



Forest Central North and South

CONSERVATION AREA APPRAISAL (South)

January 2008



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 southern 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 enhance”.¹ 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. Part of the Conservation Area contains the previously designated Conservation Areas of Minstead and Emery Down. These existing areas will be incorporated within the new proposal.
4. 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.
5. The Authority has a duty to ensure that the character of the Conservation Area is preserved or enhanced – particularly when considering applications for development.
6. 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.
7. 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

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

² Under the Civic Amenities Act 1967

carry out development within it. The appraisal is intended as an overview, providing the framework within which individual planning applications can be assessed.

8. 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 South Conservation Area

Context

1. The area under review falls mainly within the parish of Minstead along with a small area of Lyndhurst Parish. The area contains the previously designated Conservation Areas of Minstead and Emery Down.

Location, Setting and Population

2. The Conservation Area contains the settlements of Stoney Cross, Newtown, Minstead and Emery Down. Also within the Area is the parkland of the Minstead Manor. The area lies to the south of the A31 and northwest of Lyndhurst.
3. The population of the parish of Minstead is 618 and that of Lyndhurst, 3023 (Hampshire County Council's Small Area Population Forecasts). The economy was formerly based on farming, commoners' grazing, the country estates and forestry, along with the supporting rural industry, such as blacksmiths, charcoal burners, carpenters, timber hewers and carriers (cart owners), as well as shop keepers and publicans. 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 visitor accommodation.
4. The area offers a restricted range of community facilities, including: village halls, public houses, churches, village shops and a cricket ground.

Topography and Landscape

5. The Conservation Area is located between Lyndhurst and James' Hill to the south, the A31 to the north; the open forest including Shave Wood and Brockis Hill and the A337 to the east and to the west the heathland of Fox Hill, the woodlands of Ringwood Ford Bottom and Acres Down.
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 in 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 area contains the dispersed settlements of Minstead, London Minstead and Newtown; the small linear encroachment settlement of Emery Down; the remains of 18th and 19th century parkland; a mosaic of small farms, small holdings and paddocks and a large 19th century forest edge Inclosure at Acres Down.
8. The undulating landscape rises gently to the ridge along which the A31 runs, with the medieval church at Minstead and the earth works of Malwood Castle located on high points within this area.

Historic Development of the Landscape

9. Documentary evidence would suggest that Minstead was already under cultivation or pasture 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 1070's, affected the settlements and land usage in the area and parts of Minstead came under forest law. However, in the 13th and 14th centuries, the lands on the margin of the forest appear 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.
12. In the 17th and 18th centuries, more encroachment took place to the west in the Newtown area and to the north at Stoney Cross. London Minstead, to the east of Minstead, is also an area of encroachment onto the forest. In the 19th century there was further encroachment with the formation of Acres Down Inclosure. To the south of Stoney Cross and north of Newtown a large plantation, The Grove, was formed in the 19th century.
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. During the late 18th and early 19th century a large area of parkland was formed around Minstead Manor House and this included some ornamental planting in Manor Wood and Harcourt Wood. This gentrification of the landscape continued from the 18th century to the early 20th century, with the building of other houses, such as Minstead Lodge, Malwood Castle and Castle Malwood Park.

History of the Settlements within the Conservation Area

14. Each of the settlements within the Conservation Area has historically developed in a manner relating to the location of that particular settlement:
 - **MINSTEAD.** The first documentary reference to the settlement was in 1086 as "*Mintestede*" and in 1248 as "*Minstede*". It is suggested that the name is derived from the old English '*mint (an) stede*' "mint place", a place where mint grew. Before the conquest, the manor was held by Godric Malf who held 3½ hides. In 1086, his son is recorded as holding only ½ a hide, the other 3 being taken into the Royal Forest. Minstead was held originally on the basis of providing accommodation for the King when he went hunting in the area, but was later converted to a military holding. In the 15th century, the Manor was granted a 'Liberty', which gave it certain rights not usually enjoyed by forest lands, such as being able to enclose areas of land for cultivation without breaking forest law.

- EMERY DOWN. The first documentary reference is in 1376 and the area is referred to as “*Emerickdon*” and then in 1490 as “*Emeryesdowne*”. The Emmory family are recorded as being there in 1389.
- CASTLE MALWOOD. The first documentary reference is in 1272 as “*Malewode*”, and in 1280 as “*Mallewode*”. The Castle of Malwood is mentioned in a document of 1565 and refers specifically to the Iron Age Hill Fort. The place name for the area historically known as “*Malwood*” is possibly derived from the old English “*Meall’s Wood*” or “*Malf’s Wood*”. It could also be an old English derivation for ‘a wood by a gravelly ridge’ or ‘mallow wood’.

Areas of Archaeological Potential

15. 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.
16. 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.
17. 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 17th, 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.
18. Of particular archaeological potential is the area immediately surrounding the Church and the small core of settlement at the road junctions to the north and north east of Minstead Church. 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. Other areas of potential are focused on the small hill top settlement of London Minstead, the area around Seaman’s Corner and the large prehistoric earth work at Malwood Castle.
19. Archaeological remains may also exist along the route of the A31, which is approximately on the line of a main Roman Road from Winchester to Dorchester in the vicinity of Minstead. Furthermore, the Roman Road at Stoney Cross, to the northwest of the Conservation Area, may have continued down the west side of Minstead Manor, towards Lyndhurst, and this route was certainly a medieval highway, tied into the saltway networks.

20. 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 mainly dispersed historic settlement pattern within the north of the area which has developed around the road networks.
- One linear encroachment historic settlement within the south of the area at Emery Down.
- The majority of the historic development is one plot deep and is formed of mainly linear ribbon development along roadsides or by a small number of isolated farmsteads.
- More modern development has continued the dispersed pattern of settlement in the north of the area.
- Modern development within Emery Down has consolidated linear roadside development.
- Most buildings are in residential use, with a small number of supporting agricultural or equestrian outbuildings.
- One large country estate remains with associated parkland.
- There are several later 19th and 20th century country houses with associated gardens and parkland.
- There are 29 listed buildings or structures within the Conservation Area boundary, of which the Church of All Saints' at Minstead is listed Grade I. The remainder are listed Grade II.
- Included in the listed structures are cottages, farm houses, a gate house, a well house and a wall.
- 103 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 detached, but many have been altered and extended.
- A small number of unconverted important agricultural buildings survive within the Conservation Area.
- A number of 16th and 17th century buildings are of timber-frame construction.
- A small number of 18th century and early 19th century buildings are constructed of cob with thatched roofs.
- Older cottages are generally built to either a long, low linear floor plan or to a two-storey rectangular plan, with thatched roofs.

- 19th Century cottages are generally constructed of brick with slate roofs and are of two storeys in scale.
 - 19th century heathland plantation encroachment has taken place south of Stoney Cross, within which is late 19th and early 20th century scattered residential development.
 - Other forest encroachment is medieval or 17th, 18th and 19th century in date and is generally agricultural rather than domestic in nature.
 - Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or simple low timber post fencing.
 - Major key buildings: Castle Malwood Lodge, Malwood House, Minstead Lodge, The Old Rectory, All Saints' Church, The Trusty Servant PH, Wisteria Cottage, Boulton Cottages, Christ Church, New Forest Inn, The Old School in Emery Down, Woodside, Green House, Muffins, Fleetwater House, The Study Centre, Home Farm, Blackwater House and Peartree Cottage.
 - Other key manmade features: Banked enclosures, Iron Age fort, implement sheds at the side of the road, a war memorial and stocks, a boundary marker, mill pond and fish pond.
1. In the appraisal below, the Forest Central South Conservation Area is divided into 6 character areas and these are described separately:
 - A. Minstead
 - B. Emery Down
 - C. Newtown
 - D. Manor Park and associated farms
 - E. 19th century heathland plantation encroachment containing residential development
 - F. Stoney Cross
 2. The quality of their buildings, landscape and setting are considered together.

A. Minstead.

3. This character area forms the northeastern part of the Conservation Area, stretching from the edge of the A31 in the north, down to the northern edges of Manor Wood and Harcourt Wood (character area D) to the south. The eastern boundary of the character area is also that of the Conservation Area and is edged by mature woodland. The western boundary is formed by the character areas C (Newtown), E (19th century heathland plantation encroachment) and F (Stoney Cross).
4. The settlement pattern developed predominantly in the 18th and 19th centuries as dispersed linear settlement, typically one plot deep, along the roads and lanes, reinforcing the scatter of earlier buildings within the area. The earlier buildings, predominantly constructed of cob or timber-frame, with a thatched roof, are characterised by an orientation at ninety degrees to the road, with the gable end immediately adjacent to the roadside. The 18th century buildings generally face on to the road with the earlier being of cob and the later being of brick with clay tile or slate roofs. 19th century buildings again generally face on to the road, but are typically set back, with a small front garden area. The 19th century buildings are mainly constructed of brick with slate roofs.
5. The main anomalies to the original dispersed settlement pattern are the small modern housing estates off the green at Minstead and adjacent to All Saints' Church. In addition, these modern buildings have predominantly non-traditional vernacular detailing, thereby not providing an enhancement to the more historic development within other parts of the character area. Apart from these small areas of modern development, very little later 20th century development has taken place within the character area. However, where 20th century development has occurred, the form, massing and non-traditional materials are generally not sympathetic to the historic character of the area.
6. Focal points within the character area are provided by triangular greens, onto which buildings face, such as at Seaman's Corner and Minstead village. A specific feature, found throughout the area, is the occurrence of wide verges to either side of the road, with mature hedges beyond, and small green triangles at road junctions. These 'green' features create a feeling of spaciousness. In contrast, in areas without wide verges, the mature hedgerows form a strong sense of enclosure. Particularly important specimen trees are dotted throughout the character area, both within the hedgerows and within fields. The character area is also characterised by the small irregular arable fields, which can be glimpsed through the mature boundary hedgerows.
7. Several historic 'funnels' onto the forest to the north and east are still evident within the historic layout of this character area. The most obvious of these 'funnels' are north of Seaman's Corner and adjacent to the cricket ground. Less obvious is the funnel to the west, through the present Furzey Garden area, onto what was once heathland, but is now the remains of a 19th century plantation.
8. Views into and out of the character area are generally restricted to 'eye-level' glimpses through roadside hedgerows. Views are also gained across the arable land throughout the character area, or along the roads. The open green areas afford better views through the more urban elements of the area. Longer distance views

across the wider landscape, occur only in very few places, such as from All Saints' Churchyard, due to the elevated nature of the land at this point.

9. There are 10 listed buildings within the character area, with the Church of All Saints' listed Grade I. The remainder are listed grade II and comprise Minstead Lodge, Bay Tree Cottage, Yew Tree Cottage, The Old Court House, The Old Cottage, The Old Rectory, Mill Lane Cottage, Castle Malwood Lodge and Furzey Cottage. There is a concentration of listed buildings in the vicinity of the green in Minstead, with the other outlying examples isolated from one another. This demonstrates the largely dispersed nature of the settlement within this character area.
10. All Saints' Church dates from the early 13th century, with the porch added in 1683 and the tower in 1774. In the late 18th century, a large southern extension was constructed forming a 'transept' and in the early 19th century, a family pew room and school room were added adjacent to the porch, along with a vestry. The early part of the church is constructed in rubble stone with the additions in brick with stone dressings or rendered with incised masonry lines. The roof is of plain clay tile. The church is particularly important due to its relatively unaltered interior which escaped the ubiquitous Victorian 'restoration' and includes a 12th century font, a 17th century three-decker pulpit under a hexagonal canopy, an early 18th century panelled gallery with an early 19th century upper gallery above. The Church stands on high ground, surrounded by a churchyard, which has important specimen trees within and on the edges. Several significant chest tombs with iron railings are located within the churchyard, along with the grave of Sir Arthur Conan Doyle, author of the Sherlock Holmes novels.
11. Two 19th century medium-sized country houses are located within this character area – Minstead Lodge and Castle Malwood Lodge. Minstead Lodge dates from the mid 19th century and stands within grounds on the eastern edge of the character area. It is constructed of yellow brick with stone dressings and has a slate roof. It is an imposing three storeys, with full height projecting gables. It was designed with reference to the 'tudor' and 'gothic' styles, with mullioned and oriel windows and a crenulated parapet. A small lodge is located at the entrance to the drive to the north of the main building. In contrast, Castle Malwood Lodge, dating from 1884, was designed by E Christian for Sir W Harcourt, a Liberal Cabinet Minister. This building reflects the burgeoning arts and crafts movement of the time, with timber frame and plaster infill above brick with stone dressings.
12. One of the earliest surviving domestic buildings within the area is The Old Cottage, which dates from the 16th century. The building is constructed of brick with some blue headers, has a tile hung gable and an old plain tile roof. A tablet on the building has the date of 1728. The building is set back from the road, behind a hedged front boundary, which affords only glimpsed views of the dwelling.
13. Yew Tree and Furzey Cottage both date from the 17th century and are constructed of timber-frame with thatched roofs, of two bays in size and one and a half storeys in height. Yew Tree Cottage is located traditionally end-on to the road. In contrast, Furzey Cottage, now associated with the adjacent gardens, is one of the most isolated dwellings in the character area and would have represented early forest edge encroachment, originally facing the heathland forest edge, at the location of one of the 'funnel's onto the forest. The building remains isolated, but is now

distant from the modern forest edge, with the 19th century plantation area, now located to the immediate west.

14. Bay Tree Cottage and The Old Courthouse, both date from the 18th century and are of brick with a thatched roof. Unusually, the front elevation of Bay Tree Cottage is hung with slate, which has been subsequently painted. The Old Courthouse is traditionally orientated end-on to the road.
15. In contrast to the 16th, 17th and 18th century cottages, the Old Rectory, a larger house dating from the 18th century, is a high status brick building, with a tiled roof and timber vertical hung sliding slash windows. It is of two storeys in height and in a traditional double pile format. The porch to the main entrance is in the 'doric' style. A tall brick wall separates the grounds to the rear of the Old Rectory from the adjacent road and a former brick coach house serving the dwelling sits at and forms the southern end of the wall.
16. In addition, 44 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century cob cottages to higher status 19th century dwellings. These buildings are scattered throughout the character area on the road sides, generally with a front garden area, however, some of the earlier dwellings are traditionally orientated end-on to the road. 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.
17. Particularly notable individual un-listed buildings in the north of the area, dating from various periods, include: April Cottage, Malwood Park Lodge House, Curtle Cottage, Dunbridge Cottage, Eugenie and Hungerford Cottage, Forest Verge, Little Thatch, the Technical School, Wisteria Cottage, Agister's and Seaman's Cottages.
18. Some of the unlisted buildings identified as being of local, vernacular or cultural interest, are located within small groups throughout the character area. However, a number of these buildings are isolated, reflecting the historic dispersed nature of the settlement within this character area.
19. Malwood Park Lodge House is a particularly prominent building in the north of the character area, and is located adjacent to the A31 at the end of the drive to Malwood Park. The building is dated 1893, on a date stone on the east gable, and is a typical lodge house, with main elevations facing on to the road and into the driveway. It is a two storey structure constructed of yellow brick and has a slate roof. The ground floor windows have an arched stone surround and stone mullions and the porch is supported by squat stone columns. A decorative scallop shell is located in the top of each of the two gables. This is a building which makes a strong statement, being gothic in design, with important decorative detailing surviving, including to the downpipe heads.
20. In contrast, Little Thatch, Eugenie and Wisteria all date from the 18th century and represent the different types of cottages from that period. Little Thatch is traditionally located at ninety degrees to the roadside and is a thatched and rendered two storey building with a catslide to the rear and timber casement windows. Eugenie is a slightly higher status cottage, with gable end on to the open green forest edge area. It has vertical sliding sash timber windows, slate roof and weatherboarding to the

first floor. In contrast to the former buildings, Wisteria is a far larger building, with the front façade facing onto the roadside. This building is in a prominent position, facing onto a road junction and forming the end stop to views at this point. It is of full two storeys with a thatched roof and retains traditional timber casement windows with leaded lights.

21. April Cottage, Forest Verge, and Dunbridge Cottage all date from the 19th century. These buildings represent the different styles of domestic dwelling from this period, typical within this part of the New Forest, from a small one and a half storey forester's cottage, to a larger full two storey house. All are similar in being thatched, with rendered walls and casement windows and are slightly set back from the road within garden areas.
22. Seaman's Cottages, Agisters and Wembdon Cottage are an important 19th century grouping of buildings on Seaman's Lane. These painted brick and slate buildings, representing a small cottage and larger semi-detached and terraced buildings, have retained many of their original features, including timber casement or vertical sliding sash windows. The dwellings front on the lane, with only very small front garden areas, with traditional boundary treatments. Curtle Cottage, nearby on Seaman's Corner, is also representative of this period, but traditionally faces on to this triangular green area on the forest edge.
23. A notable feature of this area is the number of stones marking the boundary of the Manor of Minstead. These have HCC engraved on them which is a reference to Henry Combe Compton who was Lord of the Manor between 1803 and 1866. A good example can be seen on the 'green' north of Seaman's Corner.

Key Characteristics

- Dispersed settlement along the roadsides.
- A31 to north and woodland New Forest to the east.
- Strong boundary features, including trees and hedges.
- Important specimen trees.
- Generally restricted views out of and through the character area.
- Occasional long distance views across the wider landscape.
- Instances of wide verges, triangular 'greens' and small areas of common land.
- A few generally isolated listed buildings.
- A significant number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

B. Emery Down

24. This character area is located at the southern tip of the Conservation Area, with Manor Park and associated farms to the immediate north (character area D). To the west is the wooded forest edge and James's Hill; to the east is the parkland and wooded grounds of Northerwood House; and to the south is further wooded forest edge. Two small areas of open common land on the forest edge exist on the northwest and southeast boundaries and represent traditional 'funnels' on to the forest.

25. Emery Down is a linear encroachment settlement, along the southern boundary of Minstead Manor, tucked in against the rising ground of James's Hill to the west. The settlement has developed in a linear manner along the main northwest-southeast road, with later 19th and early 20th century ribbon development on Silver Street. A small amount of development has also occurred along the edges and within the 'loop' road running northeast out of the village towards Bunker's Hill and returning west through to the northern end of the village.
26. The historic development within the village is well spaced, with later 18th century infill and more concentrated 19th century infill development between the earlier buildings. This later infill development is particularly represented by the church, school, almshouses and the ribbon development on Silver Street. Later 20th century development has continued to infill empty plots within the linear development along the roadsides. However, where this has occurred, the form, massing and non-traditional materials are generally not sympathetic to the historic character of the area.
27. Boundaries to plots have generally remained in traditional materials or as hedgerows. Mature hedgerows and boundary trees are particularly prominent on the edge of the loop road to the north of the main village and to the field boundaries within this central part of the character area.
28. Views into and out of the character area are generally restricted by the urban nature of the settlement, the woodland to the west and south, and hedgerow boundaries to the loop road. Short views are gained across the two small areas of open common land, but these are restricted in any distance by woodland. Longer distance views within the character area are gained along the roads, and across elements of the central part of the 'loop road'.
29. Specific features of this character area include the two elements of common land on the northwest and southeast edges and the wide verges, found particularly along the loop road. These features create a feeling of spaciousness, which is in contrast to parts of the character area with particularly restricted views out. The road junction at the centre of the village, opposite the church, also provides an important focal point and green open within the settlement.
30. There are 13 Grade II listed buildings within the character area, including Boulton Cottages, the Old Schoolhouse, the Church, The Thatch Cottage, Old Cobley (Faeries Cottage), Horseshoe Cottage and Home Farmhouse. In addition to these buildings, the well house and wall in front of Boulton Cottages are also listed Grade II. The listed buildings are generally located along the main village street or onto the eastern arm of the loop road, but not in groups, with Home Farmhouse isolated on the western arm of the loop road. It is notable that none of the earliest remaining buildings lie to the south or west of the main road.
31. The listed buildings date from the 16th century to the mid 19th century, often with later alterations, and vary to include the traditional smaller three-bay timber-framed thatched cottage to the architect designed 19th century brick and tile community buildings represented especially by the school and church.

32. Old Cobley (Faeries Cottage) and The Thatched Cottage are both timber framed and thatched buildings. Old Cobley dates from the 16th century with later alterations and is a three bay, one and a half storey timber frame building with painted brick infill and a thatched roof with eyebrow dormers. It is set back from the road within a reasonable garden area, but is still prominent within views through the streetscene. The Thatched Cottage, however, is less prominent in views, being concealed behind a high boundary hedge. This building has been much enlarged in the 20th century, but these extensions have respected the traditional timber-frame, brick infill and thatched roof of the original smaller three bay part of the building. These two buildings represent the earlier development within the village.
33. Christ Church, The School House and Boulton Cottages date from the mid and late 19th century. Christ Church and Boulton Cottages are both attributed to the architect W Butterfield and were constructed c.1864. They were paid for by Admiral Frederick Moore Boulton (1798 – 1876) who retired to Emery Down in 1863.
34. The Church is in red brick with decorative blue brick diaper work, stone bands and dressings and has a plain tile roof. It sits within a prominent location in the village, south of the main street, on a t-junction, adjacent to an area of common land. It was built at an original cost of £1200.
35. Immediately west of the church, is the Old School House – once a school with attached house, it is now converted into a single house. It was built as the National School on a ¼ of an acre of land in ‘part of the uninclosed waste of the New Forest’ granted by the Commissioners of Woods in 1859 to the Rector and Church Wardens of the Parish of Emery Down. The school opened in 1865 and was in use until 1950 when it became a temporary Verderers’ Office. It is constructed of brick with decorative yellow brick bands and moulded brick dressings and, unusually, has a pantile roof. The original school hall element is typical of the period, with a tall three light window to the east gable end and a brick bellcote with a gabled roof surmounted by a finial. This building is again in a prominent position within the streetscene and forms part of an important grouping of ‘community buildings’, including the Church to the east, the pub to the west and the former almshouses, Boulton Cottages, to the north.
36. Boulton Cottages are formed of an L-shaped building in two separate parts at right angles to one another. They are of single storey in height, constructed of timber-frame with plaster in fill on a brick plinth and have a plain tile roof with brick and stone chimney stacks. The cottages particularly reflect the burgeoning Arts and Crafts Movement of the time, using traditional, simple natural detailing. To the front of the cottages is a well-house of the same date. It is a square structure consisting of a brick plinth on which rest timber posts, supporting a pyramidal roof. A basin and cast iron pump still survive. On the roadside, the boundary wall to the cottages again dates from 1864 and is a low brick wall with cast iron railings in an alternate spear and fleur-de-lys pattern, with a similarly designed pedestrian gate.
37. In addition, 32 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from late 18th century timber frame buildings with thatched roofs, to early 20th century brick buildings with slate roofs. These buildings have been predominantly constructed within the empty areas between the original

listed building plots and within the ribbon development along Silver Street to the northeast.

38. Unlike the listed buildings, many of the unlisted buildings identified as being of local, vernacular or cultural interest, are located within small groups throughout this linear area. Particularly notable individual un-listed buildings include the New Forest Inn, End Cottage, Rose Cottage and Weavers Cottage, and Woodside.
39. The New Forest Inn is a strikingly large building and may have had its origins in the late 18th century as a local 'beer house', but has been massively extended in the 19th and early 20th centuries. It sits on a prominent corner within the streetscene at a road junction and has retained much of its traditional building detailing, including rendered brick walls, a slate roof and timber sliding sash and casement windows.
40. End Cottage dates from the 18th century and forms the end stop to the later 19th century ribbon development along Silver Street. It is set further back from the edge of the road than the adjacent built development, within a larger garden area and is a traditional one and a half storey building constructed of brick with a thatched roof. The building was extended further in a matching manner in the 19th century.
41. Rose Cottage and Weavers Cottage also date from the 19th century, but in contrast to the traditional simple cottage style of End Cottage, are large two storey semi-detached buildings, constructed of painted brick with decorative dentilation detailing to the eaves and have half-hipped slate roofs. Each of the dwellings has a substantial brick chimney on the ridge, with similar dentilation detail to that at the eaves, and traditional sixteen pane timber vertical sliding sashes. The buildings is set back from, and raised above, the adjacent road.
42. Woodside is a late 19th century, higher status detached dwelling, located in a prominent position in the streetscene on the junction of the main road with a track onto a small area of common land forming one of the historic funnels onto the forest on the western boundary of the village. It has retained much of its traditional detailing and materials, including decorative brickwork to the ground floor window heads, small areas of scallop tile hanging to the gables, a slender gabled timber porch and traditional timber vertical sliding sash windows.
43. Also of interest are a number of late 19th century and early 20th century Victorian and Edwardian brick cottages with slate roofs. Many of these retain their original vernacular detailing and appropriately detailed fenestration. A large group of these are located in the later ribbon development on Silver Street and include Christchurch Cottage, Crane House, Green House, Honeysuckle Cottage, Ship Cottage and Wisteria Cottage. Several of these buildings are particularly notable due to their construction in brickwork laid in 'rat trap' bond, where the bricks are laid on their narrow side, exposing the wider and flatter side. Charcoal Cottage has a date stone of 1869 and was built by Henry Veal; it is notable in that it has plaques on its front elevation depicting the 'patterns of the charcoal makers' art. Charcoal burning is an industry very much associated with the Lyndhurst/Minstead area, with the vast majority of charcoal burners being recorded in documentation from the 16th century onwards coming from this area.

44. 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

- Linear encroachment development.
- Wooded forest edge to south and west.
- Small areas of common land on edge of village to northwest and southeast.
- Occurrences of wide verges and green open areas to road junctions.
- 18th and 19th century development between scattered earlier development.
- 19th century ribbon development
- Generally restricted views.
- 13 listed buildings
- A number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

C. Newtown

45. This character area is located in the west of the Conservation Area, between Manor Park and Acres Down Inclosure to the south (character area D), the 19th century heathland plantation to the north (character area E) and Minstead to the east (character area A). To the west of the character area is heathland and wooded forest edge.
46. The character area is formed by a dispersed development within a largely medieval area of encroachment to the east of the river, and 18th and 19th century expansion into part the lands of Minstead Manor in the west. It is characterised by the dispersed nature of the settlement, with buildings often relatively isolated from one another, or in small linear groups along the roadsides, lanes and tracks. Very little later 20th century development has taken place within the character area, however, where this has occurred, the form, massing and non-traditional materials are generally not sympathetic to the historic character of the area.
47. The character area is further characterised by mature hedged boundaries with specimen trees, copses of trees and a mosaic of smaller irregular fields. A significant ditch and bank boundary divides the character area from Manor Wood to the south and the 19th century heathland plantation to the north.
48. The original 'funnels' onto the forest to the west are quite clear, with two into the earlier forest edge encroachment and one adjacent to Acres Down House within the area of 19th century encroachment.
49. Views through the character area are generally limited to along the roads and lanes, with few views through the mature boundary hedgerows. Longer distance views are generally gained through the several small common land areas at the edge of the road, but these are restricted by strong hedged and treed boundaries. The views out of the character area across the forest to the west are restricted by trees and heathland gorse.

50. A specific feature, found throughout this area is the occurrence of wide verges and small open common land areas and triangular open green areas at the road junctions. These features create a feeling of spaciousness, which is in contrast to those areas where buildings or hedges are close to the road edge.
51. There are 4 Grade II listed buildings within the character area: The Old Off Licence, Muffins, Malwood Walk House and the Gatehouse to Malwood Walk House. The listed buildings are isolated from one another, apart from Malwood Walk House and its associated Gatehouse, and date from the 17th to 20th centuries.
52. Muffins dates from the 17th century with additions in the 18th century. It is a one and a half storey building constructed of timber frame with brick and some wattle and daub infill and a thatched roof. Later extensions have been constructed in brick. The traditional two-light casement windows survive. Unusually for its date, this building is set back from the road within a large garden area, instead of being on the roadside and/or at right angles to the road. In contrast, the Old Off-Licence is a relatively unassuming two storey cottage, slightly set back from the roadside, dating from the early 19th century. It is constructed of brick with a thatched roof and has a tile and weather-boarded lean-to.
53. Distinct from the earlier lower status buildings above, Malwood Walk House is a small country house dating from the early 20th century, representing a revival of the Arts and Crafts Style of architecture. It is constructed of timber-frame with brick infill, with some gables tile hung and has a stone slate roof. The house is set within extensive grounds, within which is a gatehouse, dating from the same period, which is of one and a half storeys in height and is constructed of brick with tile hung upper walls and a plain tile roof. In front of the gatehouse are low walls with stone copings and an iron rail on carved timber posts runs forwards from each side of the carriageway.
54. In addition, 17 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century cob cottages, to higher status 19th century dwellings.
55. Particularly notable is the group of buildings at Fleetwater, comprising Fleetwater Cottage and Fleetwater House. These are relatively high status late 19th century buildings, with design detailing from the arts and crafts period. Fleetwater House is a substantial brick building and has a varied roofscape, with hipped clay tile roofs and detailed chimneys. In contrast, Fleetwater Cottage is an ancillary building to the main house, much smaller and more simply detailed, with brick walls, a clay tile roof, a single chimney and timber multiple pane casement windows.
56. Woodside Cottage and Yew Tree Cottage are typical traditional small two bay 18th century forester's cottages of one and a half storey in height, with rendered walls and thatched roofs, with eyebrow dormers. The cottages retain much of the original traditional detailing, including simple two-light timber casement windows and have not suffered from inappropriate extension.

Key Characteristics

- Dispersed settlement
- Isolated buildings and some grouping of buildings on roadsides.

- Funnels onto the forest to the west.
- Instances of wide verges, areas of small open common land and triangular green spaces at road junctions.
- Ditch and bank boundary features.
- Mature hedgerows and important specimen trees.
- Woodland and copses.
- Four listed buildings.
- A number of buildings of local, vernacular and cultural interest.
- Very little modern development.

D. Manor Park and associated farms

57. This character area is formed predominantly by the medieval manor enclosure, with the site of the manor house in the centre and outlying farms located to the south. Within the south west part of the character area is a 19th century inclosure at Acres Down and within the eastern element, Harcourt Wood, a pre 1810 heathland enclosed woodland.

58. The character area sits within the southern portion of the Conservation Area, with Emery Down (character area B) to the south. To the southwest is the wooded area of Acres Down and to the east, further forest woodland. To the southeast is located the urban area of Pikeshill and the neighbouring parkland of Northerwood House. To the north are the dispersed settlements of Newtown (character area C) and Minstead (character area A).

59. The medieval manor originally comprised large areas of manorial waste, which historically ran from Stoney Cross in the north to Emery Down in the south. The ornamental woodland to the north of the Manor House site was enclosed in the early 19th century. At the same time, one of the main linear settlement areas in Minstead, along the road from Lyndhurst via Pikeshill towards London Minstead, was curtailed with the creation and expansion of the Parkland. The site of the Manor House survives, but the building was part demolished and rebuilt in the 1950s. The manor farm also survives and is located to the southwest of the house. Several outlying farms lie to the south of the parkland and serve the surrounding irregularly shaped medieval field system. The site of a mill, demolished post World War II, and associated watercourse, lies to the east, within the edge of Harcourt Wood. This part of the character area has extensive copses of trees outside of the two larger woodlands, along with boundary hedgerows and large individual specimen trees, either within hedgerows or within fields and the parkland.

60. Acres Down Inclosure comprises a 19th century forest encroachment in the southwest part of the character area, divided from Manor Park and Manor Wood by the northwest-southeast road from the A31 to Emery Down. The Inclosure is notable for its larger squarer field system, with hedgerows, but very few trees. This is in contrast to the small irregularly shaped field system within the medieval manor enclosure to the east.

61. The small amount of built development within this area is on isolated plots, with the earliest building probably dating from the 17th century, but the majority with origins

within the 19th century or early 20th century. An element of the original Manor House may survive, but this building has been substantially altered within the 20th century.

62. There is little modern development in this character area and this is restricted to the occasional new or replacement dwelling. The design and character of the later 20th century development generally does not generally reflect the local distinctiveness and vernacular of the wider Conservation Area.
63. Views into and out of the character area are generally restricted by the treed and hedged boundaries to the road and lanes. Occasional more long distance views are gained over the more open arable land of Acres Down Inclosure and through field gates from the north-eastern road into Emery Down.
64. Specific features of this character area include the substantial bank and ditch boundaries to the medieval manor enclosure and Acres Down Inclosure, being particularly sizeable and extensive on the boundary to Manor Wood and the occurrence of large individual specimen trees on the roadsides and within fields. The wider verges, which occur in places along the roads to Emery Down, create a feeling of spaciousness, which is in contrast to the other narrower parts of the roads with high hedges. However, this feature is not as prevalent as within other character areas in the Conservation Area.
65. There is 1 listed building within the character area. Peartree Cottage is listed Grade II and is located on the northern 'looped' lane above Emery Down. It dates from the late 18th century and it is a two storey building constructed of brick with an old plain tile roof. The doorway has a gabled porch and the windows are traditional multiple-paned timber vertical sliding sashes. This building represents one of the isolated historic outlying farms on the Manor Park estate.
66. In total 7 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 19th century ancillary buildings to an earlier 17th century in origin cottage. Many of the unlisted buildings identified as being of local, vernacular or cultural interest, are located within small groups throughout this linear area.
67. Blackwater House is a large late 19th century small country house, now divided into apartments. It is a substantial brick structure, with decorative brick string courses, a deep overhang to the cornice and a slate roof. Large chimney stacks, of decorative shape and detailing dominate the roof. Further fine brick detailing is demonstrated by the rubbed brick arches to entrance doors and windows, the latter of which remain traditionally detailed timber in design, being casement or vertical sliding sash. The building is set back from the adjacent track, behind a mature hedged boundary, which offers only glimpses of the house within.
68. In contrast, the Thatch Cottage is a far smaller building of 17th century timber frame origins with a thatched roof. It is located within an open setting in the landscape, created by the use of traditional metal estate fencing to the lane frontage and timber post and rail fencing to the arable field to the rear and side. The original front element of the building retains its timber frame, infilled in brick, with a later 19th century extension completely tile hung and a 20th century extension of brick. This

traditional one and a half storey cottage has been sensitively extended over the centuries and retains its simple feel, through the use of, materials and detailing.

69. Further features worth noting in this character area are the decorative metal field gates, driveway gates and pedestrian gates. Particularly notable are those at the entrance to the drive of Firry Piece Farm.

Key Characteristics

- Medieval manor with 19th century parkland and woodland.
- 19th century Inclosure.
- Ancillary estate buildings.
- Generally restricted views out of the character area.
- Occasional longer distance views across farmland.
- Mature hedgerows, coppice, woodland and individual mature specimen trees.
- Significant ditch and bank boundary features.
- Some instances of wide verges.
- One listed building.
- Several buildings of local, vernacular and cultural interest.
- Very little modern development.

E. 19th century heathland plantation

70. This character area is formed by an area of 19th century heathland plantation in the northwest of the Conservation Area. Stoney Cross (character area F) forms the northern boundary and Newtown (character area C) the southern boundary. Furzey Gardens (within character area A) forms the eastern boundary. The road from the A31 through to Emery Down forms the western boundary on the current forest edge.

71. Late 19th century and early 20th century residential development has taken place in a linear manner along the western side of the character area and along a narrow track into the centre of the plantation. The residential development sits back from the road or track, within clearings in the original plantation, with mature trees surrounding and on the boundaries of plots. A substantial ditch and bank exists on almost the entire boundary edge of this character area, alluding to the historic heathland forest encroachment origins.

72. Views into and out of the character area are completely restricted due to the treed and hedged boundaries. Views from the road along the western boundary, west over the adjoining heathland are restricted by the topography of the area and the prevalent gorse bushes.

73. There are no listed buildings within the area and, due to the concealed and enclosed nature of the built development by the mature trees, no buildings of local or historic interest have been identified.

74. This character area is important due to the relatively unchanged appearance of this plantation encroachment on the edge of the forest. It has not been adversely impacted by the pressures of modern development or the prevalent equestrian culture and associated uses identified in other parts of the Conservation Area.

Key Characteristics

- 19th century woodland plantation.
- Very little built development.
- Development limited to western edge and track into centre – within clearings.
- Restricted views into and out of the character area.
- Treed throughout.
- Strong hedge and treed boundaries.
- Prominent bank and ditch to boundaries.

F. Stoney Cross

75. This character area encompasses an area originally within the boundary of Minstead Manor, and an area of limited forest edge encroachment, located in the north of the Conservation Area. The character area is linear (east-west) in shape and between two and three irregularly shaped fields deep. The A31 forms the northern boundary, Furzey Gardens in character area A the eastern boundary, and character area E, comprising 19th century heathland plantation, lies on the south and west boundaries.
76. There is very little built development within the character area and this is generally concentrated on the northern and western fringes, facing on to the A31, the route of the 19th century turnpike road across the forest (possibly the original route of the Roman Road), and a narrow forest edge track. The buildings appear to predominantly date from the early 20th century with very few earlier buildings in evidence.
77. The modern development in the character area is limited and is either located between earlier buildings or uncharacteristically set back within the irregular arable field system, away from the roadside. The design and character of the later 20th century development generally does not reflect the local distinctiveness and vernacular of the wider Conservation Area.
78. The traditional irregularly shaped field systems still remain, but are in danger of being eroded by the prevalent equestrian use of such areas, through the sub-division of fields and the construction of ménages and associated service buildings.
79. The boundaries of the character area are hedged and treed, with a prominent bank and ditch in areas, indicating its origins as a forest edge encroachment. Views into and out of the character area are generally restricted by either the mature hedges and trees or the surrounding woodland within the 19th century plantation to the south or the Furzey Gardens area to the east. The main views into the character area are gained when travelling along the A31 on the northern boundary and these are generally of the few more prominent buildings, such as the old Compton Arms Hotel, now a restaurant and motel.
80. There are no listed buildings within the character area, but 2 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the late 19th century early 20th century.
81. These buildings are important as they generally retain their original vernacular detailing and appropriately detailed fenestration and enhance the particular part of

the character area in which they are located and reflect the cultural history of the area.

Key Characteristics

- Forest edge encroachment.
- Scattered linear development.
- Mainly 20th century buildings.
- Generally face onto either A31 or narrow forest edge track to west.
- Restricted views into and through the area.
- No listed buildings.
- Very few of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

PART 5: Materials, Textures, Colours and Detailing

Introduction

82. By necessity, builders in the past used materials which were available locally, such as timber, cob and thatch. Most of the buildings in the Forest Central South Conservation Area are lower status cottages with very few higher status larger houses. The historic buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques from the 19th century onwards, a wider choice of materials such as Welsh roof slates and local hand made bricks became available to builders.
83. 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

84. The earliest domestic buildings in the Area appear to be constructed of timber frame with a variety of materials used for the infill panels, including wattle and daub and brick. The later domestic buildings, surviving from the 18th and early 19th century, were constructed either in cob with a rendered or lime washed finish, or in brickwork. In the later 19th century, domestic and agricultural buildings were predominantly constructed of brick throughout the area. There are examples of the use of 'rat trap' bond for some buildings, which is unusual in domestic construction. There were several sources of bricks in the locality. On the first edition of the 6" Ordnance Survey map, Minstead brickfield is shown south of Robin's Bush Farm and there is also evidence for local brickworks at Brook and Wellow to the north and others along the edge of Southampton Water and the Solent. In the early 20th century, local brick yards declined and bricks were brought in from further afield.
85. There are isolated instances of the use of weatherboarding on domestic buildings and also the use of hanging slates to the front façade of a single dwelling. Otherwise, the predominant treatment of walls is either to leave the brickwork unpainted, or painted, or painted render. 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, soft wood 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

86. There are many 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.

87. 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.
88. 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.
89. 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 peacocks.
90. 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 (where thatch has not survived), with the later 19th and early 20th century buildings heavily characterised by the use of slate. Decorative ridge tiles are particularly associated with slate roofs and decorative barge boards to eaves also characterise some of the 19th century cottages within the area.
91. There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than the traditional clay tiles and slates that they are replacing. The concrete tiles often appear prominent within the historic landscape and therefore their use is discouraged within a Conservation Area.
92. Chimneys make an important contribution to the skyline and can be an essential component of a building's character. 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

93. 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.
94. The main style of traditional window in cottages are side hung, single glazed, timber casements.
95. 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 small number of buildings have the historic traditional leaded light casement windows, with individual glass panes between lead comes. These examples are found on either the older buildings in the area or on the estate related buildings. The modern use of 'stick-on' lead is not a substitute for the traditionally made leaded lights.
96. 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

97. 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 social standing of the buildings.

For further information see NFNPA guidance leaflet: Listed Building Exteriors

Garden Walls, Fences and Other Means of Enclosure

98. 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, except where related to higher status properties, of which there are few. However, there are examples of traditionally detailed fences,

such as metal estate fencing and simple picket fencing. 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.

99. A particularly notable boundary treatment is the use of the traditional 19th century metal estate fencing, examples of which can be found within and on the boundary of Manor Park. Farmland is still generally defined by traditional hedgerows.
100. Generally, 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 and cob buildings.
- Slate is the predominant roofing material in the area and is prevalent on the 19th and 20th century buildings. Earlier roofing materials thatch and clay tile.
- Windows and doors are generally traditionally designed and made of timber, although the use of PVCu windows 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 woodland (Manor Wood) and plantation areas (The Grove), as well as some areas of smaller copse, within the wider landscape and help 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 the roadside, at the forest edge and are also associated with the parkland setting of the Manor Park. 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 in the form of 'greens', wide verges or forest edge.
7. Beyond the north-western boundary of the Conservation Area, south of the A31, the traditional open heathland is the principal form of landscape. To the southwest and east, woodland and associated woodland pasture is the predominant form of landscape. Between the settlements, the mosaic of small irregular arable fields systems of medieval and 17th century origin create intimate spaces, punctuated by woodland and hedgerows containing large specimen trees. The Acres Down Inclosure dates from the 19th century and differs to the earlier field systems, being larger fields with straight boundaries and a lack of major trees.

Other Natural Features in the Landscape

8. There are numerous small water courses draining the higher agricultural land. The water courses and associated wetland 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 within the Conservation Area. Particular examples include the edges of Manor Wood and Newtown and the boundary of the Conservation Area with Northerwood House and Park. Other manmade features include the fishpond at Manor Park and the Mill Pond to the east of Harcourt Wood.

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

- Plantation, woodland and copses of trees break up the mosaic of irregularly shaped arable field systems dating from the medieval period and 17th century.
- Later inclosures are typified by larger fields and straight boundaries with few trees.
- Large individual specimen trees at the roadside, on the forest edge, in field hedgerows and within Manor Park.
- Wide verges and enclosed greens.
- Survival of historic ditch and bank boundaries to medieval estates, historic woodland and later inclosures.
- Hedges are important enclosure features, contributing to the character of the Area and demonstrate the evolution of the historic landscape.

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. Very little new development has taken place and this has taken the form of either infilling of vacant plots within the existing plan form of both the dispersed and linear settlements, or represent replacement dwellings.
2. The most significant larger scale area of modern development is that of the small estate on the east side of Minstead village green which has the form of a small group of houses grafted onto the edge of the historic settlement's core. Other more modern development can be found predominantly in the Stoney Cross area, fronting onto the A31 and within the heathland plantation area immediately to the south. The latter is formed of larger detached dwellings in substantial garden areas, modern nondescript bungalows, or scattered equestrian development, including stables and ménages.
3. The repeat of such approaches 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.
4. 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.
5. 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, often replaced with modern and inappropriately detailed fences.
6. 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 in Newtown and London Minstead.
7. 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.
8. 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

9. 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 South 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 northwest, with woodland and woodland pasture to the southwest and east. The A31 segregates this part of the New Forest from Brook and Bramshaw to the north and forms a major physical boundary, bisecting the New Forest, with little opportunity to cross this major road.
2. The settlements of Minstead and London Minstead have developed from dispersed dwellings of 17th and 18th century date, with empty plots have gradually infilled along the road edges, but even today there are a number of undeveloped paddocks between the houses. Newtown retains its dispersed settlement character with a few isolated 17th and 18th century buildings and later 19th and 20th century larger houses within the earlier plan form of small paddocks. Stoney Cross developed as a small linear settlement on the south side of the original turnpike road (now the A31) mainly in the 19th century. During the 20th century, a number of dwellings were constructed within the mosaic of small 17th century paddocks. The Grove, laying between Stoney Cross and Newtown, was originally a 19th century heathland plantation which has now been penetrated by a number of tracks and drives leading to mainly large 20th century houses with extensive gardens carved out of the woodland. Emery Down was originally an area of dispersed linear encroachment settlement along the north south road with a number of 17th century timber framed cottages surviving. In the 18th and 19th centuries many of the gaps between were filled with dwellings, with an extension of linear development along the road to the east. The area has now developed into a more cohesive 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 heathland and woodland pasture. Settlements developed in a dispersed manner in the north of the area, above Manor Park, and as a linear encroachment in the south of the area at Emery Down. The remainder of the settlement is formed of 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 redesigning of the Manor Park in the centre of the area with the laying out of 200 acres of woodland planted with rhododendrons. Later in the 19th and early 20th centuries, the area attracted wealthy owners who had made their money from pursuits other than agriculture. This gave rise to the construction of a number of the small country houses and the development of associated large gardens.
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 historic traditional 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 South still retains its character as a series of dispersed rural settlements, with some 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 South 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 areas for both cultivation and managed woodlands. The area consists of a mixture of buildings of varying ages and styles, including thatched roofed timber framed cottages of the later 16th and 17th centuries, and some cob buildings, but mainly brick cottages of the 18th and early 19th centuries. Other architectural features are the small country houses of the later 19th and early 20th centuries and, in the northern part of the Area, the larger 20th century detached houses with large gardens carved out of the woodland plantations. Other features of importance to the Area are the survival of the historic boundary banks and major trees, 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 South 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 South, 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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