Portsmouth City Teaching PCT

St James’ Hospital, Portsmouth

Archaeological Desk-based Appraisal

110449.01 Rev02

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RSK General Notes

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Author: Brigitte Buss
Technical reviewer: 
Signature: 
Date: 10/01/2012

Project manager: Paul Barnes
Quality reviewer: 
Signature: 
Date: 

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This work has been undertaken in accordance with the quality management system of RSK Environment.
CONTENTS

SUMMARY...........................................................................................................................................1

1 INTRODUCTION.................................................................................................................................1

1.1 Introduction..................................................................................................................................1

1.2 Aims and Objectives....................................................................................................................1

1.3 Legislation and Policy Context......................................................................................................1

1.3.1 National...................................................................................................................................1

1.3.2 Local.......................................................................................................................................2

2 METHOD OF ASSESSMENT ................................................................................................................3

2.1 Standards....................................................................................................................................3

2.2 Data Sources...............................................................................................................................3

2.3 Gazetteer....................................................................................................................................3

2.4 Site Visit......................................................................................................................................3

2.5 Assessment of Importance.........................................................................................................3

2.6 Limitations of the Assessment....................................................................................................4

3 BACKGROUND INFORMATION.......................................................................................................5

3.1 Site Description..........................................................................................................................5

3.1.1 Site Location..........................................................................................................................5

3.1.2 Geology and Topography........................................................................................................5

3.1.3 Archaeological and Historical Background.............................................................................6

4 BASELINE DATA.............................................................................................................................9

4.1 Designated Heritage Assets........................................................................................................9

4.1.1 Scheduled Monuments............................................................................................................9

4.1.2 Listed Buildings.......................................................................................................................9

4.1.3 Conservation Areas................................................................................................................9

4.1.4 Registered Parks and Gardens and Battlefields....................................................................9

4.2 Non-Designated Heritage Assets..............................................................................................9

4.2.1 Prehistory...............................................................................................................................9

4.2.2 Early Historic........................................................................................................................9

4.2.3 Later Historic and Modern....................................................................................................10

4.2.4 Previous Archaeological Interventions..................................................................................10

4.2.5 Map Regression.....................................................................................................................10

4.2.6 Portsmouth History Centre....................................................................................................12

4.2.7 Site visit..................................................................................................................................12

5 HERITAGE POTENTIAL ..................................................................................................................14

6 RECOMMENDATIONS...................................................................................................................16

REFERENCES.......................................................................................................................................1

APPENDICES.......................................................................................................................................1

Appendix 1: Sites gazetteer...............................................................................................................1

FIGURES...............................................................................................................................................1

PLATES..................................................................................................................................................2

FIGURES

Figure 1- Archaeological Constraints Map

Portsmouth City Teaching PCT

St James Hospital, Portsmouth – archaeological desk-based appraisal

110449-01 rev01
APPENDICES

Appendix 1 – Sites Gazetteer

PLATES

Plate 1 - Land parcel A, view of extant stores (facing north-east)
Plate 2 - View of Light villa on Land parcel B (facing north)
Plate 3 - Foundations of the demolished Gleave Villa in land parcel B
Plate 4 - Harbour School on land parcel C (view facing west)
Plate 5 - Evidence of recent disturbance, probably from temporary above-ground building, in land parcel C (view facing west)
SUMMARY

RSK Environment Limited (RSK) was commissioned by Portsmouth City Teaching PCT (‘the Client’) to undertake an archaeological desk-based assessment (DBA) for three parcels of land (A, B, C) for redevelopment forming part of the grounds of St James’ Hospital, Portsmouth (approximate central NGR 466730,100120 (see Figure 1)).

The three land parcels are situated at the north-western (A), north-eastern (B), and south-eastern (C) periphery of the hospital grounds respectively, and measure 0.36ha, 1.2ha, and 1.67ha (Figure 1) respectively.

The assessment identified nine Designated heritage assets, one conservation area, and ten non-Designated heritage assets, as well as four archaeological events, in a 1000m Study Area around the site. Two Designated heritage assets related to the historic institution itself fall within the limits of the hospital grounds.

The assessment identified a low to moderate, but largely unconfirmed, archaeological potential for the earlier prehistoric periods (Palaeolithic period to Bronze Age). Due to the proximity of the estuary, this may include waterlogged organic materials at depth.

The demonstrable period potential for the later prehistoric and earlier historic times is negligible, but may be the result of a past absence of opportunities for recovery. The overall potential is therefore classed, once again, as largely indeterminate, but low.

Map evidence shows an absence of post-medieval development in the area of the later hospital and the potential for the recovery of evidence from the post-medieval period not related to the hospital is considered negligible to low. As a historic hospital complex of some 125+ years the facility in itself is, of course, a heritage asset in its own right, and both the main hospital building and on-site chapel are Grade II Listed buildings. The potential for the presence of significant historic materials related to these heritage assets varies between land parcels, and is considered low to negligible in land parcels A and C. Land parcel B contains the extant Light Villa (RSK HB1), a building of a probable age of over 100 years. It can be considered directly representative of the mental health care regime at St James Hospital at the time of its inception, and contextually related to the Listed buildings near it. The villa building is considered a heritage asset of low to medium significance at this stage.

Early consultation with the Historic Environment and Conservation Officers of Portsmouth City Council is recommended to confirm further requirements for assessment and mitigation for the site.
1 INTRODUCTION

1.1 Introduction

RSK Environment Limited (RSK) was commissioned by Portsmouth City Teaching PCT (hereafter 'the Client') to undertake an archaeological desk-based assessment (DBA) for three parcels of land (A, B, C) for redevelopment forming part of the grounds of St James’ Hospital, Portsmouth (approximate central NGR 466730,100120 (see Figure 1).

The three land parcels are situated at the north-western (A), north-eastern (B), and south-eastern (C) periphery of the hospital grounds respectively, and measure 0.36ha, 1.2ha, and 1.67ha (Figure 1) respectively. The three parcels of land are hereafter collectively referred to as ‘the Site’, unless a specific land parcel is referred to in the text.

1.2 Aims and Objectives

The specific objectives of this report are to:

- Identify and define the extent of known archaeological and historic remains within the Site of the proposed development and an approximate 500m study area around it;
- Establish, from existing evidence, the Site’s likely archaeological and historic potential;
- Provide an assessment of the importance of the known archaeological and heritage resources;
- Identify potential effects of the proposals in terms of their physical impact on archaeological sites and/or the impact on the setting of sites in the vicinity; and
- Identify any potential project risks or possible formal consent or licensing requirements with respect to the work proposed and the known and potential archaeological and cultural heritage resource.

1.3 Legislation and Policy Context

1.3.1 National

The following table summarises the statutory legislation relating to the historic environment and relevant to this report.

Table 2.1: Statutory Legislation

<table>
<thead>
<tr>
<th>Legislation</th>
<th>Key Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ancient Monuments and Archaeological Areas Act (1979)</td>
<td>It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent.</td>
</tr>
<tr>
<td>Planning (Listed Buildings and Conservation Areas) Act</td>
<td>No works can be carried out in relation to a Listed Building without consent. Designation of an area as a 'conservation area' introduces general controls over demolition and development.</td>
</tr>
</tbody>
</table>
The 1996 Act defines what constitutes ‘Treasure’. Any find of ‘Treasure’ must be reported to the local Coroner.

Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement.

A local authority can prohibit the removal of an ‘important’ hedgerow. Hedgerows can be considered important on grounds of historical or archaeological value or association.

The following table summarises the non-statutory protection relating to the historic environment and relevant to this report.

**Table 2.2: Non-statutory Protection**

<table>
<thead>
<tr>
<th>Legislation</th>
<th>Key Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Planning Policy Statement 5 (PPS5)</strong></td>
<td>PPS5 outlines government policy on the treatment ‘heritage assets’ (including Scheduled Monuments, Listed buildings, Conservation Areas, World Heritage Sites, Historic Parks and Gardens, and Historic Battlefields, but also non-Scheduled sites, including buried or suspected buried remains), within the local plan and development control process.</td>
</tr>
<tr>
<td><strong>Register of Parks and Gardens of Special Historic Interest</strong></td>
<td>The Register identifies important Historic Parks and Gardens, which should then be considered by the local planning authority in accordance with PPS5.</td>
</tr>
<tr>
<td><strong>Register of Historic Battlefields</strong></td>
<td>The Register identifies important battlefield sites, which should then be considered by the local planning authority in accordance with PPS5.</td>
</tr>
</tbody>
</table>

**1.3.2 Local**

The Portsmouth Plan is Portsmouth’s Core Strategy. It is the overarching planning policy document, which forms part of a wider set of local planning policy documents known as the Local Development Framework (LDF). The LDF will gradually replace the City Local Plan, adopted in July 2006. A number of policies related to the historic environment have been saved, namely:

- DC10 Conservation Areas; and
- DC12 Locally Important Buildings and Structures.

Area-specific policies that have been saved include:

- Policies for Langstone Harbour, EC1, LH1, LH2
2 METHOD OF ASSESSMENT

2.1 Standards

This archaeological appraisal was undertaken in accordance with Standard and Guidance for Archaeological Desk-Based Assessments, (Institute for Archaeologists (IfA) 2010) and the IfA’s Code of Conduct (2010).

The Study Area consisted of a 1000m buffer around the perimeter of St James’ Hospital (see Figure 1).

2.2 Data Sources

Cultural heritage data was collected for the study area from the following sources:

- English Heritage, National Monuments Record (NMR) for details of archaeological events, sites and monuments (both scheduled and non-scheduled), Historic Parks and Gardens and Recorded Battlefields;
- Documents and records held by the Portsmouth History Centre;
- Superceded Ordnance Survey mapping provided by Compass mapping;
- Readily available secondary internet sources for background information as detailed in the reference section; and
- A site visit.

At the time of writing, the Historic Environment Section for Portsmouth City Council was undergoing restructuring, and the Portsmouth Historic Environment Record (PHER) could therefore not be accessed directly or online. The Hampshire Archaeology and Historic Building Record (AHRB) has not held records related to Portsmouth City since the 1980s, and it was therefore considered that no additional relevant over those held by the NMR would be obtained by a search of this resource. Records held by the Portsmouth History Centre (the main repository for records related to St James Hospital) were viewed during a visit to this facility on 08/09/2011.

2.3 Gazetteer

A site-specific gazetteer was compiled from the sources detailed above for this report and is presented as Appendix A, and illustrated in Figure 1.

2.4 Site Visit

A site visit was undertaken on 08/09/2011 by an appropriately qualified archaeologist. Observations relating to surface features of potential archaeological or historic interest, topography, hydrology, existing impact and any potential constraints on further archaeological work were made. Photographs and site notes were taken and maps sketch annotated.

2.5 Assessment of Importance

The ‘importance’ of each site within the gazetteer has been determined to provide a framework for comparisons between different sites. The categories of importance do
not reflect a definitive level of importance or value of a site, but a provisional one based on criteria such as the site’s current status, the current knowledge about it, and/or its survival and potential. The result is an analytical tool, which may inform later stages of archaeological assessment and mitigation. The criteria used in determining archaeological sensitivity are as follows:

Table 3.1: Assessment of Importance

<table>
<thead>
<tr>
<th>Importance</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Internationally and nationally important resources</td>
</tr>
<tr>
<td>Medium</td>
<td>Regionally important resources, well defined extent, nature, date</td>
</tr>
<tr>
<td>Low</td>
<td>Locally important resources</td>
</tr>
<tr>
<td>Negligible</td>
<td>Sites of known low archaeological or historical importance, or where remains are known to have been significantly destroyed</td>
</tr>
<tr>
<td>Unknown</td>
<td>Resources of uncertain character, extent and/or date</td>
</tr>
</tbody>
</table>

2.6 Limitations of the Assessment

Data provided by public databases consists of secondary information derived from varied sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. There are several limitations to the data set retrieved generic to any desk-based assessment which include the following:

- Where the known archaeological data relates to chance findspots, the full extent, date and nature of these known sites is often uncertain; and
- A number of site records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate sites.

Due to the dataset limitations identified above, it is possible that previously unrecorded archaeological sites will survive within the proposed area of development. There is, therefore, often an element of uncertainty over the nature, frequency and extent of the archaeological resource that may be expected to survive.

Additionally, due to the buried and invisible nature of archaeological sites, there is always an element of uncertainty regarding the survival, condition, nature and extent of the known sites identified within the development area.
3 BACKGROUND INFORMATION

3.1 Site Description

3.1.1 Site Location

St James’ Hospital in the parish of Milton, City of Portsmouth, approximately centred on NGR 4671195, 100067. The parish of Milton is situated on the south-eastern side of Portsea Island, a small low-lying flat island separated from the mainland by a small creek, Ports Creek. Portsea Island is bounded to the west by Portsmouth Harbour, to the south by the Solent, and to the east by Langstone Harbour. Today a large part of the island is occupied by the City of Portsmouth. The inlet of Langstone Harbour (a Site of Special Scientific Interest, SSSI) is situated approximately 500m east of the site.

The three land parcels are situated at the north-western (A), north-eastern (B), and south-eastern (C) periphery of the hospital grounds.

**Land parcel A** is of an irregular triangular shape of 3.6ha size situated directly north of the main hospital building complex. It is almost entirely occupied by an existing building (stores) of an irregular V-shape, other smaller buildings, and access roads. The land parcel is adjoined to the hospital grounds along its southern limits only, while to the north, east and west the development site is bounded by residential properties along Riverhead Close.

**Land parcel B** is roughly rectangular in shape, approximately 1.2ha in size, and occupies the north-eastern corner of the hospital ground, with the southern and western perimeter opening out to the hospital grounds. Here, the plot is bounded by access roads, while to the north and west the rears or residential properties along Milebush and Siskin Road adjoin. The majority of the land parcel is occupied by open landscaping with a number of mature trees. The centre of plot B is dissected by a wooden fence and extensive bramble vegetation. Light Villa is extant and situated in the north-western corner of the plot. The floor level foundations of the former Gleave Villa are present in its eastern half.

**Land parcel C** is the largest at approximately 1.67ha, is roughly rectangular (with a small southern extension west of Oakdene Road), and is aligned along its long axis along the eastern perimeter of the hospital grounds. To the south the land parcel is bounded by Locksway Road, while to the east an extensive sportsground adjoins. The northern half of the land parcel is occupied by Harbour School, Mitlon and the facilities of the hospital’s child development centre.

3.1.2 Geology and Topography

Milton is situated on Quaternary alluvial clays drifts geology from the nearby estuary, overlying a bedrock of sand, silt and clays of the Eocene Bracklesham Group (BGS 1:625,000 downloads).

The hospital grounds have been under development and therefore subject to topographical alterations since post-medieval times. The Site is generally flat and located at around 5m above Ordnance Datum (aOD).
3.1.3 Archaeological and Historical Background

3.1.3.1 Introduction

For the purpose of this report, period distinctions have been utilised as outlined below:

### Prehistoric

<table>
<thead>
<tr>
<th>Period</th>
<th>Start Date</th>
<th>End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palaeolithic</td>
<td>450,000 BC</td>
<td>12,000 BC</td>
</tr>
<tr>
<td>Mesolithic</td>
<td>12,000 BC</td>
<td>4,000 BC</td>
</tr>
<tr>
<td>Neolithic</td>
<td>4,000 BC</td>
<td>2,000 BC</td>
</tr>
<tr>
<td>Bronze Age</td>
<td>2,000 BC</td>
<td>600 BC</td>
</tr>
<tr>
<td>Iron Age</td>
<td>600 BC</td>
<td>AD 43</td>
</tr>
</tbody>
</table>

### Historic

<table>
<thead>
<tr>
<th>Period</th>
<th>Start Date</th>
<th>End Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roman</td>
<td>AD 43</td>
<td>AD 410</td>
</tr>
<tr>
<td>Early Medieval</td>
<td>AD 410</td>
<td>AD 1066</td>
</tr>
<tr>
<td>Medieval</td>
<td>AD 1066</td>
<td>AD 1485</td>
</tr>
<tr>
<td>Post Medieval</td>
<td>AD 1485</td>
<td>AD 1900</td>
</tr>
<tr>
<td>Modern</td>
<td>AD 1900</td>
<td>Present</td>
</tr>
</tbody>
</table>

3.1.3.2 Earlier Prehistory

The first evidence for human activity in Europe dates from the Pleistocene period, about 500,000 years BC. Evidence from the earliest settlement of Britain is usually limited to derivative artefacts and less commonly, palaeo-environmental evidence than in situ sites.

Occupation of Portsea Island during the Palaeolithic period is attested by a number of tool findspots of that date, including several found during the digging of a number of 1914-18 war graves within the cemetery in Milton (RSK 1).

It was not until the last glacial retreat (at about 12,000 BC) that southern England became permanently available for human exploitation. During this time, the climate stabilised, although the landscape continued to transform as ice shelves melted, affecting sea and river levels. Evidence from the earliest millennia after the ice age is scarce, with much of it lying inundated beneath the North Sea and English Channel. Re-colonisation of the British Isles during the early Mesolithic period is thought to have occurred from the west.

Evidence form this period is poorly represented in the wider study area, although a small part of a worked flint assemblage recovered during an archaeological watching ring the redevelopment of the site of Devine Villa in the northeastern periphery of the hospital grounds in 2008 comprised some flintwork dated to this period, albeit of poor provenance (RSK EV1).

During the Neolithic and Bronze Age, a shift from the earlier hunter-gatherer societies to sedentism, and agricultural and industrial subsistence strategies occurs; monumental and funerary sites are the most prevalent during the period. The most common finds groups in general are lithics and pottery. During this period, farming practices also
developed, with more evidence for enclosed field systems emerging in the archaeological record.

Neolithic and Bronze Age material has been recovered in several locations across the island and in its surrounding mudflats. The flint assemblage from the Devine Villa site also featured lithic finds of this later date. Two hoards of Bronze Age artefacts have been found near the hospitals of St Marys, and in the central western part of the St James’ grounds (RSK 2).

3.1.3.3 Later Prehistory & Roman Period

Agricultural and settlement patterns continued to develop throughout the later Bronze Age into the Iron Age, with a national trend for a greater number of settlement sites, which may indicate a further increase in population. This period also saw the construction of a number of hillforts and enclosed sites across the country.

Roman rule in Britain commenced with the invasion of AD 43, although a widespread adoption of Roman culture had already occurred as a result of its trade contacts with the empire. Despite the political upheaval, archaeological evidence suggests that a cultural and economic continuity of rural settlement between the Late Iron Age and early Roman period was maintained.

Iron Age/Romano-British occupation in the wider area is attested by a coin hoard recorded by the Hampshire Archaeology and Historic Building Record (AHRB), and an Iron Age/Roman period temple site found on Hayling Island, east of Portsea Island. Principal Roman period occupation in the wider area is found in the form of the Late Roman Saxon Shore fort at Portchester. In Portsmouth itself, a number of Roman coins have been recovered from the historic core of the town.

3.1.3.4 Early historic periods

The Roman Empire officially withdrew from Britain in the early 5th century, between AD 406 and 410. The evidence of the next two centuries suggests a period of general abandonment and population decline, before the prosperous Anglo-Saxon kingdoms emerge from the 7th century onwards.

It is assumed that Portchester remained the prime harbour site during the earlier Anglo-Saxon period. No archaeological evidence for settlement within the historic core of Portsmouth exists for this period, and it is likely that the earliest written reference related to a harbour from the Anglo-Saxon Chronicles dated from AD501 more likely relates to Portchester.

The Anglo-Saxon period ended with the Norman conquest of AD 1066. The Normans introduced the feudal system characteristic of the medieval period, which saw significant changes to the way the land was owned and managed, captured in the Domesday Book of 1086.

Settlements on the northern part of Portsea Island, including Kingston and Fratton, are recorded from the 11th and 12th century onwards. Portsmouth itself is not recorded in the Domesday survey, and it is generally accepted that the settlement of that name was founded in 1180 by a wealthy Norman merchant and landowner, Jean de Gisors, when he bought the manor of Buckland. In 1194, Portsmouth was granted its First Royal Charter. The first docks were established in 1212. Portsmouth’s wealth arose primarily from its function as a port for military and commercial shipping. Its significance in that
capacity likely overtook that of Portchester following the increasing silting up of Portsmouth Harbour during this time, which made navigation to Portchester difficult.

3.1.3.5 *Later historic & modern periods*

The beginning of the *post-medieval period* saw the end of the feudal system and an expansion of industrial activities countrywide. Following the Dissolution, large tracts of monastery-owned land were transferred to first royal and later secular hands. From the mid-19th century the Industrial Revolution laid the foundation of the *modern* world, with the largest-scale economic and societal re-organisation and population expansion, but also international conflict, hitherto experienced.

The development of Portsmouth in the post-medieval and modern periods is dominated by the construction of the naval dockyard, its military significance and strategic position; many monuments and buildings related to this survive today. The construction of Southsea Castle was begun in 1544. It saw many embellishments and improvements and was utilised for defensive purposes throughout the centuries, including during both World Wars. During the 18th and 19th centuries the fear of French invasion resulted in the construction of defensive structures, such as the Hilsea Lines along Ports Creek and a line of forts along Portsdown Ridge, the Palmerstonian Forts. During the 18th and 19th centuries, settlement extended north from the historic town core across Portsea Island.

3.1.3.6 *Brief History of St James’ Hospital*

St James Hospital was founded as the Portsmouth Borough Lunatic Asylum, built between 1875-79 to a Gothic Byzantine design by a local architect, George Rake. According to an unpublished account by Purvis (held at the Portsmouth History Centre), and apparently based on the bi-annual reports of the Board, the hospital was built on ‘poor land’ that had not been developed prior to the hospital construction. The facility was designed to operate, as far as possible, on a self-sufficiency principle, and originally included a farm, dairy, laundry, brewery, show maker and tailor. Following the construction of the facility, according to Purvis’ account “…the land was ‘left in the same rough state as when purchased, the result of a deliberate policy to have much of the grounds and gardens layed (sic) out by patients (…)’, a tradition today continued, to an extent, by the work of the Shaw Trust within the hospital complex.

Over time, the facilities were extended, first through the construction of a sanatorium in 1893, later followed by that of additional patients’ accommodation in the form of outlying ‘villas’ between 1907 and 1931. In these blocks, patients were separated according to their financial and gender status. Further additions included a short-lived isolation hospital in 1914.

In 1918, the entire patient population and large number of staff were evacuated in order to give the facility over to the military authorities for the treatment of wounded American soldiers, but was returned to its original purpose by 1919.

The hospital continued to operate as an NHS mental health and training facility throughout the 20th and into the 21st century, although as part of the governmental ‘Care in the Community’ strategy the site has been subject to gradual closure in favour of community-based facilities.
4 BASELINE DATA

4.1 Designated Heritage Assets

4.1.1 Scheduled Monuments

The Study Area contains one Scheduled Monument, the site of Eastney sewage pumping station (RSK D1, also accorded Listed Grade II status), at the edge of the southern Study Area.

4.1.2 Listed Buildings

The Study Area contains nine Listed structures, all of a Grade II status, including the already mentioned Eastney sewage pumping station (RSK D1).

Two Listed buildings are present in the limits of the hospital grounds, namely the main hospital complex itself (RSK D3) and the institution’s chapel (RSK D4). The remaining structures fall outside its limits and include the chapel, gate piers and gates at Milton cemetery (RSK D2, D8). The remaining four structures are early industrial structures at Eastney, including the beam engine museum (RSK D5), sea lock and basin (RSK D6), the depot engine house (RSK D6) and gas engine house (RSK D9).

4.1.3 Conservation Areas

The site does not fall within a Conservation Area. The Study Area contains one, namely Milton Locks (Portsmouth City Conservation Area 21, RSK CA1, Figure 1)

4.1.4 Registered Parks and Gardens and Battlefields

There are no Registered Parks and Gardens or Registered Battlefields located in the Study Area.

4.2 Non-Designated Heritage Assets

There are ten non-Designated heritage assets recorded in the Study Area (RSK 1-8, LIN1). Some have already been included in the Archaeological and Historic Background Section (Section 3), above.

4.2.1 Prehistory

There are two known sites of a prehistoric date recorded in the Study Area, namely the findspot of a number of Palaeolithic flint tools from gravels at Milton in 1921 (RSK 1), and the discovery of a Late Bronze Age hoard, containing four solid rings and a looped palstave at St James hospital prior to 1939 (RSK 2). Further prehistoric evidence from the hospital grounds, however, is recorded under archaeological events, below (RSK EV1)

4.2.2 Early Historic

No sites of an early historic date are recorded in the Study Area.
4.2.3 Later Historic and Modern

Three sites are accorded to the post-medieval period (RSK 3-5, LIN1, HB1-2). These comprise, the site of a former short-term isolation hospital, Langstone Hospital (RSK 3), the site of the former Portsea Canal (RSK LIN1), and an extant sea lock along its length (RSK 4).

Five sites in the Study Area originate in the modern period (RSK 5-7, HB1-2). Land parcel B contains both, the extant Light Villa to the west (patients’ quarters believed to be constructed in 1907, RSK HB1), and those of the now demolished Gleave Villa (RSK HB2) to its east. Further modern sites includes Milton Cemetery, established in 1921, and two World War II defensive sites (RSK 5-7).

4.2.4 Previous Archaeological Interventions

Four previous archaeological interventions are recorded in the Study Area (RSK EV1-4).

The watching brief during the redevelopment of Devine Villa in the hospital grounds undertaken in 2008, already discussed above, (RSK EV1), produced a small mixed assemblage of worked and burnt flint of a Mesolithic, Neolithic and Bronze Age date, however these were recovered from 19th century deposits, and no associated features were noted. This had followed a desk-based appraisal undertaken by RSK in 2008 on behalf of Kier Southern, which had identified a moderate but largely indeterminate potential for the discovery of earlier prehistoric finds, while the potential to find significant remains from the later prehistoric and all historic periods had been assessed as low.

Evaluation trenches excavated at East shore School in 2007 produced some finds of a prehistoric, post-medieval and modern date, but likewise revealed no archaeological features.

Watching briefs at Milton Campus, and at the Travellers Joy Public House (RSK EV3-4) produced no archaeological evidence.

4.2.5 Map Regression

Superceded Ordnance Survey mapping at reviewed, predominantly in order to broadly determine the development of the Site and Study throughout the more recent historical periods, with emphasis on the development history of the three land parcels. Observations are tabulated below.

<table>
<thead>
<tr>
<th>Date and Name</th>
<th>Scale</th>
<th>Key Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1868 Hampshire</td>
<td>1:2,500</td>
<td>Shows the area of the later hospital as large rectangular fields.</td>
</tr>
<tr>
<td>1898 Hampshire</td>
<td>1:2,500</td>
<td>Shows the main hospital complex, church, sanatorium and lodge buildings, with a formal garden laid out around the main complex. All three land parcels remain open undeveloped land, probably still under agricultural use, with land parcel A situated south-east of the northern-western lodge complex.</td>
</tr>
</tbody>
</table>
### Summary

In line with other documentary evidence, map regression shows the site of St James’ Hospital to have been undeveloped agricultural land prior to its construction. Land parcels A, B and C, situated around the hospital ground periphery, furthermore continue in this way until the mid-/late 20th century, with the extant Light Villa in the western part of land parcel B being the first to be constructed (most likely along with the other northern villas in 1907, although this is not specifically mentioned in Purvis’ account), followed by Gleave Villa (now demolished) in its western part in 1931. The

<table>
<thead>
<tr>
<th>Date</th>
<th>Scale</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1910</td>
<td>1:2,500</td>
<td>As 1898 but shows rectangular structure north-west of sanatorium.</td>
</tr>
<tr>
<td>1930</td>
<td>1:10,560</td>
<td>Shows Pink Villa, King Villa, Brunel, Dickens and Light Villas (the latter situated in Land parcel B, RSK HB1) all in place, as well as the isolation hospital, Langstone Hospital (RSK 3). The northern villas remain situated in open land, possibly under agricultural/horticultural use for the benefit of the hospital. The western section of the hospital grounds are annotated as ‘furze land’. Land parcels A and C still appear undeveloped at this time.</td>
</tr>
<tr>
<td>1950-2</td>
<td>1:2,500</td>
<td>The site has been renamed St James’ Hospital and the modern limits of the grounds are now fully developed. Additional facilities include Devine and Gleave Villas (RSK HB2) to the west. The latter is situated in the eastern half of land parcel B. The site now features extensive formal landscaping as well as an orchard and glasshouses south of the main building. Land parcel C remains undeveloped.</td>
</tr>
<tr>
<td>1962-3</td>
<td>1:10,560</td>
<td>No relevant additional observations over larger-scale map.</td>
</tr>
<tr>
<td>1970</td>
<td>1:2,500</td>
<td>(Partial coverage of northern section only). No major changes. The V-shaped storage building in land parcel A is now in place.</td>
</tr>
<tr>
<td>1972-3</td>
<td>1:10,000</td>
<td>The school has been constructed on the northern section of land parcel C. A cricket ground is present in the south-western corner of the hospital ground.</td>
</tr>
<tr>
<td>1986-7</td>
<td>1:1,250</td>
<td>(Partial coverage of southern section only). The school in land parcel C is named here as Milton Ford School. A pond and earthbund observed during the site visit form part of the school ground landscaping.</td>
</tr>
<tr>
<td>1995-6</td>
<td>1:1,250</td>
<td>(Partial coverage of northern section only). The status of the land parcels A and B remains unchanged. Gleave Villa remains extant at this time.</td>
</tr>
<tr>
<td>1996</td>
<td>1:10,000</td>
<td>No relevant additional observations over larger-scale map.</td>
</tr>
</tbody>
</table>
extant V-shaped stores in land parcel A and school in land parcel C follow between 1963-1970. Map regression demonstrates that areas of currently open land (gardens and recreational ground) are unlikely to have experienced any noteworthy impact in the post-medieval and modern periods. This is most likely due to the location of the site in marginal land, noted to have been of ‘poor’ quality in other documentary sources, probably as a result of the proximity of the estuary, and likelihood of flooding prior to formal reclamation.

4.2.6 Portsmouth History Centre

A search of relevant documents related to the Site held by the Portsmouth History Centre was undertaken on 08/09/2011. Documents viewed are listed in the reference section of this report. Information related to the development of the hospital facilities have been incorporated in the description in Section 3.1.3.6, and considered in the interpretation of maps outlined in Section 4.2.5. No additional sites were added to the gazetteer as a result of the visit.

4.2.7 Site visit

A site visit was undertaken on 08/09/2011 during fair weather conditions. All three land parcels were inspected, although none of the extant buildings were entered.

4.2.7.1 Land parcel A

The majority of land parcel A remains occupied by the V-shaped stores constructed in the mid-20th century and areas of car parking (see Plate 1), with some landscaping. The stores are utilitarian red brick one-storey buildings with roods of corrugated material. The southern wing sports a roof lantern that suggests this part to have been originally intended as a workshop. The nature of the building suggests a probable absence of basements. Although all windows were boarded up, and the area between the two wings was heavily overgrown and impassable, the stores were clearly still in active use, as is the surrounding area for car parking. No archaeological or historically significant observations were made.

4.2.7.2 Land parcel B

Land parcel B is currently in disuse, and is occupied to the west by Light Villa (RSK HB1) patients’ quarters believed to have probably been constructed in 1907, but no later than 1931 (see Plate 2). The building is of a redbrick and pebble-dash design with a slate roof, and some ornamental features, including the remains of a glass-framed conservatory along its southern elevation. Visual inspection of the exterior only suggests a state of moderate disrepair. The presence of basemented foundations could not be ascertained, although evidence of below ground service, such as manholes and above-ground pipes, were noted in the surroundings grounds. The associated garden is moderately overgrown. A wooden fence and bramble thicket separate the two halves of the land parcel. In its eastern half, the floor levels of the former Gleave Villa (built in 1931, RSK HB2, Plate 3) were identified. Again, no evidence for the presence of basements were noted, and are considered unlikely. The remainder of the site was occupied by slightly overgrown landscaping.

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This may be asbestos
4.2.7.3 Land parcel C

To the north of the land parcel, the school (now named Harbour School) and the facilities of the child development unit are situated (see Plate 4). These consist of mostly brown brick bungalows of a standard utilitarian mid-late 20th century design. The southern part of the land parcel is landscaped, mostly under lawn. Here, evidence of a large recent disturbance was identified, which suggested that in recent times a portable above-ground building had been located here (see Plate 5). A flat-topped earth bund of approximately 1.5m height and 5m width runs almost the length of the entire western perimeter, but map evidence suggests this to have been installed alongside a pond as landscaping in the 1970s during the construction of the school, and not to be of an archaeological nature.

4.2.7.4 Summary

The site visits show the extant buildings on land parcels A and C to be of little architectural merit. Light Villa is considered to be of a moderate local architectural and historic interest, in consideration of its date and its status as the few surviving examples of the original patients’ ‘villas’. Gardens and recreational areas in land parcels B and C are likely to have experienced some impact from the installation of services and from landscaping, but this is likely to be relatively light. All archaeological deposits in the footprint of the former Gleave Villa are likely to have been destroyed, depending, to some extent, on the presence of basement remains. The remains of Gleve Villa itself are of no historic interest.
5 HERITAGE POTENTIAL

Although very little is known about prehistoric activity in the Study Area, two of the few known sites fall within the limits of the hospital ground, namely the findspot of a Bronze Age hoard (RSK 2) and the lithic implements recovered during the redevelopment of Devine Villa in 2008 (RSK EV1). Palaeolithic flint tools are furthermore known from nearby Milton Cemetery (RSK 1). The dearth of knowledge for the prehistory of Portsea Island and Portsmouth adds a group value to the significance of any sites of that date encountered. The proximity of the shoreline raises the possibility that the area was marginal land and subject to periods of flooding at this time, and may have not been suitable for settlement or systematic exploitation without formal reclamation. However, this also indicates a potential for the survival of rare waterlogged organic remains or palaeo-environmental at depth. The Milton Cemetery implements furthermore prove gravel strata at depth to be artefact-bearing in this locale. The archaeological potential for the earlier prehistoric periods is therefore considered low to medium, but largely unproven.

The absence of sites related to the later prehistoric or earlier historic periods to the end of the medieval period may either be the result of a bias of recovery due to a lack of opportunities of discovery, as the area remained undeveloped until the late post-medieval period, or may reflect a true absence of sites. Once again, unfavourable ground conditions may have restricted the use of the site to that of grazing land most of the time. The site also lies a considerable distance from the historic core of Portsmouth. However, the absence of development also indicates good preservation potential for any sites not later impacted by the construction of the hospital facilities. While the demonstrable period potential for the later prehistoric and earlier historic times is negligible, it is largely unproven, and the overall potential is therefore classed as low.

The gazetteer contains a few sites from the later historic periods into the modern age. Map evidence shows a complete absence of prior development within the area that became the grounds of the hospital (this is borne out furthermore by Purvis’ account). Therefore sites present in the Study Area not related to the hospital have little relevance to the current proposal, as no related evidence is likely to be present within the limits of the hospital grounds.

As a historic hospital complex of some 125+ years the facility in itself is, of course, a heritage asset in its own right, reflected in the statutory protection of the main hospital complex and its chapel. While it is also reasonably well-recorded, some potential for the recovery of archaeological and evidence of its development and history exists, although this would be predominantly of a local, perhaps in some aspects of regional, significance. The likely survival of such evidence varies between the land parcels (as does the archaeological potential) in relation to the past-land use and previous impact. In line with these considerations, the potential for the presence of significant historic materials in land parcel A and C is considered negligible to low. Land parcel B contains the extant Light Villa (RSK HB1), a building of a probable age of over 100 years. Most significantly, perhaps, is the fact that is directly representative of the mental health care regime at St James Hospital at the time of its inception, and as such, also seems largely unaltered. At this stage, the building is considered a heritage asset of low
to medium significance. The remains of the floor levels of Gleave Villa, also present in this land parcel, are of negligible historic significance.
6 RECOMMENDATIONS

Early consultation with Historic Environment and Conservation Officers of Portsmouth City Council is recommended with regards to requirements for further assessment and mitigation for the site. All fieldwork should be undertaken in line with a Written Scheme of Investigation (WSI) approved by PCC’s Historic Environment Officer.
REFERENCES


Documents viewed at the Portsmouth History Centre:

Aerial view s of Milton (June 1989), ref ME/47

Grange, Molly. 1988. The Hospitals of Portsmouth Past & Present. (Down Memory Lane Series, Portsmouth)

Purvis. The History of St James’ Hospital (1879-1977), unpublished document, ref 362.11
APPENDICES
### Appendix 1: Sites gazetteer

<table>
<thead>
<tr>
<th>RSK ID</th>
<th>Other ref</th>
<th>NMR</th>
<th>Name</th>
<th>Description</th>
<th>Monument Type</th>
<th>Period</th>
<th>Easting</th>
<th>Northing</th>
<th>Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1</td>
<td>1463876</td>
<td></td>
<td>Eastney sewage pumping station</td>
<td>Sewage pumping station of 1868 onwards for Portsmouth Corporation as part of the main drainage scheme. Part of the site is still an active sewage pumping station.</td>
<td>Scheduled Monument; Listed Building Grade II</td>
<td>Post-medieval</td>
<td>467365</td>
<td>992560</td>
<td>High</td>
</tr>
<tr>
<td>D2</td>
<td>1433738</td>
<td></td>
<td>Chapel at Milton Cemetery</td>
<td>Milton Cemetery was created on 10 acres in 1910. The architect was GE Smith. The cemetery chapel is Neo-Jacobean in style with art nouveau stained glass and is a Grade II Listed Building. The cemetery gate and gate piers are also Grade II Listed.</td>
<td>Listed Building Grade II</td>
<td>Post-medieval</td>
<td>466440</td>
<td>900410</td>
<td>High</td>
</tr>
<tr>
<td>D3</td>
<td>1103820</td>
<td></td>
<td>ST JAMES HOSPITAL AND ATTACHED PIERS AND LAMP POSTS</td>
<td>Hospital. c1878. By George Rake. Red brick in English bond, stone dressings. c1875 Portsmouth Town Council adopted the powers of the Lunatic Asylums Act of 1853, and after a period of sending local paupers to the Hants. County Asylum at Knowle and Fisherton, they resolved to build an asylum on 75 acres of land between Eastney lake and Velder Creek.</td>
<td>Listed Building Grade II</td>
<td>Post-medieval</td>
<td>467046</td>
<td>992350</td>
<td>High</td>
</tr>
<tr>
<td>D4</td>
<td>1103824</td>
<td></td>
<td>ST JAMES HOSPITAL CHAPEL</td>
<td>Hospital chapel. 1879. By George Rake. Knapped flint with stone dressings. Welsh slated roofs.</td>
<td>Listed Building Grade II</td>
<td>Post-medieval</td>
<td>467212</td>
<td>992510</td>
<td>High</td>
</tr>
<tr>
<td>D5</td>
<td>1104341</td>
<td></td>
<td>EASTNEY BEAM ENGINE MUSEUM</td>
<td>Pump house, boiler house and chimney, formerly part of Portsmouth Corporation Pumping Station, now Eastney Beam Engine Museum. 1887.</td>
<td>Listed Building Grade II</td>
<td>Post-medieval</td>
<td>467367</td>
<td>100078</td>
<td>High</td>
</tr>
<tr>
<td>D6</td>
<td>1333170</td>
<td></td>
<td>SEA LOCK AND BASIN</td>
<td>Sea lock and basin. 1823. Probably by Josias Jessop. Sides of basin recently partially restored. This is the only surviving section of the Portsea Canal which was part of the Portsea Canal.</td>
<td>Listed Building Grade II</td>
<td>Post-medieval</td>
<td>467842</td>
<td>100394</td>
<td>High</td>
</tr>
</tbody>
</table>
Engine house, formerly part of Portsmouth Corporation Pumping Station, now workshop and store. 1865.

Listed Building Grade II

Modern 467336 100100 High

Gate piers and gates. 1910. By GE Smith. Ashlar stone and iron.

Listed Building Grade II

Modern 466280 999110 High

Gas engine house with 2 gas engines. Formerly part of Portsmouth Corporation Pumping station, now preserved as an industrial monument. 1904. Red brick in Flemish bond. Welsh slate roof.

Listed Building Grade II

Modern 467320 100343 High

Palaeolithic implements of acheulian type were found in gravel on 17 October 1921. The area is now occupied by a terrace of houses.

Findspot Palaeolithic 466730 100120 Low

A BA. hoard of four solid rings and a looped palstave was found at Milton, near Portsmouth Lunatic Asylum (St James Hosp). Two of the rings are ornamented with engraved geometric patterns. They are much corroded and have a light green, dusty, patina. Classified as Late Bronze Age. No further information was obtained during field investigation as to the exact provenance. The hoard was destroyed by enemy action during the 1939-45 war in old Portsmouth museum.

Findspot; hoard Late Bronze Age 467000 100100 Low

Former Portsmouth Borough Isolation Hospital for Smallpox, built in 1902, it consisted of a Humphrey's Iron Building. In 1911 it became a hospital for consumption. The hospital closed in 1950 and the area has become a small housing estate.

Hospital Post-medieval 467800 100000 Negligible

The sea lock to the long since disappeared Portsea Canal is of red brick capped with Portland Stone. The gates have gone and the remains of the ground paddles are beneath the mud. The lock walls remain, in good condition.

Lock (site of) Post-medieval 467830 199910 Low
Portsmouth City Teaching PCT
St James Hospital, Portsmouth – archaeological desk-based appraisal
110449-01 rev01

5 1433738 Milton Cemetery Milton Cemetery was created on 10 acres in 1910. The architect was GE Smith. The cemetery chapel is Neo-Jacobean in style with art nouveau stained glass and is a Grade II Listed Building. The cemetery gate and gate piers are also Grade II Listed. The cemetery was extended by a further 10 acres in 1937.

6 1521944 Baffins The possible site of Second World War searchlight battery no. TG03 83 at Baffins.

7 1421332 Locksway Road, Milton 52 Second World War anti-tank cubes running North-South in line. North of Locksway Road, Milton.

<table>
<thead>
<tr>
<th>RSK ID</th>
<th>Name</th>
<th>Description</th>
<th>Monument Type</th>
<th>Period</th>
<th>Easting</th>
<th>Northing</th>
<th>Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIN1</td>
<td>PORTSEA CANAL</td>
<td>Canal in use from 1822 until 1838</td>
<td>Canal</td>
<td>Post-medieval</td>
<td>466131</td>
<td>998050</td>
<td>Low</td>
</tr>
<tr>
<td>HB1</td>
<td>Light Villa</td>
<td>Patients residence within the grounds of St James hospital, built c. 1907. Extant.</td>
<td>Building</td>
<td>Modern</td>
<td>467273</td>
<td>100279</td>
<td>Low/moderate</td>
</tr>
<tr>
<td>HB2</td>
<td>Gleave Villa</td>
<td>Site of former patients’ residence within the grounds of St James hospital built 1931, demolished prior to 2011.</td>
<td>Building (site of)</td>
<td>Modern</td>
<td>467356</td>
<td>100303</td>
<td>Negligible</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>RSK ID</th>
<th>Name</th>
<th>Description</th>
<th>Event Type</th>
<th>Period recorded</th>
<th>Easting</th>
<th>Northing</th>
<th>Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>EV1</td>
<td>ST JAMES HOSPITAL, MILTON</td>
<td>Monitoring of extension groundworks recorded residual lithics in 19th century deposits. Information from OASIS Online Form.</td>
<td>Watching Brief</td>
<td>Prehistoric</td>
<td>467368</td>
<td>100164</td>
<td>Low</td>
</tr>
<tr>
<td>EV2</td>
<td>EAST SHORE SCHOOL, EASTERN ROAD</td>
<td>Site/accession code: 2007/10. Three evaluation trenches were excavated in advance of proposed development recording prehistoric, post-medieval and modern artefacts. No archaeological features were present.</td>
<td>Evaluation</td>
<td>Prehistoric; Post-medieval; Modern</td>
<td>466700</td>
<td>100600</td>
<td>Low</td>
</tr>
</tbody>
</table>
An archaeological watching brief was carried out during groundworks at the site. No archaeology was recorded.

Site/accession code: 2006/1629. A watching brief was maintained during groundworks at the site. No significant archaeology was recorded.

**Convervation Areas**

<table>
<thead>
<tr>
<th>RSK ID</th>
<th>Name</th>
<th>Easting</th>
<th>Northing</th>
<th>Importance</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA1</td>
<td>Milton Locks</td>
<td></td>
<td></td>
<td>High</td>
</tr>
</tbody>
</table>
Plate 1: Land parcel A, view of extant stores (facing north-east)

Plate 2: View of Light villa on Land parcel B (facing north)
Plate 3: Foundations of the demolished Gleave villa in land parcel B

Plate 4: Harbour School on land parcel C (view facing west)

Plate 5: Evidence of recent disturbance, probably from temporary above-ground building, in land parcel C (view facing west)