

This is a draft text, it does not yet contain the final maps and photographs.

Part 1: Introduction

In accordance with the Planning Listed Buildings and Conservation Areas Act 1990, for each Conservation Area in the New Forest National Park, a Character Appraisal is prepared in accordance with guidelines produced by English Heritage and Central Government.

This Character Appraisal should be read in conjunction with policies in the 'History and Archaeology' chapter of the New Forest District Council Local Plan (First Alteration), adopted in August 2005. The appraisal has been produced to inform the designation of a Conservation Area covering an element of the northern part of the central area of the New Forest National Park. The appraisal will be used to guide future development within the Conservation Area.

We would welcome comments on this document from anyone with an interest in any part of the National Park covered by the Conservation Area.

Part 2: Background

1. Conservation Areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance¹”. Conservation Areas were introduced in the late 1960s² as part of a wider recognition of the contribution made by areas of distinctive character. Although the merits of individual buildings had been recognised for many years, through the listing process, the value of good quality historic areas had not been formally acknowledged until that time.
2. The purpose of this document is to assess whether or not the area justifies designation as a Conservation Area and if so, whether the boundaries are logical and can be defended on appeal.
3. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that defines an area’s special interest. It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying Conservation Areas. Our experience of a historic area depends on much more than the quality of individual buildings, but on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; an appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation Area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of the built environment in its broadest sense as well as the protection of individual buildings.
4. The Authority has a duty to ensure that the character of the Conservation Area is preserved or enhanced – particularly when considering applications for development.
5. In order to do this, it is important to understand what it is that gives the area its distinct and unique character. This character is derived from a number of factors including its historic development, landscape and topography, the style, type and form of the buildings, spaces between buildings, materials, textures, colours, detailing and less tangible aspects such as sounds and smells which can contribute to the special character of the area.
6. Local authorities are now encouraged to prepare Character Appraisals for their Conservation Areas to identify these special qualities and to highlight features of particular significance. By establishing what makes the Conservation Area special, the reasons for designation become clearer to those who live, work or propose to carry out development within it. The appraisal is intended as an overview, providing the framework within which individual planning applications can be assessed.

¹ Under the Planning (Listed Buildings and Conservation Areas) Act 1990

² Under the Civic Amenities Act 1967

7. When determining applications, the planning authority considers factors such as size, scale, materials and design in order to assess the likely impact of the proposed development on the character of the Conservation Area. The New Forest District Local Plan includes policies on the design and conservation of the Cultural Heritage which are also used to guide individual planning applications. The Character Appraisal has been written to work in conjunction with Local Plan policies. The appraisal includes text, an appraisal map, and photographs, to pick out those features which contribute to the special character of the Conservation Area. It is not realistic to refer to every building or feature within the Conservation Area – but the omission of any part does not mean that it is without significance.

Part 3: Forest Central North Conservation Area

Context

1. The Area under review falls mainly within the parish of Bramshaw and small areas of Copythorne and Minstead Parishes and does not contain any previously designated Conservation Areas.

Location, Setting and Population

2. The Conservation Area contains the settlements of Newbridge, Brook, Brook Hill, Bramshaw, Lower Canterton, Furzley and Cadnam. Also within the area is the parkland of the Warren House Estate. The area lies to the north of the A31, south of Wellow and Landford.
3. The population of the parish of Bramshaw is 705, and that of Minstead, 618 and Copythorne, 2626 (Hampshire County Council's Small Area Population Forecasts). The economy was formerly based on farming, commoners' grazing, one major estate and the supporting rural industry, such as blacksmiths, farriers and carriers (cart owners). Today, the area is less reliant on agriculture, with a number of people out-commuting to major centres such as Southampton and with a seasonal emphasis on tourism and leisure, including golf.
4. The area offers a restricted range of community facilities, including: a village hall, public houses, churches and a village shop.

Topography and Landscape

5. The Conservation Area is mainly surrounded by commons, heathland and forest. To the north lies Plaitford Common, West Wellow Common, Landford Common, Canada Common and the late 19th and 20th century common land encroachments of Landford, Nomansland and Canada. To the east are Half-Moon Common, Copythorne Common and the village of Cadnam. To the south Bignell Wood and Castle Malwood Walk. To the west Bramshaw Wood, Broom Hill, Brook Common and King's Garn Gutter Inclosure.
6. The New Forest has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The Conservation Area lies towards the centre of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects a thousand years of encroachment and agricultural exploitation of the forest edge.
7. The land rises to the north of the area with Bramshaw Church on Judd's Hill at its highest point. There are several small streams draining the area which contains a mosaic of small fields and copses. A network of narrow lanes with small "greens" and residual commons intersect the area. The main through route is the B3079 running north south, linking the A36 to the north of the area with the A31 to the south.
8. The area is made up of several former medieval manors, the largest being The Warren's Estate with Warren's House and Park at its heart. The remaining arable

land and pasture, comprises a series of small scattered farms and some small-holdings.

Historic Development of the Landscape

9. Documentary evidence would suggest that Bramshaw, Canterton and Cadnam were already under cultivation or pasture with dispersed settlements at the time of the Norman Conquest.
10. The formation of the Royal Forest, through the enlargement of a pre-existing Saxon Royal hunting ground, in the 1070s, affected the settlements and land usage in the area and parts of Canterton came under forest law. However, in the 13th and 14th centuries the lands on the margin of the forest seem to have become more managed for pasture and agriculture, within the limits of the forest law, with the development of small estates and manors.
11. In the later medieval and post medieval periods, encroachment on the edge of the commons continued with the formation of small paddocks and associated cottages; for example Penn Farm, the area between Penn Common and West Wellow Common and the area which is now Newbridge.
12. In the 17th, 18th and 19th centuries, dwellings were constructed along the main north south route between the existing farms and there was also some encroachment onto the small “greens” and along the edge of the Commons. In the late 19th and early 20th centuries there was a flurry of development which became Newbridge and there was also development to the north of Furzley Common and the southern edge of Penn Common.
13. The more productive agricultural land saw improvements from the 17th century onwards with better land management. These areas tended to be wealthier than the forest edge settlements and, in the 18th century, there was the development of country houses and formal parkland, such as Warren’s. This gentrification of the landscape continued into the 19th and early 20th centuries with the building of other houses, such as Fountain Court and the present Canterton Manor.
14. A feature of this area is the small isolated implement sheds which are 18th or 19th century encroachments onto the wide verges or “green” areas.

History of the Settlements within the Conservation Area

15. Each of the settlements within the Conservation Area has historically developed in a manner relating to the location of that particular settlement:
 - BRAMSHAW. This place name is referred to in 1086 as “*Brammesage*”; in 1158 as “*Bremascaue*”; in 1186 as “*Brumesaghe*” and in 1272 as “*Brambelshagh*”. The 13th century form of the place name would suggest that it is derived from the old English “*Brēmelsceaga*” meaning ‘*bramble – bush wood*’ or ‘*bramble strip of wood*’. A document of 1595 refers to an area in the manor as “*Bramblehill*”. Bramshaw is formed from a number of medieval land holdings which constitute the core of the settlement. Until the middle of the 19th century,

the County boundary between Wiltshire and Hampshire, ran through the Bramshaw area.

- BROOK. This place name is first referred to in a document of 1362. The name is probably derived from the old English “*brōc*” meaning ‘stream’ or ‘streamside water meadow’.
- CANTERTON. This place name is referred to in 1086 as “*Cantortun*”; in 1212 as “*Kantarton*” and in 1227 as “*Canterton*”. The place name is derived from the old English “*Cantwaratūn*” meaning ‘farm of the Kentish men’.
- PENN FARM. First appears in a document of 1272 and would appear to be an encroachment into the medieval Penn Common.
- WARRENS. This area would originally appear to have been a freehold parcel of land belonging to the medieval Manor of Bramshaw, otherwise known as ‘Moore Close’ and its current name was taken from the “*Warren Family*” who held the land in the 17th century, the name was first mentioned in a document of 1639. In 1798 the manor was purchased by the Eyre Family who still hold it today.
- BIRCHENWOOD. This area of land was originally associated with the Manor of Bramshaw (Moore Close) in the 16th century, but was sold off in 1588. It was probably a manor in its own right at the time of Domesday, but was not termed as a manor in later documentation until the 18th century. At the end of the 18th century, Birchenwood was sold to the Eyre Family and became part of the Warren’s estate.
- NEWBRIDGE. This settlement appears to have developed adjacent to a small parcel of meadowland. This was situated along side the river and was enclosed in the early medieval period. In addition, encroachment continued into the late medieval period, into adjacent woodland. This was used for agricultural purposes and then expanded further in the 19th century, possibly due to the enclosure of the common lands in Eling Parish. Only one building appears to pre-date the late 19th century and this is an isolated farmhouse. Otherwise, the built development began mainly in the early 20th century, with later 20th century development, interspersed. This development occurred in a linear manner at the northernmost and southernmost ends of the character area.
- CADNAM. This place name is first referred to in 1272 and 1280 as “*Cadenham*”. The name derived from the Old English “*Cada’s Estate*” or an area of ‘hemmed-in land’. The Manor of Cadname was an estate held by Amesbury Priory in medieval times and extended north to Storms Farm, to the old County boundary in the west and to Newbridge in the east.

Areas of Archaeological Potential

16. Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. However, the historically diverse nature of settlement within the Conservation Area makes it difficult to define specific

areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.

17. The traditional interpretation of the historic landscape is that in the Bronze Age, large areas of primeval forest were cleared, exposing the poor soils of the forest to erosion and this has given rise to the large areas of heathland. The better soils in the river valleys and in the areas of clay, were more able to support cultivation and good pasture lands.
18. The creation of the Royal Forest in the 11th century further restricted land use and settlement patterns in parts of the Conservation Area. It was only in the later medieval period that land on the fringes of the heathland began to be settled and exploited and surviving buildings in these areas today are mainly of 18th and 19th century in date. Over the last one hundred years, plots of land within these dispersed settlements have been developed and may well have wiped out any surviving archaeology, which could have thrown light on the former land usage. Therefore, any undisturbed plots within settlement areas, or land undisturbed by modern agriculture, may have archaeological potential.
19. Of particular archaeological potential is the area immediately surrounding the Church and the Vicarage at Bramshaw. Churches are quite often a focal point for the development of settlements in the earlier medieval period, although in this particular case there is no surface evidence in the form of earthworks or house platforms etc. Other areas of potential are focused on the small greens such as that adjacent to Blood Oaks and Parsonage Farm and Stocks Cross Green. The remaining historic settlement pattern appears to be one of dispersed farmsteads and manorial holdings.
20. Cadnam also has significant archaeological potential, as it is the focal point of five Roman Roads, coming to a junction near the present day White Hart PH, and two coin hoards, pottery, nails and a lead coffin indicate early settlement in this area. In addition, the field patterns in the Cadnam area are particularly important as they suggest early medieval settlement and land usage.
21. Archaeological remains of any period could be found within the Conservation Area and any proposals to carry out works, which include ground disturbance, are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4: An Appraisal of the Conservation Area

Key Characteristics of the Conservation Area

- Lies within the New Forest.
- Consists of a small number of historic settlements which developed around a series of Medieval Manors within the Forest.
- The majority of the historic development is one plot deep and is formed of either linear ribbon development along roadsides or isolated farmsteads.
- More modern development has consolidated areas of ribbon development
- Most buildings are in residential use, many with supporting agricultural or equestrian outbuildings.
- A small number of higher status properties are dotted around the area and were often the original farmhouses.
- One large country estate remains with associated parkland.
- There are several later small country houses with associated gardens and parkland.
- There are 30 listed buildings or structures within the Conservation Area boundary, of which the Warren's House and the Church of St Peter are listed Grade II*. The remainder are listed Grade II.
- Of the listed structures, a number include estate cottages, farm houses and farm buildings.
- 116 buildings have been identified as being of local, vernacular or cultural interest within the Conservation Area boundary.
- The majority of older houses were originally small and of two storeys in scale, but many have been altered and extended or amalgamated.
- A small number of residential dwellings are converted agricultural buildings, which originally served the farms throughout the area; however, there are a number of unconverted important agricultural buildings surviving within the Conservation Area.
- A small number of 16th and 17th century buildings have timber-frame origins.
- The majority of cottages and small houses date from the late 18th and early 19th century and are generally of brick and slate in construction, facing onto the adjacent road.
- A small number of buildings and their plots represent historic forest encroachment.
- Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or simple low timber post fencing.
- Major key buildings: Marsh Farmhouse, Wittensford Cottage, Storm's Farmhouse, Canterton Manor, Canterton Manor Farm, Keeper's Cottage, Old Sir Walter Tyrell,

Skers Farmhouse, Warren's House and associated Gate Lodges, The Bell Inn, The Green Dragon Public House, Brook Cottage, Brook Green Cottage, Burnford House, Consort Cottage, Memorial Cottages, Fountain Court and associated Gate Lodges, Church of St Peter, The Old Vicarage, Lower Barford Farm, Oak Cottage, Upper Barford Farm, and Forester's Cottage.

- Other key manmade features: Banked enclosures, implement sheds at the side of the road, Parish boundary marker and Wittensford Bridge.
1. In the appraisal below, the Forest Central North Conservation Area is divided into 10 character areas and these are described separately:
 - A. Newbridge
 - B. Cadnam Green
 - C. Manor Farm and neighbouring dispersed farms
 - D. Canterton
 - E. The Warren's House and Park
 - F. Brook, Brook Hill, Stocks Cross and Bramshaw
 - G. Bramshaw Church and dispersed agricultural settlement
 - H. Penn Common and Furzley
 - I. Forest encroachment
 - J. Cadnam
 2. The quality of their buildings, landscape and setting are considered together.

A. Newbridge

3. This character area is formed by the strip of linear development along Newbridge Road, stretching from the A31 in the south through to Newbridge Farm in the north, and a large area of irregular field systems running to the southwest.
4. The character area is the easternmost within the Conservation Area and is boarded by Cadnam Green (character area B) to the west. To the north west, outside of the Conservation Area boundary, is Cadnam Common and Furzey Common and, to the north, Half Moon Common and a large wooded area. To the east lies a further large wooded area. The route of the M27 bisects the lower portion of the character area, but the original route of Newbridge Road runs beneath the newer major road, thereby retaining the connection with the upper part of the character area.
5. The character area represents a late medieval arable encroachment into Cadnam Common, with a small area of encroachment west of Newbridge Farm. The area is formed of a mosaic of irregular medieval field systems with boundary hedges. The linear built settlement pattern developed predominantly in the late 19th century and early 20th century, with a mixture of building sizes and designs in irregularly shaped plots.
6. There appears to be only one more historic dwelling in the area, at Robinsbrook Farm. The general development at Newbridge dates from the late Victorian era, with further building continuing into Edwardian times. These buildings are predominantly constructed of brick with slate roofs.
7. Isolated development, following the linear settlement pattern, continued between the wars and into the mid to late 20th century. The later development respects the earlier linear settlement pattern, with buildings generally set back from, but facing the road, but is usually inappropriately architecturally detailed.
8. Views into and out of the character area are generally restricted at 'eye-level' throughout the length of the linear development by the treed and hedged road edges. Occasional more long-distance views are gained out of the character area to the east of Newbridge Farm and to the west of the northern part of Newbridge Road. In addition, wide views are gained into the character area across the southernmost fields from the raised embankment of the M27, which forms the southern boundary of the Conservation Area.
9. There are no large areas of woodland or copses within the character area, with trees confined to the edge of the Robinsbrook watercourse, which runs the length of the character area, or to individual specimens along the roadside.
10. In areas, a strong ditched and banked boundary feature still survives, identifying the original medieval boundaries of the encroachment into Cadnam Common, as well as the boundaries of the later encroachment west of Newbridge Farm.
11. There are no listed buildings within the character area, but 19 unlisted buildings have been identified as being of local, vernacular or cultural interest, the majority of which date from the late 19th century and early 20th century. These buildings enhance the character area in which they are located and represent good local vernacular

detailing and reflect the cultural history of the area. They are generally located within small groups throughout the linear built development.

12. Brook Cottage, Glendale, Heatherlies, Oaklee, Petherton and Violet Cottage are all of a similar simple original design of two storeys with a central doorway and porch, vertical sliding sash windows either side of the door at ground and first floor, and a gabled slate roof with end chimney stacks. The buildings are all early 20th century, with some bearing dates, ranging between 1908 and 1914. They may well have all been constructed by the same builder over this relatively short period of time. It is important that most of these buildings have retained their original simple plan-form and appearance, as well as original detailing such as slate roofs and timber vertical sliding sash windows.
13. In contrast, Robinsbrook Farm and outbuildings are probably the earliest buildings in this character area. The farmhouse appears to have origins in the 18th century, demonstrating detailing such as decorative blue headers and timber vertical sliding sash window frames flush with the front façade. This dwelling is set back from the road and isolated within the character area on the western side of the Newbridge Road at this point. It retains its traditional setting of associated simple single storey utilitarian brick and tile outbuildings on the road frontage and remains surrounded by farmland.

Key Characteristics

- Medieval encroachment into Cadnam Common.
- Linear development focussed on Newbridge Road.
- Common land to the northwest and north, woodland to the north and east.
- Mosaic of irregularly shaped medieval fields.
- Hedged boundaries.
- Strong ditch and bank boundary to the edge of the character area survives in places.
- Individual specimen trees or trees concentrated along watercourse edge or along the roadside
- Generally restricted views out of the character area at 'eye-level'.
- Occasional longer distance views.
- No listed buildings.
- A number of buildings of local, vernacular and cultural interest dating from the late 19th or early 20th centuries and one farm complex dating from the 18th century.
- Some inappropriately detailed later 20th century development.

B. Cadnam Green

14. This linear character area is formed by Cadnam Green, an area of encroachment onto common land on either side of Cadnam Lane, stretching from a funnel onto Cadnam Common in the north, down to the vicinity of Cadenham Farm in the southwest. The area is boarded by Newbridge (character area A) to the east and south; the more arable character of Manor Farm and neighbouring dispersed farms (character area C) to the west; and Cadnam Common, outside of the Conservation Area to the north.
15. Cadnam Green appears to act as a holding area for animals with a narrowing of the character area to the north, prior to a funnelling onto Cadnam Common.

16. The built development is limited to an isolated dwelling and farm within the northern part and the buildings comprising Marsh Farm, Cadenham Farm and Cadenham Court & Grange in the south. A small area of irregularly shaped fields helps to create the pinch point at the northern end of the open green in the vicinity of Withers Farm. This built development dates from the late 18th century through to the early 20th century. There is no modern residential development in the character area.
17. Views out of this character area are generally restricted by the hedged and treed boundaries to the Green, with more extensive views out over Cadnam Common to the north. However, extensive views are afforded through the length of the linear Green and narrower lane area to the north, prior to reaching Cadnam Common. Several larger specimen trees are located within the open Green area and on the edges within the hedgerows. The wide verge areas to the lane above the Green are a particular feature.
18. There are no listed buildings within this area, but five un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from an 18th century farmhouse to a small timber implement shed within the common land area. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the Area.
19. Marsh Farmhouse is probably the earliest building in this character area. Similarly to Robinsbrook Farmhouse, in character area A, the dwelling appears to have origins in the 18th century, demonstrating detailing such as decorative blue headers and timber vertical sliding sash window frames flush with the front façade, and has a hipped plain tile roof. This dwelling is set back from the road and isolated within the character area on the south eastern side of Cadnam Green.
20. Bibury Villa is located at the northern end of the open area of Cadnam Green in a prominent position in views when travelling north and provides an 'end stop' to the Green. The dwelling dates from 1914 and is typical in detailing of many buildings of the era, being of symmetrical façade, brick built with a slate roof and end chimney stacks. Unfortunately, some original detailing has been lost, such as the original timber vertical sliding sash windows, but a traditional hedged boundary to the Green and road exists.
21. In contrast to Bibury Villa, Cadenham Court & Grange is a substantial building of the Edwardian period, located off the southern end of Cadnam Green, set back from the road within substantial grounds. It is an example of a higher status building of this period.
22. As important as the preceding unlisted buildings, is the small timber implement shed located at the southern end of Cadnam Green. This is typical of such small utilitarian buildings which often encroach onto the edge of such common land areas or the wider verges throughout the New Forest and can be found in various parts of the Conservation Area. This is an important survival and retention of such simple buildings in these traditional locations is key to the intrinsic character and cultural history of the Conservation Area.

Key Characteristics

- Large area of linear common land encroachment.
- Holding area for animals and funnel onto Cadnam Common.
- Two farms.
- A few isolated buildings.
- No listed buildings.
- Five buildings of local, vernacular and cultural interest.
- No modern development.
- Views through length of area.
- Individual specimen trees.
- Hedges to edge of green generally restrict views out of the area.

C. Manor Farm and neighbouring dispersed farms

23. This character area is formed of an open undulating arable landscape of medieval and 18th century field systems, with wooded areas dotted throughout. The area is characterised by very little built development, which is confined to the isolated farmsteads and any associated ancillary buildings and cottages.

24. Cadnam Green (character area B) lies along the western edge; the Warren's House Estate (character area E) to the northwest; the village of Brook (in character area F) to the west; and part of Lower Canterton (character area D) to the southwest. To the southeast, is the bottom element of character area A and the village of Cadnam, below the M27. Cadnam Common lies outside of the Conservation Area to the north, and Bignell Wood and the M27 to the south and southeast.

25. This character area developed around the medieval Manor site in the centre, now occupied by Manor Farm, and the five outlying farms. There is a strong funnel feature onto Cadnam Common in the north, adjacent to Storm's Farm. In addition, the medieval field boundaries survive particularly well, further demonstrating the development of the manor.

26. The area is traversed by a more major road, running east west, along the southernmost part, along with a small number of narrow country lanes. The lanes typically have hedged and treed boundaries, but the undulating land often affords longer distance views across the surrounding fields and on occasion, across the wider landscape.

27. The built development mostly comprises the farm buildings associated with the six farms in the area and with the earliest examples dating from the 17th century, but the majority of buildings appearing to have late 18th century origins. 19th century farm cottages were constructed to serve the agricultural economy and several examples remain. The ancillary farm buildings, such as barns and granaries, generally date from the 18th century, with an interesting complex of late 19th century buildings at Warren's Farm. Several isolated 19th century dwellings are located around Wittensford, a historic crossing of the watercourse at this point. There has been little 20th century development in the character area, however, where this has taken place, it has generally been sympathetic to the local vernacular character and detailing of the more historic buildings in the area.

28. There are two Grade II listed buildings within the character area – Birchenwood Farmhouse and the adjacent barn.
29. The farmhouse dates from the early to mid 19th century and is constructed of brickwork in a chequer work pattern and has a slate roof. It is a substantial two storey building with a gabled porch and has segmental head casement windows, all of which are traditionally leaded. The adjacent barn dates from the early 19th century and is timber-framed, supported on 18 staddle stones and has been reclad in corrugated iron.
30. In addition, fourteen un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century or earlier farmhouses, to 19th century farm workers cottages and a good example of a new modern dwelling. These buildings are scattered throughout the character area and are generally located alongside or set back from and facing the adjacent road. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area.
31. Ashton Cottage, Cadnam Cottages and Copse Close Cottage are all examples of traditional workers cottage style buildings, dating from the early 19th century through to the late 20th century. What is significant is that this type and size of simply designed dwelling is practical and locally distinctive to the New Forest area and shows that the cultural traditions of the character area are continuing into the present day.
32. Five further unlisted farm complexes are located within this character area. Of particular note are Home Farmhouse, Manor Farmhouse, Springer's Farm and Storm's Farmhouse. Manor Farmhouse is located on the original manor site within the area and is a substantial two storey early 19th century brick building, set back from the road. In contrast, Springer's Farm and Storm's Farmhouse appear to have earlier origins, perhaps in the late 17th century or early 18th century. These two latter buildings were high status buildings of their time, and are of two storey brick construction of three bays in length with a slate roof over. Both buildings are set back from, but face onto the adjacent road, with Storm's Farmhouse located at the end of a narrow lane on the forest edge, adjacent to a traditional funnel onto Cadnam Common. Home Farmhouse is a mid 19th century building and, unusually for this area, is fully tile hung. The lattice cast iron casement windows are also another particularly notable feature of this dwelling.
33. In addition to the farmhouses, there are also examples of good associated traditional farm buildings. At Springer's Farm, a small range of out buildings lies at right angles to the road, forming a traditional farmyard setting in front of the farmhouse. The Home Farm agricultural buildings are an important surviving 19th century estate farm complex, but have unfortunately suffered from inappropriate alteration in areas.
34. In the southern part of the character area is Wittensford Cottage. This is a late 19th century estate cottage, facing onto the river crossing and associated bridge. The building is of a typical t-shaped plan form, with a central two storey gabled element and two single storey wings. It is unusual in that the roof is covered with timber shingles, which is a rare use of material such as within this Conservation Area.

Key Characteristics

- Medieval Manor site in centre of area.
- Outlying farms.
- Mosaic of small irregularly shaped medieval field systems.
- Undulating landscape.
- Copse and woodlands.
- Strong hedge boundaries.
- Individual tree specimens.
- Views through and out of character area.
- Funnel onto Cadnam Common in the north.
- Two listed buildings.
- Fourteen buildings of local, vernacular and cultural interest.
- Very little modern development.

D. Canterton

35. This character area was originally an Anglo Saxon 'Assart', an enclosed piece of land for agricultural use, and later became a medieval vaccary (an area of land managed for the crown and grazed by cattle). Canterton is mentioned in the Domesday Book in 1086.
36. The character area is boarded by the village of Brook (character area F) in the north and the arable and wooded land of character area C in the northeast. Otherwise, this character area is surrounded by the forest edge, comprising woodland, woodland pasture and part of a golf course.
37. The character of this undulating landscape within the character area is formed by significant areas of woodland running along the eastern side and through the centre. To the north of the woodland is an area of medieval field systems within which lies one historic farm. To the southwest, is another smaller area of irregular medieval field systems, within which are located two further farms.
38. The original manor site was located at the centre of the character area and is the site of Keeper's Cottage today. The present Canterton Manor is a late 19th century building located on the northern edge of the eastern wooded area. The other historic built development within the area mostly comprises smaller workers cottages, often located on the edge of the forest or common land areas.
39. There is very little modern development in this character area and this is restricted to the occasional new or replacement dwelling. Unfortunately, these more modern buildings have not generally been constructed in traditional materials and therefore, do not blend in well with the more historic elements of the character area.
40. The few roads and tracks within the area form part of the original layout of the early medieval holding with the principal house in the centre. Today, the area is only crossed by one narrow road, running generally north-south. On the western boundary is a short length of lane, terminating at Lower Canterton. An unmade historic track runs east-west through the area. Hedges line the edges of the roads and track, with specimen trees interspersed within.

41. Views into and out of the character area are generally restricted at 'eye-level' by the treed and hedged boundaries to the roads. Only mainly restricted views are gained over the forest to the east, south and west, with just the area directly below the Sir Walter Tyrell, affording wider views.
42. Specific features of this character area include the wider verges, which are a common occurrence along parts of roads and the tracks, creating a feeling of spaciousness in contrast to the other narrower parts. In addition the triangle of open common land at Canterton Green creates an important focal point.
43. There are four listed buildings within the character area, all being Grade II, including: Sker's Farm, Keeper's Cottage, Canterton Manor Farmhouse and Glen Cottage. The listed buildings are isolated from one another throughout the length of the character area.
44. Keeper's Cottage is a large higher status building, within which it is possible survives the remains of an earlier 17th century manor house. The building has been altered subsequently in the 18th, 19th and 20th centuries, but retains its historic detailing. It is located within a traditional setting, slightly set back from the road. The building is constructed of brick, with some tile hanging, has a plain tile roof and is of two storeys with a large off-centre brick chimney stack.
45. Some distance to the south, is Canterton Manor Farmhouse, which again has origins in the 17th century, with later brick and tile additions. In contrast to Keeper's Cottage, however, this building is of lower status, with the oldest part being constructed of timber-frame with brick infilling, some in a herringbone fashion, and has a thatched roof. The farmhouse is set back off the road and has associated 19th century ancillary out buildings to the south.
46. Sker's Farmhouse dates from the 18th century with later alterations. It is constructed of brick, with some tile hanging and has a plain tile roof. The farmhouse is in a prominent position on the roadside on higher ground within the character area.
47. Glen Cottage, in contrast to the preceding farm buildings, is a lower status building dating from the early 19th century. It is an unaltered example of a typical forest cottage, constructed of rendered cob, with a thatched roof and brick chimney stacks and a weather boarded lean-to. It is located in a traditionally isolated position on the forest edge.
48. In total fourteen un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 19th century agricultural buildings to late 19th century and early 20th century cottages. These unlisted buildings are mainly isolated from one another.
49. September Cottage is a traditional early 19th century thatched forest cottage. It is set back from the road at the edge of a treed inclosure, in a traditional setting. What is unusual about this building is the weather-boarding at first floor, which is an uncommon material on a dwelling within this part of the New Forest.

50. The Old Sir Walter Tyrell is a detached building facing onto the open forest edge woodland pasture in the south of the character area. This is a substantial and prominent classic 19th century building, located adjacent to the later Sir Walter Tyrell, which retains the majority of its traditional detailing, including original fenestration. It is particularly important in relation to the use of mathematical tiles, a high status building material, not commonly found in this part of the New Forest.
51. Langley Cottage, Thornlea Cottage, Three Corner Mead and Twin Oaks are all similarly designed small foresters' cottages. Thornlea Cottage is located within the wide verge adjacent to the road and the other buildings are sited facing the road, but slightly set back. Each of these buildings either face onto the woodland pasture forest edge, or onto the wide verge common land at the edge of the road – in one case, being within the verge area itself. These buildings are important unaltered examples of the small traditional 19th century brick forest cottages, which reflect the cultural history of this area.
52. Each of these very different buildings enhances the particular part of the character area in which it is located and represents good local vernacular detailing and reflects the cultural history of the area.

Key Characteristics

- Anglo Saxon assart and later a medieval vaccary.
- Medieval field systems in parts of the north and south of the area - mosaic of irregularly shaped fields.
- Narrow lanes and unmade tracks.
- Large areas of woodland.
- Hedges to roadsides and fields.
- Individual specimen trees.
- Several farms and small workers cottages.
- Woodland pasture to southeast and west.
- Wide verges.
- Triangular green of common land.
- Views through the area at places.
- Restricted views out of the area over the forest edge.
- Four listed buildings
- A number of buildings of local, vernacular and cultural interest.
- Very little modern development.

E. *The Warren's House and Park*

53. This character area is formed by the Warren's Park estate, including the house, ancillary service buildings, lodge cottages and surrounding parkland. The western part of the parkland is now the Bramshaw Golf Course. Only one narrow lane runs north-south through the area and was probably part of the original drive to the house.
54. The character area is boarded by the arable character area G to the north; Bramshaw Hill and Brook Hill to the west and Brook village to the south (character area F); and the arable character area C to the southeast. Outside of the Conservation Area, on the eastern boundary, lies Cadnam Common.

55. Views into the character area are generally restricted due to the treed and hedged boundaries to the parkland, the lane and the adjacent golf course. Views through and out of the character area are gained out to the west over parts of the parkland.
56. Particular features of this character area include the large specimen trees dotted throughout the parkland area and the existence of traditional metal estate fencing, which can still be found within the hedgerow to the edge of the lane running north-south through the area. The surviving mosaic of field boundaries helps to demonstrate the development of the medieval manor and later estate.
57. There are three listed buildings within the character area, with Warren's being Grade II* and the stable block being Grade II. Blenman's Farmhouse is also listed Grade II.
58. Warren's House is a medium-sized country house dating from 1792 and was designed by the architect J Nash. The house was later extended in a matching style and had further extensions and alterations in the 19th and 20th century. It is constructed of yellow brick, partly stuccoed, and has slate and lead roofs.
59. The stable range is located around 20m southwest of the main house. It dates from the 18th and 19th century and is constructed of rendered brick with a slate roof, with a later brick and tile roof addition. It is a single storey building with eight bays, with a two bay cottage added across one end. The bays either have 20th century garage doors, or full height doors, with the exception of one open bay forming an arched carriageway through with a gable over with loft door.
60. Blenman's Farmhouse is one of the earliest domestic buildings within the Conservation Area. It dates from the late 16th century, with alterations in the 17th and 18th centuries. It is constructed of timber-frame with brick infill, with a flint and rubble plinth to the front and has a plain tile roof with slate eaves. The large off centre chimney stack has three diamond shaped flues and windows are simple leaded casements. The house is isolated within a traditional agricultural setting on the eastern edge of the Warren's Park.
61. Five further buildings have been identified as being of local, vernacular or cultural interest. The lodge houses to the estate – Stocks Cross Lodge and Rouds Lodge - are not statutorily listed buildings, but may be considered to be curtilage listed buildings due to the ancillary nature of their historic relationship to Warren's House.
62. Stocks Cross Lodge and Rouds Lodge are two buildings associated with the Warren's Park estate. Stocks Cross Lodge is a simple single storey gate lodge building at the entrance to the drive to the main house. It is constructed of yellow brick with a recessed entrance porch supported by a single post and has a fully hipped plain clay tile roof. In contrast, Rouds Lodge is a low two storey red brick L-shaped building with fully gabled roofs and a large central chimney stack. These buildings are typical of mid 19th century ancillary country estate buildings and are important in the streetscene of Stocks Cross Green.

Key Characteristics

- Grade II* Country house and associated estate and parkland.
- Lodge houses.
- Ancillary estate buildings.

- Isolated farm to the northeast.
- Golf Course within original parkland to west.
- Copses of trees.
- Specimen trees.
- Field hedgerows.
- Estate fencing.
- Views east over parkland.
- Generally restricted views into golf course.
- Very little modern development.

F. Brook, Brook Hill, Stocks Cross and Bramshaw

63. This character area is formed by 2.5 km (1.5 miles) of linear development running north along the B3079. Five small areas of settlement are located throughout this character area at Brook, Brook Hill, Stocks Cross, Butchers Cross and Bramshaw. Within the character area is the remains of a medieval fee farm, as well as 18th century encroachments and 19th century purchased land on the edge of the Forest.
64. The character area is boarded by the arable and treed areas of character area G in the north and D in the south, and by the Golf Course within character area E in the east. To the west is forest woodland, outside of the Conservation Area boundary.
65. The settlement has developed in a dispersed linear manner alongside the main road and is sandwiched between the Warren's Park estate to the east and Bramshaw Hill to the west (now Fountain Court). Development has generally occurred from the late 18th century onwards, through into the late 20th century, with only one earlier cottage in Brook, dating from the 17th century. There is very little farmed land within this character area, compared to other parts of the Conservation Area.
66. Modern development in the character area is scattered throughout the area either between earlier buildings or as an extension of the earlier linear development – this is especially evident in the south-east spur off the main road at Brook. The design and character of the later 20th century development generally does not reflect the local distinctiveness and vernacular detailing of the wider Conservation Area.
67. Views into and out of the character area are generally restricted by the boundary trees and hedgerows to the roads and green areas, with only very few views afforded over elements of agricultural land within the north of the area. The internal green areas of common land allow shorter distance views within the character area.
68. Specific features, of this character area include the occurrence of wide verges, especially in the vicinity of the main road and the triangular open areas in the centres of areas of settlement, such as in Brook, Brook Hill, Stocks Cross and Butchers Cross. These form important and traditional focal points within these linear, dispersed settlements and also help to create a feeling of spaciousness, which is in contrast to parts of the area with particularly restricted views out.
69. There are 16 listed buildings within the character area, all of which are listed Grade II. These buildings are either located within small groups, or isolated, in plots within the north-south linear development in this character area.

70. On the western side of Brook Hill, set within extensive grounds, is Fountain Court. This is a country house dating from 1916, probably by G. Kitchen for Sir George Thursby. It replaced the original house on this site called Bramshaw Hill. It is a long asymmetrical building of a domestic revival style, constructed in painted brick, with tile hanging and some timber-framing and has a plain clay tile hipped roof. This is a substantial house within 18th and 19th century encroachment into the Forest edge, on the western side of the main road.
71. At the entrance to the two driveways to Fountain Court are North Lodge and South Lodge respectively. These lodges were originally constructed to serve Bramshaw Hill, which was demolished in the early 20th century and replaced by the 'Lutyens' style Fountain Court. The lodges both date from the 19th century and are of a similar plan form and design. North lodge is constructed of yellow brick with a slate roof and south lodge is painted brick with a slate roof. They are both of single storey in construction. South Lodge has a veranda all round, and North Lodge a front recessed bay under a roof carried on three timber posts. The roofs to both buildings are hipped all round and have chimney stacks with two diamond shaped flues.
72. Within the settlement of Brook is a small concentration of listed buildings, including: The Bell Inn, The Green Dragon, Popes, Little Popes and Wiltshire Cottage.
73. The Bell Inn and The Green Dragon Inn date from the mid and late 18th century respectively, with later alterations. The Bell Inn is the higher status of the two buildings, being a two storey brick and tiled building with an attic and cellar. In contrast, The Green Dragon is a lower status two storey painted brick building with a thatched roof. Although both buildings have later alterations and extensions, they have retained many original features and are located in prominent positions in the streetscene within the village.
74. Little Popes, Popes and Wiltshire Cottage show the development of the settlement of Brook from the 17th century to the early 19th century and demonstrate the different building styles and types of these periods. Little Popes Cottage dates from the 17th century with later alterations and is a one and a half storey building of timber frame construction with brick infill and a thatched roof. Popes Cottage, is a slightly higher status thatched building, constructed of brick, instead of timber-frame, but still has humble origins, being only one and a half storeys in height. The 19th century equivalent of these earlier 'worker's' cottages is Wiltshire Cottage, with its attached farm building. This is a two storey brick building with a plain tile roof and is particularly notable for its cast iron lozenge pane casements.
75. At Stocks Cross, a small group of listed buildings includes: Consort Cottage and Memorial Cottages. Both of these buildings date from the early to mid 19th century and between them have particularly notable architectural detailing including first floor tile hanging with bands of 'fishscale' tiles; decorative brickwork; timber and tile verandas; cast iron lattice paned casement windows; and decorative combed ridge tiles. These buildings are very good examples of unaltered estate type cottages with a distinctive style.

76. The Forge is an example of a surviving simple low-key utilitarian building within the area. The building dates from the early 19th century and is a single storey building constructed of brick with a plain tile roof. It sits end-on and adjacent to the roadside.
77. In addition, 15 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the late 19th century and early 20th century. These buildings are scattered throughout the character area and are generally located alongside roads.
78. Nos. 1 & 2 Morgan's Vale are typical examples of late 19th century, traditional small forest edge dwellings, which have been little altered. The buildings are constructed of red brick with yellow brick detailing and have slate roofs. No. 1 faces on to the road and the forest edge beyond and No. 2 is orientated end on to the road. No.2 has the date '1871' picked out in yellow brick on the gable end.
79. Brook Cottage dates from the mid 19th century and faces onto the triangle of green area on the south side of the road in the centre of Brook. The two storey building is in a typical 19th century estate style and, similar to the listed Wiltshire Cottage slightly to the east, which also has decorative lattice cast iron casement windows. Brook Cottage is a prominent building on the green, adjacent to The Green Dragon.
80. Brook Green Cottage is a substantial early 19th century two storey cob and thatched dwelling. The building faces onto the green and is prominent in the streetscene behind a traditional boundary hedge.
81. Burnford House and associated outbuildings date from the 19th century. The outbuildings have been converted into residential use, but the sympathetic manner in which this has been undertaken has allowed the retention of the traditional setting of the main house. This complex of buildings faces onto and, in some cases lies immediately adjacent to the road. The main house is separated from the road by a small front garden area behind a traditional high brick boundary wall, befitting the high status of this dwelling.
82. The Wesleyan Chapel at Bramshaw dates from 1883. It is a typical rectangular plan form 19th century chapel, constructed of brick and stone, and orientated end on to the road. There is a small pitched roof entrance porch to the gable end and arched windows throughout. This non-domestic building is another reflection of the cultural history of the area.
83. The Wheelwrights Shop at Brook Hill is an example of a typical traditional utilitarian building. It is of timber frame construction, which has been weather boarded and tiled. The building is orientated end-on to the Green, and has large full height double opening doors which open out onto the adjacent open common land area.
84. These buildings are important as most retain their original vernacular detailing and appropriately detailed fenestration. Each of these very different buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.

Key Characteristics

- Linear roadside development of around 2.5km (1.5 miles).

- Sandwiched between two large country estates (Warren's Park and Fountains Court).
- Undulating landscape.
- Five small settlements: Brook, Brook Hill, Stocks Cross and Butchers Cross and Bramshaw.
- Concentration of settlement at Stocks Cross and at Brook.
- 16 listed buildings.
- A number of buildings of local, vernacular and cultural interest.
- Wide verges and open green common land areas.
- Less predominance of agriculture than in other character areas.
- Field systems restricted to southeast and northeast of Stocks Cross.
- Hedgerows to roadsides and field boundaries.
- Large specimen trees in hedgerows and fields.
- Some inappropriate modern development.

G. *Bramshaw Church and dispersed agricultural settlement*

85. This character area is formed by dispersed farmsteads, within medieval field systems and some later larger 19th century field systems. The field systems are interspersed with blocks of woodland in the eastern part of the character area, within a large medieval inclosure. The church sits in an isolated position within a sub-oval inclosure on high ground within the westernmost corner of the character area. There is no settlement around the church or any archaeological evidence in the form of earth works to suggest a former village site. It is possible that the church was built in this position to serve a large dispersed community in the medieval period.
86. The area is boarded by Penn Common (character area H) to the northeast; the forest edge encroachment of character area I to the northwest; Warren's Park (character area E); and the village of Bramshaw (character area F) to the south. The character area is also boarded by forest edge and common, outside of the Conservation Area, at various points.
87. The area is traversed by only two roads, which are predominantly bordered by hedges and trees, with instances of wide verges, sometimes 'verging' on the size of small areas of common land. A road forms the southern boundary of the character area. The character of this undulating landscape is formed by the pattern of field systems, the more open views in the western element and the woodland copses to the eastern part.
88. Views through the area are generally restricted due to the predominantly hedged and treed boundaries to roads and fields. However, there are more long distance views from the higher ground around the church.
89. Specific features, of this character area include the occurrence of wide verges, especially in the vicinity of Bloodoaks Farm and the triangular open area at Wych Green, the latter of which also forms an important focal point. These features create a feeling of spaciousness, which is in contrast to parts of the area with narrower lanes and particularly restricted views out.

90. There are three listed buildings within the character area, the church being listed Grade II*. The Church of St Peter is located within a sub-oval enclosure on one of the highest points in the Conservation Area. The building dates from the mid 13th century, however only the west nave survives from this period. The transepts and tower date from 1828 and the chancel and vestry from the late 19th century. The building is variously constructed of rubble ironstone and flint, stone dressings, brick, flint and weatherboard, with a plain tile roof over all. The church is surrounded by a terraced churchyard, which is set some height above the adjacent road.
91. The Vicarage (Grade II) dates from around 1841 and is a high status building located adjacent to the church on this high point within the character area. It is a two storey building constructed of chequerwork brick with painted stone dressings and has a slate roof. Particularly important historical detailing includes a ridged projecting full-height porch; an archway over a canted oriel window and corner pilasters with stone capitals.
92. Upper Barford Farmhouse (Grade II) dates from the early 19th century with 20th century alterations. It is a two storey building constructed of brick, with the use of decorative blue headers and has a slate roof. The gables and the rear wing are rendered. There is a central six panel door to the front of the building with two steps up to a pedimented doorcase. The traditional multi-paned timber vertical sliding sash windows also survive. This is an example of a high quality, high status, early 19th century farmhouse, which retains historic detailing. Adjacent to the farmhouse is a substantial complex of associated 19th century brick and tiled farm buildings, which help to retain the traditional agricultural setting of the farmhouse.
93. In addition, thirteen un-listed buildings have been identified as being of local, vernacular or cultural interest. These buildings are scattered throughout the character area and are generally located alongside roads. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area. Of particular note are: Lower Barford Farm and adjacent cart hovel; Oak Cottage and Wych Cottage.
94. Lower Barford Farmhouse is a substantial double pile painted brick building with origins in the 18th century. It is located facing the road, slightly southeast of Upper Barford Farmhouse and is similar in size and scale to this adjacent listed building. Opposite Lower Barford Farmhouse is an important survival of a long, low timber cart hovel or implement shed, located within the wide verge. This grouping of buildings is important to show the agricultural cultural history of this part of the character area and is still traditionally surrounded by irregular field systems to the north and south.
95. Oak Cottage and Wych Cottage are similarly designed small foresters' cottages. Oak Cottage is located within the wide verge adjacent to the road and Wych Cottage is sited off the northern side of Wych Green, facing this open area. These buildings are important unaltered examples of the small traditional 19th century brick foresters' cottages, which reflect the cultural history of this area.

Key Characteristics

- Large medieval inclosure.

- Sub-oval enclosing the church.
- Important medieval church in prominent position on higher ground.
- Mosaic of irregular shaped small medieval field systems.
- Isolated farmsteads.
- Significant ditch and bank boundary features.
- Dispersed settlement around Wych Green.
- Wide verges.
- Built encroachment into verges and small common area.
- Triangular green.
- Large tree specimens.
- Boundary hedgerows.
- Areas of woodland.
- Very few listed buildings.
- Some buildings of local, vernacular and cultural interest.
- Very little modern development.
- Longer distance views from the church.
- Otherwise, generally short distance or restricted views, into, out of and through character area.

H. Penn Common and Furzely

96. This character area comprises the linear area of development along the southern side of Penn Common; an area of encroachment to the north of Penn Common; Penn Common itself and the hamlet of Furzley.
97. The character area is boarded by the arable and wooded landscape of character area G to the south and west. To the north, east and southeast, the character area is surrounded by Wellow, Plaitford, Half Moon and Furzley Commons, all outside the boundary of the Conservation Area.
98. The western part of the character area is formed by the early medieval inclosure around Penn Farm, for which there is documentary evidence dating back to 1272. This small inclosure is characterised by a medieval field system, with the farm buildings facing on to a triangular element of common land, along the north boundary of which runs the road. This triangle of common is an important focal point and provides panoramic views throughout this small part of the character area. To the north of the triangle of common is a later inclosure, within the main Penn Common heathland.
99. To the east of Penn Farm is a linear area of edge of common land encroachment with predominantly 19th century settlement and several more modern dwellings within individual plots. This linear area backs on to a significant area of woodland within character area G, which has a strong ditch and bank boundary. Generally restricted views are gained over Penn Common to the north, due to the vegetation on this area of heathland.
100. North of Penn Common is an area of late 18th and early 19th century encroachment which encloses the common and divorces it from the Plaitford and Wellow Commons to the north. This area is heavily treed along the majority of its boundaries, thereby restricting views out of the character area to the north. Slightly more open views are afforded across the northern edge of Penn Common. There are two funnels onto the

open heathland to the north – one at either end of this area of encroachment. A secondary element of late inclosure encroachment runs in a north-south linear manner at the eastern end of Penn Common, completing its full enclosure from the surrounding forest heathland.

101. Furzley is a small hamlet within a late medieval inclosure surrounded by woodland, woodland pasture and open heathland common land. The settlement has developed in a linear manner along Furzley Road and Black Hill Road, with a small area of secondary linear development on the western edge, facing the adjacent heathland. Views out of this part of the character area are generally restricted due to vegetation on the surrounding heathland, however, slightly more long distance views are available from the south east corner, across Furzley Common.
102. There is very little modern development in this character area other than the individual infill plots in the 19th century linear encroachment and within Furzley. These modern buildings have generally been constructed in non-traditional materials and do not blend in well with the more historic elements of the character area.
103. There are no listed buildings within the character area, however, a total of eighteen un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from a late 18th century thatched farm house and a 19th century typical end-on cob forest cottage; to Victorian and Edwardian dwellings. Of particular note are Wicksmoor Farmhouse, The Cob Cottage, Southview and Stagsbury View.
104. Wicksmoor Farmhouse is located within the northern late 18th century encroachment and is a long low one and a half storey thatched building which faces onto Penn Common. It is a typical example of a traditional late 18th century forest dwelling to serve the surrounding inclosed agricultural land.
105. The Cob Cottage in Furzley is a typical one and a half storey small 18th century forest cottage, constructed of cob with a thatched roof, and is orientated end-on to the adjacent road. It is an important relatively unaltered survival of this type of traditional New Forest building and reflects the cultural history of the area.
106. Southview and Stagsbury View are examples of early 20th century detached dwellings of a simple original design of two storeys with a central doorway and porch, vertical sliding sash windows either side of the door at ground and first floor, and a gabled slate roof with end chimney stacks. It is important that most of these buildings have retained their original simple plan-form and general appearance, along with traditional hedged boundary frontages.
107. Each of these very different buildings enhances the particular part of the character area in which it is located and represents good local vernacular detailing and reflects the cultural history of the area.

Key Characteristics

- Medieval inclosure with substantial ditch and boundary bank.
- Large enclosed area of common heathland (Penn Common).
- Two funnels on to West Wellow Common and Plaitford Common respectively.
- Late 18th and early 19th century encroachment north of Penn Common.

- 18th and 19th century forest edge encroachment strip backing on to Penn Copse.
- Heathland pasture.
- Late medieval inclosure at Furzely, facing on to open heathland.
- Buildings located in a linear manner alongside the roadside and forest edge.
- No listed buildings.
- A number of buildings of local, vernacular and cultural interest.
- Views generally restricted through the character area, due to vegetation on the heathland.
- Views into and out of the character area generally restricted due to vegetation.
- The 20th century and modern development is restricted to small infill plots.

1. Forest edge encroachment

108. This small character area is formed by late 17th century forest edge encroachment. The area is surrounded by traditional woodland pasture on the south, west and north, with character area G to the east.
109. The built development is formed by three isolated dwellings: Dazel Farmhouse; Forrester's Cottage and Cove Cottage. A small series of irregularly shaped fields lie to the west and southwest of Dazel Farmhouse and associated farm buildings. The two late 18th century cottages lie directly on the wooded forest edge at the southwest boundary of the character area. There is no modern development within this character area.
110. Views through this character area are generally restricted by the hedged and treed road boundaries, with only occasional longer distance views across the irregular fields to the southwest of Dazel Farmhouse. Field boundaries are formed by hedges, with larger areas of trees within the southern and westernmost parts of the character area.
111. Dazel Farmhouse is a grade II listed building and Cove Cottage and Forrester's Cottage have been identified as being of local historic interest.
112. Dazel Farmhouse dates from the 17th century with 18th and 19th century alterations and additions. This one and a half storey, three bay building, is constructed of timber-frame with brick infill and encasing and has a thatched roof. The building is set back from and faces onto the road, but lies at a lower level. To the west is a series of small irregularly shaped fields, which provide the traditional open agricultural setting of this building within this 17th century forest edge inclosure.
113. Forrester's Cottage appears to date from the late 17th century and is a long two storey brick building with box timber frame evident to the southeast gable end. The building faces onto the forest edge and is similar in design and detailing to other farmhouses within the Conservation Area, such as Storm's Farmhouse in character area C.
114. Adjacent to Forrester's Cottage is Cove Cottage, which actually sits within the forest, outside of the inclosure boundary. It is a typical one and a half storey 18th century forest cottage, constructed of cob with a thatched roof, and is orientated end-on to the open woodland pasture forest. It is an important relatively unaltered survival of

this type of traditional New Forest building and reflects the cultural history of the area.

Key Characteristics

- Isolated development.
- Late 18th century forest edge encroachment.
- Traditional woodland pasture setting.
- Dispersed built development.
- One listed building.
- Two buildings of local vernacular and cultural interest.
- Hedged and treed boundaries.
- No modern development.

J. Cadnam

115. This character area is formed by the historic part of the much larger settlement of Cadnam. The settlement originally developed alongside the two original east-west roads and is now bypassed, and sandwiched between, the modern A31 and M27 roads.
116. The area is boarded by the arable character areas of C and A to the north, but is separated from these by the route of the modern M27 road. The original route of Kewlake Lane still survives, passing south under the motorway and into the north of this part of Cadnam, thereby retaining a connection with the remainder of the Conservation Area to the north.
117. The settlement developed predominantly in the 19th and early 20th centuries, however, there are earlier isolated buildings with origins in the 17th and 18th centuries. The later buildings are mainly of brick with slate or tile roofs, with the earlier buildings demonstrating some surviving timber framing, as well as the use of thatch as a roofing material.
118. The later 20th century and modern development in the character area is scattered throughout the area, but the design and character of this later development generally does not reflect the local distinctiveness of this area.
119. Views into and out of the character area are generally restricted by the urban nature of the settlement, and the raised, generally treed embankment to the edge of the M27 to the north. However, wider views are gained to the south and east, across the adjacent modern road systems.
120. Boundary treatments to plots are generally of a traditional nature and are represented by hedgerows or low picket style fencing. However, a few inappropriate methods of boundary treatment are beginning to creep in to the character area. Several large specimen trees are also present within the character area along with several areas of tree/scrub to the edges of the lanes and to the north of parts of the modern A31 road. These green areas help to soften the urban nature of the character area and retain a more traditional country village feel. The green areas also help to prevent the character area taking on the appearance of the more modern surrounding over urbanised extensions to this historic village core.

121. There is one Grade II listed building within the character area. The Sir John Barleycorn Inn is of medieval origin, with the largest part of the building dating from the C18. This long, low, two storied building has been substantially renovated in the 20th century and has also been extended. The building is constructed of painted brickwork, with a hipped thatched roof and has three open brick porches with gabled thatched roofs. The building is in a prominent position at the western end of the original parallel roads through this more historic part of Cadnam. It is particularly dominant in views when entering the character area from the southwest and is also visible from the adjacent M27 to the north and the modern road system to the south.
122. In addition, 18 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from a 17th century box timber-framed dwelling; to late 19th century and early 20th century brick buildings with slate roofs. Particularly notable individual un-listed buildings include: Bramble Cottage and Bridge Cottage; Forest Syde; Coronation Villas; the Methodist Chapel; Poona Cottage; The Old Forge and The White Hart. The buildings predominantly face on to the road, with some set back within larger front garden areas.
123. Some of these unlisted buildings date from the mid to late 19th century and reflect the typical construction and period details of this era, many of which have survived intact, including window and door detailing, traditional windows and appropriate boundary treatments.
124. Also of interest are a number of late 19th century and early 20th century Victorian and Edwardian brick buildings with slate roofs. These are typical detached and semi detached dwellings of the era with symmetrical facades and gabled roofs. Many of these retain their original vernacular detailing and appropriately detailed fenestration.
125. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area.

Key Characteristics

- Irregular row settlement pattern.
- Settlement developed alongside two original east-west roads.
- Mainly 19th century development
- One listed building dating from the 18th century.
- Several buildings of local, vernacular and cultural interest – one dating from the 17th century.
- Some hedgerow boundaries.
- Several large specimen trees.
- Generally restricted views through the area due to the urban nature.
- Restricted views out of the area to the north.
- Views out over modern road systems to the south and east.
- Some inappropriate modern development.

PART 5: Materials, Textures, Colours and Detailing

Introduction

1. By necessity, builders in the past used materials which were available locally, with the earlier buildings of timber and thatch, with a few instances of cob. Most of the buildings in the Forest Central North are lower status cottages dating from the 19th century with a few higher status larger farmhouses. They display traditional construction techniques. With improved transport and more advanced manufacturing techniques, from the late 18th century and early 19th century onwards a wider choice of materials such as Welsh roof slates and local hand made bricks became available to builders.
2. Before carrying out any repairs or considering extending or altering historic buildings within the area, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important vernacular buildings.

Walls

3. There are a few examples of properties constructed using timber framing with a variety of materials used for the infill panels, including wattle and daub, and brick. There are very few examples of cob constructed buildings within the area, with Forester's Cottage being a good example of an early encroachment dwelling on the forest edge. Within the area, there is a predominance of 18th and 19th century buildings. These buildings are mainly constructed of brick with some evidence of timber framing incorporated from the core of an earlier building on the site. Bricks could be sourced locally and there is evidence for brickworks at Brook and Wellow to the north. In the early 20th century local brick yards declined and bricks were brought in from further afield.
4. Decorative tile hanging to walls also features on some of the estate cottages within the area, but this is not a prevalent material within the Conservation Area. Agricultural buildings, including isolated implement sheds, are quite often timber framed and clad with weatherboarding. Historically the boarding was square edged and usually of oak, which, over a period of time, weathered to a dark grey colour. Later in the 19th and 20th century, softwood feather edged boarding was used as a cheap replacement for the oak and was blackened with tar as a preservative. Modern repair, replacements or new build should respect the vernacular designs and traditions.

For further information see NFNPA guidance leaflets: Chalk and Clay Cob; Brickwork; Pointing; Timber Frames and Roofs; Plasters and Renders.

Roofs

5. There are several examples of thatched roofs within the area. Evidence indicates that long straw was the prevailing thatching material. Since the middle of the last century, combed wheat reed has assumed greater prominence and is now the main thatching material. The practice when re-thatching, is to spar coat a new layer of thatch onto the roof, hence in the majority of cases, the base layers are a century or

more old. This historic base layer is an invaluable archaeological resource and should not be disturbed.

6. Where thatched buildings are listed, a change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of that material and would need compelling evidence in support of such a change.
7. As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat reed on the other hand often has a block ridge (one that stands proud) which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat reed roofs.
8. The individual thatcher would often create a signature feature on the roof of a thatched building, and examples of birds are common in the area, especially pheasants and owls.
9. There are a few examples of plain clay roof tiles on 18th century buildings, but natural slate became very popular from the mid 19th century onwards due to its availability with the advent of rail transport. The earlier 18th century buildings are obvious by the use of clay tiles, with the later 19th and early 20th century buildings heavily characterised by the use of slate. Decorative ridge tiles, scallop and beaver-tail roof tiles and decorative barge boards to eaves also characterise some of the 19th century estate cottages within the area.
10. There is also some later use of concrete tiles. Unfortunately, these have a much heavier profile than the traditional clay tiles and slates that they are replacing. The concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a Conservation Area.
11. Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Of particular note are the very distinctive chimney stacks on the gate lodges to Fountain Court and the estate cottages around Stocks Cross. Chimney pots also add to the character of the roofscape and there are particularly rich and varied examples in the Conservation Area, ranging from local handmade pots, to the very distinctive Fareham pots, to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.

For further information see NFNPA guidance leaflets: Thatch and Thatching; Tile and Slate Roofing; Listed Building Exteriors.

Windows

12. Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This traditional detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.
13. The main style of traditional window in cottages are side hung, single glazed, timber casements.
14. In the late 18th and 19th century higher status buildings in the area, traditional small paned timber vertical sliding sash windows are the prevalent window style and are a demonstration of the wealth of the owners of the time. In addition, a number of the estate cottages have highly decorative small paned cast iron casement windows which are a particularly important feature in the Conservation Area.
15. The majority of the surviving traditional windows in the area are of a reasonable standard of design. Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace the traditional timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.

For further information see NFNPA guidance leaflet: Listed Building Exteriors.

Doors

16. Doors and associated architectural detailing are another important feature which often complete the 'character' of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the higher status buildings reflect the styles, periods of buildings and the social standing of the buildings.

For further information see NFNPA guidance leaflet: Listed Building Exteriors

Garden Walls, Fences and Other Means of Enclosure

17. Many historic boundaries remain within the Conservation Area, defining the original plot sizes and are natural or man made. The highly rural nature of the Area has led to little use of garden walls. However, there are examples of traditionally detailed fences, such as metal estate fencing and simple post and rail fence. The predominant means of enclosure is the use of hedges (discussed later). The surviving traditional manmade means of enclosure are important components within

the Conservation Area, due to their rarity, and have a significant contribution to the character of the area.

18. A particularly notable boundary treatment is the use of the traditional 19th century metal estate fencing, examples of which can be found within Warren's Park and at Canterton Manor. Farmland is still generally defined by traditional hedgerows.
19. The majority of properties, including modern dwellings, have retained an historic method of defining the boundary, using the predominant rural hedgerow. There is an unfortunate move towards close boarded fencing of various heights in places and this is an alien feature, detracting from the historic character of the area.

Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- Predominant construction material is brick, with some examples of earlier timber-frame.
- Slate is the predominant roofing material in the area and is prevalent on the 19th and 20th century buildings. Earlier roofing materials from the 18th century and before are thatch and clay tile. Machine made decorative tiles characterise the estate cottages in the area.
- Windows and doors are generally traditionally designed and made of timber, although occasionally windows are made of cast iron. The use of PVCu is beginning to impact detrimentally on the area.
- There are few examples of historic manmade boundary features. However, important examples of 19th century estate fencing remain.

PART 6: The Contribution of Trees and Open Spaces and Biodiversity

1. A significant part of the character of the Conservation Area is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it, including the watercourses.

Trees and Hedgerows

2. It would be unrealistic to identify all trees which make a positive contribution to the character of the Conservation Area. The most significant trees and groups of trees are shown on the Character Appraisal map. Trees form important copses within the wider landscape and break up the network of irregularly shaped small arable field systems. Large important tree specimens are scattered throughout the area. These specimens are predominant on roadside, at the forest edge and are also associated with the parkland setting of the Warren's House. A number of important trees within the Conservation Area have previously been identified and are protected with Tree Preservation Orders. The designation of the Conservation Area will extend protection to the remaining trees.
3. Hedgerows are a predominant boundary feature particularly to the narrow lanes and arable fields. They are also the principal form of boundary to the small paddocks and gardens associated with the dwellings. Hedges are easily lost through farming practices, disease or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.
4. The retention of hedgerows is very important as many are very old and are fundamental in understanding the development of the landscape. Many of the banks and ditches associated with hedgerows may well date back to the Anglo Saxon period and the original formation of settlements and land division.

Open Spaces

5. Open spaces within the Conservation Area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.
6. The open spaces within the settlements are mainly residual areas of common which have been encroached upon by dwellings and can be in the form of 'greens' or wide verges. Penn Common is the largest area of open space and has been segregated from the heathland to the north by late 18th century and 19th century forest encroachment.
7. Beyond the north and northeast boundaries of the Conservation Area, the traditional heathland is the principal form of open landscape. To the west and south, woodland and associated woodland pasture is the predominant form of landscape. Between the settlements the mosaic of small irregular arable fields systems of medieval origin creates intimate spaces, punctuated by woodland copses and hedgerows with large specimen trees.

Other Natural Features in the Landscape

8. There are numerous small water courses draining the higher agricultural land. The water courses and associated wet land areas are a key source of biodiversity within the Conservation Area, supporting many types of wildlife.

Other manmade features in the landscape

9. There is an important survival of banks and ditches to the medieval areas of encroachment. Particular examples include the edges of encroachment into Penn Common and between the medieval Manors.

Important Views

10. The most important views looking into, out of and through the Conservation Area are shown on the Character Appraisal map. These contribute to the character and setting of the Conservation Area and care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.

Key characteristics

- Copses of trees break up the mosaic of irregularly shaped arable fields.
- Large individual specimen trees exist at the roadside, on the forest edge, in field hedgerows and within Warren's Park.
- Wide verges and enclosed greens.
- One larger open common area.
- Survival of historic ditch and bank boundaries to medieval estates and enclosures.
- Hedges are important enclosure features, contributing to the character of the area.

PART 7: Other Issues Affecting the Conservation Area

1. The Conservation Area is fortunate in that it has not suffered from the considerable inappropriate modern development within the major historic landscape that other areas are often subject to. Therefore, the intrinsic character of the Conservation Area and its historic character have suffered little. Most of the new development has been the infilling of vacant plots within the existing plan form of the settlements. The most significant larger scale areas of modern development have taken the form of small groups of houses grafted onto the edge of some of the historic dispersed linear settlements. The repeat of such an approach to modern development would not be encouraged, however, the further sub-division of the traditional plots on the historic road frontages, or more back land development would also not be appropriate.
2. The majority of the modern infill properties have unfortunately not been carefully considered in terms of architectural design and detailing, and are generally unsympathetic to the historic character of the settlements. These buildings fail to harmonise with the traditional character of the area by the use of non-traditional scale, massing, design and use of materials, and this approach should not be repeated in the future.
3. There are features within the Conservation Area which have suffered the wear and tear of time and there has also the unfortunate piecemeal loss of hedgerows to residential boundaries and often replacement with modern and inappropriately detailed fences.
4. One of the most intrusive features within the Conservation Area is the prevalence of overhead wires, which are particularly dominant within the historic landscape. This is especially noticeable in parts of the area, such as Stocks Cross and in the Canterton area.
5. As with any other developed area, the Conservation Area is under pressure from modern living. The key pressures on the settlements are:
 - Parking – cars can dominate the landscape and detract from the traditional rural character and the need for such transport in rural areas is likely to continue in the future. The loss of boundary treatments, such as traditional walls or hedgerows can occur with the need to provide off road parking and is detrimental to the intrinsic character of the settlement and this should be avoided.
 - Inappropriate modern infill dwellings or extensions to both listed and unlisted buildings of local interest which are not sympathetic to or in keeping with the character of the historic buildings and their environs and this should be avoided.
 - The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu. This has become noticeably prevalent in the area and steps should be taken to control the type, design and profile of any replacement windows.
 - The requirement for new domestic outbuildings such as garages and sheds, etc, can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials.
 - The survival of the historic plot plan form of the settlements in the Conservation Area means that the capacity for new development within the boundaries of the

settlements is minimal and significant new development areas would be detrimental to the intrinsic historic character and plan form of these settlements.

- The existence of complexes of historic farm buildings may give rise to pressure for conversion of agricultural buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural nature of these historic buildings and that inappropriate openings and modern detail is avoided. These complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the Conservation Area.
 - It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the Conservation Area. The retention of any existing historic buildings on these areas should be a key aim, thereby allowing a more sympathetic and sensitive integration of any new development into the character of the surrounding historic environment and landscape.
 - The pressure for equestrian development is high within the area and the associated buildings and division of fields should be carefully controlled to protect the character of the Area.
6. Notwithstanding this, development on the edge or immediately outside of the Conservation Area boundary should also be avoided as this can have a detrimental impact on views into and out of the Conservation Area, which is a circumstance that national government guidance on the preservation and enhancement of Conservation Areas seeks to resist.

Summary

7. As previously discussed, the Conservation Area has not undergone significant inappropriate modern change. The settlements are also fortunate that the properties and surrounding open spaces are generally well kept. However, measures need to be taken to protect the unlisted buildings of local interest which provide an important contribution to the historic character of the Conservation Area.

PART 8: Conclusions

Character

1. Forest Central North is an area of historic landscape and settlement which has developed its unique character over more than a thousand years. The area is bounded by open heathland to the north and northeast, with woodland and woodland pasture to the west and south. The A31 and M27 segregate this part of the New Forest from Minstead to the south and forms a major physical boundary, bisecting the New Forest, with little opportunity to cross this major road.
2. The settlements of Bramshaw and Brook have developed from dispersed dwellings and farmsteads of 17th and 18th century date. These vacant plots between the older buildings have gradually been infilled along the road edges, but there are still areas of undeveloped paddock between the houses. Newbridge developed mainly in the early 20th century as a ribbon of housing along the road to Newbridge Farm, with a number of the buildings apparently constructed by the same builder. Cadnam, on the south east fringe of the area, is now separated from the rest of the Conservation Area by the M27. Historically, it developed as a dispersed settlement along the Old Romsey and Southampton Roads. In the 19th and early 20th century, many of the vacant gaps between the earlier dwellings were filled in and the construction of the Methodist Chapel provided a focal point for the settlement.
3. The whole of the Conservation Area is served by a series of narrow roads and lanes. These originally linked the arable lands of the estates and manors to the forest and common lands, via a series of 'funnels' onto the commons and woodland pasture. Settlements developed along the edges of the main north-south route through the area, around the greens and commons and along Newbridge Road. The remainder of the settlement comprises isolated farmsteads and associated cottages. This traditional settlement pattern has formed the basis for the development of the built areas as they are seen today.
4. The 18th and 19th centuries saw the consolidation of the estates on the better quality arable land. This consolidation supported the development of Warren's House and its associated parkland in the 18th century and at Bramshaw Hill House in the 19th century, later replaced by Fountain Court. In the early 20th century, the medieval manor house at Canterton was replaced on a new site close to Brook, in the vicinity of Canterton Manor. This building was designed in the arts and crafts style.
5. Modern development has, on the whole, respected the traditional small plot layout. Although the area has not suffered from major areas of development, its historic character is now under pressure from the expectations of 21st century living. This is leading to the loss of some of the lower status cottages by their expansion, leading to swamping by extensions or being totally replaced by large up-market modern houses, which do not respect the vernacular character or materials of the area.
6. Although the economy was formerly dependent upon agriculture or the servicing of the large estate and the forest, the majority of people now work away from the area. However, Forest Central North still retains its character as a series of dispersed linear rural settlements, with only few local community facilities remaining.

Reasons for Designation

7. A Conservation Area is defined as '*...an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Forest Central North is a cultural zone of historic landscape and settlement within the defined boundaries of the New Forest National Park. The plan form of the settlements and the organisation and development of the historic landscape have come about as a result of the controlling influence of the all encompassing Royal Forest. This restricted land usage in the medieval period to within the existing boundaries of the Medieval Manors. Later a number of encroachments were made into the forest and heathland and onto the commons for both cultivation and managed woodlands. This is particularly evident around Penn Common and Furzley Common to the north and Cadnam and Copythorne Commons to the east. The area consists of a mixture of buildings of varying ages and styles, including thatched roofed timber framed cottages of the 16th and 17th centuries; some cob, but mainly brick cottages of the 18th and early 19th centuries. Other architectural features include the country houses such as Warren's House dating from the 18th century with its associated distinctive 19th century estate cottages and the early 20th century Fountain Court and Canterton Manor. Other features of importance to the Area are the survival of the historic boundary banks, ditches, hedges and field systems. These illustrate many centuries of land usage and are fundamental features of the historic landscape.
8. These features all contribute to the character of the Conservation Area and are worthy of preservation or enhancement. It is important that their significance is understood and taken into account when development is considered. It is often the small insensitive changes that can cumulatively undermine the character of Conservation Areas.

Summary

9. In recent years there have been some changes within the Conservation Area due to the modern peripheral development and a small loss of historic boundary treatments. However, this has not adversely affected the overall character and quality of Forest Central North and it is considered that this should be designated as a Conservation Area.
10. The character of the Conservation Area is derived from a combination of factors which have been identified in this appraisal. These factors include the historic landscape setting, the layout or plan form of the historic settlements, as well as the quality and variety of architectural styles, materials and detailing and the natural environment. When considering new development in Forest Central North, it is crucial to understand, be aware of and work with these features if the special character and setting of the Conservation Area is to be preserved and enhanced.

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