



Burley and Fritham with Eyeworth

Conservation Area Character Appraisals





Burley and Fritham with Eyeworth

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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Burley

Executive summary

Burley is an area of historic landscape and settlement which has developed its unique character over the last one thousand years. The layout of the settlement and the historic landscape is due to the controlling influence of the Royal Forest and the continuing illegal encroachment by the Manor and the villagers.

The area is completely surrounded by open heathland and areas of woodland. The settlement is on a secondary road linking the main A31 with the A35 north to south and the A337 and the A338 east to west.

The settlement developed from its medieval origins as a Royal Manor and much of the land was gained by encroachment. The 17th century was a period of consolidation for the Manor and the settlement as whole. It saw the rise of prosperous tenant farmers at one end of the scale and the spread of impoverished small holders, on the marginal common edge, at the other. The population of the settlement continued to increase during the 18th century with many more small paddocks and enclosures encroaching onto Crown lands. This culminated in 1801 in an enquiry by the New Forest Commissioners, when leases were granted legalising most of the encroachments. This gave the settlement its current form and during the 19th and early 20th centuries many new dwellings were constructed. It was at this time that the small nucleated commercial centre developed around The Cross. During the latter part of the 20th century the population increased due to the establishment of the small housing estates and the continued 'planting' of large detached houses in landscaped grounds.

The area consists of a mixture of buildings of varying ages and styles, including cob and thatch roofed cottages of the 18th and early 19th centuries and small brick and tile and slate roofed two storey houses of the later 19th century. Late 19th century and early 20th century higher status houses with their designed landscape gardens are important.

Also surviving in the area are historic boundary banks and major trees, ditches and hedges. These illustrate many centuries of land usage and are fundamental features of the historic landscape along with the many narrow gravel tracks bisecting the conservation area.

Historically, agriculture and woodland activities were important to the survival and development of the settlement. Today, the economy is more widely based serving the needs of both the many tourists who are attracted to the area and the village and the needs of the local population, many of whom commute to work outside of the settlement.

There is pressure for replacement of and alterations to surviving historic buildings. There are also changes occurring as a result of the way in which land is used. Particularly evident in more recent years and still continuing, as a result of the status of many of properties, is the desire for high fences and suburban and sometimes ostentatious boundary treatments and entrances which have a significant and adverse impact on the rural character of the area.

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.





Fritham with Eyeworth

Executive summary

Fritham is a linear dispersed settlement within a large oval enclosure with its smaller satellite enclosure of Eyeworth to the northwest. They have developed their unique character over several hundred years, with the largest, albeit short lived, influence being exerted at the end of the 19th century with the development of a gunpowder factory. The areas are bounded by the open heath and Forest and later 19th century woodland plantations.

Buildings in Fritham mainly date from the last 150 years though the settlement has much earlier origins. The boom period for both Fritham and Eyeworth was towards the end of the 19th century due to the rapid development of the gunpowder factory which at its height employed over 100 people. After the closure of the works in 1923, Fritham returned to a more agricultural based economy and at Eyeworth much of the industrial heritage was swept away as it once again became a secluded backwater of the Forest, although there is still evidence of this former use.

Although there is only one listed building within the conservation area, there are a number of historic buildings of local interest. These mainly date from the Edwardian and Victorian period and include such buildings as Fritham House with its Arts and Crafts detailing, Fritham Free Church and a range of cottages. Brick, tile and slate are the principle building materials, with a small amount of timber and thatch.

Buildings represent a cross section of the social status of the former community from the humble labourer's cottage to the high status retreats of the wealthy.

Trees are an important component of the conservation area particularly those on the western boundary. There are also a number of large important trees which frame views through the settlement particularly at the north eastern entrance. All the lanes and tracks have strong hedge and tree boundaries which only afford glimpses into the adjoining arable landscape. Views across the valley are stunning.

There is only a little recent development in the settlement, represented by a few replacement dwellings and plot infilling. Many of the historic buildings survive remarkably unaltered.

Today Fritham is mainly a commuter settlement, but retains working farms and a large nursing home. The area is popular with visitors, particularly walkers visiting Eyeworth Pond and the surrounding woodlands.

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.





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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 guidance produced by English Heritage and Central Government.
- 1.2 The character appraisals should be read in conjunction with New Forest National Park Authority planning policies¹. The appraisals have been produced to inform the designation of conservation areas covering Burley and Fritham with Eyeworth in the New Forest National Park. Designation of these areas took place on 26 March 2009. 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 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 define 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, smells and general activity 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 Burley Conservation Area

3.1 Context

- 3.1.1 The area falls within the parish of Burley and includes the communities of Burley, Burley Street and Bisterne Close. It contains a conservation area which was first designated on 18 February 1981 and later revised 29 September 1999.
- 3.1.2 The population of the parish of Burley is 1317 (Hampshire County Council's Small Area Population Forecasts). The economy of the settlement was formerly based on agricultural and forest activities. Today, the area is more focused on providing services to the seasonal tourism industry, although there are several working farms interspersed by large houses with extensive grounds.
- 3.1.3 The area offers a range of community facilities, including: village hall, hotels, cafés, shops, social club, golf club, church and school, together with a range of tourist facilities including: cycle hire, youth hostel, horse riding and horse and cart rides, gift shops and the Cider Centre.

3.2 Topography and landscape

- 3.2.1 The conservation area is located in a part of the Forest bordered by the A31 to the north; the A35 to the south; the A338 to the west and the A337 to the east. It is approximately four kilometres southeast of the town of Ringwood.
- 3.2.2 The settlements lie on the crest of a ridge that overlooks a lower area of open Forest to the west. The highest point in the settlement is Castle Hill at just over 90 metres Ordnance Datum and the land falls gently to the south and east with Burley and Bisterne Close being at a lower level. Beyond, to the south, the land continues to fall towards the stream valley. The conservation area is surrounded on all sides 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 in the southwest 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 The conservation area comprises a series of historic encroachments into the Forest. The northern area around Coach Hill and Vereley Farm is mainly agricultural land with areas of woodland and only a few dwellings which are mainly dispersed in a linear fashion along Coach Hill Lane. To the south of this area lies Burley Street which is a long linear settlement following Ringwood Road with a spur to the west up Randalls Lane towards Castle Hill. The main area of settlement at Burley is separated from Burley Street by agricultural land with a few dispersed dwellings, some of which are large houses within landscaped grounds. Burley itself is centred at The Cross, which is the junction of Ringwood Road, Pound Lane and Chapel Lane. It comprises linear developments along these roads, but with a number of modern estates off Pound Lane to the north. Chapel Lane leads to further areas of encroachments which include both farms and large houses in landscaped grounds. To the southeast is the large 14th century encroachment of Bisterne Closes, (now known as Bisterne Close). Although this area was originally agricultural land, it now comprises a long linear development of dwellings one plot deep following the perimeter road.

3.3 Historic development of the landscape

- 3.3.1 Burley is not specifically identified in the Domesday Book, but could have been 'that part of the Royal Manor of Ringwood being four hides "in the Forest", where 14 villagers and six small holders are recorded, with 189 pigs for pasturage and a value to the King of £7 10s'. It can be inferred that at the time of the Norman Conquest, the immediate area around what is now Burley was already under cultivation or pasture with scattered small dwellings.
- 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 The area formed part of the Royal Hunting Ground, but there is documentary evidence throughout the medieval period indicating gradual encroachment into the Royal Forest, forming what was to become in the 17th century, a fairly sizeable Manor with a number of small farms. On the margin of the Manor encroachment continued well into the 18th century, in the form of paddocks and encroachment cottages, as can be seen on Driver's Map of 1789.
- 3.3.4 Like many other manorial estates the Manor of Burley controlled and restricted land usage within the heart of the area right through to the end of the 19th century, thus inhibiting the growth of the settlement. With the break-up of the estate in the early 20th century and the disposal of the land in smaller parcels, there was an opportunity for individuals to develop the land with architect designed country villas and large landscaped gardens, a number of which were designed by Gertrude Jekyll.
- 3.3.5 Today there are still a number of small farm units reflecting the former tenanted farms of the Manor, though the land is mainly down to permanent pasture.

3.4 History of the manor and settlement

- 3.4.1 The place name first appears in 1178 as "Burgelea", in 1212 as "Borlegh" and in 1301 as "Borghley". This would appear to be derived from the Old English "Burhl ah" meaning 'fort wood/clearing' possibly referring to the earthwork at Castle Hill.
- 3.4.2 The first detailed documentary references to Burley date to the 13th century, when in 1212 Roger de Borlegh held lands in the area and Alviva de Burlegh held 10 acres of the King in Borlegh. In 1239, Sir Robert de Burleg held the Manor and in 1251 Richard de Burley is referred to as the Bailiff of the Bailiwick of Burley. This document refers to Richard being in trouble with the King for illegally enclosing land which was part of the Royal Forest. The de Burley family continued to hold the Manor up to about 1388. In 1329, a document refers to a Roger de Budesthorne having illegally enclosed 112 acres of the King's land with a ditch and hedge. This he had planted "four times with winter and four times with summer crops". He was fined and had to pay a lease to ensure the enclosure could remain. It would appear that this land was what later became known as Bisterne Closes.
- 3.4.3 By 1551, the original Royal Manor had become divided into three parts: Burley Myll (held by the Myll family); Burley Batten (held by the Batten family) and Bistorne Burley. In 1570, part of the Manor and Bailiwick of Burley was granted to the Earl of Pembroke by Queen Elizabeth, but in 1575 the Countess of Pembroke sold her part of the Manor for £100 to John Stockman. The document describes the land as "all those several closes, heathe or furzey ground commonly called Bistorn Closes". There also seems to have been a cottage, orchard and garden and hay barn and the land was meadow, pasture, wood and heath and a

common pasture. In 1582, Stockman sold Bistorn Closes to William Batten and in 1584, Lewknor Myll sold Burley Myll to William Batten. In 1609, William Batten bought the remaining parts of the Manor, thus the original lands of the Manor were brought back together at this date and remained with the Batten family until 1724. The Manor then passed into the Ridge family who sold it on in 1776 to a General Carnac. In 1780, he sold it to James Mowbray who re-constructed the old Elizabethan manor house and landscaped the park. He continued to consolidate the Manor lands including further encroachments into the Royal Forest.

- 3.4.4 In the 19th century, the Manor passed through the hands of the Lefevre and the Farnoll families and in 1852 it was purchased by Colonel WCD Esdaile, who built the present manor house, now the historic core of the Burley Manor Hotel. Between 1899 and 1936 the estate was gradually broken up and sold off, making way for the 20th century development of the settlement and the various housing estates.
- 3.4.5 There is no direct documentary evidence for the settlement of Burley in the medieval period, although at least one building, Forest Lodge (now known as Myll Cottage), certainly dates back to the late 15th century. The first detailed documentary evidence dates to the 17th century in the form of wills and inventories and shows the wide ranging status of the inhabitants of the area. The earliest will is one for Edward Binsteede of 1612 which refers to a dwelling and land in Bisterne Closes. In 1629, Christopher Biddlecombe died and his will and inventory showed him to be quite a prosperous farmer with properties in Burley Street, Vereley and Turf Croft. He had arable land under cultivation with crops of wheat, rye, barley and also cabbages. He had working horses with harness, cattle, pigs, sheep, geese and bees. Some of his land appears to have been leased from the Manor and the value of his estate was over £144, which was quite a large sum in those days. The hearth tax of 1665 records 76 hearths chargeable (44 houses) and 20 hearths not chargeable (20 houses) making 64 houses in all. The largest house had eight hearths and possibly was the manor house, one had five and six had three, whilst the remainder mainly had only one hearth. This would suggest that there were a few high status buildings, with a predominance of low status cottages in the settlement. In 1789, the population is recorded as being 353, but the census of 1810 records only 241.
- 3.4.6 The account books for the Overseers of the Poor survive from 1789 onwards. These accounts give information not only on Poor Relief, but also an indication as to the nature of the settlement and how its fortunes changed in the late 18th and early 19th centuries. The books also show where people lived and it would appear that quite a large proportion of the inhabitants lived in and around Bisterne Closes at this period. Richardson and Driver's Map of 1789 shows many small closes and paddocks and illegal encroachments into the Royal Forest, particularly on the eastern edge of the manorial lands. In the proceedings of the New Forest Commissioners of 1801, leases were granted to legalise 25 cottages and over 11 acres of land taken by encroachment from the Forest between 1770 and 1785.
- 3.4.7 Towards the end of the 19th century and into the early 20th century more development took place at the road junction around The Cross and then along Pound Lane, with the small estate development of Garden Road and Clough Lane. Later in the 20th century, Copse Road and Warners Lane were added to the north of Pound Lane.
- 3.4.8 In the middle of the 19th century, the settlement of Burley would seem to have been mainly focused on agricultural and forestry pursuits. The 1859 Trade Directory records 533 inhabitants. There was a church, a Chapel of Dissenters and two schools; the schools were

linked either with the church or the chapel. The Directory records the following occupations within the settlement: 14 farmers, a farmer and shoemaker, three carpenters, two blacksmiths, two shoemakers, a horse dealer, a grocer, a butcher, grocer and Post Office keeper, a wheelwright, a shopkeeper, a castrator, a beer retailer and blacksmith, a keeper of The Queen's Head public house, a yeoman, a deputy Forest Surveyor and a Keeper of the New Forest. There were also eight private residents worthy of listing including: the Vicar of the Parish Church; the Reverend of the Independent Chapel and the Lord of the Manor.

- 3.4.9 As a reflection of the origins and position of the settlement, it is interesting to note that a number of the properties still have historic Forest common rights including: pasture; mast and turbarry.

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 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 the area. The development of the medieval manor and its later expansion, particularly by large encroachments into the Royal Forest, is an area requiring archaeological research and this could help our understanding of the development of the settlement.
- 3.5.4 Another more obvious area of archaeological potential is the Iron Age hill fort on Castle Hill. Although this is a Scheduled Ancient Monument there has been development in the immediate vicinity to the east and care must be exercised with any further building expansion. There are a number of other Prehistoric features around the conservation area, in particular Bronze Age barrows and in the past stray finds from the Prehistoric period have been recorded within the conservation area.
- 3.5.5 There are a number of low earthwork banks and ditches within the conservation area. Although many are related to medieval and later encroachments and enclosures, it is quite possible that some may have Prehistoric origins associated with Bronze Age and Iron Age land management.
- 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

- Lies on the edge of a ridge and surrounded by open Forest.
- Consists of several dispersed small areas of settlement, a number of which are encroachments and common edge settlement.
- Scheduled Ancient Monument, Castle Hill Fort.
- The majority of the historic development is one plot deep linear development along the roads and tracks running through the conservation area.
- Minor roads are predominantly gravel surfaced and have historic bank and ditch boundaries.
- Trees have a significant impact on the character of the area, forming strong boundaries and also larger wooded areas throughout.
- More modern development comprises small 20th century estates and dispersed detached large houses within landscaped gardens.
- Buildings in the core of the Burley village settlement are a mix of commercial and residential use.
- A number of higher status properties are dotted throughout the area and are mainly of late 19th and early 20th century date.
- There are 11 listed buildings or structures within the conservation area which are Grade II listed.
- 261 buildings have been identified as being of local, vernacular or cultural interest within the conservation area.
- These buildings of local interest are sympathetic to and enhance the setting of the listed buildings and wider conservation area.
- The older domestic properties are mainly of one and a half or two storeys and of brick with thatched, tiled or slate roofs.
- Boundaries to plots are traditionally formed by hedgerows, simple picket fencing, post and rail fencing, brick walls or the "Burley fence".
- Key buildings: Burley Manor Hotel; Church of St John the Baptist.
- Important open spaces: The Cross in Burley village centre, Burley Street Green, Burley Lawn, parkland to Burley Manor Hotel and the cricket ground.
- Predominant building materials and detailing: walls are brick, render, plain clay tile hanging, a small amount of timber frame, cob and stone; roofs of thatch, clay tile, Bridgewater clay tile, slate, thatch: block cut ridges to thatch; detailing: timber casement windows, timber vertical sliding sash windows, metal Crittall windows, leaded light windows, one example of cast iron decorative windows; doors: panelled and boarded; porches: open, small pitched roof, flat roofed, some classically detailed.
- Sounds, smells and general activity: vehicular traffic dominates Ringwood Road, Station Road, Chapel Road and Pound Lane, but minor lanes are quiet.

4.2 Character areas

4.2.1 Burley conservation area is divided into 12 character areas (shown on map in Annex 2) and these are described separately:

- A. Burley village centre
- B. Modern housing development
- C. Pound Lane and scattered residential and agricultural development
- D. Scattered Forest edge encroachment
- E. Bisterne Close and Forest encroachments to the west
- F. Burley Lawn and common edge encroachment
- G. Burley Manor and Park
- H. Castle Hill Lane and Honey Lane
- I. Dispersed settlement and agricultural land
- J. Forest Road, Mill Lane and scattered edge of Forest development
- K. Burley Street
- L. Coach Hill Lane and Vereley

4.3 Burley village centre (A)

- 4.3.1 This character area is formed by the historic core of the village of Burley and includes the development fronting onto Ringwood Road and Pound Lane, the central road junctions and the backland development off Garden Road.
- 4.3.2 The character area is bordered by Burley Manor Hotel and Burley Park to the north (G), Bisterne Close (E) to the east, the scattered Forest edge development in (D) to the southeast, dispersed residential and agricultural development in (C) to the south, modern housing estates in (B) to the southwest and the dispersed development off Honey Lane and Castle Hill (H) to the west.
- 4.3.3 The character area comprises the commercial centre of the village, focussed on The Cross, including: two public houses; a social club and shops; backland development to the immediate west in Clough Lane and Garden Road of mainly early 20th century development; parking for visitors to the village at the rear of the commercial area, to the northeast; and linear, predominantly residential development off Ringwood Road and Pound Lane on the north western and south western entrances to the village centre respectively.
- 4.3.4 Although there are no listed buildings within the character area, there are a number of historic buildings, especially within the central commercial area, which help to illustrate the former historic pattern of development of the village, including the important survival of small former workshop buildings on the roadside and related to domestic properties.
- 4.3.5 The historic development within the character area has been concentrated mainly on the road frontages and has developed in a sporadic manner, with later development filling gaps on the street frontages. The development is not consistently located either to the rear of the pavement edge, or set back behind a verge or wider pavement/parking area. This creates an interesting and articulated street frontage on travelling through the core of the village.
- 4.3.6 A valuable character feature found throughout the conservation area, and in this character area in Garden Road and Clough Lane, is the use of gravel to surface minor roads, rather than modern tarmac. The use of this road material enhances the rural nature of this area.
- 4.3.7 Modern residential development within the character area is concentrated predominantly to the rear of the mainly historic properties fronting on to Ringwood Road and The Cross, with some early 20th century linear development fronting on to Pound Lane. Some of the buildings dating from the early 20th century off Garden Road and Clough Lane demonstrate good vernacular detailing of the time, reflecting the Arts and Crafts style. Later 20th century buildings on Garden Road, Howard Close and Doveys Close have predominantly non-traditional detailing, and therefore do not enhance the historic development in the character area.
- 4.3.8 Modern commercial development is limited to the small cluster of shops on The Mall, which are small scale units, reflecting the size, massing and character of the small converted historic workshop buildings elsewhere within the centre of the village.



- 4.3.9 Within the character area, there are very few open spaces due to the layout of the road system and linear nature of the development fronting the roadside. The Cross, formed of the open triangular area at the junction of Ringwood Road with Pound Lane, creates a central open focal point, with the war memorial at the centre. Although built development is found on all three sides that to the southeast is the only element hard against the pavement as a continuous frontage. Burley Inn, on the south western side, is set back a considerable distance behind a wide verge and mature trees. On the northeastern side, the cycle shop is set behind a narrower verge and does not create a solid continuous frontage. The only other larger open areas are parking for the Queen's Head Hotel, the adjacent public car park to the north and parking area to the northwest of the Old Farmhouse Restaurant and Tea Rooms. These areas are dominated by hard landscaping, with the area adjacent to the Old Farmhouse Restaurant and Tea Rooms being particularly prominent in views when travelling southeast.
- 4.3.10 Traditional boundary treatments are picket fencing, post and rail fencing, brick and stone boundary walls and hedgerows. The post and rail fencing is predominantly used to define non-residential boundaries. In addition, the "Burley fence", a hybrid combination of post and wire with capping rail and tightly clipped hedge, making an animal proof boundary, is also prevalent throughout the character area. Some use of non-traditional close boarded fencing has occurred and the addition of any further 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 area.
- 4.3.11 Trees are also important within the character area. Individual specimen trees are dotted throughout, and those of particular note include a group on the northern side of Clough Lane; a line of prominent mature specimens on the verge to the front of Burley Inn; a group of young trees, between the Queen's Head Hotel and public car park, and those on the northern boundary of the public car park, which help to soften the harsher hard landscaping in this area. Mature trees also form a dense backdrop to the south eastern edge of the character area and are particularly prominent in views along Ringwood Road, across The Cross. Hedgerows and trees are particularly prominent to residential boundaries along Garden Road and Clough Lane, softening the built environment in these areas.
- 4.3.12 Views through the character area are generally restricted to along the roads, due to the linear nature of built development on either side, along with areas of mature tree boundaries or the tree backdrop to the southeast. Views are gained from Pound Lane and Ringwood Road across The Cross. Views are also gained across the car parks to the north of the Queen's Head Hotel. Some more extensive glimpsed views are gained out of the character area to the north, across Burley Park.



4.3.13 The only listed structure in this character area is the milestone opposite the entrance to the Burley Manor Hotel. The milestone is of squared painted stone with a rounded top with inscriptions: 'To, Ringwood, 5, Christchurch, 8, Lymington, 9 Miles' and 'Tho Eyre, H Bromfield, Surveyors, 1802'. Historic milestones of this age are relatively rare on roads which were not turnpikes and it appears that this milestone was erected by Thomas Eyre who was House Steward and Bailiff to the manor during this period.



4.3.14 In addition, 67 unlisted buildings have been identified as being of local, vernacular or cultural interest, which include a few early to mid 19th century dwellings on Ringwood Road and Pound Lane, a number of late 19th century and early 20th century dwellings off Garden Road and Clough Lane and late 19th century and early 20th century ancillary workshop buildings within the village centre.



4.3.15 Old Farmhouse, Rooks Farm, and Burley Garage Cottage all date from the early to mid 19th century and feature on the 1871 Ordnance Survey map, being virtually the only development existing within the village centre at this period. There was also an earlier building in existence at this date on the site of the present Queen's Head Hotel and Lawfords.



4.3.16 Old Farmhouse and Burley Garage Cottage are small cottage style thatched brick buildings, with simple side hung casement windows of small paned timber windows and metal Crittall windows with traditional leaded lights respectively. Old Farmhouse has a timber weatherboarded simple single storey extension to the northern elevation. In contrast, Rooks Farm is a higher status brick and slate building, with examples of small paned timber vertical sliding sash windows still surviving.



4.3.17 A significant amount of development occurred in the village between 1871 and 1909, as evidenced by the Ordnance Survey maps of those dates. The east side of Garden Road was developed with a series of detached, semi-detached and terraced houses. The western side of Garden Road started to be developed with the terrace of cottages, 22, 24 and 26.



4.3.18 The buildings on Garden Road are characterised by the use of brick, often painted, tile hanging to first floor, steeply pitched roofs often with hipped ends, interlocking Bridgewater type clay tiles, steeply pitched gables, side hung small pane timber casement windows, dormer windows piercing the eaves line and substantial chimney stacks to ridges.

4.3.19 In addition to Garden Road, new development took place on the western side of Pound Lane to the north of Rooks Farm. Oakhurst and Acorn Cottage are a particularly important pair of buildings with unusual boat-shaped gables to the front elevation, piercing the eaves line. Acorn Cottage retains its original side hung small paned timber casement windows.



- 4.3.20 Further north on Pound Lane, adjacent to Burley Inn, is Burley Club, a typically detailed Edwardian building, tile hanging to the first floor, some weatherboarding to upper gables, a jettied gable, steeply pitched clay tile roof and small paned timber bay windows to the ground floor. Unusually, slate hanging to the first floor has also been used on the north elevation facing towards The Cross.
- 4.3.21 Burley Inn is a large detached building, constructed in mock timber framing to the first floor and has a palette of Edwardian detailing. This building is particularly prominent in the street scene, being viewed over the central focal point of The Cross.
- 4.3.22 To the southeastern side of The Cross is Lawfords, built c.1880 as the Post Office. This is a building of particularly eclectic style, with structural timber framing visible at first floor infilled with bricks in varying designs. The shop fronts are a later addition, encroaching on to the pavement edge. This is a very prominent building in views through the character area, especially when travelling southeast along Ringwood Road.
- 4.3.23 To the northwest of The Cross is the Queen's Head Hotel, reconstructed c.1900, with the former Blacksmith's Forge (now the Sorcerer's Apprentice) moved to the southwest, to its present location, at the same date. Both are prominent buildings in the street scene, but represent the two ends of the social scale, with the hotel being a high status substantial two and three storey building, with steeply pitched gables, decorative tile hanging, prominent chimney stacks and large areas of multi-paned windows. In contrast, the Blacksmith's Forge is a small, single storey, brick building with a hipped roof with small gablets to each end. The shop front is a later insertion.
- 4.3.24 Opposite the Blacksmith's Forge, the Coven of Witches is a detached building of similar date; constructed of brick with a slate roof, end chimney stacks, six pane timber vertical sliding sash windows to the first floor and an early shop front surviving.
- 4.3.25 Burley Stores was built in 1897 and now has a later flat roofed shop front extension to the edge of the footpath. It is the first building on the northern side of Ringwood Road when travelling southeast into the centre of the village and is, therefore, prominent within the street scene. It is a brick building, with tile hanging to the first floor, a series of three small gablets pierce the steeply pitched tiled roof.



- 4.3.26 Burley Village Hall was constructed in 1907 and is located on the northern side of Pound Lane. The building was refurbished after the Second World War and has also been overhauled and extended more recently. The building is interesting internally due to the massive visible roof trusses, but externally has been heavily modernised.



- 4.3.27 In addition to the residential development and purpose built shops with a residential element to the upper floors, constructed in the village from 1871 onwards, there were a number of purely utilitarian commercial and workshop buildings constructed. Many of these have now been reused, predominantly as retail units. Examples include: the Old Shed, a single storey timber framed and weatherboarded former workshop; Burley Coach House, a large brick former coach garage; Black Cat Teashop, a small timber framed and brick building with a Bridgewater style tiled roof; The Studio, off Pound Lane, with weatherboarded walls and a corrugated metal roof; Odd Spot and Witchcraft, several small buildings on the roadside, originally part of the village garage and automobile workshop, with steeply pitched gables end on to the road, with both tile hanging and weatherboarding in evidence. A selection of roofing materials characterise Odd Spot and Witchcraft, with corrugated metal, red diamond shaped fibrous cement slates, and clay tile all in existence. Several unconverted buildings survive to the rear of Burley Garage Cottage and to the rear of the butcher's and general stores'. Between 1909 and 1920, development continued in the village in Garden Road and continued into a small estate built around Clough Lane and Esdale Lane, to the west of Garden Road. The buildings in the latter two roads are particularly distinctive, being predominantly semi-detached dwellings, constructed of brick which is often painted, with dark stained weatherboard to the first floor, flat roofed dormers piercing the eaves line and a hipped Bridgewater tiled roof, with chimney stacks to the ridge. Many buildings retain original windows, which were small paned timber side hung casements.



- 4.3.28 Sounds, smells and general activity also contribute to the historic character of conservation areas. The character area is dominated by the vehicular traffic along Ringwood Road and Pound Lane, particularly in the summer months. The village is a magnet for tourists to the New Forest, and pedestrian activity within the village during the summer months is also substantial, with the shops, restaurants, tea rooms, Burley Inn and Queen's Head Hotel being particular attractions. The village centre is also still part of the New Forest, with ponies roaming freely along the roads, often providing particularly effective traffic calming.



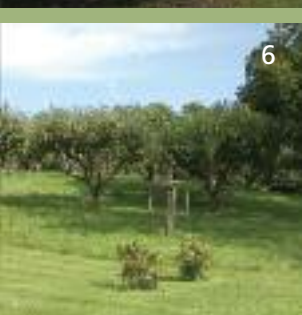
4.4 Modern housing development (B)

- 4.4.1 This character area is formed by the development fronting both sides of Copse Road and the housing estate incorporating Warnes Lane and Meadow Close.
- 4.4.2 The area is bordered by Burley Village Centre (A) to the northeast, Castle Hill Lane and Honey Lane in (H) to the north and the dispersed residential and agricultural development within (C) to the south.
- 4.4.3 Development began in the 1920s with the manor selling off land. Part of this land on the edge of Honey Lane was then divided into building plots. Copse Road was then created, with building plots on either side, construction started prior to the Second World War and has continued on individual plots until recent times. The largest element of development took place after the Second World War. This comprises the planned development off Warnes Lane and more recently, Meadow Close. Harry Law Cottages, off Warrens Lane, is the last of the modern development.
- 4.4.4 The buildings do not have any early vernacular references, being typical mid war and 1960s to 1980s development of detached, semi detached and terraced properties. However, the character area does not have a detrimental impact on the more historic surrounding landscape or built environment due to its enclosed nature created by the dense tree and hedge boundaries.
- 4.4.5 The open spaces in the area are restricted to wider verges and informal open areas in the Warnes Lane area, which were part of the planned open nature of this 20th century housing estate. These areas are key to the design of the estate and help to soften the higher density nature of the character area.
- 4.4.6 Boundary treatments to the edges of the area are formed by trees and hedgerows. Within Copse Road, many front boundaries to residential properties have some degree of hedging. Low picket fencing is also prevalent in the road. In Warnes Lane and Meadow Close estate, there is a mix of boundary treatments, but hedgerows remain the prevalent feature, interspersed with low brick walls and picket fencing. Some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted because of its harsh appearance at odds with the traditional boundary treatments in the area.
- 4.4.7 Mature trees are important to the character area, in particular providing a green backdrop to the west and north boundaries.
- 4.4.8 Views are restricted by the built form of the character area with vistas gained only along roads. The tree covered nature of the west and north boundaries restrict longer distance views out of the area. Individual views are gained south out of Warnes Lane and Copse Road, across Pound Lane, but the hedge and trees to the southern boundary restrict any other views.

- 4.4.9 There are no listed buildings in the character area and no buildings have been identified as being of local, vernacular or cultural interest.
- 4.4.10 The character area, however, provides a snapshot of later development in the village and it is important that future development within the character area, either infill or extension of existing properties, is carried out in a sensitive manner. In addition, the enclosed nature of much of the character area should be preserved.
- 4.4.11 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is dominated by the activity associated with residential development.

4.5 Pound Lane and scattered residential and agricultural development (C)

- 4.5.1 This character area is formed by scattered predominately linear development to the north eastern end of Pound Lane and more dispersed residential and agricultural development to the southwest of Pound Lane. In addition, Sharpen Hill Lane, a small spur to the southeast off Pound Lane creates a small anomaly of cul-de-sac development in the area.
- 4.5.2 The area is bordered by the modern development in character area (B) to the north, by Burley Village Centre (A) to the northeast, by the dispersed Forest edge settlement in (D) to the east and by Castle Hill Lane and Honey Lane (H) to the northwest. To the south, southwest and west lies open Forest.
- 4.5.3 Pound Lane runs through the character area from the southwest corner, curving round from the south towards the village centre in the northeast. The long straight broad element of Pound Lane, between the junction with Castle Hill Lane and the point where the road narrows to the northeast of Rooks Farm, was formerly used as an area for pounding and sorting livestock. Therefore, the wide verges and open areas, particularly to the northern side of the road, still exist and create a particular character to the historic landscape.
- 4.5.4 To the north side of Pound Lane are a few post medieval encroachments into the 'pound' open area, including the present site of Little Pound Farm and Chestnut Cottage. Muddy Lane, adjacent to Pound Farm and to the south of Pound Lane, was an historic drove which existed as a funnel onto the open Forest to the south. Pound Farm was the main historic farm in the area, with its associated arable fields.
- 4.5.5 Built development in the area appears to have taken place post 1870, with only Pound Farm to the south of Pound Lane, as shown on the Ordnance Survey map of this date. The subdivision of the land and the creation of Chubbs Farm, Burbush and its lodges, a few cottages at the eastern end of the area and Shappen House all appear on the later 1910 Ordnance Survey map.
- 4.5.6 The remaining development on the south side of Pound Lane, is of linear form, one plot deep, facing towards the road. The houses are generally detached, with some in larger garden areas and others on the road frontage. A number of the larger plots have undergone infilling in the last 30 years. Development on Shappen Hill Lane, other than Long Close Cottage, is relatively recent in date, forming a small cul-de-sac. Much of the modern development in the area is not sympathetic to its historic setting, although some attempt has been made to use traditional materials, such as brick and clay tile. Of particular note, is Green Oaks, which is a modern timber frame single storey structure, with shingles on the roof.
- 4.5.7 Public open spaces are restricted to areas of wide verge, particularly in areas on the northern side of Pound Lane. The wide verges, often dotted with mature tree specimens, help to provide a transition between the open Forest to the southwest and the gradually more built form of the village of Burley in the northeast.



4.5.8 Traditional boundary treatments within this area are hedgerows, picket fencing, brick walls and post and rail fencing. In addition, the “Burley fence” is prevalent throughout the character area. Some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears harsh and at odds with the traditional boundary treatments in the area.

4.5.9 Individual tree specimens, belts of trees and hedgerows are particularly important. The entrance into the south western part of the area is characterised by a belt of trees to the western edge of the road and hedgerow with individual tree specimens to the eastern side, thereby forming an immediate enclosure, contrasting with the open Forest to the south. Throughout the area, mature specimen trees are prevalent either singly or in groups on residential property or field boundaries. Hedgerows are also common to field and property boundaries.

4.5.10 In some parts of the character area, views are restricted to vistas along the road where the hedge and tree boundaries are particularly dense. In the south western part of the area, views are gained across the agricultural land south and east of Pound Lane. Extensive views are gained out of the area to the south, across open Forest.

4.5.11 Little Pound Farm is the only listed building in the character area. The cottage dates from the 18th century with later alterations and is constructed of rubble ironstone, with the upper part and the later extensions constructed of brick. The ironstone and the brick are painted white. The building has a substantial hipped thatched roof with block cut ridge. The windows are small casements, with those at first floor with diamond paned leaded lights. The timber planked front door has a small thatched hood supported on posts. This building is traditionally set back from the road behind a wide verge.

4.5.12 Eight unlisted buildings have been identified as being of local, vernacular or cultural interest: Torbay, Chestnut Cottage, Long Close Cottage, the outbuildings at Pound Farm, Chubb Farmhouse and associated outbuildings and Burbush Lodge.

4.5.13 Chestnut Cottage dates from the 19th century and is a single storey low status dwelling of cob with a hipped thatch roof with block cut ridge. It has later metal Crittall type windows and later extensions. This cottage enhances the setting of the adjacent listed building, Little Pound Farm.

4.5.14 Chubbs Farm dates from the late 19th century and is a higher status two storey house of brick, which has been rendered, has a slate roof and four paned timber vertical sash windows. The original building has been extended to the north by a two storey extension, but the original symmetrical frontage with end chimney stacks is still obvious. Several traditionally detailed outbuildings survive to the north of the house, thereby retaining the historic setting of the farmhouse. It is interesting to note that another higher status building of the same period exists at the north eastern end of the character area. The house at Forest Tea Rooms is constructed of brick, now painted, with a slate roof, but unfortunately the

original timber vertical sash windows have been replaced with PVCu windows and a large porch, inappropriate in scale and detail, has been added to the front elevation.



4.5.15 The outbuildings at Pound Farm are a traditional complex of barns around a courtyard to the immediate north of the farmhouse. The northern building is located at the edge of the wide verge on the south side of Pound Lane and is particularly prominent in views through this part of the character area. The buildings have a mix of materials, including thatch, Bridgewater clay tile and slate roofs, weatherboarded timber framed walls on a brick plinth and a brick wall.



4.5.16 Burbush Lodge is a typical two storey Edwardian estate lodge, with painted rendered walls with brick detailing to the string course. It has a steeply pitched clay tile roof with tile hung gables and timber small paned casement windows.



4.5.17 Torbay and Long Close Cottage are examples of typical Edwardian cottages, retaining their original detailing, materials and fenestration.

4.5.18 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.

4.5.19 Sounds, smells and general activity also contribute to the historic character of the conservation areas. This character area is generally dominated by the activity and noise of the intermittent traffic utilising Pound Lane, often slow or queuing due to New Forest ponies on the road. Otherwise, activity is agricultural and domestic.



4.6 Scattered Forest edge encroachment (D)

- 4.6.1 This character area is located to the south of Burley village centre and is formed by scattered Forest edge encroachment development.
- 4.6.2 The area is bordered by Burley village centre (A) to the northwest, by the scattered residential and agricultural development off Pound Lane (C) to the southwest and west, and by the western element of Bisterne Close (E) to the northeast. To the east and south, outside the boundary of the conservation area lies open Forest and trees.
- 4.6.3 The area is accessed via a narrow lane (Moorhill Road) from Station Road, opposite the cricket pitch and via gravel tracks off the Forest. The development is mainly a series of encroachments on to the open Forest edge, some being as late as the early 20th century. In 1870, the Ordnance Survey map shows Moorhill House and Shappen Farm, along with a few isolated cottages and small paddocks. The 1910 Ordnance Survey map shows several more dwellings, including The Highcroft and Little Hay with their formal gardens and cottages at the bottom of Moorhill Road.
- 4.6.4 Modern development is limited to the late 20th century dwelling Lanzerac and extensions to Moorhill House Hotel. Unfortunately, neither the modern dwelling nor the extensions to the hotel are sympathetic to the vernacular detailing in the area.
- 4.6.5 Public open spaces are restricted to wider verges in areas along Moorhill Road, and clearings into the Forest edge. Otherwise the area is relatively well covered by trees outside the enclosure banks.
- 4.6.6 Boundary treatments to the enclosures, within which lie the residential properties and the hotels, are hedgerows and belts of trees. Significant ditch and bank boundaries survive to define the enclosure areas. A small amount of post and rail fencing also exists in areas. There is one occasional use of non-traditional close boarded fencing, generally between plots within the enclosures, and the addition of any further boundary treatment of this type should be resisted as it appears as harsh and at odds with the traditional boundary treatments in use in this edge of Forest area.
- 4.6.7 Trees, in woodland belts, dominate this edge of Forest area of encroachment development, including High Croft Wood in the northern part of the area and Slap Wood to the south, outside the boundary of the conservation area. The trees provide enclosure to Moorhill Road and the residential properties within the enclosure boundaries. Only Goats Pen Cottage and The Cottage have a more open aspect to the southeast.
- 4.6.8 Views through and out of the character area are generally restricted by the hedge and tree boundaries, with longer views allowed over the small edge of Forest clearings.
- 4.6.9 There are no listed buildings within the character area; however, fifteen unlisted buildings have been identified as being of local, vernacular or cultural interest. These buildings are probably all encroachment dwellings on to the Forest edge, and are high status early 20th century dwellings, the country retreats of the Edwardian period, lower status mid to late 19th century vernacular cottages and a farmhouse.
- 4.6.10 The Highcroft and Littlehay are high status early 20th century dwellings. Both buildings are located in the northernmost encroachment enclosure and are hidden from public view by mature trees and hedgerows.



- 4.6.11 The Highcroft is a large house built by AH Clough in 1902. It is a large H-plan house with steeply pitched tiled roof, with large overhanging eaves, flat roofed dormers and large chimney stacks. The walls are rendered and painted, with timber side hung casement windows. The garden was originally designed by Gertrude Jekyll in 1906 for the owner at the time, Miss Sarin. The outline of the original garden scheme remains but little of the planting survives.
- 4.6.12 Adjacent to The Highcroft is Littlehay, a medium sized Edwardian house. The walls are constructed of brick, with the first floor rendered. The clay tile roof is steeply pitched with some of the first floor windows with leaf flat roofs rising through the eaves. The windows throughout are wooden casements. This garden was designed by Gertrude Jekyll in 1907, for Lady Isabel Ryder, as a traditional cottage garden. Much of the form of the original planting survives, together with pergola, terrace and loggia.
- 4.6.13 Moorhill House, now a hotel, dates from the late 19th century and is another high status large house, starting out as a late Victorian villa. The original building is dominated by later extensions but the historic core retains many of its original features, including decorative chimney stack and internal decorative features. This building is located on the edge of Moorhill Road and is prominent when travelling along the lane from the east.
- 4.6.14 In contrast to the higher status late 19th century and early 20th century buildings, Shappen Farm, Bye Cottage, Shappen Nursery, Goats Pen Cottage and The Cottage are all lower status vernacular dwellings.
- 4.6.15 Shappen Farm is a typical 19th century two storey cob building on a local stone plinth, with rendered exterior and hipped slate roof. The building was originally rectangular in plan, but has later extensions to the rear. The building has retained its small paned timber casement windows in small openings a distance in from the corners of the building due to its cob construction. Adjacent, Bye Cottage is an Edwardian detached villa, with white painted rendered walls and a hipped slate roof. It retains some of its diamond paned leaded light windows at first floor. Both buildings are traditionally located on the edge of a cleared area set back from the roadside.
- 4.6.16 Shappen, Goats Pen Cottage and The Cottage are located in a small encroachment enclosure to the south of Moorhill Road. Shappen is particularly prominent within the street scene when travelling along Moorhill Road. It was a small nursery or market garden in 1908 and photographs from this period show it to have been a thatched cob building with an outshut running along the front elevation. It appears that a new brick two storey façade was created to the roadside in the Edwardian period and the thatch replaced with slates. Two early 20th century outbuildings also survive, both of cob and located on the roadside. The building to the western end is notable due to the fact that the cob was protected by a coating of tar, rather than render. A GR red postbox is inserted into the wall of this outbuilding.

- 4.6.17 The guide stone on the northern side of Station Road, on the hill which descends towards the Queen's Head Hotel is a valuable feature. It is dated 1802, is square in plan and around 0.75m in height. Three sides are inscribed: To Lymington Rest and be thankful / To Lyndhurst / PEACE Restored 27 March 1802. The guide stone was erected by Thomas Eyre, House Steward and Bailiff to the manor, who appears to have been responsible for three guide stones and an information stone from this period.
- 4.6.18 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.
- 4.6.19 Sounds, smells and general activity also contribute to the historic character of the conservation areas. This area is relatively quiet, with vehicular traffic activity restricted to residential use and visitors to Moorhill House Hotel.





4.7 Bisterne Close and Forest encroachments to the west (E)

- 4.7.1 This character area is formed by the large medieval enclosure named Bisterne Close, later small satellite enclosures to the immediate north and south and further Forest edge enclosure encroachments to the west, as far as Chapel Lane.
- 4.7.2 The character area is bordered by the scattered Forest edge encroachment in (D) to the southwest, by Burley Manor Park to the west (G) and by Burley Lawn and common edge encroachment to the north. To the northeast, east and south lies open and wooded Forest.
- 4.7.3 Bisterne Close is a large mainly medieval encroachment into the Forest. It was originally predominantly agricultural land for pasture, with some small areas of arable use. A number of the original boundary banks and ditches survive which delineated the area from the open Forest and also divided the enclosed area into a number of 'closes' and paddocks. In the post medieval period, further small encroachments into the Forest occurred, particularly to the south and the west of the original area. The 1870 Ordnance Survey map shows only Bisterne Close Farm in the largest 'close', along with a few cottages and a small number of dwellings in the later small encroachments. Today, a road runs around the perimeter of Bisterne Close and is shown on earlier maps, including one dating back to 1787, as a track outside of the continuous ditch and bank of the encroachment.
- 4.7.4 The 1909 Ordnance Survey map shows a large amount of development having occurred since the previous 1870 map, with a number of large properties located within landscaped grounds in the main area of Bisterne Close. In addition, small cottages on the perimeter road and off the newly routed Southfield Lane also appeared. It is clear that the late 19th century and early 20th century was a major period of building in this character area and is reflected in the number of good quality substantial Victorian and Edwardian villas, small country houses and cottages.
- 4.7.5 There are few dwellings or structures within the character area dating after the Edwardian period and it would appear that pressure for development moved on to other parts of Burley after the Second World War. However, later 20th century development has occurred within infill plots or perhaps as replacement dwellings. These later 20th century dwellings are generally unsympathetic and inappropriate in scale. Massing, detailing and materials and do not reflect the earlier vernacular detailing and materials of the area.
- 4.7.6 Although there are few public open spaces within this character area, two of the most significant public open spaces within the whole conservation area are located here. The cricket ground is a large public open space to the immediate east of Burley Primary School in the southwest part of the area. This is prominent in views when travelling west across the Forest into Burley and appears well used for sporting purposes, as well as general outdoor activities. The large churchyard to St John the Baptist's Church is located on the western edge of the character area, adjacent to Chapel Lane. This public open space surrounds the church and is dominated by scattered individual specimen trees. Other open spaces within the



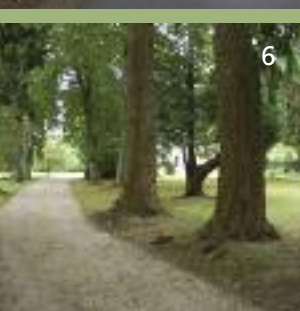
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character area are incidental, being wider verges to the sides of the roads or small clearings into the edge of the Forest. These incidental spaces are important and create a sense of spaciousness within certain parts of the street scene, in contrast to narrower areas with a feeling of enclosure, often formed by a combination of boundary banks and ditches, hedges or mature tree belts.

4.7.7 Traditional boundary treatments include: hedgerows, brick garden walls, post and wire or post and rail fencing, and low picket fencing. There are also individual examples of decorative iron pedestrian and vehicular gates to some properties, along with traditional five bar type field gates. There is an occasional incidence of the use of non-traditional close boarded fencing, and the addition of any further boundary treatment of this type should be resisted as it appears harsh and at odds with the traditional boundary treatments in use in this edge of Forest area, particularly compared with the hedgerows.

4.7.8 Individual specimen trees, belts of trees and mature hedgerows are all prominent features throughout the character area, present on the roadside and field boundaries. Significant wooded backdrops to the boundary of the Forest edge create a sense of enclosure from the surrounding Forest. The presence of such a large amount of mature green boundary treatment is particularly important to the character of this eminently rural part of the conservation area, defining not only the arable and paddock lands in the centre, but blurring the edges of the encroachment, with the Forest appearing to encroach into the character area at several points.

4.7.9 Views through the character area are generally restricted along the roads, however, occasional glimpsed views are gained through gateways or less dense hedgerows into the central arable and paddock land of Bisterne Close, or along driveways to larger properties. The cricket ground and open area to the immediate south of the golf club provide more panoramic views over the southwest part of the character area. Views into and out of the character area are generally restricted by the trees on the Forest edge, but breaks in the trees provide restricted, glimpsed, and occasional more long distance views, the latter found to the south of Durmast Crossroads, the golf club and cricket ground. In addition, several long distance views and glimpsed views are available from Chapel Lane on the western boundary of the character area across Burley Park to Burley Manor Hotel.

4.7.10 The Church of St John the Baptist and the milestone at Durmast Crossroads are the only listed buildings or structures in the character area.

4.7.11 The Church of St John the Baptist dates from 1839 and was originally designed by the architect C Underwood, but altered in 1886 by W Butterfield. It is constructed of brick, with stone dressings and has a slate roof. The church is characterised by tall narrow pointed lancet windows, between tall thin brick buttresses. At the west end is a tall pointed door, with a triple lancet window above and a stone bellcote on the roof at the gable end. The church is located in one of the smaller later encroachment areas to the western end of the character area and is set on high ground above the adjacent road to the north.



- 4.7.12 The milestone at Durmast Crossroads dates from the early 19th century and is a square section painted stone with a rounded top. It has an inscription on the front reading: To, Ringwood, 6, Lymington, 8, Miles, Burley, 1.
- 4.7.13 In addition, 75 unlisted buildings have been identified as being of local, vernacular or cultural interest. These buildings range from high status small country houses and large villas from the Victorian and Edwardian periods, medium sized slightly lower status substantial houses of the late 19th and early 20th century, to lower status workers' type cottages dating from the late 18th century through to the early 20th century. This contrast in size, scale and date represents the development of the Bisterne Close area from a large, mainly agricultural encroachment enclosure to a more developed area at the beginning of the 20th century.
- 4.7.14 Durmast House, Durmast Lodge, Bisterne Gate, Bisterne Lodge, Forest House, Holmwood, Leahurst, Shoot Wood, Forest Corner, the White Buck Inn, Cottesmore House are large Victorian and Edwardian high status villas and small country houses.
- 4.7.15 Durmast House was built between 1848 and 1850 by Lieutenant Sampson Edwards RN on 14 acres of originally meadow land and Forest edge encroachment. It is a high status small country house of the period, concealed from public view within extensive mature landscaped grounds. The garden was originally designed by Gertrude Jekyll in 1907 for Miss Nellie Baring, Jekyll's cousin. The planting scheme survives and the present owner has been undertaking a programme of restoration of the gardens over the past 20 years. The substantial boundary garden wall, which runs for some distance along Bisterne Close Road and along the road running south down to Durmast Crossroads, is a prominent feature.
- 4.7.16 Durmast Lodge is located to the west of Durmast House and grounds and sits to the rear of the roadside. This building, together with the garden wall to Durmast House, forms a pinch point in the street scene and acts as a gateway off the Forest to the south, into Bisterne Close. The core of Durmast Lodge existed in 1838, but was expanded during the latter part of the 19th century and also has more recent alterations.
- 4.7.17 The other large villas and small country houses represented by buildings such as Bisterne Close, Bisterne Gate and Cottesmore House are large detached houses, set in mature landscaped grounds, often with mature hedge and tree boundaries, giving only glimpses of the buildings within. The prevalent building materials are brick, sometimes painted or rendered and predominantly tiled roofs, with only a few examples of slate. Tiled roofs are generally steeply pitched, often with multiple gables, sometimes tile hung or with mock timber frame detailing. Windows are either timber vertical sliding sashes or typical heavy mullioned Edwardian windows. Particular features also include: at Forest House, a turret with a series of bays with an octagonal tiled roof; and the White Buck Inn (a former dwelling), multiple gables of different heights and orientations, with a first floor of an exposed timber frame. The extent of survival of original detailing and fenestration in these buildings is important.



15

4.7.18 Holly Cottage, Oakfield Cottage, Piper’s, Wisteria Cottage, Twin Cottage, and Miracle Trees are all lower status medium sized substantial houses, dating from the late 19th and early 20th century.



16

4.7.19 Holly Cottage is a typical example from the Edwardian period, with steeply pitched gabled tiled roof with decorative ridge tiles, decorative barge boards and decorative tile hanging to first floor and gables. The windows are timber casements. There are also a number of houses of a similar design and size, with painted or unpainted brick, slate roof and symmetrical front facades, with timber sliding sash windows of six panes, the two end panes being smaller than the central pane. Oakfield Cottage is one example.



17

4.7.20 Spyholm and Appletree Cottage are anomalies. Spyholm is an extensive multi-period two storey L-shaped brick dwelling with a thatched roof and decorative block cut ridge. The dwelling has a blank gable end on to Bisterne Close Road, but is otherwise set back from the roadside behind single storey outbuildings with Bridgewater tiled roofs or a high boundary hedge. The complex of buildings is important within the street scene due to the massive thatched roof, the only part of the building visible above the outbuildings and boundary hedge. In contrast, Appletree Cottage is a large long thatched one and a half storey dwelling with catslide roof to either end. Importantly, this building has retained its planned formal cottage garden setting, with a glimpsed view along the garden path to the dwelling under a thatched canopy to the pedestrian gateway on the road.



18

4.7.21 Holly Grove, Yewtree Cottage, Bisterne Cottage, Dove Cottage, Field View, Greenlands are all low status small workers’ type cottages dating from the late 18th century through to the early 20th century.

4.7.22 Holly Grove is a small late 18th or early 19th century cottage within an early encroachment into the Forest on the northern side of Bisterne Close. This is a small one and a half storey encroachment cottage, constructed of cob, on a local stone plinth, with a hipped thatched roof, incorporating eyebrow dormers over the first floor windows which cut through the eaves line. This building is a remarkable survival from this early period of encroachment due to the fact that it has remained relatively untouched by modern alterations.



19

4.7.23 A series of small workers cottages was constructed at the end of the 19th century and early 20th century along Southfield Lane, including: Dove Cottage, Field View and Greenlands. These are small low status two storey detached cottages, with symmetrical facades, some with original timber vertical sliding sash windows. These buildings are important as they have not undergone significant modern alteration or extension and their simple origins of this turn of the century period are still visible.



20

- 4.7.24 It is interesting to note that not many traditional ancillary buildings appear to exist and this may be because the period and type of building from the late 19th century to the early 20th century, with only the small country houses or farms requiring such buildings. However, examples do survive at Spyholm and at Paddock House, the latter of which were possibly once associated with Durmast House, to the south. Paddock House consists of a courtyard complex with cottage, other buildings now converted to domestic use. These buildings include a building in use as a garage and stable, which has an exposed cob wall and a Bridgewater tile roof.
- 4.7.25 Burley Primary School is located in a prominent position within one of the later western areas of encroachment and looks out over the cricket ground to the southeast. The earliest part of the school dates from the mid 19th century and is constructed of polychrome brickwork, with a steeply pitched tiled roof. It is a single storey building, with larger one and a half storey individual rooms, often gable end on to the cricket ground. The school has undergone substantial alterations since first constructed, however, the later extensions either reflect the original polychrome brickwork and steeply pitched roofs, or are unashamedly modern in design, but still reflecting the multiple gables fronting on to the cricket ground.
- 4.7.26 Each of these 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.
- 4.7.27 Sounds, smells and general activity also contribute to the historic character of conservation areas. In the east this character area is dominated by its rural nature, and activity is predominantly limited to occasional vehicular traffic, domestic and agricultural uses. However, within the southwest and west of the area, other activities prevail, including the cricket ground and golf club, which generate specific sporting activity; the school, which creates weekday activity and sounds linked to its educational use; and the church, which not only holds services, but is an attraction to visitors to the village of Burley.



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4.8 Burley Lawn and common edge encroachment (F)

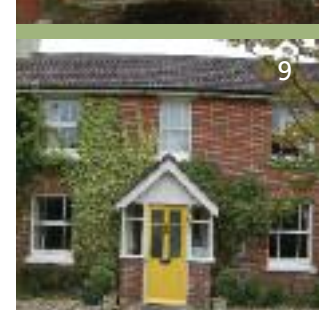
- 4.8.1 This character area is formed by scattered common edge encroachment development on the north, west and south sides of Burley Lawn and development within the small enclosure to the north of Beechwood Lane. The majority of the area is bounded by open common land and the woodland belt to the south.
- 4.8.2 The area is bordered by Bisterne Close and its satellite Forest encroachments (E) to the south, Burley Manor and Park (G) to the west and Forest Road and Mill Lane, with their scattered Forest edge development (J) to the north. Outside the boundary of the conservation area to the east is the open Forest common land of Burley Rocks.
- 4.8.3 The area developed around Burley Lawn, which is a piece of residual common land. Chapel Lane was the original drove road north east out of the village forming a broad funnel onto the common. There was much encroachment particularly during the 18th century with small paddocks and cottages seen on Driver's Map of 1787. Today the dwellings are mainly larger detached properties in their own landscaped grounds or with large gardens. A number have developed from original small cottages.
- 4.8.4 There is some new development in the area mainly either replacement dwellings or infilling of vacant plots. Unfortunately some of this new development does not fit well with neighbouring historic properties due to non-traditional scale, massing, design and use of incompatible materials.
- 4.8.5 The main public open space in the area is the common land forming Burley Lawn, around which the scattered residential development has encroached on three sides. The open space is a mix of open grazed common land, ponds and watercourses and small clumps of trees. Other public open spaces are incidental areas of wider verge to the edge of Chapel Lane, including a larger element to the northeast of Meadow View, which is particularly prominent in the street scene at the junctions of Lyndhurst Road, Chapel Lane and Forest Road.
- 4.8.6 Traditional boundary treatments include brick walls, hedgerow and picket fencing. The picket fencing is of various designs, the most decorative being that to the front boundary of Mote Cottage. There are some instances of "Burley fence". Some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears harsh and at odds with traditional boundary treatments in the area.
- 4.8.7 Individual tree specimens and hedgerows are important in the area. Hedgerows, often with hedgerow trees, provide strong boundary treatments to domestic gardens. Individual mature specimen trees are dotted throughout the common land and also form more substantial groups of trees. The southern boundary of the area with Beechwood Lane is formed of a more substantial belt of trees, completely screening the open Burley Lawn from views to the south. The northern boundary beyond Withies is formed of substantial specimen trees on the boundary of agricultural land.



2



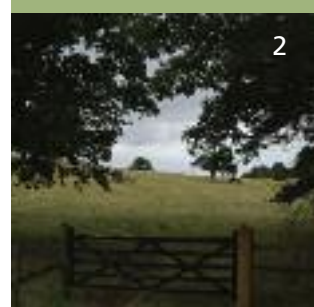
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- 4.8.8 Extensive views are allowed through the more open Burley Lawn area of common land, but these are often short distance and terminated by areas of trees and scrub. Views out of the character area are restricted by the tree and hedge boundaries to residential properties, the buildings themselves, the belt of more substantial woodland to the south and the tree boundary to the agricultural land to the north. There are views along the length of Chapel Lane, several long distance over the agricultural land to the west.
- 4.8.9 The former United Reformed Church is the only listed building in the character area. The building was constructed in 1843 as a church and school room to replace an earlier chapel. It is built of brick with stucco dressings and has a steeply pitched slate roof with gable ends. The church is a large two storey single room, and the school room, which was enlarged in 1879, is constructed on the eastern elevation and is single storey in height. The building has been converted into a single dwelling, but this has been undertaken sympathetically, without inappropriate change to the historic external appearance of the religious building and the churchyard to the west remains intact, preserving the setting of the building.
- 4.8.10 21 unlisted buildings have been identified as being of local, vernacular or cultural interest.
- 4.8.11 Burley Lawn is a detached 19th century dwelling overlooking the common. It is constructed of colour washed brick on the ground floor with a mock timber frame and rendered infill panels at first floor level. The roof is of slate and the windows are unusual in that they have Gothic style tracery.
- 4.8.12 Forest Garden is a large detached house in landscaped grounds built c.1900 by Lady Baker in Arts and Crafts Tudor style. It is constructed with a structural timber frame and herringbone brick infill panels. The roof is steeply pitched of hand made clay tiles with a few courses of stone slates at the eaves. The chimneys are unusual in that they are large multi-shaft stacks with attached columns supporting a decorative chimney head. The pedestrian entrance into the grounds is through a timber framed lych-gate. Within the grounds there is a timber framed and thatched outbuilding.
- 4.8.13 Glenwood and Rosebay Cottage are both typical Edwardian detached houses. Glenwood is rendered with a tiled roof and vertical sliding sash windows of four panes. It has timber bay windows to the ground floor. Rosebay Cottage is a plain brick building with vertical sliding sash windows which are divided vertically into a centre light and two smaller side lights. Unfortunately the roof has been recovered with concrete tiles.
- 4.8.14 The Dower House is a large detached early 19th century dwelling with later additions. As the name suggests it was originally linked with the Manor and was in existence by 1848. It is a rendered building with a slate roof. There are large vertical multi-paned sliding sash windows and a veranda which wraps round part of the building. This is unusual in that the roof is partially glazed with concave sheets of glass over some of the ground floor windows, the remainder being covered with concave sheets of zinc and the whole supported on slim metal columns.

- 4.8.15 Adjacent to Burley Lawn Cottage is an outbuilding which was most likely constructed as an implement or cart shed, but would now appear to be used as a garage. It is constructed using vertical split logs for the walls and has a corrugated iron roof. This building is typical of lower status ancillary buildings found along side tracks elsewhere in the Forest.
- 4.8.16 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.
- 4.8.17 Sounds, smells and general activity also contribute to the historic character of conservation areas. The quiet, rural nature of the character area dominates, with activity restricted to vehicular traffic on Chapel Lane, domestic activity and walkers/visitors to the common land.





4.9 Burley Manor and Park (G)

- 4.9.1 This character area is formed by the Parkland surrounding the Burley Manor Hotel and the landscape setting to the north.
- 4.9.2 The area is bordered by Burley village centre (A) to the south; Bisterne Close (E) with its satellite enclosures to the southeast; Burley Lawn with its associated common edge encroachment (F) to the east; Forest Road and Forest edge development in (J) to the north; dispersed settlement and agricultural land (I) to the west and Castle Hill and Honey Lane (H) to the southeast.
- 4.9.3 Burley Manor Hotel is most likely on the site of the medieval manor house which was reconstructed in 1781 together with the re-designing of the parkland including the addition of the fishpond. The current manor house was built in 1852. In 1933 a new wing was added at the time that the manor house was converted to a hotel and other modifications and additions took place in 1987. The parkland has suffered some degradation particularly during the period that the manor house was requisitioned by the army during the Second World War and a number of the original specimen trees belonging to the 18th landscaping scheme have now disappeared.
- 4.9.4 The only modern development in this area is that associated with the development of the hotel and the extension to Park Lodge situated on the south side at the entrance to the drive.
- 4.9.5 The main open space in the character area is the parkland surrounding the manor, part of which is accessible by the public. This is traditional parkland with individual tree specimens scattered throughout.
- 4.9.6 Traditional boundary treatment is predominantly post and rail fencing, which lines either side of the driveway, separating it from the parkland to the east and west. The wider boundaries of the area are generally of hedges and trees, with some post and rail fencing interspersed. A substantial boundary wall exists to the immediate front of the manor house, separating the building from the surrounding parkland with a ha-ha; a boundary hidden to views from the house.
- 4.9.7 Individual specimen trees are important in the parkland and have been designed into the landscape. In addition, trees and hedgerows form green boundaries to the wider parkland area and there is also a significant tree backdrop to the immediate north and northwest of the manor house.
- 4.9.8 Throughout the character area, extensive views are gained across the parkland, to and from the manor house. In addition, there are extensive views into the area from the south, off Chapel Lane. To the north, the rising topography of the surrounding areas, in relation to the parkland, generally restricts views into the character area.



4.9.9 The only listed building in the character area is Burley Manor Hotel, constructed of red brick with blue brick diaper decoration, stone dressings and a steeply pitched plain tile roof. Notable architectural features include decorative stone finials to the apex of the gables, a stone coat of arms in the centre of the principle façade and decorative stained glass features in the windows to the principle ground floor rooms. It is a two storey building with an attic and has a plan form of six irregular bays, with service wings to the northwest and to the northeast, the latter forming two sides of a courtyard to the rear of the house. The adjoining former stable block, now converted to hotel use, has an imposing cupola on the roof, now glazed; formerly this may have been open and housed a bell. The manor house stands within an extensive parkland with panoramic views to the front, the views to the rear being restricted by a bank on which a belt of trees stands.

4.9.10 One unlisted building, Park Lodge, has been identified as being of local, vernacular or cultural interest.

4.9.11 Park Lodge was originally a small multisided building with tiled roof and large overhanging eaves supported on timber posts. It is now attached to a sizeable modern house behind. Its origins would appear to have been that of a small gatekeeper's cottage to the main drive of the manor. There was a building shown in this position on the 1870 Ordnance Survey map, but the current building would appear to be a little later in style.

4.9.12 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is dominated by the use of the former manor house as a hotel and therefore activity is associated with this use. Otherwise, the area is dominated by open, rural parkland. Part of the parkland is also used as car parking for tourists visiting Burley and the associated activity and sounds of such vehicular traffic pervades the southwest corner of the area.



4.10 Castle Hill Lane and Honey Lane (H)

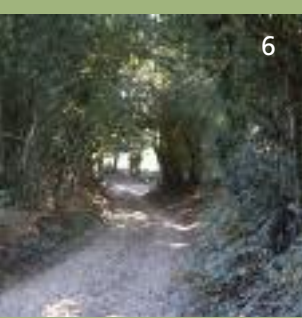
- 4.10.1 This character area is located on the western edge of a large part of the conservation area and is formed by the length of Castle Hill Lane, including the hill fort, and Honey Lane.
- 4.10.2 The area is bordered by Pound Lane (C) to the south, modern housing estates in (B) to the southeast, Burley village centre (A) and Burley Manor with its park (G) in the east, the dispersed settlement and agricultural land (I) to the northeast and Burley Street (K) to the north. Outside the entire western boundary of the character area (and boundary of the conservation area) is alternate wooded and open Forest edge.
- 4.10.3 The character area, on the western edge of the conservation area, is formed by the undulating landscape on the edge of the escarpment, which is sited above a flat open heathland plain extending to the west. At the northern end of the area, at the highest point, is an Iron Age hill fort, called Castle Hill. This hill fort is a large circular enclosure surrounded by a double bank and ditch. The hill fort is now predominantly covered by trees. Castle Hill Lane and Honey Lane run along a north south route through the character area. Honey Lane is an ancient gravel track way, which, in places, is sunken below the surrounding agricultural land to a depth of up to two metres. Castle Hill Lane predominantly runs along the edge of the escarpment at the western limit of the area.
- 4.10.4 The land within the character area was originally in part agricultural and woodland use and was part of the Manor of Burley. However, in 1894, the Manor was broken up and this area of land within the character area was purchased by Arthur Hugh Clough, who built Castle Top House and Burley Hill House in 1896. The development of the area continued on into the early 20th century, with the construction of large houses in landscaped grounds with ancillary buildings, including staff cottages. Many of these houses survive, but unfortunate modern additions of close boarded fencing and high electric gates, are discordant with the rural, Forest fringe character of the area. Otherwise, modern development is relatively discreet, screened from wider view by the topography and the prevalent trees and overgrown hedgerows.
- 4.10.5 There are no large public open spaces within the area, due to the number of trees. However, there are elements of wider verge, especially along parts of Honey Lane and at the junction of Honey Lane and Castle Hill with Pound Lane in the south of the area. These wider areas provide a feeling of spaciousness, in contrast to the generally enclosed nature of the rural tracks running through the area.
- 4.10.6 Traditional boundary treatments are dominated by trees and hedgerows; however, there are also isolated examples of post and rail fencing and some instances of the "Burley fence". In addition, boundaries are also often still marked by historic banks and ditches. However, some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears as a harsh and at odds with traditional boundary treatments in the area.



4.10.7 There are isolated examples of prominent individual tree specimens, but most prevalent are groups of older specimen trees, to the edges of the two historic track ways running through the character area, and to historic field boundaries. Copses of trees and scrub are also prevalent throughout the character area and on the western boundary, and particularly in the area of the hill fort.



4.10.8 Views within the area are generally restricted to the length of the ancient track ways, due in part to their sunken nature in areas, the bank and ditch boundaries to the tracks and the enclosure by mature trees and scrub. However, there are glimpsed views into some of the internal agricultural land, as well as intermittent long views between trees and scrub, out of the conservation area to the west, over the lower open Forest. The area is characterised by the strong tree boundaries throughout and large areas of woodland, both within the character area and on the boundary to the Forest.



4.10.9 There are no listed buildings within the character area, however 19 unlisted buildings have been identified as being of local, vernacular or cultural interest.



4.10.10 Ashen Wood, Beacon Corner, Broom Bank, Burley Beacon, Eastwood and Rubble Edge are all larger high status Victorian and Edwardian houses or villas, often reflecting the Arts and Crafts style of this period.

4.10.11 Ashen Wood is in Arts and Crafts style and was designed by the architect Clough Williams Ellis (nephew of Arthur Hugh Clough) for the Strangs family. It is located in a small satellite enclosure to the west of Castle Hill Lane, is constructed of brick, now painted, and has a steep tiled roof with overhanging eaves. The dwelling has an unusual semicircular stair turret in the angle between the façade and wing which is a noticeable feature when travelling north along Castle Hill Lane. The front door is traditional oak planking, under a semicircular head, and timber small paned casement windows survive throughout, along with small paned timber vertical sliding sash windows.



4.10.12 Burley Beacon is a substantial Edwardian house, set in landscaped grounds. It is also in an Arts and Crafts style with brick to the ground floor, harling (or render) to the first floor, has a steeply pitched tile roof and prominent chimney stacks and heavy eaves cornice. Traditional leaded casement lights have survived throughout.



4.10.13 Beacon Corner is a large house built in 1908 by Arthur Hugh Clough for Mrs EJ Dent. It has roughcast walls and a prominent and steeply pitched Bridgewater tile roof, which gives the large area of hipped roof a particular texture. The building has large, multisided bays rising full height and first floor windows that interrupt the eaves line. Small paned timber vertical sliding sash windows and small paned timber side hung casement windows survive. Glimpsed views of the house are gained from the adjacent Castle Hill Lane.





- 4.10.14 Yew Tree Cottage, Belvedere, Byways, The Cottage, and Blackbush Cottages are examples of smaller dwellings from the late 19th and early 20th centuries. Several are examples of the ancillary 'estate cottages' to the larger higher status dwellings within the character area. Others are very much individual builds, with the latest in date probably being from the inter-war period.
- 4.10.15 Yew Tree Cottage and Byways are smaller thatched cottages from the late 19th or early 20th centuries. Both buildings are constructed of brick, Yew Tree Cottage having a rough cast render. Yew Tree Cottage has retained its metal small paned Crittal type windows. The garden to Byways is particularly important and is on the Hampshire County Council Countryside Heritage Sites list, as it has an unusual alpine garden. The garden was laid out in about 1920, by ED Doncaster, who drew inspiration from the writings of Gertrude Jekyll. Of a similar size and status is Beacon Cottage, part of which dates back to the middle of the 18th century and was constructed of Burley Rock. It was much extended in the late 19th and early 20th century.
- 4.10.16 Blackbush Cottages (numbers 1 to 4) were built by Arthur Hugh Clough as ancillary buildings to Castle Top House and Burley Hill, and were staff cottages for, amongst others, the chauffeur, laundry maid and gardener. The group originally contained a large barn, which disappeared after the Second World War. The barn held the generator that supplied electricity to the houses. Blackbush Cottages are two semi-detached sets of dwellings located parallel to one another and at right angles to the lane. They form a group of buildings with Belvedere, on the western side of the lane. Blackbush Cottages, have a variety of traditional materials, including brick (some painted), tile hanging at first floor, clay tiles and Bridgewater tiles. The cottages still stand within large garden areas. Belvedere is a slightly different design and style, being a detached dwelling. It has a steeply pitched roof, with a catslide to one side descending to the ground floor. It also has very prominent chimney stacks. It dates to the latter part of the 19th century with later alterations and additions. It now stands within a large landscaped garden with adjoining paddock. The land is shown on the 18th century maps as being an encroachment onto the Forest.
- 4.10.17 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.
- 4.10.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. This area is dominated by quiet rural sounds, with very little vehicular traffic using Honey Lane or Castle Hill Lane. Vehicular traffic is prevalent on the northern and southern extremities, on Ringwood Road and Pound Lane respectively, and also at the junction of Honey Lane with Ringwood Road in the east.

4.11 Dispersed settlement and agricultural land (I)

- 4.11.1 This character area is located, in the centre of the conservation area and comprises dispersed settlement, predominantly in the vicinity of Ringwood Road and agricultural land.
- 4.11.2 The area is bordered by Burley Manor and its associated park (G) to the southeast, Castle Hill and Honey Lane (H) to the southwest, Burley Street (K), Coach Hill Lane and Vereley (L) to the northwest and Forest Road (J) to the north. A small element of Forest edge borders the character area, outside of the boundary of the conservation area, between character areas (L) and (J) in the north.
- 4.11.3 The character area consists predominantly of an area of agricultural land, formerly belonging to the manor, with Stock's Farm in the centre of a wider area, which included the Honey Lane and Castle Hill area. Stock's Farm sat at a crossroads, formed by the main road, running north south, and two track ways – one running east and the other northwest – both exiting on to the open Forest. On the 1870 Ordnance Survey map, only four buildings are shown in the area: Stock's Farm, Myll Cottage, Ladywell and Burley Cottage. On the 1909 Ordnance Survey map, only two further groups of buildings had been added: Stock's Hill, on the opposite side of the main road from Stock's Farm and a terrace of five cottages at right angles to Ringwood Road, to the south of Myll Cottage. The remainder of the development in the area is all post 1909.
- 4.11.4 Tyrell's Lane and Long Mead Road run at right angles to the main road and are short cul-de-sacs containing development of various periods in the 20th century. Importantly, both cul-de-sacs are narrow gravel lanes, typical of the minor roads and lanes within the conservation area. Tyrell's Lane was formerly the track way running from Stock's Farm on to the Forest in the northeast and a public footpath now continues from the end of the present road, on the line of the former track way. Otherwise, the scattered development within the area is predominantly located on the eastern side of Ringwood Road.
- 4.11.5 Modern development has taken place in the character area and has generally been sympathetic, in size, scale, detailing and use of materials, to the more historic cottages here and larger scale dwellings in other character areas.
- 4.11.6 There are no public open spaces within the character area. However, the centre of the area is characterised by open agricultural land of various sized fields.
- 4.11.7 Traditional boundary treatments include: hedgerows, post and rail fence and walls. There are isolated examples of post and rail fencing and some instances of "Burley fence". However, some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears harsh and at odds with the traditional boundary treatments in the area.



- 4.11.8 Mature tree specimens are dotted around the character area, either individually or in belts of trees. Hedgerows and trees within hedgerows are prevalent along the roadsides and also to the historic field boundaries within the agricultural land to the east of Ringwood Road.
- 4.11.9 Views are generally limited to the length of Ringwood Road and the two small lanes. However, there are instances of glimpsed views and long views where breaks in the boundary hedgerows allow. Very few views are gained outside of the character area, due to the hedged and tree boundaries.
- 4.11.10 There are two Grade II listed buildings within the character area: Stock's Farm and Myll Cottage.
- 4.11.11 It is likely that core of Stock's Farmhouse dates from the mid 17th century. It is a brick building, with a plain clay tile roof and gable ends with chimney stacks. The 18th century façade appears to have been added to an earlier building, and has a central projecting full height gabled porch, with two panel door under a radiating semi-circular fanlight. Twelve pane timber vertical sliding sash windows survive. A dentil cornice runs under the eaves, and small glazed triangular dormers sit one either side of the central full height porch within the main roof. Stock's Farmhouse is a prominent building within the street scene, especially when travelling north along Ringwood Road, and is elevated above the adjacent road. A group of historic farm buildings associated with the farmhouse are located to the immediate north.
- 4.11.12 It is likely that Myll Cottage dates from the late 14th century or early 15th century. It is thatched and the main core of the building has a cruck timber frame, but the outer walls are likely to date from alterations in the 18th century and late 20th century. The cottage is hidden from public view, away from the road, behind trees and hedge.
- 4.11.13 In addition, 10 unlisted buildings have been identified as being of local, vernacular or cultural interest, including some of the modern 20th century dwellings which are well detailed and in keeping with the vernacular character of the older buildings in the area.
- 4.11.14 Burley Cottage is an 18th century two storey substantial brick cottage with a steeply pitched old clay tile roof. The original cottage has historically been extended to the north. This building is in a prominent position in the street scene on the apex of a corner and therefore viewed when travelling both north and south along Ringwood Road.
- 4.11.15 Ladywell is a one and a half storey thatched cottage built of brick. It is likely that the cottage originally dated from the 18th century, but has had significant alterations and remodelling in the 20th century. The cottage is located at the end of Tyrell's Lane in the vicinity of the 'lady well', a freshwater spring.

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- 4.11.16 Several large modern dwellings have been constructed in the area, either off Long Mead Road or on the eastern side of the main road. These buildings have been carefully designed to reflect the larger late Victorian and Edwardian houses and villas found elsewhere within the conservation area. Their size, design and materials are sympathetic to the often square or rectangular plan form of the earlier buildings, and often have symmetrical facades with a central front door and tall vertical sliding sash windows to either side and above. These dwellings, therefore, enhance the special character of this particular area (I) and the wider conservation area.
- 4.11.17 All 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.
- 4.11.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. This area is dominated by the vehicular traffic on Ringwood Road, however, once off the main road in Tyrell's Lane or Long Mead Road, quieter sounds and domestic activities predominate.



4.12 Forest Road, Mill Lane and scattered edge of Forest development (J)

- 4.12.1 This character area is formed by scattered later development predominantly along the southern sides of Forest Road and Mill Lane, fronting the open Forest heathland to the north.
- 4.12.2 The area is bordered by Burley Lawn (F), Burley Manor with its associated park (G), and scattered development and agricultural land (I) to the south. To the north, west and east is open Forest and trees, outside the boundaries of the conservation area.
- 4.12.3 This area represents typical common edge development via a series of encroachments facing onto Burley Moor on the north eastern and eastern edges of the former Burley Manor land. The then illegal encroachments into the Forest are shown on Driver's Map of 1787 and these encroachments were regularised in 1801. On the 1870 Ordnance Survey map, 12 buildings are shown within the encroachments, which included a farm and small cottages. By the 1909 Ordnance Survey, a further nine buildings had been constructed within the encroachments.
- 4.12.4 The area of land to the north of Burley Lawn, and south and west of Mill Lane is a large medieval encroachment of agricultural land. This land, formerly part of Burley Manor, has not been developed in any way and predominantly remains in agricultural use.
- 4.12.5 Both Forest Road and Mill Lane were in existence as tracks on Driver's Map of 1787 and both have now been formalised with a tarmac surface, unlike many of the minor roads in the conservation area, which have retained their gravel surfacing.
- 4.12.6 The most recent development within the character area is located in the north western element, to the east of Rose Cottage, and is a linear development facing onto Burley Moor. The buildings are a mixture of inter-war and post war in date. Otherwise, modern development comprises a few replacement dwellings and modern extensions to older buildings. Some of this modern development is sympathetic to the traditional scale, massing, detailing and materials of the vernacular buildings in the area, a good example being Glenspinney.
- 4.12.7 The public open spaces in this character area are limited to wide open verges, especially in areas to the south of both Forest Road and Mill Lane, where they are almost large enough to become small areas of common land. These wide verges only exist on the northern boundary of the conservation area, and Mill Lane, where it turns to run north-south, becomes much narrower, until it exits out onto the eastern edge of Burley Lawn.
- 4.12.8 Traditional boundary treatments are predominantly walls, hedges and post and rail fence. Some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears harsh and at odds with the traditional boundary treatments.



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- 4.12.9 Individual tree specimens and hedgerows are important within this area and form a strong boundary to the rear of the properties fronting onto both Forest Road and Mill Lane, enclosing the more open agricultural land to the south. Hedgerows, often with hedgerow trees, provide strong boundary treatments to the front of properties, especially on Mill Lane where the road turns to run north-south and creates a far narrower and enclosed lane, than the hitherto openness, with Forest heathland to one side. Individual mature specimen trees are dotted along boundaries. Hedgerows and belts of trees also provide strong boundaries to the internal field systems within the agricultural land to the south and west of Mill Lane.
- 4.12.10 Views through the character area are limited to an extent by hedge and tree boundaries to properties, but the wide open verges to the southern side of Forest Road and Mill Lane allow wider views to the properties to the south in these particular areas. Long views or restricted views are allowed over the open Forest heathland to the north, depending on the topography, which is undulating in areas, and copses of trees and scrub.
- 4.12.11 There are no listed buildings within the character area, however, 21 unlisted buildings have been identified as being of local, vernacular or cultural interest
- 4.12.12 Woods Corner and Burley Grange are both high status small country houses. Burley Grange began life as Burley Cottage and is shown on the 1870 Ordnance Survey map. However, massive extensions in the 20th century, in a classical style, have created a high status house, in complete contrast to its low status vernacular origins. Woods Corner is a purpose built high status large detached property within its own satellite enclosure encroachment to the north of Mill Lane, constructed post 1909. It is noticeable for its design and detailing, which refers back to an earlier period of the Arts and Crafts movement. Architectural details include steeply pitched clay tile roofs with many gables; a glazed belvedere to the ridge; tall brick chimneys with decorative heads; timber windows with leaded lights; and tile hanging to the first and second floors.
- 4.12.13 Narrow Water and Stavegate are both smaller high status detached late Victorian period houses within the area. Although contrasting in design, both buildings represent good detailing from that period and it is important that the key architectural features have not been lost. Stavegate is particularly important for the survival of its cast iron casement windows, some with lozenge shaped panes, and others diamond panes. The building also retains its original Bridgewater style tiles. Narrow Water has typical detailing, including mock timber framing to the first floor, a full height multi-sided bay to one end of the façade, a recessed front door under a shallow cambered archway, and small pane timber windows.

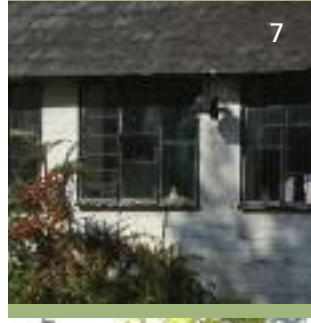
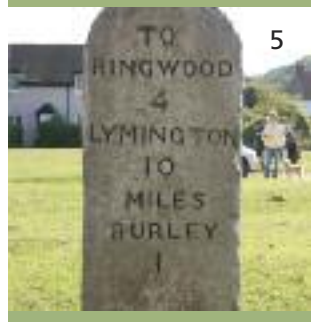


- 4.12.14 North Farm, Oakley Cottage, Donkey Cottage, Rose Cottage and The Wards are all depicted on the 1870 Ordnance Survey map. The buildings are all small vernacular cottages or farmhouses and have retained their simple origins, without inappropriate alteration and extension.
- 4.12.15 The Wards and North Farm are both set back from the road a considerable distance behind a large open grass verge which is almost a small area of common land. The farmhouses have retained low, utilitarian outbuildings, which form traditional farmyard settings. The two farmhouses are contrasting in period and style, North Farm probably dating from the 17th century, with both stone and timber frame construction surviving. The Wards is an early 19th century farmhouse, constructed of brick, with burnt headers creating a decorative façade under a slate roof.
- 4.12.16 Oakley Cottage is a large one and a half storey thatched dwelling facing on to the road and is purported to date from 16th century and is therefore, probably one of the earliest encroachment dwellings to survive in the area. It is located in a prominent position in the street scene, adjacent to North Farm at Woods Corner.
- 4.12.17 Donkey Cottage and Rose Cottage date from the mid 19th century onwards and are typical two storey small cottages, constructed of brick, with a symmetrical façade and have slate roofs. Donkey Cottage is notable due to the fact that it retains its timber sash windows.
- 4.12.18 Glenspinney is a modern cottage, but has carefully replicated vernacular architectural detailing in its construction, and therefore harmonises with the other historic buildings in the character area.
- 4.12.19 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.
- 4.12.20 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is rural and quiet on the edge of the Forest, with little vehicular traffic along Forest Road and Mill Lane.



4.13 Burley Street (K)

- 4.13.1 This character area is formed by the small hamlet of Burley Street, located within the northern part of the conservation area.
- 4.13.2 The area is bordered by Coach Hill Lane and Vereley (L) to the northeast, by the dispersed settlement and agricultural land within (I) to the east and southeast and by Castle Hill Lane and Honey Lane (H) to the south. To the north and west is open Forest, outside the conservation area.
- 4.13.3 The area has developed from a series of small Forest edge encroachments on the edge of Burley Manor land. By 1870, around a dozen properties, including a smithy, had developed in a linear form along the main road to the west of the junction with Coach Hill Lane. The 1909 Ordnance Survey map shows that the settlement had continued to grow, predominantly focussed on the area around the green, and had also begun to extend into Coach Hill Lane. The development included a Mission Hall and several buildings constructed by Arthur Hugh Clough.
- 4.13.4 There is little modern development within the character area, predominantly limited to a small cul-de-sac off Randall's Lane, an anomaly to the plan form of the area, and one or two large detached houses, such as Randall's Farm and Vale House. In addition to the alien nature of a cul-de-sac to the area, the modern dwellings have generally not been sympathetic to the size, scale, massing, detailing and materials of the more historic properties in the settlement.
- 4.13.5 The main public open space is the large green to the south of Ringwood Road in the centre of the hamlet. This open space affords views to the dwellings on the southern side and creates a feeling of spaciousness in the centre of the small settlement. The open space of the green extends along an informal gravel track (Randall's Lane) to the southwest, which connects to Castle Hill Lane and provides access to further properties at the southern extremities of the hamlet. Wide verges also exist on the southern side of Ringwood Road on the western and eastern approaches to the green, creating an informal sense of spaciousness and gateway to the larger open space in the centre of the hamlet.
- 4.13.6 Traditional boundary treatments include hedges, post and rail fences and picket fencing. Post and rail fencing is predominantly used to enclose non-domestic land within the character area. In addition, there are some instances of "Burley fence". Some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears harsh and at odds with the traditional boundary treatments in the area.
- 4.13.7 Individual tree specimens are mainly found to the boundary of Castle Hill House and in the vicinity of Randall's Farm. Hedgerows form the main boundary treatment, often with younger hedgerow trees within, creating a substantial screen to the boundaries of some of the properties.



- 4.13.8 Views through the character area are gained over the open green to the south of the main road. In addition, some views along the main road are terminated by buildings, due to the bend in the road at the junction of Coach Hill Lane. Views out of the area are generally restricted by the hedge and tree boundaries to properties.
- 4.13.9 There are three Grade II listed buildings or structures within the character area: The Cottages, Forest Thatch, Ramblers and a milestone.
- 4.13.10 Forest Thatch was originally a pair of dwellings and is now a single cottage. It is a two storey building facing on to the adjacent road, dating from the early 19th century with 20th century alterations. The building is constructed of cob and has a hipped thatched roof with block cut ridge. The windows are 19th century timber small paned casements. Forest Thatch is prominent in views north across the green.
- 4.13.11 Ramblers is located to the west of Forest Thatch. It is a late 18th century one and a half storey cottage, orientated end on to the main road. It is constructed of cob and also has areas of decorative chequered brickwork. The huge thatched roof descends in a long cat-slide to the eastern elevation. Ramblers is prominent in views when travelling along the main road due to its proximity to the roadside.
- 4.13.12 The milestone on the edge of Burley Street green dates from the early 19th century and is a squared stone with a rounded top. On the front is the inscription: 'TO RINGWOOD 4 LYMINGTON 10 MILES BURLEY 1'. It is likely that the milestone was also erected by Thomas Eyre, who erected other milestones and guidestones in the area.
- 4.13.13 In addition, 13 unlisted buildings have been identified as being of local, vernacular or cultural interest.
- 4.13.14 Burley Street Farm is shown on the 1870 Ordnance Survey map and is a mid 19th century brick building (now painted) with a slate roof. The original vertical timber sash windows survive to the façade. The farmhouse has retained its traditional setting with the survival of an early 20th century outbuilding to the front. This is a single storey painted brick building with slate roof, large timber double opening doors and triple light timber windows which are glazed with overlapping off-cuts of sheet glass. This type of glazing was historically found in lower status workshop buildings.
- 4.13.15 Little Ale House dates from the 18th century, originally the New Inn, is a brick building with a substantial thatched roof. It is positioned in a prominent location in the street scene, on the western side of Ringwood Road, opposite the road junction with Forest Road. Unfortunately, this building has lost some of its original features, including traditional window detailing and the position of the front door has been altered.



- 4.13.16 Oakley Cottage, Blackmoor Cottage and Hydes Cottage all date from the early 20th century and represent simple workers' cottages from the period. They are two storey detached dwellings with generally symmetrical facades. All are constructed of brick which has been rendered; Oakley Cottage has a slate roof and Blackmoor Cottage and Hydes Cottage a clay tile roof. All have first floor windows that pierce the eaves line and end chimney stacks.
- 4.13.17 Burley Street Stores and Post Office were in existence for this purpose by the 1909 Ordnance Survey of the area. The building probably dates from the late 19th century and is constructed of brick (painted) with a slate roof, which has a catslide to the rear. The building is in a prominent position on the bend in Ringwood Road and terminates a number of views when travelling through the settlement.
- 4.13.18 On the eastern edge of the green is a small utilitarian building, presently the Burley Street Garage. The 1870 Ordnance Survey map shows this building to be part of a large complex of buildings in this area on the edge of the green, probably used for agricultural purposes. It is an important survival of a lower status vernacular building, constructed of brick with a corrugated metal roof, and is prominent in views when travelling east through the settlement.
- 4.13.19 To the west of the junction of Coach Hill Lane and Ringwood Road is the former Mission Hall, now converted to a dwelling. This single storey building is orientated gable end on to the road and is particularly prominent in views when travelling north into Burley Street along Ringwood Road. This small building is a reminder of the social history of Burley Street at the end of the 19th century.
- 4.13.20 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.
- 4.13.21 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is dominated by the activity and sounds of vehicular traffic travelling along Ringwood Road through the centre of the small hamlet of Burley Street.



4.14 Coach Hill Lane and Vereley (L)

- 4.14.1 This character area is formed by scattered development within a large encroachment into the Forest in the northernmost part of the conservation area.
- 4.14.2 The character area is bordered by Burley Street (K) to the southwest and the scattered development and agricultural land within (I) to the southeast. To the north, east and west lies open Forest and trees, outside the boundaries of the conservation area.
- 4.14.3 This area was formerly a large piece of medieval encroachment land associated with Burley Manor with a small satellite encroachment to the northeast called Turf Croft. The area appears to have been under cultivation from before the 1870s, with Vereley Farm shown on the 1870 Ordnance Survey map. In addition, there were a number of small cottages existing at this period on later smaller post medieval encroachments on the western and southern edge of the former Manor lands. At the end of the 19th century, the Manor land was broken up and a large area was sold off to William Wathen-Bartlett, who constructed Vereley House in 1894, together with large landscaped parkland and a fishing lake. The 1909 Ordnance Survey map shows that the remaining area of former manor land had also been broken up and several more small country houses had been constructed, including Whitemoor House, with its lodge; Coach Hill House and Burley Croft.
- 4.14.4 In the inter-war period, a group of buildings was constructed within the loop of Coach Hill Lane and to the east of the loop. These buildings include the present Gorselands, Gorselands Cottage, Blackmoor House and Gummer Hill.
- 4.14.5 Coach Hill Lane runs north from its junction with Ringwood Road in Burley Street and has retained its rural character partly due to the fact that the road has not been surfaced with a modern tarmac. The gravel surface is typical of many of the minor roads in the conservation area, on the edge of the Forest. The lane also retains some of its boundary banks.
- 4.14.6 There is a little late 20th century modern development within the area and this is represented predominantly by modern extensions to older buildings.
- 4.14.7 Wide verges and small areas of open common land between the road and residential property boundaries form open spaces. Otherwise, the track is generally enclosed either by property boundaries to either side at the southern end, or by hedge and tree boundaries to either side above Coach Hill cottages.
- 4.14.8 Traditional boundary treatments include hedges, post and rail fences and picket fencing. In addition, there are some instances of "Burley fence". Some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears harsh, and at odds with the traditional boundary treatments in the area.



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- 4.14.9 There are few individual mature tree specimens in the character area and these are predominantly in the open space to the front of Lucy Cottage. Otherwise, mature trees are found in larger woodland belts and within hedgerows to residential boundaries. Scrub also plays an important role in forming the boundaries to Coach Hill Lane. The trees and hedgerows are often found on top of a historic boundary bank on the edge of the lane.
- 4.14.10 Views through the character area are limited by the hedge and tree boundaries and, in some instances, by the use of modern close boarded fencing. Longer distance views are gained at times across the enclosure to the northeast, into the grounds of Vereley. Views from the area are generally restricted glimpsed vistas through trees across the heathland to the west from the area of Coach Hill Lane in the vicinity of Whitemoor House, and north from the area around Coach Hill House.
- 4.14.11 There are no listed buildings within the character area, however, eleven unlisted buildings have been identified as being of local, vernacular or cultural interest.
- 4.14.12 Vereley House was constructed in 1894 by William Wathen-Bartlett. It is a substantial small country house in a diluted Victorian French chateau style. The building has steeply sloped clay tile roofs with tall chimneys, mock timber framing to gables, multi-sided hipped roof dormers, large French style timber windows with a smaller rectangular glazed element above a twin opening casement window, and a large conservatory. It has retained its setting within a wider planned landscape and is concealed from public view by mature tree planting and the topography of the area. The house is accessed via a private drive, with a lodge house at the western end.
- 4.14.13 Burley Croft is a substantial Edwardian detached house with ancillary outbuildings. The house has a tiled roof with ornate ridge and finials, roughcast walls, multiple gables and timber casement windows. The detached brick and tile outbuilding is a substantial two storey and single storey structure, probably originally the coach house and stables.
- 4.14.14 Whitemoor House and Whitemoor Orchards are located to the east of Coach Hill Lane. Whitemoor House is a substantial brick late Victorian detached house in landscaped grounds. It has a steeply pitched tile roof, decorative tile hung gables, decorative barge boards, large vertical timber sliding sash windows and two storey full height bays. Whitemoor Orchards was the former gate lodge to Whitemoor House and in a late 19th century vernacular estate architectural style. This is a smaller one and a half storey high detached house, with a steeply pitched clay tile roof, decorative tile hung gables, painted brickwork to the ground floor and render to the first floor. Particularly notable are the ornate timber casement windows with tracery and decorative barge boards.



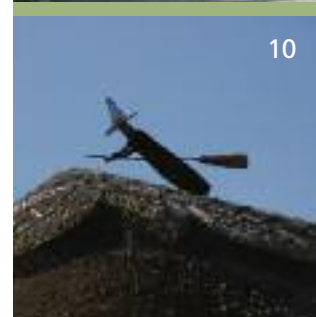
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- 4.14.15 Bromfields dates from the mid 19th century and is a large detached villa, running parallel to the northern side of Coach Hill Lane, with a later façade facing east, and looking out over a small open area at the roadside. The later façade is symmetrical, with timber vertical sliding sash windows at ground and first floor either side of a ground floor open porch, of a flat canopy supported on columns. The side elevation, constructed as the principle façade to the original dwelling, lies adjacent to the road and has particularly notable timber vertical sliding sash windows with glazed margins to the main window panes. The entrance to this elevation is under a flat canopy supported on paired, reeded columns. The glazed door is set within a glazed screen with geometric tracery in the fanlight above.
- 4.14.16 Coach Hill Cottages date from the early 19th century and are constructed of brick with a hipped slate roof, and a chimney stack to the centre. The cottages retain their small pane casement windows. Coach Hill Cottages are prominent in views when travelling east along Coach Hill Lane and are set back from the road behind a wider area of verge.
- 4.14.17 Tates is a large 19th century rendered and thatched cottage, which has been heavily extended and altered in the 20th century. The thatched roof is particularly prominent in views through the southern part of the character area and is notable for its heavy block cut ridge and peacock finial. The adjacent single storey outbuilding mirrors the main building, being rendered and also having a thatched roof with block cut ridge and a finial of a witch on a broomstick.
- 4.14.18 Turfcroft Cottage dates from the 19th century with 20th century additions. It is located in a small satellite enclosure to the northeast of the main encroachment into the Forest. The original part of the cottage has rendered walls with a Bridgewater tile roof and small pane timber casement windows. The original dwelling, however, has been dwarfed by large modern extensions.
- 4.14.19 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.
- 4.14.20 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is dominated by rural activity and sounds of the Forest edge location, with very little vehicular traffic using Coach Hill Lane.



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, brick, 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 no examples of properties displaying historic timber framing on their exterior, but there is at least one known example of a property which has an historic structural timber frame surviving within a later clad exterior. It would be anticipated in an area such as Burley, where there is an abundance of woodland, for buildings to have been constructed with timber frames in the late medieval and post medieval periods. The only exposed framing within the conservation area is exhibited on some buildings erected at the end of the 19th and early 20th centuries, when it was fashionable to use this as a decorative element on gables and first floor elevations. In most cases this is not a true structural timber frame, but simply applied timber decoration. However, there are two examples of structural timber framing from this period, Forest Garden which was built in the Arts and Crafts style as a copy of an Elizabethan timber framed house by Lady Baker in 1900 and the first floor element of the building at The Cross now occupied by Lawfords and Rainbow's End, which was built just prior to 1880 and has decorative brick infilling to the timber frame.

5.2.2 The small number of buildings surviving from the 18th and early 19th centuries were constructed in cob or brick. Cob was a cheap form of construction and most lower status buildings of this period would have been constructed in that material with a thatch roof. The gravel and clay sub-soils were ideal for this form of construction and could be dug from within the curtilage of the property. The higher status buildings were constructed in brick with tile roofs and although there is no archaeological or documentary evidence for brick kilns within the parish, it is known that the Shelley family, living in the parish in the 1770s, owned brick kilns and supplied bricks, tiles and building materials for building projects as far afield as Salisbury, Redlynch, Ringwood, Downton and Breamore.

- 5.2.3 From the mid 19th century the majority of buildings were built of brick. This came about with improvements in transport facilities, particularly the railways, and the new methods of mass producing bricks. A greater variety of colours were available and builders could be more adventurous with designs and decorations. Good examples of this polychrome technique are the village school and Burley Manor.
- 5.2.4 A material known locally as Burley rock, a locally occurring iron stone, was often used for the footings of cob buildings and also as a walling material with brick dressings to window and door openings, or quoins and in the case of Little Pound Farm, the ground floor is built of Burley rock and the first floor of brick. The late 19th and early 20th century fashion of stucco or rendering the exterior of cottages may well be disguising many other buildings constructed of cob or Burley rock.
- 5.2.5 Within the settlement there are a number of examples of tile hanging, particularly on the later 19th and early 20th century buildings. This can be simply plain clay tile, but quite often it is decorative scalloped and beaver tail, either in blocks or in bands to create a design. There are also a few examples of slate hanging particularly on the gables of buildings.
- 5.2.6 Agricultural buildings are quite often timber framed and clad with weatherboarding. This technique can also be employed on domestic buildings as a decorative feature or, as in some cases, to clad the first floor elevation. Historically the boarding was square edged and usually of oak, which, over a period of time, weathered to a dark grey colour. Later in the 19th and 20th century, softwood feather edged boarding was used as a cheap replacement for the oak and was blackened with tar as a preservative. There was also some use of waney edge board particularly on lower status buildings as it involved less cutting. Modern repair, replacements or new build should respect the vernacular designs and traditions.
- 5.2.7 Some buildings have been rendered in the late 19th and early 20th century either in plain render or rough cast. There are also many examples of buildings which 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 also can be detrimental to the general well being of the structure.





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5.3 Roofs ⁵

5.3.1 There are many examples of thatched roofs in Burley conservation area. Evidence indicates that long straw was the prevailing thatching material in the New Forest, with the exception of areas associated with river estuaries where reed beds were a ready source of this alternative 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 that 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. The individual thatcher would often create a signature feature on the roof of a thatched building, and examples of birds are common in the area, especially pheasants and peacocks; however, there is a very unusual motif, a flying witch, on the roof of the garage to Tates.



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5.3.4 The principle roofing material in the conservation area is clay tile. There are examples of plain hand-made clay, machine made clay and many instances of large format Bridgewater clay tiles dating from the early 20th century. There are also examples of the use of scallop and beaver tail tiles in decorative bands to alleviate the appearance of the plain clay tiles on the roof. Natural slate became popular from the mid 19th century onwards due to its availability with the advent of rail transport.



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5.3.5 Clay tiles, along with bricks for the walls, would have been produced locally and by the middle of the 19th century they were the most common roofing material in the settlement. Decorative ridge tiles and finials were a popular adornment to both tile and slate roofs and there are some interesting examples such as those on Burley Croft.

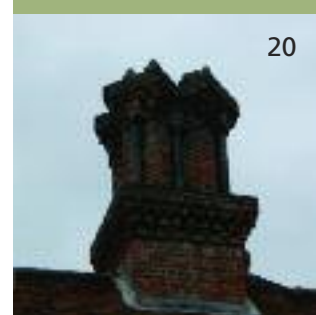


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⁵ For further information see New Forest National Park Authority guidance leaflets: Thatch and Thatching; Tile and Slate Roofing; Listed Building Exteriors.



- 5.3.6 Many of the more recent buildings in the conservation area exhibit the use of concrete tiles and in some cases they have also been used as a replacement material. Unfortunately, this material has a much heavier profile than the clay tiles and slates that they often replace. Concrete tiles appear prominent and out of character in the historic landscape and therefore their use is discouraged in a conservation area.
- 5.3.7 An unusual feature of the conservation area is the number of secondary buildings which retain corrugated metal sheet as a roofing material and sometimes as cladding on the walls. This is particularly noticeable in the area around The Cross where some of these buildings are now being used as small shop units. It is considered particularly important to the character of the 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 many fine examples in the conservation area, but perhaps the best are those on Forest Garden. Chimney pots also add to the character of the roofscape and there are particularly rich and varied examples in the area, ranging from local handmade pots, to the very distinctive Fareham pots, to the later 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.

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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 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. There are some instances of decorative shapes such as the Gothic style glazing in the casements at Burley Lawn.

5.4.3 In the late 18th and 19th century, in some buildings in the area, particularly the high status ones, the prevalent window style is the small paned timber vertical sliding sash.

5.4.4 In the early 19th century, highly decorative small paned cast iron casement windows were introduced. Particularly good examples are windows at Stavegate.

5.4.5 A number of buildings, particularly those in the Arts and Crafts style have the leaded light casement windows, with individual glass quarries between lead comes. Good examples can be seen at Woods Corner. The modern use of 'stick-on' lead is not a substitute for the traditionally made leaded lights.

5.4.6 There are a number of shops within the settlement that retain their original Edwardian shop fronts of which the building now occupied by the Coven of Witches is a good example.

5.4.7 Unfortunately the use of non-traditional materials such as PVCu has begun to replace 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.

5.5 Doors ⁷

5.5.1 Doors, with their associated architectural detailing, are an 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.

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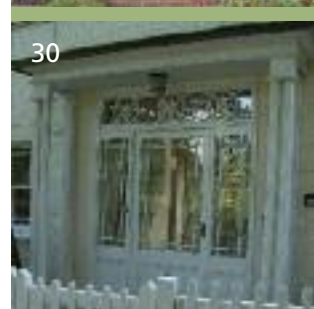


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- 5.5.2 There are some surviving doors on vernacular buildings of traditional plain vertical plank style and a number also have simple bracketed hoods or timber porches. There are also examples of higher status buildings with six panel doors and architecturally detailed porches or classically detailed door cases.

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, are principally hedges, picket fences, post and rail, the "Burley fence", some brick walls and a small amount of metal estate fencing. There are also a few examples of wrought or cast iron gates.
- 5.6.3 Many of the properties have retained an historic method of defining the boundary using hedgerows and picket fencing. There is an unfortunate move towards close boarded fencing of various heights throughout the conservation area. This is particularly noticeable around the landscaped gardens of the large detached houses and combined with high boarded gates gives a fortress like appearance which is an alien feature, detracting from the historic character of the area and should be discouraged.

5.7 Key characteristics

- Many of the buildings in the area are constructed of materials from local sources.
- The predominant early wall construction material in the settlement is cob with a little local stone and brick.
- The predominant building material from mid-19th century onwards is red brick.
- Thatch and hand made clay tiles are the main traditional roofing material.
- Slate appeared in the 19th century for both roofing and slate hanging.
- Many of the late 19th and early 20th century buildings have machine made clay tiles, particularly the Bridgewater style tiles.
- Tile hanging particularly using decorative patterns is a prominent feature.
- Some surviving windows and doors are traditionally designed and made of timber.
- Some shop fronts retain elements of their original form.
- Hedges are important enclosure features.
- Extensive use of the "Burley fence" for animal proof boundaries.

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. Trees form important backdrops to the settlement with large important tree specimens scattered throughout the area. 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.
- 6.2.2 Trees are a very important component of this conservation area. Most of the major routes into and through the area have many trees which form notable backdrops to the built environment. In long distance views from the west the crest of rising ground is heavily tree covered, obscuring the settlement of the conservation area. There is a visually important group of trees at the junction of Honey Lane and Pound Lane and another descending the hill towards the Queen's Head Hotel, after leaving the more open landscape of the cricket ground. The group of trees at The Cross in front of Burley Inn are also a very important landmark in the centre of the commercial area. There are a number of individual trees that are prominent landscape features.
- 6.2.3 Hedgerows are a predominant boundary feature both within the various areas of settlement and their approaches. 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.
- 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.

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 There are a number of important open spaces within the conservation area. The triangle of land at the road junction at The Cross is a very important focal point in the more commercial area of the settlement. The linear wide verge area along Pound Lane reflects its historic origins in the management of commoners' stock. The green in the centre of Burley Street gives form and structure to that area of the settlement; whilst Burley Lawn is a very important historic open space, being a residual common reflecting the earlier medieval organisation of

the landscape. The cricket field is not only an important recreational and social space, but forms the setting to the village school. The former parkland to Burley Manor is an important green space within the heart of the settlement and retains some elements of its former landscaping.



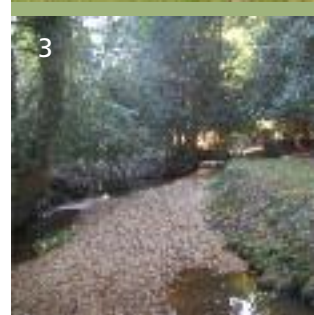
6.4 Other natural features in the landscape

- 6.4.1 Streams with their associated fords, which tend to be on the periphery of the settlement are important features within the conservation area.



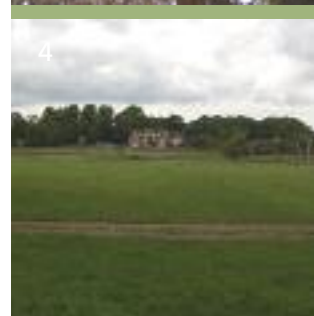
6.5 Other manmade features in the landscape

- 6.5.1 There are a number of earthwork features within the conservation area, the most important being the banks and ditches of the Iron Age hill fort at Castle Hill. There are also numerous boundary banks and ditches, reflecting the piece-meal enclosure of areas of the Forest over the last one thousand years. The great antiquity of a number of the track ways through the area is emphasised by the way they are sunk into the surrounding landscape. A good example of this is the central section of Honey Lane, where the sunken track way is over two metres lower than the surrounding fields.



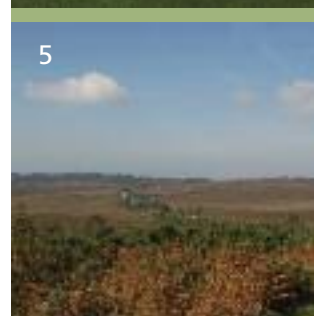
6.6 Important views

- 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 these are not lost or compromised by inappropriate development or poorly sited services.
- 6.6.2 Views out of the conservation area are restricted by the dense tree boundaries of the settlement to the west and south. To the northeast, the more open nature of Burley Moor affords long distance views from Forest Road. Within the settlement views are restricted because of the hedge and tree boundaries and the curving nature of the roads. However, there are some glimpsed long distance views, particularly across the parkland to Burley Manor Hotel from Chapel Lane.



6.7 Key characteristics

- Boundaries to properties and fields are formed by hedgerows, trees and some fencing.
- Trees form very important backdrops to the settlement.
- Large important specimen trees are scattered throughout the area.
- Several important groups of trees at focal points.
- Open areas associated with the cricket field, wide verges, residual greens and commons and the parkland to the former Burley Manor.



PART 7 Other issues affecting the conservation area

- 7.1 There has been some inappropriate modern development in the historic landscape since the middle of the 20th century. However most of this has been confined to either small housing developments or individual houses, well hidden within the tree covered landscape. The more prominent areas facing onto the main routes through the village or within the small commercial centre have not suffered significantly. Therefore the intrinsic character of the conservation area and its historic integrity has survived relatively intact. Like many small villages, there has been and continues to be pressure for new dwellings, particularly affordable housing. There is also some pressure for the replacement of small vernacular cottages with larger family sized houses or for extensions which swamp the size and character of the original cottage. This continued approach to modern development would not be encouraged. Also the further sub-division of traditional plots on historic road frontages, or more back land development would also not be appropriate.
- 7.2 The survival of the historic layout of 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 Some 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 both new dwellings and extensions to existing 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 The existence of complexes of historic farm buildings may give rise to pressure for conversion of agricultural buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural character of these historic buildings and that inappropriate openings and modern detail is avoided. These complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the conservation area.
- 7.8 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.

- 7.9 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.
- 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 There is an increasing pressure for equestrian development within the area and the associated buildings and division of fields needs to be managed to protect the character of the area.
- 7.12 Overhead wires are an unfortunate feature in the historic landscape.



Part 3 Fritham with Eyeworth Conservation Area

3.1 Context

- 3.1.1 The area falls within the parish of Bramshaw and includes the settlement of Fritham and the satellite enclosure of Eyeworth. It contains a conservation area which was first designated on 18 February 1981 and revised 17 February 1999.
- 3.1.2 The population of Fritham is a very small part of the total population of 705 of the parish of Bramshaw (Hampshire County Council's small Area Population Forecasts). However, in the year 2000 it was thought to be approximately 125. The economy of the village was formerly linked to agriculture and servicing the Forest. However, for a short period between 1859 and 1923 a number of villagers were employed at the gunpowder factory which was established at Eyeworth. After the gunpowder factory closed, the village once again became dependent on agriculture and the Forest with 11 smallholdings and farms. Most of them were involved in the production of milk and dairy products. Today the village is very much still a rural community with working farms, but with many of the villagers commuting to work in the neighbouring towns.
- 3.1.3 The village has no community facilities, other than Fritham Free Church and the Royal Oak public house.

3.2 Topography and landscape

- 3.2.1 The conservation area is located north of the A31, south of the B3078 between Bramshaw and Fordingbridge.
- 3.2.2 Fritham is a long linear dispersed settlement with several scattered farms. It is situated in a large oval enclosure, with the smaller detached satellite of Eyeworth to the northwest. It is completely 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 in the northwest sector 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 north of the settlement is the open heathland of Long Cross Plain. To the east is woodland and coppice. To the south is Janesmoor Plain and North Bentley Inclosure and to the west, Fritham Plain. To the northwest of Fritham is the small satellite enclosure of Eyeworth Lodge which is surrounded on three sides by woodland. There are two steep sided valleys running northeast/southwest across the area, creating a steeply undulating landscape. The conservation area is bisected by a minor road running east to west and terminating in the secondary smaller enclosure of Eyeworth. Other minor tracks and lanes run off this route to the south giving access to the farms and the commons beyond.

3.3 Historic development of the landscape

- 3.3.1 At the time of the Norman Conquest, it would appear that the area was mainly unenclosed open Forest. The settlement of Fritham cannot be identified in the Domesday Book, although there is a reference to Eyeworth.
- 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 There are documentary references to Fritham during the medieval and post medieval periods, which would suggest that there was some use of the land for pasture and arable purposes.

3.4 History of the settlement

- 3.4.1 The first documentary reference to the Fritham is in 1212 as "Friham". In about 1280 the reference is to "Frytham" this is probably derived from the Old English "fryh (e)" or "fyrh (e)" 'scrub on the edge of a forest' and "ham" 'a cultivated plot in marginal land'. Eyeworth on the other hand is mentioned in 1086 as "luare" and later in 1365 as "lware" probably derived from the Old English "lwwaru" meaning 'yew, weir or fishpond' or could be 'streamside, meadow or marsh'. Eyeworth Lodge is recorded in 1608 as a Forest Keeper's Lodge and was possibly on the site of the more recent Lodge.
- 3.4.2 There is little early documentary evidence for Fritham and Eyeworth, as Fritham was not a medieval manor in its own right, but held under the Manor of Lyndhurst. In the 17th century, most of the land was held by the Lords of the Manors of Minstead or Burley. In about 1604 a survey was undertaken into Forest rights and services and much information survives relating to fuel rights from 1609 up to 1883. It would appear that in 1609 ten properties enjoyed estovers, the right to fuel wood, and at least six of these continued up to 1883. The only lower status property surviving from the 17th century would appear to be the Royal Oak, with ownership of the building being traceable, in deeds, back to 1667. There are also a number of references to encroachments onto Forest land, the earliest being in 1631 referring to the paddock on which Crowders Cottage now stands. Fritham Lodge, which is a high status dwelling with 17th century origins, also stands within an encroachment.
- 3.4.3 During the 18th and early 19th century, Fritham continued to be a small rural settlement with its economy based on agriculture and Forest activities. The only substantial buildings remaining from the period are related to the farms.
- 3.4.4 The situation in the Forest began to change with the Deer Removal Act of 1851. Up to that date the landscape around Fritham and Eyeworth had been fairly open, but in 1852 new plantations were created including Islands Thorns Inclosure to the west and north of Eyeworth. The deer keeper's lodges were no longer needed and were made available for lease. Eyeworth Enclosure became a farm, but this only lasted a few years and the land was again available for lease. In 1860 it was seen as an ideal location to set up a gunpowder manufacturing works. A small establishment was created to produce ordinary black powder, but in 1869 it changed hands and became the Schultze Gunpowder Factory manufacturing smokeless powder for sporting guns. The 1871 census only records four workers on site and it was not until 1878 that the powder proved to be successful in field trials and production was stepped up. The 1881 census recorded Fritham as having 18 households and a population of 81 and Eyeworth with a population of 21. The factory expanded rapidly in the 1880 with new cottages being built at Eyeworth, the construction of extra magazines for

storing the powder and in 1883 the stream was dammed to create a huge reservoir which supplied the large quantities of water required in the manufacturing process. A new road was also built to link the factory directly to the main Fordingbridge to Cadnam road as the old route via the hills and valleys through Fritham was deemed to be too dangerous for the carriage of large quantities of explosives. The factory employed many people from the locality and caused a doubling of the population of Fritham. The 1891 census records Fritham as having 30 households and a population of 141 people. It also records 17 factory workers at the gunpowder factory at Eyeworth.

- 3.4.5 The rapid expansion of the gunpowder factory between 1880 and 1890 created a population explosion in the area which required servicing with community facilities. Consequently the company became involved in the provision of a church, a co-operative store and a colporteur (a hawker of bibles and religious texts). They also built several cottages both at Fritham and Eyeworth to rent to the workers. The factory also needed carriers both for carrying powder out and bringing in coal and other provisions. As a result many of the local farmers doubled as carriers.
- 3.4.6 The changing fortune of the settlements in the late 19th and early 20th century is well illustrated in the entries in the trade directories. In 1859 there were three farmers, a timber dealer, the landlord of the Royal Oak public house and two private residents being worthy of listing. In 1867 there were three farmers, a Forest keeper, a timber dealer, a shop keeper, the landlord of the Royal Oak public house and two private residents being worthy of listing. In 1885 there were four farmers, four cow keepers, a provision dealer (Co-operative Society), a colporteur, the landlord of the Royal Oak public house and three private residents being worth of listing. By 1911 there were five farmers, a grocer (Co-operative Society), a cycle dealer, a colporteur, an apartment keeper, the landlord of the Royal Oak public house, four private residents being worth of listing and a reference to the Superintendent of the Gunpowder Factory.
- 3.4.7 The factory continued to provide employment in the area and during the First World War produced munitions to help with the war effort. After the war the factory went into decline and was bought out by the Noble Combine and manufacturing operations were transferred to Scotland. The cottages were sold off in 1921 and the Schultze Gunpowder Company was wound up in 1923 by which date most of the factory site was derelict.
- 3.4.8 After the closure of the gunpowder factory the area returned to its quiet rural agricultural and Forest economy. During the Second World War the rural tranquillity of the area was disrupted once again, but this time by the construction in 1941 of the large air field on the adjoining Stoney Cross Plain. There is still evidence of Second World War activity in the area, in the form of runways and the remains of buildings associated with the airfield, Ak Ak gun emplacements at Green Pond and searchlight positions at Eyeworth.
- 3.4.9 The early part of the 20th century saw the construction of Fritham House. This is an imposing small country house built in the Arts and Crafts style and provides an impressive backdrop for the northeast entrance into the village. Sadly the majority of the later 20th century buildings in the settlement have not added anything to its character.

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 areas of heathland. However recent research is showing the picture to be 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 the area. Although there is a lack of buildings pre-dating the 19th century expansion of Fritham, it would appear that there has been activity and small scale settlement in the area from the medieval period onwards. The place name itself would suggest a late Saxon origin and the shape and location of the enclosure within the open Forest, would suggest that it was a vaccary in the later medieval period. An earthwork bank and ditch survives around much of the perimeter of the enclosure and this probably dates to the medieval period. The area immediately outside the enclosure contains Bronze Age barrows and evidence for Prehistoric activity and there are also the remains of earthworks for a Roman road across Janesmoor Plain.
- 3.5.4 Fritham is unusual in that the land appears to have been under cultivation from the post medieval period onwards. It stands out from the rest of the poor surrounding heathland as a green oasis. However, the lack of surviving early buildings within the settlement and the absence of recorded archaeological finds makes it difficult to define specific areas of archaeological potential within the Fritham enclosure.
- 3.5.5 Eyeworth, although referred to in the Domesday Book, does not seem to have developed as an area of cultivation or settlement in the medieval period and the first real reference to habitation is the use of the area as a Forest Lodge in the 17th century. In the middle of the 19th century Eyeworth became important as the site of the gunpowder factory and with expansion towards the end of the 19th century it was employing over 100 people. The factory closed in 1923 and the site was subsequently cleared of most of the production buildings, leaving only the large reservoir, the buildings used for stabling of horses and some earthwork evidence for the former magazines. The site of the factory is of high archaeological potential.
- 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 a dispersed linear settlement within a large oval enclosure and a smaller satellite enclosure.
- Buildings are mainly in residential use.
- One listed building, Fritham Lodge.
- 58 buildings have been identified as being of local, vernacular or cultural interest.
- Contains a distinctive group of buildings dating to the later 19th century.
- Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or simple picket fencing.
- Key buildings and structures: Fritham Lodge, Fritham House, Fritham Free Church and its neighbouring group of cottages, Royal Oak public house, Valletta House, Eyeworth Pond and the letter box.
- Sounds, smells and general activity: quiet rural peacefulness with occasional access traffic to the settlement and the Royal Oak public house.

4.2 Character areas

4.2.1 Fritham with Eyeworth conservation area is divided into 2 character areas (shown on map in Annex 2) and these are described separately:

- A. Fritham
- B. Eyeworth

4.3 Fritham (A)

- 4.3.1 This character area is formed by the large oval medieval enclosure of Fritham in the northwest of the National Park. The area lies immediately west of the road running north-south from Longcross Plain in the north, down to Janesmoor Plain in the south.
- 4.3.2 The area is bordered by wooded or open heathland Forest on all sides.
- 4.3.3 The area was originally a dispersed rural settlement, but during the late 19th century there was a concentration of new buildings on the western edge surrounding the "tin tabernacle". This was brought about by the development of the gunpowder factory at Eyeworth. In the early 20th century new development concentrated on the eastern boundary of the settlement and was mainly high status. After 1920 with the decline of the gunpowder factory the area reverted to a rural economy and today still supports a number of farms.
- 4.3.4 The area is serviced by two narrow roads and several gravel tracks. Traffic is limited to access to the settlement and the car parks near the Royal Oak public house and that adjacent to Eyeworth pond.
- 4.3.5 There has been some 20th century development in the character area. It has generally been unsympathetic to the local vernacular character and detailing of the historic buildings in the area.
- 4.3.6 There are some open spaces within the character area, limited to large open areas on the eastern fringe, adjacent to the Stoney Cross Road; smaller open areas on the western fringe, between the gravel access track to dwellings and the predominantly wooded Forest beyond; a larger open space to the west of the Royal Oak public house, again fringed by trees to the western and northern boundary; and two smaller important open spaces, one within the character area at the road junction to the southeast of Whitesides Farm, and the other to the southeast of Post Office Farm, on the south eastern boundary of the area. The area adjacent to Whitesides Farm was formally the site of the village pond which was filled in within recent memory. The shared feature of these open spaces is the common land nature of the areas, with closely cropped grass due to grazing ponies and cattle.
- 4.3.7 Traditional boundary treatments include: hedgerows, picket fencing, metal estate fencing, metal railings, post and rail fencing, low timber posts and brick walls. A decorative example of picket fencing exists to the western boundary of Fritham Free Church. Simple low timber posts driven into the ground create an effective boundary against the trespass of vehicles on to the edges of some of the open common land areas. There are Important examples of metal estate fencing, some to the boundaries of residential properties, that to the front of Clulberry Cottage and Mill Lawn being a good example, and also hidden within boundary hedgerows to the narrow lanes. Various other designs of metal fencing also exist within the character area on prominent boundaries, good examples being at Fritham Lodge and to Ivy Cottage. The most prominent brick boundary wall within the area is that to Fritham House, located on the southern side of the junction of the north eastern access road into the enclosure. Other good examples of brick walls exist at Fritham Farm and to the walled garden at Garden Cottage and Pear Tree Cottage. Post and rail fencing is used predominantly to delineate areas of agricultural land, where hedgerows are not present, or are used as boundaries to farmyards. There is the unfortunate use of modern close boarded fencing in one or two prominent locations in the street scene and the further use of this inappropriate type of boundary treatment should be discouraged.



4.3.8 Trees and hedgerows are particularly important within the character area, which is predominantly rural in nature. Hedgerows line the narrow country lanes which run east west and northwest/southeast, often creating a sense of enclosure, with no views allowed across the adjacent countryside. Individual tree specimens are important within the street scene, often at particularly strategic points in views on the roadside. Belts of mature trees and hedgerows delineate historic field boundaries to the north and south of the main dividing road running through the enclosure. Trees also provide an important backdrop on all boundaries of the area, reinforcing the edges of this historic area of cleared land within the surrounding open and tree covered Forest.

4.3.9 Views throughout the character area are generally limited to along the roads, due to the hedge and tree road boundaries. However, due to the curving nature of the east-west road, several of the buildings become prominent end stops to views, either directly on the roadside, or in longer vistas. The undulating nature of the landscape also allows longer distance views at times when travelling along the narrow lanes, and views are particularly panoramic over the northern part of the area from the garden of the Royal Oak public house. Views out of and into the character area are restricted to the north, east and south by the densely wooded boundaries. On the eastern boundary there are less trees and the two road junctions with the Stoney Cross Road allow views out over the surrounding more open heathland Forest and conversely, limited views into the edge of the area.

4.3.10 Fritham Lodge is the only listed building in the character area.

4.3.11 Fritham Lodge is a large detached house dating from the 17th century, facing out over a small open area of common land to the southeast. The house is two storeys in height and consists of three wide bays, with a gabled central bay. The walls are rendered and painted and the roof is slated, with decorative barge boards to the central gable. Each side of the half glazed front door is a 19th century hip roofed canted bay window. The flanking bays to the central gable have tripartite French windows and Palladian style windows. It is possible the building may have been one of Charles II Hunting Lodges. The building bears a "date stone" for 1635, but evidence exists that this "stone" is in fact a cast iron fireback which was discovered during the restoration of the house a few years ago.

4.3.12 52 unlisted buildings have been identified as being of local, vernacular or cultural interest. These buildings range from a larger detached country house, to a number of farmsteads of various periods, to the public house and church. Also workers' cottages dating from the 19th century and early 20th century are dotted throughout the character area.

4.3.13 Fritham House, a large country residence with its associated outbuildings, was constructed between 1910 and 1914 and replaced a smaller country retreat on the same site. Although built as a home it has also been a school and is now a nursing home. The main building is in Arts and Crafts style with large steeply pitched tiled roofs with over hanging eaves. The walls have a rough cast render or harling and a timber framed element

forms a focal point to the main entrance to the house. The windows are timber casements with leaded lights. The complex has its own water tower, which is a prominent feature in the landscape. It is a square brick structure in English bond with a semi-circle stair turret in header bond attached to its southern elevation. The top storey containing the water tank is tile hung and is surmounted by a steeply pitch tile roof. The windows are very distinctive, those on the second floor having arched heads produced by edge set tiles. Windows are timber casements with leaded lights. Adjacent to the water tower is a range of buildings including the former generator house which supplied the site with electricity. The complex is bounded on its northern and eastern sides by a high brick wall in Flemish bond and has a large semi-circular entrance arch to the courtyard. This is constructed in brick with edge set tile detailing and a flat top with tile coping. This boundary is another prominent feature in the landscape.



- 4.3.14 The Royal Oak public house has a single storey timber frame core dating back to the late 17th century. It subsequently had a small 18th century brick extension to the south and a large early 20th century two storey extension to the northwest. The 18th century section was also re-fronted in brick in the 20th century including the addition of a bay window. The earlier sections of the building have a thatched roof with small casement windows. The 20th century addition has a plain clay tile roof.
- 4.3.15 There are several farmhouses and associated buildings surviving in the settlement. These include Fritham Farm, Post Office Farm, Whitesides Farm, Blackberry Farm and Butlers Farm. Fritham farmhouse is a late 18th century higher status brick structure which has had subsequent alterations, including changes to the roof line. It has vertical sliding small pane sash windows, six over six, and a slate roof. There is a brick boundary wall to the south adjacent to the road and to the rear of the property a large timber frame barn with black corrugated metal sheet roof. Whitesides Farm was originally a 19th century complex of agricultural buildings. There is now a large well designed modern brick house on the site and the agricultural buildings have been carefully and sympathetically converted to domestic use. They are timber framed structures, L-shape in plan on a brick base with dark weatherboarded wall cladding under a slate roof. Butler's farmhouse is a two storey brick structure with slate roof and casement windows. Adjacent to it are two small timber frame thatched barns, which are clad in vertical boarding with cover strips. Post Office Farm derives its name from having doubled up as the post office in the early 20th century. The farmhouse is a mid 19th century red brick two storey building with later extensions at either end. It has timber casement windows and a plain clay tile roof with distinctive darker bands forming a pattern. Adjacent is a small range of brick outbuildings with tile roofs and a tile hung gable adjacent to the road. Blackberry Farm was originally a 19th century complex of agricultural buildings. The house is now a modern building, but the timber framed agricultural buildings survive. They are clad with waney edged weatherboarding and have a roof of Bridgewater tiles.

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4.3.16 Valletta House is an imposing building in the landscape situated on the western slope of the valley. An early 19th century two storey building with early 20th century additions and alterations. It is rendered and painted white, with a slate roof, some original vertical sliding sash windows, three over three and a veranda. The veranda has a concave lead roof supported on slender columns and stretches the length of the façade.

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4.3.17 There are a number of cottages dating from the 19th and early 20th centuries which are indicative of the rural nature of the settlement. Homefield dates to the early 19th century and is a two storey painted brick building with slate roof and small pane casement windows. It was doubled in size in the later 19th or early 20th century. Butler's Corner is a one and a half storey cottage of painted brick and render with a slate roof, timber casements and first floor windows which rise through the eaves line forming small dormers. A notable feature of this building is the range of chimney pots which include a fine pair of Fareham Pots. Bentley View and Ivy Cottage are both constructed in red brick under slate roofs. They have timber vertical sliding sash windows. Primrose Cottage is also built of brick, but under a tile roof. It has timber casements and is notable for the small area of patterned brickwork in the form of a diamond over the central door.

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4.3.18 There are a number of buildings which were constructed at the end of the 19th century and were closely linked to the rapid development of the gunpowder factory at Eyeworth. These buildings were owned by RWS Griffiths who was the Superintendent of the factory. He was a Presbyterian who sought to provide spiritual and physical support for the villagers working at the factory. He was the prime mover in providing the church for the community, encouraged the development of a co-operative store, supported a school for the children of the village and owned the Supply Shop. He let his houses at a low rent to the workers and provided both full and part time work depending on the family circumstances. His aim appeared to be to create a small model village and the houses were well designed and built in contrast to the wooden huts built by the company at Eyeworth. The group of buildings around the church which include Clulberry and Mill Lawn, Amberwood, Meachers Farm and 1 and 2 Church Villas were all constructed between 1891 and 1897. They are substantial brick buildings with slate roofs, plain barge boards, large chimneys and vertical sliding sash windows. They form an important group of buildings together with the church when viewed across the valley. Margaret's Mead Cottages were also constructed at this time, but they have a brick ground floor and rendered first floor, under a tiled roof. The large brick chimney stacks are of a similar design to those on buildings adjacent to the church. They have vertical sliding sash windows at first floor level with mock timber frame to the gables above. There is a long veranda with tiled roof on timber posts with decorative braces stretching across most of the rear elevation. The Supply Shop is a large detached brick building with a dark header string course. It has the hallmark large brick chimneys, but the original roof covering has unfortunately been replaced with concrete tiles. The building has an imposing porch and double entrance door. The

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windows would most likely have been timber sliding sashes, but have unfortunately been replaced with inappropriate PVCu. Vale Farm and Myrtle Cottage, like the houses near the church, are semi-detached substantial brick cottages, but with tile roofs and moulded barge boards. Again the chimneys are large brick stacks typical of the group.



- 4.3.19 Fritham Free Church was built by public subscription in 1904 to replace the "tin tabernacle" which became the Sunday School room. The building is constructed of red brick with polychrome decoration to openings and string courses. It has a slate roof, decorative red clay ridge tiles and two ornate metal ventilators. At the west end there is a large single storey porch with lead roof and slatted wooden parapet. The windows are semi-circular headed tall lancets with leaded lights and those at the west end contain coloured glass.



- 4.3.20 To the south of Fritham House there is a courtyard complex containing Stable Cottage, King's Garn Cottage, Garden Cottage and Pear Tree Cottage with an associated walled garden. The cottages are built of brick under steeply pitched clay tile roofs with an open cupola in the centre of the northern range. Stylistically they date from the end of the Arts and Crafts movement and were ancillary buildings to Fritham House. Adjacent to the walled garden is a small building designed by Sir Basil Spence as a memorial to Sir Timothy Eden, a former owner of Fritham House.



- 4.3.21 The Old School House, opened in 1861 as a school and also doubling as a chapel on Sundays, has now been converted to a house. It is a tall single storey brick building with pitched slate roof surmounted by a clock turret. Some of the original fenestration survives.

- 4.3.22 One of the most unusual small structures to be found in this area is situated on the western boundary of Fritham and adjacent to the lane to Eyeworth. A black painted riveted sheet metal cylinder stands amongst the trees; close inspection will show that it was the letter box for the gunpowder factory and is a unique survival.



- 4.3.23 Each of these 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.

- 4.3.24 Sounds, smells and general activity also contribute to the historic character of conservation areas. This character area is generally peaceful, with the only disturbance an occasional car travelling through the centre of the enclosure to access the Royal Oak public house and the public car parks beyond. However, this part of the New Forest is particularly popular for walking and some tourist traffic does occur, especially during the summer months.



4.4 Eyeworth (B)

- 4.4.1 This character area is formed by an enclosure in the Forest. Originally this contained a Forest Keeper's Lodge and winter feeding ground for the deer. After the middle of the 19th century the enclosure became a farm for a short period, but was then developed as the site of a gunpowder factory. Eyeworth Pond, an artificial body of water created to supply water for the production processes in the factory, is an important feature.
- 4.4.2 The area is bordered by wooded and open heathland Forest on all sides, with the Fritham enclosure around half a kilometre to the south east.
- 4.4.3 The area is at the end of a single narrow access lane which services the present farm, Eyeworth Lodge and its associated buildings and the public car park at the edge of the pond.
- 4.4.4 Modern development in the character area is limited to small extensions, ancillary and agricultural buildings.
- 4.4.5 There is one significant large area of open space to the south of Eyeworth Pond. This space is formed of edge of Forest heathland, with clumps of self seeded trees and scrub. There are smaller closely cropped grass spaces to the immediate bank of Eyeworth Pond to the south and southwest and to a clearing into Eyeworth Wood on the northeast of the track, opposite Powder Mill Farm.
- 4.4.6 Traditional boundary treatments include: hedgerow, picket fencing, five barred gates, and post and rail fencing. The hedgerow and picket fencing forms the boundaries to domestic properties and associated curtilages, and post and rail fencing is used predominantly for the agricultural land, often within hedgerows. There is one instance of the unfortunate use of modern close boarded fencing and the further use of this inappropriate type of boundary treatment should be discouraged. The wider boundaries of the character area are of hedges and trees.
- 4.4.7 There are a few individual tree specimens within the area, but larger areas of trees in woodland belts and on boundaries predominate. The east and north boundaries of the enclosure with Islands Thorns Inclosure and the north eastern boundary with Eyeworth Wood and eastern boundary with Ironswell Wood are densely forested, providing a green backdrop to the character area. Mature trees and hedgerow form the southern boundary of the area with open Forest heathland.
- 4.4.8 There are views through the character area across the larger open space to the south of Eyeworth Pond otherwise views are generally restricted to the length of the lane by the tree and hedge boundaries. Views into and out of the area are significant to the south, due to the undulating topography and the open nature of the Forest heathland on this boundary.
- 4.4.9 There are no listed buildings in the character area, but six unlisted buildings have been identified as being of local, vernacular or cultural interest. These are houses and surviving ancillary buildings to the former gunpowder factory.
- 4.4.10 Eyeworth Lodge was re-built by RWS Griffiths in 1883 on the site of the former Forest Keeper's Lodge. It is a typical large late Victorian detached villa built in brick with a steeply pitched tile roof. It has mock timber framing to the gables and has both sash and casement windows. The chimneys are large prominent brick stacks of a similar design to Griffiths' buildings in Fritham.



- 4.4.11 The Gatehouse was originally the house used by the foreman of the gunpowder factory. It is a large late 19th century two storey brick building with a slate roof and large chimney of the Griffiths' design. It has vertical sliding sash windows, two over two, to the first floor and three sided bay windows with sashes to the ground floor. On the principle façade the bays are on either side of the entrance doorway; the entrance has a semi-circular head with a plain fan light and part glazed door. The northeast wing of the house is tile hung and has an open loggia at ground floor with timber posts and curved braces.
- 4.4.12 Oaktree Cottage possibly incorporates a pair of original workers' cottages built in 1871 and shown on the 1895 Ordnance Survey map. There were another six cottages of similar design built in 1881/2, but these were demolished in the 1936. The house appears to be of timber frame construction with painted horizontal weatherboarding. It has a slate roof and a large brick chimney stack of the Griffiths' design. A later extension has been constructed to the rear, clad in weatherboarding to match the original design. The cottage is situated towards the northern corner of the site away from the location of the former factory.
- 4.4.13 Powder Mill Farm is a single storey brick building with a tiled roof and appears to have been constructed in the late 1930s after the area had reverted to a farm following the closure of the factory. The large outbuilding to the west of the farm comprises a two storey range with four single storey buildings attached to the rear. It is of timber frame construction and clad in black stained weatherboarding. It has a slate roof with two metal ventilators at the bottom of the rear slope of the two storey section. The rear blocks have small pane timber windows. Although this building is now in agricultural use it is most likely of late 19th century date and appears on the 1895 Ordnance Survey map as part of the gunpowder factory complex.
- 4.4.14 Eyeworth Pond is the most substantial remaining element of the gunpowder factory. A dam was constructed across the stream in 1883 to create a large reservoir to provide water for the factory. Below the weir the original sluice and valve mechanisms survive.
- 4.4.15 Old photographs and map evidence would suggest that the gunpowder factory was a series of substantial brick buildings, timber clad sheds and magazines with earthwork bunds. These were all cleared away in the years following the factory's closure and the site is now a paddock.
- 4.3.16 Each of these 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.
- 4.4.17 Sounds, smells and general activity also contribute to the historic character of conservation areas. This is a peaceful area, with activity generally restricted to that of a domestic nature, vehicular traffic accessing the car park on the eastern side of Eyeworth Pond and walkers visiting 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, brick, 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 is one example of a 17th century property constructed with exposed timber framing. This is the Royal Oak public house. However, it was 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 most cases this is not a true structural timber frame, but simply applied timber decoration. The exception during this period is Fritham House; here part of the structure has true structural timber framing following its Arts and Crafts roots. The remaining historic buildings in the settlement are constructed of brick, some of them with rendered, painted or lime washed finish. At Fritham House there is also an example of the use of harling or roughcast.

5.2.2 The bricks for buildings within the settlement were made locally wherever there was a good source of clay close to the surface. In the later 19th century there were three local sources of bricks at Brook, Minstead and Fordingbridge. In the early 20th century local brick yards declined and bricks were brought in from further afield.

5.2.3 There are two examples of the use of polychrome brickwork. Primrose Cottage, which has a decorative panel of dark brick headers in the centre of the façade and the church, built in 1904, which has polychrome brick bands as decorative elements.

5.2.4 There are a few examples of tile hanging in the settlement, particularly on later 19th and early 20th century buildings. This is simply plain clay tile. A good example is the gable to the outbuilding facing the road at Old Post Office Farm. There are also examples of tiles being used as a structural and decorative element. These are to be found at Fritham House where, in true Arts and Crafts style, the very fine brick water tower has tiles set on edge to form the arches over window openings and over the main entrance arch to the courtyard.

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 can also be detrimental to the general well being of the structure.

5.2.6 There are instances of the use of weatherboarding mainly on agricultural buildings which are quite often timber framed. Historically, the boarding was square edged and usually of oak, which, over a period of time, weathered to a dark grey colour. Later in the 19th and 20th century, softwood feather edged boarding was used as a cheap replacement for the oak and was blackened with tar as a preservative. Modern repair, replacements or new build should respect the vernacular designs and traditions. At Butlers Farm the barns have vertical boarding with cover strips to the joints and at Blackberry Farm the outbuildings are clad with waney edge weather boarding.

5.3 Roofs ⁵

5.3.1 There are a few examples of thatched roofs within Fritham. 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 that 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.



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

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5.3.5 In the late 19th and early 20th century machine made clay tiles became readily available together with decorative ridge tiles. A good example can be seen on the ridge of the church.

5.3.6 There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than clay tiles and slates it replaces. Concrete tiles appear prominent and inappropriate in the historic landscape and therefore their use is discouraged in a conservation area.

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5.3.7 There are a few examples of the use of corrugated iron sheeting, usually painted black. This can be seen on agricultural buildings and outbuildings such as at Fritham Farm.

5.3.8 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Of particular note are the distinctive late 19th century brick stacks, usually with cream pots and typifying the buildings constructed for RWS Griffiths. 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 Butler's Corner, 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.

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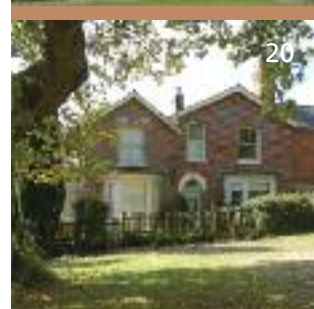
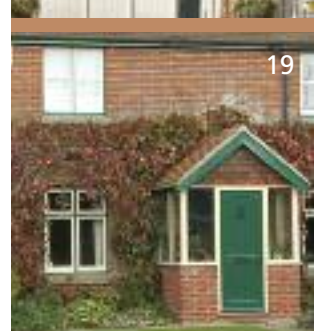
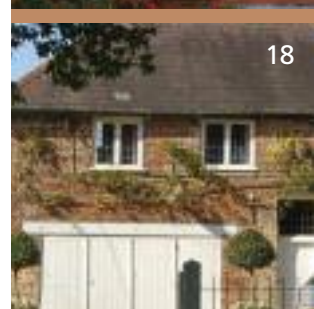
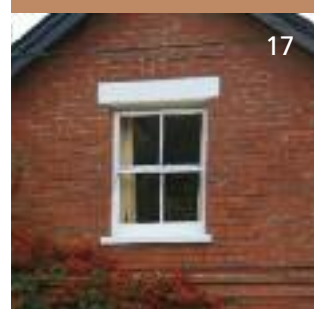
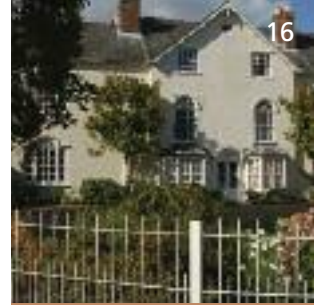


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5.4 Windows⁶

- 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 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 sliding sash windows are the prevalent window style. A good example is Fritham Lodge, which also has Venetian windows in the Georgian wings. Many of the Edwardian buildings in the settlement have vertical sliding sash window with larger panes of glass as drawn sheet glass became readily available.
- 5.4.4 A few buildings, particularly those in the Arts and Crafts style, have leaded light casement windows, with individual glass quarries between lead comes. Good examples can be seen on the outbuildings to Fritham Lodge which 18th century in date and Fritham House which was built between 1910 and 1914. The modern use of 'stick-on' lead is not a substitute for the traditionally made leaded lights.
- 5.4.5 There are also examples of mullion and transom windows in particular those on the ground floor of Old Post Office Farm and bay windows constructed in timber as can be seen at the Gate House at Eyeworth.
- 5.4.6 Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace 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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5.5 Doors ⁷

5.5.1 Doors and associated architectural detailing are an 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 A good example of a Victorian door and canopy is that on the Supply Shop and there are several good examples of the use of verandas. A very good example and one which is very prominent in the landscape is that at Valetta House. This veranda has a concave shaped lead roof and is supported on slender metal columns. Another good example is that on the rear elevation of Margaret's Mead farm cottages; this particular veranda has a tiled roof and is supported on timber columns with ornate braces.



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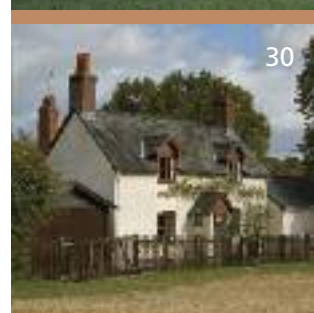
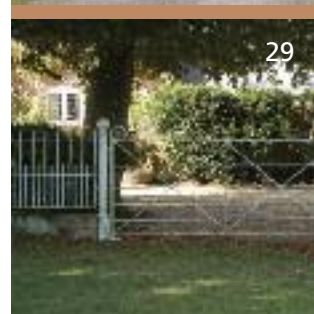
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5.6 Garden walls, fences and other means of enclosure

- 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 As Fritham is essentially a rural area the majority of property boundaries are hedges. However, there are good examples of the use of brick boundary walls at Fritham Farm and at Fritham House, where there is not only a brick wall, but a prominent brick entrance arch into the courtyard.
- 5.6.3 There are a number of examples of the use of picket fencing and some post and rail as domestic boundaries. Traditional metal estate fencing is also in evidence, particularly on the road boundary to the fields adjacent to Valetta House. At Fritham Lodge there is a good example of a traditional metal gate and posts together with a metal fence on top of a low brick wall.
- 5.6.4 The majority of properties, including modern dwellings, have retained an historic method of defining the boundary particularly using hedgerows. There are one or two unfortunate examples of the use of close boarded fencing. This is an alien feature, detracting from the historic character of this rural area and should be discouraged.

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 and remained popular into the 20th century.
- A number of early 20th century buildings have machine made clay tiles.
- Tile hanging using plain tiles is a feature.
- Some examples of weatherboarding.
- Windows and doors are generally traditionally designed and made of timber.
- Hedges are important boundary features.
- A few brick boundary and some traditional fencing contribute to the character of the area.



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. Trees are prominent on all the approaches into the settlement. 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.

6.2.2 Of particular importance is the group of oak trees on the green outside Fritham House. Trees also form the backdrop to the settlement to the west and there are a number of prominent mature trees within the hedgerows to the fields and paddocks within the centre of the settlement.

6.2.3 Hedgerows are the predominant boundary feature particularly to the narrow lanes and arable fields. They are also the principal form of boundary, along with picket fencing, to the 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.

6.2.4 The retention of hedgerows is important as many are very old and are fundamental in understanding the development of the landscape.

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 The open spaces within the settlement are the triangular green below Whiteside Farm; the green area opposite Valletta Cottage; wide verges throughout the settlement including that outside the Royal Oak public house and the peripheral areas of lawn and common on the boundaries of the settlement. At Eyeworth the pond and its associated open green areas are very prominent when entering this part of the conservation area.

6.4 Other natural features in the landscape

- 6.4.1 The most significant natural features in the landscape are the two valleys. This contrasts with the open flat surrounding heathland.

6.5 Other manmade features in the landscape

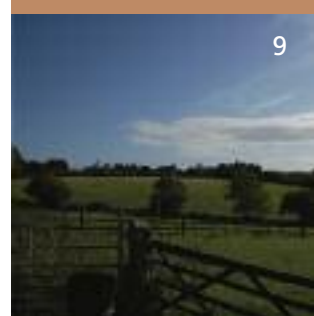
- 6.5.1 The most noticeable manmade features on entering the settlement from the northeast are the water tower, brick wall and entrance arch to Fritham House. Also of importance, although somewhat smaller and situated at the other end of the settlement, is the late 19th century, riveted sheet metal letter box associated with the gunpowder factory. Mention must also be made of the reservoir, now known as Eyeworth Pond, which provided the huge supplies of water needed in the manufacture of gunpowder.

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. Of particular note are the long distance views over the central valley towards Valletta House and the church with its neighbouring properties and the reverse view looking towards Margaret Mead Farm and the valley side beyond. There are also several long distance views over the agricultural land in the centre of the settlement. The narrow lanes in parts of the conservation area create very restricted views, but these suddenly open out onto longer distance and panoramic views of the area. All the views contribute to the character and setting of the conservation area and care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.

6.7 Key characteristics

- Boundaries to properties are traditionally formed by hedgerows, picket fencing and some walls and metal estate fencing.
- Trees form important backdrops to the settlement.
- Large important specimen trees are scattered throughout the area particularly in association with the north eastern entrance to the settlement.
- Small greens, some wide verges and residual lawns and commons.
- Long distance views particularly across the valley in the centre of the settlement.
- Two steep sided valleys.
- Prominent water tower at northeast entrance to the settlement.
- Large man made reservoir.





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PART 7 Other issues affecting the conservation area

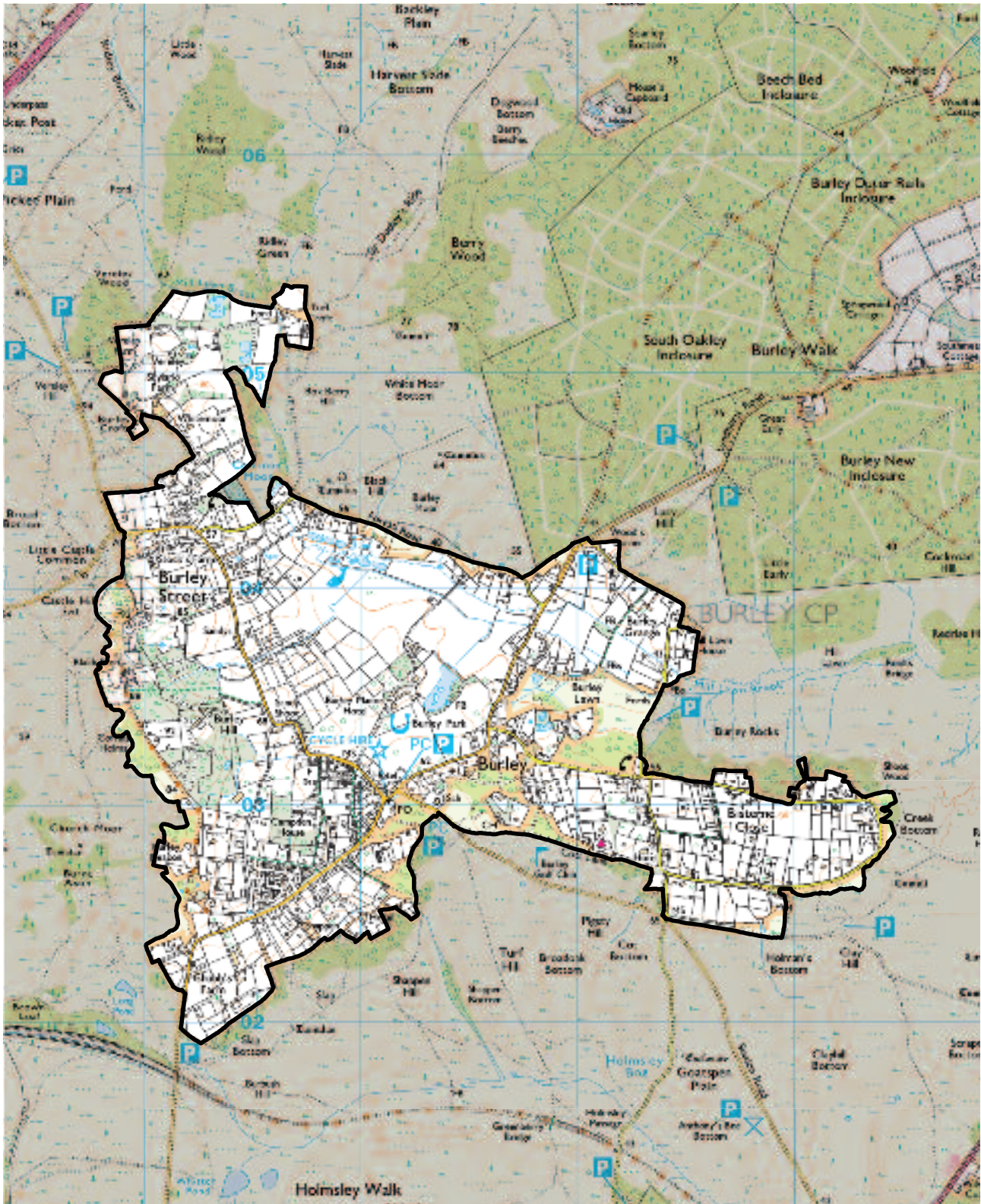
- 7.1 The intrinsic character of the conservation area and its historic character have not been significantly affected by modern development. Most of the new development has been the replacement of earlier buildings and a small amount of infilling of vacant plots within the plan form of the settlement. Any future proposals for significant back land development or the subdivision of the existing plots on historic road frontages should be resisted as being inappropriate.
- 7.2 The survival of the historic plan form of the settlement means that capacity for new development is minimal and significant new development would be detrimental to the intrinsic historic character.
- 7.3 Some 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, such as Whiteside Farm. However, there are some unfortunate designs of dwellings, extensions and re-modelling of older properties during the last 30 years. 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 The existence of complexes of historic farm buildings may give rise to pressure for conversion of agricultural buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural character of these historic buildings and that inappropriate openings and modern detail is avoided. These complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the conservation area.

- 7.8 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.
- 7.9 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.
- 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 There is an increasing pressure for equestrian development within the area and the associated buildings and division of fields needs to be managed to protect the character of the area.
- 7.12 Overhead wires are an unfortunate feature in the historic landscape, in particular the wirescape and poles near the church.



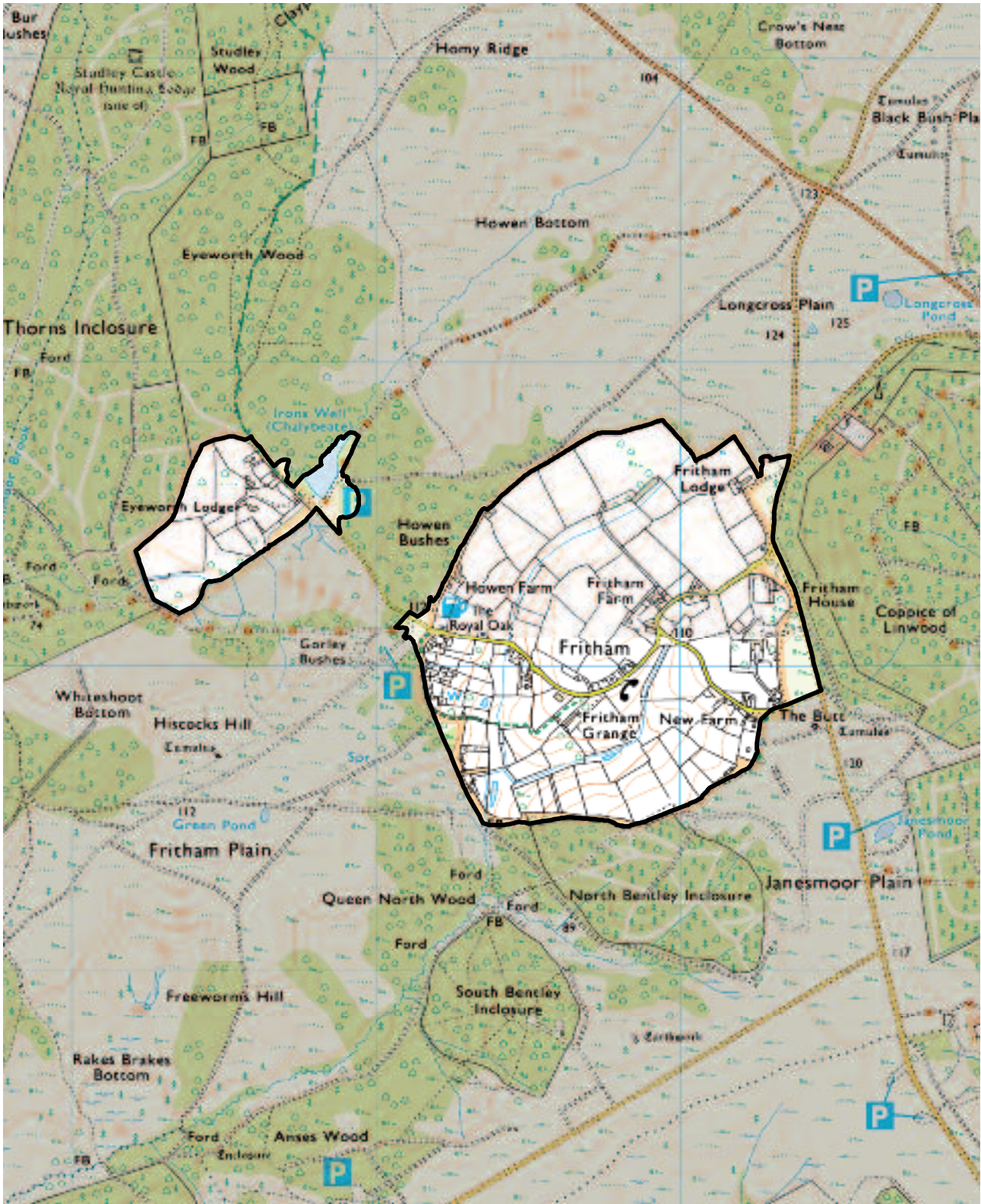
Annex 1 Map showing Burley conservation area boundary

Not to Scale



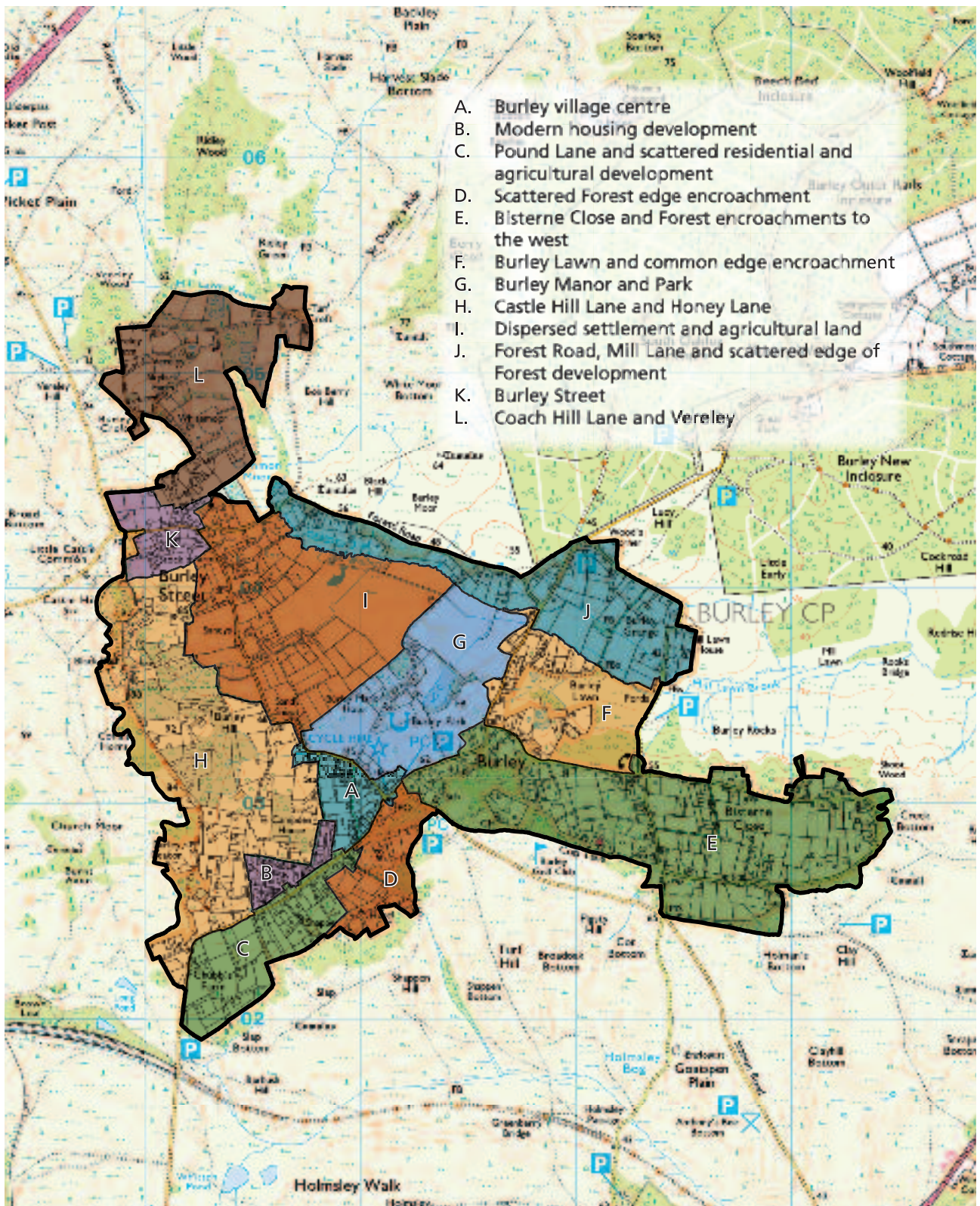
Annex 1 Map showing Fritham with Eyeworth conservation area boundary

Not to Scale



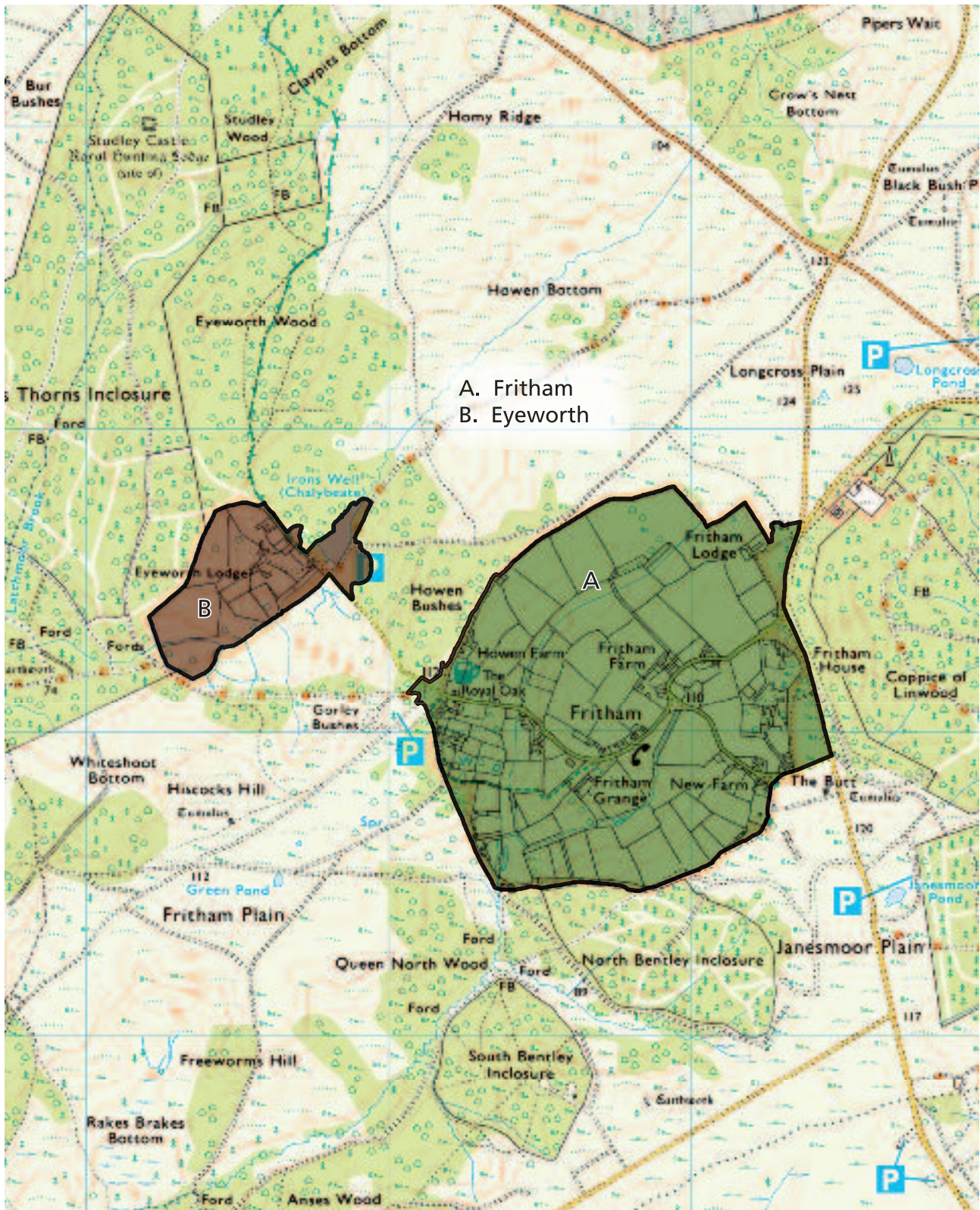
Annex 2 Map showing Burley character areas

Not to Scale



Annex 2 Map showing Fritham with Eyeworth 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 traditional local building materials and 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.

Burley fence

A hybrid combination of post and wire with capping rail and tightly clipped hedge, making an animal proof boundary.

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

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 comes

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 comes or by an ironwork frame.

Loggia

A recessed colonnade. members above a column.

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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Annex 6

DVD - Detailed mapping

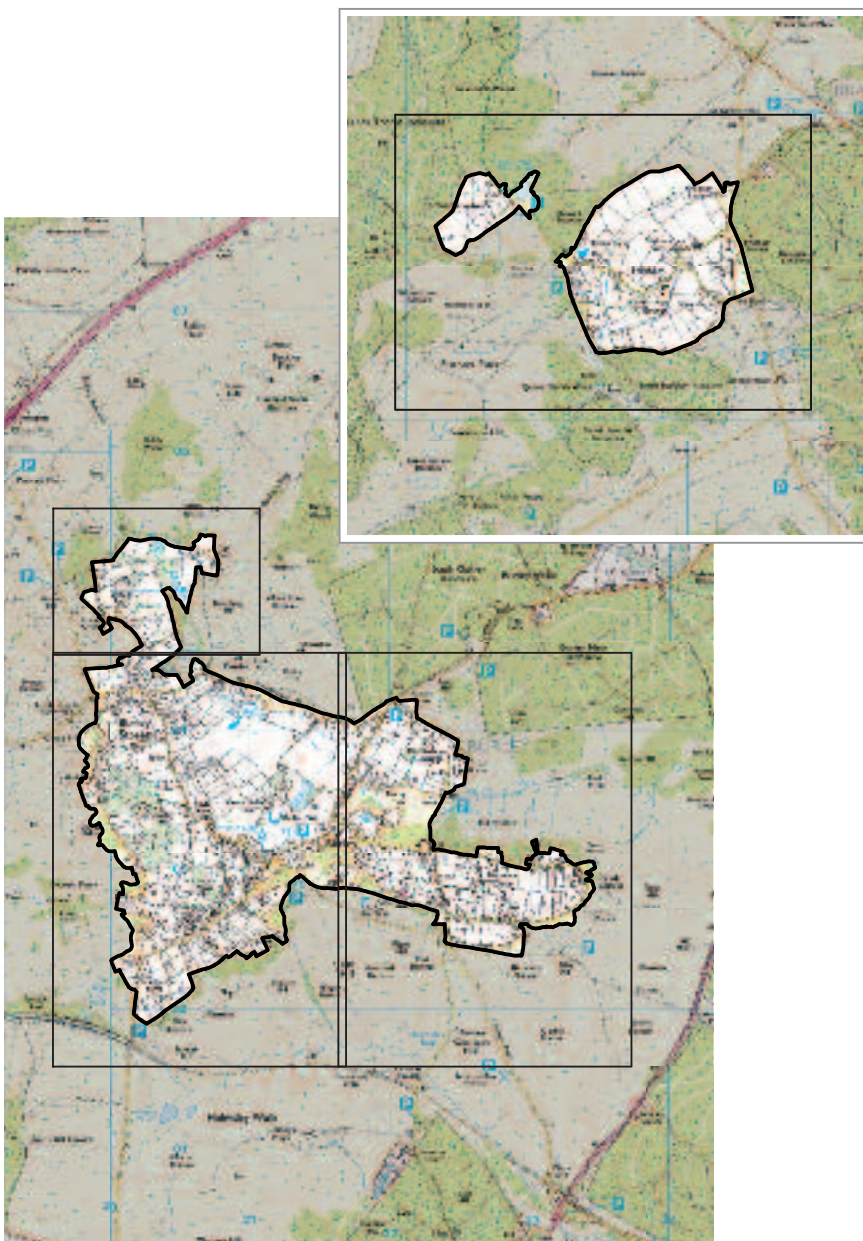
The enclosed DVD on the back page provides detailed mapping of the conservation areas. The maps show the conservation area boundaries, the character area boundaries and character features (scale 1:2500). The mapping of character features is not intended to be exhaustive.

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

-  NFP 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 Fritham and Eyeworth – A0 landscape

Map tile 2 Burley - A2 landscape

Map tile 3 Burley – A0 portrait

Map tile 4 Burley – A0 portrait



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

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