

An archaeological and historical landscape survey of Priestlands School & its grounds, Lymington, Hants

C K Currie & Sybil Wade
for CKC Archaeology



**An archaeological and historical landscape
survey of Priestlands School & its grounds,
Lymington, Hants**

centred on NGR: SZ 3150 9500

**by
Christopher K Currie BA (Hons), MPhil, MIFM, MIFA
& Sybil Wade BA DipLA ALI**

Report to Priestlands School management

May 2003

Contents

	page no.
Summary statement	3
1.0 Introduction	6
2.0 Historical background	6
3.0 Strategy	7
4.0 Results: a history of the Priestlands Estate	7
5.0 The designed landscape by Sybil Wade	25
6.0 Conclusions	32
7.0 Copyright	34
8.0 Archive	35
9.0 Acknowledgements	35
10.0 References	35

Appendices

Appendix 1: Sites & Monuments Record (SMR) data for the Priestlands area	40
Appendix 2: field names from the tithe survey, 1842	42
Appendix 3: summary of an inventory of Priestlands House and gardens c. 1867	43
Appendix 4: a summary history of the town of Lymington	45
Appendix 5: a glossary of archaeological terms	47
Appendix 6: the inhabitants of Pennington in the 16 th & 17 th centuries	49
Appendix 7: suggestions for further research	51
Appendix 8: site chronology	53

Plates

Plates 1-10	54
-------------	----

Figures

Figures 1-11	end of report
--------------	---------------

Summary statement

The management of Priestlands School, Lymington, have commissioned an archaeological and historic landscape survey of the school and its grounds as input to a Heritage Lottery Fund project. This project has been implemented to try to give the school pupils an understanding of the historical evolution of their school and its grounds and their relationship to local history. The work was carried out by C K Currie of CKC Archaeology and Sybil Wade in April 2003 on behalf of the school.

There is little direct evidence for prehistoric or Roman activity within the study area, although finds have been made in the general area. An Iron Age hillfort can be found at Buckland Rings, 1.7km to the north, and Roman material has been recovered in the town of Lymington, 1km to the ENE.

The history of Priestlands begins in the medieval period. It is thought that the land was originally part of a much larger Pennington Common, an area of heathland and rough pasture that was gradually encroached upon during the medieval and post-medieval periods. As late as the 16th century Priestlands is referred to as 'hethland', although it had been clearly enclosed by this time.

The name is thought to derive from an endowment of 60 acres that was made to a former chapel in the sub-manor of Pennington in the medieval period. This chapel existed by 1285, and it would appear that the 60-acre endowment had been enclosed from the common by that date. It was dedicated to St Mary Magdalen. At some time before this the manor of Pennington was divided into three parts, a situation that continued until 1834 when they were reunited for the first time in over five hundred years by John Pulteney, a wealthy local landowner.

The division of Pennington manor has made it difficult to trace the exact history of Priestlands. In the later half of the 16th century the Crown seized the 60 acre property as being land overlooked by the 1547-48 Suppression of Chantries. Despite a number of local histories referring to the chapel as a chantry, there is no evidence that this was the case. Instead the Pennington chapel appears to have been a free chapel owned jointly by the three lords of Pennington. Some time after the Crown seizure, a commission overturned this act declaring that Priestlands had been unjustly taken, and was, in fact, part of the lands of the manor of Pennington

By the end of the 17th century, the 60-acre block of land appears to have grown, probably through further enclosure of common on its NW side, and three blocks of land bearing the name existed: North, South and Little Priestlands. It is not always certain which portion is being referred to in documents. Little Priestlands appears to have been just outside of the present study area on its north side. This 15-acre block of land was held as that part of the manor of Pennington known as Pennington Nervett. The other portions of Priestlands seem to have been attached to the part of the manor that had been held by Henry de Thistleden in the late 13th century.

By the late 17th century these latter portions, which are thought to be the main Priestlands estate, were held by Thomas Tipping and his wife. In 1675 they leased part of Pennington Farm, but made the explicit condition that the 'pasture ground' called Priestlands should be excluded from this transaction. An earlier survey of 1564-65 had referred to Priestlands by stating that it was held with Pennington Farm, but was not 'letten by coppye'. This might suggest that Priestlands, on account of its former status as land endowing a chapel, had a special status. This may have meant it was freehold land rather than copyhold land of Pennington Manor. Whatever the exact status of the land, the Tippings clearly decide to treat it differently from their other Pennington lands, and seem to have detached it from its connection with Pennington Farm. From here until 1834 the property appears to have passed separately through a series of landowners as a private estate. There is no definite evidence to justify the claim of other local histories that it was purchased by the Tomaline family with the three portions of Pennington manor.

In the 1680s Priestlands was in the hands of John Lamport, an important burgess of the town of Lymington, from whence it passed to his three daughters. They may have come to an agreement in 1704 so that they could sell it on. The exact ownership until 1765 is uncertain, but it appears that there was no country house on the present site during the Lamport family's ownership. The present mansion seems to have occupied the portion known as South Priestlands. North Priestlands had formed around what was later Priestlands Farm, near the present parish church. In 1704 this portion contained 'a message or tenement' with Pennington Common on the west.

The first time a house is shown on the site of the present mansion is in 1759, when an unnamed house is shown on Isaac Taylor's county map. Six years later in 1765 one Charles Braxton, described as 'of Priestlands' took up a lease on Little Priestlands. In the description of the boundaries of Little Priestlands it is said it lies 'against the road leading to Priestlands House'. It is not known how long Braxton lived at Priestlands House, or whether he let it to tenants, but by 1789 one Charles Etty was living there. After his death his executors sold the property to Captain, later Admiral, Peyton in 1800. He, and then his widow, Mrs Peyton, held the property for a while. By 1821-22 the property had come into the hands of John Armstrong. He had been mayor of Lymington in 1818, and seems to have continued to hold the property until it was sold to John Pulteney, lord of the manor of Pennington, in 1834. It was during the period 1759-1834 that the present country house estate was formed. Also during this period Priestlands Farm seems to have expanded, probably through enclosure of the neighbouring Pennington Common, but also through transfer of some of the former lands of South Priestlands. By 1833 there are 101 acres attached to the farm.

The Pulteneys continued to own Priestlands until after the First World War, when it came into the hands of the Blunt family. The Pulteneys do not seem to have lived at Priestlands, having extensive estates elsewhere in the area. They let the property to a succession of tenants. The exact times that the latter held the lease is uncertain, but the dates in which they are known to be in possession are given in brackets. The tenants include Lady Frazer (1827), Colonel Edward D'Arcy (*c.* 1842-45), the Earl of Norbury (1851), Mrs Sophia Thoroton (*c.* 1854-60), and Captain Frederick Ellis (*c.* 1867-91).

After the Second World War the Blunts sold Priestlands to Hampshire County Council, and it briefly became the Pennington Infants School. Shortly after it was converted to a Teachers Training Centre and renamed the Gurney Dixon Centre. When the Teachers Training Centre closed in the 1990s, the house was taken over by the expanding Priestlands Secondary School that had grown up in the grounds of the former mansion. Today the school grounds cover about 18 hectares. They encompass nearly all the lands of the former mansion, and include the gardens and fish ponds. The grounds also include part of the former Priestlands Farm's lands. On the latter an Infants and Junior School has now been built. Other parts of the former farmlands are now used as playing fields.

Recently Priestlands School obtained a grant from the National Lottery Fund for the Priestlands Heritage and Young Peoples Project to encourage the pupils to study and understand the history and heritage of the school site and its local environment.

An archaeological and historical landscape survey of Priestlands School & its grounds, Lymington, Hants

centred on NGR: SZ 3150 9500

This report has been written based on the format suggested by the Institute of Field Archaeologists' *Standard and guidance for an archaeological desk-based assessment* (Birmingham, 1994). The ordering of information follows the guidelines given in this document, although alterations may have been made to fit in with the particular requirements of the work. All work is carried out according to the *Code of Conduct* and By-laws of the Institute of Field Archaeologists, of which CKC Archaeology is an IFA-registered archaeological organisation (reference: RAO no. 1).

1.0 Introduction (Figs. 1-2)

The management of Priestlands School, Lymington, have commissioned an archaeological and historic landscape survey of the school and its grounds as input to a Heritage Lottery Fund project. This project has been implemented to try to give the school pupils an understanding of the historical evolution of their school and its grounds and their relationship to local history. The work was carried out by C K Currie of CKC Archaeology and Sybil Wade in April 2003 on behalf of the school.

2.0 Historical background

Priestlands School occupies the site of a small country house estate, about 1km west of the town of Lymington on the southern edge of the New Forest. The site is relatively flat, standing on a low plateau overlooking the Lymington estuary, at a height of between 16m and 20m above Ordnance Datum (AOD). It covers an area roughly 600m E-W by 300m N-S (c. 18 hectares). The name is thought to derive from an estate that was once part of the endowment of a former chapel that existed in the manor of Pennington during the medieval period (Jones 1930, 56-57).

An unnamed house is shown on the site on Isaac Taylor's county map of 1759 (Margery 1976). Thomas Milne's map of 1791 gives the house the name Priestlands, and indicates it is in the hands of 'Etty Esq' (ibid). This would appear to be Mr Charles Etty, who was listed as the former owner when the property was sold in 1800. The descent of the property has been consistently confused by secondary sources and erroneous local traditions. From 1834 the property became part of the large estate of John Pulteney, together with the manor of Pennington. The Pulteneys owned Priestlands for many years, letting it to a series of tenants.

During the Second World War the house was owned by a Mrs Tillyer-Blunt. After she died in 1946, the house and grounds were purchased by Hampshire County Council. Initially the house became the local infants school, but it was later renamed the Gurney Dixon Centre when it became a teacher's training centre. Land was added to the west, and the combined area formed the grounds of Priestlands Infants, Junior and Secondary Schools. In 1993 the

teachers' training centre was closed down, and the house became temporarily derelict until it was incorporated into the expanding secondary school.

3.0 Strategy

The strategy for this work is given in the project design for the work, to which the reader is referred (Currie 2003).

4.0 Results: a history of the Priestlands Estate

4.1 Early history & origins (Fig. 3)

Priestlands is reputed to have originated as an estate given to a medieval chapel in Pennington as part of its endowment. The original estate is said to have been 60 acres in extent, and situated in Lymington and Pennington. By the time of the tithe survey (1842) for Milford, Priestlands was a small country house estate of just under 30 acres (HRO 21M65/F7/155/1-2). To understand the significance of the estate, and how it evolved from church land to a country house estate and hence into part of the present school grounds requires that a narrative is created that extends back to the earliest times.

The Archaeological Sites and Monuments Record (hereafter SMR) for Hampshire, managed by Hampshire County Council, has very few entries in the local area before the medieval period (see Appendix 1). The only prehistoric find made to date near Priestlands School is a Palaeolithic ovate flint axe found by chance at Woodside (SU 322 947) in 1937. This tells us very little about the landscape in prehistoric times. The only clues available about the early landscape is suggested by the presence of an Iron Age multivalate hillfort about 1.5km to the north of the study area at Buckland Rings (SU 315 968). This indicates that the area had been cleared and settled by the late prehistoric period, and that the settlement and agricultural pattern formed by the Iron Age was probably the template on which later landscapes evolved.

To the NW of the study area was Pennington Common. It can be demonstrated that most common land formed as large areas of rough grazing from an early date. Nearly all those in England were in existence by the Saxon period, and they were gradually encroached upon by subsequent enclosure and settlement. In the cases of many commons, it can often be shown that they were cleared in the Bronze Age, but because they comprised poor soils, they rapidly became impoverished and were abandoned as arable land to become rough grazing. It is therefore likely that Pennington Common had formed by the later prehistoric period, and was in use throughout the Roman period. The laws governing this rough grazing have only come down to us through the laws of the later Saxon kings, but even as early as the reign of King Ine of Wessex (AD 688-726) laws had been made that showed that the Saxons used certain land in 'common', in that it was shared jointly between all the householders living in the vicinity. Later laws of King Edgar (AD 959-75) showed that the common pasture of the local 'vill' or 'township (often later to become 'manors' and later still, parishes) was carefully controlled for the mutual benefit of the local community. The laws state that the local households were to appoint a 'common' herdsman who was to look after their stock on the common pasture. He was bound to a strict code of conduct, and was obliged to report any

stock put in his care that might have been stolen or obtained dishonestly. If he did not, and was found out, he was to be beaten (Whitelock 1955, 399-400).

It is likely that Pennington Common was once much larger in Saxon times than it was in later centuries. There are clues to suggest that it once extended south-eastwards towards Priestlands, and may have once included all of the school grounds. This is suggested by the form of North Street along the SW edge of the school grounds. Early maps show this to be a wide road, with a long strip of ground along its SW edge. By the 19th century this strip was beginning to fill up with houses. It is clear from the form of the strip that it was once part of a wider road that was encroached upon by squatters. Such encroachment is common on the side of roads, particularly where that road is wider than normal. It was a common phenomenon for roads to cross common land wherever possible, so that the better land used for enclosures would not be wasted. Roads keeping to common land also helped prevent disputes concerning trespass. Where a road passed over common land there was a tendency for them to become wider than when they passed through enclosed lands, for the obvious reason that the land taken up by the road was less valuable. In a recent essay on drove roads, George Watts (2003) has shown how these wide roads crossing commons were used to transport stock from place to place. In later years, when the common was enclosed, the roads across them continued to be wider than roads elsewhere. The grass verges of these wide roads were frequently a temptation to landless labourers to build on, and roadside strips of housing, as found along North Street are a common feature of the English countryside. It is therefore highly likely that North Street once passed across common land, and this suggests that Pennington Common once stretched at least as far as the junction of North Street and the modern A337, known in historic times as Pennington Cross, on account of it being an important local crossroad.

On the other side of the A337 is Woodside. This place-name suggests that the settlement of Woodside grew up alongside wooded country. Many Saxon commons contained considerable quantities of what is known as wood pasture. This still survives in wide tracts across the New Forest, a special area of former Saxon common pasture that was never much encroached upon because it became strictly preserved as a royal forest following the Norman Conquest of 1066. This might suggest that this settlement grew out of an enclosure in a landscape of wood pasture that once stretched across the line of the later A337.

4.2 The manor of Pennington

Pennington is not mentioned separately in the Domesday Survey of 1086. It is possible that it was then subsumed in the entries for Milford, as it was later a sub-manor and tithing of that manor and parish. In 1086 Milford was listed as within the New Forest (Munby 1982, NF9, 35, 40), and so it is likely that Pennington was also once included in its bounds. In the following two hundred years the area considered royal forest shrank, with the present boundary being about 3km to the north of the study area.

The place-name derives from 'Penyton' meaning penny farm, 'farm for which a penny rent or tax is paid' (Ekwall 1960, 362). This first occurs in the early 13th century when Henry de Ponte Audemar granted Beaulieu Abbey an annual rent of four shillings from his house at

Pennington. This man had held the farm of the customs on the salt produced at Pennington in 1226 (Hockey 1974, no 146), proof that salterns existed within the manor at that date. Shortly after c. 1236 Henry's daughter, Agnes, the widow of Richard Neirnuit (Nervett), granted the abbey all her land in Pennington Marsh (ibid, no 147).

Pennington has an extremely complex descent as a manor. Although it was held by the powerful de Clare family and their descendents until 1499 when it reverted to the Crown, it was sub-let by them to other lesser gentry. In 1285 the manor was held from the de Clares by Henry de Thistleden. John de Acton held it from the de Clares in the early years of the 14th century, but, according to the *Victoria County History* alienated two thirds to John Neyrnoit¹, only to recover one of these thirds at a later date (Peers 1912, 118). The remaining third was in the hands of Henry Thistleden. (ibid). A Feudal Aid for 1316 records the three lords of Pennington as John Nernuyt (Nervett), Isabella, wife of John de Acton², and Henry de Thistledene (Feudal Aids 1284-1431, 317).

To avoid confusion, it is considered best to give the descent of each of these thirds separately. In reading these descents the reader should be aware that the documentary evidence is often confused and contradictory. The story told here is that which seems best to fit the evidence, but it is unlikely that an exact understanding can be achieved. This confusion arises from the fact that the manor was divided into thirds probably at some time in the 13th century. This appears to have occurred by 1285, when Henry de Thistleden is recorded making a concord with William son of Walter³ that the said William can take on the third when Walter dies (PRO CP25/1/204/13, fol 127). This transaction probably deals with a relationship between Henry and his sub-tenant, as Thistleden still held the third in 1316 (see below).

The confusion occurs soon after this when John de Acton, who held the other two-thirds, granted them to John Neyrnoit or Nervett. Nervett immediately granted one of the thirds back to John de Acton, and kept the other himself. The latter became known as Pennington Nervett, according to the *Victoria County History* (Peers 1912, 118-19). In the descents listed below it will be noted that the Acton third passed to Sir John de Hale in 1360. In 1365 Sir Thomas Tyrrell⁴ granted the Thistleden third to Sir John de Hale, leaving Hale holding both the Acton and Thistleden thirds. By the 15th century the *Victoria County History* claims these thirds became separated again, and followed the descents given below.

¹ This man is probably a descendent of Richard Neirnuit, the husband of Agnes de Pont Audemar, who is mentioned above granted land in Pennington Marsh to Beaulieu Abbey. It shows that the Nervett family had held land in Pennington before 1236, and were still holding land there in the 14th century.

² John de Acton had died in 1312, leaving his third to his wife for her life, with the estate reverting to his daughter Joan and her husband John Randolf, and then to his son, John (Peers 1912, 118).

³ A William son of Walter is recorded holding land adjoining Pennington Marsh in the grant of Agnes Neirnuit to Beaulieu Abbey c. 1236 (Hockey 1974, no 147).

⁴ Sir Thomas Tyrrell was a member of the ancient New Forest family of that name. Avon Tyrrell near Ringwood is named after them. Sir Walter Tyrrell is reputed to have been the man who shot King William II (Rufus) by accident with an arrow whilst out hunting in the New Forest in 1100. The question as to whether this was really an accident or a planned assassination still fascinates historians

There is one serious contradiction in this relatively neat interpretation of this complex descent, and this involves a concord between John Bole and Richard Burton dated 1486 (PRO CP 25/1/207/36, fol 1). The *Victoria County History* makes it clear that this transaction dealt with the Acton third (Peers 1912, 119). However the original deed states that the concord is for 'Neyrnoit' manor (op cit). Had the *Victoria County History* confused the descent? Considering the extent of sub-tenancy that occurred in the letting of these manors, the possibilities for confusion are extensive. What makes this worse is the possibility that when parts of the manor were held together and then separated, the lords who had let one of the thirds go retained some reversionary rights in that third. This might account for the fact that thirds whose descents seem certain are occasionally found in the records held by lords who it was thought held another third.

4.2.1 John de Acton's third part of the manor

According to the Feudal Aid of 1346 John de Acton, the son, had inherited his father's third as part of the hundred of Ringwood⁵ (Feudal Aids 1284-1431, 327). By 1360 he seems to have disposed of it to Sir John de Poyntz, as the latter conveyed it in that year to Sir John de Hale. The Feudal Aid of 1428 shows that this third had passed to John Parell (ibid, 349). In 1431 it passed to William Bole. According to the *Victoria County History* John Bole and his wife, Isabel, conveyed this as 'the manor of Pennington' to Richard Burton in 1486 (Peers 1912, 118), but, as seen above the original document contradicts this, stating that it was Neyrnoit manor that was conveyed in this transaction. If the *Victoria County History* is wrong in this part, how accurate is the rest of the descent of this third part that follows in that work?

This states that the estate continued to pass rapidly through a number of hands as in 1493 Tristram Fauntleroy held it, conveying it that year to Agnes Burton, widow, and others. By 1517 William Netherway can be found holding a half share in right of his wife, Sibyl. The other half share was in the hands of John Bartholomew in 1528, when he conveyed it to William Clement or Browne. The Browne family passed it to Henry Crede in 1544. The following year both Edward Browne and Henry Crede conveyed it to George Crede. The latter sold it to John Martin, who acquired the other half from John, son of William Netherway, thus reuniting this third. From John Martin the third passed to John Cheke⁶, who owned it in 1574. The Cheke family were important landowners on the Isle of Wight, and in 1599 they conveyed it to another wealthy landowner of that island, William Oglander. The estate then vanished for two hundred years until 1803 when Giles Stibbert and his wife Sophronia sold it, together with the Narvett third, to George Pretyman Tomaline, Bishop of Lincoln (Peers 1912, 119).⁷

It is odd that this portion disappears between 1599 and 1803. Could it be that when John Neyrnoit granted one of the thirds back to John de Acton the latter held his third as a sub-

⁵ Pennington, as a sub-manor and tithing of Milford, was later attached to the hundred of Christchurch.

⁶ John Cheke and his successor, William Oglander, were both wealthy landowners on the Isle of Wight. Cheke was lord of the manor of Mottistone on the south coast of the island. The Oglanders held land in the east of the island around Brading and Sandown.

⁷ In 1820 Tomaline became bishop of Winchester, a position he held until his death in 1827.

tenant of Neyrnoit? If this is the case it might explain why there is confusion between the Neyrnoit and Acton thirds in the 15th century, and why the manor ‘disappears’ after 1599. It is possible that the Acton manor does not ‘disappear’ at all, but is subsumed into the Neyrnoit part. This might help explain how these two-thirds reappear in the hands of Giles Stibbert in 1803 (ie they may never have been properly separated in the main descent, the descent of the Acton third given in the *Victoria County History* being a descent through sub-tenants).

The 1803 sale records that the property sold to George Tomaline was ‘the manor of Pennington otherwise Pennington Nervet and Pennington, with appurtenances and six messuages, six cottages, twelve gardens, twelve orchards, ten salterns, 400 (sic) acres of land, two hundred acres of meadow, 200 acres of pasture, 50 acres of wood, and common of pasture for all manner of cattle and of two third part of the manor of Pennington with app’ and likewise of two third part of thirty cottages, gardens, ten acres of land and common of pasture together with all waste ground and perquisites of frankpledge.’ (PRO CP 25/2/1408/44GEOIIIMICH, fol 25).

According to the *Victoria County History*, the Tomaline family managed to buy up all three thirds, reuniting the manor at some time between 1822 and 1834. This source claims that William Edward Tomaline, the bishop’s son, inherited his father’s estate in 1827, and sold it to John Pulteney of Northerwood, Lyndhurst, in 1834. Mr Keppel Pulteney still owned this estate in 1912 (Peers 1912, 119).

4.2.2 The Nervett third part of the manor

This portion became known as Pennington Nervett, and for many years was treated as a separate manor within the parent manor of Milford. At least three generations of the Nervett family held this estate, passing it at some time after 1346 to the Philpott family, who held it for nearly 300 years. Sir John Philpott had it at the close of the 14th century, and the Feudal Aid of 1428 gave John Neylond as the holder (Feudal Aids 1284-1431, 349). He must have been a sub-tenant or relation as the Philpotts were again in possession in 1484.

An Inquisition Post Mortem on Sir John Philpott in August 1502 records him seised of the third part of ‘Penyton by Lymington in the parish of Milford’. This holding is described as worth £6-13-4d, held in chief of the king for a third of a knight’s fee. It contained two messuages (houses), three carucates of land, twelve acres of meadow at Estebford and Penyton by Lymington within the parish of Milford, together with the advowson of the chapel of St Mary Magdelene of the same vill worth £7-0-12d, and held of the king as part of the earldom of Salisbury at a service unknown (IPM Henry VII, ii, no 648).

The Philpotts had extensive estates throughout Hampshire, having fine houses at Thruxton and Compton, near Winchester. It is unlikely that they lived at Pennington, merely holding it as an outlying estate that was let to tenants. In the late 17th century they sold their holding to Henry, Lord Arundel of Wardour Castle, near Tisbury, Wiltshire (Peers 1912, 120). The name, Arundel, was still remembered at the time of the tithe survey as one of the fields making up that western part of the school grounds. This field was plot 885, called Little

Arundel. This might suggest that at least part of the school grounds may have been in this manor. Other research seems to contradict this, although the description of Pennington Nervett as 'Penyton by Lymington', suggests that at least some of this manor's lands lay near the boundary with Lymington. Eighteenth-century documents show that the land known as Little Priestlands formed part of the Nervett portion of Pennington, although this may not have extended to the Priestlands estate proper. The latter is connected by a deed of 1675 to the Lisle third portion (see below).

4.2.3 The Thistleden third part of the manor

By 1346 the third held by Henry Thistleden in 1316 had passed to Henry Peverel (Feudal Aids 1284-1431, 327). This was probably the estate recorded in 1337 as conveyed by Walter de Milton, vicar of Boldre and Thomas son of Sir John Tichborne to Henry Peverel. In 1364 Henry's son, Thomas Peverel, conveyed the estate to Sir Thomas Tyrrell. The following year it passed to Sir John de la Hale, who already owned the Acton third. In 1385 the two thirds passed together to Sir John's son, another John. On the death of Sir Peter Courtenay in 1405 he was holding the estate of the heirs of John de la Hale. Soon after this the two thirds became separated once more, the Thistleden third was acquired by Richard Garton, who granted in to William, the third Lord Botreaux, in 1417 (Peers 1912, 118). This William still held it at the Feudal Aid of 1428 as a third of a knight's fee (Feudal Aids 1284-1431, 349). A Chancery proceeding records that Botreaux granted 'messuages, land, rent and a third of a mill at Pennington to Thomas Laycock, prior of Bath, his convent and their successors' (PRO C143/452/20).

However, when Botreaux died in 1462, the manor was held of John Garton, and went as dower to Lord Botreaux's widow, Margaret, who had remarried to Sir Thomas Burgh. The estate passed to the only child of her previous marriage, Margaret, the wife of Robert, Lord Hungerford. She granted it to Robert White, whose son 'John' held it on his death in 1469.

The White family continued to hold it until the early years of the 17th century (Peers 1912, 118-9). The estate then passed in the female line to the Beaconsshawes. On the death of Sir White Beconsawe in 1638 it passed to two daughters, Elizabeth, the wife of Thomas Tipping, and Alice⁸, the wife of John Lisle. A settlement of 1658 allowed the Ellingham part of this estate to pass to the Lisle family (Moger & Powell 1911, 563), although the Tipping family still seems to hold rights to parts of the Pennington estate in the 1670s and 1680s (HRO 21M61/67, 73). In 1770 the Lisle family are to be found holding this part of the manor (HRO 21M64/M4). This family had a succession of childless males succeed to it during the 18th century, ending in Charles Lisle's death in 1818. The estate then passed to Christopher Taylor, the widowed husband of Charles' sister, Mary, who had died in 1800. Their son, Edward Hayles Taylor took the name Lisle in 1822, and then proceeded to sell his estates (Moger & Powell 1911, 564). He appears to have sold the Pennington portion to William Edward Tomaline, the son of George Tomaline, bishop of Winchester. By this purchase the three manors of Pennington became united, William's father having obtained the other two

⁸ Alice Lisle was executed in 1685 at Judge Jefferies' 'Bloody Assizes' in Winchester following the Monmouth rebellion for reputedly harbouring rebels. The execution of this frail old lady, as she was then, is generally considered one of the most monstrous acts of the notorious Jefferies.

shares earlier in the 19th century. In 1834 Tomaline junior sold his Pennington estates to John Pulteney of Notherwood, Lyndhurst, whose family held the estate into the 20th century, selling them off piecemeal from 1912 onwards (Pinnell 1987, 180).

4.3 Priestlands and the endowment of the Pennington chapel

Exactly when Priestlands, and the land adjoining it to the NW was enclosed from the rough pasture that was later called Pennington Common is uncertain. It is possible that this had occurred in the medieval period before detailed written records were kept. In the 12th and 13th centuries, England was undergoing a steady population increase. This was aided by slightly better weather conditions than in later centuries, known as a climatic optimum. As the population increased, so pressure on land rose also. During these centuries large tracts of former Saxon common were enclosed and turned into arable land. By the first half of the 14th century, the climate began to worsen, and the population increase slowed. By this time land units had become increasingly small as there was not sufficient land to go round, and many smallholders faced starvation as crop yields declined. Population increase and land shortage was halted entirely and reversed in 1349 when the Black Death came to England. This disaster acted as a catalyst to almost 150 years of economic chaos and disrupted the medieval economy and social order. Although some of the worst arable land reverted back to common, most of it continued to be enclosed. The high death rate of the later 14th century enabled many smallholders who survived the Black Death to build up larger farms, as the owners of other smallholdings died and their lands fell vacant.

Population in Pennington must have been rising during the 12th and 13th centuries at a rate that required the settlement to have its own chapel separate from the mother church at Milford. The parish of Milford covered 4,688 acres in 1912 (Peers 1912, 115), making it quite a large area. As was the case in such large parishes, it was often inconvenient for the inhabitants of the outlying areas to attend the parish church owing to its great distance from their houses.

According to the Victoria County History, a chapel is first recorded in Pennington in 1285 (Peers 1912, 123). A search of records in the Public Record Office located the original document referring to this chapel. This records a concord made in King's court in 1284-85 between Henry de Thistleden and his wife Isabelle with William son of Walter and his wife Margery. It concerns the third part of one and a half caracutes of land in Milford and 'Penyton' (Pennington). William was to take possession of all messuages, land and rents due therein on the death of his father, as well as the advowson of the chapel of Pennington (PRO CP 25/1/204/13, fol. 127). Pennington then was divided into three manors, and it is thought that these three lords may have made a joint presentation to the advowson of this chapel (Peers 1912, 123).

It is learnt from later documents that the endowment of this chapel was for 60 acres (see below). The area given is significant as it represents two virgates. A virgate is a typical medieval peasant holding that averages 30 acres. As the 60 acres was in Lymlington and Pennington, and the post-medieval extent of Priestlands was just under 30 acres, it would seem that the endowment was of equal portions of a virgate in each named place. If

Priestlands really was the two virgates given to this chapel, it seems reasonably certain that it had been enclosed by 1285. This date probably represents the approximate high point of medieval encroachment on to former common land, although it was probably enclosed before this date, possibly in the 12th or earlier 13th century.

According to Jones (1930, 56-57) the chapel at Pennington served as a chapel-of-ease to the church at Milford. Other sources, including the *Victoria County History* (Peers 1912, 123), state that it was a chantry chapel, but none of the original documents seen during this research make this specific claim.

The chapel appears in a concord of 1327 when Richard Stoke and John Neyrnoit de Penyton reached an agreement over a two thirds part of the manor. This included a messuage, 10 cows, two acres of meadow, one acre of wood, 100 shillings in rent, a half part of a mill and the advowson of the chapel in the said vill (PRO CP 25/1/205/21). In 1337 it occurs again in a concord between Walter de Milton, vicar of Boldre, and Thomas son of Sir John Tichbourne with Henry Peverel and his wife Katherine. The agreement covers land in Pennington, Milford and Winkton, and includes the advowson of the chapel of Pennington. On this occasion it states that the chapel's dedication is to St Mary Magdalen (PRO CP 25/1/206/23). The odd thing here is that the advowson is back with the Thistleden third, as it was in 1285, having been attached to the other two thirds in 1327. This anomaly might be explained by the advowson, like the manor, having been divided into three shares.

The advowson is mentioned again in Inquisition Post Mortems of successive John Philpotts, lords of the Nervett third. John senior died in 1484-85, holding the advowson of the 'chapel of St Mary' (PRO C141/6). About seventeen years later, in 1502, John junior died in possession of the advowson of the 'chapel of St Mary Magdalen' (IPM Henry VII, ii, no 648; PRO C142/648). In between these dates, in 1486, a concord for the Nervett manor was issued between John Bole and Richard Burton of Pennington, which also lists the advowson of the chapel going with the property (PRO CP 25/1/207/36, fol 1). As the Philpotts are listed holding this part of the manor either side of John Bole's possession, it is possible that Bole and Burton were sub-tenants, and the Philpotts were their overlords.

In some sources it has been suggested that the Pennington chapel was connected to Christchurch Priory. If this was the case it may have been indirect, as Christchurch held the advowson (that is the right to appoint priests to the church) of Milford church (Peers 1912, 123). As a chapelry of Milford the chapel at Pennington may have come under priory control, and the priests of Pennington may also have been appointed by the priory. Whatever the case, Christchurch Priory did not seem to have control over the endowment of the Pennington chapel, otherwise the land would have been confiscated at the Dissolution. The endowment of Pennington chapel seems to have survived the Suppression of the Chantries in 1547-48. Had the chapel been a chantry, as has been claimed, it is unlikely that this would have happened. Instead, the endowment was overlooked, possibly because it was a chapel in its own right. According to the *Victoria County History* the chapel was still in the hands of John Bole and his successors in 1596 (ibid, 124). It appears to have disappeared soon after this, and its site has now been lost. However, the survival of the chapel after 1548 strongly suggests it was founded as a chapel of ease, rather than a chantry. Any explanation that

implies it was a chantry would make its survival after 1548 difficult to explain. Although a number of sources consider that the Commissioners of 1547-48 had 'overlooked' the endowment, this is unlikely, and it is more probable that it was not a chantry in the accepted sense, but a chapel-of-ease. It was possibly due to its status as a 'free chapel' that its lands were subsequently seized by the Crown.

4.4 Priestlands, the estate c. 1560-1760

Tracing the descent of Priestlands has not proved to be an easy task. Previous attempts to trace both its origin and its subsequent descent have been marred with errors and unfounded assumptions. Untangling these errors has made the task doubly difficult, particularly as so many of the statements made about the property are without primary references, and, when contesting such statements, it is never certain that they were not based on genuine sources that have been subsequently lost or mislaid.

At least a portion of Priestlands seems to have been held as part of the Thistleden manor as it can be found in a survey of the lands of Robert White, lord of that manor, in 1564-65. This states that:

'Thomas Curle holds on the death of Rob' White the manner or mansion place of Pennington with all manner of lande, meadowes, pastures and commones with a close called Priest Lande lyenge and beyinge in Pennington and not letten by coppye and also a saltern called Farme Saltern together with comen of pasture of 160 shepe in the commone marshe of Penningtone exceptyng and reserveyng all manner of woode and underwoode for some 29 yeares as maye appeare more at large by one indenture dated the 12th day of Aprill in the ii & iii yerres of Quene Elizabeth. Rent per annum £4 15s.

Richard Okeden holdeth the thirde parte of a mylle for certen yerres yet to come. Rent per annum 5s.' (PRO SC 12/14/58)

It should be noted that the Priestlands mentioned here was not held by copyhold, the normal tenure of land held of the lord of the manor. That this needed to be mentioned suggests the land had special status, possibly freehold, and this may account for the fact that it does not appear to pass with the land of the manor. As will be seen below, a deed of 1675 specifically excludes it from a lease of part of Pennington Farm. It is probably this farm that is the 'manner or mansion place of Pennington' mentioned in the 1564-65 survey.

In 1573-74 the lands that had formerly endowed the chapel at Pennington were seized by the Crown as property that had escaped the 1547-48 Suppression of the Chantries. In that same year the Crown leased the property for 21 years to John Goodwin and Roger Rant at 40 shillings per annum. The exact wording of this document is given below:

'In the presence of Her most Excellent Majesties cur' de Aug', Westm' on the sixth [?] daye of Oct' in the sixteenth yere of her Maj'. It is found by the saide court that a fine coming into our hands and approved by commission for a sum fine of £4 13s, 4d. thelike which is to be payed by Roger rant and John Goodwyne, gent', having delyvered said sum as with these

our heth landes which are called Priest Lande and contayning 60 acres which late belongyng to the free chapel in Pennington which is called Mawdlyn Chapel now beinge dissolved as by Act of Parliamente. Ye said chapel and landes now come into this courts handes as approved by commission and upheld by an Acte of Parliament concerning free chapels, chantryes and like foundations as is known. And the saide londes and goodes whereof and with payment and rendering of said fine, now [...] to the sayde Roger rant and John Goodwyne for the span of 21 yeares, while they render unto us 13s. 4d. in equal portions on the festival dayes of Annunciation and of Saint Michael' (PRO E302/1/33).

It might be noted that this document refers to Priestlands as 'these our heth landes', which might confirm the earlier suggestion (see above) that the estate was enclosed from former common land.⁹

At a much later date the Crown sued the occupiers of the land on account of Roger Rant's failure to pay his rent. The matter went to court and the Crown accepted the plea that the land had been improperly seized fifty years earlier as ecclesiastical land. According to Marsh (1991, 56-58) the land was thereafter confirmed as part of the manor of Pennington Nervett, although, as will be seen below, this does not tally up with later evidence, which has Little Priestlands as land in that part, but the main Priestlands estate attached to the Thistleden third.

The descent of the property after Roger Rant leased it in the later 16th century is vague. It appears in 1675 mentioned in a document relating to a half share in Pennington Farm. This has been mistakenly referenced as Edwards Pennington Farm, mainly because the deed is listed in the Pulteney catalogue in the Hampshire Record Office under that heading (HRO 21M64). In reality the deed refers to Warnes Pennington Farm. That is, it was the moiety or half share of Pennington Farm that was, at that date, in the occupation of Richard Warne. The other moiety was in the hands of the Edwards family. Nevertheless it is the Warne share that refers to the Priestlands estate indirectly. The lease only refers to Priestlands because it was felt necessary to state that it was excluded from this particular transaction. The wording is as follows:

"...and also one pasture ground called Priestlands containing by estimate three score acres formerly belonging to the sayd farm unto the said Thomas Tipping and Dame Elizabeth his wife... out of this present demise and grant always and excepted..." (HRO 21M61/67).

From this it is learnt that Priestlands may have once been attached to Pennington Farm, but the owner had decided to detach it. This does not follow that it was always so attached, as the earlier references to Priestlands give it as a separate estate, so it appears this attachment might have been a temporary thing which the lord had decided to end. It is particularly noteworthy that the 'lord' is given as Thomas Tipping. He was one of the holders of the Lisle third of Pennington. It is not always clear from other documents which third of the manor Priestlands fell under, but this deed is the only clue we have regarding this. This ties up with later information. The Lisle third was the only portion not sold to the Tomaline family in

⁹ It is worth noting that when the new Pennington parish church was erected in 1839, John Pulteney, the lord of the manor, granted land from Pennington Common for it to be built on.

1803, and there is some question that the Priestlands portion ever came into their hands, despite other sources claiming it did. If we can accept the Priestlands estate was truly part of the Lisle third, it helps to explain a lot of anomalies about its descent in the later 18th and early 19th centuries (see below).

After 1675 Priestlands occurs in the tithe accounts of the Reverend John Birket, vicar of Milford. The earliest of these accounts dates from 1680. Here Little Priestlands is listed as owing tithe for five shillings, and is held by George Brent, although it then says 'now Mr Lamport'. The latter person is listed as owing six shillings and eight pence 'for 2 Priestlands and Stanford Grounds'. A later footnote says that this was 'too little as Robt Newman pd for Little Priestlands alone 4/-' (HRO 31M67/PI7; Sykes 1916, 71). Lamport and Brent continue to pay these sums into the 1690s, although the account for 1693-94 has Lamport's name crossed through (HRO 31M67/PI8). It is uncertain what this means, but it could mean he had died or relinquished the property.

Other documents help clarify this situation. Elizabeth Tipping had married Thomas Tipping. Previously she had been one of the two heirs of Sir White Beaconsaw, along with her sister, Alice, who had inherited a third of Pennington as part of the Beaconsaw estates. Alice Lisle had married John Lisle. According to the *Victoria County History* a settlement of 1658 allowed Elizabeth's half share of the estate pass to Alice (Moger & Powell 1911, 563). However, the exact situation with regard to Pennington is uncertain, the *Victoria County History* stating that Pennington follows the descent of Ellingham, near Fordingbridge. When it states that the 1658 settlement allowed Elizabeth's half share to pass to Alice, do they mean just the Ellingham portion, or the whole estate? The way it is worded is entirely ambiguous, and if it means the entire estate this is clearly not correct, as in 1675 the Tippings are still involved with leasing the moieties of Pennington Farm.

There are further documents that dispute the *Victoria County History* position. Sir Thomas and Elizabeth, his wife, are still treating for both portions of Pennington Farm, called Edwards Pennington Farm and Warnes Pennington Farm, in February 1684 (HRO 4M63/15; 43M48/2181-83). Exactly what happened to their portion thereafter is uncertain. Likewise it is not known exactly how Priestlands came into the hands of the Lamports. It is possible that the exclusion of Priestlands from the deed of 1675 meant that the Tippings kept it back to sell it separately, possibly to the Lamport family.

A stray deed in the collection of Canon Foster in the Hampshire Record Office helps to determine much about the 17th-century estate of Priestlands. This is an agreement enacted in January 1704 that was required to resolve the inheritance of the Lamport estate (HRO 10M64/14). This estate had been built up by John Lamport. He was a maltster of Lymington (HRO 30M51/14), who was an influential enough burgess of the town to be involved in the setting up of a school there in 1688 (HRO 42M75/PJ1). When he died he left his estate to his son, Robert Lamport, but the latter did not long survive him, in turn leaving the estate to three sisters. It is uncertain if these were daughters of John or Robert, but it seems more likely they were John's children as he is found party to a marriage settlement of 1686 between Richard Budden the younger of South Damerham in Wiltshire and Mary Lamport (HRO 30M51/14).

The three sisters were Mary, who married Richard Budden, Katherine and Elizabeth. Katherine married Jeremy Awdry, a London merchant, whereas Elizabeth married William Dale, a gentleman of Lymington. All seem to have been of good family, and at the time of the 1704 agreement Richard Budden, formerly listed as a yeoman of South Damerham, was listed as a gentleman of Warborne, a small country house just to the west of Lymington.¹⁰

By the 1704 agreement, the three parties agreed to settle their shares in certain parts of the Lamport estate so that it could be sold to Joseph Brookesbank and William Lewen, both London merchants, and possibly acquaintances of Jeremy Awdry. They agreed to amalgamate their shares and rights to an estate of 123 acres called Blackmansley in Brockenhurst, some property in Lymington, and an estate in Pennington. The latter is Priestlands, and for the first time, we have a detailed description of the property. The agreement describes it thus:

‘... and all that messuage or tenement commonly called or known by the name of North Priestlands and thirty four acres of arable, meadow and pasture ground be the same more or less adjoining and lying together. And also of all those five other several closes or parcels of arable and pasture lying together called or knowne by the name of South Priestlands containing by estimation fifty and six acres (more or less) adjoining the aforesaid lands called North Priestlands. All which said lands are bounded on the east with a brook or water called Stanford Water on the north with the lands of the heires of Thomas Lisle on the west with Pennington Common and lands now or late in the possession of Bartholomew Harwood. All which said last mentioned messuage or tenement, lands and premises called North Priestlands and South Priestlands are situate lying and being in the tithing of Pennington in the parish of Milford... and now or late were in the tenure or occupation of James Lansdell.’ (HRO 10M64/14).

From this document it can clearly be seen that the disposition of the Priestlands estate has changed over time. The total acreage in 1704 is 90 acres, somewhat more than the ‘three score’ (60 acres) mentioned in earlier documents, and still current in the 1675 (HRO 21M61/67). The core of the estate is probably that which becomes Priestlands House and Priestlands Farm. The 56 acres of South Priestlands does not approximate well to the size of the Priestlands House estate in the 19th century. The latter extent was just under 30 acres. The 34 acres of North Priestlands probably forms the core of the later Priestlands Farm estate. This has extended to 83 acres by the tithe survey of 1842 (HRO 21M65/F7/155/1-2), and to 101 acres by 1874 (HRO 21M61/ET212). There would seem to have been a later exchange of lands between North and South Priestlands. A further explanation for the increase in the size of the farm may have been a result of its adjoining Pennington Common. Greenwood’s map of 1823 seems to show this extending north of North Street (Margary 1976), and a court document of 1765 shows that Little Priestlands adjoined the common at that time.¹¹ It is notable that the extent of Priestlands did not extend north of the Stanford stream, and this suggests that the Lamport estate did not include the holding known as Little Priestlands.

¹⁰ The Vicarage here was later the home of the Reverend Gilpin, the writer.

¹¹ The next section will show that Little Priestlands was well to the north of North Street.

The description of Priestlands also helps explain why the title return of 1680 refers to ‘2 Priestlands’. This was clearly the north and south part. Another curiosity is that a ‘message or tenement’ is referred to in conjunction with North Priestlands, suggesting that the farm unit had a house attached, but there was none attached to the southern portion. A further point that needs clarifying is the historic description of the compass points. These are never entirely accurate in old documents, particularly before Ordnance Survey maps were introduced in the 19th century to give people points of reference. It is quite common to refer to compass points incorrectly. Those given in nearly all the documents relating to Pennington and Priestlands seem to use ‘east’ when they really mean NE, ‘west’ for NW, and ‘south’ for SE. Thus Stanford Water in the 1704 agreement is given as east, when it is more particularly running along the NE side of the estate. It is not certain where the ‘north’ of the document is, but one has to assume it is at some point between NE and NW.

The next reference to Priestlands is in 1715 when the property was held by Widow Dore at a rateable value of £19-10s, which included Priestlands and Stansford (Sykes 1916, 72). It is uncertain how this was arrived at because it is not known if she was an owner or tenant. It is likely that the London merchants who the Lamports proposed selling the property to were speculating in the land market. In which case they probably sold their acquisition (if the 1704 agreement was indeed carried through) as soon as they found a buyer prepared to make them a profit.

Finally this section ends with the first mention of Little Priestlands in any detail. This estate is mentioned in the late 17th-century title accounts of the Reverend Birket, but no details are given other than it being in the hands of George Brent (op cit). This small estate was not in the Lisle/Tipping third part of the manor, but fell under that third that devolved to the Arundel family. In 1755 Henry, Lord Arundell, being a Catholic, was required to give a statement of his lands in Hampshire. Under Pennington Nervett he gave the following information about Little Priestlands. This was:

‘Three closes of land called Priestland with the appurts in the said parish of Milford. Granted by copy of Court Roll by the said Henry Lord Arundell, my great grandfather to Richard Pilford [in other documents called Pitford] now deceased determinable on the death of Mary Pilford, widow, who holds the same for her widowhood. Rent 3/6d’ (HRO Q25/3/15).

Later documents refer to Little Priestlands as ‘part of Pitfords’ (HRO Q22/1/1/370), and it is possible that it becomes subsumed occasionally in documents relating to this holding or the Pitford family. This may explain why it subsequently becomes lost.

4.5 Priestlands as a country house estate (Figs 4-12)

It is uncertain exactly when part of the original Priestlands holding became a country house estate. A house is shown on the present location on Isaac Taylor’s county map of 1759 (Fig. 4; Margary 1976). Prior to this the records mention the name as an estate or holding, but there is no mention of a house or message attached. The first documented reference to the house itself comes in 1765 when Charles Braxton ‘of Priestlands, gent’ appeared before the court of the manor of Pennington to take up possession of fifteen and a half acres of land called ‘Little Priestlands’. This land was then divided into three closes of arable and pasture

(later two closes). This was land outside the present school grounds, seemingly to the NW. The Court Baron contains a description of the boundaries of this land, and in this a mention of Priestlands House is given.

‘...bounded on the East side against the Road leading to Priestlands House, on the South side against the highway leading from Lymington to Christchurch, and on the West side against Pennington Common...’ (HRO 21M64/M2)

In a survey of Lord Arundel’s land dated 1774, it is recorded that Charles Braxton held Little Priestlands on a lease for three lives at a rate of eleven shillings per annum. He paid a fine of £342 to obtain this lease, which he held for his own life and those of his two children, Sarah and Charles. They were aged three and seven years in 1765. By 1789 Charles Etty held Little Priestlands (HRO 21M64/M6), but it was still attached to the life of Sarah Braxton, then aged 27 years. It is uncertain how Etty came into the property. Was he a relation? Had he married Sarah, and obtained it that way? On Milne’s county map of 1791, Etty is given as the occupier of Priestlands House, now clearly marked on a county map for the first time (Fig. 5: Margary 1976).

Around this time, the Reverend William Gilpin (1724-1804), the vicar of Boldre from 1777, must have visited Etty’s house for he describes it in his famous book, *Remarks on Forest Scenery*, first published in 1791¹². In a chapter dealing with views of the Isle of Wight from around Lymington he states:

‘But the most beautiful view, on this side, is from Mr Etty’s drawing-room at Priestlands. The near grounds sink in the middle into a sort of wide valley, which is occupied in the distance by the island, and the channel: and as they retire from the eye, on the left, and wind rather towards it on the right, the whole has the appearance of a grand lake; bounded at this end, but running far into the distance at the other. As the house stands in the centre of the view, it appears as if the house, and view had been adapted to each other: which is one of the happiest circumstances, that can attend a situation. A fine view is pleasing; but a fine view adapted to the situation of a house, is more so – They who are unacquainted with the country, should be apprized, that in all these views, and wherever the island is seen from the Hampshire coast, its insularity is nowhere discoverable. An extensive curtain of it only appears’ (Gilpin 1791, ii 93).

This is great praise indeed from one of the leading lights in the late 18th-century craze for the ‘Picturesque’, as the term for romantic and ‘wild’ scenery came to be known. Gilpin seems to imply that Priestlands House was originally built in its present position to capitalise on a particularly striking view of the Isle of Wight. Much of this view is now obscured by modern development, and the growing in of trees, but considering its apparent notability in Gilpin’s time, some effort might be made by the school authorities to consider partly reinstating this view.

¹² For more information on Gilpin and his work see Barber (1963). That such an influential writer should have given Priestlands such great praise elevates its standing in the hierarchy of local country estates quite considerably.

A survey of 1798 still has Little Priestlands attached to the life of Sarah Braxton, but gives Etty as the 'late' holder, so it can be assumed he had recently died (HRO 21M64/M8). This appears to be true as a sale advertisement of 1800 appears for Priestlands, giving Charles Etty as the last holder, now 'deceased' (Priestlands Archives).

This document tells us something about the estate at this time. The entire estate recorded here was 85 acres of freehold land, which included farmland. The house itself is described as containing:

'...nine Bed Rooms, lofty Dining and Drawing Rooms, 25 feet by 10, opening to the Paddock with beautiful Views to the Sea, the Isle of Wight and surrounding Country; a Breakfast Parlour, Hall, and several Offices, well supplies [*sic*] with Spring and soft Water; a cheerful Lawn, Shrubbery, Fish Ponds, and Pleasure Grounds, tastefully disposed and Ornamented with Timber Trees and lofty Firs, in full perfection; extensive Pleasure and Kitchen Gardens, walled and stocked with Fruit Trees; Coach-House and staling for six horses; a Farm-Yard, Barn, Granary and Outbuildings, with a quantity of Leasehold Land contiguous to the estate, containing upwards of One Hundred and Eleven Acres, perfectly desirable as a Dairy-Farm and Residence for a genteel Family...'

It is not known who lived at Priestlands between the death of Charles Etty in 1798 and the sale of 1800. In September 1798 General Giles Stibbert is found leasing Little Priestlands to John Calland (HRO 27M63/164). Although the lease of Little Priestlands tended to taken by the occupiers of Priestlands House at this time, it is uncertain if this Calland was in occupation between these dates.

By the sale of 1800 the property passed to Captain Peyton RN, later Admiral Peyton. Land tax assessments gives Captain Peyton as the 'proprietor' until 1807, when he is listed as 'Rear Admiral Peyton'. There is no-one given in the occupier slot of these assessments, and from this it is usually meant that the owner was in occupation. It should be noted that these returns make it quite clear that Peyton owned the property and was not a tenant. From 1810 the owner is given as Mrs Peyton, so it might be presumed that the Admiral had died. She continued to hold it until 1820, and in all years except 1817 is given as the occupier. In this year one 'W Harker' is given in occupation. The land tax assessment varies over these years. In 1799, when it is held by the executors of Charles Etty, it paid £6-16-7 3/4d. In 1800 it paid £6-7-8 1/2d, and from 1801 until 1809 it paid £6-7-2d. From 1810 until 1822, two years after Mrs Peyton ceased to hold it, the property was taxed at £5-11s-0d (HRO Q22/1/1/370). It is not known why this varied, but as the rate was usually four shillings in the pound (Richardson 1974, 68), there is no reason why it should vary unless the variation represents a decrease in the value of the estate. It might be assumed therefore, that as the change in rate usually coincides with a change of ownership, that some of the estate had been sold off or transferred to account for these steady decreases.

According to the land tax returns John Armstrong was in possession for 1821. In 1816 he had been elected a free burgess of the town of Lymington, then being styled as 'of Priestlands' (St Barbe 1848, 15). It is uncertain if St Barbe had assumed that as he owned Priestlands

later, that he lived there in 1816. It may be that the land tax returns are incorrect, and Armstrong was Mrs Peyton's tenant in 1816. Two years later Armstrong was mayor of the town (ibid, 20), clearly demonstrating that he was an influential man in the neighbourhood. In a survey of George Pretyman Tomaline, bishop of Winchester's lands, dated 1825, John Armstrong is listed again as the occupier of Priestlands (HRO 66M88/214).

This survey is curious. A number of secondary sources suggest that Tomaline had purchased most of the former manor of Pennington, including Priestlands. However, the survey of 1825 divides his property into two distinct parts. These are given as estates that are 'the property of' Tomaline and 'Particulars of lands... which are titheable to... Tomaline' (ibid). If this document is taken strictly on its word Tomaline did not own Priestlands at this time, as so many sources have claimed. Instead he only owned the tithe that were charged on the estate. According to the *Victoria County History* the Tomaline family acquired the final third part of Pennington manor at an unknown date between 1822 and 1834 (Peers 1912, 119). Land tax returns suggest this was around 1827 (HRO Q22/1/1/370). Around 1834 the bishop's son, William Tomaline, is supposed to have sold the entire manor to John Pulteney, who was subsequently given as the owner of Priestlands House.

According to a lease of 1832 the adjoining farmland known as Priestlands Farm was still in the hands of John Armstrong (HRO 21M64/ET/211a). It would seem that if the farm, that was normally held by the same person as Priestlands House, was in Armstrong's hands in 1832 then the house probably was as well. This begs the question did the Tomalines ever own Priestlands? Going on the land tax returns the answer would seem to be that they did not.

In 1821 John Armstrong is given as the owner of both Priestlands and Little Priestlands. His tenant is a 'Mr Seppe' until 1823 when the tenancy is divided between Charles Cutler and Lady Frazer. The return values Priestlands at two payments of £2-15-6d (that is £5-11s, the same rate Mrs Peyton had paid since 1810). After 1827 Armstrong paid £7-13-1d on the estate, with £3-11-5d being paid on Priestlands Farm, the first time this holding appears in the returns. It is possible that prior to 1827 the Priestlands estate is dealt with as a single unit, but that it is divided thereafter. It is also noted that around 1827 the bishop of Winchester's holdings in Pennington seem to increase. Could this signal the purchase of the final third of the Pennington manor? If this is the case, this did not include Priestlands, as this estate continued to be held by John Armstrong right up to 1832, after which time the land tax was abolished. It is also noted that around this time the value of Priestlands jumped from £5-11-0d to £7-13-1d for the main estate and £3-11-5d for Priestlands Farm. Could this mean that Armstrong also took advantage of the sale of the Lisle third part of the manor to acquire land for himself to enlarge the Priestlands estate?

From 1827 until 1832 Armstrong is given as the owner and occupier of Priestlands House (HRO Q22/1/1/370). The last year that Lady Frazer appears as occupier is 1827, as is confirmed in the first edition of King's *New Guide to Lymington* (1827, 143). From 1827 until 1829 John Yeatman occupies Priestlands Farm, with 'Gear' holding it for the next three years (ibid). In 1832 Armstrong leased the farm to George Arnold for 14 years. The acreage

at this time was nearly 76 acres (HRO 21M61/ET211). Arnold was still holding the farm at the time of the tithe survey of *c.* 1842 (Fig. 7: HRO 21M65/F7/155/1-2).

The exact question of ownership of the estate becomes clear after John Pulteney bought the property in 1834. Hereafter we have unquestionable sources that show that he was indeed the owner and not a long-term tenant. It is noteworthy that in the sale document of 1800, Priestlands is given as ‘the late Residence and Property of Charles Etty’ (op cit). From this, and other sources, including the land tax returns, it might be suggested that the owners were as stated above prior to Pulteney, and the local tradition, stated or implied in a number of sources (eg Pinnell 1987, 174-75; Marsh 1991, 57-59), that Bishop Tomaline owned the property appears to be untrue.

The Pulteneys were important local landowners, with their central residence at Notherwood in Lyndhurst. They did not live at Priestlands, and let it out to a series of tenants, most of whom seem to have had military connections. For the most part the farmland was leased separately, the occupiers of the house being considered too ‘gentlemanly’ to be interested in leasing farmland. At the time of the Milford tithe survey of *c.* 1842, George Arnold was the tenant of the farmland, a unit of just over 83 acres. This land was largely that to the west of the present main entrance to the school from North Street. Although this was an access to the house in the 19th century, it may not have been the main entrance, there being two others, one from the east past the lodge, and the other from the north-west. Both were probably more important than the southern entrance as they gave more immediate access to the town of Lymington.

The house was leased to Edward D’Arcy as a unit of 29 acres three perches and 14 rods in 1842 (HRO 21M65/F7/155/1-2). The tithe survey gives a concise map of the fields and details about their size and land use (see Appendix 2). A hand-book for Lymington that describes the countryside around about, dated 1845, is the next source of information. This refers to D’Arcy as a colonel. The house is described, in passing, as part of a journey west out of the town, and again on another journey taking a slightly different direction.

‘Leaving the town, we take the road to Christchurch. On the right we observe Priestlands, a pleasant villa, at a comfortable distance from the road; and a little further on the left, Ridgeway House.’ (Anon 1845, 111)

‘Again taking the Christchurch road, at the White Hart, just beyond Priestlands, we turn to the extreme right, through Pennington Common, passing Pennington Church, lately erected and endowed by voluntary contributions’ (ibid, 117).

Colonel D’Arcy was not long in the house after this, as *Hunt’s Directory* for 1851 lists the Earl of Norbury in occupation (Hunt’s 1851, 67).

In October 1847 the townspeople of Lymington undertook the tradition ‘beating of the bounds’ of their parish. The boundary between Lymington and Milford followed the north-eastern boundary of the Priestlands estate, along the stream that flows into the present fishponds. The boundary description shows the close connection between Priestlands and the

place called Stanford, and shows why the two estates were linked in the tithe accounts of the 1680s (see above):

‘... into Stanford Meadow by the Pit, taking in the run of water up to Stanford Bridge, thence following the stream of water by Priestlands and Priestlands Farm to a meadow part of Yaldhurst belonging to William Dixson...’ (Anon 1946, 5).

In May 1891 the parishioners of Milford decided to beat their bounds, following the same boundary between Priestlands and Lymington. They met with opposition from the occupier of Priestlands, Captain Frederick Ellis. The recorder of the bounds states that they received the co-operation of nearly all the landowners to pass through their lands except that of Ellis who refused them permission (Bull 1909, 27-31).

Frederick Ellis was one of the longest serving tenants of Priestlands House. He first appears in a lease of November 1867, taking on a 21 year tenure on the property (HRO 21M61/ET226). He had been preceded by Sophia Thoroton, a widow, formerly of Portman Street in Middlesex. She had taken a 21 year lease in 1854, renewing it at £167 per annum in 1860 (HRO 21M61/ET225). When Ellis took the new lease in 1867 the cost had risen to £210 per annum (op cit). In November 1886 Ellis took out a further lease for seven years at the same rate (HRO 21M61/ET227). Ellis seems to have survived until at least May 1891, when he refused to have his bounds beaten (see above).

It was during Ellis’ tenure that a detailed inventory of the house and grounds was taken (HRO 21M61/ET228). Although not dated, it was signed by Ellis, and was, presumably, a means by which the Pulteneys got their new tenant to recognise what had been received, should anything go missing or get broken during his tenure. This document is extremely instructive, not only for giving a list of the rooms of the house and their contents, but also gives the same for the numerous outhouses and the grounds immediately around the house. A summary of this document is given in Appendix 3.

The most interesting part of this document, from the point of view of the landscape is the way it described the contents of the gardens.

After the First World War, Keppel Pulteney, who had inherited the family estates, sold of much of his land in Pennington for development. This had begun before the war, but progressed apace in the building boom that followed it. According to Pinnell (1987, 180), he sold Priestlands Farm and a 500 acre lot to Frank Aman. It is not made clear if the house went with this sale, but by the 1920s it was in the hands of a Major Blunt. Mrs Tillyer Blunt sold it after the Second World War (1939-45), and it passed to Hampshire County Council. By 1951 it housed the Pennington Infants School (Hole 1960), but soon after the house was converted to a Teachers Training Centre and renamed the Gurney Dixon Centre. This finally closed in the 1990s, by which time the grounds had come to accommodate an infants and junior school, as well as Priestlands Secondary School.

5.0 The designed landscape by Sybil Wade

5.1 Introduction

Topographically, the site is set on gently rising ground close to the Solent, with views of the latter, and of the Isle of Wight, being a major feature of its siting. Geologically the land is a relatively thin layer of glacial outwash gravel overlying Headon Beds (mixed sediments ranging from clays to silts and sands, laid down in freshwater lagoons). The Headon Beds are exposed where the little stream valley along the eastern edge of the site has cut down through the gravel: the fishponds are located on the Headon Beds, suggesting that the sediments here are more likely to be clay.

Gravel tends to give rise to rather poor, droughty soils, but where it is only a thin layer, as here, the fertility of the land is likely to be much influenced by the nature of the underlying Headon Beds. Deep-rooted trees, over the centuries, bring large quantities of nutrients from the depths and deposit them on the poorer surface soils as leaf litter. In addition, man has for long added to this by his own efforts in ‘marling’ the soil, ie digging material from pits and spreading it on the land where needed. The requirement to do this was laid down very specifically in farm leases, and one for Priestlands Farm in 1833 (HRO:24M61/T211) gives full details (Appendix 2). Here the need would have been to dig clay from the nearby Headon Beds to enrich the poor gravel soils, and to make them more water-retentive. In other locations though, this might be reversed, with chalk, for instance being dug and spread on heavy clay soils to improve the soil structure.

The same lease gives further details on the management of land in the days before manufactured fertilizers became available. Strict conditions were imposed to ensure that the fertility and condition of the land were maintained by crop rotations and by the obligatory recycling of material arising within the farm. For instance, hay, straw and dung could not be sold except under strict replacement conditions.¹³

The 1842 Tithe Map (see below) shows most of the Priestlands farmland in arable cultivation: this was because it was economically advantageous at that period. In 1800, however, sales particulars for the estate had described the land as a dairy farm, implying far more pasture. As now, land-use varied according to economic factors.

5.2 The Designed Landscape

Priestlands was built as a large country villa in the mid-18th century with grounds around it which imitated in miniature the great country estates of the day. The fashion of the time was the English Landscape Style, as exemplified by the work of Lancelot ‘Capability’ Brown, comprising open parkland sweeping right up to the principal fronts of the house (Plate 1 & front cover) and including lakes, specimen trees and perimeter tree/shrub belts: shrubberies were retained for the ladies’ walks, plus kitchen gardens and a small farmyard to feed the household, though the latter elements were usually screened by trees/shrubs. Priestlands has

¹³ This lease could be used as the basis for a lesson on the concept of ‘recycling’.

all these features, though the main parkland was more of a paddock, and there is some ambiguity about when the ponds were actually made. Designed views, both from and towards the house, were an important element in this type of landscape design, more so than ever before. Gilpin's comments suggest this aspect of the current fashion was implemented particularly successfully at Priestlands.

In the 19th century, parkland settings were modified by the increasing fashion for flower gardens which introduced more ornamental planting, usually close to the house. This also was reflected in the Priestlands grounds, where an 1867 inventory refers to a 'flower garden' large enough to be accessed by two gates from the courtyard/stableyard.

Another standard feature of old leases was that they kept control over trees in the hands of the landowners (to prevent short-term asset-stripping by unscrupulous tenants). The above lease added to this by allowing the owner access to plant 'trees layers quicksets and acorns in the banks or in hedgerows belonging to the said demised premises.' Until a few decades ago, the results of this centuries-old care for hedgerows and trees could be seen in the landscape inherited by us – today we have lost, or are close to losing, virtually all of it through modern ignorance and indifference.

5.2.1 Tithe Map of 1842 (21M65/F7/158/1&2; Fig. 7)

This shows a T-shaped house with a narrow domestic wing to the west plus a separate stable block on different alignment. The main entrance front of house faces ESE with access via a curved drive from the east, from the Lymington to Milford/New Milton road: there is a lodge north of the drive entrance and an oval turning space in front of house, presumed to be gravel, plus access round the south garden to the stables. A further substantial access road from the SSW joins the latter. The stable block is aligned on a further road which runs NW but doesn't seem to lead anywhere except into fields (the later road across here is not yet built). Is this road a remnant of an old route? or new, under construction? or just a field access? (Note that if the line of this road is extended SE it runs past the White Hart Inn and then continues as the lane to Woodside, allowing the possibility that its line could pre-date the building of the house).

To the east of the house round to the south was parkland pasture (884 Park) enclosed to N, E and S by a narrow screen belt of trees (876 & 883): it looks as though grazing animals here had access right up to the E front of the house, but not to the rest of the grounds. North of the west wing of the house is a further parkland lawn running down to the stream, surrounded by trees: note the lakes are not shown on this map, even though 'Fish Ponds' were listed in the 1800 sale particulars. It is possible the present ponds were there then and that the Tithe Map surveyors simply omitted this detail but that would be quite unusual: alternatively the 1800 'Fishponds' refers to some other ponds. The early Ordnance Survey Old Series 1811 (1"/mile) also shows no sign of ponds, but is too small-scale to be reliable. Immediately south of the house is an enclosed garden, mainly trees and shrubberies (both areas 875).

West of the stables is the Kitchen Garden (886) an irregular rounded area enclosed by trees etc, probably for both shelter and screening: there is no sign of a walled kitchen garden either

here or elsewhere in the grounds. Again, the 1800 sales particulars refer to ‘Kitchen Gardens, walled and stocked with fruit trees: this time, however, we can be sure that this is not the present walled garden as the bricks of the latter are not old enough – this is a more recent (19thC) structure. The most likely explanation is that the 1800 reference relates to an earlier garden of which the tall walls north of the courtyard may be a remnant – they are of 18thC brickwork. This would explain why these walls are taller than would appear to be either necessary or desirable in this location, and would account also for the signs of structures along their south side. This earlier walled garden could have extended either north or south of the surviving portions of wall – further investigation might confirm which.

North of the Tithe Map Kitchen Garden is the Farm Yard (887) with the melon ground (888) next to it – melons, and certain other crops, were grown in hotbeds in which the heat was generated by large quantities of manure – hence the location!

The grounds were surrounded by agricultural fields, all in arable cultivation except Horse Pond Meadow (890) which was pasture. Most of the field names are self-explanatory: less obvious are ‘Clappers’ which means poor land (the reason why it was poor is unclear) and ‘French Grass’ which was sainfoin.¹⁴

Note that two fields east of the Lymington to Milton/Milford road are called Stanford Mead (878) and South Stanfords (879) implying a paved (stone) ford where the road crosses the stream (possibly necessary because of the soft ground conditions on the Headon Beds).

5.2.2 OS 1st Edition 6”/mile Sheet 88 1867 (Fig. 9)

This map shows small extensions had been made to the house, including joining the domestic wing to the stable block. The various accesses appear unchanged: note the line of oak trees along the north side of the west drive is shown. These trees were too close to be just ordinary hedgerow trees – they had an additional purpose, probably ornamental.

The ‘Park’ east and south of the house is shown stippled, ie as parkland, but seems to contain no trees as proper designed parkland would, and was now divided into two fields. This suggests this area should be more accurately described as ‘paddock’, as in the 1800 sales particulars. A solid line now encloses the ‘kept grounds’ around the house from the park/paddock – this was probably the metal bar hurdle fencing, typical of this period, described in the 1867 Inventory: some fragments of this fence still remain in the shrubbery just NE of the house.

The 1867 house does have a mini-‘Park’ in the area of lawn and specimen trees north of the house. This slopes down to the two fishponds which are shown for the first time on this map. Informal paths wind through the area and around the ponds. Though not shown on this map, it would appear from the 1867 inventory details that the ‘flower garden’ was probably also

¹⁴ ‘Healthy hay’ - a nitrogen-fixing leguminous plant of the vetch family which had been known in England for several centuries but was used less here than on the continent until the agricultural improvements of the late 18th century, when its value in a crop rotation as an improver of soil fertility became widely recognised.

located in this area, though this is not really the most logical site for it, being north-facing and shaded by the house and high walls.

West of the stables there was now a square enclosed kitchen garden, probably the present walled garden. This was itself enclosed again by a solid line on the map following more or less the line of the Tithe Map kitchen garden – this line must be the ‘wicket’ (a fence of vertical pales with gaps) mentioned in the 1867 inventory (see below). This enclosed area outside the walled garden would also have been part of the kitchen garden: the outer faces of the walls were planted as well as the inner ones so as to gain maximum benefit from what was an expensive construction project, and the rest of this area would have been used for ancillary garden activities such as propagation, hotbeds etc. To the north, the farmyard is still there, but the ‘Melon Ground’ largely contains trees.

The northern edge of the grounds was now defined by what appears to be a new road west from Lymington to Pennington common and enclosing belts of trees/shrubs had been planted round this boundary.

The rest of the area is shown little changed, but note that north of the stream the field just west of the main road (pasture on the Lymington Tithe Map) now contained some trees and shrubs and a small pond, as though the gardens had been extended into the land on the other side of the stream. On the other side of the road was a quarry/marlpit with a pond and some vegetation.

5.2.3 Inventory 1867 (HRO:24M61/ET228)

The 1867 map is fortuitously paralleled by a lease on the house and grounds which is accompanied by a detailed inventory (Appendix 3). This contains fascinating details not just about the house, but about the domestic facilities, the farmyard, and the gardens. They show how self-sufficient even a relatively small country house was at this time: apart from the more obvious kitchen, cellars, laundry, larder and scullery, the house had its own brew-house, dairy, bake-house, knife-house, apple-room and granary. In the farmyard were pigsties and cow-pen, with the poultry-yard nearer the house.

In the garden the inventory lists what appears to be every moveable item, from keys for gates, through greenhouse fittings, even including the number of training wires, to garden ornaments and the exact details of the metal bar fencing hurdles (Plate 8). Of interest is the ‘17 step flower stand hipped each end’ in the greenhouse: this reflects the Victorian fashion for growing and displaying ornamental pot plants such as auriculas. Also of interest is the two-storey ‘Hermitage’, another fashionable garden feature, though unusual in grounds this small: its location is not known, but would almost certainly be in the woods, and could well be the small building shown west of the lakes on the 1898 map.

The detail in this inventory would be of some interest to garden historians and merits more study than is within the scope of this present report. It also includes some details of the

fittings of the stables (Plate 5) which might be of interest to a local expert, Pat Grover¹⁵, especially as it is understood something of them still survives. If so, and if there are plans to alter this building in any way, any original features should be recorded.

5.2.4 OS 2nd Edition 6"/mile Sheet 88 1898 (Fig. 10)

There appears to be little significant change since 1867. Note that some details were omitted from this map edition, including, for instance, hedgerow trees.¹⁶ A single specimen tree has appeared beside the NE drive.

5.2.5 OS 3rd Edition 1:2500 Sheet 88.2 1908 (Fig. 11)

The house appears to have been enlarged slightly. This seems to be mainly the south wing. An additional access drive, plus another lodge, has been made through the park/paddock SE of the house.¹⁷ The necessity for this new drive is unclear: it might be thought to relate to the smallness of the turning area in front of the house but there is already a perfectly adequate exit through the SW drive. Alternatively, it may have been made to replace the NE drive, as the latter was subsequently removed. Two further specimen trees are shown in the park/paddock.

North of the house is largely unchanged, but note the new house set in the northern edge of the grounds (an extra little path leads towards it from within the gardens). A large glasshouse has appeared in the vicinity of the old farmyard, while the garden south of the house now contained a substantial garden building, probably a summerhouse. Otherwise there had been little change since 1898.

5.2.6 OS 1:2500 Sheet 88.2 1932 (Fig. 12)

A significant change since 1908 has been the removal of the original NE drive from the main Lyminster road. Its line is no longer shown, but it is unclear whether it had actually been removed or simply allowed to grass over. The associated north lodge (Plate 4) appears to have been fenced out of the main property, possibly with part of the tree-belt along the stream: there were also two new odd-shaped enclosures within the paddock near the lodge. The newer SE drive remained.

South of the walled garden, the enclosing tree/shrub belt had been removed, probably to let more sun into the area of the south-facing wall. South of that, Little Arundells field is shown sub-divided by two new lines but it is not known whether these were hedges or just fences.

¹⁵ Pat Gover, a landscape architect of Winchester, is generally recognised as one of the country's authorities on old stables. An example of her work can be found in E Roberts & P Gover, 'Elizabethan riding stables at Chawton and their context' in *Proceedings of the Hampshire Field Club & Archaeological Society*, **52**, 151-64

¹⁶ Such as the SW drive oaks – not being shown on the map does not mean they weren't there.

¹⁷ This is the surviving lodge.

5.3 The Survival of the Historic Landscape

This section notes briefly what survives of the historic landscape in the present school grounds, and makes a few suggestions for its conservation.

5.3.1 The designed grounds around the house

North of the house, the lawns and fishponds survive, plus several of the specimen trees, though others have been lost: there is no sign of the flower garden. The lawn specimens are mainly cedar and a very old oak, with more mixed ornamental plantings by the ponds. Any replacing of lawn specimens here needs careful choice of both species and location – don't 'fill' gaps but rather leave framed open areas of lawn: generally choose trees of some stature, not small flowering ornamentals. The fishponds need restoration and the surrounding vegetation needs more positive management, all of which it is understood is in hand. Note that the paths shown here and elsewhere in the grounds may be gravelled, in which case it might be possible to uncover and refurbish these rather than making new ones. High walls, probably 18th century, survive, and may be relics of an earlier walled kitchen garden (front cover).

The garden of trees and shrubberies plus summerhouse on the south side of the house has largely disappeared: some trees survive but are under pressure as this is a high-use area. Part of this area was occupied by modern buildings now demolished: the surface is uneven, with very poor soil. The area is subject to much pedestrian traffic, looks degraded in spite of new sculpture etc, and needs a major rethink and redesign to enable it to cope with present usage levels. The surviving trees give maturity and shade, but their future is doubtful unless they can be given a more protected setting (note it is the **root-zone** which is vulnerable in these conditions, rather than the above ground tree).

West of the house the walls of the walled kitchen garden are intact, though substantially repaired in the 20th century: the doors are either derelict or missing. Inside, the garden is overgrown and derelict (Plate 7): a cursory examination revealed no sign of old fruit trees etc but a more thorough survey would be needed to confirm this. An enclosed, potentially secure, site such as this could be a great asset to the school, and it should be protected from development if possible. Though unattractive at present it has enormous potential: to build such walls nowadays would cost a great deal of money, and since they already exist, good use should be made of them if at all possible. Correctly designed, this area could become a safe focal point in the grounds for the students, and a massive 'outdoor room' for the school, used for a range of outdoor activities from casual socialising to organised events, exhibitions and performances. There could also be opportunities for further joint community ventures here, perhaps with local allotment societies, gardening clubs or nurseries.¹⁸

Parts of the old shelter belts east and west of the walled garden survive, as does that west of the old Melon Ground. The remainder of this area has been covered by secondary regeneration, much of it poor and spindly due to lack of positive management. New gravel

¹⁸ The Hampshire Gardens Trust may be able to help with facilitating co-operative ventures.

paths have been made recently. The walls of a cold frame/hot-bed survive, covered in ivy, on the northern boundary beside the ditch (Plate 2). The old farmyard site has been subjected to the dumping of spoil etc in the past, and this obscures what may be remnants of the old farmyard building. This structure could be of some interest since it had an almost exactly east-west alignment which was unrelated to any other feature in the house or grounds: bearing in mind that there is a 'lost' chapel site somewhere in the vicinity this might be worth investigating. It should, however, only be done under appropriate expert guidance. In any case, the practice of dumping should not be allowed to restart under any circumstances – the landscape, whether of archaeological interest or not, is not the place to 'lose' unwanted spoil and debris. The NW drive remains, with broken tarmac over its original gravel surface: it is currently used as a pedestrian access to the school (back cover).

Little of the eastern parkland/paddock remains. The northern part has been encroached upon by presumably self-sown trees and shrubs: species include oak, hawthorn, cherry, ash, holly, elm, horse chestnut, poplar, willow, yew, sycamore (recent) and wild rose. In the absence of positive management these have grown rather drawn and spindly, though there are also some small clearings. There seems little point in restoring this area to the open grass it was historically, and properly managed this small wood could be an asset. It needs a major clearance of litter (with caution, since the clearings are probably used for unsavoury pursuits) and management to promote natural regeneration. This is better than imported planting since it maintains the existing gene-pool which is adapted to local conditions and is a sound ecological principle. If *in-situ* regeneration is insufficient, why not get the children to collect and grow seeds from the grounds, especially acorns: these can be grown in the cardboard tubes from toilet rolls etc, and can be a rewarding activity for younger children. It also gives them their own personal investment in the school grounds. When planting, look out for any remains of the old NE drive as these areas will not be good for planting.

East of the house a strip of the grass parkland remains but the area near the house is somewhat cluttered by modern ornamental tree planting (Plate 6). Ideally the view from the house should be more open, even though it no longer extends to the Solent, and if trees such as the young cedar are being planted they should be placed to frame the view, not block it. It might also be a good idea to plant trees and dense shrubs inside the fence along the eastern boundary to strengthen the surviving perimeter tree-belt along the main road, and to soften the look of the fence. South of this grass area a large stretch of the old parkland has been lost beneath tarmac playgrounds/sports courts, and buildings etc. The remaining area of the southern parkland, round to the school's main entrance drive, survives as playing fields (Plate 3). The southern perimeter tree belt survives more or less intact, though its bank has been cut into by the construction of the pavement along North Street. This appears to be an old route and the bank may be of historical interest. Certainly any further encroachment here would put substantial trees at risk.

5.3.2 The historic agricultural landscape

Even as late as 1968, air photos show the old field pattern of hedges, banks and ditches on the remainder of the site largely intact. Since then virtually everything has been removed except the fine hedgerow trees: the banks between the trees have been removed and the

ditches filled in, leaving them standing on tiptoe on their buttress roots: this has made them extremely vulnerable to erosion and subject to compaction of the root-zone (Plate 10).

Some of these oaks are several hundred years old and represent an immense landscape investment: given the chance they could easily live another hundred years or so. Other large, mature oaks are rather younger and should be in their prime, with a life-expectancy of hundreds of years. Sadly, almost all the large oaks on the site are in decline, which means they are dying, slowly. The crowns of the oaks along the main entrance are not healthy, and since there is a time-lag in large trees manifesting stress due to the reserves they hold within them, it can be assumed that these trees are worse than they look. If something is not done at once, all these trees could be lost within the next decade, and the effect on the school's environment would be very great. These trees are important and valuable in their own right as veteran trees, as historical features, as ecological habitats and for the huge contribution they make to screening and softening the ever-growing mass of buildings and associated hard surfaces on this site. Moreover, the effects of a degraded environment on future generations of children should surely be considered: what message is sent to them about the value we place on the natural world?

Remedial treatment to the trees is required at once, but it must be fully researched and expertly applied, otherwise there is a risk of further problems: it is suggested the Arboricultural Officers at HCC and the NFDC are consulted as soon as possible. Decompaction of the ground in the root-zone would appear essential, and following that, the possibility of replacing at least some of the banks (a decision for the experts). In addition it is essential that the root-zone is then protected from over-use (look at any tree in the grounds, and see how they act as magnets for people, and the erosion that has resulted). It is suggested that the authorities consider fencing off zones either side of the lines of trees and even restoring something of the old hedgerows within them: one or two gaps could be left for convenient movement where strictly necessary. Single trees could be treated similarly, becoming the centre of a clump of native shrubs. Note that account will need to be taken of the potential competition to the trees from new planting – some delay in the latter may be advisable.

There is just one short length of old field hedgerow which has survived, immediately south of the Infants School. Apart from some litter it is a most attractive feature (Plate 9) and could be used as a model for restoration of other hedges, ideally using natural regeneration or plants grown from local native stock. Sadly, this surviving fragment of the old agricultural landscape of Priestlands is itself likely to come under pressure shortly, due to the proximity of the extensive building works planned nearby. Every effort should be made to ensure it is properly protected and monitored so that it is not abused by contractors.

6.0 Conclusions

There is little direct evidence for prehistoric or Roman activity within the study area, although finds have been made in the general area. An Iron Age hillfort can be found at Buckland Rings, 1.7km to the north, and Roman material has been recovered in the town of Lymington, 1km to the ENE.

The history of Priestlands begins in the medieval period. It is thought that the land was originally part of a much larger Pennington Common, an area of heathland and rough pasture that was gradually encroached upon during the medieval and post-medieval periods. As late as the 16th century Priestlands is referred to as 'hethland', although it had been clearly enclosed by this time.

The name is thought to derive from an endowment of 60 acres that was made to a former chapel in the sub-manor of Pennington in the medieval period. This chapel existed by 1285, and it would appear that the 60-acre endowment had been enclosed from the common by that date. It was dedicated to St Mary Magdalen. At some time before this the manor of Pennington was divided into three parts, a situation that continued until 1834 when they were reunited for the first time in over five hundred years by John Pulteney, a wealthy local landowner.

The division of Pennington manor has made it difficult to trace the exact history of Priestlands. In the later half of the 16th century the Crown seized the 60 acre property as being land overlooked by the 1547-48 Suppression of Chantries. Despite a number of local histories referring to the chapel as a chantry, there is no evidence that this was the case. Instead the Pennington chapel appears to have been a free chapel owned jointly by the three lords of Pennington. Some time after the Crown seizure, a commission overturned this act declaring that Priestlands had been unjustly taken, and was, in fact, part of the lands of the manor of Pennington

By the end of the 17th century, the 60-acre block of land appears to have grown, probably through further enclosure of common on its NW side, and three blocks of land bearing the name existed: North, South and Little Priestlands. It is not always certain which portion is being referred to in documents. Little Priestlands appears to have been just outside of the present study area on its north side. This 15-acre block of land was held as that part of the manor of Pennington known as Pennington Nervett. The other portions of Priestlands seem to have been attached to the part of the manor that had been held by Henry de Thistleden in the late 13th century.

By the late 17th century these latter portions, which are thought to be the main Priestlands estate, were held by Thomas Tipping and his wife. In 1675 they leased part of Pennington Farm, but made the explicit condition that the 'pasture ground' called Priestlands should be excluded from this transaction. An earlier survey of 1564-65 had referred to Priestlands by stating that it was held with Pennington Farm, but was not 'letten by coppye'. This might suggest that Priestlands, on account of its former status as land endowing a chapel, had a special status. This may have meant it was freehold land rather than copyhold land of Pennington Manor. Whatever the exact status of the land, the Tippings clearly decide to treat it differently from their other Pennington lands, and seem to have detached it from its connection with Pennington Farm. From here until 1834 the property appears to have passed separately through a series of landowners as a private estate. There is no definite evidence to justify the claim of other local histories that it was purchased by the Tomaline family with the three portions of Pennington manor.

In the 1680s Priestlands was in the hands of John Lamport, an important burgess of the town of Lymington, from whence it passed to his three daughters. They may have come to an agreement in 1704 so that they could sell it on. The exact ownership until 1765 is uncertain, but it appears that there was no country house on the present site during the Lamport family's ownership. The present mansion seems to have occupied the portion known as South Priestlands. North Priestlands had formed around what was later Priestlands Farm, near the present parish church. In 1704 this portion contained 'a message or tenement' with Pennington Common on the west.

The first time a house is shown on the site of the present mansion is in 1759, when an unnamed house is shown on Isaac Taylor's county map. Six years later in 1765 one Charles Braxton, described as 'of Priestlands' took up a lease on Little Priestlands. In the description of the boundaries of Little Priestlands it is said it lies 'against the road leading to Priestlands House'. It is not known how long Braxton lived at Priestlands House, or whether he let it to tenants, but by 1789 one Charles Etty was living there. After his death his executors sold the property to Captain, later Admiral, Peyton in 1800. He, and then his widow, Mrs Peyton, held the property for a while. By 1821-22 the property had come into the hands of John Armstrong. He had been mayor of Lymington in 1818, and seems to have continued to hold the property until it was sold to John Pulteney, lord of the manor of Pennington, in 1834. It was during the period 1759-1834 that the present country house estate was formed. Also during this period Priestlands Farm seems to have expanded, probably through enclosure of the neighbouring Pennington Common, but also through transfer of some of the former lands of South Priestlands. By 1833 there are 101 acres attached to the farm.

The Pulteneys continued to own Priestlands until after the First World War, when it came into the hands of the Blunt family. The Pulteneys do not seem to have lived at Priestlands, having extensive estates elsewhere in the area. They let the property to a succession of tenants. The exact times that the latter held the lease is uncertain, but the dates in which they are known to be in possession are given in brackets. The tenants include Lady Frazer (1827), Colonel Edward D'Arcy (c. 1842-45), the Earl of Norbury (1851), Mrs Sophia Thoroton (c. 1854-60), and Captain Frederick Ellis (c. 1867-91).

After the Second World War the Blunts sold Priestlands to Hampshire County Council, and it briefly became the Pennington Infants School. Shortly after it was converted to a Teachers Training Centre and renamed the Gurney Dixon Centre. When the Teachers Training Centre closed in the 1990s, the house was taken over by the expanding Priestlands Secondary School that had grown up in the grounds of the former mansion. Today the school grounds cover about 18 hectares. They encompass nearly all the lands of the former mansion, and include the gardens and fish ponds. The grounds also include part of the former Priestlands Farm's lands. On the latter an Infants and Junior School has now been built. Other parts of the former farmlands are now used as playing fields.

Recently Priestlands School obtained a grant from the National Lottery Fund for the Priestlands Heritage and Young Peoples Project to encourage the pupils to study and understand the history and heritage of the school site and its local environment.

7.0 Copyright

C K Currie (trading as CKC Archaeology) shall retain full copyright of any commissioned reports or other project documents written by himself or his agents, under the *Copyright, Designs and Patents Act* of 1988 with all rights reserved; excepting that it hereby provides an exclusive licence to the client and the local planning authorities for the use of such documents by them in all matters directly relating to the project as described in the project design, as well as for *bona fide* research purposes.

8.0 Archive

The archive for this work has been deposited with the County Museum Services. Copies of the report were lodged with the client, the County Sites and Monuments Record (SMR), and the National Monuments Record in Swindon, Wiltshire.

9.0 Acknowledgements

Thanks are given to all those involved with this project. Chris Willsher, Headteacher, and his staff are thanked for allowing access to the grounds and copies of historic documents in the school library. The staff of the Hampshire Record Office are thanked for allowing access to documents relating to the site. The archaeology Section of Hampshire County Council are thanked for providing information from the county Sites and Monuments Record (SMR). Dr Neil Rushton did the research in the Public Record Office, and provided the authors with transcribed summaries of documents held there.

10.0 References

10.1 Original sources

In the Public Record Office, London (PRO):

PRO CP 25/1/204/13, fol 127, Feet of Fines Henry Thistleden to William son of Walter, 1285

PRO CP 25/1/205/21, Feet of Fines Richard Stoke to John Nervett, 1327

PRO CP 25/1/206/23, Feet of Fines Walter de Milton & Thomas Tichbourne to Henry Peverel, 1337

PRO CP 25/1/207/36, fol 1, Feet of Fines John Bole to Richard Burton, 1486

PRO CP 25/2/78/662, Feet of Fines George Crede to John Martyn, 1558

PRO CP 25/2/1408/44GEOIIMICH, Sale Giles Stibbert & wife to George Tomaline, two thirds of manor of Pennington, 1803

PRO C143/452/20 Grant of William de Botreaux to Prior of Bath, 15th C

PRO C141/6 Inquisition Post Mortem, John Philpott, 1484-85

PRO C142/648 Inquisition Post Mortem, John Philpott, 1501-2

PRO SC12/14/58 Survey of lands of Robert White, 1564-65

PRO E302/1/33 Court of Augmentations re Priestlands, 1573-74

Original sources in the Hampshire Record Office (HRO):

HRO 43M48/2222-24 Wills of Sir Thomas Tipping, 1687, and his wife, Dame Elizabeth, 1695-96
HRO 43M48/2181-83 Marriage settlement of William Tipping & Elizabeth Colett, 1684-85
HRO 30M51/14 Marriage settlement, Richard Budden & Mary Lamport, 1686
HRO 24M61 Pulteney Papers
HRO 24M61/67-80 Deeds for Edwards Pennington Farm from 1675
HRO 24M61/211-12, 225-28 deeds relating to Priestlands from 1833
HRO 24M61/M1-11 Manorial records for Pennington, 18th/early 19th century
HRO 27M63 Pulteney Papers
HRO 4M63/15 Bargain & sale of moieties of Pennington manor, 1684
HRO 31M67/PI 7-8, Notebooks of Rev Birket, vicar of Milford, 1680-96, regarding tithes due
HRO 10M64/14 Canon Foster Collection, Agreement to levy fine for settlement of lands around Lymington, including Priestlands, 1704
HRO 42M75/PJ1 Foundation of a school in Lymington, 1688
HRO 66M88/214 Terrier of the bishop of Winchester's estate in Lymington area, 1825
HRO Q22/1/1/370 Land Tax Assessments for Pennington, 1799-1832
HRO Q25/3/15 Particulars of Henry Lord Arundel's manors in Hampshire, 1755

Maps:

HRO 21M65/F7/155/1-2 Tithe map & award for Milford, 1842

OS maps:

OS 6" maps, sheet 88 (1871)
OS 6" maps, sheet 88NW (1898, 1909, 1938 eds)
OS 25" maps, sheet 88.2 (1870, 1898, 1910, 1939 eds)

10.2 Original sources in print

Ancient Deeds, *Descriptive catalogue of Ancient Deeds*, HMSO, London, 6 vols

C R Davey 1981, *The Hampshire Lay Subsidy Rolls 1586*, Winchester: Hampshire Record Society vol IV

Feudal Aids, *Inquisitions and assessments relating to Feudal Aids with other analogous documents, 1284-1431*, HMSO, London, 6 vols

S F Hockey (ed) 1974, *The Beaulieu Cartulary*, Southampton Record Series, vol XVII

E Hughes & P White (eds) 1991, *The Hampshire Hearth Tax Assessment 1665*, Winchester: Hampshire Record Series vol XI

IPM, *Calendar of Inquisitions Post Mortem*, 2nd series, Henry VII, HMSO, London, 3 vols

Lymington Town Council 1946, *Brochure of beating the borough bounds*, Lymington

H Margary (ed) 1976, *Two hundred and fifty years of map making in the county of Hampshire*, Lympne

J Munby (ed) 1982, *Domesday Book. Hampshire*, Chichester

R C St Barbe 1848, *Records of the Corporation of the Borough of New Lymington*, London

D F Vick 1987, *West Hampshire Lay Subsidy Assessments 1558-1603*, Farnham

E Welch (ed) 1968, *The Admiralty Court Book of Southampton 1566-1585*, Southampton Record Series vol XIII

D Whitelock (ed) 1955, *English historical documents, c 500-1042*, London

10.3 Secondary sources

C P Barbier 1963, *William Gilpin, his drawings, teachings and the theory of the Picturesque*, Oxford

M Beresford 1967, *The new towns of the Middle Ages: town plantation in England, Wales and Gascony*, London

H E U Bull 1909, 'Beating the bounds of Milford', *Milford-on-Sea Record Society*, **1.1**, 27-31

C K Currie 2000, 'Sea ponds, with reference to the Solent, Hampshire' in A Aberg & C Lewis (eds.), *The Rising Tide. Archaeology and coastal landscapes*, Oxford: Oxbow Books, 2000, 107-14

C K Currie 2003, *Project Design for an archaeological and historical survey of Priestlands, School, Lymington, Hants & its grounds*, unpublished client report

E Ekwall, *The Concise Oxford dictionary of English place-names*, Oxford, 1960 (4th ed)

English Heritage 1992, *The management of archaeological projects*, London, revised edition

J Field 1972, *English Field Names. A dictionary*, London

H L E Garbett 1911, 'Lymington Borough', in W Page (ed), *The Victoria history of the county of Hampshire and the Isle of Wight*, vol 4, London, 639-49

W Gilpin 1791, *Remarks on forest scenery*, Richmond (1st edition 1791, referenced version reprinted 1973)

M Hughes 1976, *The small towns of Hampshire*, Southampton: Hampshire Archaeology Committee

Hunts & Co 1851, *Directory for Hampshire*

Institute of Field Archaeologists 1994, *Standard and guidance for archaeological desk-based assessment*, Birmingham

C P Jones 1930, *History of Lymington*, Lymington

E King 1879, *Old times revisited in the parish and borough of Lymington*, Lymington (1st ed; reprinted 1976)

R King 1827, *The hand-book for the town of Lymington*, Lymington (HRO TOP206/1/45)

R King 1845, *The hand-book for the town of Lymington*, Lymington

A T Lloyd 1967, 'The salterns of the Lymington area', *Proceedings of the Hampshire Field Club & Archaeological Society*, **24**, 86-102

A T Lloyd 1992, *Lymington index of local history*, Lymington

E L Marsh 1991, *Buckland. An anthology*, Lymington (2nd ed)

C R Peers 1912, 'Milford', in W Page (ed), *The Victoria history of the county of Hampshire and the Isle of Wight*, vol 5, London, 115-24

N Pevsner & D Lloyd 1967, *The buildings of England: Hampshire & the Isle of Wight*, Harmondsworth

Blake Pinnell 1987, *Country house history around Lymington, Brockenhurst and Milford-on-Sea*, Lymington

W Ravenscroft, 'The early history of Milford church', *Milford-On-Sea Record Society* **1.4**

E Roberts 2003, *Hampshire houses 1250-1700. Their dating & development*, Winchester

E Roberts & P Gover, 'Elizabethan riding stables at Chawton and their context', *Proceedings of the Hampshire Field Club & Archaeological Society*, **52**, 151-64

W S Sykes 1916, 'A list of the principal inhabitants of Milford AD 1680-90 taken from the tithe account of the Rev John Birket, vicar', *Milford-on-Sea Record Society* **2.2**, 35-75

W S Sykes 1921, 'Place names of Milford', *Milford-on-Sea Record Society* **2.6**, 5-86

D G Watts 2003, 'Identifying Drove Roads in Southern England', *Hampshire Field Club & Archaeological Society newsletter*, new series no **40**, in press

White's 1878, *White's Directory for Hampshire*

10.4 Other sources:

Hampshire County Council Sites & Monuments Record (SMR) at The Castle, Winchester, Hants, SO23 8UE

Appendix 1: Sites & Monuments Record (SMR) data for the Priestlands area

Sites included in this appendix were taken from the Hampshire County Council SMR kept by the Planning Department, The Castle, Winchester, Hants, SU23 8UE (tel 01962-841841). Sites were included that fell within a 1km radius of the study area. However, where it was considered appropriate other sites outside of this area were included. The search was complicated by the close proximity of the medieval market town of Lymington, where there is likely to be many sites recorded in a highly concentrated area (particularly along the town High Street). For the sake of simplicity, the whole of the old town of Lymington should be considered one large historic and archaeological site, otherwise this list would become unnecessarily long recording all the individual entries for this town. A short history of the town is given in Appendix 4.

The Hampshire County Council SMR gives each archaeological site a number based on the 1:10,000 Ordnance Survey sheet in which it is found. For purposes of this study, the OS sheet numbers are SZ39SW and SZ39NW. This list follows the original numbering. The SMR information is followed by the listed buildings in the vicinity.

SMR sites:

HCC SMR no	Grid Reference	Summary Description
SZ39SW1	SZ 3220 9470	Palaeolithic flint tool (ovate hand axe) found in 1937
SZ39SW6	SZ 3234 9342	Unidentified feature identified on air photograph
SZ39SW23	SZ 3206 9458	Woodside House, site of medieval building
SZ39SW33	SZ 310 949	Pennington; medieval settlement ¹⁹
SZ39SW46	SZ 3242 9370	Brickworks shown on tithe map
SZ39SW47	SZ 3255 9388	Brickworks shown on tithe map
SZ39SW48	SZ 3274 9356	Pennington Marsh, oyster bed shown on OS map of 1870
SZ39SW50	SZ 3285 9384	Pennington Marsh, fishpond shown on OS map of 1870 ²⁰
SZ39SW51	SZ 3222 9407	Woodside, site of historic fishpond remembered in field name
SZ39SW61	SZ 3282 9384	Lower Pennington, oval earthwork, double bank with ditch between
SZ39NW42	SZ 3170 9500	Donkey wheel & pumphouse, destroyed c. 1955
SZ39NW47	SZ3150 9520	Pennington brewery (Moore 1984, 15)
SZ39NW75	SZ 3100 9500	Pennington, medieval settlement ²¹

Lymington medieval town, centred on SZ 325 955 (this record combines all the SMR nos given within the old town of Lymington; for a summary history of the town see Appendix 4)

¹⁹ The Royal Commission for the Historical Monuments of England (RCHME) Medieval Settlement Project gives this grid reference for the medieval 'vill' recorded in the 1327 Lay Subsidy. This is adjoining the 19th-century parish church, and the RCHME seem to have assumed that this was the medieval centre of the settlement based on the position of the church as a central focus for medieval settlement. A church was not erected here until 1839, on a piece of former common land. The focus of medieval settlement was unlikely to have been at this spot. Settlement in medieval Pennington seems to have taken the dispersed form common in the Hampshire Basin. There was no 'village' as such in the medieval period, only a scatter of farm. If there was any concentration at all the medieval focus was more likely to have been at Lower Pennington (centred on SZ 317 934) that on an area that was suspect as being part of Pennington Common in the medieval period.

²⁰ The fishpond and the oyster beds were on the site of the important Pennington Salterns. These were mentioned in the medieval period. Their latter history is discussed by Lloyd (1967), who considers the oyster bed and fish pond replaced the saltern. This author questions this view, and suggests that 'sea ponds', fishponds and oyster beds for keeping sea fish and shellfish alive until required, were often found in close proximity with salterns and were allied industries (Currie 2000).

²¹ This site repeats site no SZ39SW33, probably because the grid reference given sits on the divide between two map sheets.

Listed Buildings:

Listed Building no	Grid Reference	Summary description
7/102	SU 3156 9505	Priestlands House; late 18thC country house with later additions; Grade II
7/278	not given	No 11 North Street (North Lodge); early 19 th C 2-storey house; Grade II
7/281	not given	No 47 North Street (Rhossili); late 18 th /early 19 th C 2-storey house; Grade II
8/274	SZ 316 947	White Hart Inn; late 18 th /early 19 th C public house; Grade II

Appendix 2: field names from the tithe survey, 1842 (HRO 21M65/F7/155/1-2)

Key: A-arable, P-pasture, G-garden, W-wood or plantation

Field number	Name	Land use	Acreage in acres, rods & perches
John Pulteney owns, George Arnold occupies			
872	Large Field	A	12-1-5
885	Little Arundel ²²	A	3-2-10
890	Horse Pond Meadow ²³	P	3-2-13
891	Whiteways ²⁴	A	5-2-24
892	Townsend ²⁵	A	9-1-35
893	Homestead		0-1-36

part of 83-0-15 acre farm unit

John Pulteney owns, Edward D'Arcy occupies

874	Clappers ²⁶	A	1-3-20
875	Mansion & gardens		4-3-6
876	Plantation	W	0-3-20
878	Stanford Mead ²⁷	P	3-2-28
883	Plantation	W	1-3-2
884	Park	P	13-0-37
886	Kitchen Garden	G	1-3-21
887	Farm yard		0-0-30
888	Melon Ground	G	0-2-10
889	North Plot	A	1-0-0

Total 29-3-14 acres

²² The name Little Arundel probably comes from the Lord Arundels who were lords of Pennington Nervett manor in the 18th century. It is odd to find the field name here, as this is part of the main Priestlands estate. According to historic deeds (see main text) the main Priestlands estate was in the Thistleden/Lisle portion of Pennington manor. Only Little Priestlands, to the north of the school grounds, is recorded in Pennington Nervett. It is not known how this discrepancy has arisen, but the history of Priestlands is very confused on account of the division of Pennington manor into three parts. It is possible that lands changed hands, and passed between the three portions, or that the Arundels rented this field at some time.

²³ The name suggests a stock drinking pond existed within or adjoining this field.

²⁴ The name suggests the field adjoining a road or 'way' that had a white surface. As it adjoins North Street, believed to be an old route across the common, it is possible that the old unmade road had a whitish surface, either naturally, or because some material such as chalk was imported to line the road.

²⁵ Field (1972, 236-37) gives this field name as 'land at the end of the village'. It is considered in the main text that Priestlands once adjoined a larger Pennington Common than existed in later times. This name seems to confirm this idea, suggesting that the land beyond this field was once common, 'beyond the end of the settled area'.

²⁶ From the Middle English *clapere*, 'land with rabbit burrows'. As with the previous note it suggests the land may have once been marginal.

²⁷ Stanford is 'stone ford' and refers to a crossing place over the Stan ford stream which marks the northern boundary of the estate, and acted as parish boundary between Lymington and Milford. The stone ford could mean stepping stones, a stone-paved ford or simply a gravel bed to the stream at the point of the crossing.

Appendix 3: summary of an inventory of Priestlands House and gardens c. 1867

This appendix gives a summary of the inventory (HRO 24M61/ET228). It is dated 1867 as this was the year Frederick Ellis, who had signed the inventory, took up the lease of Priestlands House. It is likely that this inventory was a description of the moveable items that he had inherited on taking on the property. This present study is not concerned with the minutiae each room is listed as containing, but the order in which the rooms are listed, and their names may give some idea of the way one circulated around the house. Likewise the contents of the gardens are of interest for an understanding of how they were laid out.

The Rooms (in order given):

Dining Room, drawing Room, Entrance Hall & Vestibule, Best Staircase, Bedroom over Dining Room, Bedroom over Drawing Room, Bedroom over Library, Dressing Room over Pantry, dressing Room over Scullery, Bedroom over stillroom, Bedroom over Servants Hall, Bedroom over Kitchen, Passage adjoining back staircase, Housemaid's Closet, Bedroom over Housekeeper's Room, North-East Attic, Middle Attic, North west attic, South east Attic, South West attic, attic Passage, Library, Back Entrance Hall & passage, WC/water closet, Butlers Pantry, House Keeper's Room, Still Room, Larder, Scullery, Kitchen, Servants Hall, Wine Cellar, Middle Cellar, Bakehouse, Knife House, Brewhouse, Dairy, Courtyard (east door leading to Flower Garden), West Bedroom over Coach House, East Room, Passage and closet in passage, East Stable, Coach House, Apple Room, Harness Room, Stable Yard (west door to Flower Garden).

Mentioned after Stable Yard:

Walled kitchen Garden, tool house, east wicket to plantation south of tool house, gate to cowpens, chains to pig sties & wicket adjoining leading to forcing grounds, gate to forcing grounds, bricked melon pit with 6 glazed lights, brick tank for liquid manure with board cover & flap, large flower vase (damaged) on pedestal, Large Caen stone flower vase on pedestal in front of house, Hermitage, lock and key to lower & upper rooms

Granary, wicket to plantation where granary stands, lift pump with wheel by Butler's pantry window with lead rising main & brass cock for filling cistern in the roof of the South East Attic.

Shed back of greenhouse, bench for potting plants, iron boiler with water cistern, brickwork door & grate for heating green house.

Greenhouse, cast iron pipes & supports all around to door for heating the [green]house

Front of House:

Carriage roads & park

4 ornamental cast iron flower stands as fixed to front chamber windows

26 four-bar iron hurdles in lawn to east of flower garden from fish pool

15 upright arrowheaded iron hurdles adjoining iron gate across the carriage road

19 iron upright hurdles with arrowheads from said gate leading southward in front of house

40 horizontal 5-bar hurdles from them round to west iron gate across carriage road

2 iron gates with spring & latch to keep them open across carriage road in front of house

30 five bar iron hurdles from west iron gate to north west entrance gate to Lawn

a pair of folding iron gates to NW entrance to Lawn

5-bar wire fence & standards from said gate to public road to Pennington Common south of Lawn

Key to south entrance gate

Spring to field gates & gate near it leading to Stable Yard

Lock and key to east entrance gate by Lodge

6-bar iron fence with standards forming 12 divisions south of gate

6-bar iron fence with standards with 22 divisions north of gate returned to bridge

2 lengths of 5-iron bar fencing forming 7 divisions

a wicket with latch & 3 half iron hurdles north of carriage & in front of lodge

4 five-bar iron hurdles opposite on south side of road leading to the house

In the Lodge:

West Room, Front Room, Kitchen, West Room adjoining Pantry, Fuel House, yard

Appendix 4: a summary history of the town of Lymington

The medieval town of Lymington lies very close to the Priestlands estate, and would have had an influence on its development. The Stanford stream, on the north edge of the estate, was the historic parish boundary between Lymington and Milford manors. It is hardly surprising to find that one of the owners of Priestlands, John Armstrong, was a mayor of Lymington, and that other owners, such as John Lamport, were important burgesses in that town.

The town appears to have been founded as a deliberate plantation within the 'old manor' of Lymington. The latter existed as a small settlement in Domesday Book (1086), but the town or 'New Lymington', as it was known historically, was thought to have been founded by William de Redvers at some time between 1184 and 1217 (Garbett 1911, 640). The liberties granted to the new borough were confirmed by Baldwin de Redvers, earl of Devon between 1250 and 1260 (Hockey 1974, no 294).

Medieval towns were frequently 'planted' or created by powerful lords as a source of income. To have a town within one of your manors allowed you to charge tolls for the markets held there, as well as high rents on the burgage plots created. In 1271 Isabella de Fortibus granted the burgess a 'free port' in the 'extension' of the borough made by her brother, Baldwin de Redvers (Hughes 1976, 85). This demonstrates that Lymington had thrived since its creation some seventy years or so earlier, and had needed to be extended. The location of this extension has generated some controversy, with King (1879) and Beresford (1967) claiming the new extension lay along the waterfront, whilst Arthur Lloyd (1992) has argued that it was that portion north of the church (Hughes 1976, 85-86). Beresford (1967) argues that the town's early prosperity was intimately link with the salt trade, although the port facilities allowed it to participate in the wine trade in the 14th century (Garbett 1911, 644). A number of monastic houses in the area had interests in the extensive salterns of Lymington, and although these were mainly in Old Lymington, the trade in the salt was probably conducted in the town. There were 55 named people in Lymington who owed salt renders or tithes to Christchurch Priory, and other monastic houses had salt rights in the area (Lloyd 1967, 87).

Hughes (1976, 84-85) summarises our knowledge of Lymington, and gives a list of archaeological sites known at that time, as they were then listed in the Hampshire County Council SMR (see Appendix 1). These are given as:

SZ 3233 9542	2 nd -century Roman coins
SZ 3257 9580	Pottery found in the 19 th century and described as Roman
SZ 3259 9275	Fragments of sandstone & chalk found; implying stone building?
SZ 3270 9556	Roman pottery finds
SZ 321 957	Human remains & Roman pottery found
SZ 321 957	Site of old manor house
SZ 3240 9551	Site of medieval town hall & market
SZ 3275 9580	Site of medieval mill

It is interesting to note that there have been Roman finds in the town. To the north was the Iron Age hillfort of Buckland Rings, and these finds suggest that the Romans may have taken over a settlement here, possibly using the estuary as a small port. It is also possible that the medieval salt trade had its origins in Iron Age and Roman times.

The growth of the port was somewhat inhibited by the fact that the Admiralty Court at Southampton claimed jurisdiction over the Solent from Hurst to Langstone, including the port of Lymington, as early as the 14th century (Welch 1968, xii). Courts were held regularly at Lymington, and these must have been a burden on the town in its ability to regulate its own affairs. All matters referring to the sea deferred to this court, including the right to take timber washed up on the shore, and times of fishing (ibid, 122-23). There were many attempts to evade its restrictions. A noteworthy case concerns the parish priest. In 1585 'the minister of Lymington' was presented at the court because he had 'comethe to the newe bridge and Cachethe unlawfull fishe with his rode and kills a number of littell fishe' (op cit, 123). The thought that the local vicar should be reprimanded for poaching seems most odd to us today.

The salt trade continued in Lymington throughout the post-medieval period, and was only abandoned in the later part of the 19th century. Around 1800 Lymington's production was 149,839 bushels, second only to Liverpool, but by 1815 it had fallen considerably to 39,365, whilst Liverpool's production was tenfold that of 1800. The increase in salt tax during the Napoleonic Wars was one factor in this decline, as production became increasingly uneconomic. The coming of the railways from the 1840s allowed increased competition from producers elsewhere, and by the 1860s the Lymington salt industry was all but over (Lloyd 1967, 96-97). From the later part of the 18th century the town became a desirable residence for retired military officers, particular naval personnel, with Priestlands being just one country villa just outside the town that attracted tenants from the ex-military. The proximity of the New Forest, whose Picturesque scenery made it a popular resort of the genteel, also made Lymington a popular residential area at this time. Later in the 19th century the popularity of sailing also began to make its impact on the town. Today many of the inhabitants have settled in Lymington because of its popularity as a centre for sailing.

Lymington remains a moderately attractive historic town. Pevsner and Lloyd (1967, 324-26) give the town a modest write-up for its architectural value, and say nothing derogatory about it, as they do for many other towns in the south of England. They call it 'cheerful', and of the individual historic houses in the town, they say 'there are plenty to enjoy, though not one is outstanding' (ibid, 325). Of the church of St Thomas, arguably the town's finest historic monument, they say 'The visual attraction of the church with the cupola on its W tower seen along the High Street is beyond question. But there is much architectural interest also' (op cit, 324).

Since Pevsner and Lloyd's work was published a closer examination of the interior of some of Lymington's houses has revealed that some conceal historic features of some interest. No 26-27 High Street has proved to have a late medieval timber-framed house at its core. Dendrochronology has shown that the front two bays of this property date to between 1468 and 1503 (Roberts 2003, 236).

Appendix 5: glossary of archaeological terms

Archaeology: the study of man's past by means of the material relics he has left behind him. By material relics, this means both materials buried within the soil (artefacts and remains of structures), and those surviving above the surface such as buildings, structures (e.g. stone circles) and earthworks (e.g. hillforts, old field boundaries etc.). Even the study of old tree or shrub alignments, where they have been artificially planted in the past, can give vital information on past activity.

Desk-based assessment: an assessment of a known or potential archaeological resource within a specific land unit or area, consisting of a collation of existing written or graphic information, to identify the likely character, extent and relative quality of the actual or potential resource.

Earthwork: bank of earth, hollow, or other earthen feature created by human activity.

Environmental evidence: evidence of the potential effect of environmental considerations on man's past activity. This can range from the remains of wood giving an insight into the type of trees available for building materials etc, through to evidence of crops grown, and food eaten, locally.

Hedgebanks: banks of earth, usually with a ditch, that have been set up in the past on which is planted a stock-proof line of shrubs. There is written evidence that they were made from at least Roman times, but they are suspected as existing in prehistoric times.

Lynchet: bank of earth that accumulates on the downhill side of an ancient ploughed field as the disturbed soil moves down the slope under the action of gravity.

Period: time periods within British chronology are usually defined as Prehistoric (comprising the Palaeolithic, Mesolithic, Neolithic, Bronze Age, Iron Age), Roman, Saxon, Medieval and Post-medieval. Although exact definitions are often challenged, the general date ranges are as given below.

Prehistoric c. 100,000 BC - AD 43. This is usually defined as the time before man began making written records of his activities.

Palaeolithic or Old Stone Age 100,000 - 8300 BC

Mesolithic or Middle Stone Age 8300 - 4000 BC

Neolithic or New Stone Age 4000 - 2500 BC

Bronze Age 2500 - 700 BC

Iron Age 700 BC - AD 43

Roman AD 43-410

Saxon AD 410-1066

Medieval AD 1066-1540

Post-medieval AD 1540-present

Project Design: a written statement on the project's objectives, methods, timetable and resources set out in sufficient detail to be quantifiable, implemented and monitored.

Settlement: usually defined as a site where human habitation in the form of permanent or temporary buildings or shelters in wood, stone, brick or any other building material has existed in the past.

Site: usually defined as an area where human activity has taken place in the past. It does not require the remains of buildings to be present. A scatter of prehistoric flint-working debris can be defined as a 'site', with or without evidence for permanent or temporary habitation.

Worked flint or stone: usually taken to mean pieces of chipped stone or flint used to make prehistoric stone tools. A worked flint can comprise the tools themselves (arrowheads, blades etc.), or the waste material produced in their making (often called flint flakes, cores etc.).

Appendix 6: the inhabitants of Pennington in the 16th & 17th centuries

The Lay Subsidies of the 16th century and the Hearth Tax return of 1665 gives lists of some of the inhabitants of Pennington at that time. They are included here as a starting point for possible further research (see below; Appendix 7)

1. The Lay Subsidies

Lay Subsidies were taxes, usually made by the Crown to support their foreign wars. They begin in the early 14th century, and continue intermittently thereafter. There is a good series that have been published for the 16th century. These records do not include all the inhabitants of Pennington, only the wealthier. Their possessions are assessed either by the land they owned (abbreviated here as 'L') or by their movable goods (abbreviated here as 'G'). The figures given after the letters are pounds sterling (£). The tax was usually assessed at a shilling for every pound assessed. The 1571, 1594 and 1598 Subsidies are published by Vick (1987), that of 1586 by Davey (1981).

The Hearth Tax was a 17th century tax that taxed all householders by the number of chimneys in their house. This was considered to be a sign of their overall wealth. That is a house with eight chimneys was obviously bigger than one with two. Occasionally really poor people were exempted, but nevertheless they were still listed under 'not charged'. Later the government tried a number of similar taxes based on the size of your house, such as Window Tax and Brick Tax, based on the number of windows or bricks in your house. All were unpopular, and were eventually abandoned. People went to great lengths to avoid a high assessment by methods such as bricking up windows, and making larger bricks. The most detailed list usually dates from 1665, the list that has been published for Hampshire (Hughes & White 1991). The Hearth Tax list for Pennington given here gives the name of the house occupier followed by a number. This is the number of hearths. See the bibliography for further details.

1571 (Vick 1987, 64)

Pennington tithing:

Edward More, gent L10, Agnes Brent, widow G3, William Howchin G3, Richard Clarke G3, Alice Bevis G6, John Hecke G3

1586 (Davey 1981, 93)

All assessed for Goods: Alice Bevys £8, Bartholomew Roles £6, Richard Clarke £3

1594 (Vick 1987, 64-65)

Mrs Sendey G6, Mark Bevys G8, Richard Clarke G4, John Smyth G4, George Brent G3, Joan Chiverton G3, Jane Faiorcliffe L5

1598 (Vick 1987, 65)

Edward Cheek, gent L8, Henry Edwardes, gent G8, Mark Bevys G5, Richard Clarke G4, George Brent G4, the widow Cheverton L1

2. The 1665 Hearth Tax (Hughes & White 1991, 67)

Pennington tithing: 52 hearths charged, 6 not charged
Charged hearths:

David Wavell 6, William Edwards 4, Bartholomew Harmwood 4, George Johnson 4, John Shepherd 2, Henry Rowe 2, Susannah Shidley 4, Tristram Newell 2, Thomas Bayly 2, George Brent 1, David Dore 1, Richard Bray

2, John Oliver 3, George Palmer 1, Richard Stent 2, Ambrose Phelps 3, George Newell 2, William Weale 3,
Robert Newman 2, Stephen Thompson 1

Hearths not charged:

Joyce Hennard 1, Philip Reade 1, James Pitt 1, Joan Manner 1, John Merrett 1, George Pearce 1

Appendix 7: suggestions for further research

This appendix offers some suggestions for further research on Priestlands and its environs. It is suggested that these ideas are given to pupils/students as part of projects that they might undertake. The suggestions put forward mainly deal with gaps in the history that have been identified during this research. Most of the documents that would give students a start on these suggested projects can be found in this report's bibliography (see section 10).

1. The general area

This research has identified many documents that give further details about local farms and properties with historic backgrounds in the former Pennington manor. For example:

- i) There are numerous documents relating to Pennington Farm. This was probably the main farm of Pennington Manor, and Priestlands was attached to it in the 16th and 17th centuries. Students could research the extent of the farm, starting with the tithe survey, and past owners and tenants. What has happened to the former farmlands today.
- ii) North Street is full of houses of historic interest from the 18th century. It is thought this road was once a drove track leading on to the common and to the New Forest. From about 1700 poor cottagers began to encroach on the wide grass verges to build their houses. Many deeds relating to the manors of Pennington refer to these cottages each one divided into 'thirds' between the three lords. This is highly unusual, and there are very few large groups of cottages (around thirty are mentioned in historic deeds) are divided in this way. The division results from the fact that the land they are built on was once common, and this was owned jointly by the three 'lords'. When the house was built all three lords had to ratify the encroachment on the common, and were hence entitled to a third share of each cottage. Students should trace the development of the houses along North Street. Which were the earliest, and how were the gaps between gradually filled in?
- iii) According to the Hampshire County Council SMR (see Appendix 1) there was a brewery called the Pennington Brewery just north of the school. What can be found out about this place. No trace of it was found during this research. Perhaps the students can be better detectives?
- iv) One of the most important industries in Pennington was salt manufacture in the salterns along Pennington Marsh. Starting with Lloyd's essay on the Lymington salt industry, what can the students find out about the Pennington salterns. Many of the deeds in the bibliography refer to salterns, particular those relating to Pennington Farm.
- v) The Hearth Tax for 1665 (Hughes & White) and the Lay Subsidies of the 16th century (Davey 1981, Vick 1987) give a list of names of people living in Pennington. This is transcribed in Appendix 5. Cross referencing with this report, and other sources given in the bibliography, what can the students find out about them? Where did they live?
- vi) Old road networks are invariably interesting, and have often been much altered. It is not uncommon to find what used to be a main road degenerating into a mere track. The students could look at how the road network around Pennington has developed. Much of this can be done using old maps.

2. The Priestlands Estate

- i) This report gives a list of people who owned or leased Priestlands House. We know Admiral Peyton, an owner from 1800 served with the naval hero, Lord Nelson, and John Armstrong, an owner in the 1820s, was a mayor of Lymington, but what more can be found out about them? What about other owners like Charles Braxton, Charles Ety, Colonel D'Arcy, Major Blunt and Frederick Ellis? Captain Ellis appears to be a bit of a misery because he was the only landowner in the area who would not let the parishioners 'beat' the parish bounds in 1891. Is this a fair assessment of his character? What can we learn about the lives of these people.
 - ii) The inventory of the house (see Appendix 3) gives a list of rooms in Priestlands House. Using this document can the students identify which room was which?
-

- iii) The same inventory gives a detailed description of the iron fences that once divided up the gardens and parkland. Using the inventory and historic Ordnance Survey maps can the students make a map to show where they were?
- iv) This report has not attempted to make an architectural study of Priestlands House. There is scope for further study of this building. In particular if any alterations are proposed, historic building recording will be required as part of listed building consent. Such situations should be used to increase the management's knowledge of the house.
- v) The present school buildings were not all built at once. The student should try to produce a map showing which buildings were built in which order, and what were their dates?
- vi) William Gilpin's description of the view of the Isle of Wight from Priestlands would have made it much visited by his admirers. It would be a good task to get the students to try to imagine the view from the description, with the aid of old maps and what remains of that view today, try to reconstruct it. An interesting art project would be for the students to try to produce a painting of that view (Gilpin's nephew, William Sawrey Gilpin (1762-1843) was a much admired landscape painter). The role of these two Gilpin's in the history of landscape design can not be overstressed.

There are many other areas that the students can research using this report as a starting point. There are even school records themselves in the Hampshire Record Office that give much information about how the schools on the site were run in their early days. Teachers might like to look at these and see if there is anything in them that could make useful research projects. The possibilities are endless.

Appendix 8: site chronology

c. 500BC-AD43	Iron Age hill fort in occupation at Buckland Rings, 1.5km to north of school
c. AD43-410	Roman material found during building work in Lymington suggests contemporary occupation.
AD 700-1066	Saxon farmers using Pennington Common for rough grazing for their stock.
c. 1200	Rapid population increase nationwide; chapel probably built at Pennington at this time. Encroachment of Pennington Common underway.
1226	Henry de Ponte Audemar held the farm of the customs on the salt produced at Pennington; first mention of the place by name.
1285	Pennington chapel first mentioned; manor has become divided into thirds by this time. Chapel appears to be held jointly by the three lords of Pennington.
1536-40	Dissolution of the Monasteries; Christchurch Priory, holder of advowson of Milford church, the mother church of Pennington chapel, is closed by Henry VIII and its property seized.
1547-48	Suppression of Chantries; chantries and free chapels suppressed and their property seized by the Crown. Pennington chapel not listed in Suppression records.
1564-65	Priestlands first mentioned by name in survey of lands of Robert White, 'not held by copy', suggesting it was a freehold estate.
1573-74	Priestlands seized by Crown in 1573-74 as property missed by the Suppression of Chantries because reputed to have been part of the endowment of a free chapel. Land granted on 21 year lease to Roger Rant and John Goodwin. The Crown later goes back on this seizure and agrees that Priestlands is part of the manor of Pennington's lands.
1596	Last reputed mention of Pennington chapel.
1675	Sir Thomas and Elizabeth Tipping grant lease of moiety of Pennington Farm (the manor farm?) but explicitly exclude 60-acre holding at Priestlands from the transaction. From hereon it seems Priestlands becomes a separate freehold estate no longer attached to the descents of the various parts of the manor.
1680	John Lamport holds Priestlands; Little Priestlands mentioned for first time.
1704	First detailed record of Priestlands estate occurs in agreement between three daughters of the Lamport family. North and South Priestlands mentioned for first time. House mentioned on site of Priestlands Farm?
1759	Priestlands House shown for first time on Taylor's county map.
1765	Priestlands House first mentioned by name; in ownership of Charles Braxton.
1791	Charles Ety owns Priestlands House. William Gilpin describes the view of the Isle of Wight from the house in his famous book <i>Remarks on forest scenery</i> .
1800	Captain, later Admiral, Peyton buys Priestlands.
1821	John Armstrong, burgess and former mayor of Lymington, listed as owner of Priestlands.
1834	Priestlands House and Farm becomes the property of John Pulteney; property leased for rest of 19 th century.
1842	Colonel Edward D'Arcy is the tenant of Priestlands at the time of the tithe survey; first detailed map of the estate.
1851	Earl of Norbury leases Priestlands.
1867	Captain Frederick Ellis becomes long-standing tenant of the house. Detailed inventory of house and grounds drawn up.
1891	Ellis still at Priestlands; refuses parishioners of Milford access to his land to 'beat' the bounds of the parish.
c. 1920	Keppel Pulteney sells much of his Pennington lands for development, including Priestlands. Tillyer Blunts are the new owners.
after 1945	Hampshire County Council purchases Priestlands House.
1951	Pennington Infants School occupies Priestlands; soon after converted to teachers training centre and renamed Gurney Dixon Centre.
1990s	Gurney Dixon Centre closes, and former mansion becomes incorporated into Priestlands Secondary School.



Plate 1: Priestlands House, the south front



Plate 2 : Remains of a melon frame in the old Melon Ground from north west



Plate 3: Former parkland 'paddock' in South East part of school grounds
with former South Lodge on left



Plate 4: Remains of the North Lodge, from the South



Plate 5 : The former stable block from the North West



Plate 6 : Gilpin's view of the Isle of Wight
from the east front of the house at the time of the report



Plate 7 : The interior of 19th century walled garden at the time of the report



Plate 8 : Remnants of 19th century metal 'hurdle' estate fencing North East of the house



Plate 9 : The sole remaining length of hedgerow in the school grounds,
south of the Infants School



Plate 10 : Main entrance drive showing removal of former hedgerow bank. This, and present pedestrian
traffic are causing compaction and root damage to the trees.

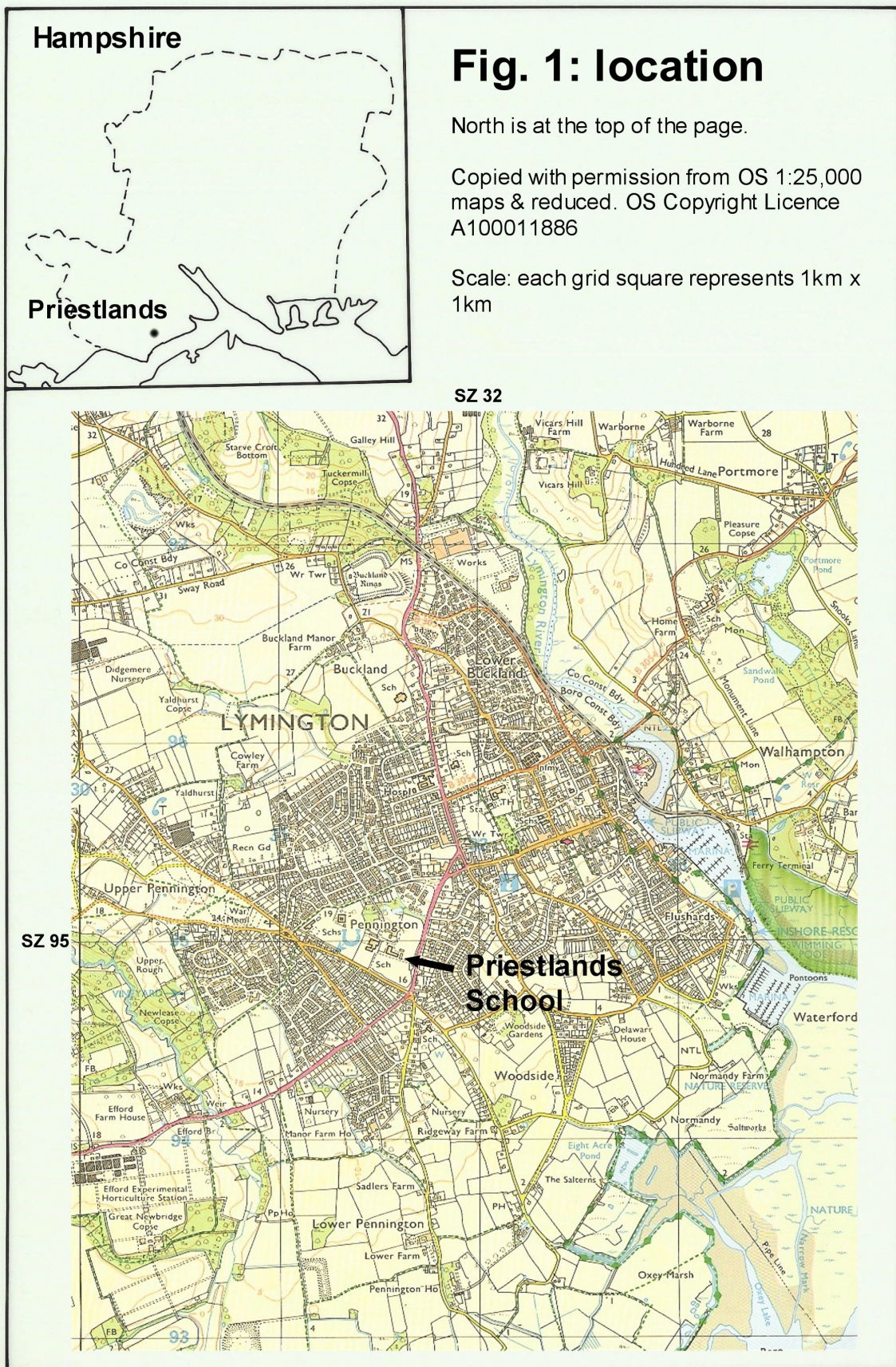


Fig. 2: archaeological sites and listed buildings near Priestland School

Information taken from Hampshire County Councils Sites & Monuments Record (SMR) and listed in Appendix 1 of report; all sites beginning SW or NW should be prefixed 'SZ39'. Sites 7/102, 7/278, 7/282 & 8/274 are listed buildings looking out over school grounds.

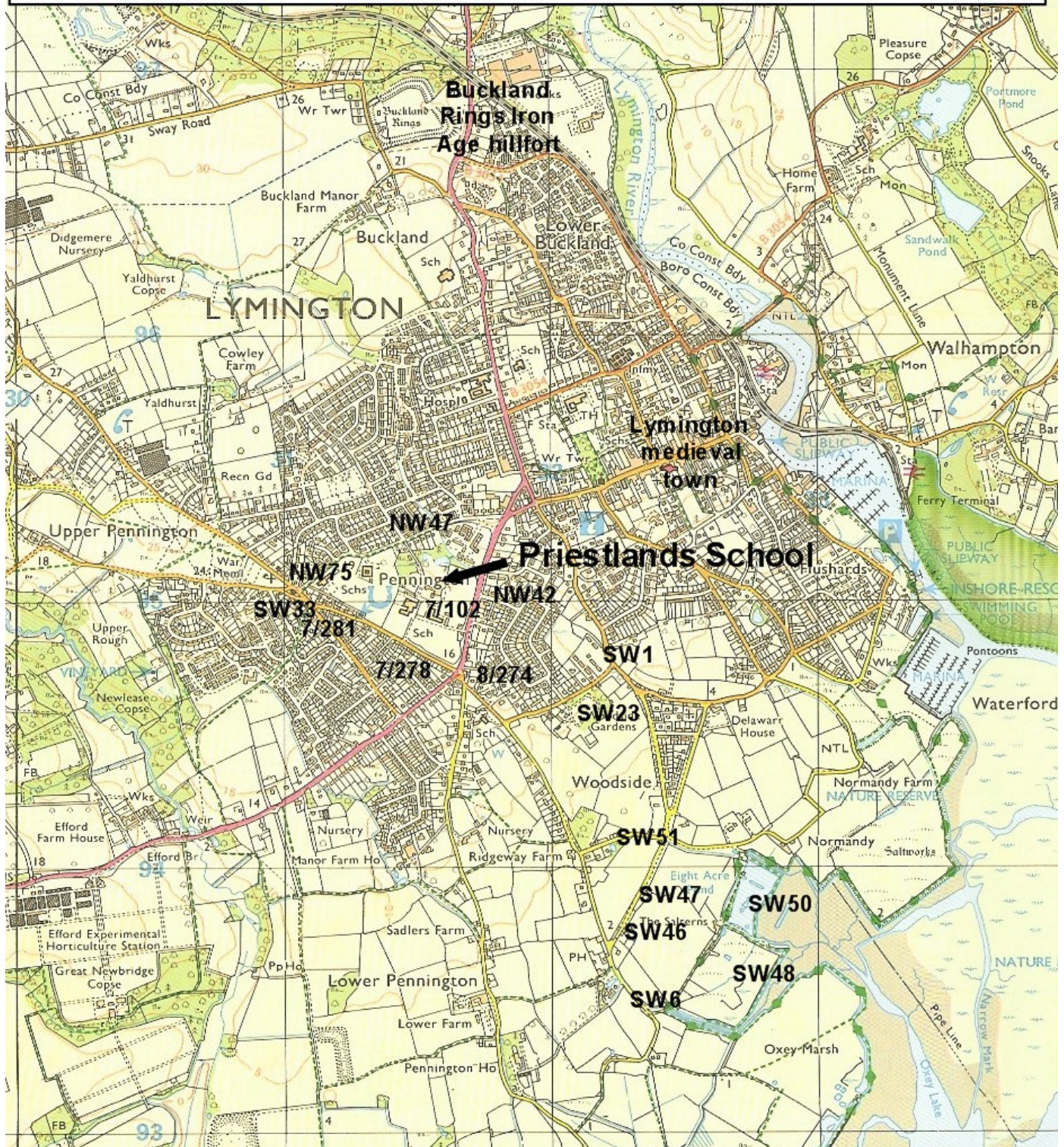
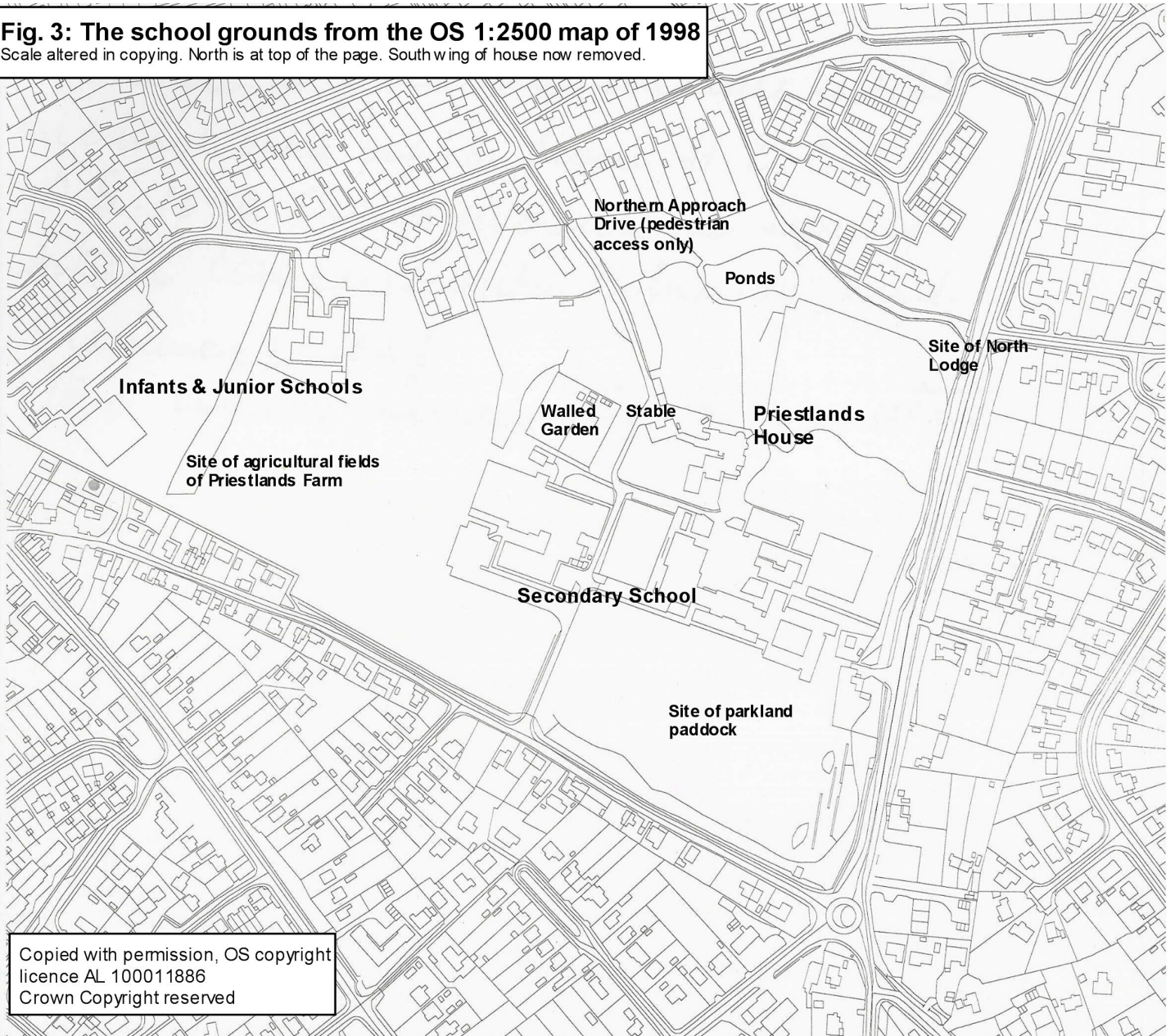


Fig. 3: The school grounds from the OS 1:2500 map of 1998
Scale altered in copying. North is at top of the page. South wing of house now removed.



Copied with permission, OS copyright
licence AL 10001886
Crown Copyright reserved

Fig. 4: Taylor's map of Hampshire of 1759 showing unnamed house on site of school



Fig. 5: Priestlands from Milne's county map of 1791

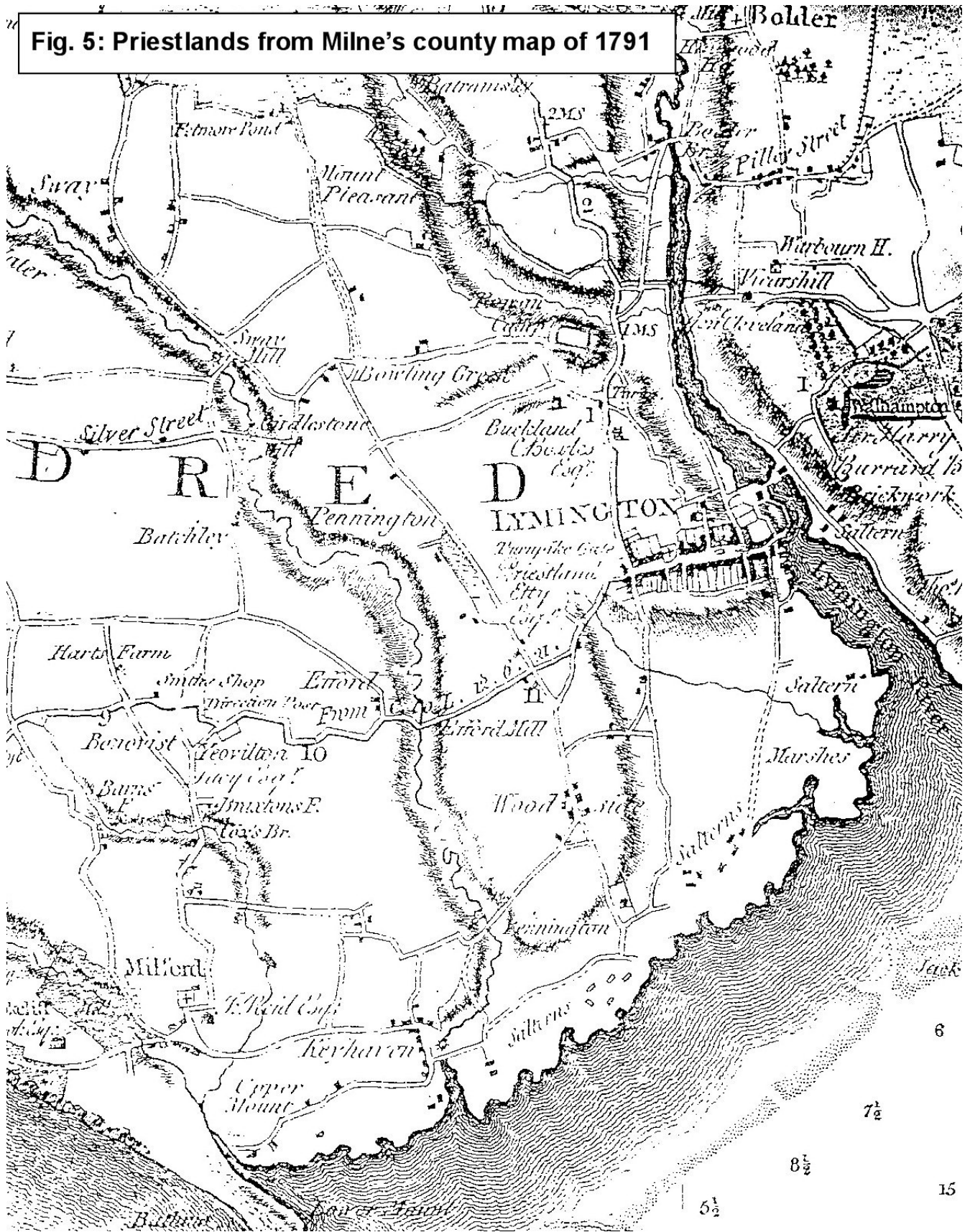
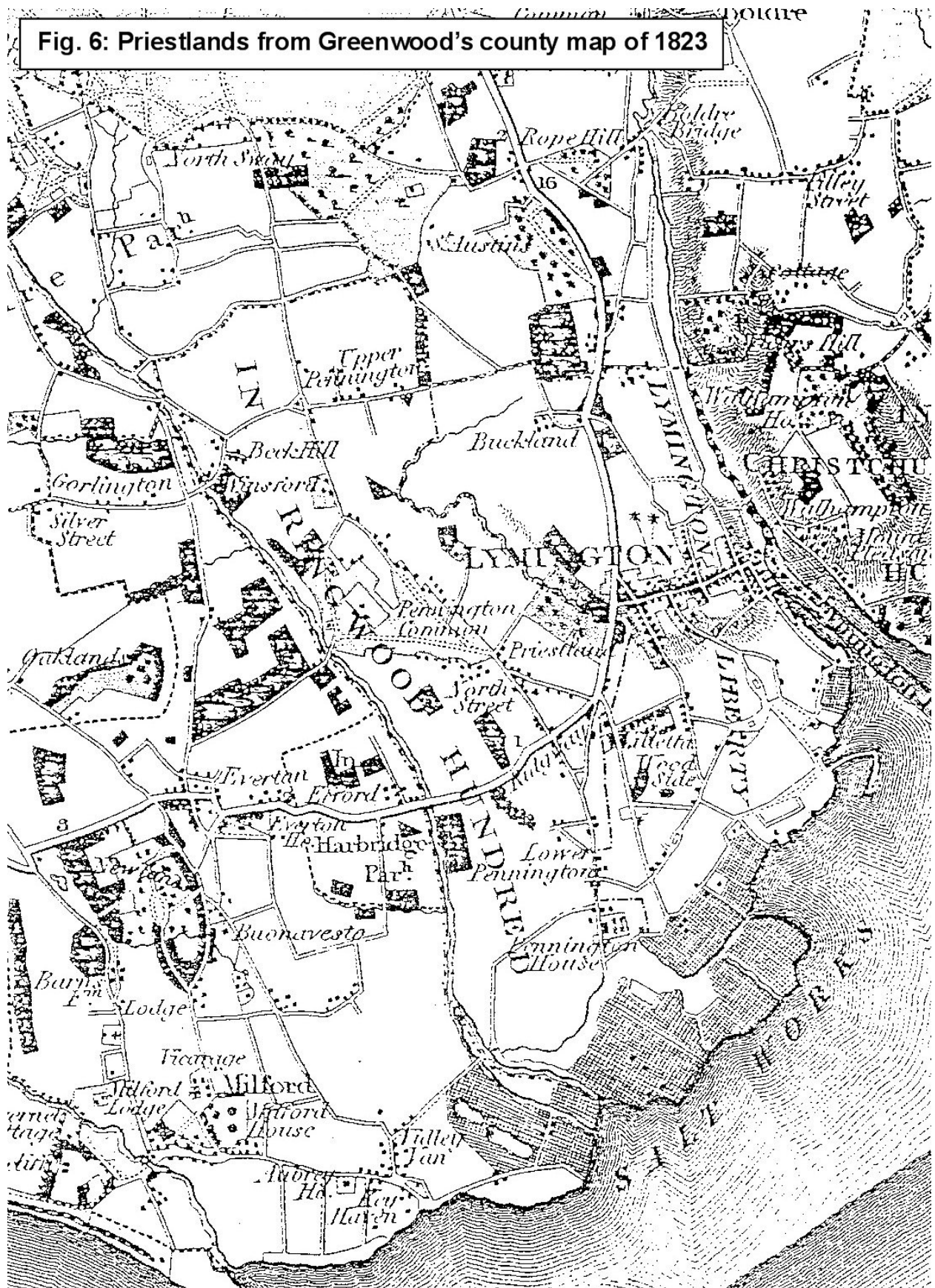
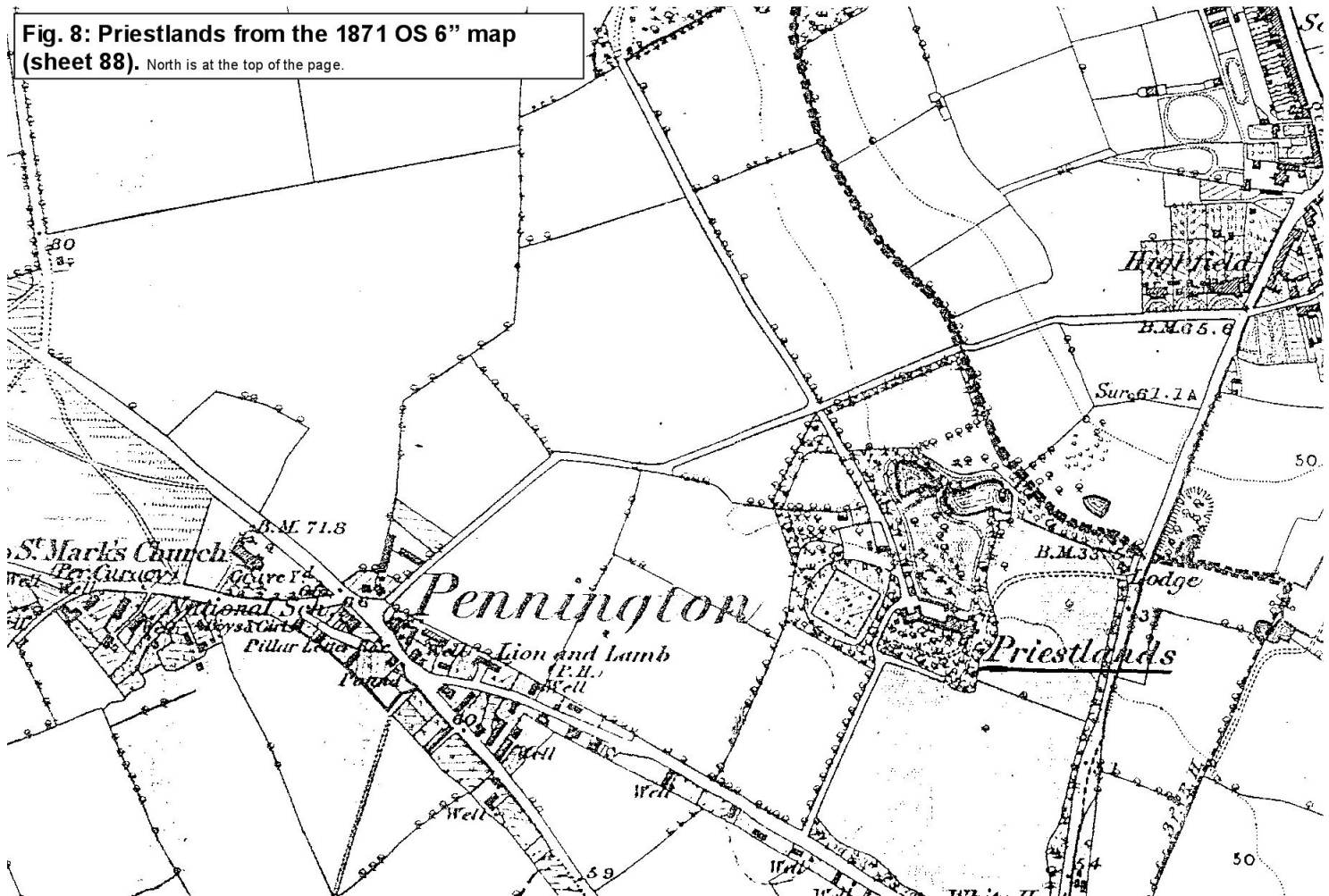


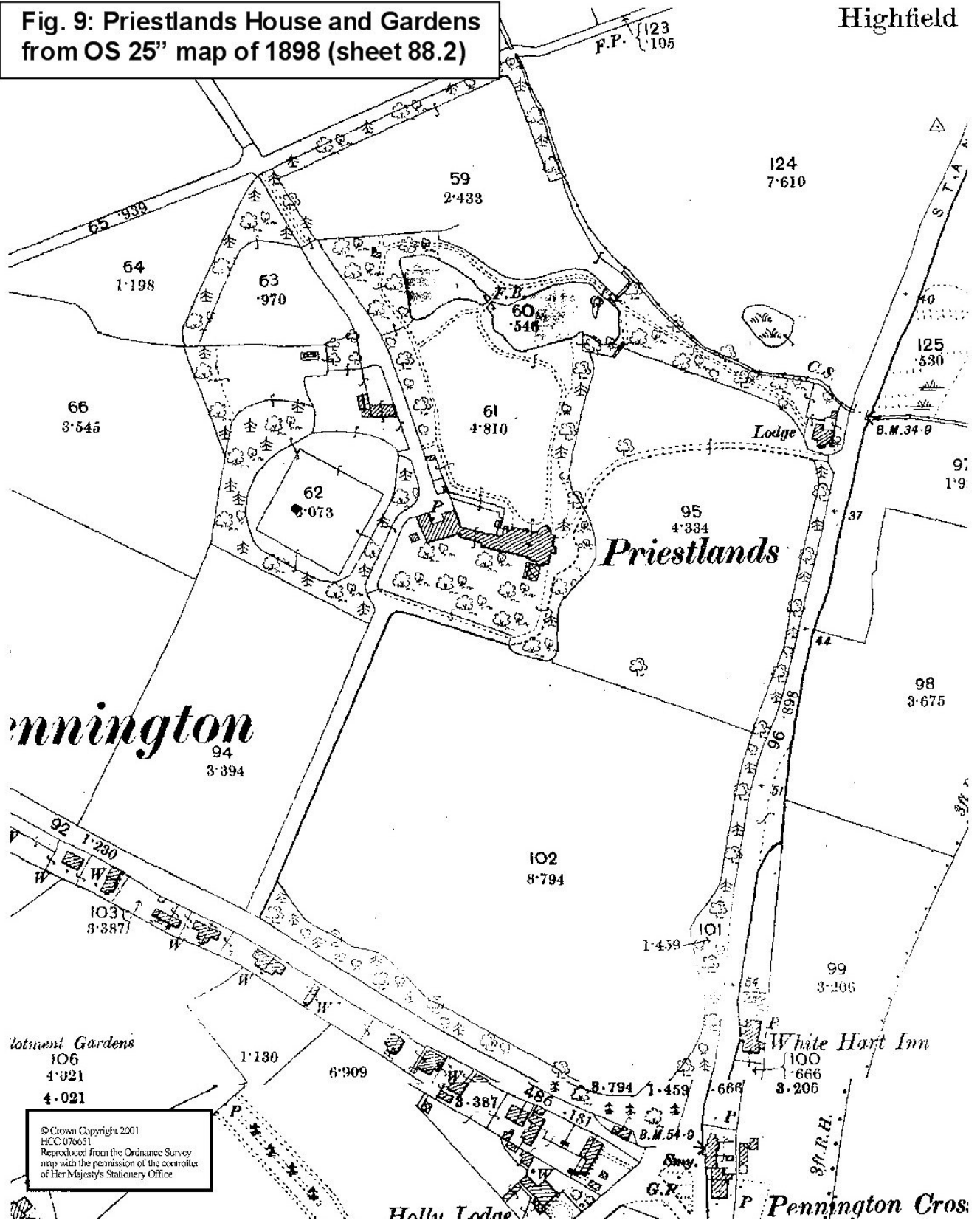
Fig. 6: Priestlands from Greenwood's county map of 1823







**Fig. 9: Priestlands House and Gardens
from OS 25" map of 1898 (sheet 88.2)**



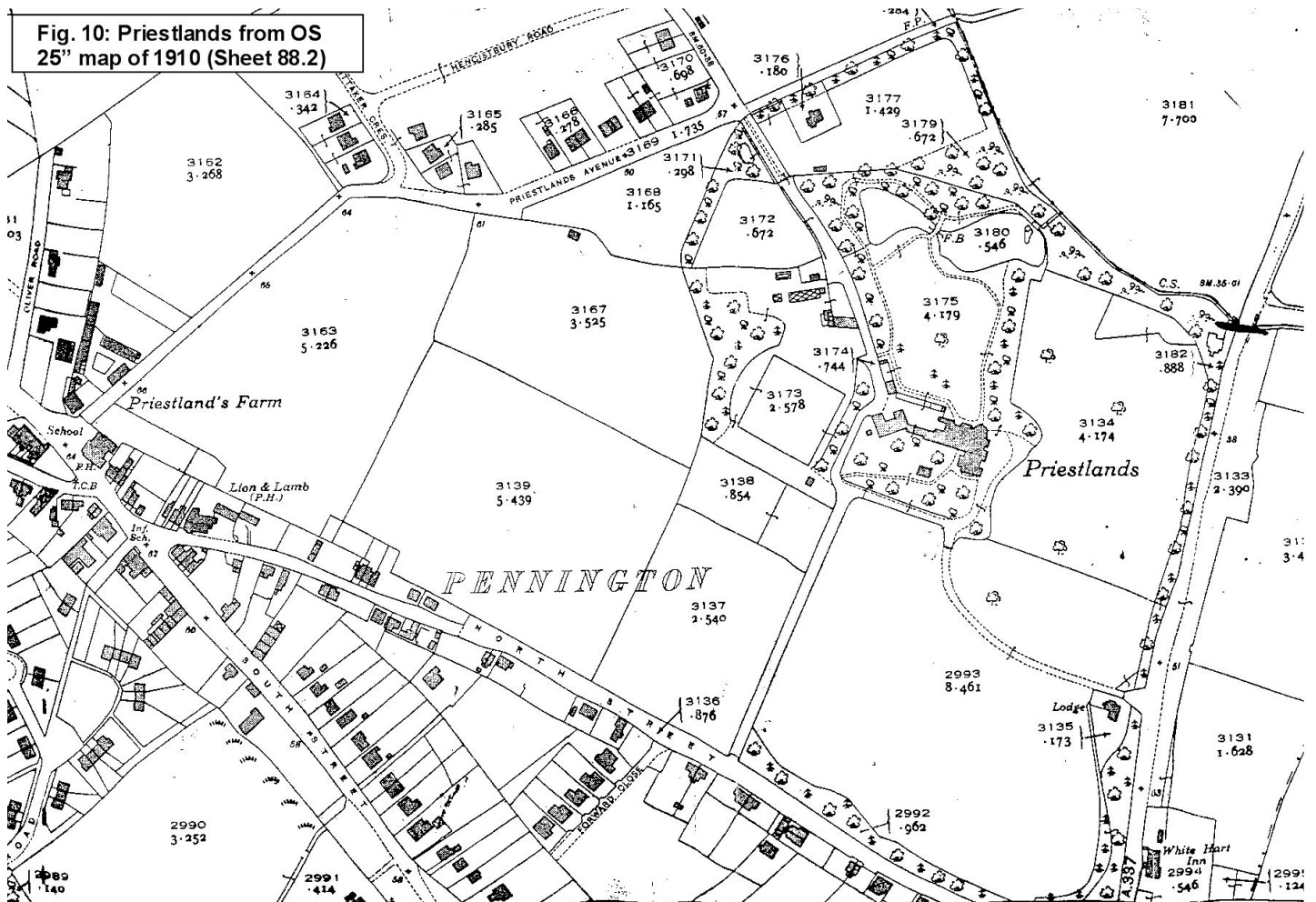
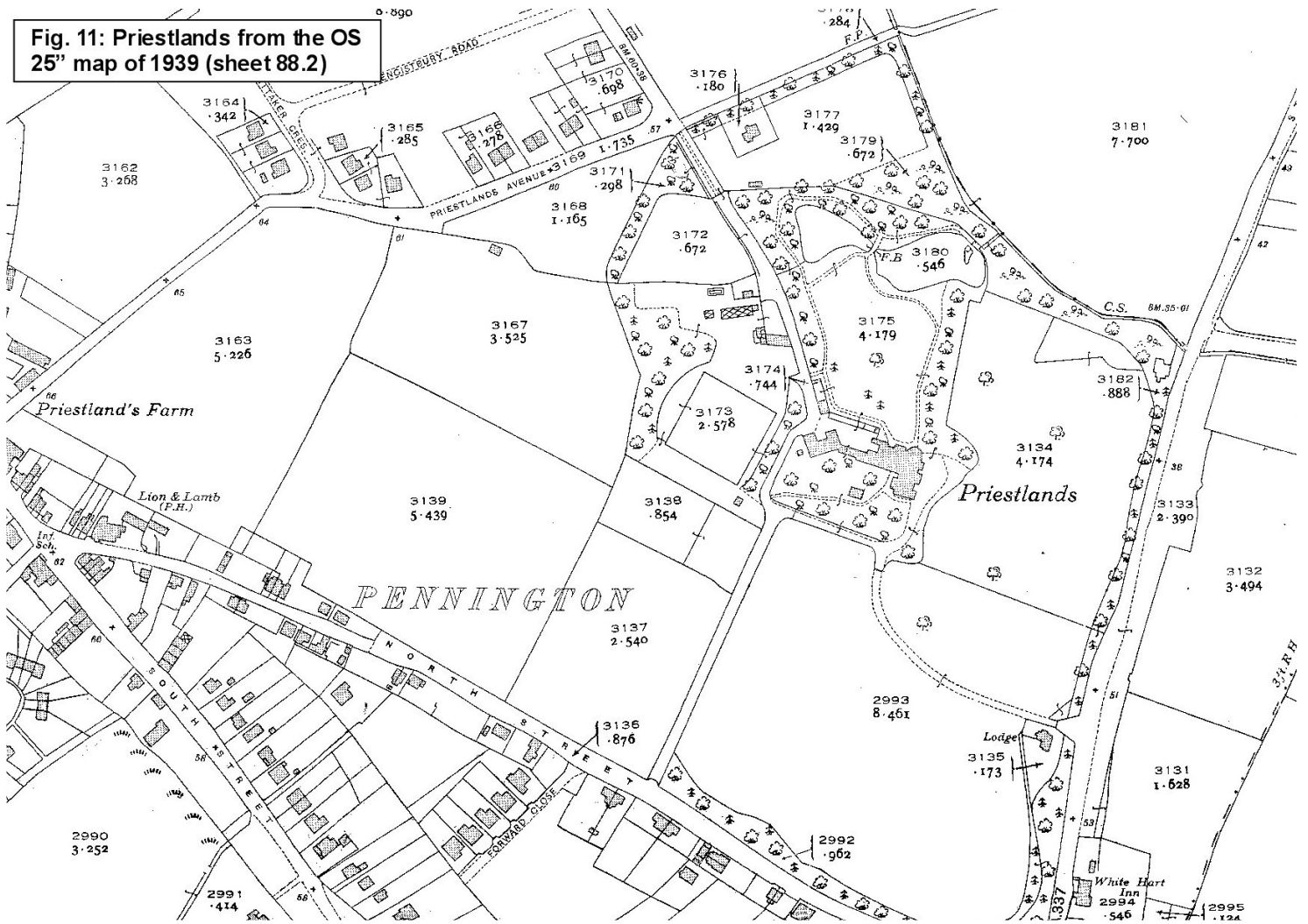


Fig. 11: Priestlands from the OS 25" map of 1939 (sheet 88.2)





Front cover: Priestlands House from the north showing specimen trees in remains of parkland setting on left and garden wall on right.
Rear cover: approach road from north now pedestrian access only, with stable block at end.