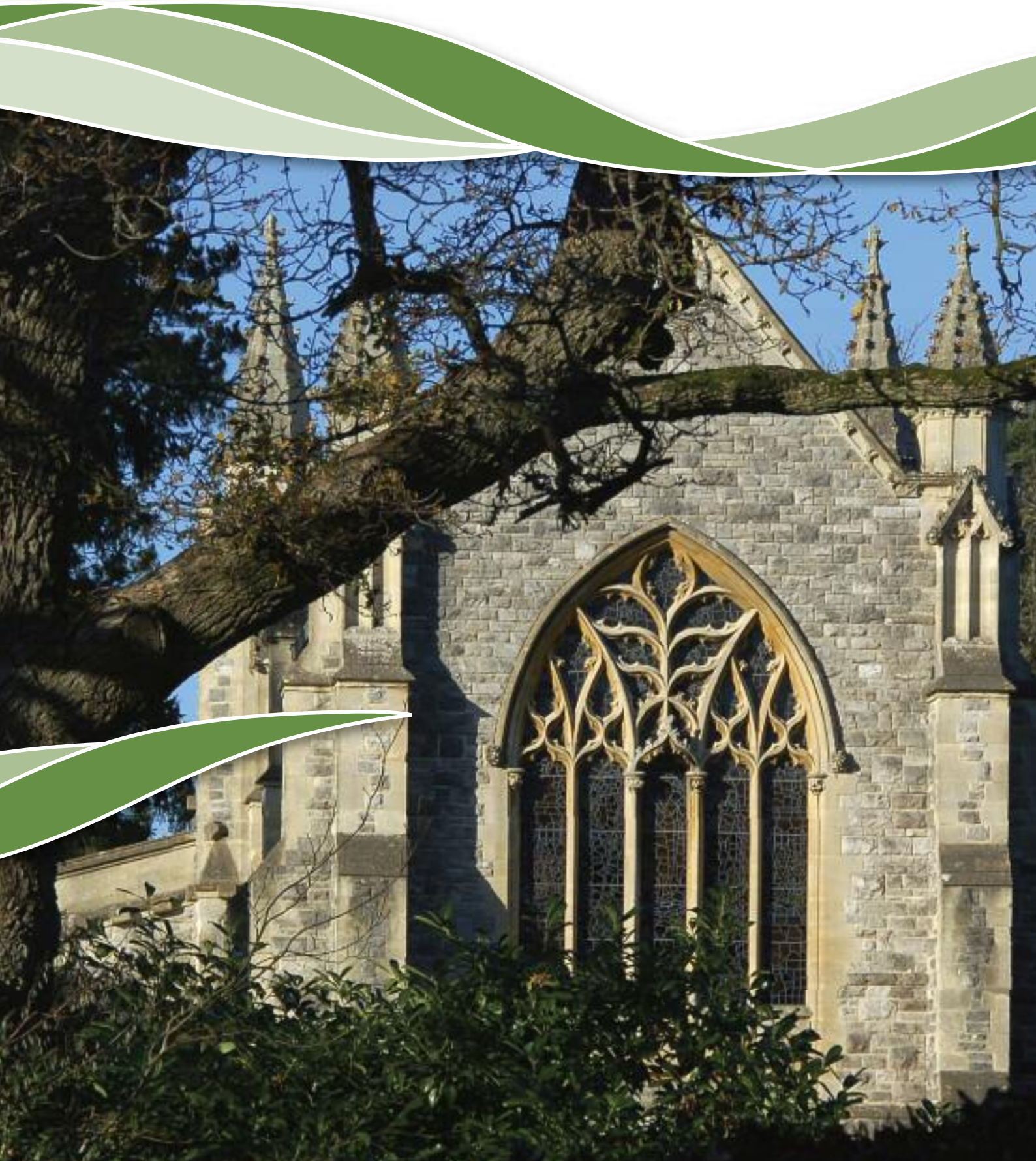




Brockenhurst, The Weirs and Sway

Conservation Area Character Appraisals





Brockenhurst, The Weirs and Sway Tower

About the character appraisals

The landscape of the New Forest National Park is unique. It is a living working remnant of medieval England with a sense of continuity, tradition and history. It is not the survival of just one special quality but a whole range of features that bring a sense of continuity and integrity.

Where there are areas of special historic and architectural interest the Authority has the opportunity to designate these as conservation areas.

Every area has its own distinctive character made up from topography, historic development, current uses and features, buildings, paths and lanes, hedges, trees, place names. Understanding and appreciating an area's character, including its social and economic background, and the way these factors have shaped the place should be the starting point for both its management and its future. This is the purpose of this document.



Each character appraisal considers:

- The location and setting of the area
- Historic development
- The character of the area in detail
- Building materials and details
- The contribution of the natural environment

This document is for:

- Anyone who is interested in finding out about the areas
- Anyone proposing to carry out work in the areas
- Organisations responsible for any aspect of management of the areas
- Our partner organisations, who help deliver National Park purposes through their work
- Members and staff of the National Park Authority

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Other formats : Contact us if you would like a copy of this document in another format such as **large-print**, Braille or any other language.



Brockenhurst

Executive summary

Brockenhurst is an area of historic landscape and settlement which has developed its unique character over several hundred years. The settlement is surrounded by Forest and heathland and to the south the more productive agricultural land of the coastal plain. The division of the medieval landscape into several manors and the controlling influence of the surrounding Royal Forest influenced the plan form of the settlement. The presence of the medieval church does not seem to have acted as a catalyst for nucleated development around it and the settlement pattern in the area would seem to have been more of small dispersed farmsteads on the manorial holdings.

The creation of the turnpike in the 18th century encouraged some linear development along the Lyndhurst to Lymington Road. However, the real spur for economic growth would appear to have been the coming of the railway and location of the station. The break up and sale of Brookley Manor in the late 19th century also provided the opportunity for the expansion of the settlement, the development of a commercial centre and the ribbon developments of late Victorian and Edwardian villas. The occurrence of this development in such a short time frame and the use of locally available materials have given the settlement its unique character.

Waters Green, which was originally an area of dispersed small encroachment cottages, developed as a distinct area of settlement towards the end of the 19th century over a period of about 15 years. This resulted in the cohesive character of this small area with a mixture of buildings of both higher and lower status reflecting the developing economy of the area.

The 19th and early 20th centuries were the main period of growth with the commercial area of Brookley Road created to meet the needs of the rapidly expanding settlement and the wider agricultural community. The settlement has continued to service both the local and wider communities as a commercial centre, but has become important for this area of the New Forest as a centre for education, recreation and tourism.

Most of the built environment within the conservation area dates to the boom period of growth at the end of the 19th and the beginning of the 20th century where buildings display a cohesion of design, styles and materials. These and earlier buildings have survived remarkably intact. Beyond the boundaries of the conservation area, development has continued with the construction of small estates. In the main these are low density developments sensitive to the more rural nature of the settlement.

Trees, hedges and green open spaces are very important components of the character of the settlement and even the more commercial spaces are close to trees and open public spaces. The settlement has retained its village character rather than becoming a regional town.

Designation of the area as a conservation area seeks to ensure that the character and qualities of the area are preserved, that all new development respects the special character of the area and historic and architectural features are retained.





The Weirs

Executive summary

North and South Weirs are two small linear settlements which developed their character in the 19th and early 20th century. The underlying historic landscape, particularly the existence of the medieval manorial boundary banks and the shape and size of the post medieval illegal encroachments on the Forest edge, have influenced the pattern of settlement.

North Weirs is bounded by woodland, scrub and pasture to the south and by open heathland to the west with more recent housing to the north and east beyond the historic manorial boundary bank. South Weirs in contrast is much more open with heathland and rough pasture to the west flowing into the settlement and between the encroachments whilst on the east beyond the historic manorial boundary the land is still in agricultural use.

A historic funnel onto the Forest links the two settlements physically, but the belt of trees along the course of The Weir stream forms a visual break. The settlements are still served by gravel tracks.

Buildings date mainly from the 19th and early 20th centuries. A variety of traditional materials were used in the construction of the houses, cottages and the few agricultural buildings. The principle materials are brick, tile and slate but there are also examples of cob and thatch.

The settlements were originally involved in agricultural activities and servicing the Forest. Today the settlements would appear to be largely family homes with occupants commuting to larger centres, but there are still some people who work the land and use the Forest for animal husbandry.

Views within the area vary. Those in North Weirs are more restricted at the eastern end due to the trees and the curving narrow track, where as at the western end the views are more open. At South Weirs the views are open and panoramic with little tree cover,

The character of the area is essentially rural with strong visual links to the Forest. In recent years there has been little change other than a small amount of replacement or enlargement of existing buildings. Most of this has been done with care respecting the overall character.

Designation of the area as a conservation area seeks to ensure that the character and qualities of the area are preserved, that all new development respects the special character of the area and historic and architectural features are retained.





Sway Tower

Executive summary

Sway Tower is a small linear settlement which developed its unique character in the latter part of the 19th century. It is bounded by agricultural land on all sides. The settlement is largely the result of one man's dream. The plan form was set in the latter part of the 19th century when Andrew Thomas Turton Peterson purchased a farm and associated lands and began to develop his new estate with the pioneering use of mass concrete as the building material. The settlement also retains a few buildings of earlier 19th century date reflecting its earlier origins. These are constructed of a variety of materials including brick, tile and slate.

The key landmark feature of the settlement is Peterson's Tower, a folly, which dominates the surrounding landscape.

The settlement was originally involved in agricultural activities, but today a diversification of uses has been found for a number of the redundant agricultural buildings and estate structures. The area is still heavily reliant on farming, but now many of its occupants commute to larger centres.

Views within the conservation area are restricted due to the hedges and the curving narrow roads. However, there are some views out of the conservation area over the surrounding agricultural landscape.

The key component of this conservation area is the tower and the unique assemblage of early mass concrete buildings which are of national significance.

In recent years there has been little change in the conservation area, other than the restoration and adaptive reuse of the redundant concrete structures. This has ensured the survival of this collection of important buildings and structures. There are some new buildings associated with the farms in the locality.

Designation of the area as a conservation area seeks to ensure that the character and qualities of the area are preserved, that all new development respects the special character of the area and historic and architectural features are retained.





Contents

Part 1	Introduction	14
Part 2	Background	15

Brockenhurst Conservation Area

Part 3		16
3.1	Context	16
3.2	Topography and landscape	16
3.3	Historic development of the landscape	17
3.4	History of the settlement	17
3.5	Areas of archaeological potential	19
Part 4	An appraisal of the conservation area	20
4.1	Key characteristics of the conservation area	21
4.2	Character areas	21
4.3	Linear historic development off Lyndhurst Road and part of Brookley Road	22
4.4	Church and land/development to the north	30
4.5	Waters Green	33
4.6	Commercial Brookley Road	40
4.7	Dispersed mainly Victorian and Edwardian development in the west of the conservation area	45
Part 5	Materials, textures, colours and detailing	54
5.1	Introduction	54
5.2	Walls	54
5.3	Roofs	55
5.4	Windows	57
5.5	Doors	59
5.7	Key characteristics	60
Part 6	The contribution of trees, open spaces and other landscape features	61
6.1	Introduction	62
6.2	Trees and hedgerows	62
6.3	Open spaces	63
6.4	Other natural features in the landscape	63
6.5	Other man made features in the landscape	63
6.6	Important views	64
6.7	Key characteristics	64
Part 7	Other issues affecting the conservation area	66

The Weirs Conservation Area

Part 3	68
3.1 Context	68
3.2 Topography and landscape	68
3.3 Historic development of the landscape	68
3.4 History of the settlement	69
3.5 Areas of archaeological potential	70
Part 4 An appraisal of the conservation area	72
4.1 Key characteristics of the conservation area	72
4.2 Character areas	72
4.3 North Weirs	73
4.4 South Weirs, Burley Road and Furzey Hill	77
Part 5 Materials, textures, colours and detailing	82
5.1 Introduction	82
5.2 Walls	82
5.3 Roofs	83
5.4 Windows	84
5.5 Doors	84
5.6 Garden walls, fences and other means of enclosure	85
5.7 Key characteristics	85
Part 6 The contribution of trees, open spaces and other landscape features	86
6.1 Introduction	86
6.2 Trees and hedgerows	86
6.3 Open spaces	86
6.4 Other natural features in the landscape	87
6.5 Other man made features in the landscape	87
6.6 Important views	87
6.7 Key characteristics	87
Part 7 Other issues affecting the conservation area	88

Sway Tower Conservation Area

Part 3	90
3.1 Context	90
3.2 Topography and landscape	90
3.3 Historic development of the landscape	90
3.4 History of the settlement	91
3.5 Areas of archaeological potential	92
Part 4 An appraisal of the conservation area	94
4.1 Key characteristics of the conservation area	94
4.2 Sway Tower character appraisal	95
Part 5 Materials, textures, colours and detailing	100
5.1 Introduction	100
5.2 Walls	100
5.3 Roofs	101
5.4 Windows	101
5.5 Doors	102
5.6 Garden walls, fences and other means of enclosure	102
5.7 Key characteristics	103
Part 6 The contribution of trees, open spaces and other landscape features	104
6.1 Introduction	104
6.2 Trees and hedgerows	104
6.3 Open spaces	104
6.4 Other man made features in the landscape	104
6.5 Important views	105
6.6 Key characteristics	105
Part 7 Other issues affecting the conservation area	106
Annex 1 Maps showing conservation area boundaries	108
Annex 2 Maps showing character areas	109
Annex 3 Glossary of terms	110
Annex 4 References	114
Annex 5 Public consultation	116
Annex 6	117
Map tile keys	
Character feature keys	
DVD – detailed mapping	



Lodge to Brockenhurst Manor

Part 1 Introduction

- 1.1 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 has been prepared following guidelines produced by English Heritage and Central Government.
- 1.2 The character appraisals should be read in conjunction with New Forest National Park Authority planning policies.¹ The appraisals have been produced to inform the designation of conservation areas covering Brockenhurst, The Weirs and Sway Tower in the New Forest National Park. Designation of these areas took place on 28 May 2009 (Brockenhurst and Sway Tower) and 29 October 2009 (The Weirs). The appraisals will be used to guide future development within the conservation areas.
- 1.3 The conservation area boundaries are shown in Annex 1. A detailed set of maps is included on the DVD at Annex 6 which highlight character features in the conservation areas.

¹ At date of publication the 'History and Archaeology' chapter of the New Forest District Council Local Plan (First Alteration), adopted in August 2005 to be superseded by New Forest National Park Management Plan and Core Strategy.

Part 2 Background

- 2.1 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”.² Conservation areas were introduced in the late 1960s³ as part of a wider recognition of the contribution made by areas of distinctive character. Although the merits of individual buildings had been recognised for many years, through the listing process, the value of good quality historic areas had not been formally acknowledged until that time.
- 2.2 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 an historic area depends on much more than the quality of individual buildings. It also depends 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.
- 2.3 The Authority has a duty to ensure that the character of the conservation area is preserved or enhanced, particularly when considering applications for development.
- 2.4 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.
- 2.5 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 appraisals are intended as an overview, providing the framework within which individual planning applications can be assessed.
- 2.6 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 character appraisals have been written to work in conjunction with New Forest National Park Authority planning policies. The appraisals include text, maps 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.

² Planning (Listed Buildings and Conservation Areas) Act 1990

³ Civic Amenities Act 1967

Part 3 Brockenhurst Conservation Area

3.1 Context

- 3.1.1 The conservation area contains Brookley Road, Lyndhurst Road, Waters Green, Rhinefield Road and the area south of the railway crossing to include the Church of St Nicholas and its environs. It contains a conservation area (Waters Green) which was first designated on 1 June 1983 and later revised on 29 September 1999.
- 3.1.2. The population of the parish of Brockenhurst is 3,399 (Hampshire County Council's Small Area Population Forecasts). The economy of the settlement was formerly based around a rural and agrarian culture servicing the local manors and the Forest. In the 18th century the creation of the Turnpike encouraged development, such as the coaching inn, along what is now known as Lyndhurst Road. The main changes in the economy of the area occurred with the coming of the railway in the mid 19th century. The settlement developed rapidly and by the First World War had become an important small commercial centre supporting a wider rural community. Today the settlement continues to thrive servicing not only the locality, but the wider area particularly in respect of education at Brockenhurst College which attracts large numbers of students who travel by both rail and road. There are also a number of tourist based enterprises including hotels, restaurants, cafés, cycle hire and horse riding. Many of the residents commute to major centres such as Southampton, Bournemouth and London.
- 3.1.3 The area offers a range of community facilities, including a parish hall, public houses, four churches, shops; schools, doctors' surgery and the railway station.

3.2 Topography and landscape

- 3.2.1 The conservation area is located mainly to the west of the A337 between Lyndhurst and Lymington.
- 3.2.2 The settlement is surrounded by the New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies towards the south of the centre 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.
- 3.2.3 To the northeast and north of the settlement is the Lymington River and there are a number of small drainage streams running across the area. The ground rises towards the old Church of St Nicholas and the manor. There are large areas of woodland and wood pasture to the north, northeast and east. Heathland extends into the settlement to the northwest, west and southwest. To the southeast there is mixed coppice and pasture. Immediately to the south of the settlement there is an area of cultivated farm land. The soil is gravels and clays with deposits of iron-pan just beneath the surface in a number of areas, which leads to waterlogged conditions particularly during the winter.
- 3.2.4 The Victoria County History records the parish as covering 6,903 acres of which 37 acres were covered in water, 530 acres of woodland, 1421 acres of grass and 54 acres of arable. (Board of Agriculture statistics 1905).

3.3 Historic development of the landscape

- 3.3.1 At the time of the Domesday Book the area around Brockenhurst was divided into four manors: Broceste (Brockenhurst), Brookley; Mapleham and Hinchelesey.
- 3.3.2 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 as they came under Forest law.
- 3.3.3 Present day Brockenhurst developed on lands originally belonging to the medieval manors of Broceste (Brockenhurst) and Brookley. The Manor of Brockenhurst was centred on lands to the east of St Nicholas' Church, bounded by what was originally the alignment of the Roman Road from Cadnam to Buckland Rings and is now the A337 Lyndhurst/Lymington Road to the west. The Manor of Brookley was mainly to the west of this road.
- 3.3.4 Late 18th century maps show the manor lands as a series of large enclosures surrounded by open Forest. One of these enclosures, virtually oval in shape, was bounded on its south, east and northern sides by what is now Burley to Rhinefield Road. A smaller enclosure stretched north and south of what is now Brookley Road. To the south was a very large enclosure which is now cut to the southeast by the path of the railway line. It is most likely that these enclosures were for both arable and pasture land, but would not have been surrounded by a physical deer proof boundary, as this was against Forest law.
- 3.3.5 The area which is now Waters Green was mainly open Forest, but the late 18th century maps indicate that its basis was a series of small encroachments forming small paddocks; more than likely these were created illegally.
- 3.3.6 The late 19th and early 20th century development of the area follows closely this underlying historic landscape, with the roads running along the boundaries of the original enclosures. Some of the residual green areas within the settlement would appear to have their origins as funnels onto the Forest for the grazing of animals. It is unlikely that the original large enclosures or the smaller later incursions onto the Forest had much in the way of dwellings; the land would most likely have been run from the manor or dispersed farmsteads.
- 3.3.7 During the 18th century the landscape pattern began to change with further encroachments on Waters Green. In the 19th century the major change was caused by the building of the railway.
- 3.3.8 The 18th century also saw an area of landscape parkland developed around Brockenhurst Manor to the east of St Nicholas' Church. In the 19th and early 20th century formal gardens were added and these included large water features and areas of tree planting to create vistas.

3.4 History of the settlement

- 3.4.1 The earliest documentary reference of the area is in 1086 in the Domesday Book as the Manor of "Broceste", mention is also made of a church. In a document of 1181 the settlement is referred to as "Brockenherst"; in the 13th century as "Brokenst"; as "Brocknes" in the 14th century and as "Brocknest" in the 17th century. The traditional interpretation of the derivation is 'badger wood', but the more likely explanation is that it is from the Old English "Brocenhyrst" meaning 'broken wooded hill'.

- 3.4.2 There are a few references to the area in the medieval period particularly to the Manors of Brockenhurst and Brookley. Brookley Manor held rights for a weekly Tuesday market in 1347 and also a yearly fair of four days duration.
- 3.4.3 The Lymington to Rumbridge Turnpike was set up in 1756 by an Act of Parliament. This road was on the alignment of the present A337 and acted as a magnet for settlement and the development of coaching inns. It is thought that the medieval settlement pattern was dispersed with some dwellings along a road which passed originally through what is now Brockenhurst Park. There are also some suggestions that later settlement may well have developed around a small green where the current triangle is north of the railway crossing and where the village pound and stocks were located in the post medieval period.
- 3.4.4 At the beginning of the 19th century there were at least 11 farms in the Brockenhurst area and a thin scatter of cottages typical of a dispersed rural settlement. The building of the railway in 1847 provided a stimulus for the development of the settlement particularly due to the presence of the small railway station. This was enlarged in 1888 and the platforms were extended to increase capacity again in 1936. The 1897 Ordnance Survey Map shows a newly constructed goods shed.
- 3.4.5 The population of the parish in 1851 is recorded as 1034 residents and the Post Office Directory of 1859 portrays Brockenhurst as being a rural settlement. It records eight farmers; a butcher, malster and farmer; a malster; a cattle dealer; a bricklayer; two carpenters; three blacksmiths; a baker and shop keeper; two other shop keepers; three shoe makers; a glove and gaiter maker; a baker; three beer retailers; three public house keepers; two tailors; a grocer and post master; an Officer of the Royal Forest; Station Master; a Supervisor of Inland Revenue; Parish Clerk and a School Mistress at the National School. It names the three public houses as: the Rose and Crown; Bat and Ball and Railway Inn. It also lists 10 private residents worthy of mention including the Lord of the Manor.
- 3.4.6 The rate of development of the settlement intensified during the late 19th and early 20th centuries. There was a little development at the eastern end of Brookley Road, but after 1885 the lands of the Brookley Estate began to be broken up. The first shops were constructed at the western end of Brookley Road starting in 1896. By 1911 most of the commercial area of the settlement had been developed. The majority of the land that became available was taken up for house building. Waters Green was mainly developed between 1895 and 1907, whilst the development of plots facing onto Rhinefield Road started in c.1890 and culminated in the development of Forest Park during the first 20 years of the 20th century. The area to the west of the conservation area, including Armstrong Road and the other estates northwest of the Burley Road were mainly developed after 1930. The land in the centre of the village between Grigg Lane and Waters Green, on which there were originally tennis courts and pavilions, was developed from 1950 onwards. Development continues today mainly through the infilling of vacant plots, the subdivision of the grounds of some of the large Victorian and Edwardian houses, and the replacement of early buildings with high density development such as those at Brookley Lodge and Silver Ferns.
- 3.4.7 The development of Brockenhurst was supported at the height of its growth during the early part of the 20th century by the provision of the utility services. The gas works was opened in 1909 along side the railway; telephones began to be installed from 1910 onwards and mains electricity in 1929. After the First World War, due to the shortage of bricks for building, a concrete block making factory was opened north of the railway station and this provided materials for the construction of the many houses during the inter war period.

3.5 Areas of archaeological potential

- 3.5.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.5.2 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 giving rise to the large areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at different periods. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.
- 3.5.3 The creation of the Royal Forest in the 11th 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 18th and 19th century date.
- 3.5.4 There are few recorded archaeological finds from Brockenhurst. There have been some stray prehistoric flint implements and a scatter of medieval and post medieval pottery sherds. The development of the small housing scheme off Mill Lane revealed evidence of medieval occupation and pottery dated c.1250 – 1400. It has been suggested that there may have been a small medieval farmstead in this area, the land being associated with what is now the Rose and Crown and which itself could well be a medieval site. There are a few residual sections of earthen banks possibly relating to earlier enclosures, encroachments into the Forest or possibly park boundaries in the vicinity of the manor house, but most of the earlier landscape evidence was lost with the creation of the present park in the 18th century and with later changes in the 19th century. However, there are no recorded finds from specific locations within the conservation area to indicate areas that could be classified as being of high archaeological potential.
- 3.5.5 Any future development of the Brockenhurst College site will necessitate archaeological consideration as it is located in what were the grounds of Carey's Manor. Although the present manor is of 19th century date there were buildings of an earlier date in the vicinity and any ground disturbance may well provide evidence for these. The area around the Church of St Nicholas and particularly the rising ground between it and the present settlement may well have been the site of some medieval dispersed settlement. Any development in this area must be classed as being of high archaeological potential as it may well provide important archaeological evidence. Any further development in the Mill Lane area, particularly in the vicinity of the new development, will require archaeological evaluation as it may throw further light on the possible medieval farmstead in this area.
- 3.5.6 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

4.1 Key characteristics of the conservation area

- Consists of an isolated medieval church, a linear historic developments along the Lyndhurst to Lymington and Brookley roads with later 19th and 20th century developments interspersed and Forest edge encroachments in north.
- The historic development is scattered throughout the area.
- More modern development is concentrated in estates outside the conservation area with some infill plots within the conservation area.
- The commercial centre of the settlement is concentrated to the western end of Brookley Road.
- Residential development is found throughout the conservation area.
- Built environment consists of: medieval church, 17th and 18th century cottages, 18th century coaching inn, 19th century cottages, late 19th century and early 20th century villas, late 19th and early 20th century shops, 20th century churches.
- There are 20 listed buildings or structures within the conservation area, of which the Church of St. Nicholas is Grade II*. The remainder are Grade II.
- Included in the listed structures, are: a medieval and a 20th century church, 17th, 18th and 19th century houses, a tomb chest, a lodge house, and a coaching inn and railway hotel.
- 180 buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century cottages, to 19th century houses, villas and shops, to 20th century shops and dwellings and a church.
- A large number of detached or semi-detached Victorian and Edwardian villas.
- Victorian and Edwardian dwellings are generally constructed of brick with slate or tile roofs, original fenestration survives in many instances.
- The late 19th and early 20th century shops in Brookley Road are mainly two and a half storeys high constructed of brick with tile roofs, many have dormers, and some mock timber framing to gables and first floor.
- Several original timber shop fronts survive.
- Traditional boundary details: hedgerow, picket fencing, low brick walls, high brick walls, decorative railings, palisade fencing, post and rail fencing (timber and metal), post and wire fencing.
- Predominant building materials: clay tile, slate, thatch, decorative ridge tiles, prominent chimneys, dormers (pitched and flat roofed), red brickwork, polychrome brickwork, harling, mock timber framing, true timber framing, cob, tile hanging (some decorative), timber and metal casement windows, some leaded lights, timber vertical sash windows, panelled doors, fanlights, architectural door cases, open timber or brick porches.
- Key buildings: Church of St Nicholas, St. Saviours Church, St. Anne's Church and presbytery, Carey's Manor Hotel, Cloud Hotel, Rose & Crown, Morant Arms, North Lodge, Forest Lodge Hotel, Lloyds Bank, Watersplash Hotel.

- Key open spaces are: Waters Green, Butts Lawn, wide verges and common land to Rhinefield Road and Burley Road, churchyards.

4.2 Character areas

4.2.1 Brockenhurst Conservation Area is divided into 5 character areas (shown on map in Annex 2) and these are described separately:

- A. Linear historic development off Lyndhurst Road and part of Brookley Road
- B. Church and land/development to the north.
- C. Waters Green
- D. Commercial Brookley Road
- E. Dispersed mainly Victorian and Edwardian development in the west of the conservation area.

4.3 Linear historic development off Lyndhurst Road and part of Brookley Road (A)

- 4.3.1 This character area is formed by the historic scattered linear development along Lyndhurst Road and Lymington Road (A337) and that along the eastern part of Brookley Road.
- 4.3.2 The character area is bordered by Waters Green (C) to the northwest, character area B incorporating the church to the southeast, and the commercial part of Brookley Road (D) to the west. Outside the character area and the boundaries of the conservation area to the north lies the open Forest, to the east is agricultural land and land relating to Brockenhurst College, to the west is large areas of modern cul-de-sac development and to the southwest the railway station and associated ancillary uses. South of Brookley Road is further modern cul-de-sac development.
- 4.3.3 Brockenhurst has grown out of two medieval manors in this area, the largest being north of the church with land running down beyond the present railway line. There is some evidence of dispersed settlement in this character area in the post medieval era, with small farms and possibly a small area of settlement around the triangle north of the modern railway crossing, which included the pound and the stocks. The Thatched Restaurant is a remnant of this earliest development. In 1756 the Lymington to Rumbridge turnpike was created, the modern A337 Lyndhurst and Lymington Road, which encouraged scattered linear development along the roadside including the Rose and Crown Hotel, which was a farm in the early 18th century and later developed as a coaching inn. The railway opened in 1847, and development grew in the southern part of the character area in the vicinity of the level crossing, including the Bat and Ball Inn which was later replaced by the Morant Arms Inn.
- 4.3.4 The built development is generally one plot deep, with the more historic development predominantly set on to the road frontage at the front of plots. The earliest development tends to be smaller cottages, being one and a half to two storeys in height, with the exception of the higher status Rose and Crown Hotel and Bridge Farmhouse. The later 19th century and early 20th century development associated with the 'railway town' period is larger two and a half storey development, as represented by the Morant Arms and the terrace of shops on the western side of Lyndhurst Road.
- 4.3.5 The later 20th century development along the two roads has generally been excluded from the conservation area, however, where this has not been practical, a small number of buildings have been included. Unfortunately, these more modern buildings have generally not been constructed in traditional materials or used traditional architectural detailing and do not blend in well with the more historic elements of the character area. It is fortunate, however, that in places traditional boundary treatments, including mature hedges, help to screen and soften the impact of some of the more modern buildings. Several of the more historic buildings have had inappropriate extensions and alterations, which cumulatively are beginning to detract from the historic character of the area.



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- 4.3.6 The main public open space within the character area is formed by the car park and fields adjacent to Brockenhurst Bridge and the Lymington River; this feature forms the northern gateway into the conservation area. There are also a number of small significant open spaces, which include an area of wide verge at the southern end, at the junction of Church Lane with Lymington Road (A337), and to the front (west) of Carey’s Manor Hotel. In addition, large areas of private open space lie to the north and south of the Rose and Crown Hotel and a wide open verge area separates Brookley Road from the access road to the garage and linear parade of shops to the north. These open spaces in their various sizes and significance contrast with the predominantly dense nature of the linearly developed roadsides and provide a feeling of spaciousness generally absent within this character area.
- 4.3.7 Historic manmade boundary treatments to residential plots exist in the areas of the streetscene where buildings are not hard against the rear of the pavement. These include picket fences, low brick walls and decorative metal fencing. The manmade boundary treatments are often reinforced by the use of hedgerows to emphasise the boundary between the public and private realm. The boundary to the Brockenhurst College complex, east of Lyndhurst Road, is particularly prominent in the streetscene and is formed by modern metal estate fencing, which complements the traditional boundary treatments surviving within the area.
- 4.3.8 The unfortunate use of high modern close boarded fencing in prominent positions on the roadside detracts from and does not preserve or enhance the special historic character of the area. Unfortunately this type of fencing has sometimes been used in conjunction with traditional boundary treatments, such as low brick walls, and significantly affects the character of the setting of individual buildings, often those of local historic and cultural importance, as well as the character of the wider streetscene.
- 4.3.9 The use of hedges without a manmade boundary treatment is also found in places through the character area where buildings are set back from the road. Hedgerows are particularly prominent in the northern part of the character area and create a more rural emphasis to the northern gateway into Brockenhurst, creating a transition between the Forest and development to the south. Mature trees create an important green backdrop to the eastern edge of Lyndhurst Road in the vicinity of Carey’s Manor Hotel and on the boundary with the Brockenhurst College complex. The southern gateway into the village prior to reaching the level crossing also has belts of trees to the boundaries of Lymington Road, in contrast to the urban nature of the streetscene around the railway. Individual specimens are also in prominent locations within views through the general street scene, including those on the edges of Brookely Road in the vicinity of the garage.



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4.3.10 Views are gained throughout the area along the roads and across the open spaces on the edges, particularly into the Carey’s Manor Hotel complex and the Rose and Crown Hotel. Due to the road junctions and curving nature to parts of the roads in the character area, prominent buildings often create an eye catching end stop to views. Extensive views are gained out of the character area across Waters Green to the west of the main road. Longer distance views are allowed over the open Forest to the north outside of the boundary of the conservation area adjacent to Bridge Farmhouse, otherwise, views out of the character area and conservation area are generally restricted by the linear nature of development along the road sides and the belts of trees or hedgerows in parts of the streetscene.



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4.3.11 There are fourteen listed buildings within the character area, ranging from a 16th century cottage, 17th century cottages, an 18th century high status house, 19th century house, cottages and hotel, a 19th century chapel and a late 19th century inn.



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4.3.12 The earliest listed building dates from the 16th century and is the Thatched Cottage Restaurant on the northern side of Brookley Road. This building is a one and a half storey timber framed structure with brick infill and has a half hipped thatched roof with eyebrow dormers.



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4.3.13 17th century development is represented by 1 and 2 Ash Cottages, formerly a single dwelling, altered in the 18th and 19th centuries. The cottages are a one and a half storey timber framed building with brick infill to the façade and a hipped thatch roof. The building has retained its side hung leaded light windows and eyebrow dormers in the thatched roof. 1 and 2 Ash Cottages are prominent in views at the southern gateway into the village. Part of the cottages was used as a school in the 18th century.



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4.3.14 In the 18th century, Greatham House, the Rose and Crown Hotel, Clematis Cottage and Elm Cottage were constructed. The Rose and Crown Hotel incorporates an earlier building and became a coaching inn to serve the Turnpike Road. It is a large two and a half storey brick building with an old plain tile roof fronting on to the adjacent road with the stables and coach house to the rear. In contrast, Clematis and Elm Cottages are two storey semi detached cottages, constructed of brick in Flemish garden wall bond under a hipped old plain tile roof. Each cottage is two bays in length with a central four panel door under a gabled porch with two light casement windows to either side.



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4.3.15 The 19th century development in the character area is represented by an eclectic mix of architectural styles, including: Orange Cottage, Bridge Farm House, the former Brockenhurst Baptist Church, the Morant Arms and Rosetta and Fern Cottage.



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- 4.3.16 Orange Cottage is a one and a half storey L-shaped building with later additions and alterations. It is constructed of scantling timber frame with brick infill and a plain tile roof, the end of the older part has a two light cast iron lattice glazed casement on both floors and an 'M' in timber in the gable, standing for 'Morant' (the owners of Brockenhurst Manor) who altered the building to its present 'decorative' form in the 19th century. Rosetta and Fern Cottages are one and a half storey semi detached estate cottages, shown on the 1869 Ordnance Survey Map, but which do not appear on the 1849 Tithe Survey. These are similarly constructed of scantling timber frame, but with a render infill on brick and a fish-scale and plain tile roof. The central chimney stack has a rectangular base and two octagonal shafts joined at the end and there are also finials to the gables. All the casement windows are cast iron with a lozenge glazed pane. Both Orange Cottage and Rosetta and Fern Cottages are highly decorative buildings of the mid 19th century.
- 4.3.17 Bridge Farm House is a higher status dwelling located at the northernmost point of the character area on the eastern side of the A337. It was constructed c.1800 as a house, with attached brew house, which still survives to the rear. The house is a substantial two storey brick building with an old plain tile roof, dentil eaves and chimney stacks with an offset head. It has a symmetrical façade, with a central six panel door under a semicircular fanlight with radiating glazing bars and a doorcase of pilasters supporting an open pediment, with twelve pane timber vertical sash windows to either side and on the first floor. The attached brew house is barn-like in form and is a lower two storey brick building in Flemish bond with decorative vitrified headers and has a half hipped slate roof. This is an important survival of a complex of buildings which demonstrate the social and cultural history of the area. Incidentally, the house was also the residence of the first Parish police constable and a cell was constructed in the cellar.
- 4.3.18 Brockenhurst Baptist Church was constructed in 1841, on the site of an earlier chapel, originally licensed in 1792. The earlier 18th century house still survives to the rear and southern side. It is converted into two dwellings – Chapel House and Chapel Cottage. Chapel House is constructed of brick in English bond with blue headers, which remain visible on the front elevation – the remaining elevations having been rendered, and has a clay plain tile roof. The three bay chapel was constructed parallel to the roadside in front of half of a two storey three bay 18th century house. The present 20th century entrance to the chapel is a single storey element with the gable end on to the road, attached to the northern elevation of the earlier main chapel room. The chapel has a low rendered plinth with corner pilasters, has three pointed windows with coloured narrow edge panes and a small moulded cornice. The house has a four pane door under a tented hood on posts and twelve pane vertical sash windows at the left hand side to both floors. The chapel is prominent in views along the road and from the junction of North Road.



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4.3.19 The Morant Arms was constructed in 1878 to replace an earlier inn; it has now been converted into a number of apartments. It is a large two and a half storey building in a prominent position in the streetscene to the northwest of the level crossing. The walls are of dark brick, with parts of the first floor and gables tile hung, and it has a plain tile roof over.



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4.3.20 30 unlisted buildings have been identified as being of local, vernacular or cultural interest, ranging from small cottages, higher status houses, commercial buildings, a 19th century public house, a small railway crossing keepers cottage, a 19th century farm complex and a small country house.



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4.3.21 Particularly notable individual unlisted buildings include: Carey's Manor Hotel, the complex of farm buildings at Bridge Farm, Squirrels – an early 20th century single storey shop building, the terrace of Edwardian shops on the western side of Lyndhurst Road, the group including the Snakecatcher public house (originally the Railway Inn), the crossing keeper's cottage and the cob railway cottages, Foresters Arms, 6, 8 and 1 Brookley Road; and the commercial buildings along Brookley Road – 13, 17 and 19 and the bank.



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4.3.22 Carey's Manor Hotel was built as a country house in the 1880s to replace the adjacent Brockenhurst Lodge. The building is constructed of brick with plain clay tile roof, has mock timber framing to gables and an octagonal stair tower, which has a glazed upper storey under a conical tiled roof. The main building has transom and mullion timber windows under decorative brick hoods. The main entrance is a large decorative brick doorway under a large open pitched roof timber porch. The building has particularly prominent large chimney stacks with decorative heads. Within the complex of buildings are two original cottages related to the building – one constructed in brick, with mock timber framing to the gables, a tiled roof and timber casement windows, the other being painted brick, under a tiled roof, with some tile hanging to the gables. A series of brick garden walls also survive. The complex of buildings is set back from the road behind an open landscaped garden area, with particularly prominent individual mature tree specimens.



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4.3.23 The complex of farm buildings at Bridge Farm was built by J. Morant in 1869. The single storey brick buildings with slate roofs are constructed around three sides of a rectangular farmyard. The buildings have decorative pierced barge boards and the west wall is in decorative brickwork, which includes a pattern of herringbone brickwork around a date stone in the gable. In addition to the farm buildings is a 19th century two storey brick farmhouse.

4.3.24 Squirrels is a parade of three small 'temporary' shops constructed in the 1920s, with softwood timber frame and corrugated iron cladding to roof and walls. They are an important and rare survival of small shops from this period and should be preserved.



- 4.3.25 The terrace of Edwardian shops on the western side of Lyndhurst Road replaced Pope's New Forest Steam Turnery Works, adjacent cottages and sawpits, which burnt down on Good Friday in 1909. This was known as the Great Fire of Brockenhurst and started at the Turnery Works and destroyed three hundred tonnes of timber and two cottages. The block of shops was constructed in 1911, with the prestigious Capital and Counties Bank occupying the southern corner building. The surviving original windows have leaded lights. The terrace has a brick ground floor with mock timber frame first floor and gables, a tiled roof and prominent chimney stacks. The buildings are a good example of the commercial shop style of the period and are prominent in the streetscene.
- 4.3.26 The important group of buildings including the Snakecatcher public house (originally the Railway Inn), the Crossing Keeper's Cottage, the cob railway cottages, the Foresters Arms, 6, 8 and 1. Brookley Road, are all located around the triangle formed by the junction of Lyndhurst Road and Brookley Road.
- 4.3.27 The Snakecatcher was constructed in 1846, the year before the railway opened and was built in anticipation of the increase in trade. It is a two storey brick building in Flemish Bond with a symmetrical façade with a central arch headed (now blocked) doorway, with eight over eight pane vertical sash timber windows to either side and above, with rubbed brick arches. The fanlight still survives to the blocked front door, above an inserted window. The slate roof has an over hanging bracketed eaves. To the north of the main building is a two storey attached stable block and coach house.
- 4.3.28 The Crossing Keeper's Cottage dates from the period of the construction of the railway in the mid 19th century and is 'No 8', being the eighth crossing from Southampton on the Southampton and Dorchester Railway. It is a single storey polychrome brick building with a hipped slate roof with overhanging bracketed eaves, decorative ridge with a finial and a large decorative chimney stack. The southwest elevation has an architectural brick door surround and the building also has both timber vertical sash windows (facing the railway) and simpler timber casement windows. This building is particularly prominent in the streetscene, adjacent to the level crossing.
- 4.3.29 Wisteria, Next Door and Appletree Cottage are a terrace of cob constructed cottages, with one being a beer house in the 19th century. Although they have suffered inappropriate 20th century alterations, particularly to windows, this is an important and prominent group in the streetscene, adjacent to the level crossing and still makes an important contribution to the character of the conservation area.



4.3.30 The Forester's Arms dates from the late 19th century and is a two storey building, constructed of polychrome brickwork with plain tile roof and decorative finials to the south western gable ends. The gables have decorative barge boards and the building retains its original four pane timber vertical sash windows. The building lies in a prominent position on the northern corner of Brookley Road and is especially visible across the junction in views from the southeast.



4.3.31 6 and 8 Brookley Road are located adjacent to the Forester's Arms. 8 was formerly the butchers shop and post office and the old slaughter house was located to the rear. 6 (New Forest Villa) is a high status mid 18th century two storey brick house in Flemish bond with slate roof. It has a symmetrical façade with eight over eight timber vertical sash windows either side, with rubbed brick heads, and above a central arched headed doorway, with semicircular fanlight and radiating glazing bars.



4.3.32 1 Brookley Road (Cherry Tree Cottage) is a one and a half storey 18th century painted brick cottage with half hipped thatch roof. Original metal casement windows with rectangular leaded lights survive at the first floor. The building was the village sweet shop at the end of the 19th century and sits in a prominent position on the southern side of the junction of Brookley Road with Lyndhurst Road.



4.3.33 The western part of Brookley Road within the character area demonstrates the beginnings of the Edwardian commercial development in the village. 13, 17, 19 and the bank are good examples of commercial buildings from this era. 17 dates from 1907 and is a two and a half storey brick building with clay tile roof, gable end on to the road, with a projecting tile hung two storey bay. The adjacent attached shop at 19 is a lower two storey structure with full height multisided bay to the front elevation, incorporating a traditional shop window at the ground floor. 13 (Streets Hardware Shop) was built in 1927 and retains its original shop front with slender timber cusped tracery to the larger plate glass windows, with clerestory panels of square leaded lights above. The building also retains its original four pane timber sash windows at first floor, its clay tile roof and decorative end chimney stacks. The largest and most prominent of the early commercial buildings is the Lloyds TSB bank building on the corner of Brookley Road with Way Road, which dates to the beginning of the 20th century. This is a substantial building with a brick ground floor with stone detailing to windows and door, a mock timber frame to the first floor and gables and a large steeply pitched clay tile roof with prominent chimney stacks. The ground floor windows are stone mullioned and the first floor windows timber mullion and transom.

4.3.34 These buildings enhance the character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.

4.3.35 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately this character area is dominated by the vehicular traffic using Lyndhurst to Lymington Road particularly in summer; with traffic often queuing back into the Forest to the north and south, due not only to visitor numbers, but to the presence of the working level crossing adjacent to the station. Brookley Road is busy all year round with traffic, being the commercial centre of Brockenhurst, with extensive car parking to the north of the road.



4.4 Church and land/development to the north (B)

- 4.4.1 This character area is located at the southern end of Brockenhurst, south of the railway line and is formed by the isolated medieval church with its associated graveyard, an area of unimproved grassland, an historic trackway and an area of scattered residential development, including the highly architecturally detailed North Lodge to the former Brockenhurst Manor.
- 4.4.2 To the northwest lies the edge of the historic linear development in character area (A); to the north, an area of modern development outside of the boundary of the conservation area; to the east and southeast, Brockenhurst Park, outside of the conservation area; and to the west, agricultural land associated with Church Hill Farm, also outside of the character area.
- 4.4.3 This area of Brockenhurst is the earliest to be developed; a church is referred to in this manor in the Domesday Book. The church is located in an elevated position in the landscape with a historic element of churchyard immediately surrounding the building. The medieval Manor of Brockenhurst would seem to have been a dispersed settlement and the church would always appear to have been isolated. The adjacent manor to the east (Brockenhurst Park) is most likely the medieval manor site, but the surviving buildings in the area date from the late 17th century onwards and represent scattered isolated residential development. Due to the creation of the landscaped park in the 18th and early 19th centuries a number of the old roads in this area were either closed or re-aligned.
- 4.4.4 There has been no modern development within the character area, except that related to ancillary residential buildings to the three dwellings and several structures within the graveyard area.
- 4.4.5 The main public open space is the large graveyard. An area of cemetery has been extended north from the historic area immediately surrounding the church, and now descends down the hillside. This public open space is accessible from both Church Lane and the historic trackway to the east. The large open field to the north of the graveyard helps to preserve the historic isolation of the church from the main settlement of Brockenhurst to the northwest.
- 4.4.6 Traditional boundary treatments include: mature hedgerow, brick walls, picket fencing, metal estate fencing, timber palisade fencing and post and rail fencing. Of particular note are the boundary treatments to the Lodge and the church. The high brick wall at the lodge has decorative ashlar stone quoins and coping and is physically attached to the main building, forming a wide entrance gateway to Brockenhurst Park at this point. To the rear of the Lodge is associated metal estate fencing, which continues along the driveway outside of the boundary of the conservation area. The graveyard also has a typical timber palisade fence which has survived in areas on the southern and eastern boundary. There is a particularly decorative iron entrance gate into Brockenhurst Park in the vicinity of the church.



- 4.4.7 Individual tree specimens are critical to the character of this area and are found both in prominent positions within the graveyard and also along the eastern boundary with Brockenhurst Park. In addition, belts of trees to the east and west boundaries of the graveyard and surrounding the church on the northwest, north and eastern sides, create impenetrable dense boundaries. A mature hedgerow with trees interspersed along the western and northern boundaries of the open field is also prominent in views from Lymington Road and Mill Lane respectively, creating a feeling of enclosure of this area.
- 4.4.8 Views throughout the character area are generally restricted by the tree and hedge boundaries to the graveyard and the historic trackway. A long distance view north over Brockenhurst is gained from the upper areas of the modern graveyard, due to its elevated nature within the landscape. Views within Mill Lane are also restricted by the hedge and tree boundaries to properties and land. Views are, however, gained from outside the conservation area, south to the church from church Lane. Glimpsed views through the hedge and tree boundary of the historic track are also gained over the adjacent Brockenhurst Park.
- 4.4.9 There are three listed buildings within the character area, with the Church of St Nicholas being Grade II*. An 18th century tomb chest and North Lodge are both listed Grade II.
- 4.4.10 St Nicholas' Church is the Parish Church for Brockenhurst and although an earlier foundation, the fabric mainly dates from the 12th century, with 13th, 18th and 19th century additions and restoration works carried out in 1896 and 1908. It is constructed of rubble stone, rendered, with stone dressings and has old plain tile roofs, with stone tile lower courses to the chancel. The tower and aisle are constructed of brick and the spire is unusually covered with mathematical tiles. It is a relatively simply architecturally detailed church with windows of varying periods. The church is located on higher ground, isolated in the landscape to the southeast of the village of Brockenhurst and is surrounded by its churchyard setting.
- 4.4.11 In the churchyard is a rectangular 18th century Grade II listed tomb chest. It has recessed fluted pilasters on both faces of each corner and a moulded top slab with an unfortunately illegible inscription. This tomb chest is an important survival and is located in a prominent position near the southern entrance into the church. The extension to the churchyard also contains an important group of World War One memorials to New Zealand Troops who died in the adjacent field hospital.
- 4.4.12 North Lodge and the associated railings are listed Grade II. It was constructed in the mid 19th century and designed by T.H. Wyatt. The building is two storeys in height in a French renaissance style, with a central carriage archway at ground floor acting as the gateway through into Brockenhurst Park beyond. Over the archway is a room and to the western side a single storey pavilion. To the eastern side is a tall brick wall with ashlar stone detailing and flanking quadrant railings. It is a highly

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decorative building with the carriageway arch constructed of carved stone with spandrels of figures in relief, flanking rusticated columns supporting a scrolled open pediment containing a cartouche. It has a trapezoidal French roof with a lead oval window half way up, a series of lead stiff leaf decorations to the hips and wrought iron openwork containing 'M' shapes at top and bottom – for the Morant family. This is a spectacularly architecturally detailed and very unusual building within the wider area and is particularly important to the social and cultural heritage of the area.

- 4.4.13 Three unlisted buildings have been identified as being of local, vernacular or cultural interest. These buildings form an important dispersed group of dwellings dating from the 17th and 18th centuries.
- 4.4.14 Reynold's Cottage is an early 18th century dwelling. It is a two storey building constructed of brick in English bond, has a plain clay tile roof, timber cornice, sixteen pane timber vertical sash windows set flush with the surrounding brickwork and a panelled door with architectural door case. The building was used as a school by the Thurston Trust in 18th century (the trust was founded in 1745 by money left in the will of Henry Thurston for educating the poor children of the Parish).
- 4.4.15 Mulberry Cottage is a one and a half storey dwelling dating from the very late 17th century. It is constructed of brick in English bond to the stringcourse and Flemish bond above; it has an old plain clay tile roof, which is punctuated by two pitched roof dormers with small pane casement windows. A central ground floor pitched roof porch has been added in the 19th century.
- 4.4.16 Thurston Cottage is a two storey 18th century building constructed in brick in Flemish bond with a hipped old clay tile roof, end chimney stack, an added central pitched roof brick porch to the ground floor with the 'M' motif for the Morant family in the gable. In contrast to Mulberry Cottage and Reynold's Cottage, Thurston Cottage is oriented end on to the adjacent modern roadside, but formerly faced on to the road from the manor, disused after the railway line was constructed and the new road alignment created.
- 4.4.17 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.
- 4.4.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unlike many other parts of Brockenhurst that are dominated by vehicular traffic as the main activity, sound and smell, the area around the church is located sufficiently distant from the main road, along a narrow country lane, to allow the quieter sounds of the countryside to pervade. Mill Lane is slightly busier than Church Lane.

4.5 Waters Green (C)

- 4.5.1 This character area is located within the northern part of the conservation area and is formed by the open space of Waters Green, onto which a series of residential encroachments have occurred from the late 18th century into the early 20th century.
- 4.5.2 The character area is bordered by the historic linear development in character area (A) to the east. Otherwise, the area is surrounded by modern or early 20th century development to the south and southwest, and by open Forest to the north and northwest.
- 4.5.3 Waters Green was gradually enclosed from the open Forest by a series of encroachments, within which development has occurred. Large areas of open common land still survive, on the edges of which are smaller areas of residential development to the north and east and south, and one large area to the west. Development dates from the late 18th century, as represented by encroachment cottages, through to late 19th century and early 20th century planned residential development. The area is characterised by the contrast between the wide open spaces of Waters Green and the narrow enclosed residential lanes, of which Park Close retains its compact gravel surface finish. The general appearance of the lanes themselves is important to the character of the area, with a lack of hard kerbs and limited areas of hard standing. Development is generally in a linear plan form, with the majority of dwellings facing out on to the roadside or common land, with only the earlier buildings orientated end on to the roadside.
- 4.5.4 Modern development has occurred in the southwest corner and towards the eastern boundary of the character area. Unfortunately, these more modern buildings have generally not been constructed in traditional materials, have not used traditional architectural detailing and do not blend in well with the more historic elements of the character area. It is fortunate that in places traditional boundary treatments, including mature hedges, help to screen and soften the impact of some of the more modern buildings. In addition, several of the more historic buildings have had inappropriate extensions and alterations, which cumulatively are beginning to detract from the historic character of the area.
- 4.5.5 The various elements comprising Waters Green are the predominant public open spaces within the character area and onto which many of the residential properties face. In addition, within the north western part of the character area is further open area of common land, possibly forming an historic funnel off the open Forest beyond into the main Waters Green open area. Other smaller open spaces are created by wide verge areas off some of the narrower subsidiary roads within the area and these create a feeling of spaciousness contrasting with the more enclosed areas of streetscene.



4.5.6 Traditional boundary treatments throughout the character area still prevail, including hedges (low and high), low brick walls, metal railings, picket fencing, woven fencing, hedges with animal proof fencing, low timber palisade fencing, timber and metal post and rail fencing, low timber posts. Particularly important survivals include: the low brick wall and decorative iron railings to Aston Villa and the low rendered wall with decorative railings at Greenmead. Around the verges of Waters Green are low discreet timber posts, sometimes with a single rail to the top, to prevent vehicular trespass on to the grassed areas.

4.5.7 Boundary treatments have unfortunately undergone some erosion with the use of modern close boarded fencing and inappropriately detailed modern boundary walls, which is beginning to change and adversely impact upon the Victorian/Edwardian character of the area, which is typified by low manmade boundary treatments or by the use of softer hedgerow.

4.5.8 There are few large individual prominent mature tree specimens in the character area. Small belts of trees and scrub are prevalent however throughout Waters Green and the area of common land in the northwest of the area. Part of the north western boundary is formed by a more mature belt of trees following the line of the stream in this location.

4.5.9 Views are allowed throughout the areas of open common land of Waters Green and within the northwest of the character area; otherwise, views are restricted by the nature of the linear development along roadsides. Panoramic views out of the character area are gained to the north and west from Meerut Road, across the open Forest. Views are also gained out of the character area to the east, over the main road towards Carey's Manor. Otherwise, views out of the area are restricted by the built environment both within and outside the boundaries, and by the mature tree screen to the east of the main road, south of Carey's Manor.

4.5.10 A unique feature of the character area is the survival of the ford over the stream at Butts Lawn. The narrow lane widens out in this area to allow a wide crossing of the stream, with an elevated timber pedestrian footbridge to the south. Timber post and rail fencing forms the edge of the footbridge and beyond, metal post and rail fencing forms a boundary with the stream.

4.5.11 There are two Grade II listed buildings within the character area, Yew Cottage and Mistletoe Cottage. These are early 19th century semidetached cottages facing on to the south eastern corner of Waters Green. They are two storeys in height and constructed of roughcast cob with a Welsh slate roof and a central brick chimney stack and each has simple two light casement windows. The buildings are prominent in views across Waters Green.

4.5.12 74 unlisted buildings have been identified as being of local, vernacular or cultural interest, dating from the late 18th century through to the early 20th century.



- 4.5.13 An important feature of the built environment within the character area is the consistent style of detailing and type of building material used in the main building period of about 10 years. Date stones appear on several buildings within the area, recording this period of building. Many of these buildings retain their original vernacular detailing, such as unpainted brick, tile hanging (some decorative), steeply pitched roofs with gables, slate and clay tile roofs, and timber windows.
- 4.5.14 The Cloud Hotel is of particular note as an individually detailed large high status building within the character area. In the 1890s it was two separate cottages, but in 1926, the cottages were joined by an infill section by a Colonel Vintnor to form a hotel. In the 1930s, the central section was heightened by a storey in an Art Deco style, with a staggered parapet, hiding a clay tile pitched roof behind. The hotel faces out across open common land north of Meerut Road.
- 4.5.15 There are a number of small collections of buildings within the various lanes which create important historic and visually attractive groupings and have often been constructed over similar periods.
- 4.5.16 Park Close is a small T-shaped cul-de-sac off Butts Lawn within which is a grouping of approximately 14 buildings of interest dating from the very late 19th century. The buildings are semi-detached and detached, in Flemish bond brickwork, which has remained predominantly unrendered or painted. Some of the buildings have decorative polychrome brickwork to window surrounds and corners. The buildings were all originally slate roofed, but there has been the occasional unfortunate loss of this material and replacement with modern inappropriate concrete tiling. Significantly, many of the buildings have retained their original vertical sash timber windows, which are predominantly two panes over two; however, there is the occasional instance of more decorative use of narrow side lights to the main panes. Small pitched roof open brick porches to the central front doors are also a common feature of the detached properties.
- 4.5.17 Burford Lane has a number of individually important buildings, but of particular note is Watersgreen Cottage, a one and a half storey thatched cob cottage, end on to the roadside. This is probably one of the earliest buildings in the road, dating from the early 19th century, and formerly a squatter's cottage on the edge of the common land forming Waters Green.
- 4.5.18 Butts Lawn (Road) is located in the northwestern part of the character area, south of Meerut Road. It has several important groups of buildings, including: Wynford Corner, Aston Villa, Riverside Cottage and the Old Post Office; the House on the Ford and Numbers 10 and 11 Carey's Cottages; and Hatherley, Ivy Cottage and Oak Tree Cottages.
- 4.5.19 Aston Villa, Riverside Cottage and the Old Post Office are located at the northern end of Butts Lawn and date from the end of the 19th century and the beginning of the 20th century. Aston Villa is a highly decorative late 19th century villa with double front gables, the southern one bracketed above a full height multi-sided bay window. The northern gable has a single storey flat roofed bay at ground floor. The building is constructed of



brick in stretcher bond, with a projecting string course, dentil detail to the parapet area of the flat roofed bay and decorative tile hanging to the gables. It retains its vertical timber sash windows which are either twelve pane or nine pane over a large single bottom pane. Unusually, the period front door with some original glass has been retained within its arched recessed porch. Importantly, the building has also retained its original boundary treatment with the adjacent roadside, being a low brick wall with decorative cast iron railings to the top, punctuated by a decorative iron pedestrian gate. Immediately adjacent to the north are, Riverside Cottage and the Old Post Office, dating from the late 19th century. They are constructed of decorative polychrome brickwork, have a slate roof and a prominent central chimney stack. Importantly, the original shop front is retained, even though the building is now converted fully to residential use. In addition, Riverside Cottage has retained its period front door with fanlight over and two panes of acid etched glass. Wynford Corner was added to the group in 1937 and was originally constructed as a grocer's shop.

4.5.20 The House on the Ford and 10 and 11 Carey's Cottages are located to the south, adjacent to the fording point of the stream. The House on the Ford is a large detached house, with slate roof, set back from the roadside, dating from the early 20th century and has retained its vertical timber sash windows and a panelled door within an architectural doorcase with fanlight. Opposite are Numbers 10 and 11 Carey's Cottages which date from 1901 and were built for the chauffeur and head gardener of the local estate. The cottages are constructed of brick, with multiple gables and steeply pitched clay tile roof and face over the ford and adjacent wide verge area.

4.5.21 Hatherley, Ivy Cottage and Oak Tree Cottages are located at the southern end of Butts Lawn. Oak Tree Cottages date from the early 19th century and are a pair of two storey brick cottages in Flemish bond with decorative vitrified headers and have a slate roof, with dentil cornice at the eaves. The cottages are end on to the road, typical for this early period. Ivy Cottage is an early 19th century small squatters encroachment cottage constructed of brick in Flemish bond and has a hipped slate roof with central chimney stack. It has retained its small window openings with side hung multi-paned timber casement windows and a plain timber boarded door. In contrast, the adjacent Hatherley is a typical two storey brick and slate roofed detached dwelling of the early Edwardian period dating from 1902. It has a symmetrical façade with central panelled door with simple fanlight over, and timber vertical sash windows to either side and at first floor.



- 4.5.22 Martins Road is located in the north of the character area and is a narrow lane with a junction on to Meerut Road. A linear development of cottages on the eastern side of the lane at the northern end were constructed at the end of the 19th century and the beginning of the 20th century and are an important group of ten buildings in the character area. The cottages, a mixture of semi-detached and detached dwellings, face out over an area of open common land to the west. They have retained most of their original architectural detailing as well as traditional low picket fencing to the front gardens.
- 4.5.23 There is an important group of unlisted buildings on the southern side of Meerut Road in the vicinity of the Cloud Hotel. Surrey Lodge is a prominent Edwardian villa on the corner of Meerut Road and Butts Lawn, and it has retained much of its original detailing, including its timber vertical sash windows and painted rendered panels at first floor level, as a decorative contrast to the surrounding red brickwork. Bower View and Pine Cottage are two early 20th century detached dwellings, set back from the road. Both have painted symmetrical facades, a slate roof and have retained their original fenestration.
- 4.5.24 There are several groups of important unlisted buildings on the eastern side of Waters Green: Yew Tree Cottage, Rose Cottage and Little Cottage; 1-4 Waters Green; Greenmead and Grazeley; White Cottage and Briar Cottage.
- 4.5.25 Yew Tree Cottage, Rose Cottage and Little Cottage are three small detached cottages facing on to Waters Green. All three of these mid 19th century buildings appear to be constructed of cob, which has been rendered and painted white. The buildings also retain their original small window openings, characteristic of such cob construction.
- 4.5.26 1 to 4 Ringwood Terrace is a prominent group of attached dwellings dating from the early 20th century, constructed of decorative polychrome brickwork with a hipped slate roof. The terrace has also retained its original fenestration detailing of timber vertical sash windows, multi-sided projecting bays at ground floor and recessed front doors within arched headed porches.



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4.5.27 Greenmead and Grazeley are located on the eastern boundary of the larger southern part of Waters Green. Greenmead is a particularly imposing two and a half storey detached Edwardian dwelling with two full height multi-sided bays to the front under overhanging bracketed gables. The steeply pitched roof is tiled, and the gables are tile hung. A smaller full height rectangular bay with gable over is located on the northeast elevation, facing out over the upper part of Waters Green. The building has retained its original fenestration of vertical timber sash windows. Significantly, the building has retained its original front boundary detail of low rendered wall with decorative iron railings to the top, the wall being pierced by a decorative iron pedestrian gate. Adjacent to the south is the lower status Grazeley, a detached dwelling from the same period, but much less imposing in design and size.



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4.5.28 White Cottage and Briar Cottage form a significant grouping with the listed buildings of Yew Cottage and Mistletoe Cottage, facing south east over Waters Green. Located to the north west of Yew Cottage, White Cottage is a symmetrically detailed late 19th century detached house of painted brick with a slate roof. The ground floor has a multi-sided single storey projecting slate roofed bay window either side of the front door, which has an enclosed timber pitched roof porch. The building has unfortunately lost its original timber windows. To the southwest of Mistletoe Cottage is Briar Cottage, a striking detached house constructed of decorative polychrome brickwork with a slate roof. It has a symmetrical façade of central front door under open pitched roof brick porch, with a twelve pane vertical timber sash window to either side and three identical sash windows at first floor. The building has retained its edge of common land setting with a low mature hedgerow and pedestrian gateway to the front.



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4.5.29 Melrose Cottages and Chamberlain's Cottage are located on the southern edge of Waters Green. Melrose Cottages date from the late 18th or early 19th century and were originally constructed as the parish workhouse. It is a long rectangular building, with a later extension at the southeast end, orientated at an angle to the adjacent Waters Green and is constructed of red brick in Flemish bond with an old clay tile hipped roof. One of the original cast iron diamond pane windows survives at the northwest end of the main façade. The building is now three cottages. Adjacent to the west is Chamberlain's Cottage, a two storey and one and a half storey detached house. The oldest part of the building, orientated end on to the adjacent road and common land, appears to date from the late 18th century and is constructed in brick in English bond, with a later 19th century catslide to the rear. A late 19th century one and a half storey wing was added to the rear of the property (to the west). It is possible that Chamberlain's Cottage was originally an encroachment dwelling on to the edge of the common land.



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- 4.5.30 Each of these buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.
- 4.5.31 Sounds, smells and general activity also contribute to the historic character of conservation areas. There is a significant contrast between the parts of Waters Green immediately adjacent to Lyndhurst Road and Butts Lawn, Burford Lane and Meerut Road, with the latter three being a quiet oasis of background residential activity, against the dominance of high volumes of often queuing vehicular traffic using Lyndhurst Road, particularly in the summer. During term time the area around Waters Green is dominated by parked vehicles from the adjacent Brockenhurst College. Animals roam freely throughout the character area.



Carey's Cottages

4.6 Commercial part of Brookley Road (D)

- 4.6.1 This character area is formed by the dense built up linear mainly commercial development on either side of Brookley Road within the centre of Brockenhurst.
- 4.6.2 The character area is bordered by the linear historic development in character area (A) to the east and the dispersed settlement in (E) to the west and northwest. To the north and south is modern development outside the boundaries of the conservation area.
- 4.6.3 The built environment dates mainly from the early 20th century, after the breaking up of the Brookley Manor Estate in 1885. A number of purpose built shops were constructed along the western end of Brookley Road, along with some at either end. Development also started in the area of The Rise to the south of Brookley Road in this period, with what is now the Watersplash Hotel being one of the earliest dwellings.
- 4.6.4 A number of the shops retain distinctive historic original shop fronts, which is unusual, with the use of large modern plate glass shop fronts restricted to only a few examples.
- 4.6.5 Modern development is limited to isolated examples, predominantly to the eastern end of the character area where the late 18th century housing has been replaced by high density modern housing at Brookley Lodge, Silver Ferns and the Masonic Hall. This high density development is larger in scale and massing than the surrounding historic buildings and has a detrimental impact on the character of the conservation area. There has also been some infill of plots for modern dwellings at the western end of Brookley Road. These buildings have been sympathetically designed to mirror the massing and architectural detailing of the surrounding historic buildings.
- 4.6.6 There has also been some inappropriate modern alteration and extension of the historic buildings within the character area. 31 (Tesco), was built circa 1880 and was originally Branfields Store and from 1898 was Purkess' store until bought recently by Tesco. Unfortunately, the façade has been heavily altered and the building extended.
- 4.6.7 The original 19th century Brookley Road would have been devoid of hard landscaping, with no delineation between pavement and highway. The current hard landscaping is a typical modern approach to segregating the motor car and pedestrian. No historic street furniture or lighting survives and modern examples generally do not reflect the historic nature of the character of Brookley Road. Strident road markings and the wirescape are intrusive elements in the streetscene, both of which detract from the historic character of the area through their clutter.
- 4.6.8 There is only one public open space and this is the wide triangular verge at the western end of the area on the southern side of the junction of Brookley Road with Burley Road. The retention of this area is significant as it forms the western gateway into the commercial part of the village and also creates a feeling of spaciousness in contrast to the enclosure created by buildings to the rear of pavements throughout the remainder of the character area.



Buildings in Brookley Road



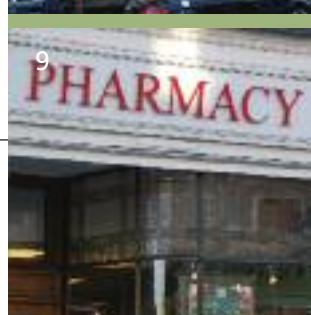
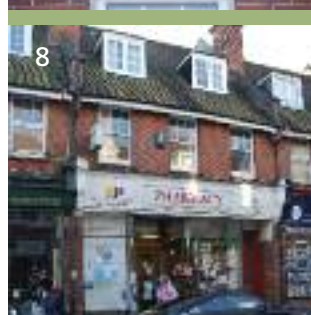
- 4.6.9 Due to the built up nature of the area and the fact that buildings are located directly to the rear of the pavement, there are few boundary treatments of note. At the eastern end of the character area, modern boundary railings have been used to delineate the private realm in front of Brookley Lodge, Sliver Ferns and the Masonic Hall and this is an appropriate modern interpretation of a traditional boundary treatment. Opposite, are areas of traditional walling to properties. At the western end of the character area where several residential properties are set back from the roadside, examples of mature hedgerow exist, separating the public and private realms, but inappropriate modern boundary treatments, such as close boarded fencing, has also been utilised. The properties off The Rise, to the rear of the properties on the southern side of Brookley Road are set back from the highway and boundary treatment is represented by the use of mature hedgerows, with some individual large specimen trees interspersed. However, inappropriate modern close boarded fencing is also in evidence and prominent in views.
- 4.6.10 Again, due to the built form of the centre of Brockenhurst, there are very few trees and hedgerows of note in this character area. Trees however, form a backdrop to the rear of south of Brookley Road, but are only visible in views between buildings or from The Rise. Several large specimen trees are interspersed in the boundaries of buildings on The Rise and on the western and northern boundaries of the Watersplash Hotel.
- 4.6.11 Views are restricted by the enclosed nature of Brookley Road. However, these views are in turn restricted due to the fact of the slightly curving nature of Brookley Road. Several buildings, therefore, become prominent end stops or pinch points in views through the character area. Views along The Rise are restricted by the hedge and tree boundaries, and the use of close boarded fencing, but the curve in the road makes the Watersplash Hotel particularly prominent in views.
- 4.6.12 There are only a few instances of views being gained outside the character area and these are limited to road junctions at the eastern and western end of the character area and glimpses between buildings on the northern side of Brookely Road.
- 4.6.13 There are no listed buildings within the character area, however, 31 unlisted buildings have been identified as being of local, vernacular or cultural interest, ranging from late 19th century former dwellings, to late 19th and early 20th century purpose built shops with accommodation over and early 20th century dwellings. Many of these unlisted buildings are located in small groups throughout the linear character area.

NORTH SIDE OF BROOKLEY ROAD

- 4.6.14 60-68 were built c.1895. The buildings were constructed of a single block in brick with some render in areas. Mock timber framing is used at first floor level on various individual buildings to create interest. The entire block has a pitched clay tile roof. Some original timber vertical sash windows survive at first floor along with two original shop fronts. 72-74 were also built c.1895, but 70 was reconstructed in 1930.
- 4.6.15 76-78, The Laurels and Forest Glade, is a pair of Edwardian semi-detached dwellings. 78 retains its original features of polychrome brickwork, timber vertical sash windows and a single storey bay window under a slate roof. Unfortunately, 76 has been heavily altered.
- 4.6.16 Faith Cottage was originally a pair of two storey semi-detached cottages dating from 1891. It is constructed of brick with a slate roof and has a later extension to the western end to form a corner shop with residential use at first floor. Unfortunately, the pair of buildings only retains two of the original windows, the rest having been heavily altered.

SOUTH SIDE OF BROOKLEY ROAD

- 4.6.17 Construction started on 33-47 in 1908, starting with the Post Office. This is a continuous two and a half storey block of shops on the ground floor with residential to first floor and within the roof space. The buildings are constructed in brick with tiled roof. The Post Office building has three gables over the first floor windows, with decorative brick diamond motifs. The remainder of the block has small flat roofed dormers punctuating the roofline. Some period shop fronts survive, and of particular note is 39, the Pharmacy, which also retains some of its original clerestory lights. Originally the windows at the first floor of the entire block were vertical timber sashes, but unfortunately some of these have been replaced by PVCu windows. 49 was built c.1920, but 51 and 53 were part of the original phase of construction. They are located at the western end of the large block and were constructed in a similar style and design.
- 4.6.18 57 and 59 date from the early 20th century, but have been much altered and have later extensions to the rear. The buildings were constructed as a shop and garage, with residential use at first floor and within the roof space, and are built of brick with tiled roofs and flat roofed dormers.





4.6.19 61, 63, 63A and 65 form a group of detached buildings at the western end of Brookley Road. 61 was constructed c.1910 originally as a house rather than a shop, but a shop front was later inserted. It is constructed of brick with tile hung gables, and has a tiled roof with decorative ridge tiles. 63 is a detached two storey building of brick with a tiled roof and was originally a shop with a house alongside, but has now been fully converted to domestic use. Sash windows and original shop front with central doorway survive. 63A is a modern detached dwelling and has been included as a building of importance, due to its prominence in the streetscene and its sympathetic architectural detailing and materials that mirror the adjacent more historic buildings. 65 is a detached two storey house, constructed of brick with a tiled roof and has retained its original windows. It has a joined open porch and bay window at the ground floor and an original fanlight over the front door.

THE RISE

4.6.20 The Watersplash Hotel was constructed as a private house (Holmwood) within extensive grounds in around 1890 on the site of the original Brookley Manor House. It is a large detached building of two and a half storeys in height, constructed of brick with clay tile roof and decorative ridge tiles and finials. It also has decorative tile hanging to the gables and dormers and very tall brick chimney stack. It retains many of its original timber vertical sash windows, with either stone lintels or rubbed brick arches. A distinguishing feature of this building is the moulded brick stringcourses and very ornate carved stone plaques within moulded brick surrounds.

4.6.21 Sounds, smells and general activity also contribute to the historic character of conservation areas. This area is dominated by the sounds, smells and activity of vehicular traffic on Brookley Road. Secondary activity is provided by pedestrians visiting this popular tourist village. Smells from food shops and restaurants also mingle with the fumes from vehicles.



4.7 Dispersed mainly Victorian and Edwardian development in the west of the conservation area (E)

- 4.7.1 This character area is located to the west of the centre of Brockenhurst and is formed of scattered residential development.
- 4.7.2 This character area is bordered by the commercial centre of Brockenhurst (D) to the east. To the west, northwest and southeast is modern residential development, outside of the boundaries of the conservation area. To the north and southwest are accesses onto the open Forest.
- 4.7.3 This part of Brockenhurst developed predominantly in the late 19th and early 20th century, although there was some dispersed earlier development from the 18th century. The route of Rhinefield Road and Burley Road follows the divisions between enclosures of land and Meerut Road runs along the northern edge of an enclosure. These original enclosures of land and the routes of the road can be traced back to early maps and most likely reflect the medieval land divisions of the manors in the area. Buildings have developed in a linear plan form within the enclosure areas to the east and west of Rhinefield Road and Burley Road and to the south of Meerut Road. However, some later cul-de-sac development has occurred, namely Wilverley Road and Ober Road. Buildings are generally large detached houses in spacious garden areas, with only a few semi-detached and terraced buildings evident – generally located off the cul-de-sac roads.
- 4.7.4 There is some modern development within the character area in infill plots between the earlier buildings. Unfortunately, the modern buildings have generally not been constructed in traditional materials and have not used traditional architectural detailing; therefore, they do not blend in well with the more historic elements of the character area. It is fortunate, however, that in places traditional boundary treatments, including mature hedges, help to screen and soften the impact of some of the more modern buildings. In addition, several of the more historic buildings have had inappropriate extensions and alterations, which cumulatively are beginning to detract from the historic character of the area. In addition, modern development has also occurred outside the boundary of the conservation area and the lack of traditional form and detailing does not help to preserve and enhance the setting of the conservation area.
- 4.7.5 The main open space within the character area comprises the wide verges and common edge along Burley Road and Rhinefield Road. At either end of the character area at the north and south is a historic funnel from the Forest. The wider verges to either side of the roads (Rhinefield Road and Burley Road) within the area between the two funnels would have acted as a holding area for animals. It is particularly important that these verges and wider areas of common land are preserved as it represents the cultural heritage of the area.



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4.7.6 The only other public open spaces within the character area are the area of churchyard around St. Saviour’s Church; the Bowling Green and public car park and Angel Valley. The churchyard is a prominent open area, visible across the junction of Burley Road/Rhinefield Road with the western end of Brookley Road. The Bowling Green and public car park are an important open space to the north of the main shopping area. Angel Valley is a long linear open space following the stream which originally formed the mill leat to the former Brookley Mill. It contains an important group of trees protected by a Tree Preservation Order and is also of historic and cultural significance.

4.7.7 Traditional boundary treatments in the area include: mature hedgerows; post and wire fencing; timber and metal post and rail fencing; picket fencing – often within hedgerows; brick walls, hit and miss pale fencing; and low timber posts to protect grass verges – some with a single rail to the top. Particularly important examples of boundary treatment include the high brick wall to Marden Cottage which is particularly prominent in the streetscene and the decorative brick boundary wall to Courtyard Cottage.

4.7.8 There is an unfortunate trend towards the use of modern close boarded fencing, which is beginning to change and adversely impact upon the character of the area, as well as the introduction of non-traditional materials such as concrete block walls. The use of such inappropriate boundary treatments should be resisted.



Typical Cottage



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4.7.9 Groups and belts of trees play an important part to the setting and overall character of this area and are particularly prominent at the southern entrance off the Forest; in the vicinity of the Forest Park Hotel; to the edge of the stream; and on residential boundaries forming the backdrops to buildings. Important individual specimens exist in the churchyard and at prominent points on the edges of roads, or the rear of the wide verge or common land areas.



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4.7.10 Extensive views are allowed through the character area due to the width of Burley and Rhinefield Roads, however, due to the bends in the roads, long distance views are often restricted, with particular buildings or areas of open space with backdrops of trees taking on prominence in the street scene as end stops or pinch points. Butts Cottage is particularly prominent in long distance views north along Rhinefield Road. It is also prominent in long distance views to the southwest along Meerut Road, along with Highway Cottage. Views out of the conservation area are panoramic from Meerut Road, across the open Forest to the north and long distance from Burley Road over the open Forest to the south. Views out to the east and west are restricted due to the built up nature of the areas beyond the boundary of the character area. Views out of the character area to the north from Rhinefield Road are also restricted by the wooded boundaries to this part of the streetscene.



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4.7.11 A particular feature of the character area is the stream running along the eastern edge of the wide verge along the southern half of Rhinefield Road. The boundary to the stream is delineated by white painted metal post and rail fencing and this is punctuated by bridges to access driveways to private properties. The bridges have either timber or metal post and rail fencing to either edge.

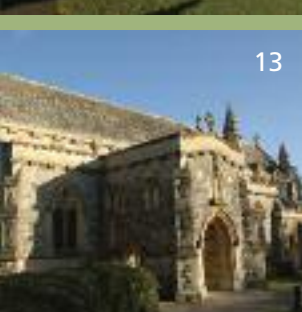


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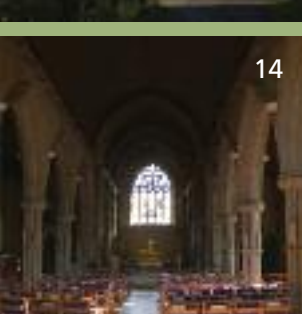
4.7.12 There is one Grade II listed building in the character area: St. Saviour's Church. This was originally the private chapel of the former Rhinefield Estate, but was appropriately located to serve the developing settlement of Brockenhurst as an alternative to the isolated medieval church. A large element was initially built between 1895 and 1903 by WH Romaine-Walker and Besant; the building was eventually finished in 1961, having first been used in 1905. The main part of the building is constructed of squared Purbeck Stone and Bath Stone, but the unfinished west end is built in concrete blocks and the whole building has a stone flag roof. The building was designed in a decorative architectural style, with stepped angle buttresses with octagonal turrets surmounted by finials, and trefoiled headed two light windows with reticulated heads. The church lies within an open churchyard setting with large individual mature tree specimens on the south and west boundaries.



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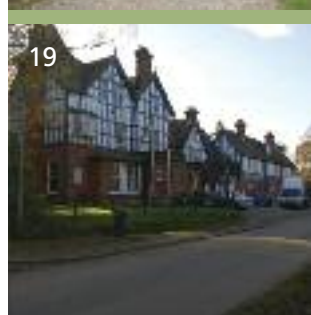
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- 4.7.13 In addition, 42 unlisted buildings have been identified as being of local, vernacular or cultural interest, dating from the early 19th century to the late 20th century. These buildings are scattered throughout the character area.
- 4.7.14 Individual buildings of particular significance in the character area are St. Anne's Catholic Church and the Forest Park Hotel.
- 4.7.15 St. Anne's Catholic Church is located on the eastern side of Rhinefield Road. It was built on a site purchased by Miss Baker and designed by the architect, Alan Stewart of Bournemouth. The foundations were laid for the church in 1937 and it was dedicated on 12th July 1939. The church is constructed of red brick with steeply pitched tiled roofs, has brick copings to the west gable and a large triple lancet west window with brick mullions and dressings. The east window is three lights with stained glass and the nave windows are single lancets with plain glazing. The church has quite an austere feel to it, with little external architectural decoration; in addition, the interior is undecorated brick walls with a barrel vaulted ceiling. Within the church is an unusual fine commemorative brass in the nave floor in mediaeval effigy style to John James Hally, Parish Priest, who died in 1939. Attached to the church at the eastern end, and lying to the south, is the presbytery. This is a red brick building with tiled roof, tile detailing to gable corbels and has leaded casement windows. The presbytery is in a late Arts and Crafts architectural style, which was relatively archaic within this 1930s period.
- 4.7.16 The Forest Park Hotel and outbuildings are located in the northernmost part of the character area, facing on to Rhinefield Road. The original building on the site was called Lower Armors and was used as the vicarage in 1879. The building became a hotel in 1903, at which time it was significantly extended. It was requisitioned during the World War One and used as hospital, firstly by Indian Troops and later by New Zealanders. The hotel has become a large rambling building of several elements, including a tower to the east end. It is mainly of two storeys in height, but with a three storey section wrapping round the tower. The building is constructed of red brick with mock timber framing to most of the first floor area, has a steeply pitched tile roof, with decorative ridge tiles and large prominent chimney stacks. The central hotel entrance has a large open pitched tile roofed porch, supported on six short chunky painted columns on a low brick wall. The building has retained its timber vertical sash windows. To the west of the main hotel is a low range of outbuildings which were possibly the original stables and coach house to the hotel.
- 4.7.17 Throughout the area are important groups of unlisted buildings, which have retained much of their historic architectural detailing and other original features.



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4.7.18 In Meerut Road is a group of Edwardian detached dwellings facing across the open Forest area of Butts Lawn: Forestside, Greenwood, Lawnside, The Dolphins and Woodruffe. These are all large detached two to three storey dwellings within reasonable sized curtilages. They represent the typical style of construction of such large villas of the period, being in brick, with some render, mock timber framing to first floor or gables and tiled roofs. The buildings have also retained original fenestration of timber vertical sash windows or timber mullion and transom windows. The Dolphins also has an original open porch adjoining the adjacent ground floor bay.



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4.7.19 Ober Road is a narrow gravelled lane running parallel with Rhinefield Road on which is the group of buildings including: Courtyard Cottage, Herald Cottage & Westville, Honeysuckle, The Whari & Hope Cottage, and Hurdles & St. Andrews. Several of the buildings face on to the adjacent Rhinefield Road, with Ober Road providing a rear access. The area was developed between 1890 and 1900 on land originally part of the Marden Estate. Of particular note is Hurdles and St Andrews, a semi detached property with ornate architectural detailing. The properties were probably formerly one large detached late Victorian villa, constructed in brick with geometric tile hanging to the gables and part of the first floor, a tiled roof with decorative ridge tiles and finials, some mock timber framing to gables, tall decorative chimney stacks, and a mixture of transom and mullion windows in stone and some timber vertical sash windows with stone detailing to the jambs. This was obviously a high status house and it is significant that it has retained so much of its original architectural detailing. In contrast to Hurdles & St. Andrews, Herald Cottage & Westville and Honeysuckle, The Whari & Hope Cottage are lower status late 19th century dwellings. Herald Cottage and Westville is a pair of semi-detached houses of polychrome brickwork with a slate roof. Honeysuckle, The Whari and Hope Cottage are a terrace of dwellings, in brick with slate roofs. Both sets of dwellings retain original detailing such as their original timber vertical sash windows.



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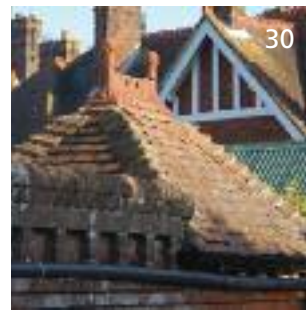
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- 4.7.20 Wilverley Road is located in the vicinity of St. Saviours Church and developed from the early 20th century through to the late 20th century. Ford's Grove, Bell House and Orchard House are a small important group of buildings in the vicinity of the church. The dwellings are large detached and semi detached villas in spacious gardens and have retained original architectural detailing such as: tile roofing, tile hanging, harling, mullion and transom or casement windows. It is also interesting to note that the later 20th century development on Wilverley Road is generally sympathetic to the architectural detailing and design of the earlier dwellings.
- 4.7.21 At the southern end of Rhinefield Road is Little Brookley and Brook Cottage, both of which are prominent in the streetscene, being opposite the junction with Brookley Road. Brook Cottage is a two storey early 19th century dwelling, constructed in brick in Flemish bond, has a slate roof with part slate hung gable and prominent chimney stacks with dentil cornice heads. The most notable features of the building, however, are the cast iron Gothic windows and the tented canopy open porch with trellis work. Little Brookley again dates from the early 19th century, but has had later extensions. It is a two storey building of brick in Flemish bond with a clay tile roof and cambered brick heads to window openings on the ground floor.
- 4.7.22 To the east of Rhinefield Road is a significant group of late Victorian and Edwardian detached villas in large gardens, several of which are accessed via private bridges over the stream: Westbrook, Brocket Green, Overbrook, Riverside, Chadwicks, Brookway, Knightwood Court, Old Orchard and Old Oak, and Oak Lodge. The buildings have retained much of their original architectural detailing including: unpainted brick, tile hanging, original harling render, steeply pitched clay tile roofs, shallower pitched slate roofs, decorative ridge tiles, prominent chimneys, sash windows and timber panelled doors. Of particular note are Knightwood Court, Oak Lodge and Westbrook. Knightwood Court is a large detached Edwardian villa with full height bays, projecting gables, multiple pitched steep tile roof, tile hanging to first floor and a timber panelled door with simple fanlight above. Oak Lodge is a smaller detached house with decorative polychrome brickwork which extends to the chimneys. Westbrook is notable for its brick ground floor, harling to first floor, an unusual projecting two storey bay, set diagonally on the southwest corner of the building and a projecting oriel bay at first floor on the western elevation.



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4.7.23 Lea Cottage and Butts Cottage are a pair of small detached cottages which have encroached onto the adjacent open Forest. They date to the late 19th century and are of similar design, although Lea Cottage has an extra bay to the west which may have been added at a later date. They are constructed of brick with slate roofs and have four pane timber vertical sash windows. Both have enclosed entrance porches with decorative barge boards and panelled front doors. The brickwork on Lea Cottage has unfortunately been painted.



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4.7.24 On the western side of Rhinefield Road are the linear group of Reeds Cottage, Marden Cottage, Tall Trees and Marden Lodge. Reeds Cottage is a substantial 18th century two storey house constructed in brick which has been painted, has a tiled roof and sixteen pane timber vertical sash windows to the main façade which is at right angles to the adjacent road. Marden Cottage and Marden Lodge date to the 1920s and were possibly constructed as ancillary buildings to Marden House. Both have brick detailing to the walls with a harling render, tiled roofs with distinctive gables and brick copings and have timber casement windows. Tall Trees is the latest in date of the group, dating to the 1950s and is a fairly plain rendered two storey house with tile detailing and a tile roof.

4.7.25 Sounds, smells and general activity also contribute to the historic character of the conservation area. This area is relatively quiet in comparison to the eastern side of Brockenhurst, and has probably more local traffic movements than large amounts of tourist traffic. The area is therefore characterised by residential activity and the recreational use of the areas of Forest adjoining the character area. The churches are also a focus for activity on occasions.



Carey's Manor



PART 5 Materials, textures, colours and detailing

5.1 Introduction

5.1.1 By necessity, builders in the past used materials which were available locally, such as timber, cob and thatch. The historic buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques in the 18th and 19th centuries, a wider choice of materials such as clay roof tiles, Welsh roof slates and local hand made bricks became available to builders.

5.1.2 Before carrying out any repairs or considering extending or altering historic buildings within the area, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important vernacular buildings.

5.2 Walls ⁴

5.2.1 There are some examples of historic properties constructed using timber framing with a variety of materials used for the infill panels, such as the herringbone brickwork at Orange Cottage. It was also very fashionable at the end of the 19th and early 20th centuries to use timber framing as a decorative element on gables and first floor elevations. In many cases this is not a true structural timber frame, but simply applied timber decoration

5.2.2 Most of the 18th and 19th century buildings were constructed using the local red brick. There are also examples of polychrome brickwork using a contrasting cream brick to create decoration, as can be seen at the Forester's Arms and the Crossing Keeper's Cottage. During the late 19th and early 20th century bricks were made locally at the Victoria Brick and Tile Works in the Pignal Hill Inclosure. However, the cream bricks used in the area would have come from the works in the Beaulieu or Exbury area. In the early 20th century local brickworks declined and bricks were brought in from further afield.

5.2.3 A number of the high status buildings have rubbed and gauged brick arches over windows and doorways and moulded brick decoration or terracotta decorative details. The unusual use of mathematical tiles, tiles made and set to look like fine brickwork, can be seen as a cladding on the spire of St Nicholas' Church.

5.2.4 A number of the early 19th century lower status cottages, particularly in the Waters Green area, were constructed of cob which was quite often finished with a thin lime render and a lime wash.

⁴ For further information see New Forest National Park Authority guidance leaflets: Chalk and Clay Cob; Brickwork; Pointing; Timber Frames and Roofs; Plasters and Renders.



5.2.5 Another very prominent walling material in the settlement is tile hanging, particularly on later 19th and early 20th century buildings. This can be simply plain clay tile, but is quite often decorative scalloped, beaver tail and geometric bands within the design. A fine example of tile hanging is to be found on St Andrews and Hurdles off Rhinefield Road.

5.2.6 A number of buildings have had their brickwork painted or lime washed in the past. Although this adds to the rich colours and textures within the conservation area, the painting of bare brickwork is not encouraged as it not only affects the character of good brickwork, but is also detrimental to the general well being of the structure.

5.2.7 On Lyndhurst Road there is also an example of the use of a light-weight timber frame structure clad in corrugated iron. This is a rare surviving example of an early 20th century temporary shop.



5.3 Roofs⁵

5.3.1 There are a few examples of thatched roofs within Brockenhurst. Evidence indicates that long straw was the prevailing thatching material. However, since the middle of the last century, combed wheat straw 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.

5.3.2 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 thatch material and would need compelling evidence in support of such a change.

5.3.3 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 straw 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 straw roofs. The individual thatcher would often create a signature feature on the roof of a thatched building, and examples of birds are common in the area, as can be seen on the ridges of Cherry Tree Cottage and Thatch Cottage.





5.3.4 There are many examples of plain clay roof tiles on 18th and 19th century buildings. However, natural slate became popular from the mid 19th century onwards due to its availability with the advent of rail transport.



5.3.5 Clay tiles, like brick, were originally used from 18th century on high status buildings such as the Rose and Crown public house. They would have been produced locally and were the most common roofing material in the settlement. The Arts and Crafts movement buildings of the late 19th and early 20th century exploited the readily available machine made decorative tiles for both the roofs and tiling hanging on such areas as gables. Occasionally unusual shaped tiles were used in a larger format than the plain clay tiles. A good example of this is the patent hexagonal tiles on Fern Cottage. Decorative ridge tiles and finials were a popular adornment to both tile and slate roofs and a number of buildings display decorative barge boards such as those at the Foresters Arms.



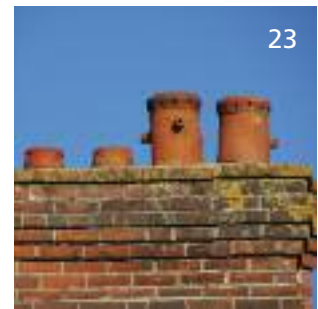
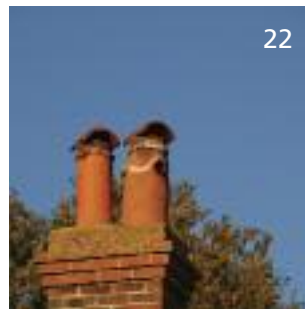
5.3.6 After the introduction of cheap rail transport, slate became more readily available as a roofing material. However, in Brockenhurst it did not supplant the use of clay tile which, being locally made was an available cheaper option.



5.3.7 There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than the clay tiles and slates that it is replacing. Concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a conservation area.



5.3.8 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. There are interesting examples of decorative brick stacks on Morant Arms, Fern Cottage and Brook Cottage. The most ornate, however, can be seen on North Lodge in Mill Lane. 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, such as those on Thatch Cottage, to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.





5.4 Windows ⁶

- 5.4.1 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.
- 5.4.2 The main style of window in earlier cottages is side hung, single glazed, timber casements.
- 5.4.3 In the late 18th and 19th century buildings in the area, small paned timber vertical sash windows are the prevalent window style.
- 5.4.4 In the early 19th century, decorative small paned cast iron casement windows were introduced. Examples of this style of window in the conservation area are Fern Cottage (lozenge and diamond), Brook Cottage (Gothic) and Melrose Cottage (diamond).
- 5.4.5 In addition, a number of domestic buildings, particularly those in the Arts and Crafts style have leaded light casement windows, with individual glass quarries between lead cames. The modern use of 'stick-on' lead is not a substitute for the traditionally made leaded lights.



- 5.4.6 A number of the shops in Brookley Road retain their original shop windows. A typical feature of the late Victorian and Edwardian shop front is the use of medium sized plate glass for the display area with smaller glazed units in a frieze above to give extra light into the shop. A particularly fine example of this is 39, the Pharmacy dating from 1909. Here the front is in two sections with a set back doorway and curved glass on either side of the entrance; the glazing bars are extremely fine in section and above the main windows there is a leaded light frieze incorporating patterned and coloured glass. The building also retains its bracketed timber fascia and original fenestration to the first and second floors. Of later date, 1927, is 13 Streets hardware and ironmongery shop. Here the shop front displays a simpler style with a narrow leaded light frieze, but with timber tracery elements to the upper corners of the plate glass windows; again the door is set back in the frontage. Brookley Road is fortunate in that it has not suffered from the wholesale removal of traditional window forms with their replacement by modern metal framed very large plate glass windows or the introduction of metal security grills found in many town centres. The only discordant note is the shop frontage to the Tesco supermarket which is out of scale and character with the rest of the shops because of its corporate style.
- 5.4.7 Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace the 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.

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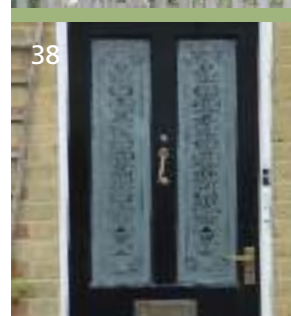
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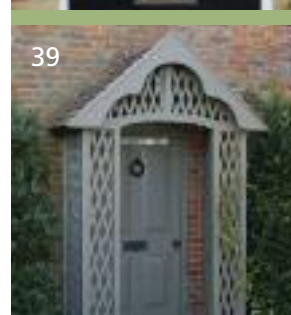
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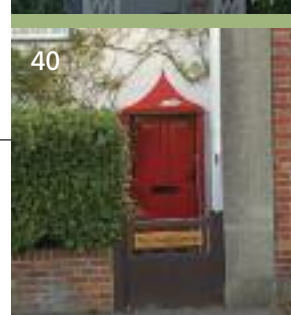
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5.5 Doors ⁷

- 5.5.1 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.
- 5.5.2 Of particular note are the panelled door and fanlight at New Forest Villa and the fine Georgian style fanlight at House on the Ford. Riverside Cottage has a pair of fine etched glass lights above lower timber panels and a simple fan light above. A number of the cottages have open trellis work porches with tented canopies over, a good example being Garlands Cottage. There are also a number of simple plank doors surviving particularly on the 19th century lower status cottages.



5.6 Garden walls, fences and other means of enclosure

- 5.6.1 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.
- 5.6.2 Boundary treatments away from the commercial area are a mixture of brick walls, picket fencing and hedges with the occasional use of metal fencing. A particularly notable boundary treatment is the use of a decorative cast iron fence which sits on a low brick wall with a matching cast iron gate. Good examples can be seen at Aston Villa and Greenmead. There are also several examples of individual decorative metal gates, in particular at Fern Cottage and the large gate to the drive way of Brockenhurst Manor adjacent to the church.
- 5.6.3 The boundary to Brockenhurst College along side Lyndhurst Road is metal estate type fencing reflecting its origins as being part of the grounds of Carey's Manor. There are also examples of white painted metal column and rail highway fencing particularly to the edge of the various water courses and fords in the area.
- 5.6.4 The majority of properties, including modern dwellings, have retained an historic method of defining the boundary using hedgerows. There is an unfortunate move towards the use of close boarded fencing of various heights in places and this is an alien feature, detracting from the historic character of the area.





5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick. Hand made clay tiles are the main traditional roofing material. Slate appeared in the 19th century but did not supplant the use of clay tiles.
- A number of early 20th century buildings have machine made clay tiles.
- Tile hanging particularly using decorative patterns is a prominent feature.
- Windows and doors are generally traditionally designed and made of timber.
- Many shop fronts retain elements of their traditional form.
- Brick boundary walls and traditional fencing contribute to the character of the area.
- Good examples of cast iron and other metal fences and gates.
- Hedges are important enclosure features, particularly in the more built up areas.
- Unfortunately there are many examples of the use of close boarded fencing as replacement for traditional boundary treatments.



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PART 6 The contribution of trees, open spaces and other landscape features



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6.1 Introduction

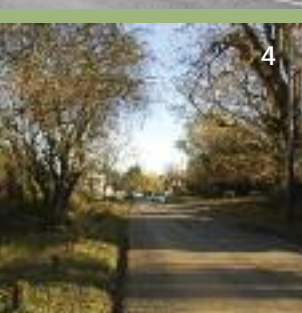
6.1.1 A significant part of the character of the conservation area is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it.

6.2 Trees and hedgerows



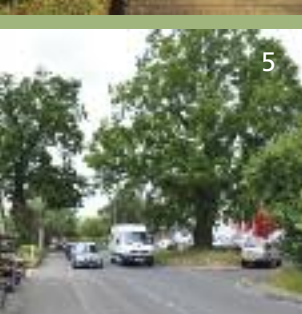
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6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps. Trees form important backdrops to the settlement with large important tree specimens scattered throughout the area. These are particularly associated with the garden setting of the larger houses and the Victorian and Edwardian villas. 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 extends protection to the remaining trees.



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6.2.2 The grounds of Carey's Manor contain a number of fine mature specimen trees. To the south of the manor and representing the original boundary to its former grounds, is a belt of trees now forming an important screen between Lyndhurst Road and Brockenhurst College. This is a particularly important boundary in this part of the conservation area. There are also a number of important roadside trees scattered throughout the conservation area.



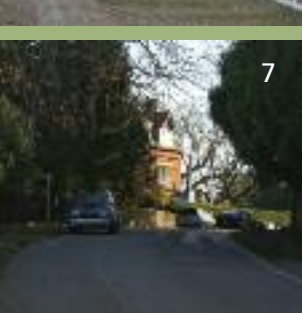
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6.2.3 Hedgerows are a predominant boundary feature in the more rural areas of the settlement particularly on approach roads where they are interspersed with mature trees and form soft boundaries to the hard landscape of the roads and paths. Hedges, usually finely clipped, are a principal boundary feature in the areas of late Victorian and Edwardian villas forming angular green 'walls' dividing the properties and separating them from the road. Hedges are easily lost through disease, formation of parking bays 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.



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6.2.4 The retention of hedgerows is very important as many are very old and are fundamental in understanding the development of the landscape. Some of the boundary hedges in the more built up areas may well reflect earlier land or field boundaries when areas were previously under cultivation, or old property boundaries reflecting the earlier extent of the settlement.



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6.3 Open spaces

- 6.3.1 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 maps.
- 6.3.2 In some cases the open spaces within the settlement are residual areas of common which have been encroached upon by dwellings and can be in the form of greens or wide verges. This is particularly the case with Waters Green. The open Forest penetrates right into the conservation area particularly in the north and southwest and is an integral part of the character of Brockenhurst with forest animals wandering freely throughout the area.

6.4 Other natural features in the landscape

- 6.4.1 The most significant natural features in the landscape are the water courses with their fords.

6.5 Other manmade features in the landscape

- 6.5.1 The most noticeable manmade feature in the landscape is the railway and its associated level crossing and station. The many small bridges and footbridges over the water courses giving access to properties are also important.





6.6 Important views

6.6.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal maps. These contribute to the character and setting of the conservation area and care needs to be taken to ensure that they are not lost or compromised by inappropriate development or poorly sited services.

6.6.2 The key views within and outside of the settlement are related to the open Forest and along the principle roads. In the more built up areas views are restricted by buildings with their associated hedges and trees and also by the often sinuous curves in the road system. At the west end of Brookley Road and The Rise glimpsed views are afforded to St Saviour's Church. A number of buildings form end stops to views of particular note are the Lloyds TSB Bank, the Morant Arms and cycle shop and Greatham House.



6.7 Key characteristics

- Boundaries to properties are traditionally formed by walls, picket fencing, hedgerows and some metal estate fencing.
- Trees form important backdrops to the settlement.
- Large important specimen trees are scattered throughout the area particularly in association with large gardens and the roadside.
- Water courses and associated fords and bridges.
- Areas of open Forest penetrating into the conservation area.
- Landscaped open areas associated with Carey's Manor.
- Open common on the north and southwest side of the settlement.





View from bridge at Balmer Lawn



PART 7 Other issues affecting the conservation area

- 7.1 Modern development has taken place but the intrinsic character of the conservation area and its historic character have not been significantly affected. Most of the new development has been the infilling of vacant plots within the existing plan form of the settlement. The most significant larger scale areas of modern development have taken the form of small housing estates to the west and south of the conservation area and the development of the former tennis club and courts in the centre of the settlement. Brockenhurst College to the east of Lyndhurst Road has also grown since its inception in 1939 and is likely to expand in the future. As the settlement is surrounded by the Forest it is unlikely that there will be any such large scale development in the future. Pressure is therefore likely to be on the development and further infilling of the existing built area. The further sub-division of the traditional plots on the historic road frontages, or more back land development would, however, not be appropriate.
- 7.2 The survival of the historic 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 would be detrimental to the intrinsic historic character.
- 7.3 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 settlement. However, there are some unfortunate designs of more recent high density dwellings. There is the opportunity in any future development for scale, massing, design and use of materials to be carefully considered in relation to the character of the area.
- 7.4 Unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement and it is important that they are protected.
- 7.5 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 has become noticeable in the area. The type, design and profile of any replacement windows needs careful consideration if the special character of buildings in the area is to be retained.
- 7.6 The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area.
- 7.7 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 historic buildings in these areas is a key aim.

- 7.8 Hedgerows and traditional rural boundaries are an important feature of the area. Their piecemeal loss has occurred and offers opportunity for reinstatement.
- 7.9 Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as walls or hedgerows, needs careful consideration. The loss of boundary treatments can occur with the intention to provide off road parking and is detrimental to the intrinsic character of the settlement. The north eastern area of Brockenhurst has a particular parking problem during term time due to the influx of students' cars.
- 7.10 It is important that development on the edge or immediately outside of the conservation area boundary does not have a detrimental impact on views into and out of the conservation area.
- 7.11 Overhead wires are an unfortunate feature in the historic landscape. In particular the wirescape and poles in Waters Green are examples.

Part 3 The Weirs Conservation Area

3.1 Context

- 3.1.1 The area falls within the parish of Brockenhurst. Brockenhurst already contains a conservation area which was appraised and re-designated on 28 May 2009.
- 3.1.2 The area contains two distinct groups of dwellings, North Weirs and South Weirs. They are situated to the west of the village of Brockenhurst on the edge of the open Forest.
- 3.1.3 The population of the conservation area is a very small part of the total population of 3,399 of the parish of Brockenhurst (Hampshire County Council's small Area Population Forecasts). The economy of the settlements was formerly associated with agriculture and servicing of the Forest.
- 3.1.4 The settlements originally comprised small cottages within encroachments on the edge of the Forest. In the 20th century a number of the small cottages were replaced with larger family houses. Today they are mainly residential settlements with residents commuting to larger centres.
- 3.1.5 The settlements have no community facilities, although the residents have access to the full range of facilities in Brockenhurst.

3.2 Topography and landscape

- 3.2.1 The conservation area is located to the west of Brockenhurst and to the north and south of Burley Road. The settlements are small linear developments mainly one plot deep facing onto open Forest.
- 3.2.2 The settlements are bounded by the New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies towards the south of the centre of this special landscape area where the dominant pattern of biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.2.3 North Weirs is bounded to the east and north by later 20th century estate type developments and open Forest to the west and south. South Weirs is bounded by agricultural land to the south and east and open Forest to the north and west. The Weir stream runs east – west between the two settlements.

3.3 Historic development of the landscape

- 3.3.1 In the medieval period two large areas of manorial land were enclosed and served as both arable and pasture. Between these two enclosures was a large funnel leading onto the open Forest. North and South Weirs developed on either side of the mouth of this funnel. They appear to be post medieval small encroachments of individual plots and paddocks. Originally they were outside the boundaries of the medieval enclosures of the Manor of Brookley.
- 3.3.2 The Richardson, King and Driver's Map of 1787 clearly shows the funnel leading west onto the Forest between the two large agricultural enclosures of Brookley Tithing. At the head of the funnel is Culverly Green which is described as pasture. The main section of the funnel was called The Ware, which would appear to be mainly boggy land; the mouth of the funnel

was known as The Ware Passage. Beyond this the area was known as The Plain of the Moor leading to White Moor which would appear to be the source of The Weir stream. To the west of the area, now known as South Weirs, was an area called Trenley Lawn with Furzy Hill beyond.

- 3.3.3 The Ordnance Survey Map of 1874 shows further small encroachments onto the Forest edge. It also shows a 750 yard rifle range for volunteers along side The Weir stream on the Plain of the Moor, with the target butts and the flag staff on Five Thorns Hill. At this period the two large medieval manorial enclosures were still entirely in agricultural use; development at Brockenhurst was still confined to the main Lyndhurst Road and around the railway crossing.

3.4 History of the settlement

- 3.4.1 North Weirs is shown on the Richardson, King and Driver's Map of 1787 as a series of six small encroachments on the western edge of Brookley Tithing. These were considered to be illegal enclosures of the Forest rather than areas extracted from manorial lands. All the enclosures are shown as having at least one building on them and the present access track is also shown on the map.
- 3.4.2 The Ordnance Survey Map of 1874 shows a number of cottages with one cottage, Rose Cottage, actually named. Linneys Cottage is shown in its own small enclosure and in all there were eight cottages in this small group with three wells identified. The larger 'island' encroachment to the west, now occupied by Thornacre, had at least three buildings identified, but none in the position of the present property. There was another cluster of small buildings in an encroachment to the northwest near where the present Five Thorns is situated.
- 3.4.3 From about 1890 into the early 20th century a number of small cottages were constructed facing onto the Forest and completing the ribbon development along the track. Later in the 20th century a number of the original buildings were demolished and replaced by larger modern buildings; plots were also subdivided providing extra building sites.
- 3.4.4 From the late 19th century the area to the north and east of what had been the agricultural land of Brookley Tithing was sold off and developed as a series of small housing estates.
- 3.4.5 South Weirs is shown on the Richardson, King and Driver's Map of 1787 as a series of 11 small encroachments outside the edge of the agricultural land of Brookley Tithing. These encroachments were small 'island' plots enclosed illegally from the Forest and all are shown to have buildings on them.
- 3.4.6 The Ordnance Survey Map of 1874 shows cottages on all the present plots. However, only Pear Tree Cottage, The Weir Cottage, Worthys Farmhouse and buildings and Laurel Cottage are in their original positions. Wells are shown on most of the plots.
- 3.4.7 At the end of the 19th century and into the early 20th century a number of the small cottages were demolished and replaced with larger family houses and there was also some division of plots.

3.5 Areas of archaeological potential

- 3.5.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage and any plot which appears on the 1787 map may well contain archaeological evidence. In many places the medieval manorial boundary bank survives in tact and is an important historic landscape feature which needs to be safe guarded. There have been breaches of the bank in the past in order to provide access or extensions of the gardens and plots into the former manorial land. Any further breaches or erosion of this bank will be discouraged.
- 3.5.2 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 giving rise to the large areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at different periods. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.
- 3.5.3 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.



The Well House

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Small settlements.
- Generally linear development along gravel tracks.
- Few high status buildings.
- Built development dating from the early 19th century through to the 20th century.
- Hedgerows, picket fences, post and rail fences, brick walls.
- Wide verges adjacent to the road.
- Large individual mature tree specimens in prominent locations.
- Significant views through the area to the open Forest
- Only glimpsed views out of the area towards former medieval enclosures
- One Grade II listed building.
- 34 buildings of local vernacular, or cultural interest.
- Predominant building materials and detailing: render, brick, painted brick, cob, weatherboard, thatch, clay tile, slate, simple side hung casement windows, vertical timber sash windows, Crittall windows, panel and boarded doors;
- Sounds, smells and general activity: quiet area with occasional road traffic. Countryside sounds and smells.

4.2 Character areas

4.2.1 North and South Weirs conservation area is divided into 2 character areas and these are described separately:

- A. North Weirs
- B. South Weirs, Burley Road and Furzey Hill

4.3 North Weirs (A)

- 4.3.1 This character area is formed by the northern part of the historic funnel from the Forest onto Culverley Green; small 18th century and earlier encroachment enclosures on the edges of large manorial enclosures to the north of the funnel and the east west route of The Weir stream, running through the centre of the funnel.
- 4.3.2 The area is bordered by character area (B) South Weirs, Burley Road and Furzey Hill to the south and west. Outside the boundary of the conservation area lies 20th century development within the old manorial enclosure to the north, including New Forest Drive, Armstrong Drive and Broadlands Road; and the open Forest heathland to the west of White Moor. To the east lies Culverley Green.
- 4.3.3 The area comprises the historic funnel; historic encroachment enclosures; the route of The Weir and associated areas of open Forest setting. Key to its character are the mature trees running through the centre of the area and forming important boundaries to plots and enclosures.
- 4.3.4 Buildings have evolved within small encroachment enclosures backing directly onto the medieval manorial enclosure bank on the southern and south western corner of the large northern manorial enclosure, or within the edge of the original manorial enclosures. In two instances, originally small abutting enclosures have now been incorporated into large plots which straddle the original manorial enclosure bank of the northern enclosure. One satellite enclosure exists to the south of the large northern manorial enclosure.
- 4.3.5 Building probably did not occur until into the 18th century. The Thatched Cottage is the only surviving building from this date but has been substantially extended. The next earliest building, a small cob cottage, dates from the 19th century, is the only listed building in the character area. Development continued through the late 19th century and into the early 20th century and is predominantly dwellings, with very few historic outbuildings surviving. Buildings are constructed of local brick with clay tile or slate roofs, some render and two instances of thatched roofs. The majority are small Forest encroachment cottages, detached, semi-detached or terraced, with occasional larger higher status dwellings. Buildings are predominantly located within the narrow encroachment plots, in a linear fashion, facing onto the open Forest.
- 4.3.6 The minor road leading to North Weirs is gravel rather than modern tarmac which helps to maintain the rural character of the area.
- 4.3.7 There are several instances of modern residential infill or replacement development which have non-traditional detailing and do not enhance the more historic development in the area.
- 4.3.8 Any new development outside the boundary of the character area would need to be carefully considered, both in terms of vernacular detailing and the retention of mature trees, to preserve and enhance the setting of the area.



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- 4.3.9 There are a number of important open spaces, predominantly formed within the area of the historic funnel and the open Forest setting to the west. Specific smaller important open spaces include the area to the front of Linnies Cottage and The Thatched Cottage. These open spaces are part of the historic development of the area and also afford significant views throughout the character area.
- 4.3.10 Traditional boundary treatment to plots is hedgerow, interspersed with hedgerow trees and mature trees. In addition, a small amount of picket fencing and post and rail fencing are also used to demarcate residential boundaries, predominantly to the front. Fortunately there is at present no use of non-traditional close boarded fencing, apart from one plot on the northern boundary of the character area. The future use of close boarded fencing is not considered appropriate as it appears harsh and modern, at odds with the traditional boundary treatments in this rural area.
- 4.3.11 Running through the northern part of the area is the historic boundary to the medieval manorial enclosure, demarcated by a bank with large mature trees on top, predominantly oaks. This boundary feature appears to survive intact along the majority of the northern boundary of the character area, only lost within the two plots straddling the bank at the far south western end. However, the line of the bank can still be traced through the front garden of Thatchby Oak. One section of the boundary bank, opposite Thornacre, is revetted with stone.
- 4.3.12 Trees are important in the area. Individual specimen trees are dotted throughout, and those of particular note include the large mature oak trees on the medieval manorial bank to the northern boundary of the character area; trees to the north of Thornacre; a large tree in the garden of Thatchby Oak and prominent specimens on garden boundaries in the south western part of the area. A band of mature trees along the straight course of The Weir stream, which bisects the conservation area east west is notable. Mature trees also form the pinch point at the eastern end of the funnel. Clumps of trees on the open Forest are important to the setting of the area.
- 4.3.13 Views through the area are affected by the trees and open spaces. Views are often restricted by areas of mature trees, particularly those running along The Weir stream, with only glimpsed views allowed. Views out of the character area to the north and south are generally restricted by mature trees. However, Burley Road affords views to the east, through the pinch point at the end of the funnel. In addition, there are long distance and panoramic views over the open Forest of White Moor to the west and northwest from the south western corner of the area. Perhaps the most important view within the area is when travelling northwest along the gravel track from Burley Road into North Weirs and looking across the open space to the front of Linnies Cottage. The view is framed by the hanging boughs of mature trees.



- 4.3.14 Linnies Cottage is the only listed structure. This is Grade II building, dating from the early 19th century and constructed of cob with slate roof. Importantly, and unusually, the cob walling has its original limewash finish and has avoided being rendered. This is a small two room plan cottage, with later brick outshuts and is an important survival of a typical early 19th century small encroachment cottage.
- 4.3.15 14 unlisted buildings have been identified as being of local, vernacular or cultural interest, which include small cottages, a farmhouse and a late Victorian villa.
- 4.3.16 The Thatched Cottage, located in an encroachment enclosure abutting the northern manorial enclosure, is probably the earliest surviving building in the area, with the original core dating from the 18th century. It is constructed of brick in Flemish bond. The original cottage has been substantially extended, but in character with the older part of the building. The building has a thatched roof with block cut ridge and slate roofed outshuts to either end. The cottage has traditional timber small pane casement windows and the front door is under a thatched brick porch. The front boundary to the plot is formed by a traditional low brick wall.
- 4.3.17 Thornacre lies within a satellite encroachment enclosure to the south of the large northern manorial enclosure. It is a substantial late 19th century brick building with plain clay tile roof, multiple gables and central chimney stacks. The original twelve pane over two pane timber vertical sash windows survive. The building is located at the eastern side of the enclosure and is separated from the Forest by a traditional picket fence. To the west side of the enclosure is a large paddock associated with the house.
- 4.3.18 Knoleforth, Brittons Cottages and Oak Tree Cottage date from the late 19th and early 20th centuries and form an important group of buildings at the south western corner of the area. Brittons Cottages are named after Britton and Son builders of Brookley Road Brockenhurst and were built by him; the family also operated brickworks in the Brockenhurst area. Unusually, the buildings are not all located parallel to the roadside, facing the open Forest, with some backland development having taken place. The earliest building is Oak Tree Cottage which was originally constructed in cob but now has a later painted brick façade, with a clay tile hipped roof with end chimney stacks, timber casement windows and an open trellis porch under a clay tiled gabled roof. The boundary to the garden is formed by a low hedge and the property is located on the corner of the encroachment enclosure, in a prominent position when travelling along the gravel access track. Knoleforth and Brittons Cottages are three sets of early 20th century terraced cottages, with brick walls, slate or tiled roofs and sash or casement windows. Boundary treatments are all traditional and consist of hedgerow or timber picket fence. It is important that the more prominent buildings in this group of dwellings have not been particularly affected by unsympathetic modern additions or alterations.



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4.3.19 Coronation Cottage, Ivy Cottage and Hawthorn Cottage form another important group of buildings facing onto the open Forest. The earliest building is Hawthorn Cottage dating from 1894, and is constructed of brick, now painted, with slate roof, gable end chimney stacks, and an enclosed porch with four panel door. Unfortunately, the original windows have been replaced with PVCu. Ivy Cottage dates from 1895 and is of a similar design to Hawthorn Cottage but the brick is unpainted. The replacement modern windows are again not of a sympathetic design. Coronation Cottage is a larger building dating from 1911 with a plain render to ground floor elevations covering what was originally exposed brickwork, a pebbledash (harling) render to the first floor and a slate roof. Some of the original eight over two timber vertical sash windows have survived at ground floor, but unfortunately there are replacement PVCu windows at first floor.

4.3.20 Thatchby Oak is an early 20th century detached house constructed in concrete blocks supplied by the factory in Brockenhurst. It has plain painted rendered walls, metal Crittal casement windows and a thatched roof with block cut ridge. The building is believed to have been constructed of concrete blocks made at the Brockenhurst Concrete Block Company's works besides Brockenhurst Railway Station. The building lies within the original manorial enclosure, with the remainder of the medieval boundary bank showing as an earthwork across the front garden. Importantly, one surviving oak tree remains on the residual area of boundary bank.

4.3.21 Sounds, smells and general activity also contribute to the historic character of an area. The southern part of the area is dominated by vehicular traffic along Burley Road, particularly in the summer months. However, away from the main road, the area is quiet with rural Forest sounds and smells. Activity is in the form of vehicular traffic on Burley Road, and walkers and cyclists along the gravel tracks and on the open Forest in the northern part of the area.

4.4 South Weirs, Burley Road and Furzey Hill (B)

- 4.4.1 This character area is formed of a series of 18th century and earlier encroachment enclosures abutting the boundary of a large medieval enclosure; an 18th century and two 19th century satellite enclosures on the edge of the open Forest; part of the open end of the historic funnel off the Forest into Culverley Green; part of the historic road route across the Forest between Brockenhurst and Burley on the southern side of the funnel and the open Forest setting of Furzey Hill.
- 4.4.2 Bordering the area to the north is character area A, North Weirs. Outside the boundary of the conservation area, to the northwest, is open Forest heathland forming White Moor; to the west, Hinchelsea enclosure; to the south open Forest heathland of Trenley Lawn and to the east a large mediaeval manorial enclosure which is predominantly in agricultural or equestrian use, with open field systems and boundary hedges and trees.
- 4.4.3 The development of the area occurred from the 18th century with small encroachment enclosures onto open Forest. Key to the character of this particular part of the area is the open setting to the front of the majority of the buildings and the long distance views into the area from across the surrounding Forest.
- 4.4.4 Built development in the area has evolved within the small encroachment enclosures backing directly onto the medieval manorial enclosure bank on this western side of the large manorial enclosure, or within the edge of the original manorial enclosure. There are three satellite enclosures, two larger ones to the west of the large manorial enclosure and attached later encroachment enclosures, and a small enclosure of sufficient size for cottage and tiny garden to the north, at the entrance to the funnel.
- 4.4.5 Building took place generally in the 18th century after the encroachment enclosures were formed. It continued through the mid to late 19th century and into the 20th century. The part collapsed cob cottage adjacent to No. 1 Setthorne View, Harry Burt's cottage, was built in 1853 as indicated by a date carved in the oak lintel over the fireplace. The majority of buildings surviving are dwellings with very few historic outbuildings or agricultural buildings. Buildings are constructed predominantly of local brick, with clay tile or slate roofs, some render and some tin clad outbuildings. The majority of the dwellings are small Forest encroachment cottages, detached or semi-detached, with occasional larger higher status dwellings.
- 4.4.6 The minor road leading to South Weirs is gravel surfaced rather than modern tarmac. The use of this more traditional road material helps to maintain the rural character of the area.
- 4.4.7 There are several instances of modern residential infill or replacement development which have non-traditional detailing and do not enhance the more historic development in the area.

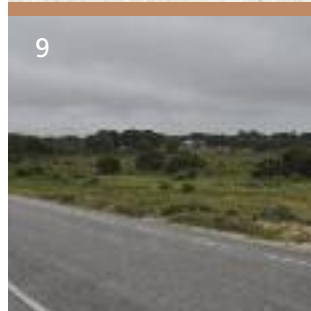


4.4.8 There is one significant important open area formed of Forest heathland of Furzey Hill. This leaks around the encroachment and satellite enclosures, generally in the form of open verges to the edges of the gravel access road. It is part of the historic development of the area and also affords significant views throughout the character area. The area to the south of Burley Road in front of Pound Farm and the wide verges to the southern edge of Burley Road are also important, together with the remnants of the open space within the funnel, to the south of The Weir stream, which form areas of rough open Forest pasture.

4.4.9 The traditional boundary treatment to plots is hedgerow, interspersed with hedgerow trees and mature trees. In addition, a small amount of picket fencing, post and rail fencing and one instance of a brick boundary wall is used to demarcate residential boundaries, predominantly to the front. Fortunately there is at present no use of non-traditional close boarded fencing. The future use of any boundary treatment of this type should be avoided as it appears harsh and modern, at odds with the traditional boundary treatments in use in this rural area.

4.4.10 Running along the eastern and south eastern boundary of the area is the particularly important historic boundary to the medieval manorial enclosure, still demarcated in areas by a bank with large mature trees on top, predominantly oaks. This boundary feature appears to survive intact along the majority of the original boundary of the manorial enclosure.

4.4.11 Also characteristic of South Weirs are the short lengths of grassed or gravel track between the encroachment enclosures, leading from the medieval manorial enclosure on to the open Forest to the west. These are an important historic survival.



- 4.4.12 Trees are important in the area. Individual specimen trees are dotted throughout and those of particular note include the large mature oak trees on the medieval manorial bank between Forest View and the collapsed thatch cottage; trees to the south west of Laurel Cottage; and a large tree on the edge of the pond in front of Forest Reach. Trees and hedgerows are also prevalent boundary treatments to gardens and as a backdrop in the fields within the manorial enclosure to the east and south east. The other predominant feature within the area is the band of mature trees along the straight course of The Weir, which bisects the historic funnel entrance on an east west route, forming part of the northern boundary of the area. Clumps of trees are also important in the open Forest setting to the area to the west.
- 4.4.13 Views through the area are affected by trees and open spaces. Views to the northeast are restricted by the mature trees, running along The Weir, with only glimpsed views allowed. Views to the northwest are over a long distance, due to the open heathland nature of the Forest and the undulating topography. Views out of the area to the east and southeast are generally restricted by mature trees, boundary hedgerows or buildings. However, Burley Road affords views to the east, through the important pinch point formed by Furzey Cottage and Edgemoor House, with their backdrops of mature trees at the western open end of the historic funnel and more panoramic and long distance views are available when travelling west along Burley Road until the pinch point is reached. There are also panoramic and long distance views from the higher ground of Furzey Hill, looking east towards South Weirs. In addition there are panoramic and long distance views to the south over Trenley Lawn from the Forest track. In some areas, due to topography, clumps of trees and heather or gorse, views out onto the open Forest are restricted.
- 4.4.14 There are no listed buildings in the area. The collapsed cob cottage was listed and located in a particularly prominent position in views east across the open Forest heathland from the higher ground of Furzey Hill, towards South Weirs. Any replacement building should be of a similar size, scale and massing to the collapsed building, and sympathetically detailed to fit in with the low key traditional built form of the area.
- 4.4.15 20 unlisted buildings have been identified as being of local, vernacular or cultural interest, ranging from late 19th and early 20th century cottages, farm buildings, high status houses and tin clad outbuildings.
- 4.4.16 Pound Farm is located on the southern side of the funnel at the eastern end, within the medieval manorial enclosure, and is an early 19th century brick built farmhouse with gable end chimney stacks and clay tile roof. It has some early 20th century small pane metal casement windows and a brick boundary wall to the front. The farmhouse is set back from Burley Road, behind a mature tree screen, with an access road across The Weir stream.



4.4.17 Furzey Cottage, Edgemoor Cottage and Edgemoor House form an important group of buildings at the entrance to the funnel on either side of Burley Road, creating a pinch-point in views along the road at this point. Furzey Cottage is a late 19th century cottage of brick, now painted, with a slate roof and gable end stack. It has a traditional picket fence to the front and side boundaries of the tiny encroachment enclosure in which it is located. On the southern side of Burley Road are Edgemoor Cottage and Edgemoor House, both located in a long narrow encroachment enclosure abutting the boundary of the medieval enclosure. Both buildings face out over the road. Edgemoor House, is a large early 20th century villa with harling covered walls, multiple mock timber frame gables with large overhanging eaves, clay tile roof and a mixture of modern non-traditional window detailing. To the east, Edgemoor Cottage is an early 20th century building, again with a harling finish to the walls and mock timber frame to first floor, a clay tile roof and similarly non-traditional window detailing. Edgemoor was the location of Frank Whittington's wooden toy factory between the wars.

4.4.18 The Well House, Hunts Green, Aldermoor Cottages, Bay Tree House, Nos. 1 & 2 Forest View and historic outbuildings all form another important historic grouping on the western edge of the manorial enclosure. The buildings are in long, linear encroachments abutting the manorial enclosure boundary, apart from Aldermoor Cottages which are located in a small satellite encroachment to the immediate west.

4.4.19 The Well House is a visually prominent building on entering the gravel access track to South Weirs. It is an early 20th century substantial house with a brick ground floor, dentil string course, harling to the first floor, hipped clay tile roof and prominent large brick chimney stack. The timber six pane over two pane vertical sash windows are an important survival. The boundary to the property is a traditional low hedge.

4.4.20 Hunts Green is set back from public view behind a higher boundary hedge. It is a late 19th century brick building with a slate hung extension and slate roof.

4.4.21 Aldermoor Cottages are an early 20th century substantial pair of semi-detached red brick cottages with central gable and slate roof. This pair of cottages is particularly prominent in views across the open Forest heathland from Furzey Hill.

4.4.22 Forest View Cottages is a semi detached pair of symmetrical cottages with central doors within a shared, gabled porch; brick walls with yellow brick decorative detailing to doors, windows, quoins and string course; a slate roof and prominent red brick ridge chimney stacks to each dwelling with yellow chimney pots. Similarly, this pair of cottages is prominent in longer distance views into the area.



- 4.4.23 Hinchelsea View Cottages date from 1909 and are a small pair of red brick semi-detached cottages with symmetrical windows to the front façade, which has no doorways, a slate roof and large central chimney stack. Similarly, this pair of cottages is prominent in longer distance views into the area.
- 4.4.24 In the gardens of No. 1 Forest View and No. 2 Hinchelsea View are traditional outbuildings clad with corrugated metal to roofs and walls. The survival of such buildings is important to the social and cultural heritage of this edge of Forest settlement. The brick outbuilding adjacent to the collapsed cob cottage is also prominent in views, especially when travelling south along the gravel access track through South Weirs.
- 4.4.25 Pear Tree Cottage is, unusually, set back at right angles to the open Forest, accessed by a short element of track between the later 18th century encroachments. It is prominent in views, particularly as it is painted white, with a contrasting grey slate roof. It is a 19th century building, probably constructed partly of cob; partly of brick, now painted, and has white painted shiplap board to the western gable.
- 4.4.26 Worthys Farmhouse and associated agricultural outbuildings are located at the southern end of South Weirs in a small encroachment abutting the medieval manorial enclosure. They comprise a 19th century farmhouse and courtyard complex of three ranges of agricultural buildings. The house has a painted brick ground floor, tile hung first floor and hipped slate roof. The single storey ranges of agricultural buildings are constructed of brick or timber frame with weatherboarding and have tile or slate roofs. The range adjacent to the house has been converted to domestic use.
- 4.4.27 The Weirs Cottage is located in a 19th century satellite encroachment to the west of the Worthys Farm complex. It was originally an early 19th century cottage, but has been substantially extended. It is constructed of brick, now painted, with a slate roof. The timber vertical sash windows have survived to the front elevation. Unusually for this area, it has a high status central architectural doorcase with fanlight over a six panel timber door. The boundary is formed by a post and rail fence, hedge and trees.
- 4.4.28 There are three other important features in the character area which are prominent in views and also important to the historic character, setting and culture of this small settlement. The seasonal pond in front of Forest Reach is an historic landscape feature, traditional to small settlements within the Forest. The red telephone box and red post box are also important cultural and social structures within the rural settlements and are located prominently at the junction of the gravel access track with Burley Road.
- 4.4.29 Sounds, smells and general activity also contribute to the historic character of the area. The northern boundary of the character area is dominated by vehicular traffic along Burley Road, particularly in the summer months. However, away from the main road, the area is quiet with rural Forest sounds and smells. Activity is in the form of vehicular traffic on Burley Road, and walkers and cyclists along the gravel tracks and on the open Forest to the west of the area.



PART 5 Materials, textures, colours and detailing

5.1 Introduction

5.1.1 By necessity, builders in the past used materials which were available locally, such as timber, cob and thatch. The historic buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques in the 18th and 19th centuries, a wider choice of materials such as clay roof tiles, Welsh roof slates and local hand made bricks became available to builders.

5.1.2 Before carrying out any repairs or considering extending or altering historic buildings in 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.

5.2 Walls ⁴

5.2.1 There are no examples of historic properties constructed using timber framing. However, there are examples at Edgemoor House and Edgemoor Cottage of timber framing being used as a decorative element on the first floor and gable, as was the fashion in the late 19th and early 20th century. This is not a true structural timber frame, but simply applied timber decoration

5.2.2 Most of the 18th and 19th century buildings were constructed using the local red brick. There are also examples of polychrome brickwork using a contrasting cream brick to create decoration, as can be seen at 1 and 2 Forest View. During the late 19th and early 20th century bricks were made locally at the Victoria Brick and Tile Works in the Pignalhill Inclosure; however, the cream bricks would have come from the works in the Beaulieu or Exbury area. In the early 20th century local brickworks declined and bricks were brought in from further afield.

5.2.3 There is one surviving example of an early 19th century lower status cottage constructed of cob. This is the listed building known as Linnies and unusually it still retains its lime wash finish to the exterior of the cob.

5.2.4 There are examples of tile hanging at Rose Cottage, Thorneacre and Worthy's Farmhouse and slate hanging at Huntsgreen. Sometimes this is used as a decorative element using different shaped tiles in decorative bands, but its principle use is to give added weather protection to the wall face.

5.2.5 A number of buildings have had their brickwork painted or lime washed in the past. Although this adds to the rich colours and textures in the conservation area, the painting of bare brickwork is not encouraged as it not only affects the character of good brickwork, but is also detrimental to the general well being of the structure.

5.2.6 There are several examples of harling and plain render used as a surface finish on the walls.

⁴ For further information see New Forest National Park Authority guidance leaflets: Chalk and Clay Cob; Brickwork; Pointing; Timber Frames and Roofs; Plasters and Renders.

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5.2.7 There are examples of the use of a light-weight timber frame structure clad in corrugated iron. These are the small ancillary buildings in two of the historic plots and were probably originally associated with agricultural use.

5.3 Roofs ⁵

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5.3.1 There are two examples of thatched roofs at North Weirs. Evidence indicates that long straw was the prevailing thatching material. However, since the middle of the last century, combed wheat straw 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.

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5.3.2 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 thatch material and would need compelling evidence in support of such a change.

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5.3.3 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 straw 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 straw roofs.

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5.3.4 There are examples of plain clay roof tiles on the 18th and 19th century buildings and natural slate, which became popular from the mid 19th century onwards due to its availability with the advent of rail transport. Both tile and slate roofs sometimes have decorative ridge tiles and finials, however, in The Weirs most of the ridges are plain.

13



5.3.5 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Chimney pots also add to the character of the roofscape and there are particularly varied examples in the Weirs, ranging from local handmade pots, to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.

Photographs: 8, Brick and harling; 9, Thatched roof; 10, Slate roof; 11, Plain clay tile; 12, Old clay tiles; 13, Slate roof with chimney.

⁵ For further information see New Forest National Park Authority guidance leaflets: Thatch and Thatching; Tile and Slate Roofing; Listed Building Exteriors.



14

5.4 Windows ⁶

5.4.1 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, 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 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 affecting the visual appearance.

5.4.2 The main style of window in earlier cottages is side hung, single glazed, timber casements.

5.4.3 In the late 19th and early 20th century buildings, timber vertical sash windows were the prevalent window style, however, many in The Weirs have unfortunately been replaced with PVCu. 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.



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5.5 Doors ⁷

5.5.1 Doors and associated architectural detailing are important features which often complete the character of a 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 their social standing.

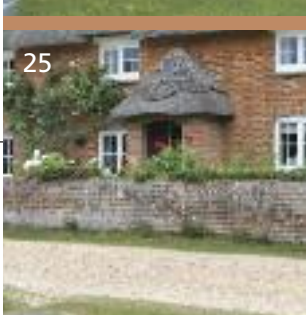
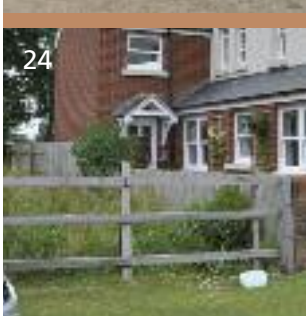
5.5.2 Of particular note are the architectural doorcase, fan light and panel door on The Weirs Cottage at South Weirs; the impressive large open tented canopied porch at Thorneacre in North Weirs and the open trellis porch at Oak Tree Cottage, also at North Weirs. There are also a number of simple plank doors surviving particularly to the 19th century lower status cottages.



18

⁶ For further information see New Forest National Park Authority guidance leaflet: Listed Building Exteriors.

⁷ For further information see New Forest National Park Authority guidance leaflet: Listed Building Exteriors



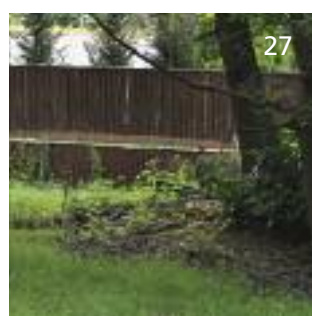
5.6 Garden walls, fences and other means of enclosure

5.6.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes and are natural or man made.

5.6.2 Boundary treatments in the area are mainly hedges, but there are several examples of picket fences such as at Linnies, Thorneacre and Furzy Cottage. There are also examples of post and rail and brick boundary wall to the front of The Thatched Cottage. The area is fortunate in that at present there is only one example of the use of non-traditional close boarded fencing. The future use of any boundary treatment of this type should be resisted as it appears as a harsh, modern structure at odds with the traditional boundary treatments in use in this rural area.

5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall material is brick. Clay tile and slate are the main roofing materials.
- A number of early 20th century buildings have machine made clay tiles.
- Some tile and slate hanging.
- Some windows and doors are traditionally designed and made of timber.
- Hedges and traditional fencing contribute to the character of the area.



Photographs: 19, Panel door and brick porch; 20, Architectural doorcase and fanlight; 21, Trellis porch; 22, Boarded stable door and simple porch; 23, Picket fence; 24, Post and rail fence; 25, Brick wall; 26, Stone in boundary bank; 27, Inappropriate fence.



PART 6 The contribution of trees, open spaces and other landscape features

6.1 Introduction

6.1.1 A significant part of the character of the conservation area is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it.

6.2 Trees and hedgerows

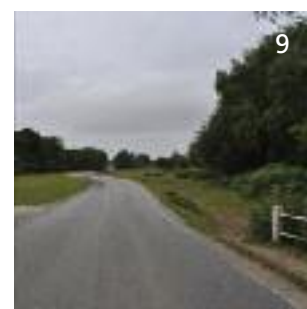
6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the area. The most significant trees and groups of trees are shown on the character appraisal map. The designation of the conservation area provides protection for the trees within the settlement.

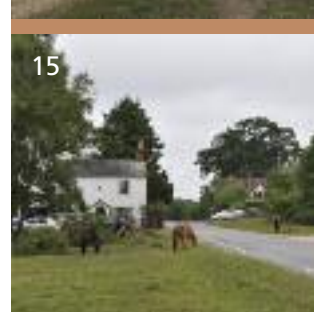
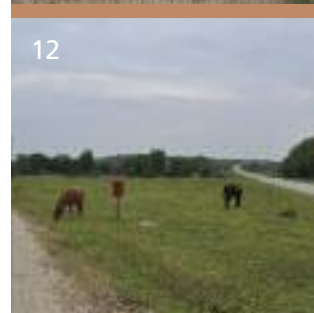
6.2.2 Hedgerows are the predominant boundary feature to the small paddocks and gardens associated with the dwellings. Hedges are easily lost through farming practices, disease or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.

6.2.3 The retention of hedgerows is very important as many are 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 settlement and land division.

6.3 Open spaces

6.3.1 The principle open spaces within the conservation area are: the wide verges; areas of rough pasture associated with The Weir stream and areas of open Forest particularly to the west of South Weirs.





6.4 Other natural features in the landscape

- 6.4.1 Part of The Weir stream follows its original natural course, but in the 19th century a large section was straightened and deepened in order to drain the boggy land at the mouth of the funnel and onto the Plain of the Moor.

6.5 Other man made features in the landscape

- 6.5.1 The principle man made feature in the historic landscape is the earth bank which formed the boundary of the medieval manorial enclosures. In a number of places the line of this bank is emphasised by the presence of mature oak trees which would have been planted on the top of the bank.
- 6.5.2 At the entrance to South Weirs the pond provides water for livestock on the Forest.

6.6 Important views

- 6.6.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal map. Of particular note are the views over Furzy Hill from South Weirs; the view towards White Moor over the open Forest from the southwest corner of North Weirs and the views up and down Burley Road within the funnel and out beyond the pinch points.

6.7 Key characteristics

- Boundaries to plots are traditionally formed by hedgerows and traditionally detailed fences.
- Trees form important boundaries to the settlements
- Clumps and belts of trees restrict some views.
- Wide verges and open green areas.
- Long distance and panoramic views out of the conservation area.
- Large areas of open Forest on the edge of the conservation area.
- The Weir stream bisects the conservation area.
- Important surviving medieval manorial boundary bank.



PART 7 Other issues affecting the conservation area

- 7.1 The intrinsic character of the conservation area and its historic character have not been significantly affected by modern development. The small amount of new development has mainly been the replacement of earlier buildings, but this has tended to respect the massing and location of the original.
- 7.2 The survival of the historic 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 would be detrimental to the intrinsic historic character.
- 7.3 There is the opportunity in any future development for scale, massing, design and use of materials to be carefully considered in relation to the character of the area.
- 7.4 Unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement and it is important that they are protected.
- 7.5 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 has become noticeable in the area. The type, design and profile of any replacement windows need careful consideration if the special character of buildings in the area is to be retained.
- 7.6 The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area.
- 7.7 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 historic buildings in these areas is a key aim.
- 7.8 Hedgerows and traditional rural boundaries are an important feature of the area. Their piecemeal loss has occurred and offers opportunity for reinstatement.
- 7.9 Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as walls or hedgerows, needs careful consideration. The loss of boundary treatments can occur with the intention to provide off road parking and is detrimental to the intrinsic character of the area.

- 7.10 It is important that development on the edge or immediately outside the conservation area does not have a detrimental impact on views into and out of the area.
- 7.11 Overhead wires are an unfortunate feature in the historic landscape, in particular the wirescape in South Weirs.



Part 3 Sway Tower Conservation Area

3.1 Context

- 3.1.1 The conservation area contains a small group of dwellings centred on Sway Tower and Arnewood Court Farm. It is situated to the south of the village of Sway and northeast of Hordle. It contains a conservation area which was first designated on 18 February 1981 and later revised on 29 September 1999.
- 3.1.2 The population of the conservation area is a very small part of the total population of 3,406 of the parish of Sway (Hampshire County Council's small Area Population Forecasts). The economy of the settlement was formerly linked to agriculture and in the latter part of the 19th century to the construction works undertaken on the local estate by ATT Peterson. Today the settlement has a mixed economy to some extent relating to agriculture and to new industries set up within former redundant agricultural and estate buildings. Some of the residents commute to larger centres.
- 3.1.3 The settlement has no community facilities.

3.2 Topography and landscape

- 3.2.1 The conservation area is located to the northwest of Lymington, south west of Brockenhurst and to the northeast of New Milton. It is a small linear development along a narrow country lane.
- 3.2.2 The settlement is in the south western part of New Forest National Park which 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 coastal plain which has been exploited for cultivation due to its better soils for many hundreds of years.
- 3.2.3 The settlement is surrounded mainly by small arable fields and some small copses to the east and southeast. The Avon Water runs close by to the northeast.

3.3 Historic development of the landscape

- 3.3.1 The irregular pattern of small fields in the area would suggest that the landscape has been under cultivation since the medieval period and is different in character to that north of the Avon Water where the landscape reflects a pattern of encroachment into the adjoining Forest.
- 3.3.2 There is no documentary evidence to suggest that the settlement had medieval origins and the mid 19th century Ordnance Survey Maps show a dispersed pattern of small farms in the area. The development of the present linear settlement would seem to have occurred only after the purchase of the land in 1868 by Andrew Thomas Turton Peterson.

3.4 History of the settlement

- 3.4.1 The 1870 first edition Ordnance Survey Map shows Drumduan House as a small building set back in a field on the north side of Flexford Lane. Drumduan Farm buildings would appear to have been south of the intersection of Flexford Lane and Barrows Lane. To the north was Downlands House, now called Avon Water House. These few dispersed buildings were surrounded by fields under cultivation.
- 3.4.2 The area was to change dramatically in the following years due to the influence of a new land owner ATT Peterson. He was a colourful character born in Yorkshire in 1813, but spent many years as a successful lawyer in Calcutta. He retired in his early 50s to England for the good of his health and purchased Drumduan House and 100 acres of land in 1868. He temporarily lived at Drumduan Farm whilst reconstructing and massively extending Drumduan House. At the time the area was very poor with high levels of unemployment with local families on Poor Relief. Peterson was a philanthropist and employed 40 of these poor unemployed on his building project, paying wages higher than the local farms.
- 3.4.3 Whilst in India he had become interested in the local method of building construction using mass cast concrete and decided to use this technique with his local unskilled labourers for constructing his new house and the ancillary buildings. At the time mass concrete construction was a relatively untried technique in this country and so Peterson was a real pioneer in the use of this material. The new house which became known as Arnewood Towers (now Arnewood Court). Further cast concrete ancillary buildings were constructed adjacent and also farm buildings, in particular a model piggery. These projects successfully relieved hardship in the area and were a sort of 19th century job creation scheme whilst allowing Peterson to experiment with and prove the usefulness of concrete in construction.
- 3.4.4 In 1872 Peterson came into contact with a Mrs Girling and a group known as the New Forest Shakers. This led to an interest in spiritualism and through mediums he claimed to be guided in his constructional projects by Sir Christopher Wren. When work on the estate and farm buildings was finished he conceived a new project, with spiritual guidance, to build a tower to keep his labour force employed. A small trial tower, 30 metres high, was constructed in 1875 to test out his ideas. Then the culmination of his many years of experimentation with Portland Cement Concrete was the construction of Peterson's Tower between 1879 and 1885. The tower stands some 66 metres high and was the tallest mass concrete construction in Europe. With the construction of these unique buildings Peterson showed his conviction in the properties, strength and longevity of concrete, but it was not until the 1930s that it was recognised generally and accepted as a useful building material.
- 3.4.5 Peterson died in 1906 leaving his unique legacy and during the 20th century there has been very little new building undertaken within the settlement other than one or two infill properties and new agricultural buildings. Many of Peterson's structures fell out of use and into disrepair in the last quarter of the 20th century, but most have now found new uses and have been repaired and brought back to good condition. The tower itself served as a mausoleum for Peterson's ashes until 1957. Then in the late 1980s the tower underwent a major repair and restoration project; the bottom few floors became residential accommodation with the top of the tower having a new use as the site for telecommunication equipment (mobile phone masts).

3.5 Areas of archaeological potential

- 3.5.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. However, the dispersed nature of historic 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.
- 3.5.2 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 giving rise to the large areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at different periods. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.
- 3.5.3 It would appear that the area was under cultivation in some form since the medieval period and that the land was managed from small farmsteads. However, there is little documentary evidence specific to the settlement, nor has there been any particular archaeological finds.
- 3.5.4 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

4.1 Key characteristics of the conservation area

- Small settlement dominated by Peterson's Tower.
- Generally linear development along Barrows Lane.
- Scattered development along Flexford Lane.
- Several high status farmhouses.
- Assemblage of 19th century mass concrete buildings of National importance.
- Built development dating from the early 19th century through to the 20th century.
- Some inappropriate modern development.
- Hedgerows, metal estate fencing, brick walls, rendered concrete walls, metal railings and large decorative metal gates. Instances of wide verges adjacent to the road.
- Narrow lane enclosed by trees and hedgerows.
- Large individual mature tree specimens in prominent locations.
- Significant views through the area to Peterson's Tower and to the trial tower.
- Only glimpsed views out of the area across arable land to the west and northeast.
- One Grade II* listed building.
- Eight Grade II listed buildings.
- Eight buildings of local vernacular, or cultural interest.
- Predominant building materials and detailing: mass concrete; render; brick; painted brick; weatherboard; clay tile; slate; asphalt; decorative barge boards; simple side hung casement windows; vertical timber sash windows; Crittall windows; panel doors;
- Sounds, smells and general activity: quiet area with occasional road traffic. Dominated by countryside sounds and smells.



4.2 Sway Tower character appraisal

- 4.2.1 The conservation area is formed by the area of historic linear development along the eastern side of Barrows Lane and the scattered development to the north and south of Flexford Lane. It is dominated by the late 19th century early mass concrete structures at Towers Farm, Arnewood Court and by the tall Peterson's Tower.
- 4.2.2 To the north of the conservation area boundary is open farmland; to the west, Arnewood Court, Overton Farm; to the east and south, open agricultural land. Belts of trees break up the field systems.
- 4.2.3 The settlement dates mainly from the latter part of the 19th century with one or two early 19th century buildings surviving reflecting the earlier dispersed agricultural community.
- 4.2.4 The uniqueness of this conservation area stems from the number of early mass concrete structures which are of national importance ranging from the imposing Peterson's Tower to pigsties and boundary walls.
- 4.2.5 Twentieth century development has generally been concentrated to a small number of infill plots within the linear development on the eastern side of Barrows Lane, with the majority of modern development concentrated outside the boundaries of the conservation area. The modern development is generally unsympathetically detailed, but due to the use of traditional boundary treatments, has a neutral impact on the character of the conservation area.
- 4.2.6 There are no public open spaces within the conservation area. However, wide verges at places along Barrows Lane form a contrast to the narrowness of Flexford Lane and create a feeling of spaciousness when travelling through the settlement.
- 4.2.7 Traditional boundary treatments include: hedgerows, metal estate fencing, brick walls, rendered concrete walls, metal railings and large decorative metal gates. The high brick walls and rendered concrete walls are particularly prominent in the streetscene on the eastern side of Barrows Lane, forming the boundaries to Arnewood Court.
- 4.2.8 Hedging, often with hedgerow trees incorporated, and belts of trees play an important role in creating a substantial barrier between the public and private realms, both to residential and agricultural areas. The survival of substantial amounts of hedgerow helps to retain the rural character of the settlement.
- 4.2.9 Individual trees play an important part in the character and setting of the conservation area. Several larger specimen trees are dotted throughout the conservation area in prominent positions on the edges of Barrows Lane and Flexford Lane.



4.2.10 Views through the conservation area play a significant part in its underlying character. The views are dominated by Peterson's Tower, visible for quite a distance on entering the settlement from the north and the east. There are however very few views of the tower when entering the settlement from the south, due to the hedge and tree boundaries. The smaller trial tower is also visible in views over the adjacent North Lodge and attached former stable block. Otherwise, views are generally restricted to the lengths of the lanes, due to their narrow nature and the hedge and tree boundaries. Some views are allowed over adjacent countryside to the northeast, by Towers Farm, and to the west, opposite Hollywood Cottage.

4.2.11 There is one Grade II * listed building, Peterson's Tower, and eight Grade II listed buildings or structures within the character area. The majority of the listed buildings have either been built by or extended by Peterson in the late 19th century by using early mass concrete construction techniques.

4.2.12 Peterson's Tower is a unique early mass concrete folly tower, built in lifts, and is 66 metres high. It was built between 1879 and 1885. A slender structure in a square plan form with a continuous polygonal stair turret on the north side, with domed roof, and a lantern structure on top. It is 10 storeys in height, split into three stages, with the central stage larger and separated from the upper and lower stages by a projecting cornice. Each stage has a full height recessed pointed panel on the three sides (the stair turret being on the fourth side) with a series of small pointed windows and a circular window to the apex of the lower two panels. The lantern at the top of the tower is octagonal in plan with open pointed arches on each side and a domed roof. The ground floor is extended to the east and west by a projecting portico with barrel vaulted roof behind a cornice. There are two pointed windows within each long side and pointed doors to either end. The tower is neither rendered nor painted, but two different coloured concretes were used to add decorative embellishment,

4.2.13 Peterson used a unique method of construction from inside the tower without the use of external scaffolding. This was achieved by a system of climbing shutters. The shutters were in 18 inch lifts and three were used on top of each other allowing concrete to be setting off in the lower two while concrete was being poured in the top section. The bottom shutter was released when the lower level of concrete was set and moved to the top ready for a new pour of concrete so they were always two lifts at different stages of set whilst a new top lift was being poured. Window openings and detailing were formed with blanks and mouldings within the shutter boxes. The large cornices and some of the more intricate window mouldings were cast in mould boxes and then set in as the work progressed. The concrete was mixed by hand at ground level and then hauled up the tower by the bucket load with the use of a derrick with a pulley and a horse pulling on the rope at the bottom of the tower. Most of the gravel came from the beach at Milford-on-Sea and was brought by local carriers in horse drawn carts. The materials for the mouldings around the windows had a dried red pigment added at the mixing stage to give a contrasting colour.



4.2.14 The tower dominates the surrounding landscape and is visible from views as far away as the Isle of Wight, the Solent and Farley Mount near Winchester.

4.2.15 The Trial Tower was built in 1875 in the grounds of Arnewood Court and was the basis on which he was able to experiment with the use of unreinforced mass concrete construction to create main tower. The trial tower is 30 metres in height and constructed in square plan with four stages, the three lower stages being equal in height and separated by projecting cornices. The top most stage is separated from the one below by a larger projecting cornice and is smaller in height than the lower stages. Each stage has one or two central rectangular windows with the southern side having a vertical recess running the height of the lower three stages. The top most stage has double pairs of arched headed windows side by side in the lower part. The tower is neither rendered nor painted, with the original concrete forming the outer surface. The tower originally stood isolated from the surrounding Arnewood Court buildings, but has now been attached to North Lodge and the stable block by the use of a glazed single storey structure.



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4.2.16 Arnewood Court and lodges are located to the north of the main tower. The Ordnance Survey map of 1870 shows a small building in this location known as Drumduan House. It was purchased by Peterson in 1868 and extended over the next few years, mainly in mass concrete construction and became known as Arnewood Towers (now Arnewood Court). The main house, when he had finished extending it, was 92 feet by 112 feet in plan. To the west of the main house, Peterson added a mass concrete construction stable block and north lodge building and isolated to the south, another mass concrete construction lodge on the edge of Flexford Lane. The stable block is a two storey building with barrel vaulted ceiling hidden behind a balustraded parapet. The two lodges are lower status single storey buildings, with South Lodge having an accompanying important gateway of curved concrete walls terminating at square plan gate piers with pyramidal tops and ball finials to the main gateway. The buildings, unlike the two towers, are rendered and painted.

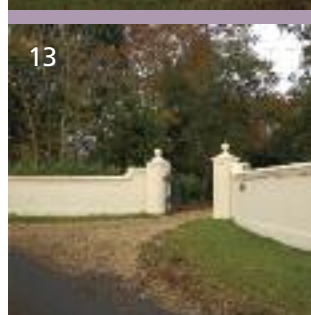


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4.2.17 The piggeries at Towers Farm were also built by Peterson as part of a model pig farm consisting of three rows of buildings set parallel on a northwest/southeast axis. The buildings are all constructed of mass concrete, built in lifts, and have curved vaulted roofs. They are of different lengths, but all of the same single storey form, being two bays wide and having a moulded cornice running along the sides and rising up along the vault of the roof at the ends. There are also various openings for windows and doors. These buildings are important both as an example of early concrete construction and as an example of the late 19th century planned pig farm.



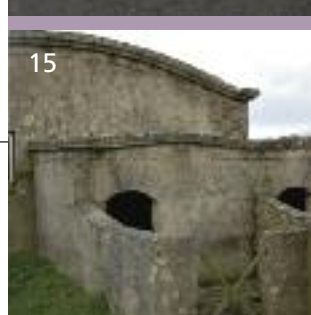
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4.2.18 Drumduan Farmhouse dates from the mid 19th century, but was again extended by Peterson in mass concrete c.1880. This is a prominent building on the corner of Flexford Lane and Barrows Lane, with the early square plan brick farmhouse having been wrapped around to the south and east by the later rendered and painted concrete extensions, with their signature projecting cornices and barrel vaulted roof to the porch.

17



4.2.19 Avon Water House dates from the mid 19th century and doesn't appear to have had any extensions by Peterson. It is a high status painted brick building with a hipped slate roof, set back from Barrows Lane with a driveway to the front and the façade facing south. Some metal estate fencing survives on the boundary with Barrows Lane.

18



4.2.20 In addition to the statutorily listed buildings, there are a number of buildings in their curtilage. These are buildings or structures which were constructed to serve and be ancillary to the adjacent listed building and, therefore, enjoy the same associated protection given to statutorily listed buildings.

4.2.21 The curtilage listed buildings and structures include: the outbuilding to Avon Water House, a prominent single storey brick building with a slate roof on the edge of the road; Birch Barn and outbuilding, which were probably part of the original Drumduan farm complex; the mass concrete garage building with barrel vaulted roof and the associated concrete flanking wall to the south of the Trial Tower at a subsidiary entrance into Arnewood Court off Flexford Lane; and the sections of tall brick and concrete boundary walls to Arnewood Court on the edge of Barrows Lane.

19



4.2.22 Eight unlisted buildings have been identified as being of local, vernacular or cultural interest – Arnewood Towers House, Granville Cottage, The Lodge and outbuilding, Hollywood and Hollywood Cottage, The Orchard, Kerri and Hazelhurst.

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4.2.23 Arnewood Towers House is a rendered high status dwelling with a hipped slate roof with large end chimney stacks. It has a symmetrical façade of five large side hung early metal Crittall small paned windows at first floor over a central doorcase, with single pane fan light over, with two windows either side to the ground floor. The proportions of the window openings would suggest that the building may originally have had timber vertical sash windows. It is set back from the road behind a hedge with a small pedestrian gate with rendered square plan gate piers, pierced through the hedge to line up with the six panel front door.

21





- 4.2.24 The linear group of The Lodge, Hollywood, The Orchard, Kerri and Hazlehurst represent late 19th century and early 20th century predominantly lower status residential development at the southern end of the settlement. It appears that The Lodge and The Orchard are probably mass concrete buildings with later extensions as they demonstrate the signature projecting cornice, and in the case of The Orchard, evidence for the curved barrel vaulting. It is also possible that some of the other dwellings could be of concrete construction behind rendered façades. Hazlehurst, located in isolation at the southernmost point of the conservation area is a more substantial early Victorian villa and retains much of its original detailing, including traditional fenestration, decorative overhanging deep bracketed eaves, areas of slate hanging and slate roof.
- 4.2.25 Granville Cottage is a lower status late Victorian cottage isolated at the eastern end of the conservation area off Flexford Lane. It is an L-shaped building of painted brick with steeply pitched gables under a slate roof. It has retained a number of its original architectural features, including: decorative barge boards; a number of timber vertical sash windows; and decorative tile hanging to the full height bay window in the eastern elevation.
- 4.2.26 These buildings enhance the conservation area, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.2.27 Sounds, smells and general activity also contribute to the historic character of conservation areas. This is a quiet rural conservation area, with only occasional through traffic and is therefore dominated by countryside activity, sounds and smells.



PART 5 Materials, textures, colours and detailing

5.1 Introduction

5.1.1 By necessity, builders in the past used materials which were available locally, such as timber, cob and thatch. 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.

5.1.2 Before carrying out any repairs or considering extending or altering historic buildings within the area, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important vernacular buildings.

5.2 Walls ⁴

5.2.1 The principle wall construction material used for buildings within the settlement during the later part of the 19th century was mass concrete. This material was usually cast in situ in climbing shutters and was used for a range of buildings and structures including boundary walls, pigsties, houses and the tower follies. Sometimes the concrete was left in its natural state, but for some buildings it was finished with a render and painted. Concrete was also used for forming cornices and details for window and door surrounds.

5.2.2 There are a few buildings dating from the early 19th century and later which are constructed in brick. Some have been painted, but Birch Barn is a good example of locally made brick with decorative features including a dentil cornice. There is an example of tile hanging at The Lodge and also weatherboarding has been used on some agricultural buildings.



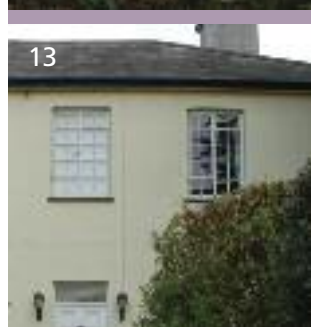
5.3 Roofs⁵

- 5.3.1 A number of the buildings constructed in mass concrete have concrete barrel vault roofs which were constructed on centring. These roofs were weatherproofed with a layer of asphalt. In some cases a pitched timber roof was constructed over the barrel vault and then slated.
- 5.3.2 Slate is the predominant roof covering on domestic buildings, although there are examples of the use of plain clay tiles, as can be seen at The Orchard. There are also a few examples of the use of decorative barge boards, in particular those on the dormers at The Lodge.
- 5.3.3 There is a tendency today for historic roofing materials to be replaced by modern concrete large format tiles. Unfortunately, this material has a much heavier profile than the clay tiles and slates that it is replacing. The concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a conservation area.
- 5.3.4 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Chimney pots also add to the character of the roofscape and there are varied examples in the area, ranging from local handmade pots to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.



5.4 Windows⁶

- 5.4.1 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.
- 5.4.2 There is no one principle historic style of window in the settlement. However, there are examples on various buildings of: side hung timber casements; metal Crittall type casements and vertical sashes.
- 5.4.3 Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace the 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.



Photographs: 9, Cast concrete roofs; 10, Slate; 11, Vaulted concrete roof; 12, Decorative barge boards; 13, Crittall type windows; 14, Six pane sash windows; 15, Wooden casements.

⁵ For further information see New Forest National Park Authority guidance leaflets: Thatch and Thatching; Tile and Slate Roofing; Listed Building Exteriors.

⁶ For further information see New Forest National Park Authority guidance leaflet: Listed Building Exteriors.



16

5.5 Doors ⁷

- 5.5.1 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.



17

5.6 Garden walls, fences and other means of enclosure

- 5.6.1 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.
- 5.6.2 The use of mass concrete was also extended to the construction of boundary walls. In most cases these were left in their natural state, but the flanking walls to the drive gates at South Lodge were given a fine stucco finish. Brick was also used for boundary walls and there are a few examples of post and rail, metal estate fencing and modern metal fencing. However, the predominant boundary feature is hedging as befits this rural location.



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5.7 Key characteristics

- A large number of the late 19th century buildings and structures are constructed of mass concrete.
- The predominant roofing material is slate with some plain clay tile.
- Windows and doors are generally traditionally designed and made of timber or metal.
- Hedges and concrete or brick walls are important enclosure features, contributing to the character of the area.



Sway Tower



PART 6 The contribution of trees, open spaces and other landscape features

6.1 Introduction

6.1.1 A significant part of the character of the conservation area is derived from the contribution made by trees, hedges, open spaces and other natural elements contained within it.

6.2 Trees and hedgerows

6.2.1 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 maps. The designation of the conservation area provides protection for the trees within the settlement.

6.2.2 Hedgerows are the 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.

6.2.3 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 settlement and land division.

6.3 Open spaces

6.3.1 There are no public open spaces although there are some wider verges in some areas of the settlement which give a feeling of spaciousness compared to the narrow lanes approaching the settlement.

6.4 Other man made features in the landscape

6.4.1 The principle man made features in the conservation area are Peterson's Tower and the Trial Tower. These dominate the surrounding landscape and the other buildings within the settlement. The main tower can be seen from long distances over the National Park and from further afield.

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6.5 Important views

6.5.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal maps. Of particular note are the views dominated by Peterson's Tower. The smaller trial tower is also visible in views over the adjacent North Lodge and attached former stable block. Otherwise, views are generally restricted to the lengths of the lanes, due to their narrow nature and the hedge and tree boundaries. There are some views out of the conservation area over the countryside to the northeast and to the west.

6.6 Key characteristics

- Boundaries to plots are traditionally formed by hedgerows and either concrete or brick walls.
- Boundaries to the narrow roads formed by tall hedges some containing mature trees.
- Some wide verges.
- Restricted views within the conservation area.
- Nationally important concrete structures which dominate the landscape.



PART 7 Other issues affecting the conservation area

- 7.1 The intrinsic character of the conservation area and its historic character have not been significantly affected by modern development, with new development generally limited to agricultural and ancillary buildings.
- 7.2 The survival of the historic plan form of the settlement means that the capacity for new development within the boundaries of the settlements is minimal and significant new development would be detrimental to the intrinsic historic character and plan form.
- 7.3 Although there has been little new domestic building in the past, apart from the conversion and reuse of existing buildings, care needs to be taken in the future to ensure that any new dwellings and extensions to existing dwellings, respect the traditional scale, massing, design and use of materials.
- 7.4 Unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement and it is important that they are protected.
- 7.5 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 has become noticeable in the area. The type, design and profile of any replacement windows needs careful consideration if the special character of buildings in the area is to be retained.
- 7.6 The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area.
- 7.7 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 historic buildings in these areas is a key aim.
- 7.8 Hedgerows and traditional rural boundaries are an important feature of the area. Their piecemeal loss has occurred and offers opportunity for reinstatement.

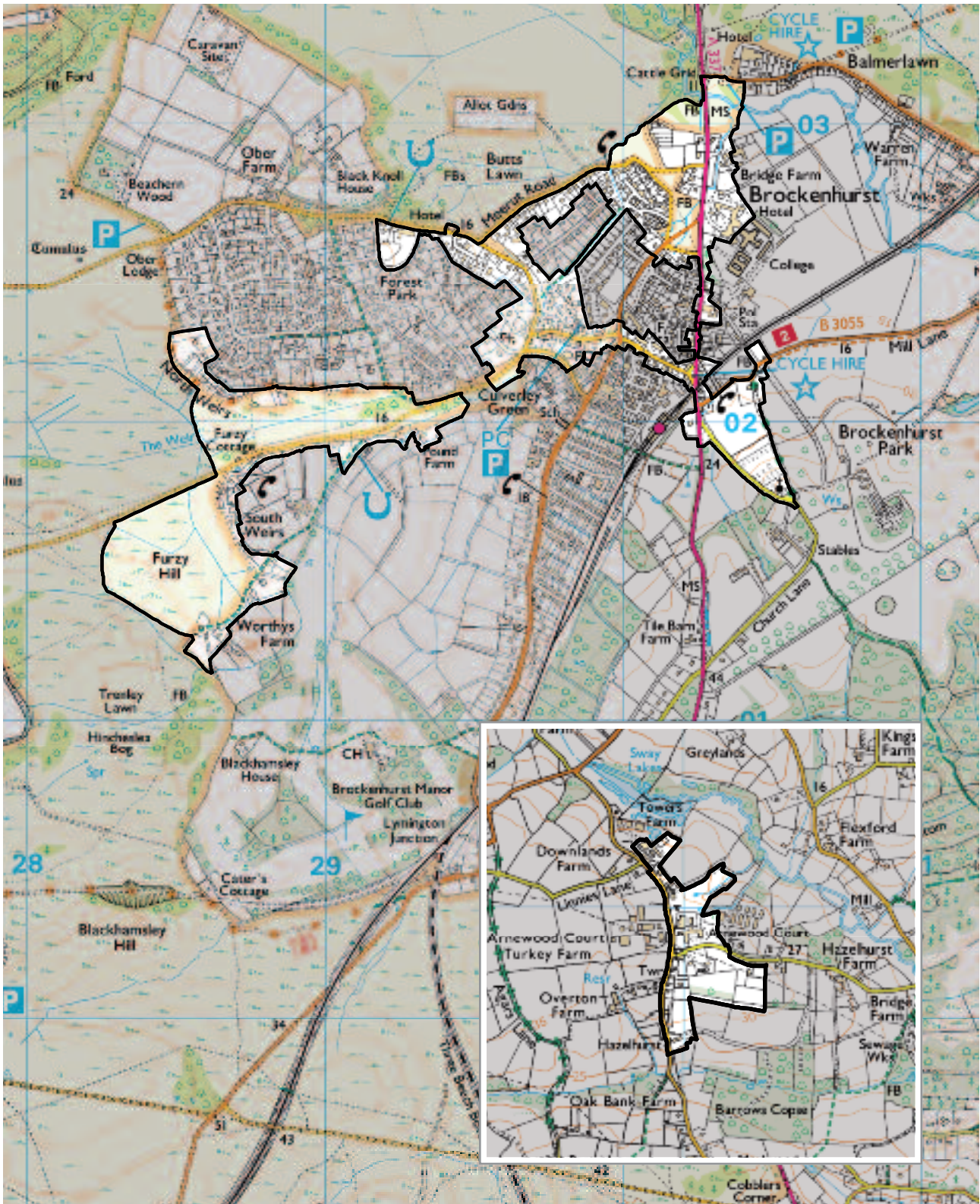
- 7.9 Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as walls or hedgerows, needs careful consideration.
- 7.10 It is important that development on the edge or immediately outside of the conservation area boundary does not have a detrimental impact on views into and out of the conservation area.
- 7.11 Overhead wires are an unfortunate feature in the historic landscape, including high voltage lines, which are particularly dominant within the landscape.



Sway Tower in Context

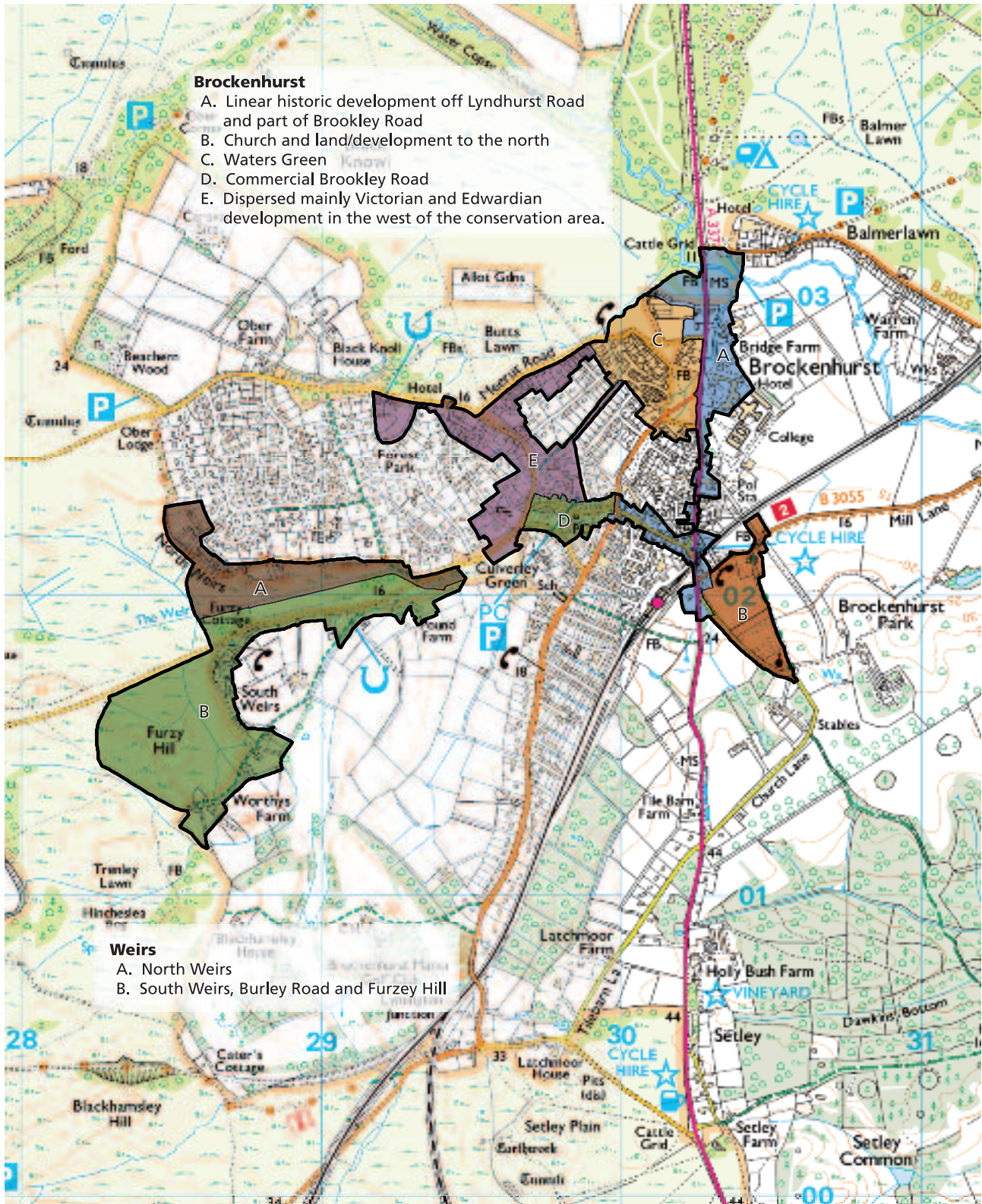
Annex 1 Map showing Brockenhurst, The Weirs and Sway conservation area boundaries

Not to Scale



Annex 2 Map showing Brockenhurst and The Weirs character areas

Not to Scale



Annex 3

Glossary of Terms

Afforestation

Historically to afforest was to place a piece of land under Forest law, and to disafforest meant the opposite. Since Forest law no longer legally exists, afforestation now relates to land over which the Verderers have jurisdiction. In modern terms to afforest means to plant a forest.

Ancient & ornamental woodlands

The unenclosed broad leaved woodlands of the New Forest.

Arcade

Range of arches supported on piers or columns, freestanding or attached to a wall.

Architrave

Lowest of the three main parts of the entablature.

Arts and Crafts style

The style of architecture prevalent in the late 19th and early 20th centuries and typified by the use of local building materials and traditional craftsmanship championed by such people as William Morris.

Ashlar stone

Masonry comprising large blocks wrought to even facing and square edges.

Assart

In archaeological terms an assart is a piece of waste land (including woodland) which has been brought under cultivation, not necessarily without authority, it results in classic assart field patterns where pieces of land were enclosed out of the waste in a piecemeal fashion.

Within a Forest this was called a Purpresture and later an Encroachment. Within a Forest an assart is a piece of enclosed woodland which has been cleared and brought under cultivation without proper authority.

Bailiwick

A Bailiwick is a jurisdictional area under the control of a Bailiff. In the New Forest the Bailiffs were known as Chief Foresters and later as Master Keepers. The earliest Chief Foresters were Foresters of Fee, i.e. their post was hereditary and attached to specific landholdings.

Bargeboards

Projecting decorated boards placed against the incline of the gable of a building and hiding the horizontal roof timbers.

Bay

Internal compartments of a building, each divided from the other, not by solid walls, but by divisions only marked in the side walls, or the ceiling. Also, external divisions of a building by fenestration.

Capital

The head or cornice of a pillar or column.

Casement window

A window hinged on one side to open outwards or inwards.

Cob

A material for walls made from compressed earth, clay or chalk, often reinforced with straw.

Commoner

A person who occupies land to which Common Rights in the New Forest are attached.

Corinthian

An 'order' of architecture, characterised by ornate decoration and flared capitals with rows of acanthus leaves, used especially by the Romans.

Cornice

In classical architecture, the top section of the entablature, also a projecting decorative feature along the top of a wall.

Crown land

Land within the Forest held by the Secretary of State for Environment, Food and Rural Affairs, and managed by the Forestry Commission.

Cupola

A small polygonal or circular domed turret crowning a roof.

Curtilage

An area attached to a dwelling house forming one enclosure with it.

Dentil course

A tooth like effect, produced by the projection of alternate brick headers or smaller blocks. It is usually under the cornice at eaves level, or at a string course.

Diaper brickwork

A pattern made by using bricks of a different colour along with the general walling bricks. Diamond, square and lozenge shapes are common.

Doric

The oldest and simplest style of the Greek classical orders.

Enclosure

An enclosed space such as a field etc.

Encroachment

Open Forest illegally enclosed, usually on its periphery, or around settlements. Originally known as a Prupresture.

Entablature

In classic architecture, the whole of the horizontal members above a column.

Fee Farm

A parcel of land held by a hereditary rent.

Fenestration

The arrangement of windows in a building.

Gazebo

Look out tower or raised summerhouse in a picturesque garden.

Gothic style

The style of architecture prevalent in Western Europe in the 12th to 16th century, characterised by pointed arches. Reintroduced in the 19th century.

Grotto

An artificial or ornamental cave in a park or large garden.

Inclosure

Statutory inclosure made under various New Forest Acts, for the growth of timber. The Rights of Commoners are temporarily suspended within Inclosures. Commonable stock is excluded.

Ionic

The order of Greek architecture characterised by a column with scroll shapes on either side of the capital.

Lancet window

Slender pointed arched window.

Lead cames

Pieces of moulded lead, H-shaped in section, separating small pieces of glass within a window.

Leaded light

Individual pieces of window glass separated by lead cames or by an ironwork frame.

Loggia

A recessed colonnade.

Manor

A unit of estate management usually with a principal house. The holder is known as Lord of the Manor, and as such, has various rights over land and tenants. The Parish could contain several manors or a manor could embrace more than one Parish. Usually a manor would also have certain rights associated with it, most importantly the right to hold certain courts: court leet and court baron.

Marl

Use of limey clay as a soil improver. Also a noun: Marl is a base-rich clay.

Mullion

A vertical post or upright, dividing a window into two or more lights.

Open Forest

Any unenclosed, commonable lands within the Forest perambulation.

Oriel window

An angular or curved projection usually on an upper floor, containing a window.

Pannage

The right to feed swine (pigs) in woodland.

Pasture

Grazing of cattle, ponies, donkeys and occasionally sheep.

Pebble-dash

Mortar with pebbles in, used as a coating (render) for external walls.

Pediment

Low pitch gable above a portico or door or window.

Pilaster

Small pier attached to a wall.

Plinth

Projecting base of a wall or column, generally chamfered or moulded at the top.

Polychrome brickwork

The use of different coloured bricks to form a decorative pattern.

Portico

Centrepiece of a house or a church with classical detached or attached columns and a pediment forming an entrance or porch.

Purpresture

See Encroachment and Assart.

Purlieu

Land once within the Forest and subject to Forest Law, but later dis-afforested.

Render

An external coat of mortar covering stone, brick or cob.

Rented Waste

A Purpresture which was legalised by the payment of a rent to the Exchequer.

Rubbed or gauged brick arches

The use of rather soft bricks, sawn to shape, then rubbed to a smooth surface and precise dimensions, laid with very fine joints. Most frequently seen in arches to door and window openings.

Saltern

A salt works or set of pools for the natural evaporation of sea water.

Sash window

A window comprising sashes (a frame holding glazing) which slides vertically in grooves. A sash window which slides horizontally is known as a Yorkshire sash.

Serjeanty

A parcel of land held by the provision of a service. A Petty Serjeanty is a non-military service, whilst a Grand Serjeanty provides a military service.

String course

A moulding or narrow projecting course of stone or brick running horizontally along the face of a wall.

Stucco

Plaster or cement used for coating wall surfaces or moulding into architectural decorations.

Transom

Horizontal bar of wood or stone across a window or the top of a door.

Turbary

A right to cut turf for use as fuel, attached to a specific dwelling.

Vaccary

Within the context of the New Forest holdings a vaccary is a Petty Serjeanty. A Petty Serjeanty is a property held by the provision of any non military service. A vaccary is held by the provision of managing a head of cattle on behalf of the Crown.

In more general terms vaccary can be used to describe a cow farm. This is usually the way it is used when not referring to the Crown holdings.

Vernacular

Ordinary, rather than monumental buildings.

Window 'light'

The glazed part of a window.

Annex 4

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MAPS

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Towers Farm complex

Annex 5

Public consultation

Over the past 30 years the approach to designating conservation areas has changed significantly and much greater emphasis is now placed on involving the local community in evaluating what makes and area 'special', whether it should be designated and where the boundary should be. Public participation is also an important part of the appraisal process.



County and District Councillors and Parish Councils representing the areas concerned were consulted on the character appraisals and boundaries together with the New Forest Consultative Panel and representatives from other organisations including Ninth Centenary Trust, New Forest District Council and English Heritage.

An open afternoon and evening was held in Brockenhurst (in relation to the Brockenhurst and Sway Tower designations) with an exhibition, information about the proposals and officers available to answer questions. Letters were sent to properties directly affected by the proposals. Similar information was made available on the National Park Authority's web site.

The Weirs designation came about as a result of the consultation on the Brockenhurst proposals.

The consultation showed that the areas are recognised by the public and other organisations as having a special character. There was public support for the documents and the boundaries of the conservation areas.

Annex 6

DVD - Detailed mapping

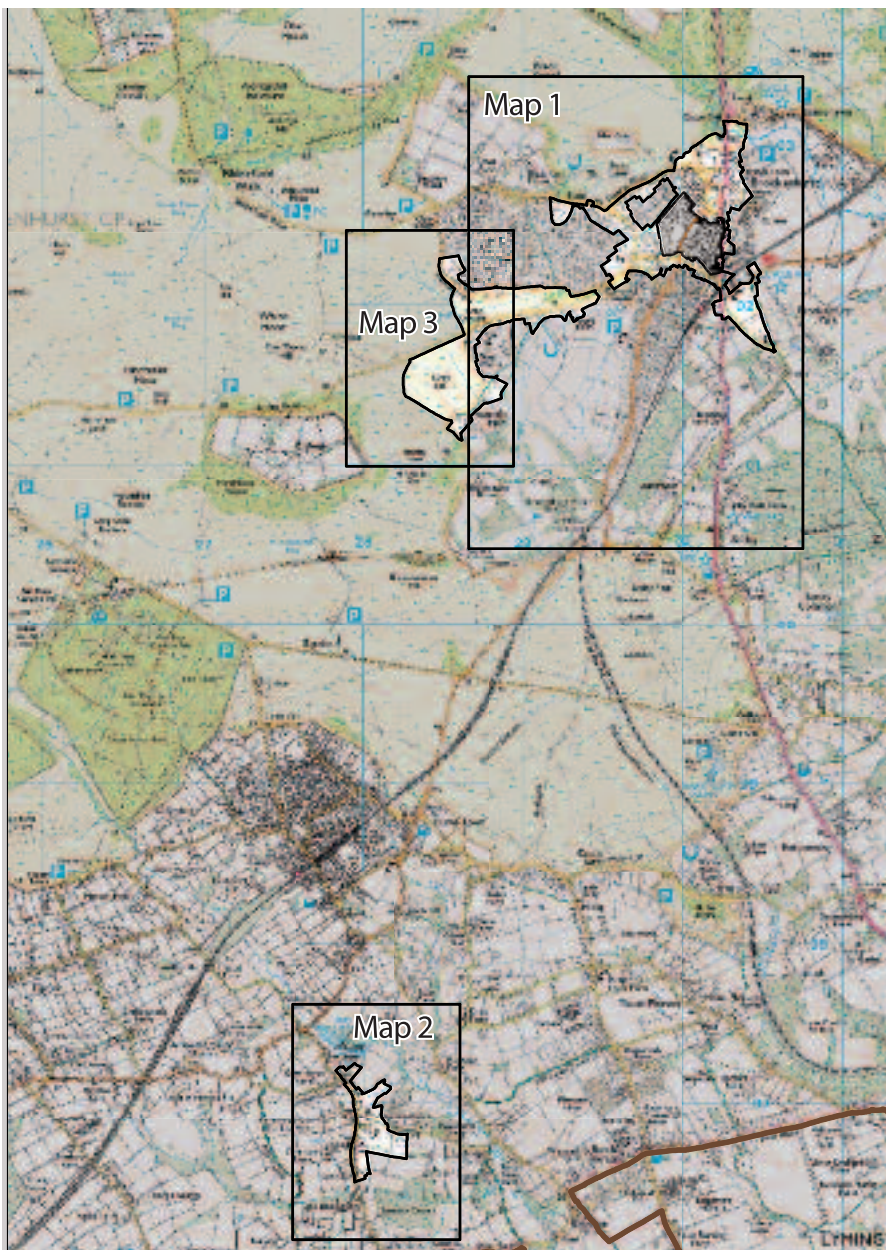
The enclosed DVD on the back page provides detailed mapping of the conservation areas. The maps show the conservation area boundaries, the character area boundaries and character features (scale 1:2500). The mapping of character features is not intended to be exhaustive.

A map tiles key, character features key and an index to the maps are provided on the following pages.


























Conservation area mapping information is also available on our website <http://maps.newforestnpa.gov.uk/> from which selected areas can be printed.

Map tiles key

Not to Scale



Characters features key

	NFNP boundary
	Conservation area boundary
	Parish boundary
	Listed building
	Building with vernacular detailing/local historic interest
	Scheduled Ancient Monument
	Prominent hedge
	Hedge and trees
	Tree Preservation Order
	Prominent individual trees
	Woodland
	Traditional plot boundary treatment
	Inappropriate plot boundary treatment
	Forest edge
	Important open space
	Wide verge
	Boundary ditch- often with corresponding bank
	Focal point
	Views
	short distance
	long distance
	glimpsed
	restricted
	panoramic
	truncated
	Large open tracts of agricultural land

CD Index

Character features - all at 1 : 2,500 at the following sizes

Map tile 1 Brockenhurst – A0 portrait

Map tile 2 Wiers - A2 portrait

Map tile 3 Sway – A2 portrait



Survey work undertaken and document prepared by Kevin Stubbs,
historic building consultant.

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