



# Forest South East

## CONSERVATION AREA APPRAISAL

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 South East part 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”.<sup>1</sup> Conservation Areas were introduced in the late 1960s<sup>2</sup> 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.

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<sup>1</sup> Under the Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>2</sup> 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 South East Conservation Area**

### Context

1. The area under review falls mainly within the parishes of Boldre and East Boldre and does not contain any previously designated Conservation Areas.

### Location, Setting and Population

2. The Conservation Area contains the settlements of East Boldre, East End, Norley Wood, South Baddesley, Walhampton, Portmore, Pilley, Pilley Bailey and Bull Hill and Boldre. Also within the area are the parklands of the Pylewell, Newtown and Walhampton estates. The area lies to the northeast of Lymington and southwest of Beaulieu.
3. The population of the parish of Boldre is 1967 and that of East Boldre 849 (Hampshire County Council's Small Area Population Forecasts). The economy was formerly based on small holdings, commoners' grazing and the major agricultural estates. 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 holiday accommodation.
4. The area offers a range of community facilities, including: village halls, public houses, churches, village shops, farm shops, playing fields and primary and private schools.

### Topography and Landscape

5. The Conservation Area is located between the Lymington and Beaulieu rivers, bounded by open heathland to the north and the Solent to the south.
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 on the southern and eastern boundary of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the forest edge.
7. The Area contains a mosaic of pockets of ancient forest, commoners' small holdings, the larger fields of the country estates on the southern shore, linear settlements and scattered farmsteads.
8. The low lying coastline to the east of the Lymington River estuary is fronted by a saltmarsh of international importance and contains archaeological remains of salterns from the medieval period to the 19<sup>th</sup> century,

## Historic Development of the Landscape

9. Documentary evidence would suggest that much of the Area being considered was already under cultivation or pasture with small scattered settlements, small estates and manors in existence 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 especially at Boldre and Pilley, as they came under forest law. However, in the 13<sup>th</sup> and 14<sup>th</sup> 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. The land towards the coast also came under forest law and was traditionally managed for agricultural use. The King could grant permission for the enclosure of lands in the Forest, an example of which is Norley Wood, which was granted to Hugh de Rishton in 1306.
11. In the post medieval period, encroachment on the forest edge continued with the formation of small paddocks and associated cottages. This is particularly apparent on the eastern fringe adjacent to the boundary of the manor of Beaulieu, where significant encroachment occurred in the 18<sup>th</sup> century.
12. In the 18<sup>th</sup> century, encroachment into the Forest intensified and led to the development of the long linear settlement stretching from Furzey Lodge through East Boldre to East End. The Crown took control over further encroachment in the 19<sup>th</sup> century, halting large scale erosion of Forest land. However, the Crown did sell small parcels of land and through this process, commons like Portmore were lost and earlier areas of encroachment, such as that at Pilley, were consolidated.
13. The more productive agricultural land saw improvements from the 17<sup>th</sup> century onwards, with the creation of large fields and better land management. These areas tended to be wealthier than the forest edge settlements and, in the 18<sup>th</sup> century, there was the development of large country houses and formal parkland, such as that at Pylewell. This gentrification of the landscape continued into the 19<sup>th</sup> and early 20<sup>th</sup> centuries with the building of other larger houses, particularly on the southern fringe, where views across the Solent towards the Isle of Wight were an added attraction.

## History of the Settlements within the Conservation Area

14. Each of the seven settlements within the Conservation Area has historically developed in a manner relating to the location of that particular settlement:
  - **BOLDRE.** Documentary evidence suggests that the place name "*Boldre*" may have been the original name of the Lymington River. A holding named "*Boldre*" existed at the time of the conquest, and is mentioned in the Domesday Book as being within the royal forest and probably referred to a settlement in the Undershore or Walhampton area on the edge of the River Estuary. Present day Boldre is a small hamlet within Battramsely and grew up due to the Bridge providing a focal point for crossing the River.

- SOUTH BADDESLEY. This place name is referred to in 1086 as “*Bedeslei*”, from the Old English word meaning ‘*Baeddi’s wood/clearing*’ – ‘a settlement in a stretch of ancient woodland’. In 1086, the manor was held by Earl Roger of Shrewsbury. It passed back to the crown in the reign of Henry I and then out of royal hands again in the reign of Henry III. South Baddesley was the holding of the Forester of Fee, responsible for the Bailiwick of Fritham, until the late 13<sup>th</sup> century. During the 19<sup>th</sup> century, the manor house was destroyed, along with the original village, including the mediaeval chapel, and the roads realigned to create a parkland landscape around Pylewell House.
- WALHAMPTON. This place name is referred to as “*Wolnetune*” in 1086, but by the 12<sup>th</sup> century as “*Wolhampton*” meaning ‘*an estate by a “weall” – wall - or “walu” – ridge*’. In 1086 the estate was also held by Earl Roger of Shrewsbury. It passed back to the crown in the early 12<sup>th</sup> century and subsequently came into the possession of the Priory of Christchurch Twyneham in the 13<sup>th</sup> century. The Manor remained in the hands of the Priory until the dissolution of the monasteries in the 16<sup>th</sup> century.
- PILLEY. The place name is first referred to in the Domesday Book and later in 1280 and 1306 and derives from the Old English meaning ‘*wood where shafts of piles were got*’. In 1086 it was held by the King as part of the land taken in to from the royal forest. The land was also referred to in documents of 1316, 1337 and 1376. During the medieval period, the holding was a vaccary – an area of land managed on behalf of the crown, with 30 cows and 1 bull. By the 15<sup>th</sup> century, Pilley comprised a number of small estates. The first documentary reference to the ‘manor’ of Pilley is in 1505. The addition of Bailey derived from ‘*Bailiwick*’, which refers to one of the Forest divisions dating from the medieval period.
- NORLEYWOOD. The place name “*Norley*” is referred to in documentary evidence in 1298 and is from the Olde English word meaning ‘*north wood/clearing*’. In 1306 Edward I granted 100 acres of waste land at “*Norley*” to Hugh de Rishtone to inclose with a ditch and bank for a yearly rent of 6 shillings and 8 pence.
- HEYWOOD. In 1236 Henry III granted 50 acres of heath around Boldre Church to Breamore Priory with the right to inclose the land and this was extended by a second grant in 1253. These grants were the origin of the Manor of Heywood, but the first reference to the name “*Heywood*” is found in a document of 1361 and consists of an area of 22 acres of pasture land. During the late 13<sup>th</sup> century, additional lands were sold to the Priory by the Lord Warden of the Forest and part of Pilley was transferred to Heywood. From that time onward, the estate appears to have remained intact until the 19<sup>th</sup> century. In 1558, there is mention of a corn mill (presumably a water mill) adjoining Heywood Farm and later reference to a windmill in 1601.
- WARBORNE. This name is first referred to in a document of 1316. The Manor of Warborne however, is not mentioned in documents until 1478. Warborne was also originally a medieval vaccary, similar to Pilley.

## 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 towards the coast and river valleys have continued to be cultivated and support settlement.
17. The creation of the Royal Forest in the 11<sup>th</sup> century further restricted land use and settlement patterns in part 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 18<sup>th</sup> and 19<sup>th</sup> century date. In the 19<sup>th</sup> century, the manor house at South Baddesley was destroyed, along with the original village, including the mediaeval chapel, and the roads realigned to create a parkland landscape around Pylewell. Therefore, the whole of this area around South Baddesley and within the northern extension of Pylewell Park could have potential for archaeological remains.
18. Over the last one hundred years, plots of land within the dispersed settlements have been developed and may well have wiped out any surviving archaeology which could have thrown light on the former land usage. During World War 2 areas of landscape were also disturbed by the creation of air fields, such as in the parkland at Pylewell. This resulted in the removal of hedgerows, some trees and also general levelling activities which may well have disturbed archaeological deposits. Within the coastal zone are the remains of historic salterns, particularly on the shore line to Pylewell Park and Lisle Court. Therefore any undisturbed plots within settlement areas or land undisturbed by modern agriculture may have archaeological potential.
19. 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 on South East edge of the open Forest.
- Consists of a number of small settlements developed out of Forest edge encroachment.
- The majority of the historic development is one plot deep and is formed of linear ribbon development along the roadsides.
- More modern development has consolidated areas of ribbon development into more nucleated settlements.
- Most buildings are in residential use.
- A number of higher status properties are dotted around the area and were often the original farmhouses or are later country houses with associated parkland.
- There are 51 listed buildings or structures within the Conservation Area boundary, of which the Church of St.John; Pylewell House; Newtown Park; Wallhampton House; and the Burard-Neale Monument are listed Grade II\*. The remainder are listed Grade II.
- Included in the listed structures, are thatched cob cottages, agricultural buildings, chest tombs within the graveyard, a river bridge, icehouse, dairy, grotto and sundial.
- 332 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, 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 is a number of unconverted important agricultural buildings surviving within the Conservation Area.
- Older cottages are generally built to either a long, low, linear floor plan or to a two-storey rectangular plan and are mainly of cob, with thatched roofs.
- 19<sup>th</sup> century cottages are generally constructed of brick with slate roofs and are of two storey in scale.
- Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or simple low timber post fencing.
- Major key buildings: Hatchett Mill; Church of St Paul; Cripplegate Farmhouse; Norley Farmhouse; Lisle Court; St. Mary's Church; Pylewell House; Pylewell Home Farmhouse and associated farm buildings; historic South Baddesley School buildings; Newtown Park House; Walhampton House; Walhampton Arms and associated ancillary buildings; Vicars Hill Lodge; Southlands School; Gilpins; Warborne House; Warborne Farmhouse and associated farm buildings; Gilpins Cottage; Fleur de Lys Public House; Heywood Manor; Heywood Mill; Church of St.John; Rodlease House; Red Lion Public House; Hill House School; Elmers Court.

- Other key manmade features: The “Beaulieu Rails”; ice houses, walled gardens and garden structures associated with the larger country estates; banked and ditched paddock/allotment areas encroaching into the forest edge; Burard-Neale Monument; Boldre bridge; chest tombs.
1. In the appraisal below, the Forest South East Conservation Area is divided into 12 character areas and these are described separately:
    - A. East Boldre to East End.
    - B. Dispersed dwellings / settlement within arable land.
    - C. Norleywood.
    - D. Pylewell Park and Estate farms and cottages.
    - E. Newtown Park and farm.
    - F. Portmore.
    - G. Walhampton and School.
    - H. Warborne including Vicar’s Hill.
    - I. Bull Hill and Pilley.
    - J. Boldre Church, Heywood Manor Area.
    - K. Boldre village.
    - L. Elmer’s Court.
  2. The quality of their buildings, landscape and setting are considered together.

**A. East Boldre to East End.**

3. This character area is formed by the 4.5 kilometre strip of linear development along the forest edge stretching from Furzey Lane in the north through East Boldre to the more nucleated area of East End in the south. Dwellings historically either face the forest or have a gable end onto the forest or the road.
4. The settlement pattern developed predominantly in the 18<sup>th</sup> and 19<sup>th</sup> centuries as encroachments onto the forest with the rear eastern boundary to plots being the medieval boundary of the manor of Beaulieu known, as the “Beaulieu Rails”. This boundary feature comprised a bank and ditch, originally topped by a deer fence, but is now marked mainly by mature oak trees and hedgerow species, with the bank and ditch surviving in areas. Historically there were a number of ‘gates’ through this medieval boundary and it would appear that settlements spread from these ‘gates’ in a north-south linear fashion, backing onto the boundary ditch and bank. The

“Beaulieu Rails” medieval boundary effectively forms the eastern boundary of the Conservation Area and therefore this character area.

5. The historic dwellings are mainly on small rectangular plots bounded to the west by a peripheral track to the forest and to the east by the manorial bank. The surviving 18<sup>th</sup> and early 19<sup>th</sup> century cottages are constructed in cob with thatched roofs and are predominantly orientated with the gable wall end-on to the forest and adjacent road.
6. Later buildings from the 19<sup>th</sup> century, located in formerly empty ‘plots’ between the earlier built development, are mainly of brick with slate roofs and in contrast to earlier development, face directly onto the forest and adjacent road.
7. East End developed around the two road junctions forming the two historic ‘gates’ onto the forest, which created a large ‘funnel’ entrance onto the heathland area. The development in East End runs predominantly east-west, facing north onto the road and the forest and effectively forms an ‘end stop’ to this character area, both visually and historically.
8. In the 20<sup>th</sup> century, a number of new dwellings were constructed, continuing the infilling of the paddocks and vacant plots between the original dwellings. These more modern buildings have generally been constructed in traditional materials and blend in reasonably well with the more historic elements of the character area and again face directly on to the forest and adjacent road. The “Beaulieu Rails” continues to form the eastern rear boundary of the plots.
9. The main anomalies to the original settlement pattern are the small modern housing estates off Chapel Avenue, East Boldre, which have been constructed to the east of the medieval estate boundary and the modern housing development in Gaza Avenue, East Boldre. In addition, the buildings have predominantly non-traditional vernacular detailing, and therefore do not enhance the more historic development to the west.
10. A more historic anomaly is the minimal isolated encroachment of development to the west of the road, into the forest edge. This appears to be historically several ditched and banked enclosed allotment/paddock areas and a small number of dwellings. These areas are generally concentrated at the southern end of East Boldre.
11. The dwellings along Furzey Lane, although mainly of 20<sup>th</sup> century construction, respect the historic linear development pattern, being mainly on small plots and facing the forest, with examples of more vernacular historic detailing and materials. The plots of the modern buildings appear to represent the historic paddock encroachment into the forest as shown on 18<sup>th</sup> and 19<sup>th</sup> century maps.
12. Views into and out of the character area are generally restricted at ‘eye-level’ throughout the length of this linear development by the treed and hedged “Beaulieu Rails” to the east and the gently rising ground to the forest edge in the west. Where encroachment has occurred to the western side of the road, this helps to reinforce the restricted nature of views, due to strong hedged and treed boundaries. Occasional more long-distance views are gained out of the character area in the

north, at the junction of the B3055 and B3054 and north of East End, where views across to the Isle of Wight exist.

13. Specific features, found throughout the length of the character area are the occurrence of wide verges and small open common land areas to either side of the road. These features create a feeling of spaciousness, which is in contrast to parts of the character area with particularly restricted views out.
14. There are 10 Grade II listed buildings within the character area – Hatchet Gate Lodge, Hatchett Mill, Coal Stores Farmhouse and outbuildings, Church of St. Paul, Tinsleys Cottage, Thatch Cottage, Cripplegate Farmhouse, Sheepwash Cottage, and Wayside. The listed buildings are all isolated from one another and demonstrate the particularly ‘scattered’ nature of the early linear forest edge encroachment.
15. Hatchett Mill and Hatchett Lodge are located towards the northern end of the character area. Hatchett Lodge, dating from the late 18<sup>th</sup> century, was originally constructed as a lodge house for the Beaulieu Manor estate. It is located to the north of the B3055 in the position of the medieval gate through the historic “Beaulieu Rails” boundary and is orientated with its gable end facing on to the road. To the south, adjacent to the junction of the B3054 and East Boldre Road, lies Hatchett Mill. This building again dates from the late 18<sup>th</sup> century, with later additions, and is now a house, with all the milling machinery removed. It is a substantial two and three storey building, sitting lower than the adjacent road and is constructed of brick with a plain tile roof to the older part and slate roof to the later additions.
16. Cripplegate Farmhouse is a relatively high status building dating from the late 18<sup>th</sup> century. It is constructed of brick with an old plain clay tile roof, and large chimney stacks in the centre and to the eastern end. The windows are traditional two light casements with cambered arches over those on the ground floor and the planked entrance door.
17. In contrast to Cripplegate Farmhouse, Coal Stores Farmhouse and Sheepwash Cottage, which also date from the late 18<sup>th</sup> century, are constructed of cob with thatched roofs. These two buildings represent a slightly lower status design and construction of the same period. However, they contrast in size and floor plan, with Coal Stores Farmhouse being a linear three bay one and a half storey building, set back from, but facing onto the road, whereas Sheepwash Cottage, is more square in plan, of two full storeys and orientated with the gable end immediately adjacent to the roadside.
18. Tinsleys Cottage, Thatch Cottage and Wayside all date from the 19<sup>th</sup> century and are of rendered cob with brick additions and have thatched roofs. All of these buildings are traditionally orientated with the gable end facing the road or forest.
19. The latest dated of the listed buildings is the Church of St Paul. This was constructed by J. Tullock in 1839, the chancel being added later in 1891. The building stands at the junction of Church Lane, Cripplegate Lane and East Boldre Road and forms an end-stop to views through the character area from the north. The church is constructed of brick with stone dressings to window and door openings and has a slate roof. The nave has stepped, sloping top buttresses

between the window openings. The bellcote is located at the northwest end and is formed of a square, brick and rendered structure, with louvered bell openings and a small octagonal stone spire to the top.

20. In addition, 93 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18<sup>th</sup> century cob cottages to higher status 19<sup>th</sup> century dwellings, to an early 20<sup>th</sup> century arts and crafts influenced building. These buildings have been predominantly constructed within the empty areas between the original listed building plots. 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
21. Particularly notable individual un-listed buildings in the north of the area, dating from various periods, include Hatchett Mead on Furzey Lane; the Baptist Chapel on Chapel Lane; and East Boldre House on Cripplegate Lane. Hatchett Mead is a brick and tile building dating from the early 20<sup>th</sup> century and is Arts and Crafts in style, with fine brick detailing to window surrounds and panels of herringbone brickwork at first floor level. The Baptist Chapel was originally constructed in 1810 and rebuilt in 1818 and 1844. It is constructed of brickwork, now painted, with a slate roof and lancet shaped windows and doors. East Boldre House dates from the late 19<sup>th</sup> century and is a high status dwelling with polychrome brickwork and a slate roof with a decorative ridge.
22. 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.
23. Massey's on Massey's Lane is a high status 19<sup>th</sup> century dwelling with painted brick walls, slate roof and timber vertical sliding sash windows. The garden area has a traditional brick wall to the boundary, which is lower directly to the front of the house and surmounted by a decorative metal fencing. Immediately adjacent to the building is a small graveyard with a table tomb and gravestones dating from 1830 through to 1885. Nearby, are Hatchett and Westmoores, at the junction of Massey's Lane and East Boldre Road. These buildings date from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and are two storey cottages with painted brick walls and slate roofs. Again, the front boundary to the properties is formed by a low brick wall surmounted by high quality cast iron fencing panels, with a similar decorative pedestrian gate to each dwelling, set between brick piers.
24. Towards the centre of this linear character area is located a typical grouping of 18<sup>th</sup> and 19<sup>th</sup> century vernacular cottages. Springfield is a long, low, single storey cob cottage with a thatched roof and is traditionally orientated end-on to the road. This building forms a visual 'end stop' to views when travelling from the north and is uncharacteristically on the western side of the road, overlooking the forest edge area to the north. This building forms the start of an important grouping of cob buildings, which includes Rose Cottage, White Cottage and Ivy Roost. These buildings are all located more characteristically on the eastern side of the road, the latter having a substantial cob boundary wall to the road.
25. Slightly further to the south, is another important group of unlisted buildings, located on the eastern side of the road, facing out over the forest to the west. Broomhills

Farmhouse is a traditional small 19<sup>th</sup> century dwelling constructed of brick with a slate roof running down into a full length catslide to the rear, typical of this period. To the south is located Coronation Cottage, a higher status Edwardian building with polychrome brickwork and double height bay windows with the traditional timber vertical sliding sash windows surviving and Guildford Lodge, dating from the late 19<sup>th</sup> century. These important local vernacular buildings, are set back from the road and forest edge behind important open wide verges and demonstrate the traditional manner in which the linear historic development has expanded within the character area over the centuries.

26. The Old Chapel and The Manse in East End form a particularly prominent focal point, facing on to St. Leonard's Road and north onto the forest edge. The Chapel, now converted, is a 19<sup>th</sup> century brick building and has a tiled roof with decorative barge boards. The front boundary is formed by cast iron railings and a pedestrian gate. Immediately adjacent, stands The Manse, an early 20<sup>th</sup> century brick dwelling with a slate roof.

#### Key Characteristics

- Linear forest edge development.
- "Beaulieu Rails" to the east.
- Strong boundary features, including ditch and bank, trees and hedges.
- Generally restricted views out of the character area at 'eye-level'.
- Occasional long distance views towards the Isle of Wight.
- Instances of wide verges and small open areas adjacent to the road.
- A few isolated listed buildings.
- A significant number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

#### B. Dispersed dwellings / settlement within arable land

27. This character area is formed by the more open arable landscape, with isolated wooded areas. The arable land would historically have been formed of small fields, but, during the 18<sup>th</sup> and 19<sup>th</sup> centuries, far larger field areas were created, reflecting those existing today, through a number of small estates in the area looking to form consolidated blocks of land. The area is characterised by small linear areas of roadside development and scattered farms, with one early large encroachment onto the forest, dating back to 1306, above Norleywood.

28. The area is traversed by a more major road, running east-west, which is a result of the creation of the larger park area at Pylewell. A number of narrow lanes also exist, often with tall hedges to either side, such as those along Snooks Lane, restricting views across the arable land. The area towards the coast tends to be more open in nature with long distance views of the Isle of Wight, the Solent and Lymington.

29. In the 20<sup>th</sup> century, several new dwellings were constructed, within the area, mainly concentrated to the south of Lisle Court Road on land descending gently towards the coast and associated saltmarsh area. These more modern buildings have generally been constructed in traditional materials and blend in reasonably well with the more historic elements of the character area and do not have an adverse impact on views into the Conservation Area from the Solent.

30. There are 3 Grade II listed buildings within the character area – Carters Farmhouse; the barn at Carters Farm; and St. Mary's Church. The listed buildings are all isolated from one another and demonstrate the particularly 'scattered' nature of the development within this character area.
31. Carter's Farmhouse and barn is located on the edge of the Norleywood settlement, but isolated from this adjacent nucleated development, within open farmland. The farmhouse dates from the late 18<sup>th</sup> century, with later alterations, and is constructed of brick, with an old plain clay tile roof. The building is of two storeys and has traditional twelve pane timber vertical sliding sash windows. The five-bay barn to the northwest also dates from the 18<sup>th</sup> century and is part timber-frame with brick infill and has an old plain tile roof.
32. South Baddesley Church is located in a position isolated from the nearby minimal development at the crossroads with the main road to the south. It dates from 1818 with extensions in 1858 and is constructed of rendered brickwork, with a Welsh slate roof. It has tall lancet windows and a slender west tower projecting from the gable end of the nave.
33. In addition, 31 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18<sup>th</sup> century cob cottages, to 19<sup>th</sup> century farmhouses, farm buildings and farm workers' cottages. 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, represent good local vernacular detailing and reflect the cultural history of the area.
34. There are four main farms located within this character area: Norley Farm, Bridge Farm, Lisle Court Farm, and Bampton's Farm, in addition to 'Carter's Farm'.
35. Norley Farm is located in the northernmost part of this character area and is surrounded by open agricultural land which was an early encroachment onto the forest edge. The farmhouse dates from the 19<sup>th</sup> century and is constructed of painted brick, with a thatched roof. A large complex of barns and agricultural buildings is located to the immediate north of the farmhouse, and includes 19<sup>th</sup> century brick and tile buildings, amongst the later 20<sup>th</sup> century structures.
36. Bridge Farm is located to the southwest of East End, within the surrounding more open arable land. It dates from the 19<sup>th</sup> century, is brick with a slate roof and has traditional casement windows. The brick boundary wall to the roadside encloses the farmhouse and the associated more traditional outbuildings, which are constructed of brick, with tile or slate roofs.
37. Lisle Court Farm comprises a 19<sup>th</sup> century farmhouse and associated similarly dated agricultural buildings. The dwelling is a large two storey painted brick building with a dentil cornice below the eaves and has a slate roof. The farm buildings are of brick with clay tile roofs and comprise a substantial barn and an attached lower single storey range at right-angles running parallel with the road. The complex is a large grouping of buildings which forms an 'end-stop' to views when travelling west along

Lisle Court Lane. The more open land to the south allows views across to Lymington and the Solent.

38. Bampton's Farm is located in the south-western corner of the character area, not far from Lisle Court Farm. It comprises a group of farm buildings, including a large timber framed and weather boarded barn and separate smaller cart shed, similarly constructed, both with slate roofs. A small brick and tiled stables building also forms the more historic part of this complex. The farmhouse dates from the late 19<sup>th</sup> century and has pebble-dashed rendered walls and a clay tiled roof, traditional casement windows and chimney stacks with stepped heads.
39. In addition to the farms, are small groups of unlisted buildings. One particularly important such grouping is located on Lymington Road to the south of East End. This group includes the East End Arms, Franchise and Hawthorns, Belmore Cottages and Croutears'. East End Arms dates from the late 19<sup>th</sup> century and, along with a detached associated stable building, is constructed of brick, with a slate roof. To the south lie Franchise and Hawthorns, semi-detached early 20<sup>th</sup> century estate cottages constructed of brick and tile with prominent decorative chimneys. A particularly good example of a traditional decorative metal pedestrian gate with associated cast iron posts survives at Hawthorns. Croutears, to the north of East End Arms, is a significant two storey thatched cob dwelling with traditional leaded light casement windows. To the south of this grouping lies Belmore Cottages, dating from the late 19<sup>th</sup> century. They are constructed of painted brick, with slate roofs and small pane timber vertical sliding sash windows. Each of the cottages has a decorative porch with a gabled roof and decorative barge boards and open lancet shaped windows to the sides.

#### Key Characteristics

- Arable landscape with large fields.
- Early forest edge encroachment in the north.
- Five farms and associated outbuildings.
- A few isolated listed buildings.
- A number of buildings of local, vernacular and cultural interest.
- Very little modern development.
- Occasional long distance views towards the Isle of Wight.
- Tall hedges to roads which restrict views through the area.

#### C. Norleywood.

40. This character area is formed by the small nucleated settlement of Norleywood. Originally, the settlement comprised only a small number of scattered dwellings encroaching onto Norley Wood, an area of wooded heathland, which in 1810, was enclosed from the open Forest as a timber plantation. On the 1787 map of the area, the settlement is a small irregular scatter of cottages with paddocks, set around the roads. The earliest surviving buildings date from the late 18<sup>th</sup> or early 19<sup>th</sup> century and are constructed of cob with thatched roofs.
41. Later buildings from the end of the 19<sup>th</sup> century onwards, are located in formerly empty 'plots' between the earlier built development and are mainly of brick with slate roofs.

42. The modern development in the character area is scattered throughout the area within the majority of the remaining vacant plot areas and generally reflects the traditional plot boundaries evident on earlier maps. The design and character of the later 20<sup>th</sup> century development generally does not reflect the local distinctiveness of this area.
43. Views into and out of the character area are generally restricted by the urban nature of the settlement, the woodland to the north and hedgerow boundaries to the arable fields surrounding the settlement.
44. Specific features, of this character area include the occurrence of wide verges to either side of the road and the ford, over Plummers Water at the southern end of the settlement with its associated wider road area and verges. These features create a feeling of spaciousness, which is in contrast to parts of the area with particularly restricted views out. The road junction at the centre of the village, adjacent to corner cottage, also provides an important focal point to the settlement.
45. There are 4 Grade II listed buildings within the character area – The Hollow, Ivy Cottage, Thatched Cottage and Corner Cottage. The listed buildings are all isolated from one another and demonstrate the particularly ‘scattered’ nature of the more loose early forest edge settlement around the roads in this area.
46. All four listed buildings date from the late 18<sup>th</sup> century or early 19<sup>th</sup> century, with later alterations. All the dwellings represent the traditional New Forest two bay end chimneystack cottage, constructed of cob with thatched roofs. The buildings are also traditionally orientated ‘end-on’ to the adjacent road.
47. In addition, 20 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from late 18<sup>th</sup> century and early 19<sup>th</sup> century cob cottages to late 19<sup>th</sup> century and early 20<sup>th</sup> century brick buildings with slate roofs. These buildings have been predominantly constructed within the empty areas between the original listed building plots.
48. 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 Plummers Water, Keepings, Nightingale Cottage, Old Well Cottage and Butlers. These buildings all date from the mid to late 19<sup>th</sup> century and reflect the materials of the early listed buildings, being of traditional cob and thatch construction. In contrast, however, the unlisted buildings tend to be slightly larger in plan form and face the road, sometimes being set back some distance from the roadside.
49. Also of interest are a number of late 19<sup>th</sup> century and early 20<sup>th</sup> century Victorian and Edwardian brick buildings with slate roofs. Many of these retain their original vernacular detailing and appropriately detailed fenestration. In addition, an area of post Second World War development at the western end of the settlement continues the historical development of Norleywood and represents this particular era, being simple single storey timber buildings, with vertical boarding and tiled roofs.

50. 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

- Nucleated development.
- Forest edge to the north and west.
- Occurrences of wide verges.
- 18<sup>th</sup> and 19<sup>th</sup> century development concentrated around the middle road.
- Restricted views.
- A few isolated listed buildings.
- A number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

#### D. Pylewell Park

51. This character area is formed by the 110 hectares of the Pylewell Park, including the house, formal gardens, woodland garden, landscape park and kitchen gardens. The park is included on the English Heritage Register as being of special historic significance. In addition, this character area also incorporates the buildings on Tanners Lane and those on the road junction of Sowley Lane and South Baddesley Road.

52. The settlement pattern developed predominantly in relation to Pylewell Park, with a number of late 19<sup>th</sup> century estate cottages constructed outside of the park boundary on South Baddesley Road and on Tanners Lane.

53. There is very little modern development in this character area and this is restricted to the occasional new or replacement dwelling and the new South Baddesley School building. These more modern buildings have generally been constructed in traditional materials and blend in reasonably well with the more historic elements of the character area.

54. Views into and out of the character area are generally restricted at 'eye-level' throughout the length of this linear development by the treed and hedged boundaries to the road and lanes. Occasional more long distance views are gained over the more open arable land to the east of Tanners Lane and Sowley Pond Lane. In addition, views are also gained over the Solent and associated saltmarsh area at the southern end of Tanners Lane and Shotts Lane.

55. Specific features of this character area include the wider verges, which are a common occurrence along parts of Tanners Lane, creating a feeling of spaciousness in contrast to the other narrower parts of the lane with high hedges, and the triangle of open space in the centre of the road junction, which creates an important focal point.

56. There are 7 listed buildings within the character area, with Pylewell House being Grade II\* and the rest being Grade II, including: 'East End House, Mill Lane Cottage, The Mill House, the dairy, the icehouse and 1 & 2 The Cottages. The listed buildings are generally located either around the road junction in the northeast of the

character area or within the Pylewell Park boundaries. Pylewell Park is also listed as Grade II\* in the English Heritage Register of Parks and Gardens of special historic interest in England.

57. The present house and park date from the mid 18<sup>th</sup> century and are on the site of early formal gardens and park, probably created by Sir James Worsley c.1645-1695. The dwelling is in the style of a medium-sized country house, which developed over a period of time through to the 20<sup>th</sup> century when reductions were made by the removal of some of the late 19<sup>th</sup> century extensions. It is constructed of ashlar stone and yellow brick, with some stucco, and has slate and lead roofs with moulded brick chimney stacks.
58. Also associated with Pylewell Park are the Mill House, dairy and icehouse. The Mill House, dating from the 18<sup>th</sup> century, comprised a mill house and attached mill and workshops which contained a corn mill, saw mill, separating dairy and estate workshops. The buildings are of brick with tile-hung first floor and roofs of old plain tile, except the mill which is slate roofed. The dairy building was the 'butter house' and is located adjacent to the Mill House complex. It was built between 1898 and 1907 and is constructed of yellow brick with a plain tile roof and is octagonal in shape with a conical roof surmounted by an octagonal cupola. Further southwest of the Mill House, is an icehouse dating from the early 19<sup>th</sup> century. This is formed of a brick passage and chamber covered by earth. The survival of these associated ancillary buildings within the park boundaries is particularly important and represents the history and cultural heritage of such large country estates. On the shoreline to the park are the archaeological remains of salterns and also the site of a 19<sup>th</sup> century bath house. During World War 2 an advanced landing ground (airfield) and associated structures were partially constructed within the northwest area of the park and adjacent farm lands. This has resulted in the loss of some of the historic boundaries in this area and the creation of the adjacent large arable fields.
59. East End House, set back from Sowley Pond Lane, is a high status early 19<sup>th</sup> century dwelling constructed of yellow mathematical tiles on brick with an old plain tile roof. The windows are traditional 12 pane timber vertical sliding sashes under rubbed brick arches and the central doorway sits under a radiating semi-circular fanlight within a pilastered doorcase. The adjacent Mill Lane Cottage, is located inside the eastern entrance to the Pylewell Park and in contrast is a lower status 18<sup>th</sup> century brick and thatched building, orientated traditionally end-on to the road.
60. In addition to the 7 listed buildings, there are a number of buildings which can be denoted as 'curtilage listed buildings'. These are buildings which were originally constructed to serve, and be ancillary to, a building which is statutorily listed. For example, the three gate lodges to Pylewell Park and the home farm buildings would be considered to be curtilage listed and given the associated protection of a statutorily listed building. It is also possible that most, if not all, the associated estate cottages, should also be treated as curtilage listed.
61. In total 31 un-listed buildings (including the curtilage listed buildings) have been identified as being of local, vernacular or cultural interest, ranging from 19<sup>th</sup> century agricultural buildings and higher status dwellings to late 19<sup>th</sup> century and early 20<sup>th</sup> century estate cottages. Many of the unlisted buildings identified as being of local,

vernacular or cultural interest, are located within small groups throughout this linear area.

62. Gunnymore and New Cottages are located in the vicinity of the junction of Sowley Pond Lane and South Baddesley Road. New Cottages and Gunnymore are pairs of estate cottages dating from the early 20<sup>th</sup> century, constructed of brick with tile hanging to the first floor and clay tile roofs with dormers. The prominent decorative chimneys appear to be of the 'estate' style. Other surviving traditional vernacular detailing includes the leaded light casement windows and the timber pitched roof porches. The pedestrian gates into the front gardens are of a traditional 'estate' style, with cast iron posts.
63. Pylewell Home Farm buildings date from the late 19<sup>th</sup> century and are constructed of brick with tiled or slate roofs and comprise a cart shed, a brick and slate barn with bellcote, and another barn running parallel to the road edge. The farm house reflects the adopted estate vernacular style for Pylewell, including the prominent decorative chimney stacks. Nearby is Moonfleet Cottage, an early 19<sup>th</sup> century painted brick building with a slate roof with an 'eyebrow' feature over the first floor windows – possibly indicating that the roof was originally thatched.
64. In the vicinity of the road junction in South Baddesley is a small, but important prominent group of buildings incorporating the Old School building and the Old School House, the late 19<sup>th</sup> century school building and North Lodge. The Old School and School House is located on the north-eastern side of the junction and is of brick with a slate roof and has some surviving 'gothic' style small pane cast iron windows. The School House reflects the Pylewell Estate vernacular, being of brick with tile hanging, a tiled roof and decorative chimney stack. The later school brick and tile building of 1898, located on the north-western side of the junction, is Jacobean in style with stone mullioned and transom windows, ball finials to gables and arched head tall hall window and entrance doorway. To the south of the junction is North Lodge. Built in 1889, it is a typical Pylewell style building of brick, with tile hanging to the first floor. Similarly, it is in a Jacobean style, with mullioned and transomed stone windows and a projecting oriel window at first floor. The prominent decorative chimney stacks grace the red clay tile roof. The lodge is at the northern entrance into Pylewell Park and has a typical estate decorative metal pedestrian gate with cast iron gate posts attached to metal estate fencing.
65. Shotts Lane, towards the western side of the character area contains another important group of buildings, including Chain Lodge, West Lodge, farm buildings and Lisle Court Cottages. Similar to North Lodge, Chain Lodge, built 1881, is a typical Pylewell estate building and is in a prominent position in views when travelling from the west. However, in contrast, West Lodge, at the western entrance into the estate, is constructed of yellow brick with red diaper decorative brickwork pattern to elevations and has decorative interlocking architectural tiles to the roof. The chimney stack is also very plain and does not reflect the standard Pylewell design. Opposite West Lodge is a small complex of farm buildings, incorporating a barn and stables of brick with a slate roof and a cart shed of timber with a tile roof. These buildings form a visual end-stop to the views when travelling south along the lane. South of the farm buildings are Lisle Court Cottages, a series of semi-detached Pylewell style estate cottages with the typical prominent decorative chimney stacks.

Several examples of the decorative metal estate pedestrian gates, with cast iron posts also survive.

66. Tanners Lane, to the east of Pylewell Park, runs south to the coast and contains several typically designed estate cottages, including 1 Tanners Lane. Forming the termination of the linear development on the lane, Mundens is a thatched one and a half storey painted brick cottage, with casement windows, end-on to the road, adjacent to which is located Tanners House, a 19<sup>th</sup> century yellow brick and slate roofed building facing on to the road.

#### Key Characteristics

- Grade II\* Country house and associated estate and parkland.
- Estate cottages.
- Ancillary estate buildings.
- Generally restricted views out of the character area at 'eye-level'.
- Occasional long distance views towards the Isle of Wight.
- Instances of wide verges on Tanners Lane.
- Listed buildings and curtilage listed buildings.
- A significant number of buildings of local, vernacular and cultural interest.
- Very little modern development.

#### E. Newtown Park

67. This character area is formed by what was in the 19<sup>th</sup> century the 310 acres of the Newtown Park Estate, including the house, formal gardens, walled garden, parkland, icehouse and farm complex, including farm cottages, modern dwellings and a large horticultural nursery. The modern development is limited to the dwellings in the north of the character area and the ancillary buildings to serve the horticultural enterprise.

68. Views into and out of the character area are generally restricted due to the treed and hedged boundaries to the parkland and estate.

69. There are 2 listed buildings within the character area, with Newtown Park being Grade II\* and the icehouse Grade II.

70. The house lies in the south western end of the character area, with parkland and arable land around. This area of landscape was most likely a medieval "vaccary" - an enclosed area where cows were grazed. There was probably a large house on the site in 1518 and a dwelling was certainly referred to in the hearth-tax return of 1665. The present building is in the style of a medium-sized country house, originally dating from 1716 (date on the portico). It was extended in 1792 and repaired and internally remodelled in 1957. In the late 20<sup>th</sup> century it underwent further restoration including the reconstruction of the belvedere which had been removed in 1960. It is constructed of stuccoed brick with a slate roof. The entrance front has a full sized ionic portico with architraved pediment and semicircular window in the middle. The early 19<sup>th</sup> century walled garden area lies to the north of the house, and beyond, the estate farm complex. The extensive horticultural nursery is located in the north-western part of the character area.

71. To the northwest of the house, towards the estate boundary is an icehouse dating from the early 19<sup>th</sup> century. This is formed of a brick passage and chamber covered by earth. The survival of this associated ancillary building within the park boundaries is particularly important and represents the history and cultural heritage of such large country estates.

72. The late 19<sup>th</sup> century estate farm buildings and estate cottages are not statutorily listed buildings, but may be considered to be curtilage listed buildings

#### Key Characteristics

- Grade II\* Country house and associated estate and parkland.
- Estate cottages.
- Ancillary estate buildings.
- Generally restricted views into and out of the character area.
- Very little modern development.
- Large horticultural enterprise.

#### F. Portmore.

73. This character area is formed by the small nucleated settlement of Portmore, which developed as an encroachment onto Portmore Common in the 19<sup>th</sup> century, through sales of land by the crown, and later development in the 20<sup>th</sup> century. The buildings at the core of the settlement face onto the residual 'green', formed by the road junctions, which was originally part of the common. The remaining buildings have developed in a linear form along the approach roads. On the first edition of the Ordnance Survey Map of 1870, the settlement is shown as a farm with a few isolated cottages.

74. The modern development in the character area is scattered throughout the area either between earlier buildings or as an extension of the earlier linear development. The design and character of the later 20<sup>th</sup> century development generally does not reflect the local distinctiveness and vernacular detailing of the wider Conservation Area.

75. Views into and out of the character area are generally restricted by the urban nature of the settlement and the treed and hedgerowed boundaries to the arable fields surrounding the settlement.

76. 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 centre of the settlement, 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 particularly restricted views out.

77. There are no listed buildings within the character area, but 15 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the late 19<sup>th</sup> century early 20<sup>th</sup> century.

78. Facing the central open area within the settlement are Mayfield Villa and Sheppard Cottages. Both date from the 20<sup>th</sup> century but are very different in design. Mayfield Villa is a large detached 'villa' of the Edwardian period, constructed of brick with a

slate roof and sash windows within full height bay windows. In contrast, Sheppard Cottages are simple single storey post Second World War timber buildings with tiled roofs, typical of this era.

79. Along the small cul-de-sac on the northern side of the central open area are several late 19<sup>th</sup> or early 20<sup>th</sup> century buildings of a similar style and construction, possibly constructed by the same builder. Glebe Cottage, Appleton, Forest View, Oaklea and Inkersall House are all two storey brick buildings with slate roofs and decorative ridges and have sash windows.

80. 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 and represents good local vernacular detailing, and reflects the cultural history of the area.

#### Key Characteristics

- Common land encroachment.
- Nucleated development.
- Occurrences of wide verges.
- 19<sup>th</sup> and 20<sup>th</sup> century development concentrated around the middle road.
- Restricted views.
- No listed buildings
- A number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

#### G. *Walhampton and School*

81. This character area is formed by the small linear settlement of Walhampton, which developed along the east shore of the estuary of the River Lymington, known in the 19<sup>th</sup> century as Undershore. The area also includes Walhampton House (Walhampton and Hordle School) and associated grounds, including the formal gardens, kitchen gardens, woodland, lakes, golf course and recreation areas. The main road was diverted around the boundary of the Walhampton Estate, similarly to the extension of Pylewell Park in the 19<sup>th</sup> century.

82. The dwellings are mainly of 19<sup>th</sup> and 20<sup>th</sup> century date with more recent development along the back lane to the rear of The Wagon and Horses PH and a further development in the area marked on the first edition 6" Ordnance Survey Map as Brick Fields running northeast from the end of the causeway.

83. The modern development in the character area is scattered throughout the area, either between earlier buildings or as an extension of the earlier linear development; sometimes forming areas at right-angles to the earlier area of settlement. The design and character of the later 20<sup>th</sup> century development generally does not reflect the local distinctiveness and vernacular detailing of the wider Conservation Area.

84. Views out of the character area are at the southern end of Undershore Road and are generally restricted by the ferry port, the associated car parks and the industrial development by the railway line. Views improve towards The Causeway where Undershore Road runs along the river bank. In the middle of the area the views are

generally restricted by the high hedges running along Monument Lane and Snooks Lane. The Burard-Neale Monument, originally built as an eye catcher in the landscape, is now surrounded by tall trees and only fleeting glimpses of the top of the pinnacle can be seen from a distance.

85. A specific natural feature of this character area is the River Lymington running along its south-western boundary and forming the western boundary of the Conservation Area at this point. There are restricted views out of the Conservation Area towards the town across the river..
86. There are 9 listed buildings within the character area, with Walhampton House and the Burard-Neale Monument being Grade II\*. The rest are Grade II, including: The Walhampton Arms PH, which occupies the home farm complex for Walhampton House and a group of garden features including: entrance gate piers and wall, arcade, grotto and sundials. There is only 1 other listed building and this is not associated with Walhampton House - Little Ashton is an 18<sup>th</sup> century house in a very prominent position at the end of The Causeway.
87. Walhampton House and park date from the early 18<sup>th</sup> century. The dwelling is in the style of a medium-sized country house, and is now a private school. The building was enlarged in 1884, by the architect Norman Shaw when he added a Queen-Anne style block and in 1911, the architect T Mawson partly remodelled the 18<sup>th</sup> century building. The walls are of brick with some stone dressing with old plain tiled roofs. The main façade has a large stone Corinthian doorcase with segmental pediment. The windows are large 18 pane sashes and have moulded stone sills under rubbed brick arches. Internally some 18<sup>th</sup> century ceilings and interiors survive, but most of the interiors were remodelled by Shaw and Mawson.
88. A number of listed buildings and structures are also immediately associated with Walhampton House including a pair of gate piers to the north-west; a wall and gate piers around the courtyard to the front of the house; an arcade, incorporating a grotto immediately to the west of the house; two sundials to the south east of the house; the Home Farm buildings to the southwest and the Burard-Neale Monument to the southwest of the main original parkland area. The survival of these associated ancillary buildings within the park boundaries is particularly important and represents the history and cultural heritage of such large country estates. The historic parkland is of such importance that it is included on the Hampshire County Council Register of Historic Parks and Gardens.
89. The gate piers at the entrance drive to Walhampton House are of 18<sup>th</sup> century date in dressed stone topped by ball finials. In front of the house the 18<sup>th</sup> century gate piers and wall to the court yard area were reconstructed in 1911. They are of brick and stone topped by ball finials.
90. There are 2 sundials of note in the gardens. One, by John Smee, London AD 1784 on its bronze face, sits on a lead pedestal on a stone plinth and was probably moved to its present position in 1911. The other is of late 18<sup>th</sup> or early 19<sup>th</sup> century date and is a Bath stone column 4 metres high with an ionic capital. Above is a plain square block of stone with a sun dial on each face. This is surmounted by a ball finial and, around the base, is a stone seat supported by stone lions. Again this was also moved in 1911.

91. The arcade, including the summer dining room and wall, incorporates an 18<sup>th</sup> century grotto restored in 1914. The arcade is of Portland stone columns and brickwork and the grotto is seen through an archway and has many forms in shell patterns on its walls and vaulted roof.
92. The home farm buildings have been partially converted and now house The Walhampton Arms Public House. They were constructed as a model farm c1900 possibly by Norman Shaw. The complex consists of: Home Farm House; a range of single storey buildings arranged around a court yard; stable block; a water tower and an associated estate cottage. The buildings are constructed in brick under plain tile roofs. The gables show examples of pargetting and decorative tile hanging. The central cart porch is surmounted by a dove cote with lead cupola and weather vane.
93. The Burard-Neale Monument is an obelisk of white granite on a rectangular plinth with four bronze inscribed tablets. It was designed by G Draper in 1840 and the builder was G Banks. Erected in memory of Admiral Sir Harry Burard-Neale of Walhampton, who was the MP for Lymington for a number of years. The obelisk lines up with the axis of Lymington High Street and forms the end of a vista from the Church of St Thomas.
94. The other listed building in the character area, Little Ashton, is a three bay, two storey house of stuccoed brick under a plain tile roof. The front elevation has a six panel door under a Doric porch and twelve pane sash windows.
95. In total 28 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 19<sup>th</sup> century high status villas to early 20<sup>th</sup> century arts and craft style houses constructed to make the most of the views across the River Lymington. Most of the unlisted buildings identified as being of local, vernacular or cultural interest, are located within two groups within the area.
96. At the southern end of Undershore Road is Waterside Cottage', an early 20<sup>th</sup> century arts and craft style cottage in brick under a tile roof. Bywater House and Lodge is a fine 19<sup>th</sup> century villa with white painted stucco walls under a slate roof, casement windows with small panes, in the gothic style. Walhampton Lodge is a late 19<sup>th</sup> century two storey house with an entirely tile hung façade under a tile roof and has original sash windows. The Wagon and Horses Public House is a typical early 20<sup>th</sup> century pub with painted brick walls under a tile roof. Lyndale is a late 19<sup>th</sup> or early 20<sup>th</sup> century substantial house with pebble dashed walls under a tile roof, leaded light casements in heavy timber frames with tile or rubbed brick lintols in typical arts and crafts style. The final building in this group is Old Ferry House, a fine 19<sup>th</sup> century painted brick building under a slate roof sitting on the water's edge.
97. 'At the junction of Bridge Road and Undershore Road is a further group of buildings including the listed Little Ashton. Old Quay House is a large 19<sup>th</sup> century house in polychrome brickwork under a slate roof. Adjacent is Tide End House with painted brickwork and rusticated quoins under a slate roof. The pair make a prominent end stop to Bridge Road. Bridge End House, well hidden within a well treed garden, is a fine late 19<sup>th</sup> century stuccoed villa with gothic style windows. Brick Lane leads to a group of cottages of late 19<sup>th</sup> or early 20<sup>th</sup> century date in an area earlier exploited for the manufacture of bricks. Of the 20<sup>th</sup> century buildings the most notable are the St

Cyres Memorial Cottages' of 1936. These are constructed of brick under a tile roof in a traditional vernacular style.

### Key Characteristics

- Grade II\* country house and associated estate and parkland.
- Home Farm and ancillary estate buildings.
- Generally restricted views out of the character area at 'eye-level'.
- Occasional long distance views across the river to Lymington.
- Listed buildings.
- A significant number of buildings of local, vernacular and cultural interest.
- Small areas of modern development.

### H. Warborne, including Vicar's Hill.

98. This character area comprises the small settlement of Vicar's Hill at the junction between Hundred Lane and School Lane, the agricultural land on the east side of the river valley and the fields to the north of Hundred Lane towards Bull Hill. The settlement of Vicar's Hill comprises a number of high status 18<sup>th</sup> century houses with their associated ancillary buildings and cottages.
99. The pattern of regular fields with wavy boundaries running along the escarpment and along either side of Hundred Lane are of late medieval or 17<sup>th</sup> century date and were probable associated with the medieval manor of Warborne. The pattern of fields to the northeast of Warborne Lane derives from the early medieval period, with later, rationalised straight boundaries. Adjacent to the river the land is much wetter and historically supported reed beds.
100. There is very little modern development in this character area other than the school buildings in the grounds of Southlands. 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.
101. Views out of the character area towards the Lymington River are generally restricted at 'eye-level' due to the wet-land scrub and trees along the valley bottom. The trees and hedgerows along the edges of the roads traversing the area, again restrict views of the surrounding landscape, with the exception of brief glimpses provided by the occasional gaps and gateways.
102. Specific features of this character area are the tightly hedged lanes, which are in contrast to the triangle of open space in the centre of the road junction at Vicar's Hill, which creates an important focal point to the surrounding historic buildings.
103. There are 3 listed buildings within the character area. These are: Southlands School; Gilpins and Vicar's Hill Lodge, all are Grade II. The listed buildings are located at the road junction at Vicar's Hill.
104. Southlands School, formerly Vicar's Hill, is a small, late 18<sup>th</sup> century country house with 19<sup>th</sup> and 20<sup>th</sup> century alterations. It was most likely built by the Reverend William Gilpin who lived there from 1788. It is constructed of stuccoed brickwork with plain tile roof. It is of two storeys with an attic and seven bays wide with

projecting wings. It has a heavy moulded cornice, stucco string courses, pilasters and arched recesses to the windows. There are a number of adjacent modern school buildings which detract from its setting. There is an area of residual parkland with the remains of walks, an ice house, brick walled garden, gardener's cottage and associated farm buildings in the river valley.

105. Gilpins was originally the rectory and is of 18<sup>th</sup> and early 19<sup>th</sup> century date. It was the residence of the Reverend William Gilpin between 1777 and 1788. It is constructed in brick with plain tile roof, sash windows and a Doric porch. The extensive gardens are surrounded on three sides by a substantial brick wall. There is documentary evidence of a property on this site in 1670, which belonged to the vicarage of Boldre, and was sited on a piece of apparently encroached land adjacent to a parcel of Glebe (church) land.
106. Vicar's Hill Lodge has an early 18<sup>th</sup> century core and was remodelled in the late 18<sup>th</sup> and 19<sup>th</sup> centuries and extended in the 20<sup>th</sup> century. It is constructed in red brick and yellow brick with areas of tile hanging. The roof is of slate and plain tile. It has a six panel door under a Doric porch, sash windows under rubbed arches and a very prominent white slip decorated Fareham chimney pot with cowl.
107. In total 12 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18<sup>th</sup> century farm houses, to 19<sup>th</sup> century agricultural buildings and early 20<sup>th</sup> century estate cottages.
108. Warborne Farm House is a substantial early 18<sup>th</sup> century farm house constructed in painted brick with a dentil cornice and plain tile roof; it retains its original sash windows. The associated farm buildings are of two main phases dating from the mid 19<sup>th</sup> and late 19<sup>th</sup> century. The earlier plan form shown on the 1870 OS map is U shaped with two other ranges added later. They are constructed of brick with slate roofs. The nearby farm cottages are of early 20<sup>th</sup> century date; they are constructed of brick under a tile roof and are typical estate vernacular in design.
109. The gate lodge to Wereburn Manor is of early 20<sup>th</sup> century date with stuccoed walls, slate roof and gothic casement windows. The manor is well hidden in its own grounds and although a building appears in this location on the 1787 map, the present structure would appear to be a substantial rebuild in 1878 by David Jones JP. In the grounds there is a fishpond, logia and kitchen garden. The most notable feature viewed from the road is the long brick wall to the east, which is part of the walled garden.

#### Key Characteristics

- Grade II small country house with residual gardens, parkland and ancillary buildings.
- Two listed high status houses.
- Triangular open space forming a focal point at road junction.
- Generally restricted views out of the character area at 'eye-level'.
- Occasional long distance views across farmland or towards the river.
- Prominent 18<sup>th</sup> century farm house and associated buildings of local, vernacular and cultural interest.
  
- Historic field patterns from 17<sup>th</sup> to 19<sup>th</sup> centuries.
- Very little modern development.

## *I. Bull Hill and Pilley*

110. This character area is formed by a number of small settlements which have developed in a linear form during the 18<sup>th</sup> and 19<sup>th</sup> centuries. These small settlements are formed around more substantial blocks of farmland – those at Pilley Bailey, may have derived from land taken from the Forest during the medieval period (either sold or encroached). The 18<sup>th</sup> and early 19<sup>th</sup> century encroachment was consolidated by the sale of additional parcels of ground by the Crown in the 19<sup>th</sup> century.
111. Pilley Bailey developed around Pilley Gate on the forest edge, probably during the medieval period. The 1787 map shows a number of small cottages and rectangular paddocks in an area south of the 'gate'. The surviving 18<sup>th</sup> century cottages are constructed of cob with thatched roofs supplemented in the 19<sup>th</sup> century with dwellings constructed of brick with slate roofs.
112. Pilley Street developed as a linear settlement along the road leading to Pilley Bailey. On the 1787 map it is a dispersed settlement of well spaced cottages, mainly on the road verge, with a higher concentration around The Fleur de Lys Public House and the junction with Church Lane.
113. Bull Hill originally comprised Jordons Farm with a series of small paddocks encroaching on the forest edge. In 1866 the encroached areas of small plots were sold by the crown and were developed in the later 19<sup>th</sup> and 20<sup>th</sup> centuries to become a settlement on the forest edge.
114. Pilley, Pilley Bailey and Bull Hill have now become a virtually continuous ribbon of development along the road, with 20<sup>th</sup> century enlargements down Church Lane as far as Slade Farm and a small area of recent development on one side of School Lane.
115. There are a number of long distance views into and out of the character area. In particular to the north and east of Bull Hill over the open heathland and to the north and south of Pilley Street over adjacent farm land.
116. Specific features found throughout this character area are the wide verges and small open common land areas. These features create a feeling of spaciousness, which is in contrast to those areas where buildings are close to the road edge.
117. There is 1 Grade II listed building within the character area: Gilpins Cottage, which is situated at the junction of School Lane and Pilley Street. It was originally constructed as a school in 1791 for the Rev W Gilpin (Vicar of Boldre 1777 – 1804) and was altered in 1875 when it became a dwelling, with additions in 1944. Constructed in brick with a plain tile roof, it has casement windows, corner pilasters, dentilled cornice and gabled dormers with barge boards. Part of its significance is that it was an early school "for the education and clothing of 20 boys and 20 girls, being the off spring of poor labourers of the parish". It was superseded in 1875 by the church school across the road.

118. In addition, 60 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18<sup>th</sup> century cob cottages to higher status 19<sup>th</sup> century dwellings.
119. Particularly notable is a group of buildings at Pilley Bailey constructed on the edges of the 'funnel' leading to Pilley Gate. Pink Cottage and Forest Cottage are 18<sup>th</sup> and early 19<sup>th</sup> century cob and thatch cottages; while Elm Cottage, Rose Cottage and Laurel Cottage were constructed in the 19<sup>th</sup> century from brick and slate.
120. Pilley Street contains a number of buildings which have developed around what was a green area leading to Pilley Gate. On the north side are a number of 18<sup>th</sup> century buildings. On the southern side the buildings are mainly of 19<sup>th</sup> century and early 20<sup>th</sup> century date. The central green area was encroached on by building plots in the 19<sup>th</sup> century. Well Cottage, Garden Cottage and The Cottage are late 18<sup>th</sup> or early 19<sup>th</sup> century cob with thatched roofs. Shellys Cottage, Mainneys Cottage, dated 1905, Pilley Stores and the converted Pilley Chapel make up a later group of brick and slate buildings on the southern verge of the road.
121. In Pilley there is a small group of buildings at the junction with Church Street. The Corner House is a large higher status 19<sup>th</sup> century house with rendered wall, slate roof and sash windows. 'The Fleur-de-Lys Public House is constructed in colour washed brick with a thatched roof. It appears to be of 18<sup>th</sup> century date, but may have earlier origins.
122. Bull Hill, an early encroachment on the forest edge, which was sold off by the crown for development in 1866, is mainly an area of mediocre 20<sup>th</sup> century buildings. However, there are 2 earlier properties of note: Bull Hill Farm, which is constructed of cob with a thatched roof and Home Lea, which is a one and a half storey cob and thatch cottage; both of them are of 18<sup>th</sup> century date. It is significant that these two buildings stand right on the edge of the forest. An interesting survivor from the late 19<sup>th</sup> or early 20<sup>th</sup> century development of the character area, is Holly Cottage, a typical encroachment cottage, constructed of a light timber frame, covered in corrugated iron with a slate roof.

#### Key Characteristics

- Linear development along the road leading to a 'funnel' onto the forest.
- Some long distance views into and out of the area.
- Instances of wide verges and small open common land.
- One listed building.
- A significant number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

#### J. Boldre Church & Heywood Manor Area.

123. This character area is formed by dispersed farmsteads with medieval origins, such as Heywood Manor. These are surrounded by fields of late medieval, 17<sup>th</sup> and 18<sup>th</sup> century form with residual areas of ancient wood pasture and 19<sup>th</sup> century plantations. The area seems to be medieval encroachment on the edge of the original heathland stretching back to the river valley. The Church of St John is in an isolated position standing at the end of a short spur over looking the valley of the

Lymington River. 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.

124. The area is traversed by a number of narrow lanes bordered by hedges in the arable areas, but with woodland restricting views, particularly in the river valley. There are more long distance views on the rising ground around the church.
125. There are 8 Grade II listed buildings within the character area. The Church of St John is listed Grade II \* and has Norman origins. The north and south aisles are of early 13<sup>th</sup> century date and later in that century the nave and aisles were lengthened and a short tower constructed. The chancel dates from the 14<sup>th</sup> century and in 1697 the top stage of the tower was added. The church underwent restorations in 1855 and 1918. It is constructed in stone, flint and brick with a plain tile roof. A recent addition is an impressive, modern, engraved glass window by Tracey Shephard. In the churchyard are 4 listed tombs of late 18<sup>th</sup> and early 19<sup>th</sup> century date.
126. Heywood Manor mainly dates from 1903 to 1905 and was designed by the architect R Blomfield, although elements of an earlier house survive. It is constructed of brick with a plain tile roof, lead ridges and stone slate eaves course. The wall and gazebo to the garden are also listed and are also by Blomfield, 1905; they are a key feature of the entrance front. The gardens were redesigned to a formal layout at the beginning of the 20<sup>th</sup> century.
127. 'Rodlease' House is situated in the river valley and is a high status house of late 18<sup>th</sup> and early 19<sup>th</sup> century date. It is of stuccoed brick with plain tile roof.
128. In addition, 5 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: Heywood Mill House with its late 19<sup>th</sup> century façade in Tudor style, diaper brickwork and decorated tiled roof, Rodlease Cottage, a late 19<sup>th</sup> century estate style cottage and The Lodge to Boldre Bridge House, which is in late 19<sup>th</sup> century picturesque style with decorative gables and leaded light casement windows.

#### Key Characteristics

- Landscape with a mixture of small fields and woodland
- Early forest edge encroachment
- A few isolated listed buildings.
- Some buildings of local, vernacular and cultural interest.
- Very little modern development.
- Occasional long distance views towards the river valley from near the church.
- Hedges to lanes which restrict views through area.
- Important medieval church in prominent position on higher ground

### *K. Boldre village.*

129. This character area is formed by the small nucleated settlement of Boldre which is situated on the cross roads west of the bridge spanning the Lymington River. Present day Boldre is a small hamlet within Battramsely and developed due to the Bridge which provided a focal point for crossing the River.
130. The settlement consists of several cottages grouped around a small triangular area. Plots are irregular in size and shape and some have developed as encroachments on the road side verge. To the west of the cross roads are 3 large houses with associated parklands and gardens and scattered small agricultural holdings. In the late 19<sup>th</sup> and 20<sup>th</sup> centuries the settlement spread along the north-south route.
131. The modern development in the character area is mainly concentrated north of the cross roads. The design and character of this 20<sup>th</sup> century development does not, on the whole, reflect the local distinctiveness of this area.
132. Views into and out of the character area are generally restricted by hedgerows and trees bordering the narrow lanes. There are longer distance views north and south from the river bridge and also out of the area from Tweed Lane. The Red Lion Public House forms an end stop at the cross roads approaching from the north.
133. There are 3 Grade II listed buildings within the character area. Boldre Bridge is a late 18<sup>th</sup> century stone bridge of 5 semi-circular arches with parapet and plain copings. The Red Lion Public House has some surviving timber framed elements, but is mainly of 18<sup>th</sup> and 19<sup>th</sup> century date, with 20<sup>th</sup> century alterations. It is constructed in painted brickwork under a plain tile roof. Hill House School, originally Rope Hill House, was constructed in the 18<sup>th</sup> century. It was enlarged in the 19<sup>th</sup> century and then altered in the 20<sup>th</sup> century to accommodate the school. It is constructed in rough cast brickwork under a plain tile roof.
134. In addition, 23 un-listed buildings have been identified as being of local, vernacular or cultural interest. The buildings are in 3 main groups: the village centre; Rope Hill and on the northern edge of the settlement.
135. In the village centre Boldre Bridge Cottage, 1786 on the date stone, is of brick with a plain tile roof and sash windows. It forms an important end stop to the view down Boldre Lane. The Old Post Office is an early 19<sup>th</sup> century red brick building with tile and slate roof and is orientated with the gable end onto the road. It has an unfortunate, unsympathetic 20<sup>th</sup> century extension to the façade, which does not reflect the local vernacular tradition. The Old School House of 1869, is of stuccoed brick with decorative tiled roof. The cross wing has distinctive pierced barge boards and the cast iron rain water down pipes have dated heads. The façade has large mullion and transom windows set in gabled arched recesses and on the road edge, is a good example of decorative cast iron entrance gates. Twyford Cottage is a late 18<sup>th</sup> century two storey house constructed of painted brick with dentil cornice and plain tiled roof. Watersmead is a late 18<sup>th</sup> century two storey high status house. It is constructed of painted brick and has a dentil cornice, plain tile roof, sash windows and gothic style casements in the end bay.

136. Rope Hill, on the western edge of the village, contains a small group of larger 19<sup>th</sup> century houses. Cloisters and Tweed are large 19<sup>th</sup> century stuccoed houses with slate roofs and out buildings set back in spacious grounds. These 2 buildings make a group with Hill House School, Boldre Hill House, Boldre Hill Cottage, Boldre Hill Lodge and South Lodge. Boldre Hill House is an early 18<sup>th</sup> century house, much enlarged in 1833. It has formal gardens which were laid out in the early 20<sup>th</sup> century.
137. At the northern edge of the settlement, Riversdale is a large late 19<sup>th</sup> century house constructed of stuccoed brickwork under a slate roof and set back behind tall hedges. Tiesbrook Cottage, 1779 on the date stone, is constructed of rendered brickwork under a plain tile roof and with casement windows. Of particular note is the wrought iron garden gate with fluted cast iron pillars.
138. 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

- Nucleated settlement with some peripheral development.
- Settlement on rising ground to the west of the river valley.
- Original settlement clustered round triangular green.
- Restricted views.
- A few isolated listed buildings.
- A number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.

#### L. Elmer's Court.

139. This character area is formed by the 23 acres of parkland, gardens and lawns on the east side of the estuary to the River Lymington surrounding the Elmer's Court Hotel and Leisure Club.
140. Views into the character area are generally restricted by the treed, hedged and walled boundaries to the estate, although from the seaward side, glimpses of the buildings can be seen through the trees. The only notable view of the house is from the entrance gate.
141. None of the buildings are listed.
142. Elmer's Court, now a hotel, was built as a small country house, called The Elms, overlooking the estuary and out towards the Solent. It is mentioned in 1825 as being the seat of Col John Sheddon. In 1875 it was purchased by William Whitaker of Pylewell Park and it was possibly he who undertook a major remodelling of the house. Further extensions were also added at the beginning of the 20<sup>th</sup> century. In the 1930s Middlesex County Council used the house as a school and in the Second World War it was used as an electronics and communications centre by American and Canadian Forces. It was also headquarters of the 3<sup>rd</sup> Infantry Division and later, Headquarters of the 33<sup>rd</sup> Army Tank Brigade.

143. The house is L shaped and built in mock Tudor style. The main front has a gabled timbered porch with adjoining gabled wings. To the west, the garden wing is constructed in brick and stone and to the east, a large block at right angles is of brick and stone with tile hanging. A predominant feature is the tall Tudor style slender chimney stacks. The building is surrounded on 2 sides by modern development including spa, gymnasium and a series of ancillary apartments. These are constructed in brick with gabled roofs to reflect the style of the original building in silhouette, but their mass and positioning detract from the setting of the original building. To the north and west are lawns, formal gardens and treed areas.

#### Key Characteristics

- Small 19<sup>th</sup> century country house and associated parkland.
- Generally restricted views into the character area.
- A large complex of adjacent modern development.

## **PART 5: Materials, Textures, Colours and Detailing**

### Introduction

144. 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 South East Conservation Area are lower status cottages with a 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.
145. 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

146. 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, cob, and brick. The majority of buildings surviving from the 18<sup>th</sup> and early 19<sup>th</sup> century, on the forest edge, were constructed in cob with a rendered or lime washed finish. On the south and west side of the area, 18<sup>th</sup> century buildings are mainly constructed in brick rather than cob. Later in the 19<sup>th</sup> century buildings were mainly constructed of brick throughout the area. These were locally made at brick kilns at Walhampton, Pits Deep, north east of Newtown Park Farm and Bailey's Hard, where cream coloured bricks were made. Higher status buildings often utilised the cream bricks from Bailey's Hard. In the early 20<sup>th</sup> century local brick yards declined and bricks were brought in from further afield.

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

### Roofs

147. There are a number of examples of thatched roofs within the area. Evidence indicates that long straw was the prevailing thatching material other than close to the lower reaches of the River Lymington where the reed beds provided a source of water reed for thatching. 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. There are examples in the New Forest of heather historically being used as a base layer.
148. 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.

149. 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.
150. There are a few examples of plain clay roof tiles on 18<sup>th</sup> century buildings, but natural slate became very popular from the mid 19<sup>th</sup> century onwards due to its availability with the advent of rail transport. A typical feature of the area in the latter part of the 19<sup>th</sup> century is the long slated catslide roof on the rear of the two storey brick built houses.
151. 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 can often appear prominent within the historic landscape and therefore their use is discouraged within a Conservation Area.
152. 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 farm house and cottages of the Pylewell Estate. Another important group is that on Elmer's Court; where the brick stacks are very tall and slender in the Tudor style. Chimney pots also add to the character of the roofscape and there are particularly rich and varied examples in the area, ranging from local handmade pots, to the very distinctive Fareham pots, to the later 19<sup>th</sup> 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

153. 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.

154. The main style of traditional window in cottages are side hung, single glazed, timber casements.
155. In the late 18<sup>th</sup> and 19<sup>th</sup> 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.
156. 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

157. 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 and 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

158. Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and have a significant contribution to the character of the Area. Many historic boundaries remain, defining the original plot sizes and are natural or man made.
159. A particularly notable boundary treatment is associated with the Pylewell Estate. This comprises cast iron gate posts and gates to the estate cottages and some examples of wrought iron estate fencing. At East Boldre there are good examples of very ornate cast iron railings on top of low garden walls. Farmland is still generally defined by traditional hedgerows.
160. The majority of properties, including modern dwellings, have retained an historic method of defining the boundary using hedgerows. 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 materials are cob and brick. Thatch is the main traditional roofing material along with some plain clay tile. Slate appeared in the 19<sup>th</sup> century and remained popular into the 20<sup>th</sup> century.
- Windows and doors are generally traditionally designed and made of timber.
- Hedges are important enclosure features, contributing to the character of the area.

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

161. 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

162. 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 backdrops to the settlements, in particular those on the eastern boundary following the line of the "Beaulieu Rails". Large important tree specimens are scattered throughout the area, particularly in association with the parkland settings of the larger country houses. There are also areas of residual ancient forest and areas of 18<sup>th</sup> and 19 century plantation. 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.
163. 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.
164. 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 formation of settlements and land division.

### Open Spaces

165. 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.
166. 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. Beyond the boundary of the Conservation Area the traditional heathland is the principal form of open landscape. Between the settlements the arable field systems of various dates create large open spaces, but are mainly bounded by high roadside hedges which restrict views and feelings of spaciousness.

### Other Natural Features in the Landscape

167. The River Lyminster and its associated reed beds and tributaries form part of the western boundary of the Conservation Area. There are numerous small water courses draining the water logged fringes of the heath and also water filled depressions associated with the historic extraction of marl. The water courses and

wet land area are a key source of biodiversity within the Conservation Area, supporting many types of wildlife.

### Other Manmade Features in the Landscape

168. There is an important survival of medieval boundary banks and ditches, the most notable being the “Beaulieu Rails”. There are also a number of later encroachment boundary banks to the paddocks and the 20<sup>th</sup> century allotments in East Boldre. On the coast line a number of earthworks survive representing the remains of medieval and post medieval salterns. Other manmade features include: the parkland to the 18<sup>th</sup> and 19<sup>th</sup> century country houses with their lakes, ponds, garden architecture and statuary, ice houses, dairies and walled gardens; chest tombs associated with Boldre Church; Boldre Bridge and the Burrard-Neale monument.

### Important Views

169. 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

- Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or simple low timber post fencing.
- Trees form important backdrops to the settlements.
- Large important specimen trees are scattered throughout the Area particularly in association with parkland.
- Residual areas of ancient forest
- A number of area of 18<sup>th</sup> and 19<sup>th</sup> century woodland plantation.
- Wide verges and enclosed greens.
- The River Lymington and its associated reed beds.
- Waterlogged fringes to the heathland and numerous small water courses.
- 18<sup>th</sup> and 19<sup>th</sup> century formal parklands and associated structures.

## **PART 7: Other Issues Affecting the Conservation Area**

170. The Conservation Area is fortunate in that it has not suffered from the considerable inappropriate modern development within the major historic landscape which 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 housing estates grafted onto the edge of some of the historic 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.
171. The majority of the modern infill properties have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the settlements. However, there are some unfortunate designs of both new dwellings and extensions to existing dwellings, in respect of non-traditional scale, massing, design and use of materials, which should not be repeated in the future.
172. There are features within the Conservation Area which have suffered the wear and tear of time and there has also been the unfortunate piecemeal loss of hedgerows to residential boundaries often replaced with modern and inappropriately detailed fences.
173. The most intrusive feature within the Conservation Area is the prevalence of overhead wires, which are particularly dominant within the historic landscape.
174. 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 often occurs with the need to provide off road parking and is detrimental to the intrinsic character of the settlement.
  - 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.
  - 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.
  - The requirement for new domestic outbuildings such as garages and sheds, etc, can have a significant cumulative impact on an historic area.
  - 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.
- There is an increasing pressure for equestrian development within the area and the associated buildings and division of fields should be carefully controlled to protect the character of the Area.

175. 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

176. 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 South East is an area of historic landscape and settlement which has developed its unique character over the last one thousand years. The area is bounded by open heathland to the north, the medieval “Beaulieu Rails” to the east, The Solent to the south and, in part, the River Lymington and its valley to the west.
2. The settlements to the east and south of the heathland developed from areas of late medieval encroachment onto the forest and still retain much of their marginal cultural character with a scatter of low status cob and thatch buildings constructed from the ground on which they stand. In contrast, the better quality agricultural land along the southern shore and along the river valley supported a system of medieval manors with their higher status buildings. This continued to influence the character and quality of buildings right through into the early 20<sup>th</sup> century.
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 ‘gates’ through the medieval park boundaries. In the north of the area, settlements developed along the edges of the main routes to the ‘gates’ and this formed the basis for the development of the settlements as they are seen to day.
4. The 18<sup>th</sup> and 19<sup>th</sup> centuries saw the consolidation and enlargement of the estates on the better quality arable land. This supported the development of a number of high status buildings. Later in the 19<sup>th</sup> and early 20<sup>th</sup> centuries the area attracted wealthy owners who had made their money from pursuits other than agriculture. This gave rise to the gentrification of a number of the small country houses and the development of ‘picturesque’ parkland and later formal designed gardens with architectural ‘eye-catchers’.
5. Modern development, mainly within the forest edge settlement areas 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 21<sup>st</sup> 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 estates and the forest, the majority of people now work away from the area. However, Forest South East still retains its character as a series of dispersed rural settlements, but with strong community spirit and with many local facilities still existing.

### 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 South East 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 Royal Forest and fundamentally have changed little since the end of the medieval period. The area consists of a mixture of buildings of varying ages and styles, but is probably best known for its cob and thatched roofed cottages of the 18<sup>th</sup> and early 19<sup>th</sup> centuries and its small brick and slate roofed two storey houses of the later 19<sup>th</sup> century. Other architectural features are the country houses with their distinctive estate cottages and the 19<sup>th</sup> century higher status houses with their formal gardens. 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. 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 extension or replacement of original dwellings, modern peripheral development and a small loss of historic boundary treatments. However, this has not adversely affected the overall character and quality of Forest South East 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 South East, 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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Ordnance Survey Map, 1<sup>st</sup> Edition, 6 inch

Ordnance Survey Map, 1<sup>st</sup> Edition, 25 inch

Ordnance Survey Map, 1909 25 inch edition

TNA:PRO F 17/302 – A Plan of Whitley Ridge Walk and Lady Cross Walk, Part of His Majesty's Forest, called The New Forest, in the County of Southampton. Taken by Order of the Commissioners of Land Revenue, by Thomas Richardson, Surveyor, 1787.