



Buckland, Keyhaven and Ashlett Creek

Conservation Area Character Appraisals





Buckland, Keyhaven and Ashlett Creek

About the character appraisals

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

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

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



Each character appraisal considers:

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

This document is for:

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

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



Buckland

Executive summary

Buckland is a small conservation area containing a Scheduled Ancient Monument and a manor house with its associated cottages, outbuildings and farm complex. The underlying historic landscape reflects the former presence of the medieval manor and the restrictions imposed by the presence of the large Prehistoric earthwork.

Buckland is bounded by open agricultural land to the west and north and the outskirts of Lymington, with housing estates and commercial development to the south and east.

The ramparts of the hillfort are heavily wooded and the land immediately to the north supports woodland and scrub and boggy areas of landscape.

A variety of traditional materials were used in the construction of the houses, cottages and the few agricultural buildings. Although the principal materials are brick, tile and slate there is also an example of timber frame and thatch.

The area was originally involved in agricultural activities. Today the surrounding land continues in agricultural use, but the main open area within and around the hillfort is now in seasonal grazing. The agricultural buildings originally associated with the farm have now been converted to alternative uses. The manor house and its associated cottages are in individual private ownerships.

Views within the conservation area are variable. Belts of trees on the ramparts of the hillfort restrict views to the north, west and south from the interior of the fort. Outside the fort the rising ground affords good views to the east. The footpath on the western boundary, which runs along the top of the river valley, affords good long distance views to the west including Sway Tower.

The character of the area is essentially rural although it is on the outskirts of the built up town of Lymington. In recent years there has been little change within the conservation area other than a small amount of enlargement or conversion of existing buildings.

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.





Keyhaven

Executive summary

Keyhaven is a small linear settlement which has developed its unique character over several hundred years. The plan form of the settlement and the organisation and development of the historic landscape are due to its location on the Solent as a sheltered anchorage behind Hurst Spit and as a small medieval port involved in fishing and the production and export of salt.

The area is bounded by the Solent to the south, farm land to the north, Keyhaven and Pennington marshes to the east and Hurst Spit and Milford-on-Sea to the west.

The existing form of the settlement would suggest that it developed in a dispersed linear pattern along a minor road from the small medieval port to its agricultural hinterland. The oldest houses date to the 18th century. During the 19th and 20th centuries plots in between the existing dwellings were infilled and development spread along Saltgrass Lane, Lymore Lane and west along Keyhaven Road beyond what was possibly the village green.

The settlement was originally mainly involved in maritime pursuits including trade with the Isle of Wight, fishing, the production and export of salt and by tradition a little smuggling. The community also exploited the good surrounding agricultural land on the coastal plain and the marshes as a source of food. In the latter part of the 19th century the area attracted wealthy visitors some who stayed and constructed seaside villas. The settlement therefore has an eclectic mix of workers cottages and higher status buildings including farms and villas. Surviving buildings date from the 18th to the 20th centuries and are constructed of a variety of traditional materials including, brick, thatch, tile and slate. Today the settlement is a bustling little community with sailing, walking and bird watching attracting the visitors.

Important components of the character of the conservation area are the adjacent marshes, mud flats and the large shingle bank of Hurst Spit, which shelters a very busy anchorage and sailing facility.

Views within the conservation area are restricted by houses on the road edge, hedges and the curving roads. However, from the edge of the conservation area there are extensive views out in all directions. There are also long distance views into the conservation area from the shingle spit, the coastal walk along Keyhaven Marshes and from Lymore Lane.

There is some recent development in the settlement, in the form of infill and replacement dwellings. Most of these integrate well with the historic character of the settlement apart from that of Harewood Green which is particularly prominent in views into the conservation area from the causeway and from Lymore Lane.

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





Ashlett Creek

Executive summary

Ashlett Creek is a very small settlement which has developed its unique character over several hundred years. The plan form of the settlement and the organisation and development of the historic landscape emerged in the late 18th and early 19th centuries as a tiny community servicing the quay and tide mill.

The area is bounded by arable land and trees on the rising ground to the west, the refinery to the north, the disused gravel pits and the power station to the south and Southampton Water to the east.

Buildings date from the late 18th and early 19th centuries and are mainly situated around the quay. However the settlement had earlier medieval origins being an important small port involved in the production and exporting of salt and also in trade, providing a link to the agricultural hinterland. The tide mill became the principle focal point in the 19th century and the construction of Victoria Quay towards the end of the century gave an added economic impetus to the area. In the 20th century the Creek became a centre for recreational sailing with the development of a thriving sailing club on the southern side. A variety of building materials have been used including brick, tile and slate.

Modern building within the conservation area has been restricted to extensions to the Jolly Sailor public house and the building of a club house for the sailing club.

In the summer months the character of the area is at times dominated by parked cars of visitors to the public house, the club in the former tide mill and sailing activities. At other times it is a quiet tranquil rural area with the only activity centred on the public house or the club.

The mill, mill pond and quay are important focal points in the settlement and trees, hedges and traditional fences enhance the rural character of the area.

Designation of the area as a conservation area seeks to ensure that the rural character and qualities of the area are preserved, 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 Buckland, Ashlett Creek and Keyhaven in the New Forest National Park. Designation of these areas took place on 1 December 1999, 28 May 2009 and 24 September 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 area.

Part 2 Background

- 2.1 Conservation areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance”². Conservation areas were introduced in the late 1960s³ as part of a wider recognition of the contribution made by areas of distinctive character. Although the merits of individual buildings had been recognised for many years, through the listing process, the value of good quality historic areas had not been formally acknowledged until that time.
- 2.2 Designation introduces a 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 and smells which can contribute to the special character of the area.
- 2.5 Local authorities are now encouraged to prepare character appraisals for their conservation areas to identify these special qualities and to highlight features of particular significance. By establishing what makes the conservation area special, the reasons for designation become clearer to those who live, work or propose to carry out development within it. The appraisals are intended as an overview, providing the framework within which individual planning applications can be assessed.
- 2.6 When determining applications the planning authority considers factors such as size, scale, materials and design in order to assess the likely impact of the proposed development on the character of the conservation area. The character appraisals have been written to work in conjunction with New Forest National Park Authority planning policies. The appraisals include text, maps and photographs, to pick out those features which contribute to the special character of the conservation area. It is not realistic to refer to every building or feature within the conservation area but the omission of any part does not mean that it is without significance.

² Planning (Listed Buildings and Conservation Areas) Act 1990

³ Civic Amenities Act 1967

Part 3: Buckland Conservation Area

3.1 Context

- 3.1.1 Buckland is on the southern edge of the New Forest on rising ground above the west bank of the Lymington River. It is bounded to the south and east by the urban fringes of Lymington, to the west by farmland and to the north by mixed woodland. The area falls mainly within the parish of Lymington and contains a conservation area which was first designated on 10 February 1988 and later revised on 1 December 1999. It should be noted that the south and south western elements of the conservation area lie outside the boundary of the New Forest National Park in the New Forest District Council area.
- 3.1.2 The conservation area contains the scheduled ancient monument of Buckland Rings; Buckland Manor and Buckland Manor Farm and Passford Farm Cottage and its environs. It is situated to the north of the town of Lymington on the edge of the built up area.
- 3.1.3 The population of the conservation area is an extremely small part of the total population of 14,819 of the parish of Lymington (Hampshire County Council's small Area Population Forecasts). The economy of the settlement was formerly associated with agriculture and comprised Buckland Manor House and associated farm and cottages and what is now The Tollhouse Inn. Today a large part of the land is owned and managed by the County Council as a public open space with seasonal use of The Rings for grazing. The manor and cottages are private dwellings and the farm buildings have been put to alternative commercial uses.
- 3.1.4 The settlement has no community facilities apart from The Tollhouse Inn, although residents have access to the full range of facilities in Lymington.

3.2 Topography and landscape

- 3.2.1 The conservation area is located to the north of Lymington and to the west of the main Brockenhurst to Lymington Road (A337).
- 3.2.2 The conservation area is on the southern edge of 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. This is a landscape with special qualities where the dominant pattern of biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge. The conservation area is dominated by the heavily treed banks of the Iron Age hillfort and the woodland in the valley of the Passford Water to the north.
- 3.2.3 The conservation area lies on rising ground on the western edge of the valley of the Lymington River. It is bounded by the town of Lymington to the southeast, housing and commercial developments to the east and south and to the north and west by open agricultural land and woodland. The railway line from Brockenhurst to Lymington bisects the northern part of the conservation area.

3.3 Historic development of the landscape

- 3.3.1 The history of the landscape is dominated by the large multivallate Iron Age hillfort. There is some evidence for earlier Neolithic activities in the area and there are some stray Bronze Age finds. The hillfort is in an important location overlooking the Lymington River at a strategic point which marked the possible historical navigable limit of the river. There is very little evidence for Roman and Saxon activity in the area and the first documentary evidence appears in the 13th century when the land is a small manor.
- 3.3.2 In 1300 John of Buckland 'held there 28 messuages of land, a water mill and a saltern in Old Lymington' and in 1316 there is mention of meadow and pasture land within the manor. At the beginning of the 17th century the area of the Iron Age hillfort was described as manorial waste, although most of the manor lands appear to have been in productive agricultural use throughout the 17th, 18th and 19th centuries. In the middle of the 19th century the railway cut a swathe through the manor and during the 20th century the development of housing estates eroded the southern and eastern edges of the manor lands.

3.4 History of the settlement

- 3.4.1 The earliest documentary reference to the area is in 1236 when it is referred to as "Buckeland" which was possibly derived from the Old English "Bucc" meaning 'fallow buck'. However, a document of 1262 refers to "Bocland" which would have been derived from the Old English "Bōcland" meaning 'land whose ownership or tenure is confirmed in writing'. There are therefore two possible derivations of the place name.
- 3.4.2 In 13th century documents Buckland appears as the surname of the owners of the manor of Buckland and both Nigel and Roger of Buckland were witnesses to charters. In 1290 a chapel at "Boclond" is mentioned, where a 'free chantry' was granted to Roger and the last documentary references to the chapel were in the 16th century. In the 19th century architectural fragments of window tracery were dug up adjacent to the present manor house which probably indicated that the chapel was attached to the medieval manor house.
- 3.4.3 The manor continued in the hands of the Buckland family until the 1390s when it passed to Walter Sydelyng. In the 14th century the manor was divided between two heiresses and by 1417 it was in the hands of the Popham family who held it until the 1450s when it again was divided into two. The separate parts of the manor passed through different hands in the later 16th century, but in the 17th century the Button family held part of the manor until 1679 when the manor lands became further fragmented. During the 18th century most of the manor was absorbed into the manor of Old Lymington. In the 19th century the manor house and its immediate environs became detached from the majority of the medieval manor lands.
- 3.4.4 There is very little surviving information about individual properties within the manor, but the hearth tax returns of 1665 describes Buckland Manor House as having 19 hearths which would suggest that it was quite an extensive establishment. In the 1673 returns the manor house was still paying tax on 19 hearths.
- 3.4.5 In 1765 there was an Act of Parliament for setting up the Turnpike Road which ran through the manor and in 1785 the Commissioners of the Turnpike were ordered to pay one shilling a year to the tenants of Buckland Manor for the building of the Old Toll House on their land. This building still survives in the garden of the Tollhouse Inn. In 1830/31 the accounts of the Turnpike showed that Buckland Gate took £218 in tolls in that year, demonstrating the popularity and heavy usage of the Turnpike

3.5 Areas of archaeological potential

- 3.5.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.5.2 The traditional interpretation of the historic landscape is that in the Bronze Age large areas of primeval Forest were cleared, exposing the poor soils of the Forest to erosion giving rise to the large areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at different periods. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.
- 3.5.3 There are two principal areas of archaeological potential within the conservation area these are the Iron Age hillfort and the site of the medieval Buckland Manor. The multivallate hillfort covers an area of 3.2 hectares and consists of substantial rampart banks and two ditches. Originally there was an in-turned entrance on the east side of the fort, but this was largely destroyed by landscaping in the middle of the 18th century. The outer defences were also damaged by the creation of a road on its western side, but otherwise the earthworks survive in good condition and represent the only well preserved multivallate hillfort in the New Forest. There have been several small scale archaeological excavations on both the ramparts and the site of the destroyed entrance earthworks, but the majority of the interior of the fort remains untouched other than at the western end where there are two domestic properties dating from the early 20th century. Any future works on these properties or in their grounds will need archaeological investigation.
- 3.5.4 The present Buckland Manor, although mainly of 18th and 19th century date, most likely occupies the site of the medieval manor and its associated chapel. Any future ground disturbance in the immediate vicinity of the manor is likely to have archaeological implications.
- 3.5.5 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Small dispersed settlement.
- One high status building.
- Buildings dating from the 16th century through to the 20th century.
- Hedgerows, picket fence, post and rail fences.
- Large individual mature tree specimens in prominent locations.
- Important belts of trees on boundaries of conservation area.
- Significant long distance views out of conservation area.
- One scheduled ancient monument.
- Three Grade II listed buildings.
- 13 buildings of local vernacular, or cultural interest.
- Predominant building materials and detailing: brick; painted brick; weatherboard; thatch; clay tile; slate; simple side hung casement windows; vertical timber sash windows; Crittall windows; panel and boarded doors.
- Sounds, smells and general activity: quiet area with occasional road traffic away from the main A377, with intermittent trains in the northeast sector of the hillfort. Countryside sounds and smells in the open areas and activities relating to public use of the open space.

4.2 Character areas

4.2.1 In the appraisal below, the Buckland Conservation Area is divided into 2 character areas and these are described separately:

- A. Buckland Manor and setting
- B. Buckland Rings and setting

4.3 Buckland Manor and setting (A)

4.3.1 This character area is formed by Buckland Manor house and garden; the former parkland setting to the east and northeast; the associated Buckland Manor farm and farmyard to the west and northwest and former estate cottages. Part of Southampton Road, including the Tollhouse Inn and No.169 (the Old Toll House), form the eastern element of the area.

4.3.2 The area is bordered by character area (B), Buckland Rings Iron Age hillfort and its setting, to the north. Outside the boundary of the conservation area is a traditional and important open field setting to Buckland Manor to the southwest and open fields to the west and north of Buckland Manor Farm. To the east is 20th century housing development of Saxon Place and to the south, similar housing estate developments of Paddock Gardens and Stratford Place. The eastern boundary of the character area is formed by Southampton Road, facing on to which are two further buildings within the character area, on the periphery of the former parkland to Buckland Manor.

- 4.3.3 The character area is centred on Buckland Manor house and incorporates its traditional historic setting of open parkland to the east, with traditional tree lined avenue to the main entrance to Southampton Road and associated ancillary former estate buildings and farm buildings to the north and west.
- 4.3.4 Built development within the character area has evolved from the existence of the historic manor house, which can trace parts of its structure back to the late 16th century. Later 19th century and early 20th century estate type cottages were constructed to serve the former manor estate and farm and are located to the immediate north of the manor house. Several form a tight courtyard area to the rear of the manor house, with later 20th century estate cottages lining the rear entrance drive and facing onto the access to the farm and farmyard to the west.
- 4.3.5 Buckland Manor Farm area lies to the northwest and west of the manor house. The 1896 Ordnance Survey map shows a farmyard area to the immediate northwest of Buckland Manor House and comprised a series of buildings, including what appears to have been a large barn with cart entrance and a range to the rear, now replaced by modern agricultural buildings. The present more modern farmyard area is surrounded on all sides by a variety of types and ages of utilitarian buildings, now converted to alternative uses. However, it is important that the feeling of a large open farmyard has been retained.
- 4.3.6 Beyond the farmyard to the west lies Buckland Stead and Buckland Manor farmhouse, the latter with its associated smaller scale agricultural outbuildings, all outside the conservation area. There is a traditional large corrugated metal clad agricultural building with semi-circular 'barrel' shaped roof, a type of traditional utilitarian building which is becoming rare within the countryside. These buildings have an historical association with the manor and form an important part of the traditional setting of the manor house and therefore, are important even though they are beyond the boundary of the conservation area.
- 4.3.7 There have been no cases of modern residential infill or replacement development in the area. However, alterations have occurred to several of the residential and ancillary farm buildings which have not been sympathetic to the traditional local vernacular detailing of the area, and therefore do not enhance the more historic development in the area. Future insensitive alterations and additions should be avoided.
- 4.3.8 Any new development within or outside the boundary of the character area should respect the open parkland setting to Buckland Manor in order to preserve and enhance the character and setting of this part of the conservation area and this important listed building.
- 4.3.9 There are a number of important open spaces predominantly formed by the original parkland setting to Buckland Manor. The retention of the two large open field areas to the north and south of the main access to Buckland Manor from Southampton Road is critical to the setting of this important listed building. Specific smaller important open spaces include the area to the west of Buckland Manor Farmhouse; the large open farmyard area and the immediate formal garden area to Buckland Manor House.

- 4.3.10 The prevalent traditional boundary treatment to residential plots throughout the area is hedgerow, often interspersed with hedgerow trees and mature trees. In addition, a small amount of picket fencing is also in use, along with a substantial historic boundary wall within the garden area of Buckland Manor. Boundaries to the open agricultural land are generally traditional post and wire or post and rail. An important small length of traditional metal estate fencing has survived to the south-western boundary of the open field parkland setting to the northeast of Buckland Manor.
- 4.3.11 Unfortunately, there is also use of non-traditional close boarded fencing to some residential plots which has a detrimental impact on the rural character of the area. The future use of any boundary treatment of this type should be resisted as it appears as harsh and modern, at odds with the traditional boundary treatments in use in this rural area. Where replacement is intended owners will be encouraged to use more traditional materials and designs for their new boundary treatment.
- 4.3.12 Trees are also particularly important. The northern, eastern, southern boundaries and the majority of the western boundary of the character area are demarcated by important mature belts of trees and overgrown hedgerows. These trees create a sense of enclosure to the former parkland associated with the manor. In addition, in the private gardens to Buckland Manor there are many trees on the southern and south-eastern boundary. The most prominent tree feature is the avenue of mature trees lining the main driveway to Buckland Manor. These are important to the setting of the listed building and to views towards the manor from Southampton Road. One additional single mature tree specimen is also important. This is a tall Wellingtonia located to the southwest of the western end of the avenue to the main driveway and is prominent in views throughout the whole conservation area.
- 4.3.13 Views through the character area are affected by the trees, open spaces and the buildings. The two field areas of parkland setting to the east of Buckland Manor House are compartmentalised by the boundary hedgerows and mature tree belts and divided from one another by the mature avenue lining the main driveway, but panoramic views are available throughout the individual areas of land. Views of Buckland Manor House itself are relatively intimate, being available only when quite close to the house, due to the hedged and tree nature of the garden boundaries to the west, east and south and the built development to the north. There is also a slight drop to the main drive down to the junction with Sway Road, which restricts more long distance views back along the drive to the house. Long distance views are available from the western end of the main drive, north over the small valley, towards the tree covered banks of Buckland Rings.
- 4.3.14 Extensive long distance views are available over the surrounding landscape to the southwest, west and northwest from the public footpath on the western boundary, including to Sway Tower some miles away. Local views are also available of the Tollhouse Inn and adjacent Old Toll House from Southampton Road. Views through the later farmyard area are framed by the buildings, which form a sense of enclosure to the east, south and west sides, with leakage of space around the smaller single storey northern building. Only glimpsed views are available from the north to Buckland Manor Farm and Buckland Stead, but more open views are available from the public footpath forming the southern boundary of this element of the character area.
- 4.3.15 There are two listed buildings, Buckland Manor and 169 Southampton Road, both Grade II.



4.3.16 Buckland Manor is an imposing detached dwelling located within an extensive curtilage, which includes formal and kitchen garden areas and a woodland garden. In addition, the formal entrance drive lined with mature trees, through what was formerly parkland associated with the house, still survives. The house has a core which dates from the late 16th or early 17th century and was a brick building with gables and large end chimney stacks. The main façade, facing east, was added in the 18th century and there are later 18th, 19th and early 20th century extensions to the rear. The façade is brick, with six over six pane timber vertical sash windows and has a large central door with Tuscan pillars to either side, supporting a flat roofed porch. The roofs are all clay plain tiles, with the exception of the 19th century bay on the south front, which has fish-scale tiles on a conical roof. The southern garden façade is of painted brick, with some tile hanging, and a central imposing late 19th century bracketed oriel bay window at first floor window. The majority of the original timber sash windows survive on this elevation.

4.3.17 The Old Toll House, No.169 Southampton Road, is located immediately to the north of the Tollhouse Inn. It dates from 1785 and is a two storey single cell building set diagonally to the main road. It is constructed of brick, of two storeys to the front, with a clay tiled cat-slide roof over later out-shuts to the rear and western elevation, the latter being slate hung to the front elevation. A particularly prominent chimney stack is located on the western end of the front elevation. The windows are simple timber side hung small pane casements. The building now sits within the garden of the Tollhouse Inn adjacent, formerly the Crown Inn.

4.3.18 13 unlisted buildings (some just outside the conservation area) have been identified as being of local, vernacular or cultural interest, which include small cottages, a farmhouse and traditional farm buildings and the remains of a World War II pill box or gun emplacement.

4.3.19 Adjacent to Buckland Manor are a series of farm cottages including: Stable Cottage; Nos. 181 and 185 (Old Farm Cottage and The Bothy) and Nos. 3 and 4 New Cottages. Old Farm Cottage and The Bothy appear to be on the 1896 Ordnance Survey map, and are the surviving part of a larger historic courtyard complex. The buildings have been altered more recently and have brick and rendered façades, with a mixture of appropriate and inappropriate modern fenestration, clay tiled roofs and large squat brick chimney stacks. Nos. 3 and 4 New Cottages are early 20th century, the original parts of the building having jettied end bays, but now with later extensions to either end. They have a brick ground floor with tile hung first floor and clay tile roofs with brick stacks to the ridge. These two cottages overlook the rear drive to Buckland Manor.

4.3.20 Just outside the conservation area Buckland Stead and Buckland Manor Farmhouse are a pair of what were originally farm cottages, shown on the 1896 Ordnance Survey map. They are constructed of brick with a clay tile roof and large chimney stacks. The original cottages have been much extended and have a mixture of modern fenestration – both appropriately and inappropriately detailed.



- 4.3.21 Adjacent to Buckland Manor Farmhouse is a small single storey range of early 20th century farm buildings, forming three sides of an open yard. The principal block is a long single storey range running parallel with the east-west track immediately to the north. This elevation is a long blank brick wall with buttresses, supporting a slate roof, the main façade faces into the open yard, and has a number of traditional doorways and openings, related to its original agricultural purpose. It is important that this prominent utilitarian building has not undergone inappropriate modern alteration to its traditional agricultural character. At the western end of the range of buildings, forming the enclosure of the open yard is a detached L-shape single storey former farm building, now converted into offices. It is similarly constructed of brick with a slate roof. To the west, beyond these typical early 20th century agricultural outbuildings, is a large prominent agricultural storage building again of early 20th century date, comprising a semi-circular roof structure, covered in corrugated metal. A similar example exists in the eastern farmyard area. This type of agricultural storage building is becoming rare in the English landscape.
- 4.3.22 The Tollhouse Inn is located on the western edge of Southampton Road to the immediate south of the Old Toll House. The core of the Inn dates from the early 19th century, but it has undergone much alteration in the 20th century. It is a large multi-winged building, constructed of brick, now painted, with a clay tile roof to the majority and a slate roof to what appears to have been a former attached outbuilding. It has prominent chimney stacks, one of which still retains a Fareham made chimney pot. The windows are side hung timber and metal small pane casement windows. On the northern façade is a single storey extension constructed in the early 20th century in a mock-medieval style internally. A traditional hanging pub sign survives on a metal bracket off the two storey northern elevation.
- 4.3.23 Adjacent to the entrance to Buckland Manor is a World War II pill box/gun emplacement constructed in brick. Although this structure is well hidden in the undergrowth it is an important historic survival.
- 4.2.24 Each of these very different buildings enhance the particular part of the area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.2.25 Sounds, smells and general activity also contribute to the character of the conservation area. The eastern part of the character area is dominated by the sounds, smells and activity of traffic on Southampton Road, the busy major route into the town of Lymington. The north eastern boundary of the character area is affected although to a lesser degree, by traffic using Sway Road. In the centre and western parts of the character area, activity is residential, farmyard and low key business use. The western boundary is formed by a well used public footpath.



4.4 Buckland Rings and setting (B)

- 4.4.1 This character area is dominated by the Iron Age hillfort of Buckland Rings, with its heavily treed banks and open central area. To the east and south of the hillfort are important open spaces formed by pastures. Buckland wood and the trees in the dispersed residential development to the north, form a heavily wooded area which is divided northwest-southeast by Passford Water and the line of the railway. To the east the A337 forms a distinct boundary to the character area with its heavily treed western edge forming a visual separation from the industrial estates and areas of urban development on the fringes of Lymington.
- 4.4.2 Bordering the area to the south is the character area (A) of Buckland Manor and its setting. Outside the boundary of the conservation area, to the north, is further dispersed residential development along Southampton Road and the wooded area of Tuckermill Copse; to the northwest, a continuation of Buckland Wood; to the west is linear development on the edge of Sway Road and to the east, beyond Southampton Road which forms the eastern boundary of the character area, is residential and industrial development on the northern periphery of the town of Lymington.
- 4.4.3 The earliest historic remains are the multivallate Iron Age hillfort of Buckland Rings, formed of a series of banks and ditches now existing in a predominantly horseshoe shape, with the open end facing east. The banks and ditches at the eastern end, containing the original entrance to the fort, having been historically levelled. The earliest surviving building in the area is Passford Farm Cottage, dating from the 17th century. There are four further dwellings constructed in the early to mid 20th century, two buildings encroaching into the central part of the hillfort.
- 4.4.4 Unfortunately the 20th century development has not reflected the local architectural distinctiveness of this part of the New Forest. But, due to the screened nature of the dwellings, they are considered to have a relatively neutral impact on the historic character and setting of the remains of the Iron Age hillfort and therefore do not have an adverse impact on the conservation area.
- 4.4.5 Gravel surfaces the minor access roads leading to the dispersed 20th century residential development. The use of this traditional road material helps to maintain the rural character of the area.
- 4.4.6 There are two significant large open areas, and two more enclosed and secluded smaller open areas. The central area within the Iron Age hillfort and the area immediately to the east form one large elevated open space with long distance views out to the east. This open space, within the boundary ditch and bank area, is the interior of the original hillfort and is of exceptional archaeological potential, which is safeguarded by the site being a scheduled ancient monument. The area is also carefully managed with seasonal grazing to prevent excessive erosion of the land surface in winter.



- 4.4.7 To the south of the hillfort is an open field area, immediately north and east of Sway Road. This field area links with the former parkland setting of Buckland Manor within character area (A), to form a large open space that separates the hillfort from the urban edge of Lymington. Similarly the open space beyond the original entrance of the hillfort gives visual separation from modern development to the east. Both open spaces are therefore, particularly important to the historic setting of the hillfort.
- 4.4.8 The two smaller enclosed open areas are formed by former sand pits within the Buckland Woods, to the northeast of the hillfort. These open areas are visually unexpected and, due to the artificial topography, allow restricted views through the wooded area.
- 4.4.9 The prevalent traditional boundary treatment to residential plots is simple post and rail or post and wire fencing or hedgerow, interspersed with hedgerow trees and mature trees. Fortunately there is, at present, no use of non-traditional close boarded fencing. The future use of any boundary treatment of this type should be resisted as it appears as a harsh and modern at odds with traditional boundary treatments in use in this rural area.
- 4.4.10 The most important enclosure feature within the area is the surviving ditch and bank system, forming the boundaries of the hillfort. This is now heavily overgrown with trees and therefore concealed visually from wider views through the local landscape; however, public access can be gained via footpaths.
- 4.4.11 Trees are important in the character area. The majority of the northern part of the area is formed by Buckland Wood, which spills out onto the ditch and banks of the hillfort. The grounds to Passford Farm Cottage are surrounded by mature trees on three sides, with Tuckermill Copse extending beyond to the northwest. The boundary to Sway Road in the southern part of the character area and to Southampton Road on the eastern boundary is formed by a mixture of hedgerow, often interspersed with hedgerow trees, or more mature trees in the vicinity of the railway line. The tree and hedge boundary along Southampton Road is important as it offers screening of the modern development to the east in views from the historic hillfort.
- 4.4.12 Views through the character area are affected by the trees and open spaces. Panoramic views are available throughout the central open space of Buckland Rings hillfort and the adjacent open grass area to the east, restricted only by the tree covered boundary ditch and bank system and the hedgerow boundary to the two encroachment dwellings. Long distance views across the wider landscape to the east from within the original hillfort area are allowed due to the higher topography in this area and the loss of the boundary ditch and bank to the original eastern entrance. However, the long distance view is marred by the placement of modern telecommunication masts in the industrial area. The boundary screening along Southampton Road at this point needs reinforcing to control local views into the modern residential and industrial development immediately



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to the east. Panoramic views are available throughout the field to the south of the hillfort, but these are again terminated by tree and hedge boundaries, although there is some leakage to the east, where the boundary screening along Southampton Road could be improved.

- 4.4.13 Views through the woodland area are restricted to those along the gravel track and public footpath, apart from glimpsed views through thinner areas of woodland. Views are available across the two areas of former sand pits, from the top of the banks to the pits, but are restricted by the manmade topography when standing within. Glimpsed views of the railway line are afforded from the public footpath.
- 4.4.14 Passford Farm Cottage is the only listed building, Grade II. This farmhouse is located within an extensive curtilage and dates from the 17th century with later 18th and 19th century alterations. It is a two storey building constructed of timber frame with painted brick infill and has a thatched roof with a plain tiled lean to. The casement windows are cast iron with some decorative lozenge shaped glazing surviving. The building would historically have been isolated in the landscape, but has been encroached upon by predominantly 20th century development on the northern periphery of Lymington.
- 4.4.15 One unlisted building has been identified as being of local, vernacular or cultural interest, an outbuilding to Passford Farm Cottage, which is located prominently on the eastern boundary of the residential plot on the edge of Southampton Road. This is a substantial single storey brick outbuilding, orientated north south, with a traditional slate roof. It is a good example of an early 20th century utilitarian outbuilding which has survived without inappropriate modern alteration.
- 4.4.16 Sounds, smells and general activity also contribute to the character of conservation areas. The eastern boundary of the character area is dominated by vehicular traffic along Southampton Road, the main route into the town of Lymington. The railway line also provides intermittent sound and activity. Away from the main road and railway line, the area is quiet with rural sounds and smells and background residential use and sounds. General activity is in the form of vehicular traffic on Sway Road and walkers using the public footpath on to the Iron Age hillfort. The larger of the two former sand pits has also been used informally by off-road cyclists and this use generates intermittent noise and activity.





PART 5 Materials, textures, colours and detailing

5.1 Introduction

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

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

5.2 Walls ⁴

5.2.1 Passford Farm Cottage is the singular example of an historic building constructed using timber framing.

5.2.2 Most of the 18th and 19th century buildings were constructed using local red brick. During the 19th and early 20th century bricks were made locally at Pylewell and Lymington. In the early 20th century local brickworks declined and bricks were brought in from further afield.

5.2.3 There are examples of tile hanging at the Old Toll House and 3 and 4 New Cottages. Sometimes this is used as a decorative element using different shaped tiles in decorative bands, but its principal use is to give added weather protection to the wall face.

5.2.4 A number of buildings are of painted or lime washed brickwork such as the Tollhouse Inn. Although this adds to the rich colours and textures in the area, the painting of brickwork is not encouraged as it not only affects the character of good brickwork, but is also detrimental to the general well being of the structure.

5.2.5 There are also examples of plain render used as a surface finish on the walls.





5.3 Roofs⁵

- 5.3.1 Passford Farm Cottage is the singular example of thatch. Evidence indicates that long straw was the prevailing thatching material. However, since the middle of the last century, combed wheat straw has assumed greater prominence and is now the main thatching material. The practice, when re-thatching, is to spar coat a new layer of thatch onto the roof, hence in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed. There are examples in the New Forest of heather historically being used as a base layer.
- 5.3.2 Where thatched buildings are listed, a change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of thatch material and would need compelling evidence in support of such a change.
- 5.3.3 As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat straw on the other hand often has a block ridge (one that stands proud) which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat straw roofs.
- 5.3.4 There are examples of plain clay roof tiles on the 18th and 19th century buildings and natural slate, which became popular from the mid 19th century onwards due to its availability with the advent of rail transport. Buckland Manor House has old clay tiles on the main roof and a good example of decorative fish scale tiles on the east bay on the south front. The 19th century manor farm buildings have slate roofs. The two examples of 20th century structures just outside the conservation area are completely clad in corrugated iron.
- 5.3.5 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. The decorative brick stacks on the Manor House are a particularly good example. Chimney pots also add to the character of the roofscape and there are varied examples, ranging from local handmade pots, including a Fareham pot on the Tollhouse Inn, 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, 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.



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5.4.2 The main style of traditional window in earlier cottages is side hung, single glazed, timber casements as can be seen at the Old Toll House and parts of the adjoining Inn. Passford Farm Cottage also has good examples of lozenge shaped panes in cast iron casements.



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5.4.3 In the 18th, 19th and early 20th century higher status buildings had timber vertical sash windows. Good examples can be seen on the front elevation of the manor house.

5.4.4 The majority of the surviving traditional windows in the area are of a reasonable standard of design. Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace the 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 another important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the higher status buildings, reflect the styles and periods of buildings and the social standing of the buildings.



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5.5.2 Of particular note is the architectural doorcase and the part glazed and panel door to the principal façade of Buckland Manor.



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

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



5.6 Garden walls, fences and other means of enclosure

- 5.6.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and 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 in the area are mainly hedges and hedges with trees. However, there are two examples of picket fencing and a number of examples of post and wire and post and rail fences mainly associated with the agricultural land. There is also a small surviving section of metal estate fence adjacent to Buckland Manor. The area is fortunate in that at present there are only one or two examples of the use of non-traditional close boarded fencing on domestic property boundaries. The future use of any boundary treatment of this type should be resisted as it appears as a harsh and modern at odds with traditional boundary treatments in use in this rural area.



5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick. Clay tile and slate are the main roofing materials.
- A number of early 20th century buildings have machine made clay tiles.
- Some tile hanging.
- Some windows and doors are traditionally designed and made of timber.
- Hedges and 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. The designation of the conservation area provides protection for the trees.

6.2.2 Of particular importance in this conservation area is the avenue of trees either side of the drive to Buckland Manor and the surviving specimen trees in the former parkland to south of the manor and along its boundary. The trees along the eastern boundary of the conservation area adjacent to the main A337 are especially visually important as they form a screen to hide the modern development outside the area.

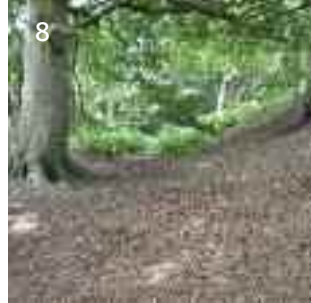
6.2.3 Hedgerows are the predominant boundary feature in the conservation area. Hedges are easily lost through farming practices, disease or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals 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. Many of the banks and ditches associated with hedgerows may well date back to the Iron Age or medieval periods and the formation of settlement and land division.

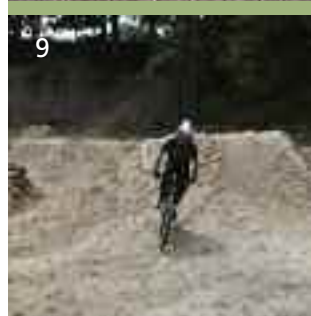
6.3 Open spaces

6.3.1 The principal open spaces within the conservation area are the former parkland associated with Buckland Manor and the public open space associated with Buckland Rings hillfort.

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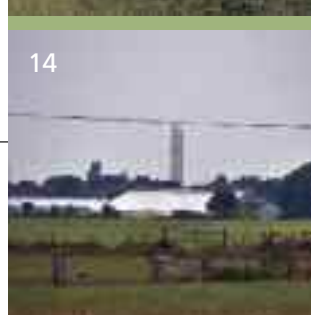
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6.4 Other man made features in the landscape

6.4.1 The principal man made features in the historic landscape are the earthworks, ramparts and ditches associated with Buckland Rings hillfort, Parkland and travel routes such as the Railway and the Sunken way. At present these are largely obscured by heavy tree cover.

6.5 Important views

6.5.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal maps. Of particular note are the views out of the hillfort to the east, somewhat marred by the large telecommunication aerials outside the conservation area; the views from the southwest corner of the field south of the hillfort, unfortunately marred by high voltage power lines; the views along the tree lined avenue leading to Buckland Manor and across the former parkland and views west from the public footpath along the western boundary of the conservation area, including long distance views of Sway Tower.

6.6 Key characteristics

- Boundaries are traditionally formed by hedgerows and traditionally detailed fences.
- Trees form important boundaries to the conservation area.
- Clumps and belts of trees restrict some views of the hillfort.
- Open green areas and spaces.
- Long distance and panoramic views out of the conservation area.
- Important surviving Iron Age hillfort.

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.
- 7.2 The survival of the hillfort and Buckland Manor and its associated former parkland means that the capacity for new development within the boundary of the conservation area is minimal and significant new development areas would be detrimental to the intrinsic historic character of the area.
- 7.3 Although there has been only a very small amount of new domestic building in the past, there is still 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. This care also needs to be extended to any new development immediately outside the boundary of the conservation area as it can have a significant impact on views and the intrinsic rural 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 is unfortunate in an historic area. The type, design and profile of any replacement windows need careful consideration if the special character of buildings in the area is to be retained.
- 7.6 The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area.
- 7.7 It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any historic buildings in these areas is a key aim.
- 7.8 Hedgerows and traditional rural boundaries are an important feature of the area and should be retained. Any piecemeal loss offers opportunity for reinstatement.

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- 7.9 Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as walls or hedgerows, needs careful consideration. The loss of boundary treatments can occur with the intention to provide off road parking and is detrimental to the intrinsic character of the area.
- 7.10 It is important that development on the edge or immediately outside the conservation area does not have a detrimental impact on views into and out of the area.
- 7.11 The most intrusive feature in the conservation area is the prevalence of overhead wires including the high voltage lines. These are particularly dominant in views towards the hillfort.

Part 3 Keyhaven Conservation Area

3.1 Context

- 3.1.1 The conservation area contains the settlement of Keyhaven which is situated on the coast to the southwest of Lymington and east of Milford-on-Sea. It contains a conservation area which was first designated on 16 July 1975 and later revised on 1 December 1999.
- 3.1.2 The population of Keyhaven is a very small part of the total population of 4609 of the parish of Milford-on-Sea (Hampshire County Council's small Area Population Forecasts). It is estimated that there are 100 dwellings in the settlement, some of which are second or holiday homes and approximately 200 inhabitants. The economy of the settlement was formerly based on a small port and from the medieval period to the middle of the 19th century the production and exporting of salt. Today the settlement relies on tourism, yachting and fishing. At the time of writing there are 12 active fishing boats working from the river and the quay.
- 3.1.3 The hamlet has no community facilities, other than the Gun Inn, a yacht club, a sailing club and Sea Scout headquarters.

3.2 Topography and landscape

- 3.2.1 The conservation area is located on the coast to the southwest of Lymington and in the lee of the great shingle bank of Hurst Spit.
- 3.2.2 The settlement is on the southern most edge of 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 on the coastal plain in the southwest corner of this special landscape area, but here the dominant pattern of local biodiversity and vegetation reflects over a thousand years of exploitation of the salt marshes and coastal fringe.
- 3.2.3 The shingle bank of Hurst Spit produces a large shallow sheltered anchorage to the east which dries out at low tide to reveal extensive expanses of mud-flats. The land is low lying particularly to the east of the settlement with Keyhaven and Pennington Marshes separating it from Lymington. To the north the ground rises gently and is under cultivation or pasture. To the west is the growing settlement of Milford-on-Sea.
- 3.2.4 The historic settlement developed on a tongue of land between Danes Stream and Avon Water and is only just above high water; in the 18th and 19th century when storms breeched the shingle bank the village suffered from flooding. More recently in 1991 there was a major breach of the shingle bank which resulted in flooding in the village.

3.3 Historic development of the landscape

- 3.3.1 At the time of the Norman Conquest, the coastal plain was under cultivation or pasture with large areas of marsh land.
- 3.3.2 Keyhaven, due to its unique position of being sheltered by Hurst Spit, would seem to have been a small medieval port serving a hinterland of small farms and salterns on the marshes.

3.4 History of the settlement

- 3.4.1 The first documentary reference to Keyhaven was in 1170 as "Kihavene" and in 1228 it appears as "Kyhaven". It would appear that Keyhaven was a port as early as 1206. The place name would appear to be derived from the Old English "Cȳhæfen" meaning 'cow(s) haven', which may refer to a point of landing for cows and other animals to and from the Isle of Wight.
- 3.4.2 The estate of Keyhaven was known as the Manor of Milford in 1291 and was held by the Priory of Bath. The Prior, in 1316, had the title of Lord of Keyhaven and the Manor continued to be held until the dissolution. In 1564 the Manor was conveyed to Thomas Carew and remained in that family until 1639. In the 18th century the Manor was merged with that of Keyhaven and Letton which in the medieval period belonged to the Bishop of Salisbury until 1802 when it was sold to Sir John Hadley D'Oyley.
- 3.4.3 Throughout the medieval period the area was very important for its salterns, which produced large quantities of sea salt; the last saltern closing in 1865. The salt was exported through the small port which also had a thriving fishing industry. There was a Medieval Admiralty Court held at Keyhaven to regulate harbour and fishing activities and this continued in use until 1793. Throughout the 18th and 19th centuries the little port prospered and the surrounding wind swept marshes and mud-flats were popular for fishing and wildfowling. Also at this period smuggling was rife in the area as it was an ideal isolated location. It would appear that the settlement developed in two areas: one around a small village green possibly where the war memorial is today and one as an irregular row of properties, including the Gun Inn facing onto a quayside. Later the quay would appear to have been moved further into the harbour with the land behind being reclaimed. In 1889 construction started on a new quay, but due to the instability of the mud-flats the project was abandoned and the area behind filled with rubbish. Today the public car park and dinghy park sit on this reclaimed land.
- 3.4.4 The Post Office Directory of 1859 portrays the settlement as a small rural community. It lists: four farms; a public house keeper at the Gun Inn; a butcher; a boatman serving Hurst Castle; a Master Gunner at Hurst Castle and; a light keeper and a beer retailer at Hurst Castle. It also lists three private residents worthy of mention.
- 3.4.5 In the late 19th and early 20th century the settlement became popular with visitors wanting to get away from bustling neighbouring tourist destinations. The development in the area mainly occurred during the 20th century with the two sailing clubs attracting many people, particularly during the summer. The fishing industry declined in the later 20th century, but boat trips and the ferry to Hurst Castle became very popular. The Gun Inn and the boat yard have continued to prosper, but all the small shops have now closed. Most residents are either retired or commute to neighbouring towns or from Lymington railway station to further afield. The area is very popular with walkers, naturalists and ornithologists due to the important flora and fauna associated with the marshes and the shore line. Part of the charm of the village is the lack of municipal hard landscaping such as tarmac paths and the size of the car park regulates the capacity for visitors by car in the summer. This character could easily be destroyed through overuse by visitors or extensive housing development or holiday homes.

3.5 Areas of archaeological potential

- 3.5.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. However, the dispersed nature of historic settlement within the conservation area makes it difficult to define specific areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.5.2 Although there are references to Keyhaven throughout the medieval and later periods there is little in the way of archaeological evidence for this occupation. Most of the extant buildings date to the 18th century and later periods. The settlement was at the centre of a thriving salt and fishing industry and was one of the main ports for the export of salt in the area in the medieval period. There are no recorded archaeological finds specifically from the settlement. However, in the surrounding salt marshes there is evidence for the salt industry and the track ways leading to the harbour still survive. Within the settlement the row of buildings facing the former quay and the reclaimed land behind the present quay has been assessed as being of high archaeological potential. The area to the northwest of the harbour around the possible residual village green area at the junction with Lymore Lane has again been identified as being of possible archaeological potential.
- 3.5.3 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.



Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Small settlement.
- Character and appearance made up of a range of building types and materials.
- Traditional drying moorings and historic quay.
- Generally historic linear development along Lymore Lane, Keyhaven Road and Saltgrass Lane.
- Later development in small cul-de-sacs – New Road and Shipwrights Walk.
- Significant areas of public and private open space.
- Several high status farmhouses and Victorian/Edwardian villas.
- Built development dating from the early 18th century through to the 20th century.
- Boundary treatments: hedgerows, picket fencing, low and high brick walls, decorative metal railings to residential properties. Post and wire fencing or hedgerow to agricultural land.
- Narrow lanes, enclosed by trees and hedgerows.
- Some wide verge areas.
- Large individual mature tree specimens in prominent locations.
- Significant views out to the south and southeast across the Solent.
- Important views to deep water moorings.
- Internal views to prominent buildings/structures.
- Seven Grade II listed buildings.
- Additional thirty six buildings of local vernacular, or cultural interest.
- Predominant building materials and detailing: red brick, vitrified headers, polychrome brick, painted render, harling, tile hanging, a small amount of weatherboard, mock timber frame, decorative barge boards, stone boundary wall, handmade and machine made clay tile, slate, thatch, simple side hung casement windows, vertical timber sash windows, dormer windows and an example of a late 19th/early 20th century shop window, examples of early architectural door cases.
- Sounds, smells and general activity: dominated by sounds, smells and general activity inherent of its location on the edge of the Solent; use of the slipway, the quay, boating and fishing, vehicular traffic from visitors to the marshes, the Gun Inn and using the ferry to Hurst Castle.

4.2 Keyhaven character appraisal

- 4.2.1 The conservation area is formed by the small settlement of Keyhaven on the northern coastline of the Solent, to the east of Lymington. The settlement lies at the estuary of the Avon Water River and at the end of Keyhaven Lake, formed and protected by Hurst Spit.
- 4.2.2 To the west of the conservation area lies Keyhaven Marshes, to the northeast, the river and flood plain, including ponds overgrown with rushes and reeds. To the north, northwest and west lies agricultural land. To the south and southwest is the continuation of the edge of the marsh, culminating in the shingle Hurst Spit.
- 4.2.3 The village historically developed along Keyhaven Road, opposite the quay, with eight buildings existing at the time of the 1870 Ordnance Survey Map, including the Gun Inn. In addition, Aubrey House and Aubrey Farm, with its associated outbuildings, and an adjacent farm (now Green End and the historic barn to the front of Keyhaven Barn), were also in existence at that time, facing on to a small village green to the immediate south – retained today as the triangle of land with the War Memorial. The only building existing on Saltgrass Lane was a large property called 'Ballair', now subdivided into Salt Grass, Old Salt Grass and East Salt Grass. Off Lymore Lane, the Vidle Van farm complex, Vidle Van Cottage, parts of Woodlea and Forfeits and part of Pear Tree Cottage were in existence in 1870.
- 4.2.4 The village has developed considerably since 1870, along Keyhaven Road, Lymore Lane and SaltGrass Lane, as well as the construction of New Road at the beginning of the 20th century. The most modern development has occurred since the Second World War and is predominantly located at the periphery of the village on Keyhaven Road, Lymore Lane and Saltgrass Lane.
- 4.2.5 Development within the village is generally linear in nature, with buildings located relatively close to the roadside and facing on to the road. The larger historic buildings however, such as Aubrey Farm, Aubrey House and the Salt Grass complex are set back from the road, but within more substantial curtilages. Some of the modern dwellings have been uncharacteristically set further away from the roadside, in small gardens or are not located parallel with the road. The one anomaly is the scattered 20th century development on Iley Point which has encroached on to the edge of the Keyhaven Marshes and which is accessed via a narrow track running at ninety degrees to the causeway.
- 4.2.6 The unique character of this conservation area stems from its coastal location, on the edge of the Solent. The area is surrounded by low lying drained agricultural land and marshland, with the settlement focussed on the hard and slipway and the junction of Lymore Lane and Keyhaven Road. Part of the character of the conservation area derives from the maritime activities centred on the sea wall and slipway and the areas of moorings. By the very nature of this tidal estuary, the character of the conservation area continually changes, with the boats within these areas of moorings alternatively floating free or sitting on wide swathes of mud. The Haven also contains deep water moorings further down the river and this results in much small boat activity which adds to the character of the area. The area has been used since the medieval period (documentation survives from AD1170) for mooring and launching boats and the continuation of this should be encouraged to retain the traditional use and character of this conservation area. Due to the contribution of this important historic character feature, the boundary of the conservation area includes the part of the estuary at the northern end of Keyhaven Lake and the moorings.



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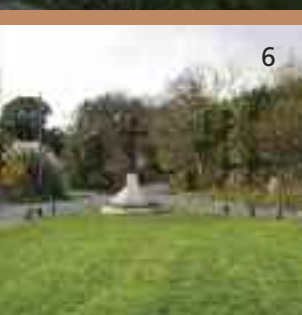
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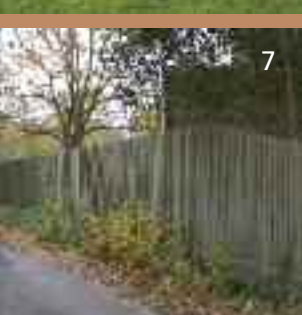
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4.2.7 Twentieth century residential development has generally been concentrated to a small number of infill plots within the linear development, predominantly fronting on to the south side of Keyhaven Road and the western side of Lymore Lane. The modern development is generally unsympathetically detailed, but due to the use of traditional boundary treatments, has a generally neutral impact on the character of the conservation area. In addition, the area around the slipway has also undergone modern development with buildings for the yacht club and sailing club and scouts. These buildings are generally more utilitarian in nature and have a neutral impact on the area.

4.2.8 There are several large public open spaces within the conservation area: the green triangle at the junction of Lymore Lane and Keyhaven Road, probably the residual medieval village green; the large central public car park area, on reclaimed land after the quay was moved further to the east; the area around the slipway and to the south of the Yacht Club, again reclaimed land from the late 19th century. These areas allow short and long distance views through and in some cases, out of the conservation area. In addition, the survival of large private open spaces is also important, including: the field to the north of Fishers Mead; the marshland to the south of Saltgrass Lane; the open area of land to the south of Saltmarsh and Lyndon; the fields to the south of Vidle Van Farm; the fields on the western edge of the settlement, between Aubrey House and Salt Grass and the field adjacent to the east of Aubrey Farm. These open spaces are important to the historic setting of the settlement, and include areas historically used as salterns – the former salt industry. Areas of wide verges at places along Lymore Lane, New Road and Keyhaven Road also create a feeling of spaciousness when travelling through the settlement, in contrast to narrower areas of road.

4.2.9 Traditional boundary treatments include: hedgerows, picket fencing, low and high brick walls, decorative metal railings to residential properties. An important domestic boundary wall is that to Vidle Van House; a high sinuous length of wall, in a ‘crinkle-crankle’ form. Agricultural land is generally defined by simple post and wire fencing, creating an often visually insubstantial boundary between the road and adjacent fields. The wider areas of verge and the green triangle at the junction of Keyhaven Road and Lymore Lane are protected by regular low timber posts, prominent in the streetscene by the nature of their regular height and spacing.

4.2.10 High close boarded fencing has unfortunately been used in prominent positions on the road side which often detracts from and does not preserve or enhance the special historic character of the conservation area. The introduction of further such fencing should be avoided.

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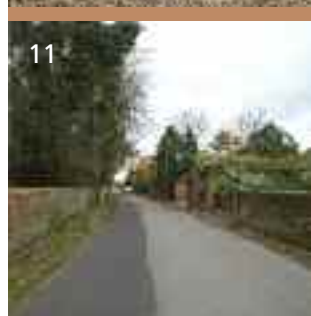
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- 4.2.11 Hedging, often with hedgerow trees incorporated, and in some instances belts of trees, plays an important role in creating a substantial barrier between the public and private realms. This is particularly noticeable in the case of the higher status Aubrey House and Salt Grass, Old Salt Grass and East Salt Grass, where large residential curtilages are defined not only by manmade boundaries, but by large mature tree specimens. The survival of substantial amounts of hedgerow helps to retain the rural character of the settlement.
- 4.2.12 Individual trees play an important part in the character and setting of the conservation area. Several larger specimen trees are dotted throughout the conservation area in prominent positions. Particularly notable are those on the corner of Lymore Lane opposite its junction with Harewood Green.

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- 4.2.13 Views through the conservation area play a significant part in its underlying character. Even from the northern part of the conservation area, views to the southeast and south are dominated by the long distance, often panoramic, vistas over the adjacent Solent, including Hurst Castle and the lighthouse. Due to the narrowness of the Solent at this western entrance, clear views are also gained of the Isle of Wight coastline, including the Prince Albert Fort. The public and private open spaces within the conservation area also afford a significant number of views through and out of the settlement. Particularly prominent in views through the conservation area is Vidle Van House and adjacent group of buildings from the floodgates over the mouth of Avon Water, Hawkers Cottage and the Gun Inn from the public car park and narrow lane opposite and the war memorial, in views southeast and northwest along Keyhaven Road and southwest from Lymore Lane. The public footpath around the three sides of the head of Keyhaven Lake affords good views of the settlement, the adjacent Keyhaven Marshes and out to the Solent.
- 4.2.14 There are seven Grade II listed buildings or structures within the conservation area dating from the 18th century through to the early 19th century.



- 4.2.15 Vidle Van House dates from the early 18th century although possibly with an earlier core. It is a substantial two storey symmetrically detailed building constructed of brick in Flemish bond with a clay tile roof and a dentil cornice to the eaves. The windows are set flush with the brick façade and are significant 16 pane timber vertical sash windows. Unusually the door is eight panel under an early 19th century slender columned porch. The attached western garden wall is in an important feature designed wall for growing fruit against.
- 4.2.16 Vidle Van Cottage dates from the 18th century and was formerly two cottages. It is a substantial two storey rendered and thatched building with coped gable ends and simpler early 19th century timber casements. It is a prominent building in views within the conservation area and forms an important grouping with Vidle Van House and farm complex.
- 4.2.17 Aubrey House dates from the 18th century and is a large detached dwelling set back from the road in an extensive garden area. It is a three storey building and has a rendered façade, hipped slate roof and timber vertical sash windows. Only glimpsed views are gained from the adjacent road, due to the boundary brick wall and mature trees within the front garden area.
- 4.2.18 Aubrey Farmhouse also dates from the early 18th century, and is constructed of brick in Flemish bond with vitrified headers. The dwelling is set back from, but facing on to Keyhaven Road, within a large garden area. It is again a symmetrically detailed building, but has a hipped roof and small original single storey extensions to each side elevation with a small round window to each.
- 4.2.19 Fishers Mead is a high status dwelling dating from the 18th century and is orientated end on to the adjacent Keyhaven Road in a prominent position on a bend. It is a two and a half storey dwelling, constructed of Flemish bond with decorative vitrified headers. It has a symmetrical southern façade comprising of a central doorway with fanlight and a Georgian porch, with full height opening windows to either side, three small paned timber vertical sashes to first floor and two small multi-paned lead roofed dormers within the roof slope.

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4.2.20 The Gun Inn dates from the late 18th or early 19th century and is a two storey building in a prominent position within the street scene and would have originally overlooked the quay. It has a stucco façade with a slate roof and six paned timber vertical sash windows.

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4.2.21 Salt Grass, Old Salt Grass and East Salt Grass, formerly one large house until 1960, with elements dating to the 18th century and early 19th century, are located within extensive grounds off Saltgrass Lane. It is probable that this building developed from an early 18th century farmhouse at the western end, with a later 18th century large middle addition, followed by an eastern extension; the building was altered again in 1911/12. It has retained its original multi-paned timber vertical sash windows to the rendered front façade, and has a large multi-pitched clay tile roof with a multitude of chimneys. There is a significant and unusual section of high front boundary wall on Saltgrass Lane which is constructed of Isle of Wight stone, reputedly taken from Beaulieu Abbey after the dissolution. This is a particularly prominent feature in the street scene.

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4.2.22 In addition to the statutorily listed buildings, there are buildings within their curtilage which enjoy the same associated protection given to statutorily listed buildings.

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4.2.23 The curtilage listed buildings relate predominantly to the farm complexes and are important to the historic character and setting of the adjacent listed buildings. They include: the outbuilding to Vidle Van Farm, sadly collapsing at the time of this survey; the outbuildings to Aubrey Farm, which are an important farmyard complex and have been put to alternative uses. In addition, historic outbuildings have also survived which are associated with some of the residential dwellings. These include, to the north of Fishers Mead, a long single storey building prominent within the street scene; also a building which was probably the stable block and coach house to Salt Grass, Old Salt Grass and East Salt Grass, a substantial single storey brick and slate building at the western entrance into the associated grounds. It is possible that Salt Grass Cottage was also once a lodge house or ancillary cottage to the main house. The old stable block to Aubrey House is now used as a garage for the adjacent modern Aubrey Lodge.

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- 4.2.24 Thirty six unlisted buildings have been identified as being of local, vernacular or cultural interest, ranging from small late Victorian cottages, to larger Edwardian villas and historic outbuildings. These buildings are generally located in distinct groups throughout the settlement, demonstrating the historic development of the particular parts of the roads on which they are located. What is important about these identified buildings is that much of the original architectural detailing still survives, including roof coverings, wall materials and fenestration.
- 4.2.25 In the north of the village off Lymore Lane is a predominantly late 19th and early 20th century group of buildings, including: Pear Tree Cottage, Saltmarsh View, Forfeits, Woodlea and Coventry Cottage. It appears that parts of Pear Tree Cottage, Woodlea and Forefeits predate 1870, as they appear on the Ordnance Survey map of that date. These buildings are generally smaller vernacular cottages, with later modern additions, which have historically encroached into the agricultural land in the area.
- 4.2.26 A large group of buildings of local historic interest survive in the vicinity of the war memorial and triangular green, including: the Old Store, Sandham, Diamond Cottage, Keyhaven Barn and outbuilding, Green End, Marsh View, Aubrey Cottage and Keyhaven Lodge. It is probable that Green End, an early 19th century building, was originally the farmhouse for Keyhaven Farm and the old barn to the front of Keyhaven Barn, was related to this farmstead. To the south of Keyhaven Road is a typical group of Edwardian terraced and semi-detached two storey cottages with steeply pitched gables facing on to the road with mock timber framing. At the north western end, on the corner of New Road, is the Old Store and this building is particularly significant for the survival of the late 19th early 20th century shop front, although now altered. In contrast to the Edwardian cottages, Keyhaven Lodge is a large Arts and Crafts style villa, with typical architectural detailing of the period, set within extensive grounds. The adjacent Marsh View and Aubrey Cottage, date from 1897 and have a distinctive large central chimney stack running parallel to the ridgeline, split into four flues.



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4.2.27 New Road, which is a private road, was developed in the very early 20th century, with the detached Holmlea probably being the earliest of the small group, having an architectural porch and pairs of timber vertical sash windows. In contrast, the semi detached Elizabeth Cottages (1908) and John Cottages (1909), are lower status smaller cottage style dwellings, but have retained some of their original architectural detailing.



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4.2.28 Towards the southern end of Keyhaven Road is a prominent building known as Hawker's Cottage. It is a large rendered and painted two storey house with angular two storey bays containing sash windows. There is a central doorway with an open porch surmounted by a small balustraded parapet. The front garden is bounded by a dwarf wall surmounted by iron railings. Originally the property was a small cottage which was re-built in 1815 by Colonel Hawker, a local celebrity who had retired to the area and who spent much of his time out on the marshes wild-fowling.



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4.2.29 Saltgrass Lane has an eclectic mix of buildings representing architectural styles and detailing from the end of the 19th century through to the late 20th century. The Old Post Office and Shutlers are located on the eastern corner of the lane and date from 1904. This building is prominent in views west from the sailing and yacht club area and from the Keyhaven Marshes long distance footpath. Long Range, adjacent, is an example of an inter-war art deco building, designed by the architect Roger Pinckney. It has a two storey semi-circular bay with a balcony to the top. Sedge End is an unusual Arts and Crafts style single storey building, and has a unique small circular tower to the eastern end with a conical roof and copper fish weather vane. In contrast, the adjacent Keyhaven House is a large two and a half storey detached Edwardian villa in a slightly elevated position above the roadside. Along with the other buildings of interest on Saltgrass Lane, it has retained much of its original architectural detailing.



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- 4.2.30 Although only one building has been identified as being of local vernacular and cultural interest in the Keyhaven Marshes part of the settlement, it is particularly important that the character of this small peripheral area is preserved. The built environment has developed in a sporadic and scattered manner and comprises five low key dwellings in large curtilages. Gorselands, Iley Point Cottage and Faraway are relatively compact two storey dwellings, with reasonable screening to the garden boundaries, allowing only glimpsed views of the buildings. Lyndon and Saltmarsh, dating to the inter-war period, are two small hipped roof bungalows with verandas under over-sailing roofs, which are particularly prominent in views from the long distance Keyhaven marshes footpath to the south.
- 4.2.31 These buildings enhance the conservation area, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.2.32 Sounds, smells and general activity also contribute to the historic character of conservation areas. This conservation area is dominated by sounds, smells and general activity inherent of its location on the edge of the Solent. Boating is the main activity, with the appeal of the location for walkers and bird watchers and the presence of the Gun Inn attracting large numbers of visitors to the settlement throughout the year. In addition, a small ferry also runs from Keyhaven to Hurst Castle, which generates a considerable footfall. Unfortunately, these attractions create vehicular traffic, which can dominate sounds and smells at times, especially in the summer months.



PART 5 Materials, textures, colours and detailing

5.1 Introduction

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

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

5.2 Walls ⁴

5.2.1 There are no examples of structural timber framing; however, there are some examples of late 19th and early 20th century mock timber framing to gables such as that at West Cottages. The majority of buildings surviving from the 18th, 19th and early 20th century were constructed in brick. These were made locally but in the early 20th century local brick yards declined and bricks were brought in from further afield.

5.2.2 The façade of Fishers Mead is a good example of the use of vitrified brick headers in the 18th century to emphasise the detail of the Flemish bond. The Coastguard Cottages dating to the late 19th century have polychrome brickwork decoration reflecting the availability of different coloured bricks from a variety of sources. There are a number of examples of plain red brick particularly in 19th and 20th century buildings. In this exposed coastal location the rendering of brickwork was a common practice. There are also one or two examples of painted brickwork; however, the painting of any currently unpainted brickwork should be discouraged. There are some 20th century examples of harling and a few examples of tile hanging, particularly on gables. There is also one example of natural edge weatherboarding on the outbuilding to Keyhaven Barn.

5.2.3 Stone may well have been used as a building material, although there are no exposed examples on domestic buildings; however, the very prominent boundary wall to Salt Grass is partially built of stone which would appear to have come from the Isle of Wight. There is also some use of stone in the construction of the quay and the associated sea walls.

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



5.3 Roofs⁵

- 5.3.1 Vidle Van Cottage is the only example of a thatched roof in the conservation area. Historically thatchers would use locally available materials and in this particular instance the surrounding water reed beds would have been a ready source. However, evidence in the majority of the New Forest would indicate that long straw was the prevailing thatching material. Since the middle of the last century, combed wheat straw has assumed greater prominence and is now the main thatching material. The practice when re-thatching, is to spar coat a new layer of thatch onto the roof, hence in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed. There are examples in the New Forest of heather historically being used as a base layer.
- 5.3.2 Where thatched buildings are listed, a change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of thatch material and would need compelling evidence in support of such a change.
- 5.3.3 As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat straw on the other hand often has a block ridge (one that stands proud) which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat straw roofs.
- 5.3.4 There are several examples of plain clay roof tiles on 18th and 19th century buildings, but natural slate became very popular from the mid 19th century onwards due to its availability with the advent of rail transport. There is also an example of the use of Bridgewater patent clay tiles on one of the buildings within the farmyard complex adjacent to Vidle Van Farm. This complex also shows a good example of the use of corrugated sheet metal for both roof and wall cladding.
- 5.3.5 There is a tendency today for historic roofing materials to be replaced by concrete tiles. Unfortunately, this material has a much heavier profile than clay tiles and slates that it is replacing. Concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a conservation area.
- 5.3.6 There are a number of examples of decorative barge boards particularly on the late 19th and early 20th century buildings and Keyhaven House has some good examples of decorative clay ridge finials.



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

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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, 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.

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

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- 5.4.3 In the late 18th and 19th century higher status buildings in the area, small paned timber vertical sash windows are the prevalent window style and are a demonstration of the wealth of the owners of the time. Good examples can be seen at Vidle Van House and Aubrey Farm.

- 5.4.4 There are examples of leaded light glazing with individual glass quarries set between lead comes such as those at Keyhaven Lodge. Modern use of "stick on" lead is not a substitute for the traditionally made leaded lights.

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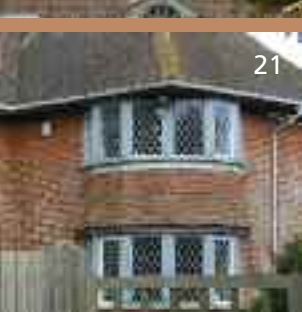


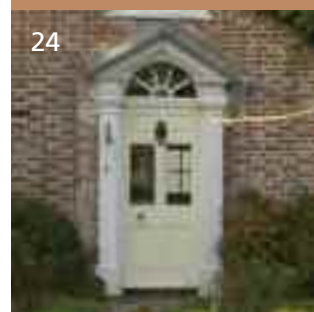
- 5.4.5 Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. 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 important features 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 There are good examples of architectural door cases dating to the 18th and early 19th century at Aubrey Farm, Fishers Mead and Vidle Van House.



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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 make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes, and are natural or man made.

5.6.2 There are good examples of picket fencing, one example of woven wattle fencing, metal fencing, brick walls, post and rail and post and wire fences particularly on boundaries to agricultural land and hedging which is sometimes tightly clipped. Boundary features of particular note are the brick wall to Aubrey House, the stone and brick walls to Salt Grass and the very important curvaceous 'crinkle-crankle' garden wall at Vidle Van House.

5.6.3 The majority of properties, including modern dwellings, have retained an historic method of defining the boundary using hedgerows. There is an unfortunate move towards close boarded fencing of various heights in places and this is an alien feature, detracting from the historic character of the area.



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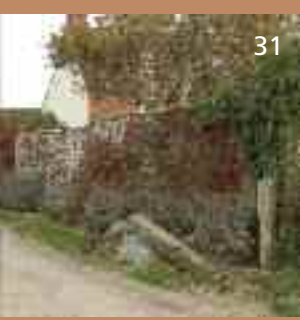
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5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- Predominant construction material is brick.
- There is one example of thatch as a traditional roofing material, but the predominant materials are plain clay tile and slate.
- Windows and doors are generally traditionally designed and made of timber.
- Hedges, picket fencing and brick walls are important enclosure features, contributing to the character of the area.



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

6.1 Introduction

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

6.2 Trees and hedgerows

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

6.2.2 There are a number of key groups of trees within the conservation area, in particular those in the grounds of Aubrey House, Fishers Mead, Keyhaven Lodge, Salt Grass, those at the road junction of Harewood Green and Lymore Lane and those at Iley Point.

6.2.3 Hedgerows are an important boundary feature particularly to the gardens associated with the dwellings. Hedges are easily lost through 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 very important as many are very old and are fundamental in understanding the development of the landscape. Many of the banks and ditches associated with hedgerows may well date back to the Anglo Saxon period and the formation of settlement and land division.



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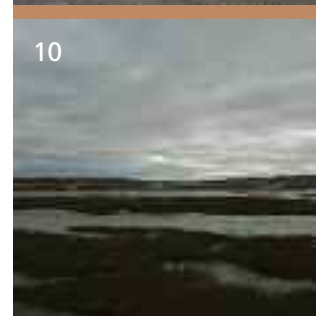
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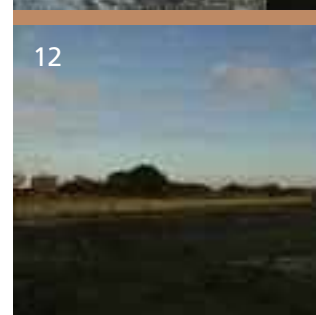
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6.3 Open spaces

- 6.3.1 Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the character appraisal maps.
- 6.3.2 The open spaces within the settlement are mainly associated with the coast and river estuary and include the mud-flats and reed beds. The open area adjacent to the war memorial probably represents a residual historic village green and Baskets Field in front of Harewood Green together with the car park are important open spaces within the conservation area.

6.4 Other natural features within the landscape

- 6.4.1 The huge shingle bank of Hurst Spit is not only a predominant natural feature, but is also very important for the formation of the landscape surrounding the conservation area. It has influenced the formation of the mud-flats and river estuary and provides shelter from the open waters of the Solent for the settlement.

6.5 Other manmade features in the landscape

- 6.5.1 The quay and associated stone sea walls and the causeway are the most prominent manmade features in the conservation area. In some locations there are also gravel roads and drives which help to maintain the rural character of the area.



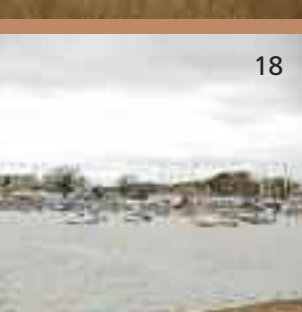
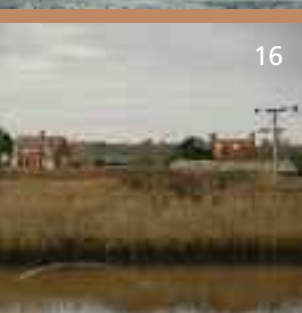
6.6 Important views

- 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 to the south towards the Isle of Wight with the Prince Albert Fort being a key focal point. To the southwest Hurst Castle and the adjacent lighthouse are prominent features at the end of the shingle spit and to the north views back across the reed beds towards Vidle Van Cottage with Sway Tower in the distance. 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.

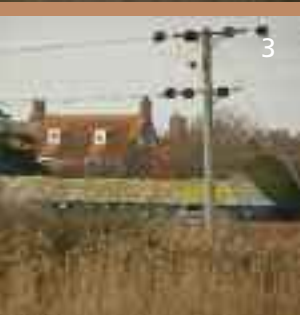


6.7 Key characteristics

- Boundaries to plots are formed by hedgerows, brick walls, simple picket fencing and some stone walls.
- Trees make an important contribution to the settlement.
- Extensive mud-flats, reed beds and marshes.
- Very important shingle bank of Hurst Spit.
- Residual small green.
- Important long distance views particularly to the Isle of Wight.







PART 7 Other issues affecting the conservation area

- 7.1 Modern development has taken place but the intrinsic character of the conservation area and its historic character have not been significantly affected. The small amount of new development has been mainly the infilling of vacant plots within the existing plan form of the settlement or extensions to existing properties. The exception is the unfortunate intrusive modern small housing development on Harewood Green. Any such future proposals for this type of development or the further sub-division of the plots on the historic road frontages would be resisted as being inappropriate.
- 7.2 The survival of the historic plan form of the settlements in the conservation area means that the capacity for new development is minimal and significant new development would be detrimental to the intrinsic historic character and plan form.
- 7.3 Most, but not all, of the modern infill properties or building extensions have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the settlement. However, care needs to be taken in the future to ensure that any new dwellings and extensions to existing dwellings, respect traditional scale, massing, design and use of materials.
- 7.4 Unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement and it is important that they are protected.
- 7.5 The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu has become noticeable in the area. The type, design and profile of any replacement windows need careful consideration if the special character of buildings in the area is to be retained.
- 7.6 The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area.
- 7.7 It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any historic buildings in these areas is a key aim.
- 7.8 Hedgerows and traditional rural boundaries are an important feature of the area. Their piecemeal loss has occurred and offers opportunity for reinstatement.

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

Part 3 Ashlett Creek Conservation Area

3.1 Context

- 3.1.1 The conservation area incorporates a small harbour in the Creek with associated former tide-mill, a public house, three dwellings and a sailing club. It is situated to the east of Fawley village, south of the oil refinery and north of Fawley power station. It contains a conservation area which was first designated on 8 September 1993 and later revised on 2 February 2000.
- 3.1.2 Fawley is a large parish with a population of 14,190 (Hampshire County Council's Small Area Population Forecasts) and Ashlett Creek is accounted for in this number. The Creek formally served a mainly agricultural hinterland and the salterns operating on the coast immediately to the north of the Creek. Today the economy of the area is mainly related to the petro-chemical industry and the parish also contains large housing estates with residents either working in the local industries or commuting to Southampton or further afield. Ashlett has remained a quiet undeveloped backwater with the main activities being related to the Club, the public house and the sailing club.
- 3.1.3 The Creek community facilities are the public house, the Club and the sailing club.

3.2 Topography and landscape

- 3.2.1 The conservation area is located on Southampton Water to the east of Fawley village, south of the oil refinery and north of Fawley power station down a narrow cul-de-sac.
- 3.2.2 The settlement is on the eastern most edge of New Forest National Park which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies on the coastal fringe of Southampton Water to the east of Beaulieu Heath in the southeast corner of this special landscape area, but here the dominant pattern of local biodiversity and vegetation reflects over a thousand years of agricultural exploitation on the coastal strip served by a number of small creeks across the mud-flats.
- 3.2.3 To the west of the Creek the land rises sharply from the quay towards Stonehills and Fawley village and the plateau of Beaulieu Heath beyond. To the east are the mud-flats of Southampton Water which are exposed at low tide and to the south are the low lying land and marsh in the lee of Calshot Spit.

3.3 Historic development of the landscape

- 3.3.1 In the medieval period the narrow coastal fringe of the Forest was thinly populated with small dispersed settlements. Fawley village had unenclosed common fields until 1814, but the majority of the area beyond the coastal strip was mainly heathland.
- 3.3.2 In the 18th century a number of country retreats with associated parklands were constructed on the coastal strip. The largest being Cadland Park which covered most of the parish of Fawley. In the 20th century the area began to be developed for the petro-chemical industry due mainly to the safe anchorages on Southampton Water. Major industrial development took place during and immediately after the Second World War and this encouraged the growth of housing estates.

3.4 History of the Creek

- 3.4.1 Ashlett Creek is part of the large parish of Fawley and at the time of the Domesday Book the Manor of Fawley was held by the Bishop of Winchester. It is likely that the Creek was used as a landing place and natural harbour throughout the medieval period, but there is little in the way of documentary references.
- 3.4.2 There has been a mill on the Creek certainly since 1660, but it may be a medieval site as there is a reference to a mill in 1241 and to Cadland Mill in the 14th century. However, the first direct reference to a mill on Ashlett Creek was in the Pipe Roll of 1605 which records a rent of five shillings. The present building has a date stone of 1816, but this is more likely to refer to a reconstruction of an earlier mill.
- 3.4.3 The Ordnance Survey map first edition of 1810 shows two salterns. Bound's Saltern north of the Creek and east of the tide-mill pond was quite a large establishment with its own feeder ponds for the evaporation pans and structures relating to the boiling pans. To the south of the Creek there was a second saltern which would appear to be in the position of the present dinghy park south of the sailing club. The earliest reference to the salterns was in Fawley Parish Register of 1687 to a payment of two shillings to Thomas Flight of Ashlett Mill "for ye saltern". In the early 19th century Thomas Barney of Beaulieu owned the Mill and the Salt Works and was also described as a Merchant. The salt trade was in decline by the middle of the 19th century due to cheap imported salt and the development of the salt mines in Cheshire. The first edition six inch Ordnance Survey Map of 1870 still had Bound's Saltern marked, but the saltern south of the Creek had disappeared.
- 3.4.4 The Post Office Directory of 1859 makes a brief reference to Ashlett Creek within the entry for Fawley Parish. One private resident was listed; a farmer and miller; a coal merchant and the keeper of the Jolly Sailor public house.
- 3.4.5 The Creek would always seem to have been important as a harbour serving the rural hinterland, as the roads in the area, for long distance communications, were poor until the beginning of the 20th century. As the Creek dries out at low tide flat bottom sailing barges would come in on a rising tide unload or load and leave on a falling tide. In 1887 Victoria Quay was constructed to celebrate Queen Victoria's Golden Jubilee. The Creek was used extensively for commerce and fishing up to the end of the 19th century with sailing barges of 100 to 150 tons being able to be accommodated. A number of Fawley families owned barges including the Williams family with their barge exchange. Their business eventually developed at Southampton and became the Williams Shipping Company which now operates all over the world. The last large sailing barge left the quay in 1932.

- 3.4.6 At the beginning of the 20th century the use of the tide-mill declined and it ceased working altogether in 1910 and became a store for boat building. In 1903 Theophilus Osborne Smith started a boat building business in part of the old mill and was there until 1910 when he moved his rapidly developing business to Yarmouth on the Isle of Wight. After World War One the Anglo, Gulf and West Indies Petroleum Corporation gained consent to build a small refinery on the salt marsh adjoining Ashlett Creek. The land was purchased from the Drummond Estate and construction began in August 1920. Victoria Quay was repaired and Ashlett Creek became a small port for the construction work. A narrow gauge railway running alongside the Mill Pond linked the quay to the construction site. The old tide-mill served as a hostel for the construction workers. Staithes were constructed on Southampton Water and the first crude oil came ashore in June 1921; on 11 August the first can of refined petrol was produced. After this brief flurry of activity the use of the Creek declined, but in 1932 the old mill became the Esso Recreation Club and in 1949 the Esso Sailing Club was formed. Today the Creek is a hive of activity in the summer with a thriving sailing club and a number of permanent moorings.

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 Although there are possible references to Ashlett Mill in the medieval period and a number of references to the salterns and a mill from the 17th century onwards, there is little in the way of archaeological evidence for these activities. The mill building, adjacent public house and cottages date to the 19th century. Although the Creek was at the centre of a thriving salt and carrier industry there are no recorded archaeological finds specifically from the settlement. The sites of the former salterns may have archaeological potential providing later activities have not destroyed all the below ground evidence.
- 3.5.3 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.



View to the quay, Ashlett Creek.

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

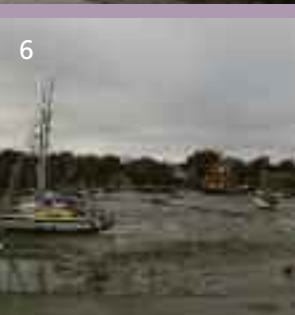
- Small settlement.
- Ashlett Green, a small open area.
- Open common land.
- Historic site of a tide-mill.
- Traditional drying moorings and historic quay.
- Scattered development – focussed on Victoria Quay.
- Isolated high status farmhouse.
- Built development dating from the 19th century through to the 20th century.
- Some modern development at the sailing club.
- Traditional boundary treatments: picket fencing, brick wall, hedgerows.
- Instances of wide verges adjacent to the road.
- Narrow lanes enclosed by trees and hedgerows.
- Large individual mature tree specimens in prominent locations.
- Significant views through the area.
- Panoramic views from northeast to southeast across Southampton Water.
- Only glimpsed views out of the area across arable land to the southwest and northwest.
- Three Grade II listed buildings.
- One building of local vernacular, or cultural interest.
- Predominant building materials and detailing: brick, decorative stone banding, weatherboard, clay tile, slate, simple side hung casement windows, vertical timber sash windows, dormer windows.
- Sounds, smells and general activity: dominated by sounds, smells and general activity inherent of its location on the edge of Southampton Water; background sound from adjacent oil refinery; other activity: use of quay and boating.

4.2 Ashlett Creek character appraisal

- 4.2.1 The conservation area is formed by the area of historic development focussed around Victoria Quay at the head of the Creek; the Mill Pond; the sailing club and open land to the southwest; and the outlying Ashlett House with its outbuildings.
- 4.2.2 To the north of the conservation area boundary is a private area of open land adjacent to the Oil Refinery; to the northeast and east lies mudflats on the edge of Southampton Water; to the south lies an area of open common land in appearance, adjacent to the Fawley Power Station and the sewage works. To the west lies the small hamlet of Stonehills and the northwest the larger village of Fawley, with agricultural land and small areas of woodland between their easternmost boundaries and the conservation area.
- 4.2.3 It is unclear when the area around Ashlett Creek was first settled, but there is evidence for a mill from the mid 17th century, as well as evidence of a salt making industry. The surviving historic scattered development appears to date from the late 18th century. The small hamlet is based around Victoria Quay, with the former mill, Seaview Cottages, and the later The Hollies (the former Coastguard Cottage) and Jolly Sailor public house fronting onto the quay and the head of the Creek. A single narrow lane provides access down to the quay and Ashlett House is located in an isolated position to the west of the hamlet at the junction of the lane with Stonehills.
- 4.2.4 Aside from the built environment, unique to the character of this conservation area are the areas of moorings to the north and south of the head of the creek and within the eastern bend of the Creek. By the very nature of this tidal creek, the character of the conservation area continually changes, with the boats within these areas of moorings alternatively floating free or sitting on wide swathes of mud. The Creek has been used since the medieval period for mooring and launching boats and historic bollards survive to the south eastern bank of the head of the creek. The continuation of this maritime use should be encouraged to retain the traditional uses within and character of this conservation area. Due to this important historic and character contribution the boundary of the conservation area has been extended to include a large part of the head of the creek and the moorings.
- 4.2.5 Twentieth century development has generally been concentrated to the small single storey buildings of the sailing club within the easternmost element of the conservation area. The buildings are utilitarian in nature and appropriate for their location within the wider boat park area.



- 4.2.6 There are several important open spaces within the conservation area. The area within the historic core of the built development is called Ashlett Green and incorporates a small grassed area to the west of Victoria Quay. The quay itself is a tongue of open area which projects into the head of the Creek, creating a slipway to the north and a small drying mooring area to the south. The green and quay are prominent in views throughout the centre of the conservation area and on ascending into the central area on the lane from the west. To the southeast of Victoria Quay and the drying moorings is an area of open common land, separating the modern sailing club in the easternmost part of the conservation area from the central historic core. This area is also accessible to pedestrians.
- 4.2.7 In addition, the Mill Pond is a particularly significant and historic feature within the conservation area and covers virtually half of the area of the conservation area. It was related to the former mill and provided a head of water to run the mill wheel through a sluice running under the main mill building. Water still runs through the historic channel under the mill and the constant sound of running water contributes to the character of the conservation area.
- 4.2.8 Traditional boundary treatments include hedgerows, picket fencing and a brick wall. Picket fencing lies to either side of the front façade of Seaview which lies directly on the edge of the green, forming a front boundary fence. A prominent brick boundary wall forms the enclosure to the private car park area to the west of the mill.
- 4.2.9 Fortunately there has been no occurrence of the use of modern close boarded fencing in prominent positions on the road side which often detracts from and does not preserve or enhance the special historic character conservation areas. The introduction of such a boundary detail should be avoided.
- 4.2.10 Hedging, often with hedgerow trees incorporated, and belts of trees play an important role in creating a substantial barrier between the public and private realms, both to residential and agricultural areas. The survival of substantial amounts of hedgerow helps to retain the rural character of the settlement. Particularly important are the hedge and tree boundaries along Ashlett Road within the western element of the conservation area. The height of the hedgerows and trees on the roadside banks, create a narrow entrance to the settlement, focussing views to the east, across the central open historic core to Southampton Water beyond.
- 4.2.11 Individual trees play an important part in the character and setting of the conservation area. Several larger specimen trees are dotted throughout the conservation area either in prominent positions on the southern edge of the Creek or on the front boundary to Ashlett House.



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4.2.12 Views through the conservation area play a significant part in its underlying character. Particularly important vistas are gained across to Southampton Water in the east when ascending Ashlett Road into the historic core of the conservation area. Panoramic views are allowed to the north and east across Southampton Water from various places within the conservation area, including Victoria Quay and on the north and east boundaries of the sailing club. The open nature of the historic core of the area allows views throughout and across the Mill Pond to the north. The small area of common land in the south eastern part of the character area allows both shorter distance views across immediate environs and views to the south to the Fawley Power Station Chimney. There are generally only glimpsed views across the wider countryside to the northwest, west and southwest outside of the conservation area, however, due to the tree and hedge boundaries.

4.2.13 There are three Grade II listed buildings within the character area: Numbers 1 and 2 Seaview Cottages, Ashlett Mill and Ashlett House, the latter of which is isolated in the westernmost element of the conservation area and sadly fire damaged and under a scaffold cover at the time of this survey.

4.2.14 Ashlett Mill is a large building, probably dating from the early 19th century, but records show that there has been a mill in this location since 1605. The mill was a tide-mill, utilising a mill pond which was filled by the tide and once the tide ebbed, the impounded water was used to power the mill. The mill had two water wheels and two sets of milling equipment, which enabled maximum use of the ebb tide period. The mill is located on a man-made causeway, and the large mill pond still exists to the north, with water running through a sluice under the building and out into the Victoria Quay area. It is a substantial five storey brick building with some render, weatherboard and bands of stone dressings. The roof is in a mansard style, with dormers to the lower and upper parts. The mill building, now converted for business use, dominates the Ashlett Creek conservation area due to its size and prominence.

Photographs: 4, The Creek looking towards the rear of the fuel jetties; 5, View across Creek to boar park; 6, View back up the Creek to the quay; 7, View across the Creek to the Mill; 8, View from Southampton Water; 9, The Mill; 10, The Mill - rear elevation.



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4.2.15 1 and 2 Seaview Cottages face over Victoria Quay and are a pair of late 18th century semi-detached cottages constructed of brick with a hipped slate roof and central chimney stack. The cottages lie on the edge of Ashlett Green.



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4.2.16 Ashlett House, isolated at the western end of the conservation area, was formerly a high status farmhouse and dates from the early 19th century. It is constructed of yellow brick under a hipped slate roof and is two storeys in height. The front façade has a large central door under an open Doric porch of two columns and two pilasters with an entablature around a flat roof. This building is prominent on entering the conservation area either from Ashlett Road or from Stonehills, being located on the junction of the two narrow lanes.



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4.2.17 Associated with Ashlett House are a number of connected outbuildings in an L-shape, including: a three bay barn on a brick plinth, with weatherboarding above and a slate roof; a second barn in cream brick and a single storey smaller stable building, both also with slate roofs. These are buildings which were constructed to serve and be ancillary to the adjacent listed building and, therefore, enjoy the same associated protection given to statutorily listed buildings. The survival of the historic outbuildings is particularly important for the retention of the setting of Ashlett House.



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4.2.18 One unlisted building has been identified as being of local, vernacular or cultural interest, the Jolly Sailor public house, sadly empty and boarded up at the time of this survey. This building dates from the late 18th century and was originally a beer house, becoming a public house in the mid 19th century. It is constructed of Flemish bond brickwork, the façade having been rendered. It has steeply pitched clay tile roof, gable end stacks and a catslide to the rear. The front façade retains the original vertical sash windows to the first floor, but the ground floor has been lost to single storey flat roofed modern extensions. Although the building has been unsympathetically extended, its survival in this small group of buildings forming the hamlet of Ashlett Creek is important to the historic development and social history of the area.



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4.2.19 These buildings enhance the conservation area, represent good local vernacular detailing and reflect the cultural history of the area.

4.2.20 Sounds, smells and general activity also contribute to the historic character of conservation areas. This conservation area is dominated by sounds, smells and general activity inherent of its location on the edge of Southampton Water. Boating forms the main activity, with the converted mill generating weekday activity. The public house, closed at present, would also bring visitors into the area. The adjacent Fawley Oil Refinery generates constant background sounds and smells.





PART 5 Materials, textures, colours and detailing

5.1 Introduction

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

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

5.2 Walls ⁴

5.2.1 All the buildings in this small conservation area are built of brick. These were made locally, but in the early 20th century local brick yards declined and bricks were brought in from further afield.

5.2.2 Ashlett Mill is a good example of the use of red brick in English bond with heavy stone string courses delineating storey heights. Ashlett House on the other hand is constructed of the local yellow brick popular in the late 18th and early 19th century period. There are also examples of rendered brick work as can be seen on The Hollies and the façade of the Jolly Sailor public house.

5.3 Roofs ⁵

5.3.1 There are two examples of plain clay tiled roofs: one is the early 19th century tide-mill building and the other is The Jolly Sailor public house. The Hollies, Seaview and the outbuildings to Ashlett House all have slate roofs.

5.3.2 There is a tendency today for historic roofing materials to be replaced by concrete tiles. Unfortunately, this material has a much heavier profile than clay tiles and slates that they are replacing. Concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a conservation area.

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

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

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

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, 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 cottages is side hung, single glazed, casements. Those in Seaview retain their original blacksmith made metal casements with rectangular leaded lights, where the individual glass quarries are set between lead cames. Modern use of "stick on" lead is not a substitute for the traditionally made leaded lights.
- 5.4.3 In the late 18th and 19th century higher status buildings in the area, small paned timber vertical sash windows are the prevalent window style and are a demonstration of the wealth of the owners of the time. Ashlett House has examples of 16 paned sash windows under rubbed brick arches. The mill has typical early 19th century industrial multi-small-paned windows.
- 5.4.4 Fortunately, the use of non-traditional materials, such as PVCu has not 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 Doors⁷

- 5.5.1 Doors and associated architectural detailing are other important features 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 The doors to Seaview are of a simple vertical boarded design under a small open porch with slender columns. In contrast the open porch to the main door of Ashlett House is of a heavier architectural style with Doric columns and a flat roof with cornice.



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

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



5.6 Garden walls, fences and other means of enclosure

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

5.6.2 Hedges, brick walls and simple picket fencing are all used as boundary treatments within the conservation area. However, due to its nature, the main area of the Creek has little in the way of boundaries.

5.7 Key characteristics

- All of the older buildings in the area are constructed of materials from local sources.
- Predominant construction material is brick with plain clay tile and slate roofs.
- Windows and doors are traditionally designed and made of timber.
- Hedges, walls and fences are important enclosure features, contributing to the character of the area.







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



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6.1 Introduction

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

6.2 Trees and hedgerows

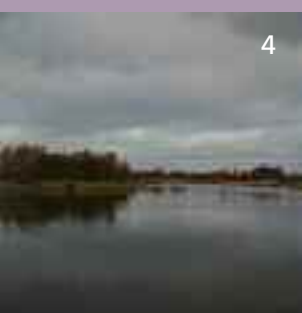
6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps. Trees form an important backdrop to the settlement, in particular those on the rising ground to the west. The designation of the conservation area extends protection to all of the trees within its boundary.

6.2.2 Hedgerows are a boundary feature to the domestic properties and also form the boundary of the conservation area to the arable land. Hedges are easily lost through disease or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.

6.2.3 The retention of hedgerows is very important as many are very old and are fundamental in understanding the development of the landscape. Many of the banks and ditches associated with hedgerows may well date back to the Anglo Saxon period and the formation of settlement and land division.



3



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6.3 Open spaces

6.3.1 Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the character appraisal maps.

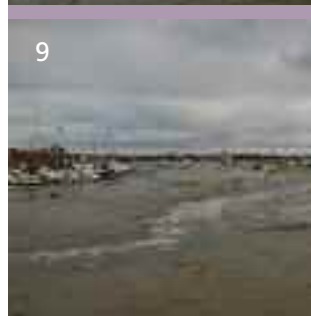
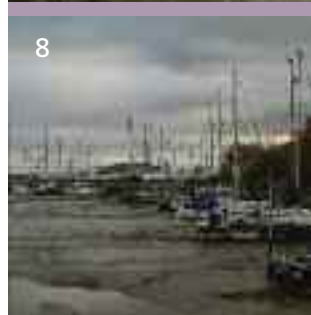
6.3.2 The main open spaces within the conservation are associated with the quay, Ashlett Green and the common land to the south.



5

6.4 Other manmade features in the landscape

6.4.1. The principal manmade feature in the conservation area is the 11 acre mill pond with its associated dam and Victoria Quay.



6.5 Important views

- 6.5.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal maps. 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.
- 6.5.2 There are important long distance views out of the conservation area from the quay and sailing club across Southampton water to the east and towards Calshot Spit to the south. There are also important views from Southampton Water into the conservation area and towards the rising ground beyond. However, these views are compromised from the north by the jetties associated with the refinery. Any further spread south down Southampton Water would prejudice views into and out of the conservation area.

6.6 Key characteristics

- Boundaries to plots are formed by hedgerows, walls and picket fencing.
- Trees form important backdrops to the settlement.
- Important open space south of the Creek.
- Important 11 acre mill pond and associated dam.
- Late 19th century quay and associated recreational sailing activities.

PART 7 Other issues affecting the conservation area

- 7.1 The conservation area is fortunate in that it has not suffered from inappropriate modern development in the historic landscape to which other areas are often subject. Therefore, the intrinsic character of the area and its historic character have suffered little.
- 7.2 The small scale of the settlement is such that the capacity for new development within the boundary of the area is minimal and significant new development would be detrimental to the intrinsic historic character.
- 7.3 The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu has become noticeable in the area. The type, design and profile of any replacement windows need careful consideration if the special character of buildings in the area is to be retained.
- 7.4 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.
- 7.5 It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any existing historic buildings in these areas is a key aim. The retention of any existing historic buildings and the enhancement of their environment should be a key aim, thereby allowing a more sympathetic and sensitive integration of any new development into the character of the surrounding historic environment and landscape. Of particular concern at Ashlett Creek are any possible extensions to either the refinery or power station which are situated on the edge of the conservation area. Also of concern is pressure for expansion of the waterside settlements of Fawley and Stonehills which are northwest and west of the Creek.
- 7.6 Hedgerows and traditional rural boundaries are an important feature of the area. Piecemeal loss has occurred but offers opportunity for reinstatement.
- 7.7 Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as walls or hedgerows, needs careful consideration.
- 7.8 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.



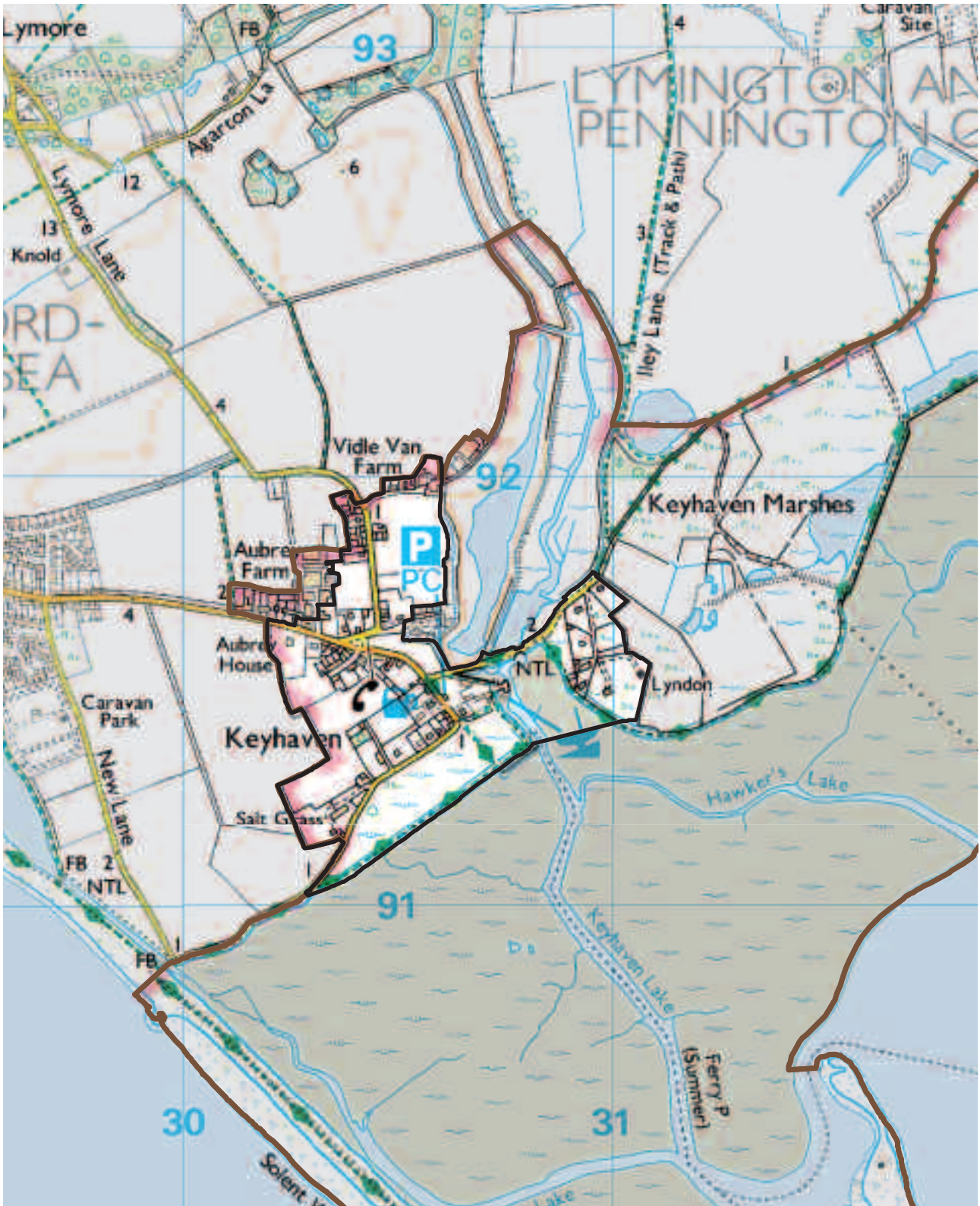
Annex 1 Map showing Buckland conservation area boundary

Not to Scale



Annex 1 Map showing Keyhaven conservation area boundary

Not to Scale



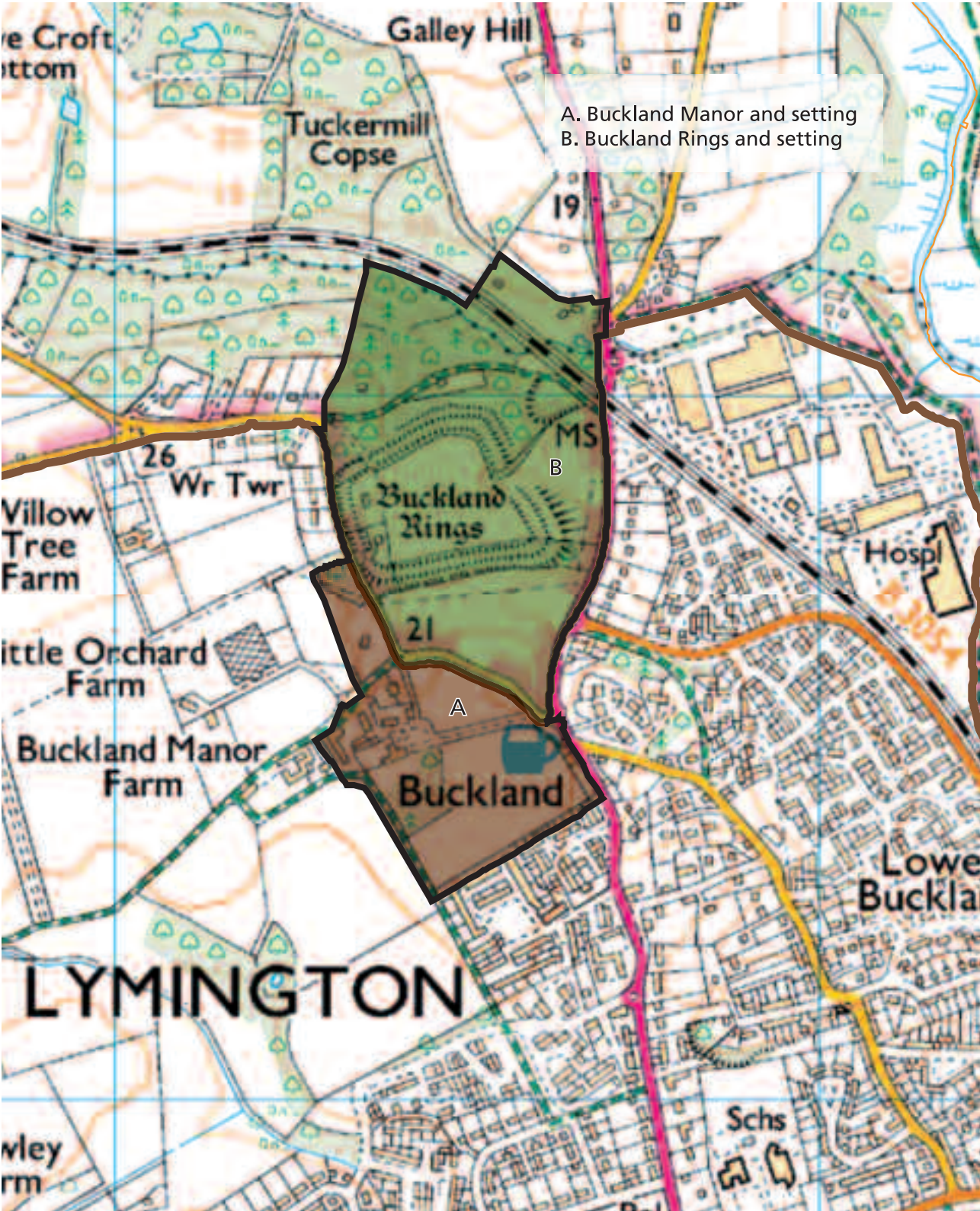
Annex 1 Map showing Ashlett conservation area boundary

Not to Scale



Annex 2 Map showing Buckland character areas

Not to Scale







Annex 3

Glossary of Terms

Afforestation

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

Ancient & ornamental woodlands

The unenclosed broad-leaved woodlands of the New Forest.

Arcade

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

Architrave

Lowest of the three main parts of the entablature.

Arts and Crafts style

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

Ashlar stone

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

Assart

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

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

Bailiwick

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

Bargeboards

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

Bay

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

Capital

The head or cornice of a pillar or column.

Casement window

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

Cob

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

Commoner

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

Corinthian

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

Cornice

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

Crown land

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

Cupola

A small polygonal or circular domed turret crowning a roof.

Curtilage

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

Dentil course

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

Diaper brickwork

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

Doric

The oldest and simplest style of the Greek classical orders.

Enclosure

An enclosed space such as a field etc.

Encroachment

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

Entablature

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

Fee Farm

A parcel of land held by a hereditary rent.

Fenestration

The arrangement of windows in a building.

Gazebo

Look-out tower or raised summerhouse in a picturesque garden.

Gothic style

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

Grotto

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

Inclosure

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

Ionic

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

Lancet window

Slender pointed arched window.

Lead cames

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

Leaded light

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

Loggia

A recessed colonnade.

Manor

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

Marl

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

Mullion

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

Open Forest

Any unenclosed, commonable lands within the Forest perambulation.

Oriel window

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

Pannage

The right to feed swine (pigs) in woodland.

Pasture

Grazing of cattle, ponies, donkeys and occasionally sheep.

Pebble-dash

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

Pediment

Low pitch gable above a portico or door or window.

Pilaster

Small pier attached to a wall.

Plinth

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

Polychrome brickwork

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

Portico

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

Purpresture

See Encroachment and Assart.

Purlieu

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

Render

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

Rented Waste

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

Rubbed or gauged brick arches

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

Saltern

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

Sash window

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

Serjeanty

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

String course

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

Stucco

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

Transom

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

Turbary

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

Vaccary

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

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

Vernacular

Ordinary, rather than monumental buildings.

Window 'light'

The glazed part of a window.

Annex 4

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Annex 5

Public consultation

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

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



An open afternoon and evening was held in Keyhaven with an exhibition, information about the proposals and officers available to answer questions. Letters were sent to properties directly affected by the proposals. Full details of the proposals and copies of the character appraisal were sent to all properties in Ashlett Creek conservation area. Letters were sent to properties directly affected by the proposals in Buckland conservation area. Similar information was made available on the National Park Authority's web site.

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

Annex 6

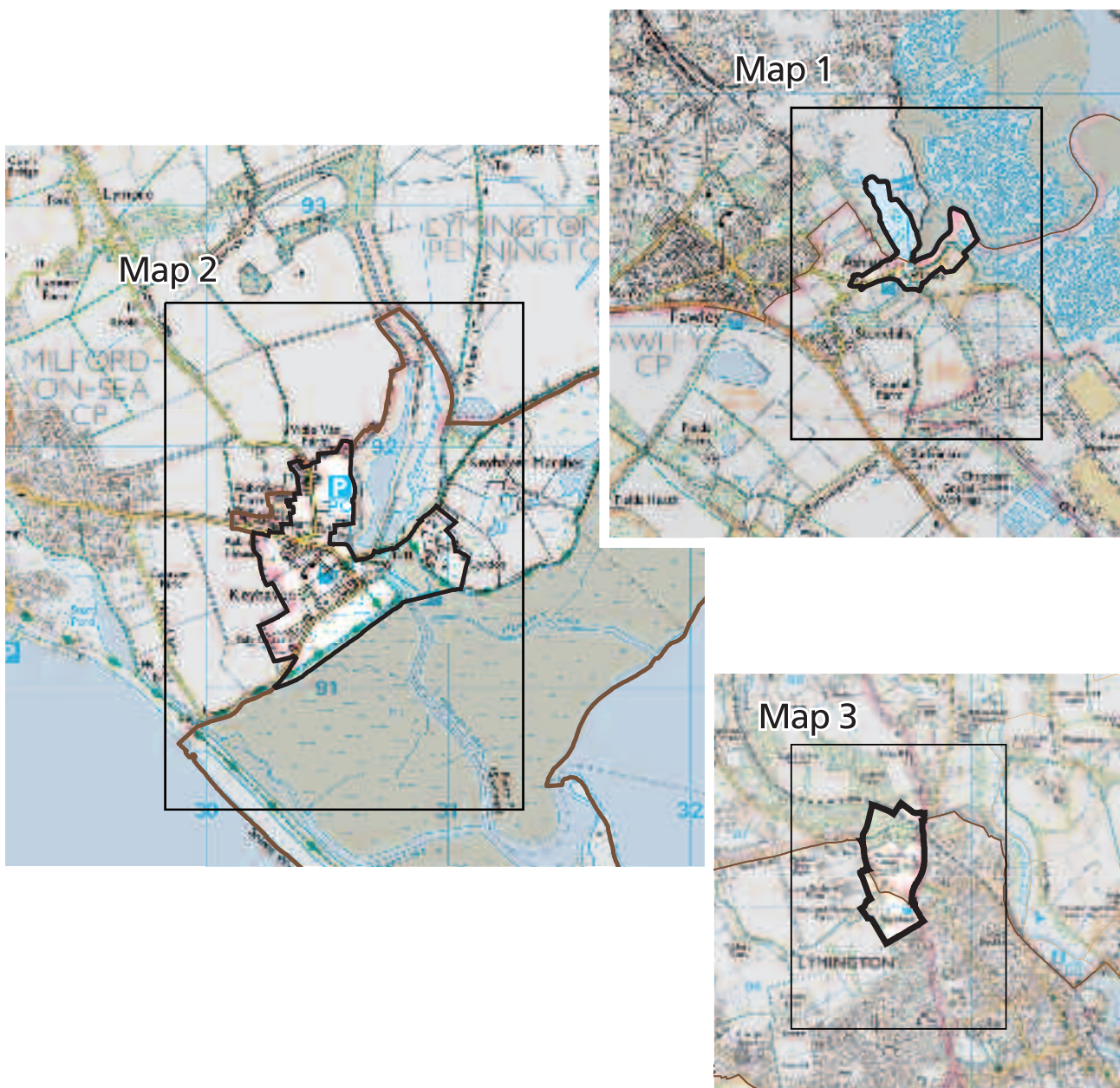
DVD - Detailed mapping

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

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


























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

Map tiles key





Characters features key

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

CD Index

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

Map tile 1 Ashlett - A2 portrait

Map tile 2 Keyhaven - A1 portrait

Map tile 3 Buckland Rings - A3 landscape



Survey work undertaken and document prepared by Kevin Stubbs,
Historic Building Consultant.

Printed June 2010.

