

- 1.0 PARISH** Bighton (Map 1)
2.0 HUNDRED Bishops Sutton
3.0 NGR 4610200 134500
4.0 GEOLOGY River and Valley Gravel (watercourse) surrounded by Upper Chalk and clayey soils.

5.0 SITE CONTEXT (Map 2)

Bighton is at the intersection of two routes. From the north-east the Bighton Road approaches down slope from Medstead in East Hampshire (c. 7km) passing through the settlement along the bottom of a dry valley before continuing to New Arlesford (c. 3km). On the north side of the Bighton Road there are a number of C20 buildings. The second road crosses the first at 86m AOD. It is a cross-downland route descending from 112m AOD to the north-west as Nettlebeds Lane, and continuing south-east beyond the Bighton Road intersection as Bighton Lane, rising to 115m AOD.

6.0 PLAN TYPE & DESCRIPTION (Maps 3, 4 & 5)

Bighton is a settlement of two components.

6.1 *Church and Manor* The Church (C12 or earlier), manor house (C17) and rectory (C18) are grouped at the brow of a south-facing hill at c. 105 AOD. In this position they overlook, and stand apart from the roadside settlement in the valley below and to the south.

6.2 *Farm and Regular Row* The second component lies to the south of 6.1 and at a lower level. It is spread along the Bighton Road and the present arrangement of buildings and plots suggests that it is a regular row. Manor Farm is at the east end (85.2m AOD) and it is possible that this could have been a part of the church and manor complex (6.2). North-east from here and up slope, properties are arranged on either side of the road in apparently regular formation until the Coffee Tavern is reached after c. 450m (c. 89m AOD). This house stands at a fork in the road and within an irregular plot of land. It is effectively the last building at the eastern end of Bighton. Curiously, a building of similar size and within a substantially similar shape of plot once stood at the western end of Bighton (Map 3). The impression given is that Bighton is laid out along the bottom of a dry valley. However, changes in the water table must be taken into account. The Ordnance Survey marks a well site close to the Coffee Tavern and it is quite possible that this represents a former spring supplying a downhill flow of water towards Manor Farm. The Tithe Map indicates that the Bighton of 1839 included a number of empty spaces between the occupied plots and some irregular boundaries have been removed since that time (Map 3). The apparent regularity of the settlement might be little more than a modern phenomenon.

6.3 *Site visit condition:* Strong low sun; occasional cloud cover (16.2.99)

7.0 ARCHAEOLOGICAL POTENTIAL (Map 5)

The patchy arrangement of mid-nineteenth-century Bighton makes it difficult to identify continuous settlement blocks with confidence and this is reflected by the similarly patchy nature of the AsAP and AsHAP shown on Map 5. The tax returns, noted in Paragraph 14.0, give no reason to suppose that any significant contraction had occurred at Bighton by the early Post-Medieval period. However, fiscal documents can be notoriously misleading in this regard. As a compromise, the whole of the present, continuous settlement zone has been classified as an AAP. Due regard should be paid to Paragraph 11.0 which includes discrete sites in addition to some within the AAP.

7.1 AsAP

7.1.1 A zone that includes the whole of the present settlement area along the valley (6.2): north-eastwards along both sides of Bighton Lane from Manor Farm, finally to take in the plot of the Coffee Tavern. The pattern of settlement along this road is not easy to unravel. There are some unrecorded earthworks (see Paragraph 11.0) and these could indicate areas of contraction. C20 small-scale building has damaged some of the newly identified earthworks on the north side of the Bighton Road (listed in Paragraph 11.0).

7.1.2 An extended area around the church and manor to include the Rectory (C18) which might be on the site of an earlier structure (Paragraph 6.1).

7.2 AsHAP

7.2.1 The immediate contexts of the church and manor house. As they are today, the grounds of manor house, church and rectory share a formal arrangement that does not necessarily reflect their original juxtapositions. This is particularly true of the churchyard that is squeezed between the gardens of the other two properties. The church is at least C12. The present manor house is C17 but its close proximity to the church argues that it might occupy a site of traditional importance.

7.2.2 The buildings group and curtilage at Manor Farm as represented on the Tithe Map. It was formerly known as Woodlark Farm and was first recorded as such in 1538 (see Paragraph 17.2). This farm group probably had early associations with the church and manor house as the desmesne farm.

8.0 CHURCH & CHURCHYARD**All Saints**

The parish church stands in the company of the present manor house and former rectory on high ground (105m) to the north-west of the settlement (see Paragraph 6.0). The churchyard is rectilinear but it has been extended eastwards since *c.* 1920. The exterior walls of the church are rendered with the exception of a north-east buttress which is of bare brick. The principal features are:

- Mentioned in Domesday Book (see Paragraph 14.1)
- C12 chancel
- Nave has 2-bay arcades; the pillars are Norman (C12) with capitals of differing design; arches are Early English (probably early C13)
- Prior to construction of arcades the church was probably a single-cell structure
- East chapels in both aisles
- Purbeck Stone font; C12 / C13
- Two-stage tower; the upper stage is of wood.

9.0 BUILDINGS (Map 4)

PRN	Site name	Dates	Grade
9682	Bighton Manor House (The Manor House), Bighton	c. 1675, c. 1950	II*
9683	All Saints Parish Church, Bighton	C12, 13, 19, 20	I
9684	The Old Rectory, Bighton	c. 1734, C20	II*
9685	Manor Farmhouse, Bighton	C18, 19	II
9686	Windibank Cottage, Bighton	C17, 18	II
86	Windibank Cottage: barn 5m east of	C18	II
1805	Windibank Cottage: granary 50m east of	C18	II
9687	The Three Horseshoes, Bighton	C18, 20	II
9688	The Old House, Bighton	C19, 20	II
9690	The Coffee Tavern, Bighton	C19	II
9691	The Steddles, Bighton	C18, 19	II
9692	The Steddles: Dog kennel 10m west of	C19	II
9693	Thatched Cottage, Bighton	early C19	II
9694	Bighton House, Bighton	early C19, 1844	II
9695	Bighton House: stable and donkey wheel immediately east of	early C19	II
9696	Bighton House: granary 20m north-east of	early C19	II

10.0 SMR DATA SW 460900 I34100, NE 461800 I34750 (Map 4)

SU 63 SW	No.		
4	460958 I34480	Medieval.	C12 Parish Church
20	461100 I34500	Domesday reference	

10.1 Hampshire Romano-British Settlements survey

None listed.

10.2 Scheduled Ancient Monuments (SAMs)

SAM No.	NGR	Site
None.		

11.0 ADDITIONAL SITES / FEATURES (Map 4)

- | | | |
|----|--------------------------------|--|
| 1 | 461100 I33700 to 461340 I34240 | Probable lynchet. Minimum extent given. |
| 2 | 461100 I34130 | Site of building and curtilage in 1839. Now demolished. |
| 3 | 461140 I34125 | Site of building and curtilage in 1839. Now demolished. |
| 4 | 461100 I34290 | Site of buildings and plots in 1839. Now demolished. |
| 5 | 461320 I34270 | Site of pond in 1839. Now filled. Possibly once associated with a small green in this area. |
| 6 | 461340 I34350 | Curtilage earthworks of building present in 1839 but now demolished. |
| 7 | 461430 I34410 | Earthworks of unknown origin and purpose. |
| 8 | 461400 I34540 to 461457 I34445 | Approximate extent of ploughed out field boundary. Probably post-Medieval. |
| 9 | 461470 I34440 | Earthworks of unknown origin and purpose. |
| 10 | 461700 I34485 | Approximate position of buildings in 1839. Now demolished. |
| 11 | 461740 I34515 | Location of probable pound or pond associated with the former use of the Coffee Tavern (1267). |
| 12 | 461775 I34400 | Field boundary. Defines a steep break in slope south-west to north-east. Possibly a lynchet. |
| 13 | 461540 I34250 | Point on a boundary, probably a contour lynchet. |
| 14 | 461045 I34435 | Site of former buildings associate with the Rectory. Present in 1839. |
| 15 | 461280 I34325 | Manor Farm. Documented in 1538 as Wagtail Farm. |

12.0 CARTOGRAPHIC SOURCES

- Tithe Map 21M65/F7/19/2 (1839 / 1840)
- GSGB 300 Alresford
- OS 1: 2500 SW 460800 I34100, NE 461800 I34700
- OS 1: 25000 Explorer 132: Winchester, New Alresford & East Meon.

13.0 BIBLIOGRAPHY

- Coates R 1989 *The Place-names of Hampshire* Southampton, Ensign
- VCH 3: 38-40

14.0 PRIMARY HISTORIC SOURCES**14.1 Domesday Book**

- 6, 3 (Land of St Peter's Winchester). The Abbey itself holds *Bighton*. Before 1066 it answered for 10 hides; now for 7 hides. Land for 8 ploughs. In lordship 1½ ploughs; 8 villagers and 3 smallholders with 3 ploughs. A church; 3 slaves; meadow, 3 acres; woodland at 10 pigs. Fulcred holds 2 hides of this manor and Burghelm 2 hides. In lordship 2 ploughs; 3 villagers and 6 smallholders with 1½ ploughs. 3 slaves; Value of the whole manor before 1066, 100s; later £6; now, what the Abbey holds £8; what the men (hold) £4.

14.2 Subsidy Rolls

1334		£1.11.4	
1524	<i>1st survey</i>	£3.10.4	42 taxpayers
	<i>2nd survey</i>	£2.16.8	36 taxpayers

14.3 Manors

Single manor. Documentary archive held at Hampshire Record Office.

14.4 Hearth Tax

1665	60 hearths chargeable (29 houses)
	7 hearths not chargeable (7 houses). Total: 36 houses

15.0 PLACE NAME

959 (C14) *bicincgtun*; 1086 *Bighetone*; 1158 *Bicentona*; 1229, 1253 *Byketon*; 1255 *Bikinton*. OE 'Bica's Farm'.

16.0 PHOTOGRAPHS

None taken.

17.0 OTHER PROJECT ELEMENTS**17.1 Pre-Conquest Charters**

- AD 959. King Eadwig to New Minster, Winchester; grant of land at Bighton, Hants, with lease, for life, by the Minster to Ælfric, a king's *minister*. *Latin with English and Latin bounds* (222 / 660).

17.2 Other parish settlements include:

<i>Name</i>	<i>MSP no.</i>	<i>Map ref.</i>	<i>First recorded</i>
Breach Farm	247	462800 135700	1245
Dell Gate Farm	249	462100 134900	1245
Drayton Farm	248	460300 133500	701
Rainscombe Farm}	2733	463700 133600	1327
Ranscombe }	280	463700 133600	701
Sutton Wood	2734	462500 133500	1327
Woodlark	250	461300 134300	1538

17.3 Enclosures*Parliamentary:*

<i>NEP no.</i>	<i>Act</i>	<i>Award</i>	<i>Details</i>
No formal enclosure known.			

Formal Agreement:

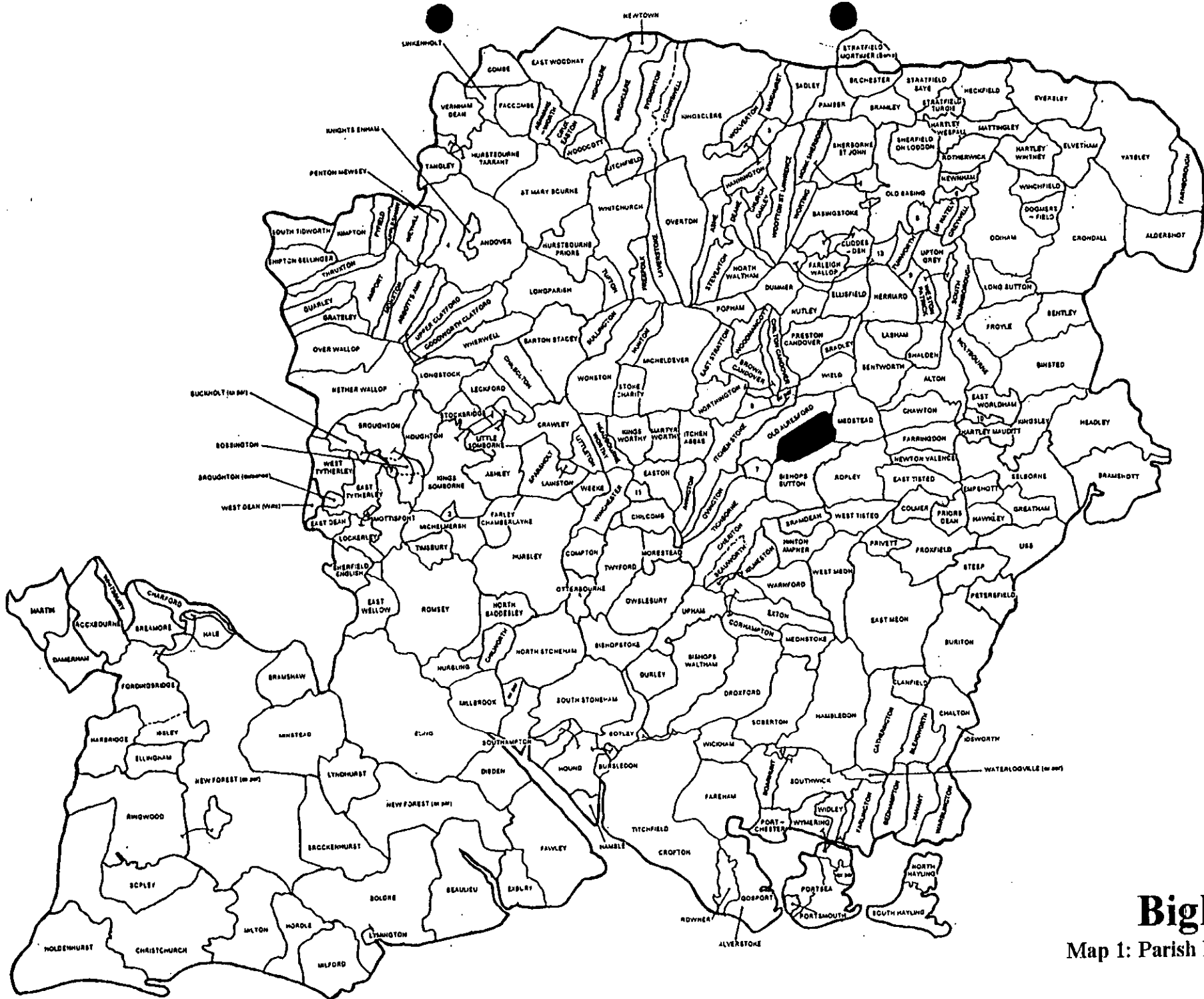
<i>NEP no.</i>	<i>Agreement</i>	<i>Award</i>	<i>Details</i>
No formal enclosure known.			

17.4 Commons & Greens (residual)

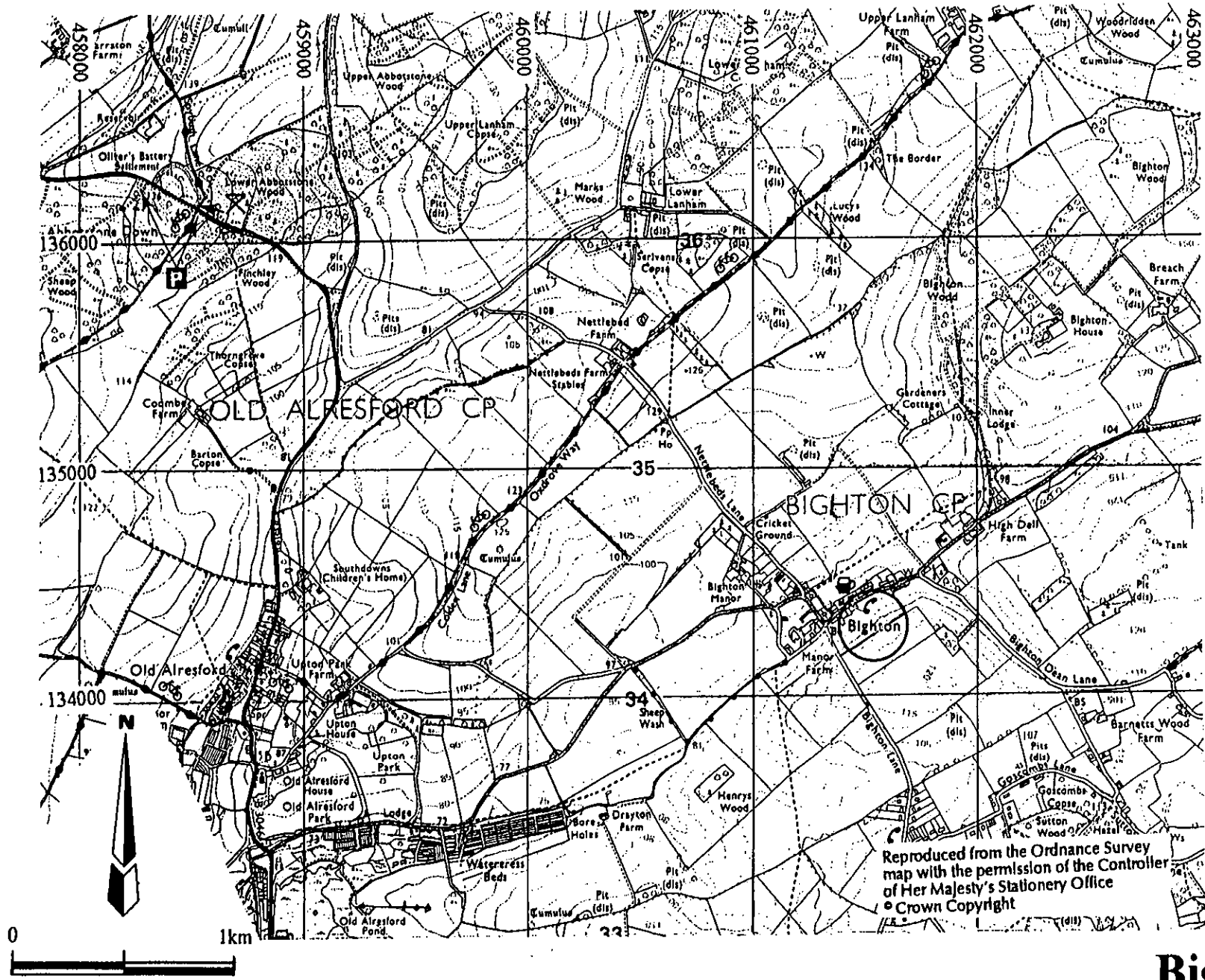
None recorded.

18.0 ILLUSTRATIONS

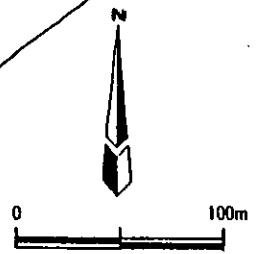
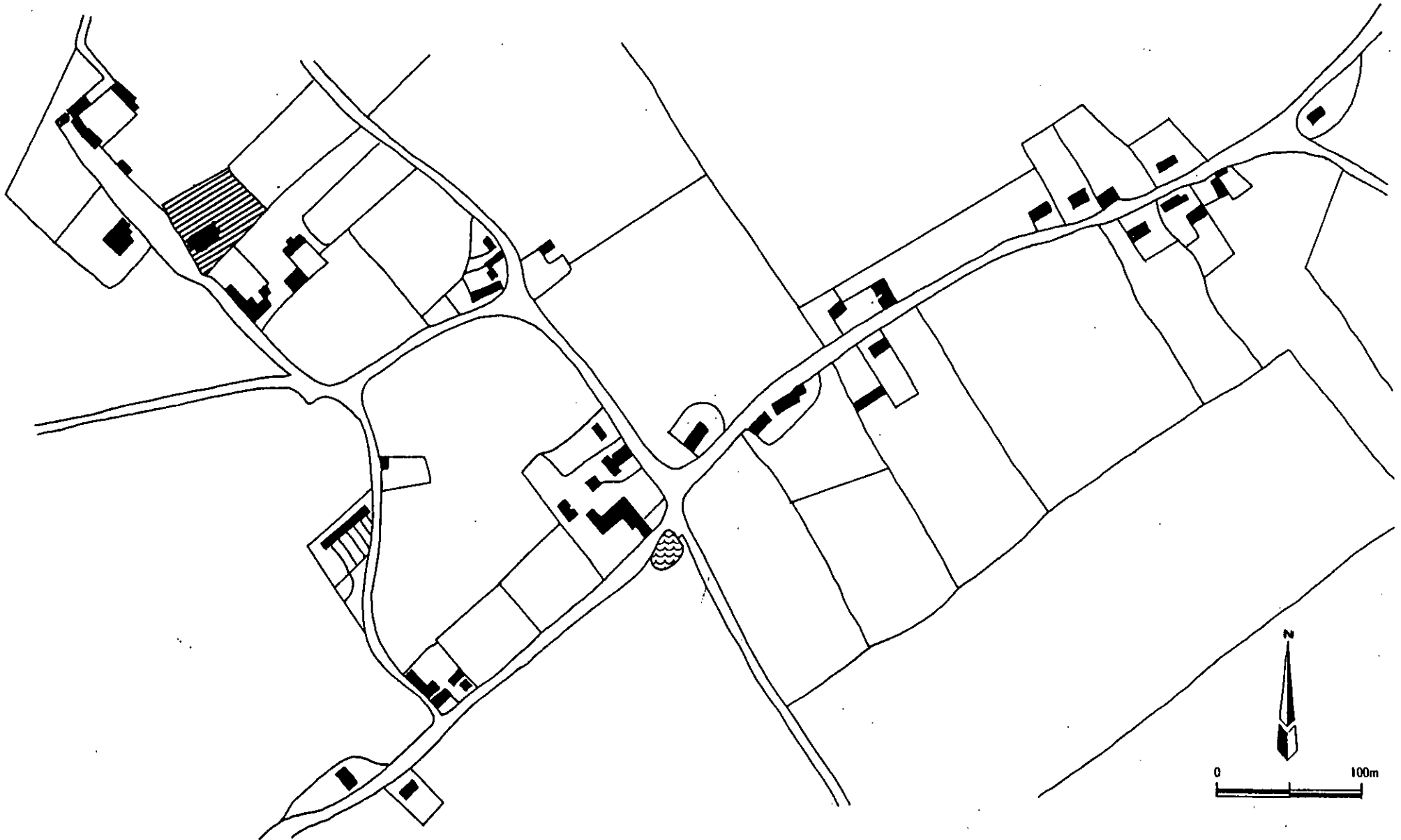
- 1 Parish location map (not to scale)
- 2 Settlement location map at 1: 25000
- 3 1839 Tithe Map transcription at 1: 2500 (reduced to 71%)
- 4 Map: Development and Archaeological Features at 1: 2500 (reduced to 71%)
- 5 Map: Areas of Archaeological Potential at 1: 2500 (reduced to 71%)



Bighton
Map 1: Parish Location



Bighton
 Map 2: General Location

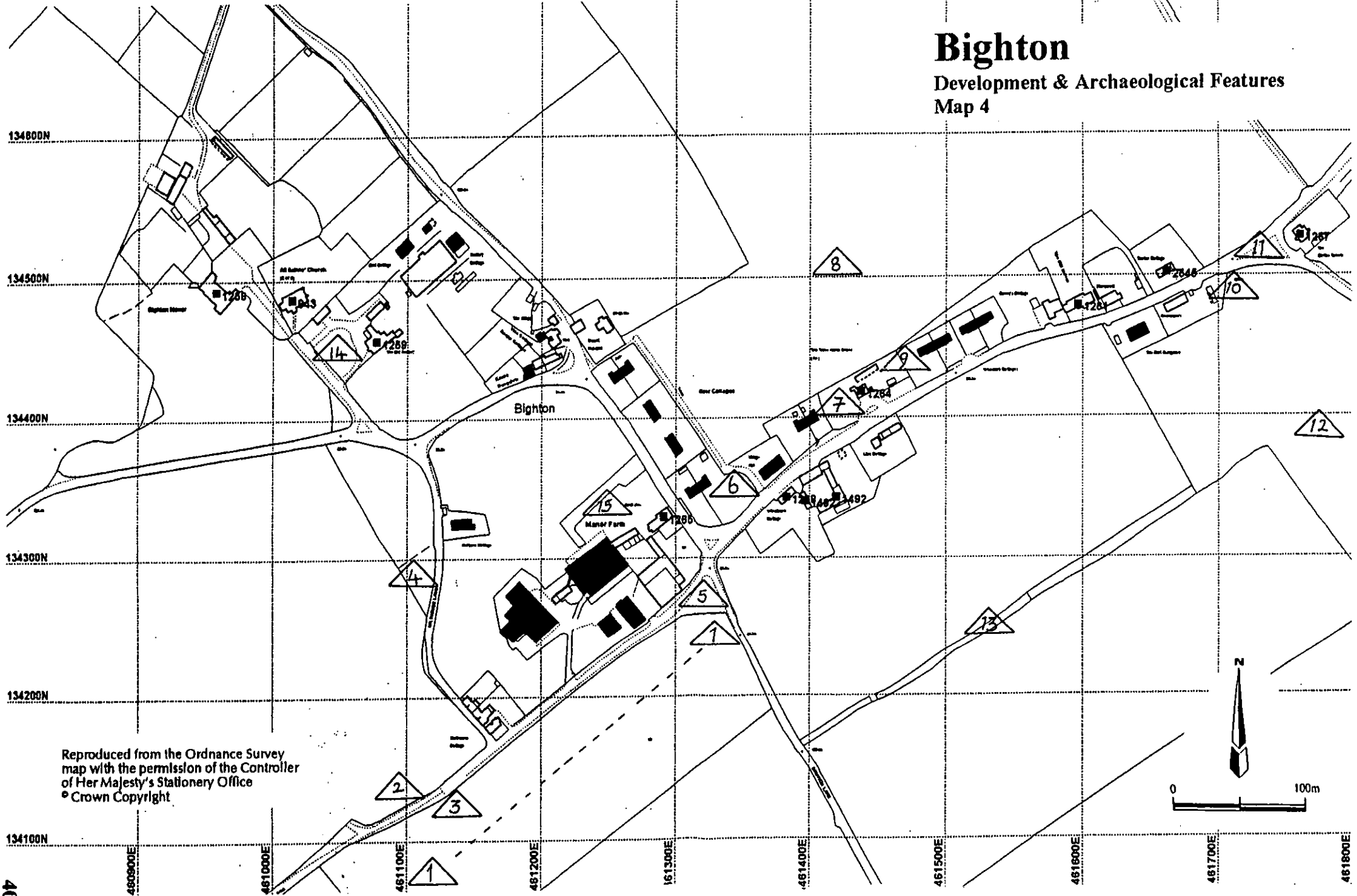


Bighton

Map 3: transcribed from the Title Map of 1839

Bighton

Development & Archaeological Features Map 4



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