the present building. The arch is the only Grade I Listed structure in the town. The old church was larger than the nineteenth-century building and occupied a slightly more westerly position (Bennett, n.d.).

Several archaeological investigations have been undertaken in the periphery of the churchyard, two of which to the east of the church have revealed features that have been interpreted as marking the line of the priory precinct (Scott, 1991, 40; Marsh, 1995, 2). To the south-west of
the church, undated inhumation burials have been excavated which lay outside the present cemetery boundary, but they may have been associated with the priory (Dacre, 1979, 8). An excavation to the west of High Street found a fragment of human skull that led to the suggestion that the graveyard may have originally covered a wider area (Youngs et al, 1985b, 180). Despite this lone skull fragment, it is more likely that the precinct was originally bounded to the south-west and south by High Street and Newbury Street. Then, at a later date, the priory leased out or sold some of the land on the edge of the precinct, on which houses were built, so creating the present graveyard boundary line. A lease of 1367/8 refers to a property on High Street which ‘faced buildings around the churchyard’ (Warmington, 1970, 11) showing that at least some development had occurred by the mid-fourteenth century.

After the fifteenth-century dissolution it is possible that some of the priory buildings were used for domestic occupation. The Venebales family are recorded as living in the ‘Old Priory’ in the sixteenth and early seventeenth centuries. The area shown on Map D represents the area of land belonging to John Pollen, who lived in the Old Priory in the eighteenth century, as recorded on a map of 1741 (HRO 60M67/PK28). To what extent the buildings in use at that date incorporated medieval fabric is not known. The land to the north of the Old Priory was a garden and it is possible that the area represents at least a late extent of the priory precinct. This area did not begin to be used for burials until after the Old Priory was demolished in the nineteenth century.

Hospitals

There were two hospitals in the town during the medieval period although there has been some uncertainty about the number of foundations (Hughes, 1976, 32) which has probably arisen because the two foundations were united, possibly in the fifteenth century.

D11  From the thirteenth century, there is a reference to the leper hospital of St Mary Magdalene. Bennett quotes the Churchwardens Accounts of 1470-2 where the ‘spetyll’, the Hospital of St Mary Magdalen for lepers, situated in the west field of Andover, is mentioned (Bennett, n.d.). The hospital was dissolved in 1547 but re-founded later as almshouses (Page, 1911, 356). The Tithe map shows the ‘Spittle’ and a ‘Spittle Meadow’ to the west of the town sited at a fork in the Salisbury road. Almshouses, built on the site of the hospital, survived until 1902 (Bennett, n.d.). The site was levelled in the mid-twentieth century.

D12  The hospital of St John the Baptist received a royal charter in 1247 and the men of Andover granted 50 shillings a year for the maintenance of a chaplain. In 1250 a licence was granted for a cemetery and a chapel on a piece of royal land that lay opposite the hospital (Page, 1911, 356). Bennett refers to the charitable foundation of St John’s House, a wayfarer’s hostel, which was sited on the pilgrims’ road between the south-west and London (The Harroway) where it intersected with New Street, a quarter of a mile north of Andover church. The house was a community of brothers and sisters with a chaplain that was founded and endowed by the Gild Merchant of Andover in 1247. The duty of the brothers and sisters was to give hospitality to travellers and to pray for the souls of those buried in the unconsecrated ground adjacent (Bennett, n.d.). The buildings of the hospital received their last mention in records which relate to several pieces of land including ‘a messuage called St John’s House’ (1682) (HRO 37M65/8/TD/7) and it may be that the hospital had been demolished by the eighteenth century. The Tithe Map shows a cartshed on the site, and the OS 1st Edition 6” map of 1876 marks the site of St John’s Hospital. The site has now been developed.

Mills

Domesday Book records six mills on the royal estate of Andover (Munby 1982, fol 39b). Some of these are likely to have been connected with some of the smaller settlements around Andover. In the mid-nineteenth century, four mills are shown in or near the town; Town Mill lying to the west of the town centre, Cricklade Mill to the north-west and Pitt’s Mill and Rooksbury Mill to the south-west. All four possibly represent the sites of medieval mills.
D13 The Town Mill occurs in the historical record by name from the thirteenth century as its mill pond or race formed a boundary to a certain piece of land that is referred to throughout the medieval period (e.g. HRO 37M85/8/ED/15 (1291/2)). The mill may have fallen into dis-use in the later medieval period as there is a reference of 1534 to a mill being lately built called Town Mills on a piece of waste called Mill Ground (HRO 37M85/8/CD/1).

Cricklade Mill, to the north of the town, may represent the site of a medieval mill.

Rooksbury Mill was first recorded in the mid-fifteenth century. A rental of that time recorded a watermill called ‘Rokesburgh’ (HRO 37M85/10/RS/25). (Off map extent).

Pitt’s Mill. This mill may represent the site of one of the medieval mills but there is, at present, no information to confirm this. (Off Map extent).

Tile-making

D14 A medieval tile kiln was located on the souther side of London Road. The firing of kilns was generally not encouraged within a built up area of a town in the Middle Ages due to the risk of fire. Consequently, the kiln site may be used to indicate a limit to the expansion of the town.

Other trades and industries

During the medieval period tanning and the production of parchment was undertaken in Andover but the exact location of these industries is not known. As tanning requires a water supply, a site near the river is probable. Two excavations undertaken between West Street and the river have discovered numerous horn cores. Horn was an important by-product of the tanning industry and horn cores have been found at a sixteenth- or seventeenth-century tannery in Northampton (Crossley, 1990, 221) and horn workers were also often located close to their supply of horn (Schofield and Vince, 1994, 111). The horn cores recovered may indicate that the site of the medieval or early post-medieval tannery lay close-by and that horn and bone working may have also been undertaken in the locality.

Lime-burning appears to have been an industry of some extent (Page, 1911, 351). There are several references to lime pits outside the town, for example, the grant of ‘a limekiln or pit in the East field of Andover adjoining the highway from Andover to Bertonsacy for digging, burning and slaking lime’ made in 1358 (HRO 37M65/8/TD/5). Lime pits were discovered in excavations along Winchester Street (F. Green pers comm).

POST-MEDIEVAL TOPOGRAPHY  Map E

Roads and Streets

The roads to Winchester and Salisbury were turnpiked in the eighteenth century.

Post-Medieval and Eighteenth/Nineteenth Century Development

E1 The Tithe Apportionment map shows development along the western side of Marlborough Street on the slope down from the church. The present buildings in this area are of mid- to late nineteenth century date and are almost certainly a re-development of an earlier post-medieval or possibly late medieval development.

E2 It was not until the end of the nineteenth century that the town really started to expand beyond the limits of the medieval town. The Tithe Apportionment map of 1850 shows very little development on the western side of the River Anton, but by the end of the nineteenth century,
streets and property plots were being laid out in readiness for development, with a few of the plots containing newly erected houses (OS 25” Second Edition 1896).

There were small areas of development on the eastern side of East Street, which was thought to have been one of the poorer areas of the town in the early post-medieval period, although East Street was to become a more fashionable address in the eighteenth and early nineteenth centuries when some higher quality buildings were erected (Warmington, 1970, 13). The lower status of this area may be borne out by the reference of 1599 to encroachments in Back Lane (HRO 37M85/2/FP/3). That there were encroachments in this area also suggests that the area was not extensively built-up in the later medieval period but there are suggestions that there was some limited occupation in the southern part of the area in the late medieval period (Newman, 1990; Wilson and Dean, 1996).

**Buildings**

Some of the post-medieval buildings have suffered a similar fate as the medieval buildings in the re-developments of the last three decades. High Street still retains most of its eighteenth- and nineteenth-century buildings, many of which are listed, although there has been some recent development.

E3 The present Guildhall dates from 1825 (Pevsner and Lloyd, 1967, 80). The original Guildhall was first recorded between 1513 and 1518 and was rebuilt in 1574 (Warmington, 1970, 12). It is likely that all phases of the Guildhall were on the same site.

**Church**

E4 The church of St Mary’s was rebuilt between 1840 and 1846 (Pevsner and Lloyd, 1967, 79) partially on the site of the medieval church. Locally it is believed that some of the surviving buildings of the priory were used as the Vicarage which was called The Old Priory. In 1844 the vicar moved into Newbury Street and the priory buildings were demolished. A plan held at the church shows the site of The Old Priory close by the church on the northern side. Another plan, showing the gardens of John Pollen and dated to 1741 (HRO 60M67/PK28) also marks the site of the house to the north of the church together with ‘The Barns and Backside’ further to the north of the church and a house and a circular building in a plot to the north-east, which may represent the site of the priory dovecote.

After the demolition of the priory buildings, the land to the north of the church began to be used for burials. The graveyard has had several episodes of expansion during the late nineteenth and early twentieth centuries. The area of graveyard as marked on Map E represents the size of the graveyard as shown on the OS Second Edition 25” map of 1896.

**Chapels**

From at least the early eighteenth century there was a Quaker Meeting House in East Street. The site has since been destroyed. The site of the Quaker burial ground lies on the western side of Winchester Street. Excavations were undertaken in the burial ground in the 1980’s (F. Green pers comm).

There is also a Baptist church on the eastern side of High Street and a Methodist church, built in the late nineteenth century, along the northern side of Bridge Street.

**Hospitals, Almshouses and Workhouse**

E5 In the seventeenth century the Corporation rebuilt the Spittle House (the Hospital of St Mary Magdalen) as almshouses and also erected four more almshouses at the western end of the Common Acre. The Common Acre almshouses were rebuilt in 1869. There were also almshouses on the east side of Marlborough Street, built in 1686 by John Pollen and rebuilt in the nineteenth century, and near the site of the Grammar School in New Street.
The Tithe map shows a ‘Pest House’ sited to the north-east of the town, off the northern side of Vigo Road. This was described as being ‘lately built’ in 1757 (HRO 37M85/9/TL/28). The Pest House was an isolation hospital.

The Andover Union Workhouse was situated on the western side of the river along what was originally known as Bishop’s Court Lane, later Junction Road. A hospital was built in the grounds of the workhouse and is shown on the Second Edition OS 25” map of 1896.

Tanning and Parchment Making

The Tithe Apportionment map of 1850 shows a tan-yard sited on the eastern side of Marlborough Road near the junction with Shepherds Spring Lane, north-west of the church. The location of the tannery may represent the site of an earlier tannery but there is no evidence from the site to support the suggestion. A plot of ground near the western end of Westbroke Bridge (Bridge Street) was leased in 1574 to John Wayte who was a tanner (HRO 9/TL/32). There is no record that the plot was intended for, or used as, a site for tanning but the location near the river would make it a feasible location for Wayte to carry out his trade. Parchment making continued in the town into the early eighteenth century at least. At that time William Symonds, a parchment maker, leased a piece of waste ground where he had sunk pits for his trade (HRO 37M85/9/TL/48).

Mills

The Town Mill was rebuilt by Richard Asheton in 1534 (HRO 37M85/8/CD/1) and was purchased by the Corporation in 1612. The mill was rebuilt again in 1687 and 1764 (Ellis, 1968, 125). In the mid-seventeenth century it was described as ‘one wheat mill, one malt mill’ (HRO 2/HC/17).

Cricklade Mill. Mid-seventeenth century documents record that there was a want of a bridge between the church and Hamons Mill and in 1646 the highway between the church and Hammonds Mill was out of repair. These references may be to the mill later known as Cricklade Mill.

Pitt’s Mill, also known as Anton Mill. The mill was still in use in the late 1960’s producing provender using electricity as its power supply (Ellis 1968, 125). (Not on map extent)

Rooksbury Mill is now a private house but was in use in the late nineteenth/early twentieth century. (Not on map extent)

Brick-making

Bricks were used in buildings in Andover relatively early on and a brickworks is known to have existed in Old Winton Road from the late fifteenth century onwards (Champion 1973, 6) but the exact location is not known. Winchester Street was also known as Brick Kiln Lane.

Rope-making

In 1674/5 there is a reference to rope-making (HRO 37M85/9TL/32) but there is no information on the location of the industry. A lease of 1690, granting the profits from certain stalls in the market, was granted by the Corporation to a Richard Waight who was a cordwinder (HRO 37M85/9/FL/3). Most of the long burgage plots would have been suitable areas for rope-walks and so it is not possible to identify the location of the industry from cartographic evidence.

Cloth production

A silk factory is shown on the Tithe map. Evidence for post-medieval cloth production was discovered during excavations on the northern side of Vigo Road, where rows of post-holes
with, in some cases, the remains of the wooden posts, were found. These rows of posts were interpreted as being the racks and tenters used for stretching out (Dacre Archive). Adelaide Road, a street parallel to, and east of, East Street was known during the nineteenth century as Rack Close. Excavations on several sites around the town, for example, land to the south of the Primary School on the eastern side of East Street, have revealed post-holes that have been interpreted as evidence for tenters, (Newman 1990, 2-3).

Canal

E11 The Andover-Redbridge canal, completed in 1794, terminated to the south of Bridge Street on the western side of the river, but there is no evidence that it led to the building of warehouses or industrial buildings that would have housed, or utilised, products carried on the canal. It appears that the canal was not a great financial success and that is reflected in the fact that the canal company never managed to pay a dividend to the shareholders during its period of operation (Spaul 1975, 45). It is likely that the canal was used to transport agricultural products from the surrounding rural area into the town for market and coal for use in the town and settlements along the route. The gas works lay to the east of the canal terminus (Tithe map).

Railway

E11 The course of the canal was utilised as the line of the Andover to Southampton railway which opened in 1865. The canal basin was in-filled to make space for a goods-yard but the line continued north to the Andover Junction where it joined the London and South Western Railway line between Salisbury and Basingstoke (Mitchell and Smith 1990, 1).

Common Acre and Sheep Fair Field

E12 The Common Acre, a long, narrow, plot of ground lying to the east of East Street, was given to the inhabitants of the town for their recreation by Katherine Hanson in 1570. At the western end of the plot there was the town barn, recorded in 1584 (HRO 10/GB/1) which had been demolished by 1657. A lease of that date records a plot ‘whereon a great barn lately stood’ (HRO 9/TL/15). In 1595, it was recorded that the butts in the Common Acre were in need of repair (HRO 2/FP/9). It appears to have continued as a recreational area up to the present day, although it is now incorporated with the area to the north, making a large recreation ground. The original Common Acre may have originated as a strip or strips in the common fields.

E13 A field called Sheep Fair lay to the east of the town (Tithe map). Records of the Sheep Fair exist from the late eighteenth century, although the site may have been used for medieval and post-medieval fairs.

5. MODERN DEVELOPMENT  Map F

Andover was identified as one of the towns in the south of England that could accommodate London overspill in the late 1960’s and early 1970’s. This has led to the population of the town rising dramatically and to the re-development of a major part of the historic town centre to provide the services and shopping facilities required by an increased population. Within the historic core of the town, the sub-rectangular unit that has been identified as possibly one of the earliest elements of the town has been almost totally re-developed with the construction of The Chantry Shopping Centre. Only a few medieval buildings such as the Angel Inn and a short row of cottages along the southern side of Chantry Street survive in this area. Ford Cottage, a sixteenth-century building which is threatened with destruction, also stands on the southern side of Chantry Street.

To the east and north-east of the church there has also been a high level of recent development including the alteration of the line of New Street near the church. The growth of the cemetery to the north of the church, which has expanded considerably this century, also has implications for the survival of archaeological deposits, particularly as this area has been identified as a possible area for Saxon settlement.
Map F shows the principal areas of development that has occurred post 1950. It is thought that most of these areas will have substantially compromised any archaeological deposits, reducing or destroying any potential those deposits may have had. Consequently, these areas are not included in the Areas of Archaeological Potential.

6. IMPORTANCE AND POTENTIAL

CRITERIA FOR THE AREAS OF ARCHAEOLOGICAL IMPORTANCE AND POTENTIAL

Introduction

The primary aim of the Data Collection and Data Assessment phases of the project is to enable the identification of areas of archaeological importance within each town to inform the Strategy phase of the project. Four such areas of importance have been defined, and the criteria for these are briefly described below. Although they are all described in this introduction, not all towns will have areas within each of these categories.

Levels of Archaeological Importance

The levels of importance are Areas Comprising Nationally Important Remains; Areas of High Archaeological Importance; Archaeologically Important Areas; and Areas of Limited Archaeological Importance.

As additional archaeological information becomes available, and a greater understanding of the archaeological resource of the town is achieved, it is possible that some areas will be re-assigned to different levels of importance.

Areas Comprising Nationally Important Remains

Areas of identified nationally important archaeological remains, whose location, character and importance have been demonstrably established. These remains merit physical preservation in situ.

The criteria used to assess national importance is set out in Annex 4 of the Secretary of State’s non-statutory guidance note PPG16, and are briefly noted below.

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

This category will include Scheduled Ancient Monuments.

Areas of High Archaeological Importance

Areas considered to include other important archaeological remains, whose location, character and importance are inferred from observation, research and interpretation. Those remains are likely to merit preservation in situ. Where preservation is not justified appropriate archaeological recording will be required.

Areas of High Archaeological Importance may:

- Contain well preserved, archaeological deposits which may not be of national importance, but which are of importance to the understanding of the origins and development of the town;
- Be areas where the destruction, without archaeological record, of well preserved archaeological deposits means that the last surviving elements have an increased value for the understanding of the origins and development of the town;
- Have been identified as having significant water-logged deposits;
• Have a high number of existing medieval buildings. The survival of medieval buildings may also indicate that there is well preserved stratigraphy beneath the building;
• Be areas that are thought to have High Archaeological Importance due to their proximity to other, recognised, plan elements even though there is little direct evidence to indicate high importance. For example, the area around an isolated church that may have been the focus for earlier settlement may be defined as an Area of High Archaeological Importance.

It is possible that areas that areas of High Archaeological Importance may, through further archaeological or documentary work, be shown to include Nationally Important Remains.

Archaeologically Important Areas
Areas considered to contain archaeological remains of some importance. Where these remains cannot be preserved in situ, they are likely to require appropriate archaeological recording.

Such areas:
• Are significant elements in the plan but where there has been a moderate level of modern development or cellaring;
• Have had little archaeological work undertaken within them but cartographic or documentary sources suggest that they may have been within the historic core of the town or areas of important suburban development.

Surviving archaeological deposits in Archaeologically Important Areas will probably have a relatively high density but, due to pressures of development over many centuries, there may be a high level of fragmentation.

Areas of Limited Archaeological Importance
Areas considered to include archaeological remains of a character unlikely to provide significant information, or archaeological remains whose integrity has been severely compromised by development. These remains may require appropriate archaeological recording if threatened by development.

Areas of Limited Archaeological Importance may:
• Have a good survival of archaeological deposits, but where there is likely to be a low density of archaeological features;
• Be areas with significant modern development resulting in limited archaeological importance, either due to the scale of development or due to the limited nature of the archaeological resource before development;
• Be areas where the current hypothesis supports only a limited possibility of encountering archaeological remains.

THE POTENTIAL OF EAST ANTON AND ANDOVER  Maps H & I

Areas of Archaeological Importance
The large scale re-development of major parts of the historic town centre, especially within key elements of the plan such as the sub-rectangular ‘enclosure’ south-west of the church, and the rear parts of the burgage plots on both sides of High Street, has severely compromised the archaeological potential of the town as a whole. Of the areas where the potential for intact archaeological deposits remain, they often contain listed buildings or form an important element of the Conservation Area and are, therefore, less likely to be the focus of major re-development.

Although there has not been a comprehensive survey of the distribution of cellars in the town, from historical sources and observations during development, it is known that many of the buildings in the higher part of the town along High Street and to the north-east of the church, were provided with cellars. Some of the cellars, such as those beneath The Angel, are of medieval date and are of archaeological interest themselves, but all cellars will have seriously truncated or completely destroyed
earlier archaeological deposits. It was noted that the buildings that stood on the north side of Chantry Street did not have cellars and archaeological deposits up to 2m in depth survived.

Within the modern extent of Andover there are many known sites of prehistoric activity, many of which have been discovered or excavated during development. It is difficult to assess the remaining potential of any of these sites within the scope of this survey. Also, there are, almost certainly, undiscovered sites in the area of the town but further work is required to identify these sites, principally through detailed examination of pre-development aerial photographs.

**Areas Comprising Nationally Important Remains**

No areas within the town are currently understood to be of national importance on the basis of archaeology. The remains of the west door of the Norman church are listed Grade I.

**Areas of High Archaeological Importance**

**East Anton**  
Map H

The undeveloped area around the junction of the two Roman roads at East Anton is regarded as having high archaeological potential. The exact limits of the settlement are unknown and therefore it is only possible to suggest a possible area where there are archaeological deposits. The excavations which preceded the development to the west of the junction showed that there was reasonably good survival of the archaeological resource and it could be expected that a similar level of preservation would be found in the area to the east and south-west of the junction where there has been no modern development. Evaluation of the archaeological deposits may show them to be of national importance. The area also includes Manor Farm and East Anton Farm, which was a manorial site from the medieval period. Archaeological deposits relating to the medieval phase of the site’s occupation and, potentially, deposits relating to any immediate post-Roman settlement may also survive.

**Andover town**  
Map I

The area around and to the south-west of the church, including the upper part of High Street, Chantry Street, Newbury Street and the upper part of Marlborough Street is an Area of High Archaeological Importance. Not only does this area cover the site of the priory and part of the suggested area of Anglo-Saxon settlement, it is also the area that contains most of the surviving medieval buildings. Evidence for the origins and development of the town and may survive, and remains relating to the trades and industries undertaken in the town may be encountered. The churchyard will contain burials possibly dating back to the late Saxon period and so important demographic information about the populations of Andover could be recovered.

**Archaeologically Important Areas**

The areas to both the east and west of High Street were divided into burgage plots during the medieval period. Apart from some modern development, the majority of the buildings along High Street are eighteenth- and nineteenth-century structures. Some of these properties, especially those on the higher ground may have been provided with cellars that will have destroyed any archaeological deposits. On the lower ground, most buildings do not have cellars due to the higher water table and so there is a greater chance that archaeological deposits have survived. To the rear of these properties, the greater proportion of the burgage plots have been destroyed but, in the case of the plots on the eastern side of High Street, the boundaries of many of the plots survive in the area immediately behind the building line. Therefore there remains some potential for investigating the boundaries that may yield information about the process of development in this part of the town. It would also be within this area, immediately behind the building line, where rubbish pits or latrines would be expected in greater density from which important assemblages or archaeological data could be recovered, and where small scale industrial processes could have been undertaken.

Excavations in the area of Winchester Street have shown the archaeological importance of this part of the town, recovering medieval evidence from an area once thought to have been outside the medieval core of the town, and raising the possibility that Andover has experienced a period of shrinkage. Further information is required from this area.
The lower parts of Marlborough Street were probably being developed by the seventeenth century, as indicated by the construction of Pollen’s Almshouses in 1686. There has been little in the way of modern development along this street, with a nineteenth century terrace still standing along the western side. It is possible that the terrace has shallow foundations and that archaeological deposits in this area have not been severely damaged. At the western end of the street there was a tannery in the nineteenth and so archaeological deposits associated with industrial processes that required a water supply may survive. The possibility that water-logging has led to the preservation of organic artefacts or structural elements enhances the importance of the area.

Areas of Limited Archaeological Importance

Most of the area of the rear parts of the burgage plots between the buildings on High Street and East Lane is now in use as a car-park. It is possible that construction of the car-park did not involve a major reduction in the ground surface, and so archaeological deposits may have survived. Of particular interest in this area would be the boundaries to the burgage plots, the investigation of which may provide information about the medieval planning of this area of the town. The area to the east of East Street may contain evidence for settlement facing the back-lane. Archaeological excavation in the southern part of this area has shown that there was some occupation near the East Street/London Street junction, but the extent of settlement in this part of the town is not known.

The area to the west of New Street includes the sites of properties that probably developed in the medieval period and to the west of the property plots, the extensions to the cemetery from which a small number of Anglo-Saxon pottery sherds have been recovered, possibly indicating Anglo-Saxon settlement. Even fragmentary archaeological deposits in this area could enhance our understanding of the origins of Andover and the date of the development along New Street.

To the north of Vigo Road is the site of an Iron Age enclosure that may have been re-used in the Anglo-Saxon period as the site of the villa regalis although there is no archaeological evidence at present to support this theory. There has been major housing development in the area that will have had a significant impact on any archaeological deposits but some evidence may survive.

The suggested site of the hospital of St John the Baptist is an Area of Limited Archaeological Importance. Although there has been some development on this site, it is possible that evidence for the hospital and the associated cemetery may survive.

Research framework

Due to the amount of development undertaken within the historic core of the town within the last thirty years, there are limited opportunities to address any questions about the origins and development of the town. This is an unfortunate situation as the plan and archaeological data recovered to date present many questions.

Specific issues that may still be investigated, although opportunities are limited, include:

- The presence and location of a villa regalis.

Although there is no archaeological evidence for a royal site in Andover, the likely-hood that Andover had a minster church, had a large estate (even into the nineteenth century), and that there is a reference to Kyngsbury, all indicate that Andover was a royal centre. The sub-rectangular element in the plan of the town that appears to be an element earlier than the laying out of burgage plots, provides a possible location for a royal enclosure. Opportunity to investigate this area is now severely limited as the majority of the area has been developed, but areas along the northern side of the unit are, as yet, undeveloped. Consequently, any opportunities that remain to examine this area enjoy a high value.

- The area of Saxon occupation
Apart from one site in the town centre, there is a paucity of evidence for Saxon occupation, even from the late Saxon period. Given that it is suggested that there was a royal site and a minster church in Andover, it could be expected that the town may have also functioned as a market centre, allowing royal control over trade and the exaction of duties on the goods brought there to be sold. Such a centre would probably attract settlement and so the area of higher ground around the church and suggested ‘royal enclosure’ would be a possible location for such settlement.

- The extent of the priory precinct

Although it has been claimed that the precinct boundary has been located at two points to the east of the church, it is questionable that the feature seen in the 1995 excavation (Marsh, 1995) is, in fact, the original precinct boundary but more likely the rear boundary to the properties laid out along New Street at an, as yet, unknown date. It is possible that New Street formed a limit to the precinct and that earlier phases of the boundary may still exist. At what date New Street was laid out and its relationship to the priory is an important issue in the understanding of the development of this part of the town.

- The extent of the medieval town, particularly in the area of Winchester Street, and the possible shrinkage experienced in this area

The TVAT excavations in the area of Winchester Street have considerably increased the known area of medieval occupations from that suggested by Champion (1973). The earliest cartographic evidence (Tithe map) does not suggest an organised layout of the area such as that found along High Street, and the apparent areas of open space recorded in the post-medieval period add credence to the idea that this area may have experienced some shrinkage in the late medieval period. More data is required about this important phase in the development of the town.

- Defining the limits of the Romano-British settlement at East Anton.

There is no information about the extent of the area of Romano-British settlement to the east of the junction of the Roman roads. Although the geophysical survey undertaken before the excavations of the late 1960’s and early 1970’s failed to identify the road junction, and presumably provided little data about the settlement, another survey with the more sophisticated equipment available now may be able to define more elements of the settlement. As the area is under pasture there is no opportunity for field-walking, but small-scale trial-trenching could be used to confirm results from the geophysical survey.

7. SOURCES

DOCUMENTARY SOURCES

Although no original documents from the Borough Records held in the HRO have been examined, information from the brief descriptions in the archive catalogue has been used in this report. Andover has an extremely good archive of documents relating to the borough beginning with the town’s charter of 1175. There are also runs of leases, some of which relate to particular properties, and rentals, including some that date to the middle of the fifteenth century. The latter may shed further light on the town in the decades after the fire of 1435. Although the archive has been used by researchers such as Warmingon (1970), the documents hold potential for aiding the understanding the development of the town. For example, the grants of a property that had the leat of the Town Mills as a western boundary, shows that the area of the lower part of High Street was becoming developed by the late-thirteenth century. Champion held that this area was only developed from 1400. Close study of the archive may allow a better understanding of the extent of the town at certain dates in its history.

Many excavations were undertaken in the Andover area by Mr M. Dacre, but unfortunately many of these sites have not been published. The majority of the Dacre Archive is currently held by Wessex Archaeology who are in the process of assessing the archive with regard to producing a monograph on the archaeology of Andover. The Dacre archive was consulted for details about the East Anton excavations and the excavation of the Iron Age enclosure on Vigo Road.
MAPS AND PLANS

1741  Map of gardens belonging to John Pollen  HRO 60M67/PK28
1850  Tithe Apportionment map  HRO 21M65/F7/6/2
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8. ABBREVIATIONS

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<tr>
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<td>nd</td>
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<td>OD</td>
<td>Ordnance Datum</td>
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<td>OS</td>
<td>Ordnance Survey</td>
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<td>SAM</td>
<td>Scheduled Ancient Monument</td>
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<td>Sites and Monuments Record</td>
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<td>Test Valley Archaeological Trust</td>
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MAP B  POSSIBLE AREA OF ROMAN SETTLEMENT AT EAST ANTON
MAP F EAST ANTON MODERN DEVELOPMENT

Note: Areas shown may have compromised or destroyed archaeological deposits.
Note: Areas shown may have compromised or destroyed archaeological deposits
MAP H  EAST ANTON AREAS OF ARCHAEOLOGICAL IMPORTANCE
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Map D East Anton Areas of Archaeological Importance
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1.0 Introduction

1.1 Historic towns have long been a focus of settlement and community in the landscape. This continuity of urban settlement indicates both the benefits of urban living in terms of quality of life and economic advantage, and that these towns in particular are stable, adaptable and well connected. They are the product of change necessary to meet the needs of successive generations. The archaeological evidence that accumulates within the town illustrates the social, economic, religious, technological and political change through time, not only in that community but locally, regionally and nationally. This archaeological evidence is buried, with artefacts and features such as wall footings, pits, wells and post holes, but is also within the fabric of the historic building and in the patterns of the streets and the layout of the property plots.

1.2 Archaeological evidence is important for its potential to increase future knowledge and for its value as a leisure, education and tourism resource. These remains are finite and non-renewable, and are susceptible to destruction both in episodes of development and by cumulative erosion through small scale change. The quality of the urban environment can rely heavily on the historic and cultural attributes of the town. A sustainable future for these settlements and communities must integrate the past with the future.

1.3 In addition to the statutory protection afforded by listing and scheduling, the development of government policy for the archaeological and the historic environment has contributed to a change in attitudes towards the preservation, assessment and evaluation of both the buried and standing archaeological resource by local authorities. This is particularly the case in the larger historic towns and cities, like Southampton and Winchester. Government advice in PPG 15 and 16 has highlighted the desirability of preserving historic and archaeological remains, in particular presuming a case for the preservation of nationally important remains (PPG 16 para 8). The advice identifies the important role of local authorities in planning, education and recreation for the protection and management of archaeological sites (PPG 16 para 14). There is a necessity to consider the impact of a development on archaeological remains and PPG 16 emphasises the importance of informed decision making. Where preservation is not merited or justified it is clear that it is reasonable for the planning authority to satisfy itself that the developer has made appropriate and satisfactory provision for the excavation and recording of remains (PPG 16 para 25). During such considerations the Sites and Monuments Record and the Assessment accompanying this Strategy have a role, but in some circumstances the planning authority may require additional archaeological information from the applicant prior to the determination of the application (PPG 16 paras 21 and 22).

1.4 Although an archaeological survey of Hampshire's smaller market towns was produced in 1976, it has become clear in recent years that there is still a lack of archaeological understanding of the origins and development of the majority of Hampshire’s historic towns. This has meant that the protection and management of the archaeological and historical resource in these towns has been insecure. Consequently it has become increasingly important to establish archaeological frameworks and strategies for the smaller historic towns in Hampshire, to protect as appropriate the historic resource, and to ensure it is fully incorporated within the sustainable future of the towns.

1.5 Archaeological discoveries have added to the available information on the small-towns of Hampshire creating the subsequent need for management strategies. This in turn has increased the importance of understanding how the basic economic, social and chronological evidence relates to the origins and development of each town. Although the assessment of all available archaeological and historical information will allow the formulation of a set of academically-based research frameworks/priorities (as set out in the Archaeological Assessment Documents), these priorities must be considered to inform future development control decisions and should be able to absorb and adapt to future archaeological discoveries.
1.6 Consequently, English Heritage have commissioned an Extensive Urban Survey for Hampshire's historic towns. The survey project has been undertaken through an English Heritage-funded post based in the County Planning Department of Hampshire County Council, with the support and assistance of the County Archaeologist and his staff. The survey provides an up-to-date assessment of the readily available archaeological and historical resource of each selected historic town and consists of three phases: data collection, data assessment and the formulation of a Strategy. The results of the data collection and data assessment form the contents of the Archaeological Assessment Document. The Assessment Document presents the archaeology and history of each town, an analysis of the existing town plan, an evaluation of the archaeological potential, the research priorities and the identification of areas of archaeological importance. Areas of archaeological importance, as well as additional site information, are presented both in text and key maps.

1.7 The Strategy phase of the survey utilises the information presented in the Archaeological Assessment Document and combines it with current government policies and guidance, development plan policies and other local non-statutory policies to provide an enhanced understanding of the likely archaeological implications of development proposals and is for use by the planning authority, developers and the public. Recommended responses and guidance regarding the archaeological and historic environment are then outlined. Key maps accompany this Strategy. Naturally a survey of this nature will, on the one hand offer up fresh understanding of the town, and on the other hand raise further questions concerning the origins and development of Hampshire's towns.

1.8 It is important to recognise the continuing role of the Sites and Monuments Record, specialist archaeological advice and English Heritage. Whilst the Strategy anticipates a range of responses, specialist advice from local authority archaeologists and English Heritage in the light of specific development proposals will be needed to interpret the data, to confirm the importance of the archaeological remains, to judge the significance of the impact and to consider the need for and the benefits of pre-determination evaluation. As new data becomes available in the light of the results of observations, excavations and future research so the understanding of the nature and extent of the historic and archaeological component of the town is likely to evolve. It is inevitable that the interpretation of the strategy will evolve with it.

1.9 This Strategy document is in two parts, one which is a general introduction to the Extensive Urban Survey whilst the second part deals specifically with Andover’s town Strategy. The Appendix includes excerpts from the Hampshire Structure Plan and Local Plans.

2.0 Areas of Potential Archaeological Importance

2.1 Introduction

The primary aim of the data collection and data assessment phases of the Historic Towns Survey Project has been to define areas of varying potential archaeological importance in each town. Four area types have been created, each being ascribed a different grade of archaeological potential. A suite of archaeological responses are then proposed for each of the four areas, from which the most appropriate would be recommended for a particular development. Criteria for the four areas of archaeological importance can be found in the Archaeological Assessment Document. As additional archaeological information becomes available and a greater understanding of the nature and significance of the archaeological resource is achieved, it is possible that some areas will be re-assigned to different levels of importance to reflect our changing understanding of the origins and development of the town. Archaeological evaluation will form a particularly significant tool in defining the desirable archaeological response. The provision by the applicant of the results of an archaeological field evaluation may frequently be requested, as outlined by PPG 16 (paragraphs 21 and 22), reflecting the general recognition of the importance of urban archaeological deposits. The archaeological response to an application in any given urban area will reflect the anticipated
archaeological response in this document (section 3) as well as any evaluation results, where such a study is appropriate and the results are available.

2.2 Some nationally important archaeological remains are designated as Scheduled Ancient Monuments and as such are protected by the 1979 Ancient Monuments and Archaeological Areas Act. Designation has been primarily directed towards field monuments and built structures. In view of the detailed control afforded by the Act it is not best suited to the management of extensive archaeological remains within populated and evolving urban centres. In the urban context the scheduled element of the archaeological resource is usually discreet and monumental such as a castle, or a town gate. Scheduling has been used in areas of long term open space encompassing well preserved underlying archaeological evidence, or where significant attrition occurs by processes outside planning control. In general, however, there are likely to be nationally important archaeological remains which are not scheduled but rely on recognition of their importance and due weight being given to them within the planning system.

2.3 Areas of Archaeological Importance

(A) Areas of Nationally Important Archaeological Remains (ANIAR)

These are areas identified as nationally important archaeological remains, including Scheduled Ancient Monuments, whose location, character and significance have been ably demonstrated. The impact of development on both the setting and the fabric of the monument is a material consideration.

(i) Scheduled Ancient Monuments

Scheduled Ancient Monuments are to be physically preserved in situ. The procedures for the management of Scheduled Ancient Monuments are enshrined in the relevant legislation (Ancient Monuments and Archaeological Areas Act 1979), along with details appertaining to grant aid to owners. Development affecting a Scheduled Ancient Monument will require Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport. Such consent is independent of the planning determination, and might not be forthcoming. English Heritage are the archaeological advisors to the Secretary of State and the advice and opinion of English Heritage should be sought by the planning authority for any application affecting a Scheduled Ancient Monument, prior to determination.

(ii) Other Nationally Important Archaeological Remains

As stated in the Government's archaeological guidance within the planning system (PPG16), the management of other nationally important archaeological remains are to be considered within the remit given to local planning authorities and the development control process. Consequently serious consideration must be given to the physical preservation in situ of nationally important remains. The criteria used to assess “national importance” are set out in Annex 4 of PPG 16.

Although some historic buildings are also Scheduled Ancient Monuments, most are listed rather than scheduled and are often of archaeological importance, a fact recognised by PPG 15 (paragraph 2.15). Important archaeological remains are often incorporated into surviving buildings or structures. The preservation of those remains should be fully considered in the same manner as those nationally important below-ground archaeological remains, as indeed should the archaeological recording of standing remains which cannot be preserved.

(B) Areas of High Archaeological Importance (AHAI)
These are areas that have the potential to contain archaeological remains, buried and standing, whose importance, location and character can be inferred through observation, research and interpretation. These remains may merit physical preservation *in situ*. Where preservation is not justified appropriate archaeological investigation and recording would be a requirement in advance of development.

Because of ongoing archaeological and historical research or evaluation results, AHAI's may be re-assessed and consequently considered of national importance or even for scheduling, in which case policies and procedures as laid down for (A) above should be followed. Equally, additional information might demonstrate a lower archaeological importance than currently anticipated.

**C**  *Archaeologically Important Areas (AIA)*

These are areas that have the potential to contain archaeological remains which may provide moderate levels of archaeological information. Whilst in some cases physical preservation is possible, it is most likely that the archaeological response would be one of appropriate investigation and recording, unless the developer wishes to achieve the preservation of the site.

**D**  *Areas of Limited Archaeological Importance (ALAI)*

Areas considered to have the potential to include archaeological remains of a character unlikely to provide significant information or archaeological remains whose integrity or density has been compromised by previous development. These remains may require appropriate observation and recording if threatened by future development.

3.0  *Archaeological Responses to Development*

3.1 Important archaeological remains in an historic urban environment can be anticipated and consequently current Government policies for the management of archaeological remains within the planning process are set out in PPG 16. In summary, the PPG requires that the most important archaeological remains should be preserved *in situ* and that, when preservation is not possible, or justified, those archaeological remains adversely affected should be adequately investigated and recorded before and/or during development (such archaeological mitigation may include survey, excavation, recording, post excavation research, preparation and publication of a report). It also states that if early discussions with local planning authorities and consultation of the Sites and Monuments Record (SMR) indicate the possible presence of important archaeological remains, it is reasonable for the planning authority to request developers to undertake an archaeological evaluation of the proposed development site, before any decision is made on the planning application (PPG 16 paragraphs 21 and 22). Such an evaluation would aim to provide the additional archaeological evidence necessary to ensure that the full archaeological implications of the development can be properly considered prior to any irreversible decision being made.

3.2 In view of the recognised archaeological importance of complex urban deposits, the need for evaluation might frequently be anticipated. However the assessment of the need for an evaluation can only be taken in the light of the nature of the development and its location and extent, and so no ‘Areas of Evaluation’ have been incorporated into this document. The results of the evaluation might well clarify that the level of archaeological importance of any given site is different from that anticipated in this document. For this reason the results of evaluation should be available prior to the determination of the application so that the full impact of the development on archaeological remains can be properly considered.

3.3 The advice given in PPG 15 and PPG 16 and subsequently adopted within Hampshire’s structure and local plan policies, means that there are a number of archaeological options or responses to development proposals. These include:
Refusal of planning permission in order to ensure the physical preservation of the remains (which may be above or below ground) and their setting. Where possible the planning authority should consider the longer term management of these resources.

A re-design of the development proposal in order to demonstrably secure preservation. Redesign of the proposal may include an engineering solution or amendments to the layout to achieve preservation. If such a response results in the physical preservation of important archaeological remains the local planning authority should ensure the physical management of those remains within the development. This could be achieved, for example, by a management plan sponsored by the local authority, the site owner/developer and local amenity societies.

Allowing development to proceed, subject to satisfactory arrangements for archaeological investigation and recording, including standing buildings, before development commences, secured by an archaeological condition.

Allowing development to proceed, subject to satisfactory arrangements for archaeological observation and recording, including standing buildings, while development is taking place, secured by an archaeological condition.

Allowing development to proceed, with no archaeological requirement.

These responses provide a flexible framework for the consideration of individual development proposals which affect archaeological remains. Within individual developments more than one response might be necessary reflecting variations of archaeology or the nature of development across the site. They will assist both developers and planners in the preparation and determination of planning applications.

In addition to the preservation of the more important archaeological remains, there may be a good case for their promotion and preservation through, for example, interpretation panels or printed leaflets, and their use as an educational resource or as an amenity for the town’s inhabitants and visitors. This should provide a better understanding and enjoyment of the town’s archaeological and historic heritage and to promote support for the local authority’s policies for that heritage. This could be undertaken and sponsored by the site owners, the local authority, schools, local amenity groups or through partnerships between such organisations, and may be particularly welcome where positive policy towards tourism exists.
4.0 A Strategy for Andover

4.1 There are three historic towns in the Test Valley Borough Council district within this project - Andover (with East Anton), Romsey and Stockbridge. With differing historic origins each town has developed in different way. The archaeological resource in each case is subsequently unique. Whilst each town’s archaeological and historic significance is already reflected in local plan policies for the management of those resources and is subject to the guidance of advice in PPG 16 and 15, this document provides additional guidance for Andover and East Anton.

4.2 Although the Local Plan has been adopted containing policies for the urban historic environment, this Strategy may be taken as additional material consideration in the development control process, introducing further guidance for the preservation and management of Andover and East Anton's archaeological and historic heritage. It has been compiled in light of the Government’s advice considering archaeological remains and the historic environment within the planning process (PPG 15 and 16) and relevant policies in the Hampshire County Structure Plan and the Test Valley Borough Local Plan. Consequently this Strategy could therefore be considered for adoption by the local planning authority as planning guidance (as defined in PPG 12.3.18-3.19) to supplement the policies of the Borough Local Plan.

4.3 The Strategy develops the information presented in the Archaeological Assessment Document for Andover and East Anton, in particular the identified areas of archaeological importance. Appropriate archaeological responses have been formulated for consideration by the Borough Council in anticipation of development proposals, although detailed advice should be sought in the light of development details. These responses can inform the management of the archaeological resource, and provide the controls and guidance which the Borough Council should use when considering planning applications. The Strategy may also promote changes in current and proposed Conservation Area designations, the establishment of town trails as well as other local amenity and/or educational proposals for the interpretation and enhancement of Andover and East Anton's historic environment.

5.0 Historic Andover and East Anton

5.1 This section is a summary of the more detailed accounts of the archaeology, history, topography and architecture of Andover and East Anton to be found in the Archaeological Assessment Document that accompanies this Strategy.

5.2 Andover and lies approximately mid-way between Basingstoke and Salisbury on one of the main routes between London and the south-west of England. The modern town lies on either side of the River Anton, on valley gravels, alluvium and upper chalk. East Anton is situated two kilometres north of Andover town centre on the junction of the Roman roads from Winchester to Cirencester and Silchester to Old Sarum.

5.3 The area around Andover is archaeologically rich, and many prehistoric sites have been found in the town as well as in the surrounding countryside. The Harroway, a trackway with prehistoric origins, passes just to the north of the town. Neolithic material has been found at Balksbury Camp and during the construction of the Portway Industrial Estate. Bronze Age evidence has been found at London Road, close to the town centre, Bronze Age burial sites were excavated at both the Portway and Walworth Industrial Estates, and there are many Bronze Age burial mounds recorded in the wider area. Bronze Age evidence was also found at Balksbury Camp and at Old Down Farm.

5.4 There are Iron Age hillforts at Balksbury Camp and Bury Ring to the south of the town, and many Iron Age sites have been recorded in the area. Iron Age enclosed settlements have been found at Vigo Road and at Old Down Farm, and several Iron Age sites were located during development at Area 6 to the north of the town. An important Iron Age settlement was investigated close to the Roman town at East Anton.
5.5 East Anton, two kilometres to the north east of Andover town centre, is the site of a Roman small-town which may have been the Leucomagus of the Ravenna Cosmography. Excavations in the 1960’s and 1970’s revealed buildings with flint footings around the junction of the roads between Winchester, Cirencester, Silchester and Old Sarum. Kilns were found on the periphery of the settlement, providing some evidence for industry in the town, which appears to have developed in the third century and was occupied until the early-fifth.

5.6 The landscape around Andover and East Anton appears to have been relatively densely settled in the Roman period with evidence for occupation at Old Down Farm, Balsbury Camp where there was a Roman farm within the defences of the earlier Iron Age hillfort, and from Chantry Street in Andover town centre. Roman burials were recovered from a site to the east of Winchester Street on the southern edge of the town. Roman pottery and coins have been widely found in the area.

5.7 Although very little evidence of Anglo-Saxon occupation has been recovered from Andover town centre, several sites in the surrounding area have shed light on the settlement pattern at that time. At Old Down Farm and Area 6, both north of Andover, sunken-featured buildings have been excavated, and at Charlton large quantities of sixth-century pottery have been recovered. Two cemeteries dating from the sixth and seventh centuries have also been found west of Andover town centre at the Portway Industrial Site.

5.8 Despite the lack of evidence for Saxon settlement in the town centre, it is likely that there was a royal centre and minster church at Andover by the late-Saxon period at least. In 994 the church of Andover was the scene of the confirmation of Olaf Tryggavson by the Bishop of Winchester with King Ethelred as his sponsor.

5.9 Domesday Book recorded that Andover was a royal manor and the recorded population was over one hundred people which could indicate a total population of between four and five hundred people on the royal estate. William I gave the church to the abbey of St. Florent, Saumur which established a priory next to the church. The church was rebuilt between 1840-1846.

5.10 No record of a market charter for Andover exists but it is probable that the market was held by ancient right. The market would have been held, certainly by the medieval period, in the wide High Street which is lined by regular, planned burgage plots. The town gained borough status in 1175 and a four day fair was granted in 1205.

5.11 The wealth of Andover seems to have been founded on the wool and cloth industries, but tanning, parchment making and possibly iron-working were also important industries contributing to the economy. However, the town has experienced periods of economic difficulty, particularly after fires in 1141 and 1435. The latter destroyed a large part of the medieval town and even nine years later land on the western side of the upper High Street was described as ‘void ground’.

5.12 During the sixteenth century the town’s fortunes appear to have improved to some extent although Andover never rose above being more than a local market centre and staging post with travellers staying at the town’s many inns, such as The Angel which was a late medieval investment by Winchester College in the town.

6.0 Planning History

Development Plans

6.1 The Test Valley Borough Local Plan was published in draft in November 1990 and placed on deposit in June 1992. Objections to the plan were considered at a public enquiry held from May to December 1993. The inspectors report was published in March 1995 and modifications to the plan were published in November 1995. The Borough Local Plan was adopted on the 8th of April 1996. The plan guides development in the Borough up to 2001. Technical work on the review plan up to 2011 has commenced.
6.2 The policies and supporting statements for the management of the archaeological and historical environment in both the County Structure Plan and the Borough Local Plan (as detailed in the Appendix) have the same core understanding that archaeological remains, whether above or below ground, and their settings are a finite and non-renewable resource that should not be needlessly or thoughtlessly destroyed or damaged. Both plans underwrite the fact that whilst a small number of archaeological sites and historic buildings are protected by legislation, the majority rely on Structure Plans, Local Plans and the development control process for their continued protection and management.

Andover Conservation Area (Map A)

6.3 The Andover Conservation Area was designated in 1969 and extended in 1984. Government guidance PPG 15 advises that “the definition of an area’s (Conservation Area) special interest should derive from an assessment of the elements that contribute to, or detract from it”. These elements can include its historical development and archaeological significance, property boundaries, building materials etc. Consequently where it can be shown that significant archaeological remains survive and whose preservation is of paramount importance, this Strategy document may assist the Borough Council when considering Conservation Area designation.

Recent and Proposed Development (Maps B & C)

6.4 Andover was identified as one of the towns in the south of England that could accommodate London overspill in the late 1960’s and early 1970’s. This has led to the population of the town rising dramatically and to the re-development of a major part of the historic town centre to provide the services and shopping facilities required by an increased population. Within the historic core of the town, the sub-rectangular unit that has been identified as possibly one of the earliest elements of the town has been almost totally re-developed with the construction of the Chantry Shopping Centre. Relatively few medieval buildings, such as the Angel Inn and a short row of cottages along the south side of Chantry Street, survive in this area. Ford Cottage, a sixteenth-century building which is threatened with destruction, lies within the suggested earlier sub-rectangular plan element.

6.5 To the east and north-east of the church there has also been a high level of recent development including the alteration of the line of New Street near the church. The growth of the cemetery to the north of the church, which has expanded considerably this century, also has implications for the survival of archaeological deposits, particularly as this area has been identified as a possible area for Saxon settlement.

7.0 The Management of Andover and East Anton’s Archaeological Heritage

7.1 The archaeological potential of Andover is that, with its high density of prehistoric and Roman archaeology, and the number of Saxon sites found around the town, the origin of the settlement can be more closely related to the evolution of settlement in the landscape from earliest times than most other Hampshire towns. East Anton in particular may be related, through adjacent sites, to the processes of Romanisation and its decline. Although archaeological excavations have thrown some light on the origins and development of Andover and East Anton there are still many unanswered questions regarding the growth of each. The archaeological importance of the areas of these towns relate to their potential to resolve these issues. Where evaluation is an appropriate response additional survey may clarify the archaeological potential prior to the determination of an application.

7.2 Areas of Archaeological Importance (Maps D & E)
As defined in Section 2.0 of this Strategy document, the following areas of archaeological importance have been identified in Andover and East Anton.

Areas of High Archaeological Importance

East Anton

Location: The undeveloped area around the junction of the Roman roads at East Anton (Area 1).

Potential: As the exact limits of this Roman settlement are unknown it is only possible to suggest the extent of the archaeological remains associated with it. Excavations preceding development to the west of this junction indicated that archaeological remains associated with this site had suffered damage through ploughing but in places survived reasonably well. It is expected that a similar level of survival should exist to the east and south-west of the junction, where there has been no modern development. Archaeological deposits associated with the Roman town have the potential to provide important information about the nature and extent of the Roman settlement, its relationship to the Iron Age settlement close by and its relationship to the Roman roads. Evidence may also be encountered which sheds light on the lives and lifestyles of the inhabitants of the Roman town, its development and its subsequent decline. It is possible that if well preserved deposits are encountered they may be regarded as being nationally important.

This area includes Manor Farm and East Anton Farm which was a manorial site during the medieval period. Archaeological deposits which may be encountered have the potential to contain information from the immediate post Roman period and so may contribute to our understanding of the decline of the Roman town and changes in the post Roman landscape.

Andover

Location: The area of the church, the southern side of Chantry Street, and properties along the upper part of High Street and along Newbury Street (Area 2).

Potential: The archaeological evidence within Area 2 has the potential to inform us about the origins and development of Andover from the Saxon period onwards. Within Area 2 is the site of the medieval church and priory which may have developed from an early minster church. The churchyard will contain important demographic information about the medieval populations of the town and their health and mortality as well as remains of any earlier ecclesiastical buildings associated with the priory and possibly the minster church. To date there is little artefactual evidence for Saxon settlement in the area around the church and so the presumed Saxon origins of the town and the church are obscure.

As it is suggested that there was a minster church on the site of the present church it is possible that there was a royal residence, possibly in an enclosure nearby. Two locations in the town are suggested as possible sites for the royal enclosure. The first area is the sub-rectangular element in the heart of the town to the south-west of the church. The northern and north-eastern edges of this area, which include the property plots facing High Street and along the southern side of Chantry Street, are the only parts that have not been recently redeveloped. This area may contain evidence for the development of the sub-rectangular plan element, and so may either confirm or dispel the suggestion that it is derived from a royal enclosure. Archaeological evidence for the later medieval use of the area will also be encountered. The second suggested area where an enclosure may have lain is to the north-east of the church although in view existing development at this location it is an Area of Limited Archaeological Importance (Area 9).
Within the town artefacts recovered from pits, latrines or boundary ditches will provide evidence for the lifestyles of the inhabitants of the medieval town and may add to our knowledge of the trades and industries practised in Andover. There are several surviving medieval buildings which add to the importance of the area both for the archaeological evidence contained in their fabric and that preserved beneath them. At the western end of Chantry Street excavations have shown that water-logged deposits survive and so there is the potential to find preserved organic remains such as wooden and leather artefacts and environmental remains.

Response:

(1) Archaeological evaluation should be undertaken prior to the determination of any planning application that is likely to have a significant impact.

(2) Depending on the results of any evaluation there may be a requirement for the preservation of important, above or below ground, remains, possibly through a re-design of the development proposals.

(3) If preservation in situ is not possible or justified then there is likely to be a requirement for their full excavation and recording prior to development.

Note

Response (2) may highlight the value of additional action, which could include a requirement for:

(a) a management plan/scheme for a particular important archaeological site or historic building to ensure its future preservation;

(b) some form of interpretation e.g. appropriate panels, leaflets or part of a town trail, for an important archaeological site/s or historic building/s.

(c) developing the site or building as an amenity for the town or as an educational resource.

Archaeologically Important Areas

Location: Areas both east and west of High Street (Area 3). The peripheral area of Andover around Winchester Street (Area 4). Properties along Church Close (Area 5). The lower parts of Marlborough Street (Area 6).

Potential: Area 3 was divided into burgage plots during the medieval period and appears to be a planned area of development. It is not known whether these properties represent a phase of re-planning in the town or an extension to an earlier core, and archaeological deposits may be able to clarify this and the date of the development. The surviving buildings are largely eighteenth to nineteenth-century in date, with some from the twentieth-century. Most of these buildings lack cellars and so there is a greater chance that archaeological deposits have survived. Archaeological evidence in this area may also provide information on the trades and small scale industries carried out in the town, and information recovered from rubbish pits or latrines will cast light on the lives, health and diet of the people of Andover.

Excavations in Area 4 have revealed important medieval deposits. The area formed elements of the medieval suburbs of the town and so may include deposits that could indicate whether the changing fortunes of the town are reflected in shrinkage and expansion of the extent of the town in the medieval period. Archaeological evidence may also provide information about the lives and lifestyles of the medieval and post-medieval inhabitants, the evidence for industrial activities that were undertaken on the periphery of the town and areas of industrial activity that were incorporated into the expanding medieval settlement.
The road to the north from the town centre is called New Street although it is not
known when it was ‘new’. It appears probable that suburbs developed along this
street in the medieval period but at present there is no archaeological information to
confirm this. Area 5 to the east of the church along Church Close, the former line of
the New Street, may contain evidence for the development of the street. In addition
in view of its proximity to the church, evidence for Saxon settlement might be
countered.

Area 6 was developed by the seventeenth century and formed a suburb of the
medieval town. Nineteenth-century development in this area may have left much of
the archaeology beneath this part of Andover intact. This area has the potential to
provide detailed information about the nature and extent of Andover and increase our
understanding of the later development of the town. Deposits may provide
information about the economy of Andover and at the northern end of Marlborough
Street industries such as tanning that required water may have been located.
Evidence for the lives and lifestyles of the inhabitants of Andover may be
encountered in this area, and evidence from the almshouses may shed light on a
particular section of society.

Response:

(1) Depending on the scale of the proposed development and the survival of above
and below ground archaeological remains, archaeological evaluation might need to
be undertaken prior to the determination of any planning application.

Depending on development details and available archaeological information,
including the results of any evaluation there may be:

(2) a requirement for their full excavation and recording prior to development.

OR

(3) a requirement for archaeological observation and recording during development.

Areas of Limited Archaeological Importance

Location: The area of the rear parts of the burgage plots between the buildings on High Street
and East Street and the eastern frontage to East Street (Area 7). West of New Street
(Area 8). North of Vigo Road (Area 9). The suggested site of the hospital of St John
the Baptist on Watery Lane (Area 10).

Potential: Area 7 lies either side of East Street, covering the rear parts of the burgage plots
facing High Street as well as the eastern frontage of East Street. To the west of East
Street it is likely that archaeological deposits have survived in places the construction
of the car park although they may have been truncated to some degree. Surviving
evidence for plot boundaries would be particularly important in any attempt to
understand the development of the town. To the east of East Street archaeological
evidence indicates that there was also some medieval development near its junction
with London Street and, although it is not currently clear how far north this
occupation extended, it was certainly built up by the nineteenth century. Evidence
for the lives and lifestyles of the inhabitants and industrial activities in surviving cut
features such as rubbish pits will be encountered in Area 7. Peripheral areas of the
town can provide information about the episodes of growth and contraction
experienced by a town and so provide evidence for fluctuations in Andover’s
economy during the medieval and post-medieval periods.
The area to the west of New Street, Area 8, may include properties that were
developed in the medieval period. In addition, to the rear of the properties a small
amount of Saxon pottery has been found, possibly indicating some Saxon settlement
in the area of the cemetery extension. Although modern development may have
compromised the survival of archaeological remains in this area, any surviving evidence may tell us about the date and nature of development along New Street in the medieval period, and may possibly shed some light on the origins of Andover.

Area 9 to the north of Vigo Road is the site of an Iron Age enclosure. It has been speculated that this site might have been reused in the Saxon period as the site of the villa regalis. Although there is currently no archaeological evidence to support this, in the absence of direct evidence for the location of the villa regalis archaeological investigation in this area may identify this important component of early Andover, as well as evidence of the Iron Age occupation itself. However, major housing development in the area will have compromised the survival of archaeological remains.

Although some development has taken place in Area 10 it is likely that evidence for the hospital and associated cemetery may survive. This area has the potential to provide detailed information about the health and diet of an element of the medieval population.

Response:

(1) Occasionally, an archaeological evaluation may need to be undertaken prior to the determination of any planning application especially where a significant impact is anticipated.

(2) Depending on available information or the results of any evaluation there may be a requirement for the some further investigation and recording prior to development, although

(3) a requirement for archaeological observation and recording during development is more likely.

8.0 The Future Strategy

8.1 This Strategy document, in line with Government advice laid out in PPG15 and PPG16, emphasises the role of the planning system conservation policies in the development plan for the protection of the historic environment, including built and buried elements, and the way in which the components of a town compliment each other to form a townscape. Conservation policies should reflect the quality and interest of urban areas as well as individual structures through the designation of Conservation Areas. The historic layout of Andover and East Anton and the nature of its component parts reflects its origins, development and character. The designated Conservation Areas throughout the town should reflect the significance of these historic urban elements, as outlined in PPG 15, 4.2.

8.2 It is important to protect this fragile and non-renewable resource for its own sake and for the irreplaceable information about our past which it contains, and its potential for increasing our knowledge and understanding of historic Andover and East Anton. It is important to manage and present Andover and East Anton’s historic environment both to ensure public support for the conservation policies of the Development Plan and to realise the value of the resource to the community for education, recreation and tourism.

8.3 The management of the archaeological resource and its presentation to the public must reflect the local nature of the resource, local priorities, the nature of the community and the role of tourism in the local economy. The stewardship of the archaeological resource needs to be seen as a community responsibility, not simply that of central or local Government. Any strategy that might develop should evolve locally. The preservation of the historic resource will rely very heavily on broad support and understanding from the local community. The Assessment and Strategy documents have a clear role in highlighting the potential of Andover and East Anton in this regard and should contribute fully to the promotion of the resource.
8.4 The successful presentation of the archaeological resource to the public will generate interest and promote local heritage. This should involve communicating information to the public about Andover and East Anton’s past inhabitants, the nature of the town throughout its history, the origins and evolution of existing townscape, and any important points of interest and character. Principal places of interest, historic character and quality within Andover and East Anton should then emerge. The presentation of the historic resource is an opportunity to provide an amenity, recreational and educational resource for the community, including local schools.

8.5 There are elements of the Andover and East Anton townscape which may form elements of any presentation strategy:

1. The broad high street is the heart of the town and is a good basis of presentation that focuses on the role of the market in Andover, and the growth of the medieval town.

2. Andover Museum already forms a key element in presenting the archaeology of Andover to the public. This museum resource should be fully utilised in any attempt to present the development of the town, particularly in relation to its prehistoric origins.

8.6 There are a number of recognised approaches that can be considered in evolving the future strategy for Andover and East Anton.

1. Information Leaflet
   Cost effective, the content style and format can reflect the principal audience and the quality and print run the available budget. Sponsorship or heritage grants might be available and distribution can be through schools, libraries and tourist offices, and local shops. The leaflet might describe a route or trail, or relate local landmarks to their historic context.

2. Information Point
   Single or multiple information points can graphically and through text highlight the plan of the town. Sponsorship and heritage grants might be available. The effect of a permanent fixture locally and on pedestrian flows as well as the implications of maintenance need to be considered.

3. Museum Based Display
   A display element within an existing local museum incorporating finds, images and text. A resource of this nature would have the advantage of being able to include any locally recovered artefacts within a display. The County Museums Service may be able to offer advice on local museum based displays. Andover has its own museum within the town.

4. Town Trail
   Town trails present information in sequence. The trail might be available by leaflet, information point (or points) and might be associated with a discrete symbol or marker on the pavement or on sign posts. Such trails in towns of particular tourism or education potential might be permanently, temporarily or intermittently associated with guides.

5. Teachers / Community Packs
   Teachers packs including plans, principal locations, interpretations and trails might highlight the availability of the local historic resource for use by local schools and the community. Andover Museum is an existing education resource.
8.7 Raising the profile of Andover and East Anton’s heritage in this way is likely to generate increased local interest in the archaeology and history of the town. Although any promotion of Andover and East Anton’s heritage should be formulated locally, this document with the Assessment, may form an important element of that formulation process.
APPENDIX

Hampshire County Structure Plan

Policy C3

Policy C3 relates to the implications of statutory designations, including Scheduled Ancient Monuments.

Policy C3: “Permission will not normally be granted for development which adversely affects: Landscape, environment, nature conservation or scientific interests in: inter alia Scheduled Ancient Monuments”

Supporting Statement.

These statutory designations highlight areas of special importance at a national level of evaluation, and introduce some additional controls through their own legislation. These areas carry a stronger presumption against damaging development than other designations.

Policy E1

Policy E1 relates to urban regeneration.

Policy E1 “In order to assist regeneration within the urban areas, planning permission will normally be granted for development which achieves: inter alia (iii) improvements to the condition or settings of existing buildings of architectural or historic interest;”

Policy E4

Policy E4 concerns the conservation of the character of historic settlement.

Policy E4: “Permission will normally be granted for development which conserves and/or enhances the character of historic towns and villages.”

Supporting Statement.

Paragraph 66: Policy E4 provides the framework for the improvement and conservation of the built environment, especially those buildings and areas of historic or architectural interest.

Paragraph 67: Tourism can provide the economic stimulus necessary to maintain the historic environment, provided that the development involved is compatible with conservation principles.

Paragraph 68: Local plans will need to outline the measures that can be taken to conserve and/or enhance the historic character of particular areas. Measures which might be considered include:

(i) promoting the retention, maintenance and continued use of buildings of architectural and historic interest;

(ii) designating areas for conservation;

(iii) preparing programmes of enhancement.

Paragraph 69: In addition to development which affects the built environment directly, the indirect impact of development, including transport proposals, on cities, towns and villages must be carefully considered against these and other policies in the Plan.

Policy E5

Policy E5 concerns the treatment of sites, where affected by a proposed development.
Policy E5: “Where nationally important archaeological sites and monuments, whether scheduled or not, and their settings are affected by a proposed development, there will be a presumption in favour of their physical preservation in situ. The need for the preservation of unscheduled sites of more local importance will be considered on merit. Where preservation is not possible then local planning authorities should be satisfied before granting planning permission that appropriate arrangements have been made for a programme of excavation and recording prior to development taking place.”

Supporting Statement.

Paragraph 70: Archaeological remains and their settings are a finite and non-renewable resource. Care must be taken to ensure that they are not needlessly or thoughtlessly destroyed. Only a small number of archaeological sites and monuments are protected by national legislation, the majority rely on the Structure Plan, local plans and the development control process for their continued protection and management. Where remains cannot be preserved in situ, then a programme of excavation, recording and publication should be undertaken. In order to ensure that information on all archaeological sites and monuments in Hampshire is available to assist local planning authorities and developers, the County Council will maintain a County Sites and Monuments Record.

Deposit Hampshire County Structure Plan 1996 - 2011 (Review)

Urban Hampshire

Policy UB1 Policy UB1 outlines the basic objectives of urban regeneration.

Policy UB1 “To make the best use of land within urban areas, plans and policies will be promoted which achieve:

*inter alia*

(iv) improvements to the condition and/or setting of redundant buildings of architectural or historic interest;”

The Coast

Policy C6 Concerns development involving the reclamation of land from the sea or intertidal areas.

Policy C6 “Permission will not be granted for development involving the reclamation of land from the sea or the reclamation, excavation or permanent flooding of intertidal areas of conservation value unless the local authority is satisfied that the proposal:

*inter alia*

(ii) would not damage the landscape character or sites of historic, archaeological or nature conservation interest;”

Supporting Statement

Paragraph 378. Reclamation will only be permitted if it can be demonstrated that it has no undesirable effect, is well related to the existing built up area, and is consistent with other policies in the Plan.

Archaeology
Policies E13/E14 Policies E13 and E14 refer to the treatment of archaeological sites and monuments.

**Policy E13**

“Development will not be permitted where it adversely affects nationally important archaeological sites and monuments, and their settings, whether scheduled or not.”

**Policy E14**

“Where an archaeological site or monument is affected by development there will be a presumption in favour of its physical preservation in situ and continuing management, where appropriate. Where physical preservation in situ is not practical or possible, local planning authorities will seek to ensure that provision is made, in advance of development, for an appropriate level of investigation and recording. Where development might effect land of archaeological potential, the local planning authorities may also require developers to arrange for an archaeological evaluation to be carried out prior to the determination of a planning application.”

Supporting Statement

Paragraph 421. The value, variety and vulnerability of Hampshire’s sites and monuments justify the preservation of those most important to the archaeology, history and character of the county.

Paragraph 422. Archaeological sites and monuments and their settings are a finite and non-renewable resource. Care must be taken to ensure that they are not needlessly or thoughtlessly destroyed. Although at present a number of archaeological sites are protected by national legislation the majority rely on the Structure Plan, local plans and the development control process for their continued protection and management as reflected in PPG 16; *Archaeology and Planning*.

Paragraph 423. When considering proposals for development, the local planning authorities will ensure the availability of accurate information from the County Sites and Monuments Record on the condition and significance of archaeological sites affected by development proposals. Such information is essential for the decision-making process on planning and land-use issues and for monitoring the effectiveness of the planning process in protecting archaeological sites.

Paragraph 424. The County Council will promote, where practicable, the appropriate management and enhancement of important archaeological sites and monuments and where resources permit, assist owners to maintain them in good condition and to adopt sympathetic land management regimes.

Built Heritage

**Policy E16**

This policy relates to the conservation of the character of historic settlements.

**Policy E16**

“Development in accordance with other policies in this Plan will be permitted in and adjacent to historic towns and villages provided that it is compatible with the conservation or enhancement of the character of the area and its setting and will not cause demonstrable harm to interests of acknowledged importance. Particular attention will be paid to:

*inter alia*

(v) the character and appearance of listed buildings and their settings and Conservation Areas;

Supporting Statement
Paragraph 430. Development can have serious implications for the historic built environment and all proposals which impact upon it should be assessed in accordance with the criteria set out in this policy. Additionally, to assess the degree to which further growth is acceptable, certain historic towns may need to be the subject of environmental capacity studies. These studies will assess development and management issues, the quality and character of the settlement and the pressure upon it and make recommendations for future action. Local plans will identify the historic towns requiring such studies. The County Council will co-ordinate the production of agreed guidelines to ensure a consistent county-wide approach.

Policy E17

Policy E17 relates to conserving the character of historic towns and villages.

Policy E17

“Local planning authorities will encourage development which will enhance the character and setting of historic towns and villages and which will:

*inter alia*

(i) serve to stimulate economic regeneration through the retention and re-use of historic buildings and sites;”

Supporting Statement

Paragraph 431. Conserving the built heritage is assisted by encouraging private investment in the upkeep of older buildings. Local planning authorities will look favourably on proposals which will help to maintain the economic vitality of areas or regenerate those areas that have been in economic decline. Although listed buildings should, ideally, continue in the use for which they were designed this is not always practicable. If the only realistic means of ensuring their retention or maintenance is to change the use of the building the planning authorities should, subject to the provisions of Policy E16, adopt a flexible approach when considering such proposals.

Policy E18

Policy E18 concerns Conservation Areas.

Policy E18

“Local planning authorities will ensure the protection of the built heritage by:

*inter alia*

(i) reviewing the need for additional Conservation Areas and adjusting existing Conservation Area boundaries.

(ii) preparing supplementary planning guidance and proposals for the preservation and enhancement of Conservation Areas;”

Supporting Statement

Paragraph 432. The inclusion of buildings within the lists of buildings of special architectural and historic interest and the designation of Conservation Areas provides the principal means by which the character of historic buildings can be protected. The lists require regular review and updating to take account of new evidence and changing values.

Paragraph 433. The day to day operation of development control provides an important opportunity to ensure that the character of listed buildings and Conservation Areas is retained. Development of buildings of an appropriate design may act as a catalyst to further improve the quality of an area.

Paragraph 434. By contrast, inappropriate development could, eventually, result in the loss of the special interest which led to the Conservation Area designation. Supplementary guidance in the form of design briefs, for example for shop fronts, has a major role to play in promoting and encouraging appropriate design and development in addition to providing support for planning authority decisions.

Proposed Modifications

18
An examination in public was conducted between 29 October and 10 December 1996 to consider selected representations made on the Deposit Hampshire County Structure Plan (Review). The report of the panel appointed by the Secretary of State for the Environment was submitted in March 1997 and published in May of that year. The Panel’s recommendations included changes to some of the policies referred to above, in particular the archaeology policies E13 and E14 which the Panel recommended be deleted and replaced by a policy based on Policy E5 of the approved Structure Plan. The three Strategic Planning Authorities: Hampshire County Council, Portsmouth City Council and Southampton City Council have been considering the Panel’s recommendations and it is anticipated that proposed modifications will be published in summer 1999.

Test Valley Borough Council Local Plan

Archaeology and Historic Landscapes

Paragraph 3.82. Test valley has a rich heritage of archaeological features and historic landscapes. Archaeological features, such as tumuli or hill forts, often make a clearly visible contribution to the landscape. Historic landscapes include deserted medieval villages, water meadows and evidence of the enclosure movement and although much of the evidence is below ground, make a more subtle but important contribution to the landscape.

Paragraph 3.83. Both archaeological features and historic landscapes can be destroyed or damaged by unsympathetic farming methods or development involving large areas of land, for example golf courses. Where development may affect an archaeological feature, its preservation in situ will be sought; where this is not practicable developers will be expected to make adequate provision for excavation and recording. If development is proposed within an area where features of archaeological or historic importance may exist, a full field assessment should be carried out in order to identify the most sensitive areas which should be avoided (see policy D1.17). In the case of archaeological features designated as ancient monuments, development will not be permitted in any event if there would be an adverse effect on the monument (see policy E4).

Sites of Archaeological Interest

Policy E4

Policy E4 concerns development which affects archaeologically important sites.

“Development will not be permitted if it would adversely affect an archaeological site or monument, and its setting, which is:

a) of national importance (whether or not it is a Scheduled Ancient Monument); or

b) of local importance where harm could reasonably be avoided.”

Paragraph 4.14. Archaeological remains should be seen as a finite and non-renewable resource. Government advice (PPG 16 (1990)) is that care must be taken to ensure that archaeological sites and monuments of national and local importance (whether or not scheduled by the Department of National Heritage), are not destroyed or damaged through ill-sited developments. There is a presumption that sites and monuments of national important should be retained in situ; the need to conserve sites of local importance must be weighed with other interests (PPG16, paragraph 16).

Paragraph 4.15 Within the Borough there are many sites of archaeological interest. These include Scheduled Ancient Monuments which are afforded statutory protection and indicated on the proposals and inset maps. These protected sites and others of more local importance are identified and recorded within the Sites and Monuments Record which is maintained by Hampshire County Council. Preserving sites of
archaeological interest in situ is preferable, and may involve incorporating them within a development. Planning conditions or obligations will be attached to permissions to ensure that adequate provision for excavation and recording of archaeological remains, which are unavoidably threatened by development and which cannot be preserved in situ, is made.

Conservation Areas

Paragraph 4.24 In judging the effect of development or advertisements on a particular Conservation Area regard will also be paid to the particular features as described in the relevant Conservation Area policy document. It is not practicable in this plan to describe the important characteristics of all the Conservation Areas. The key features which should be preserved and/or enhanced in three major Conservation Areas are set out below:

Andover

a) the medieval street pattern with long narrow plots behind;

b) all buildings identified as of particular historic or architectural importance.

c) the dominance of St Mary’s Church and the Guildhall in the townscape.

Policy D1

Policy D1 concerns the provision for an archaeological record.

“Development conforming to the other policies of this plan, or which is to be permitted as an exception to these policies, will only be permitted if it:

inter alia

(17) provides for prior investigation and recording of archaeological features where a site is found to be of archaeological interest, and preservation in situ is neither possible nor feasible.”

Paragraph 11.20. If there is evidence that archaeological remains may exist in the area, whose extent and importance are unknown, developers will be required to arrange for an archaeological field evaluation to be carried out before the planning application can be determined in order to enable an informed decision to be made. (Planning Policy Guidance Note No. 16 (1990)).
Note: Areas shown may have compromised or destroyed archaeological deposits
MAP D  EAST ANTON AREAS OF ARCHAEOLOGICAL IMPORTANCE