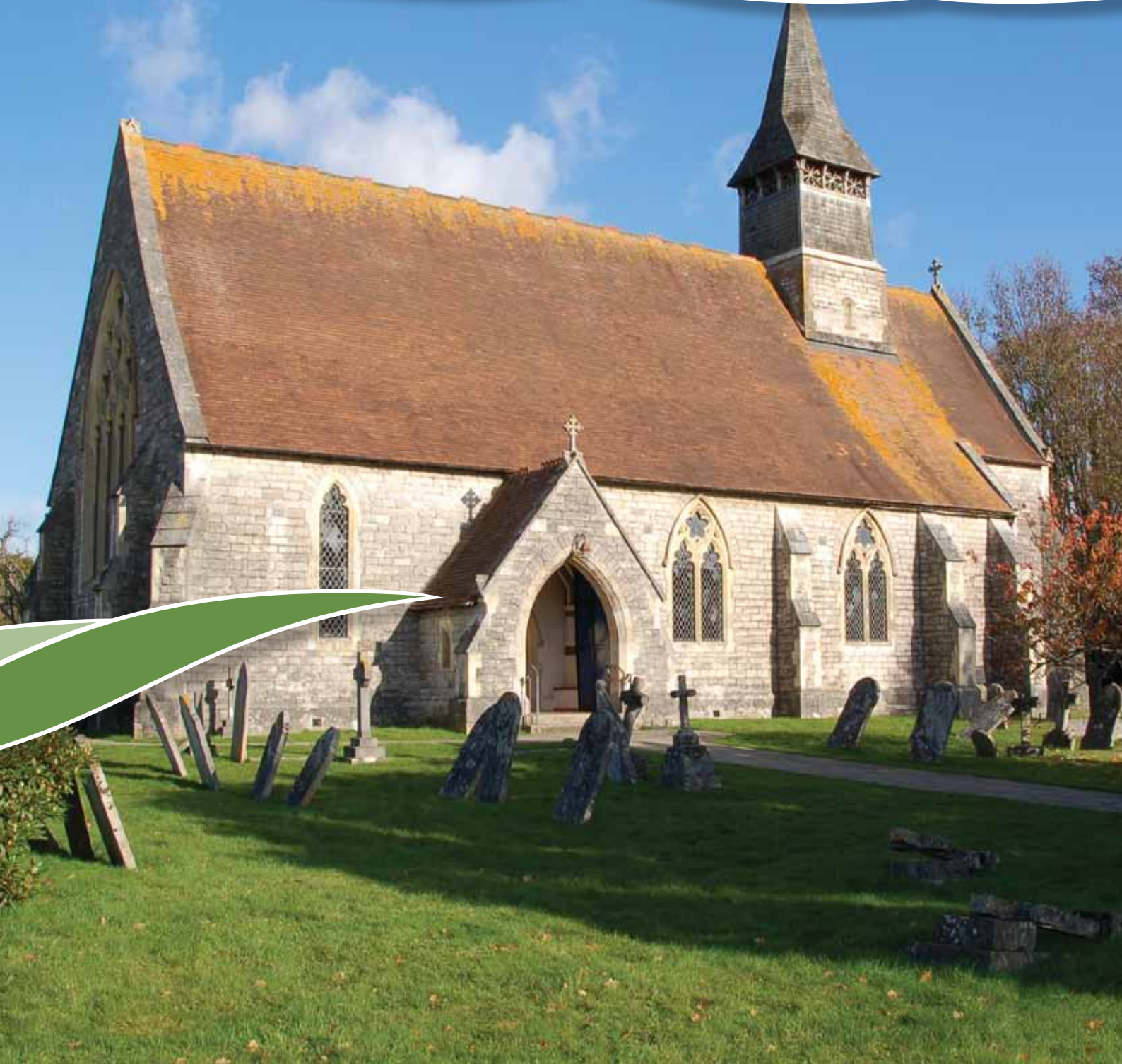




Forest North East

Conservation Area Character Appraisal





Forest North East

Copythorne, Winsor, Dispersed farms and arable land, Netley Marsh, Bartley, Woodlands, Historic edge of Forest encroachment.

About this character appraisal

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.



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

How to contact us

We would welcome your views and comments on this document and any other matter affecting the conservation area.

Please write to:

Head of Environmental Services
New Forest National Park Authority
South Efford House, Milford Road
Everton, Lymington
Hampshire SO41 0JD

Direct Line: 01590 646658
Fax: 01590 646666
E-mail: enquiries@newforestnpa.gov.uk
Web: www.newforestnpa.gov.uk

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



Home Farm, Winsor

Forest North East

Executive summary

Forest North East is an area of historic landscape and settlement which has developed its unique character over the last one thousand years. It developed as a result of the position of the historic commons and the influence of the Royal Forest and as a result of the enclosure of land for arable use.

The area is bounded by the M27 and urban development to the north, woodland and arable land to the east, and arable land, Forest plantation and wood pasture to the south and west. The main route from Totton to Cadnam, running east to west, bisects the area, with modern development to the northwest.

Surprisingly there is a marked contrast when leaving the main roads. The historic rural qualities of the conservation area become evident. The area is served by a series of narrow roads and lanes. Most of these secondary road systems served the agricultural lands and farms and a number led to the funnels into the Forest in the south and west.

The settlement pattern was originally of a dispersed nature with isolated farms and cottages. However, in the 19th and early 20th century, ribbons of settlement developed along the sides of the roads. Earlier buildings tended to be constructed of timber frame with thatched roofs. In the 18th century, some of the higher status buildings were constructed in brick and tile. In the late 18th and early 19th century, the southwest of the area was developed with a number of small country houses with associated parkland. Only a few lower status cob buildings survive from the 19th century, the majority of cottages of this period and into the 20th century are constructed of brick with slate roofs. Corrugated iron features as a typical New Forest building material, including a tin chapel and agricultural buildings. The majority of historic buildings survive remarkably intact with windows and doors unaltered.

Modern development within the conservation area has mainly continued the earlier ribbon development along the roads. The conservation area boundary has been drawn to exclude areas beyond where development has become more urban in character.

Although most people living in the area now commute to workplaces outside of the boundaries of the conservation area, there is still a strong core of agricultural and forest based industry, an example being the Saw Mill at Netley Marsh. Beyond the ribbon development of housing along the through routes, the area has retained much of its rural character.

This is one of the most pressurised areas of the National Park. There is pressure for new development in the form of replacement dwellings and conversion of existing agricultural buildings. The buildings and landscape features which have survived are vulnerable to changes which can harm their character. Designation of the area as a conservation area seeks to ensure that the rural qualities and character 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 guidelines produced by English Heritage and Central Government.
- 1.2 This character appraisal should be read in conjunction with New Forest National Park planning policies. The appraisal has been produced to inform the designation of a conservation area covering an element of the North East part of the New Forest National Park. Designation of this area took place on 26 March 2008. The appraisal will be used to guide future development within the conservation area.
- 1.3 The conservation area boundary is shown in Annex 1. A detailed set of maps is included on 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 general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that 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 appraisal is 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 appraisal has been written to work in conjunction with New Forest National Park Authority planning policies. The appraisal includes 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.

Part 3 Forest North East Conservation Area

3.1 Context

- 3.1.1 The conservation area contains the settlements of Copythorne, Winsor, Woodlands and parts of Netley Marsh and Bartley. It does not contain any previously designated conservation area.
- 3.1.2 The population of the parish of Copythorne is 2626, and that of Netley Marsh, 2041 (Hampshire County Council's Small Area Population Forecasts). In the middle of the 19th century, the economy was mainly based on farming, commoners grazing and the supporting rural industry, such as blacksmiths, wheelwrights, carpenters and a timber merchant. There were also three public houses and two schools serving the rural community. Today, the area is less reliant on agriculture, with many of the residents out-commuting to major centres such as Southampton.
- 3.1.3 The area offers a range of community facilities, including village halls, public houses, hotels and restaurants, churches, village shops, farm shops and garden centres.

3.2 Topography and landscape

- 3.2.1 The conservation area is bounded by the M27 to the north and to the east arable land, the A326 and the densely populated areas of Totton and Calmore. To the south and west, there are areas of Forest, heathland and woodland pasture, and to the northwest the old settlement of Cadnam, with more recent housing developments and residential caravan parks encroaching towards the centre of the conservation area.
- 3.2.2 The New Forest has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe.
- 3.2.3 The conservation area lies on the north east edge of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.2.4 The landscape is gently undulating. The highest point is near Copythorne Church, with the land falling to the south east towards the Solent. There are some small streams draining the area, which contains a mosaic of small fields and copses. A network of narrow lanes intersects the area. The main through route is the A336 running east to west from Totton through Netley Marsh to Cadnam and the M27. The majority of the settlements have developed in a linear form along the roads, particularly adjacent to junctions. The area is made up of several historic farms with their small fields which were created through encroachment into the commons and the fringe of the Royal Forest.

3.3 Historic development of the landscape

- 3.3.1 This landscape is dominated by pasture and woodland associated with encroachment onto surrounding heathland and commons, with small irregular medieval field systems and later small parliamentary enclosures dating from the 18th and 19th centuries. In the medieval period the settlement centred on several estates and a manor, surrounded by heathland and commons. This was followed by encroachment on the edges and the formation of parkland in the southwest, around several small country houses. The remaining commons appear to have been lost in the 18th and 19th century by parliamentary enclosure, except for Copythorne Common, which was retained as a turbary common (an area where those who have the right may dig peat) and was still grazed by Forest stock until it was fenced in 1964.
- 3.3.2 The original enclosure of Forest land in this area centred on a manor and its estate to the immediate south of the present settlement of Winsor and incorporated land north of the modern Southampton Road and south of the Roman Road. This area of enclosure is documented in 1280, when the Abbot of Netley held lands in Winsor which were attached to his manor of Totton. In 1286 the nuns of Amesbury Abbey held the Manor of Cadnam and Winsor and in 1372/3, the sub-Manor of Winsor was conveyed to the Bishop of Winchester and used as part of the foundation for Winchester College.
- 3.3.3 This initial enclosure was followed by four further encroachments onto the heathland and commonland in the south of the area, creating Bartley Regis (which was part of the Manor of Lyndhurst) and contains Bartley Lodge, Beechwood Park, Bartley Manor and Goldenhayes Park. Immediately east of this large area of encroachment is a 17th century enclosure, north of the present Woodlands village.
- 3.3.4 In 1812, further erosion of the commons took place through Parliamentary enclosures and these included; Shorn Hill which developed as the dispersed settlement of Copythorne in the late 19th and early 20th centuries, Fletchwood Common on the southeast boundary of the conservation area with the present settlement of Woodlands developing on the north-western edge, and Pollards Moor north west of Winsor and east of Cadnam outside the boundary of the conservation area.
- 3.3.5 The final area of encroachment appears to be directly to the south of Southampton Road, above Bartley Green, extending west to Langford Farm and dates from the 1812 Enclosure Act.
- 3.3.6 Historically the settlement pattern was dispersed with a number of isolated farmsteads. Linear ribbon development occurred along the roadsides in the 19th and 20th centuries, with the houses facing the road and backing onto the surrounding countryside.

3.4 History of the settlements within the conservation area

■ COPYTHORNE.

The first reference to Copythorne was in the reign of Edward III as “Coppethorne” and later in 1754, it is referred to as “Copped Thorne”. The place name means “pollarded (haw)thorn”. The Parish of Copythorne is relatively modern with the area originally part of the historic Parish of Eling until 1894.

■ WINSOR.

This place name is first referred to in a document of 1167 as “Windesore” and in 1222 it was known as “Windlesore”. Later in 1272 the name had changed again to “Windlesovere”. In 1327 there were 16 tax payers in the settlement but in 1524, no tax payers are recorded. The name probably derives from the location of the settlement on a ‘flat-topped ridge’.

■ NETLEY MARSH.

The current settlement of Netley Marsh did not develop until after the Enclosure Act of 1812, however, in the Anglo Saxon Chronicle there is a place name in the locality referred to as “Natan Leaga”. This is a particularly early reference to a settlement within the New Forest area. In 1248 it was known as “Nateleg” which derives from the meaning ‘wet wood’.

■ BARTLEY.

The first reference to this settlement is in 1150 and in documents of 1236 it was known as “Bearkele”. Later in 1586 the name had evolved into “Bartlie Regis”. The name is derived from the Old English “beorc(a) leah” meaning “birch wood”. It would appear that Bartley was formed of two major estates, Bartley Bisterne (attached to Minstead) and Bartley Regis (part of the Manor of Lyndhurst). Other small areas of land in Bartley seem to have been attached to the Manor of Winsor held by Winchester College, for example, Willswood Farm and Woodlands Farm.

■ WOODLANDS.

Originally this settlement developed in two ways; on the north west side of the road as an area of 18th century encroachment on the edge of Fletchwood Common, whilst land on the south east of the road is derived from the enclosure plots set out in 1812. It is now dominated by late 19th century and early 20th century linear development. The name reflects the location of the settlement on the edge of the common land and heathland.

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 historically diverse nature of settlement within the conservation area makes it difficult to define specific areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.5.2 The traditional interpretation of the historic landscape is that, in the Bronze Age, large areas of primeval Forest were cleared, exposing the poor soils of the Forest to erosion giving rise to areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at various periods. The better soils in the river valleys and in the areas of clay were better able to support cultivation and good pasture lands.
- 3.5.3 The creation of the Royal Forest in the 11th century further restricted land use and settlement patterns in part of the conservation area. It was only in the later medieval period that land on the fringes of the heathland began to be settled and exploited and surviving buildings in these areas today are mainly of 18th and 19th century. Over the last one hundred years plots of land within these dispersed settlements have been developed and may well have wiped out any surviving archaeology which could have thrown light on the former land usage. Therefore any undisturbed plots within settlement areas or land undisturbed by modern agriculture may have archaeological potential.
- 3.5.4 Of particular archaeological potential is:
- the area immediately south and east of Copythorne around Barrow Hill Road (Barrow Hills) comprises several Bronze Age barrows burial mounds. Adjacent to the west of the barrows is a section of Roman Road, running east-west through the arable landscape. This road was part of a network of five Roman Roads with a major junction at the present day Cadnam. During the 19th century a Roman coin hoard was found in the area and there may well have been a settlement associated with the road system.
 - the area of land immediately south of Tatchbury Manor which may well be the site of "Taceberie", a small estate or area of dispersed settlement in the Medieval period.
 - the scheduled ancient monument of Tatchbury Mount Iron Age hill fort.
- 3.5.5 An area of archaeological potential also exists around the two farms on the southeast side of Vicarage Lane, which could help to further explain the development of the dispersed settlement pattern in the Copythorne area. In particular, because of the survival of documentary evidence from the 13th century onwards, the whole area of Winsor has potential to aid the understanding of the development of settlement and land use. The surviving land boundaries are specifically of interest. The remaining historic settlement pattern appears to be one of dispersed farmsteads and manorial holdings.
- 3.5.6 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

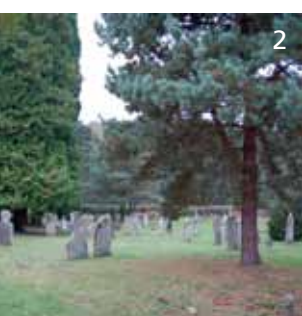
- Historically most of the land was outside the Royal Forest.
- Consists of a number of enclosures of medieval, post medieval, 18th and 19th century date.
- Site of medieval manor and estates in the north of the area.
- The majority of the historic development is represented by isolated farmsteads or small cottages.
- 19th century development is generally linear in nature, forming areas of ribbon development along roadsides.
- More modern development has consolidated areas of ribbon development.
- Hedge and tree field boundaries.
- Copses of trees and small areas of woodland.
- Individual specimen trees.
- Important archaeological features – Bronze Age barrows, Iron Age hill fort and Roman road.
- Irregular medieval field systems.
- Regular 19th century parliamentary field systems.
- Historic funnels on to the Forest edge to the south.
- Generally restricted views through, in and out of the conservation area.
- Most buildings are in residential use, some with supporting agricultural or equestrian outbuildings.
- A small number of higher status properties are dotted around the area and were often the original farmhouses or 19th century small country houses, with associated gardens and parkland.
- There are fifteen listed buildings or structures within the boundary, which are all listed Grade II.
- Of the listed structures a number include historic farmhouses.
- There are 158 buildings of local, vernacular or cultural interest within the conservation area boundary.
- The majority of older houses were originally small and either of single storey or of one and a half storeys in scale.
- There are a number of unconverted important agricultural buildings surviving within the conservation area.
- All the 16th and 17th century buildings have timber-frame origins.
- A small number of 18th century brick buildings with clay tile roofs survive.
- The majority of cottages and small houses date from the mid 19th and early 20th century and are generally of brick and slate in construction, facing onto the adjacent road.
- Modern development does not generally follow traditional detailing.

- Boundaries to plots are formed by hedgerows, picket fencing or simple low timber post fencing.
- Major key buildings: Church of St Mary at Copythorne, Copythorne School, Bybarrow, Dell Farm, Kent's Farm, James' Farm, Copied Hall Farm, Martins Farm, Winsor Mission, Tatchbury Manor, Bartley Grange, The Old Farmhouse, St. Matthew's Church at Netley, Bartley Lodge Hotel, Bartley Manor, Beechwood House and Beechwood Lodge, Martins Farm.
- Other key manmade features: banked enclosures, implement shed on Rossiters Lane, the War Memorial at Netley Marsh.

4.2 Character areas

4.2.1 Forest North East Conservation Area is divided into seven character areas (shown on map in Annex 2) and these are described separately:

- A. Copythorne
- B. Winsor
- C. Dispersed farms and arable land
- D. Netley Marsh
- E. Bartley
- F. Woodlands
- G. Historic edge of Forest encroachment.



4.3 Copythorne (A)

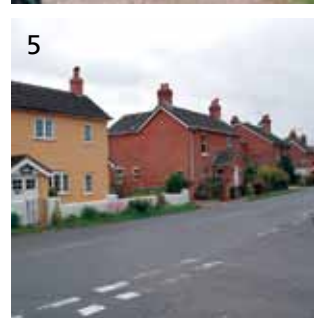
- 4.3.1 This character area is formed by an area of dispersed settlement in the north of the conservation area, stretching from Pollards Moor Road in the west to the eastern side of Whitesmoor Lane in the east. The northern boundary is formed by both Romsey Road and Barrow Hill Road and adjacent woodland. The southern boundary is formed by the edge of the more open arable agricultural land of character area C.
- 4.3.2 This area represents an early 19th century encroachment onto what was Shorn Hill Common. It comprises dispersed settlement around small regularly shaped field systems, formed by the parliamentary enclosure of the area, with the exception of land to the north on Copythorne Common which was left as a turbarry. The dispersed built settlement pattern developed predominantly in the late 19th century and early 20th century with a mixture of building sizes and designs in irregularly shaped plots.
- 4.3.3 There is only one more early dwelling in the area – Bybarrow, a small late 18th century farm cottage. Development at Copythorne generally dates from after 1869. Ordnance Survey maps show only St. Mary’s Church, Copythorne School, the farmsteads and around five small dwellings at Barrow Hill at this date. The greatest part of the present dispersed built development occurred after 1869, with further building continuing into Edwardian times and between the two World Wars. These buildings are generally constructed of brick with slate roofs.
- 4.3.4 Isolated development continued into the mid to late 20th century. The later development has created a ribbon type settlement pattern along road frontages in several areas, which is at odds to the original dispersed form of settlement. Unfortunately the design and character of this later development generally does not reflect the local distinctiveness of this area created by the Victorian and Edwardian dwellings.
- 4.3.5 Views into and out of the area are generally restricted at eye-level throughout the length of this linear development by the trees and hedges along road edges. Occasional views within the area are gained to the south from Romsey Road adjacent to Copythorne School, within the area contained by Copythorne Crescent, and to the east and west of Whitesmoor Lane in the vicinity of Whitesmoor Farm. One instance of more long-distance views is gained to the east from The Firs on Pound Lane, over the arable landscape.
- 4.3.6 There are only very few instances of small areas of trees in copses within the character area. Trees predominantly provide the backdrop to the boundaries of the character area. Specimen trees exist within hedgerow boundaries to the roads and fields and particularly important mature specimens exist within the churchyard and form the backdrop to the church.
- 4.3.7 There are two listed buildings in the area, both listed Grade II. The Church of St Mary dates from 1834 and 1891, with references to design by the architects T Benham and Butterfield. The walls are constructed of red

brickwork in English bond with stone dressings and with regular full height stepped buttresses. The roofs are of slate. At the west end is a tall square brick tower with a crenellated parapet. Windows are generally single tall slim pointed lancets, with the eastern bay having triple lancets beneath quatrefoils. The church is some distance back from the roadside, within a large churchyard, dotted with mature specimen trees. This important setting enhances the historic importance of this building as the parish church.

- 4.3.8 In contrast to the church, which is an important and high status building within the local community, Bybarrow is a simple late 18th century cottage of roughcast cob with a thatched roof. It is set end on to the adjacent Barrow Hill Road and is a three bay single storey building with a single chimney stack. This building is a rare surviving example of a New Forest hovel.
- 4.3.9 In addition 26 unlisted buildings have been identified as being of local, vernacular or cultural interest, the majority of which date from the late 19th century and early 20th century. These buildings enhance the area and represent good local vernacular detailing and reflect the cultural history of the area. They are generally located within small groups throughout the character area.
- 4.3.10 Copythorne House is a high status substantial two storey late 19th century dwelling constructed of red brick with a slate roof. The central chimney stack retains its associated pots. The windows are four pane timber vertical sashes and the door is surrounded by a fine architectural doorcase. The dwelling is set within mature landscaped grounds behind a hedge and tree boundary.
- 4.3.11 In contrast Holly Farmhouse, which again dates from the late 19th century, is a much lower status property located on a prominent corner in the street scene. It is a two storey building of simple form, constructed of red brick with a slate roof which has decorative barge board detailing to the gabled eaves. The windows are small pane timber casements and it has a boarded door with a small gabled porch over. Associated with the farmhouse is a long single storey utilitarian outbuilding which is weatherboarded and has Bridgewater style tiles on the roof. The plot is surrounded by a mature hedge boundary.
- 4.3.12 Moorlands is a 1930s Art Deco style dwelling facing on to Romsey Road. It is constructed of concrete and has a hipped roof. The building follows the Art Deco style, with features such as a two storey curved bay, a first floor balcony, curved small rectangular pane Crittal windows with decorative hopper vents and a traditionally detailed front door with oval window. The pedestrian gate is of the same period and is of a decorative, double leaf, metal construction, with a hedge boundary to either side. Adjacent to Moorlands is Copythorne Garage, which also has elements of Art Deco styling surviving.



- 4.3.13 Foxie Cottage, Hurstbourne Villa, Swinford and The Retreat are all of a similar simple original design of two storeys with a central doorway and porch, vertical sash windows, sometimes in small bay windows, either side of the door at ground and first floor, and have a gabled slate roof with end chimney stacks. The front doors generally have a gabled porch. The buildings date from the very late 19th century and into the early 20th century and may well have all been constructed by the same builder over a relatively short period of time. It is important that most of these buildings have retained their original simple plan-form and appearance, as well as original detailing such as slate roofs and timber vertical sash windows.
- 4.3.14 The school is a substantial brick and slate building which predates 1869. The school appears to have served a far larger area than the present settlement of Copythorne, as very little other residential development had occurred at the time of construction of the school building. The building retains many of its original features and detailing, such as the substantial tall brick chimney stacks and the 12 pane timber vertical sash windows.
- 4.3.15 The original Stanleys Own Scout Headquarters (1912) and is reputed to be the oldest Scout building in Hampshire still in use. It is a single storey utilitarian timber weatherboarded structure, with a corrugated sheet roof. The gable ends have decorative barge boards and a veranda exists to the eastern building with a decorative gabled porch with similarly detailed barge boards. The modern extension to the Huts at the rear respects the simple proportions, detailing and materials of the earlier huts which lie end-on, but set well back from the roadside. The Huts are an important early surviving example of a community building.



4.4 Winsor (B)

- 4.4.1 This is a linear t-shaped character area and the settlement has developed along a large length of Winsor Road and into Eadens Lane to the south and a short distance into Pound Lane to the north. The area is surrounded by the more open arable agricultural land of character area C.
- 4.4.2 The settlement developed predominantly in the 19th and early 20th centuries but there are earlier isolated buildings with origins in the 17th and 18th centuries. The later buildings are mainly of brick with slate or tile roofs, with the earlier buildings demonstrating some surviving timber framing, as well as the use of thatch.
- 4.4.3 The settlement developed predominantly on the south side of Winsor Road and a strong hedged boundary exists along the north side of the road to the arable land. The linear development is generally one plot in depth with a common rear boundary, with only the remains of farmsteads in larger, deeper plots. It appears that a triangular green originally existed to the immediate east of the Pound Lane and Winsor Road junction, with a road linking Winsor Road and Pound Lane forming the northern part of the triangle. This area has since been infilled with houses in the late 19th century and early 20th century and the northern element of road has since disappeared.
- 4.4.4 The later 20th century and modern development is scattered throughout, the character area, but the design and character of this later development generally does not reflect the local distinctiveness of this area.
- 4.4.5 Boundary treatments to plots are generally hedgerows, however a few inappropriate methods of boundary treatment are beginning to creep into the area. The prominence of hedgerows helps to soften the more urban nature of this area and retain a more country village character. In addition, these green boundaries help to prevent the area taking on the character of the more hard landscaped over urbanised extensions to this historic village, outside the conservation area to the southwest. There are very few prominent individual trees, with specimen trees forming the backdrop within the surrounding arable landscape in character area C.
- 4.4.6 One particularly important feature of the area is the more open nature of the street scene between Budds Farm and Moulonds Farm. At this point, the dwellings are set back from Winsor Road, behind wide green verges and a small parallel service road.
- 4.4.7 Views out of this area are generally restricted by the hedge and tree boundaries to the roadside, with more extensive views north over the arable landscape to the immediate east of Kent's Farm. Views within the area are limited to the built environment along Winsor Road.
- 4.4.8 There are two listed buildings, both of which are listed Grade II - Whitmarsh Farmhouse and The Hoe. These buildings date from the 17th century and have timber-framing with painted brick infill and a thatched roof. Whitmarsh Farmhouse is two storeys in height and three bays in length. In contrast, The Hoe is only single storey and two bays in length, thereby demonstrating its lower status as a farm worker's cottage.



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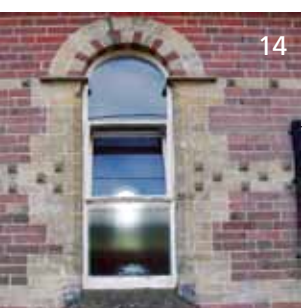
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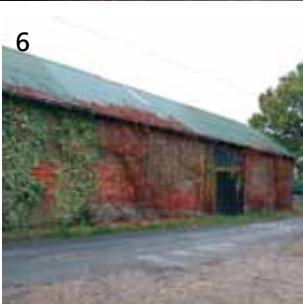


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- 4.4.9 In addition 39 unlisted buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century thatched cottages, to a late 19th century pub and early 20th century cottages. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing.
- 4.4.10 Some of these buildings reflect the typical construction and period details of this era, many of which have survived intact, including traditional window and door detailing and boundary treatments. A particularly prominent group of buildings demonstrating this later period of development exists to the southwest of the junction with Pollards Moor Road on the south side of Winsor Road.
- 4.4.11 Home Farm, Pennard, Norwood Cottage, Holly Hill, Harewood Cottages and Hill Crest are an important group of unlisted buildings, set back from Winsor Road. Home Farm is probably the earliest of this group and is an 18th century high status brick building with an old clay tile roof, end chimney stacks and sixteen pane timber vertical sash windows. In contrast, Pennard, also dating from the late 18th century is a lower status two storey cob building with a thatched roof and simple small pane timber casement windows. Hillcrest, dates from the late 19th century and reflects the architectural design and detailing of the earlier Home Farm building, being constructed of brick, with a pitched roof and end chimney stacks. However, the later date of this building is evident in the use of slates, instead of clay tiles, and simpler four pane timber vertical sash windows.
- 4.4.12 Newlands Farm and Budds Farm represent the earlier dispersed farmsteads in this area, prior to the 19th century linear development. Both buildings are one and a half storey in height and are long structures with thatched roofs. Budds Farm is set back from, but facing the road and Newlands Farm is more isolated, away from the road, behind high mature hedgerows.
- 4.4.13 The Compass Inn is an example of an early community building within Winsor. It probably dates from the late 18th or early 19th century and is of brick construction with an altered tiled roof. Unusually for this part of the New Forest, it has outshots to either side with catslide roofs descending from the main roof. The inn is set back from the road, but its setting has been compromised by a tarmac car park.
- 4.4.14 Winsor Mission Chapel and Hall (1881) are prominent buildings on the roadside when entering from the east. The buildings are constructed of polychrome brick, with decorative brick details to the walls and window surrounds. Decorative ridge tiles and vents survive to the Chapel roof which is slated. The gable ends to both buildings have highly decorative pierced wooden barge boards. To the road frontage are modern replacement, appropriately detailed, iron railings, between decorative polychrome brick piers and the pedestrian gateway has a decorative arch over detailed iron gates.



4.5 Dispersed farms and arable land (C)

- 4.5.1 This character area is formed by an open undulating arable landscape of medieval and 18th century field systems, with wooded areas dotted throughout. The area is characterised by very little built development, which is generally confined to the isolated farmsteads and any associated ancillary buildings and cottages, and a small section of 20th century linear development on Ringwood Road.
- 4.5.2 Copythorne (character area A) lies along the northern edge; Winsor (character area B) protrudes into the northern part, and the small character area E at Bartley forms part of the southern boundary. Ringwood Road bisects the southern part of the area, with character area D at Netley Marsh to the east.
- 4.5.3 This character area developed around the medieval Manor site in the centre, now occupied by The Old Farmhouse (Manor Farm) and the four outlying historic farms. The field systems reflect the medieval land divisions of the manor and estates, being small irregularly shaped fields with wavy boundaries. A later extension to this area occurred in the 19th century, to the south of Ringwood Road, when an area of Fletchwood Common was enclosed. This area of arable landscape demonstrates more regular field systems with straight boundaries and is a natural extension to the undulating arable land to the north with a similar modern character.
- 4.5.4 The area is traversed by one major road, running east-west. Tatchbury Lane runs along the eastern edge of the character area and several other small lanes run predominantly north-south through the area. The lanes typically have hedged and treed boundaries, but the undulating land often affords longer distance views.
- 4.5.5 The built development mostly comprises the farm buildings associated with the fourteen farms in the area and dates from the 17th century through to the late 20th century, with the majority of the older buildings appearing to have late 18th century origins. These farmsteads are all isolated from one another and are predominantly located set back from the road, often accessed by a length of track. The ancillary farm buildings, such as barns and granaries, date from the 18th century through to the late 20th century, with an interesting complex of late 18th century buildings at Manor Farm.
- 4.5.6 R F Giddings Sawmills located on Ringwood Road is a fifth generation business established in the 1890s. The business relocated to this large industrial site and ancillary land in 1943 and plays an important part in the local economy. The business is an important rural employer and has a long and close association with processing timber from the New Forest which contributes to the management of the New Forest National Park. The technologically advanced production facilities in purpose built modern industrial buildings are the only ones of this type in South East England. The sawmills play an important role in the England Forestry Strategy and has the potential to contribute to National Government targets on renewable energy. Adaptation and change of the site is expected to keep pace with technology and demand.



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- 4.5.7 There has been little 20th century development but where this has taken place, it has generally been unsympathetic to the local vernacular and historic detailing.
- 4.5.8 On the north east edge of this character area is the scheduled ancient monument of Tatchbury Mount Hill Fort. This is a multivallate Iron Age hill fort, oval in shape and covering approximately two hectares. It comprises a series of parallel banks between three and four and a half meters high. In the 18th century a small country house was built in the centre and the internal area was extensively landscaped and planted with trees as part of a formal garden. The house was unoccupied for number of years and badly vandalised and eventually demolished on safety grounds in 2007.
- 4.5.9 There are four Grade II listed buildings within the character area, all of which are farm houses: Copied Hall Farm, Dell Farm, Kent's Farm and James' Farm.
- 4.5.10 Copied Hall Farmhouse and Kent's Farmhouse both date from the 16th century. Copied Hall Farmhouse is a timber framed building with a lobby entrance. The timber frame has been infilled with brick and has a hipped thatched roof with eyebrow dormers. Later brick extensions to the building date from the 19th century. Kent's Farmhouse is also timber framed, with brick infill and has a hipped and half hipped thatched roof. It is also of one and a half storeys in height with extensions in the 17th and 18th centuries. These historic buildings may well reflect the location of the earlier estates around the medieval manor.
- 4.5.11 Dell Farm and James' Farm are slightly later in construction, dating from the 17th century. Similar to Copied Hall Farmhouse, Dell Farm is a timber-framed building with a lobby entrance. However, the timber framing retains wattle and daub in areas, with some later brick infill panels. The roof is thatched with eyebrow dormers. James' Farm is also a timber framed building, but unlike the preceding buildings, this original construction has been encased in later 18th and 19th century brickwork, with the timber framing only visible to the west end elevation. It is a full two storey building and has a slate roof.
- 4.5.12 Sixteen unlisted buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century or earlier farmhouses, to 19th small country houses and examples of traditional farm outbuildings and small cottages. These buildings are scattered throughout the area and are generally located alongside or set back from and facing the adjacent road. Each of these very different buildings enhance the particular part of the area in which they are located and represent good local vernacular detailing.



4.5.13 The Old Farmhouse (Manor Farm) is most likely the site of the medieval manor of Winsor. It is a substantial early 18th century two storey red brick building, which is unusually for this period, constructed in stretcher bond, rather than Flemish bond. The roof is covered with old clay tiles and the windows are small paned timber casements. The building is set back from the road behind an extensive front garden. Adjacent is a substantial complex of farm buildings; a large timber framed barn, a brick barn with later extension, forming an L-shaped range on the roadside, and a long, low timber-framed cart or implement shed. The large barn dates from the 17th century and is five bays in length, with a slate roof which is most likely a replacement for the original thatched roof. It would appear that the original aisles were removed in the late 18th century and the areas between the arcade posts were infilled with brick or clad with weatherboard. The 18th century brick barn on the road frontage has a half hipped old clay tile roof and is constructed in English bond. The later 19th century extensions, forming the L-shape, are of brick with slate roofs. The implement shed is partly weatherboarded and tin clad with a slate roof. This is a particularly important surviving complex of buildings on a site which could have medieval origins.

4.5.14 In addition to The Old Farm, there are also examples of good traditional farm buildings at Tatchbury Farm and Hartley Farm. At Tatchbury Farm is a large timber framed and weather boarded barn with a corrugated iron roof, which is located adjacent to a small square granary. This small building is similarly weather boarded, with a corrugated iron roof and sits on nine staddle stones. The large barn at Hartley Farm is constructed of brick, with some surviving earlier timber-framing. This building was used in the late 19th and early 20th century as the base for the agricultural contracting business of the Drake Family. The large double doors facing on to the road allowed traction engines and threshing machines to be moved into and out of the barn. All these agricultural buildings reflect the cultural traditions of this area and are significant in the surrounding landscape.

4.5.15 As important as the preceding unlisted buildings is the timber implement shed/ cartshed, located within the verge on the southern side of Rossiter's Lane, opposite Broadbridge Farm. This is typical of such small utilitarian buildings which often encroach onto the edge of commonland areas or the wider verges throughout the New Forest and of which this is the only example in the area. This is an important survival and retention of such simple buildings in these locations is key to the intrinsic character and cultural history of the area.

4.5.16 Tatchbury Manor and Bartley Grange represent larger higher status dwellings within the area and are small country houses in large landscaped gardens. Tatchbury Manor is the earlier of the two buildings, dating from the early 19th century and may be located on the site of the medieval manor of Tatchbury. The present building is an eclectic mixture of architectural styles, with Dutch Gables, crenellations and Tudor hood mouldings to windows all in evidence. It is a substantial stuccoed building

running parallel with the road, but set back within substantial grounds behind a mature hedgerow. It is the only survivor of small group of important country houses in this particular area, which originally included Tatchbury Mount and Loperwood Manor, the latter site being to the northeast of the area.

- 4.5.17 Bartley Grange dates from the mid 19th century and is an impressive two storey building constructed of cream bricks with a hipped slate roof. It has a symmetrical façade with nine pane vertical timber sash windows at first floor and twelve pane windows at ground floor, and has a substantial central brick porch with fanlight. To the north, is a large range of red brick outbuildings with slate roofs. The dwelling is located within extensive grounds, with mature tree specimens dotted throughout and on the roadside boundary.
- 4.5.18 Bartley Cottage is a late 19th century estate style building, with painted brickwork and a slate roof with overhanging eaves. It is particularly notable for the cast iron decorative lozenge paned windows. The chimney stack also has a local Fareham chimney pot. This dwelling is prominent in the street scene on Ringwood Road.
- 4.5.19 Typical of the conservation area, are the small cottage style dwellings dotted through each of the character areas. Within character area C, Clarefont, along with the collapsed cob cottage adjacent to Hartley Farm, Dell Cottage, and The Moorings represent examples of such buildings from the 17th century to the early 20th century. The oldest is Clarefont, a timber-framed structure within an external brick casing, which has a thatched roof. The collapsed cob cottage adjacent to Hartley Farm represents an example of an early 19th century Forest Cottage, being end-on to the roadside. Dell Cottage is a later 19th century cob cottage of higher status, being of full two storeys, with a hipped slate roof. Finally The Moorings represents the 20th century type of small country cottage, being of brick with a slate roof, a full two storeys in height and with associated detailing of the period, including timber vertical sash windows. These cottage style dwellings are significant in that each example represents a type and size of simply designed dwelling which exhibit the building materials of each particular era. The buildings are also locally distinctive to the New Forest area and show that the cultural history of the character area is continuing within examples in the built environment into the present day.



4.6 Netley Marsh (D)

- 4.6.1 This character area is predominantly late 19th century and early 20th century linear development. Although there are early documentary references to place names in this area, it does not necessarily mean that there were early medieval settlements - perhaps they were merely farmsteads and small land holdings. It was only after the enclosures of 1812 that a village actually developed in this location.
- 4.6.2 The area is bordered by the arable character area C to the west and southwest. To the north and south, outside of the boundary of the conservation area, the countryside is dominated by arable fields. To the east is an area of linear modern development leading to the road junction with the Totton Bypass. The Ringwood Road runs through the village, with the earlier linear built development generally fronting on to the roadside. Much of the later modern development is out of character with the earlier development and backs on to the road, being accessed from a cul-de-sac to the south, off Woodlands Road.
- 4.6.3 There is some modern development in this character area, but unfortunately, these more modern buildings have not generally been constructed in traditional materials and therefore, do not blend in well with the more historic elements.
- 4.6.4 Hedges line the edge of the main road with specimen trees interspersed within. However, there are a few incidences of inappropriate modern boundary treatments.
- 4.6.5 Views into and out of the character area are restricted to the south by the treed and hedged boundaries to the roadside and the linear 19th century and modern development. To the north, however, there are extensive views over land around Meadow Farm and Meadowmead Farm.
- 4.6.6 The focal point of the village is the T-junction of Ringwood road with Woodlands Road. At this point key buildings are located, such as the school, war memorial, church, vicarage, pub and old shop.
- 4.6.7 The only listed building is the Church of St Matthew (1855), which is listed Grade II and is by J P Harrison. It was built at the expense of Miss Ann Sturges-Bourne of Testwood House. The church is constructed of walls of coursed limestone, with a plinth, stepped buttresses and windows with decorated tracery. The bell turret has a shingled spire above a timber-framed bell stage, which is partly shingled. The church is set back from the main road, in its churchyard setting, with open fields to the rear. It also forms part of an important group of buildings, including the school and vicarage, opposite the road junction, in the centre of this linear settlement.
- 4.6.8 Ten unlisted buildings have been identified as being of local, vernacular or cultural interest, dating from the late 19th and early 20th centuries.
- 4.6.9 The Old Vicarage is a substantial mid to late 19th century red brick building, with grey brick diaper decoration and decorative brick string

course. The roof is of tile, with large overhanging eaves. The building stands within a large garden area, set back from the road, adjacent to the church.

4.6.10 A particularly important group of buildings is located on the opposite side of the main road including the White Hart, the Old Shop and the adjacent house. The White Hart is an early 19th century building of painted brick with a slate roof and vertical sash windows, located on a prominent corner in the street scene at the junction with Woodlands Road. Adjacent, to the east, is a detached house and the Old Shop, which date from the late 19th and early 20th century. These buildings are of brick with slate roofs, and have sash windows and decorative barge boards.

4.6.11 Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing.





4.7 Bartley (E)

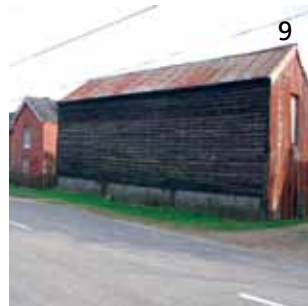
- 4.7.1 This character area is formed predominantly by the linear settlement along Chinham Road, which developed largely in the late 19th century and early 20th century. Only one earlier building survives within this area – Old Grove Farmhouse. Infill development, following the earlier linear settlement pattern, continued between the wars and into the mid to late 20th century. The later development respects the earlier linear settlement pattern, but is usually inappropriately architecturally detailed.
- 4.7.2 The area is bordered to the north by character area C. To the west, outside of the boundary of the conservation area, is an element of more concentrated 20th century development.
- 4.7.3 Views out of the character area are generally restricted due to the urban nature of the linear development along Chinham Road. Some views are gained into the character area from the main Southampton Road to the north, but these are restricted by the tree and hedge field boundaries.
- 4.7.4 There are no listed buildings within this character area, but 13 unlisted buildings have been identified as being of local, vernacular or cultural interest. Duncan Cottage (1864) and Glensyde are typical of the type and design of these identified buildings and represent a simple style of two storeys with a central doorway and porch, vertical sash windows, sometimes in small bay windows, either side of the door at ground and first floor, and a gabled slate roof with end chimney stacks. The front doors commonly have a gabled porch. The buildings date from the mid to late 19th century and into the early 20th century and many may have been constructed by the same builder over a relatively short period of time. Many of these buildings have retained their original simple plan form and appearance, as well as original detailing however the erosion of this detailing is now occurring.
- 4.7.5 Old Grove Farmhouse is an isolated earlier building and probably dates from the late 17th century or early 18th century. It is a brick building, now rendered, with old clay tile roof and a catslide to the rear. Unfortunately this building has undergone inappropriate modern extension which has eroded its historic character.
- 4.7.6 The roadside boundaries to the plots are predominantly hedged, with only a small number of inappropriate modern man-made boundary treatments.
- 4.7.7 All of these buildings enhance the area and represents good local vernacular detailing.

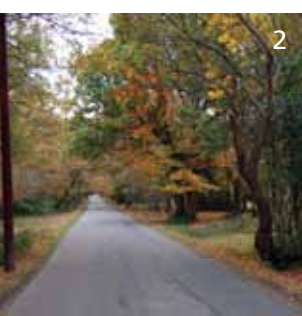


4.8 Woodlands (F)

- 4.8.1 This character area is formed by linear development running on both sides of Woodlands Road. That on the northwest of the road was encroachment on to the edge of Fletchwood Common, whilst that on the southeast was within plots laid out after the Enclosure Act of 1812.
- 4.8.2 The area is bordered by area G to the west. Outside of the conservation area boundary, to the southeast, is the 19th century parliamentary enclosures of the former Fletchwood Common and to the northwest is an area of modern urban development.
- 4.8.3 Modern development is scattered throughout, either between earlier buildings or as an extension of the earlier linear development. The design and character of the later 20th century development generally does not reflect the local distinctiveness and vernacular architectural detailing.
- 4.8.4 Views into and out of the character area are generally restricted by the boundary trees and hedgerows to the roads, with only very few views afforded over agricultural land to the south. Views through the settlement are marred by the prominent wirescape.
- 4.8.5 Hedges are the traditional boundaries to the residential properties, with a few examples of picket fencing and one example of metal estate fencing. There are a number of mature trees within gardens and also within the roadside hedges and boundaries to the agricultural land.
- 4.8.6 There are no listed buildings, but 18 buildings of local vernacular and cultural interest have been identified. Most of these buildings on Woodlands Road are of late 19th or early 20th century date. They are principally of red brick with slate roofs and end chimney stacks, some with decorative ridge tiles and gabled porches. Windows are mainly timber vertical sash, although some have been replaced with inappropriate PVCu. Woodland Cottage and Woodbine Cottage (1889) are particularly good examples.
- 4.8.7 The Gamekeeper Public House is very prominent in the streetscape when entering the settlement from the northeast. It is unusual in that it is mainly single storey with a small two storey accommodation wing. The façade is of painted brick; the single storey section has sash windows with large panes - two over two, whilst the two storey section has sashes with small panes - six over six. Both sections of the building have slate roofs.
- 4.8.8 Within the settlement, there are isolated examples of thatched buildings dating from the late 18th or early 19th century. These represent the first phase of settlement on the edge of the common prior to the parliamentary enclosures.
- 4.8.9 Adjacent to 210 Woodlands Road, is a very prominent road-side barn. It is clad with weather boarding on its front elevation and corrugated iron to the other sides and roof. The barn is an important visual feature when entering the settlement from the southwest.

- 4.8.10 On the opposite side of the road to The Gamekeeper Public House is a Victorian wall mounted post box. This is an important and rare survival of postal history.
- 4.8.11 These buildings are important as most retain their original vernacular detailing and fenestration. Each enhances the particular part of the character area in which they are located and represent good local vernacular detailing.





4.9 Historic edge of Forest encroachment (G)

4.9.1 This character area is formed by dispersed farmsteads, with associated field systems, four small country houses with parkland and a mosaic of irregular shaped fields interspersed with small woodlands. To the northwest there are small regular fields with straight boundaries of possibly late 18th or early 19th century date, which may overlay earlier landscape divisions.

4.9.2 The area is bounded by open Forest, 19th century heathland plantation and woodland pasture to the southwest and south, with five historic funnels giving access to this Forest area. To the north and northeast, the character area is bounded by areas of more urban development, including small housing estates and caravan parks. To the east, the area abuts arable land and the settlement of Woodlands (character areas C and F)

4.9.3 The area is traversed by a number of roads and tracks leading to the funnels onto the Forest. There are some wide verges and most of the roads are bounded by hedges containing specimen trees. Ditch and boundary banks are a feature of this area, possibly indicating divisions of the landscape in the medieval period.

4.9.4 Views through the area are generally restricted due to hedge and tree boundaries to roads and fields, the only long distance views being from the funnels into the Forest.

4.9.5 Specific features are the four small country houses with their associated parklands and the nucleated settlement which has developed around the junction of Bartley Road and Shepherd's Road, with the corrugated iron-clad former chapel at its centre.

4.9.6 There are six Grade II listed buildings within the area - Beechwood House, Beechwood Lodge, Bartley Lodge Hotel, Bartley Close, Bartley Manor and Martin's Farm.

4.9.7 Beechwood House is a small country house of early 19th century which is now subdivided into flats. The walls are of stucco with a hipped slate roof with low parapets and cornice. At the end of the drive is Beechwood Lodge which is also early 19th century and of cottage-orné style, of three bays with half hexagonal ends and projection to the front of the centre bay. Notable features are the pointed Gothic doorway, recesses and the cinquefoiled window.

4.9.8 Bartley Lodge Hotel was built in 1759 with wings added in 1811. A more recent extension was added in 1996 which was designed to resemble a large 19th century stable block. The brickwork is Flemish bond with rubbed flat arches, stone cills and brick dentil eaves cornice. The roof is hipped and tiled.

4.9.9 Bartley Manor is a small country house of late 18th century with early and late 19th century extensions. The walls are of stucco, with plinth, parapet, coping and moulded cornice details. The roof is hipped and slated. To the north is a wing with a single storey service block around a service yard.

Within the yard is a small rectangular building of cob and thatch which was possibly a game store. Adjacent to the Manor is Bartley Close which is 18th and early 19th century. The walls are Flemish bond brickwork and the roof is slate.

4.9.10 In contrast to the listed country houses is Martin's Farm, which is 17th century. It is a timber framed lobby entrance house with painted brick infill panels. The roof is half hipped, of thatch with eyebrow dormer.

4.9.11 In addition thirty six unlisted buildings have been identified as being of local, vernacular or cultural interest. These are scattered throughout the character area and are generally located alongside roads, apart from the small nucleated settlement which has developed around the junction of Bartley Road and Shepherd's Road. Each of these very different buildings enhances the particular part of the area in which they are located and represent good local vernacular detailing. Of particular note are: Foyers Cottage, a typical 18th century Forest edge thatched cottage with possibly cob walls; Blacksmith's Cottage, an 18th century higher status cottage constructed in header bond with a contrasting pattern of dark grey or black vitrified headers; Halloween and Halloween Cottage, typical 19th century estate style cottages with cast iron lozenge paned windows and large central chimney stack; Squirrel Gate, is in a similar style, but of a higher status and set in its own extensive grounds; Holmlea and Rufus Cottage, typical late 19th and early 20th century brick and slate roof cottages; Horseshoe Cottage, unusual in being slate hung on its front elevation; Bartley Village Hall, originally constructed as a chapel and a typical example of early 20th century prefabricated corrugated steel sheet structure.





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, with the earlier buildings of timber and thatch, with a few instances of cob. Most of the buildings in Forest North East are lower status cottages dating from the 19th century with a few higher status larger farmhouses. These older buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques from the late 18th century and early 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 a few examples of properties constructed using timber framing, with a variety of materials used for the infill panels, including wattle and daub and brick. There are very few examples of cob constructed buildings., There is a general predominance of 19th and early 20th century buildings in the area, with some isolated and dispersed examples of earlier 17th and 18th century buildings. These earlier buildings are mainly constructed of brick with some evidence of timber framing from the core of earlier buildings. The 19th and 20th century buildings are brick built and there is evidence for local brickworks north of Barneyhayes Farm at Winsor, as well as at Brook and Wellow to the north and at Totton to the east of the conservation area. In the early 20th century, local brick yards declined and bricks were brought in from further afield.

5.2.2 There are several instances of the use of weatherboarding on domestic buildings and also the use of hanging slates and hanging clay tiles to the front façade of two dwellings. Otherwise, the predominant treatment of walls is either, to leave the brickwork unpainted, or painted brickwork or painted render. Agricultural buildings, including isolated implement sheds, are quite often timber framed and clad with weatherboarding. Historically, the boarding was square edged and usually of oak which, over a period of time, weathered to a dark grey colour. Later in the 19th and 20th century, softwood feather edged boarding was used as a cheap replacement for the oak and was blackened with tar as a preservative. Modern repair, replacements or new build should respect the vernacular designs and traditions.



- 5.2.3 There are several instances of the use of polychrome brickwork – red and cream bricks – to create a decorative pattern with Winsor Mission being a particularly good example. In addition, there are also examples of 18th century use of glazed or vitrified headers to create a decorative finish to brickwork and Blacksmith’s Cottage in Bartley is a good example of this technique.
- 5.2.4 Several higher status buildings within the area use stucco or render as a wall finish and Tatchbury Manor is a particularly high quality example of this technique.
- 5.2.5 In addition, corrugated iron is also used as a wall cladding. This is particularly noticeable at Bartley Village Hall, as well as on some agricultural outbuildings. This is a late 19th and early 20th century method of cladding.

5.3 Roofs ⁵

- 5.3.1 There are several examples of thatched roofs within the area. Evidence indicates that long straw was the prevailing thatching material. Since the middle of the last century, combed wheat 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.
- 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 For further information see New Forest National Park Authority guidance leaflets: Thatch and Thatching; Tile and Slate Roofing; Listed Building Exteriors.

- 5.3.4 There are a few examples of plain clay roof tiles on 18th century buildings, especially on the higher status farm houses and associated agricultural buildings, but natural slate became very popular from the mid 19th century onwards due to its availability with the coming of rail transport. The earlier 18th century buildings are obvious by the use of clay tiles, with the later 19th and early 20th century buildings heavily characterised by the use of slate. Decorative ridge tiles and decorative barge boards to eaves also characterise some of the 19th century dwellings and other buildings within the area.
- 5.3.5 There is one isolated instance of the use of timber cedar shingles at the Church of St Matthew in Netley Marsh. The shingles are used to clad the roof and sides of the bell turret. Historically, shingles would have been made from riven oak and the use of cedar is a 20th century replacement
- 5.3.6 An interesting feature within the area is the use of profiled Bridgewater style clay tiles, which have an undulating shape. These tiles are generally used on 19th century agricultural outbuildings within the area. In addition, the use of profiled corrugated iron is a common feature on agricultural outbuildings, perhaps replacing earlier thatch or tile.
- 5.3.7 There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than clay tiles and slates that they are replacing. They can often appear prominent within the historic landscape and therefore its use is discouraged within a conservation area.
- 5.3.8 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Of particular note are the distinctive chimney stacks at Copythorne School, Bartley Lodge Hotel and Woodlands Cottage. Chimney pots also add to the character of the roofscape and there are particularly rich and varied examples in the conservation area, ranging from local handmade pots, to the very distinctive Fareham pots, to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots, as they make a major contribution to the character of the area and to incorporate such features in new construction.

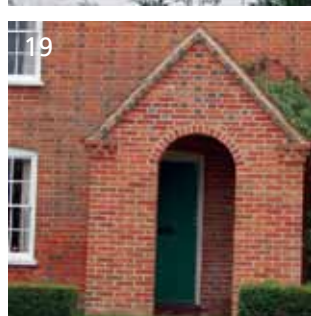
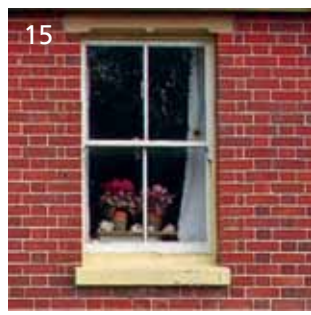


5.4 Windows ⁶

- 5.4.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This 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. The main style of traditional window in cottages are side hung, single glazed, timber casements.
- 5.4.2 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. In addition, several of the early 19th century cottages have highly decorative small paned cast iron casement windows which are a particularly important feature in the conservation area. Squirrel's Gate, Halloween and Halloween Cottage and Bartley Cottage all have good examples of these decorative cast iron windows. Of particular note also, are the windows of Beechwood Lodge, which are in a Gothic tracery style.
- 5.4.3 In addition, a small number of buildings have historic traditional leaded light casement windows, with individual glass quarries between lead cames. These examples are found on the older buildings in the area. The modern use of stick-on lead is not a substitute for the traditionally made leaded lights.
- 5.4.4 Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.

5.5 Doors ⁷

- 5.5.1 Doors 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 context in which these buildings once stood.



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 Many historic boundaries remain, defining the original plot sizes and are natural or man made. The highly rural nature of this character area has led to little use of garden walls. However, there are examples of traditionally detailed fences, such as iron railings and simple post and rail fence. The predominant means of enclosure is the use of hedges (discussed later). The surviving traditional manmade means of enclosure are important components within the conservation area, due to their rarity, and have a significant contribution to the character of the area. Farmland is still generally defined by traditional hedgerows.



5.6.2 A particularly notable boundary treatment is the use of decorative iron entrance gates to driveways and a very good example exists at Brooksbank House.



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

5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- Predominant construction material is brick, with some examples of earlier timber-frame and isolated instances of cob.
- Chimneys are a predominant local vernacular feature.
- Slate is the predominant roofing material in the area and is prevalent on the 19th and 20th century buildings. Earlier roofing materials on the 18th century and earlier buildings are thatch and clay tile. Also instances of Bridgewater style clay tiles and the use of corrugated iron for roofing and cladding.
- Windows and doors are generally traditionally designed and made of timber or cast iron, although the use of PVCu windows is beginning to impact detrimentally on the area.
- There are few examples of historic manmade boundary features. However, important examples of iron railings to community buildings remain.

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, including the watercourses.

6.2 Trees and hedgerows

6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps. Trees form important copses within the wider landscape and break up the network of irregularly shaped small arable field systems. Large important tree specimens are scattered throughout the area. These specimens are predominant on the roadsides and at the Forest edge. A number of important trees within the conservation area have previously been identified and are protected with Tree Preservation Orders. The designation of the conservation area will extend protection to the remaining trees.

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

6.3 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 Due to the linear nature in which the settlements have developed, there are very few feature open spaces within the more urban areas in the conservation area. Incidental open spaces occur where wider verges to roadsides exist, but the main open spaces are at the Forest edge and form the historic funnels out onto the surrounding heathland and common land to the south.

6.3.3 Beyond the south and southwest boundaries of the conservation area, the traditional Forest edge of wooded pasture is the principal form of landscape. To the west, the landscape is of small irregular fields and urban linear development on the edge of Cadnam. To the north, the conservation area is bordered by the modern route of the M27 motorway. In the northeast, is an area of wooded heathland, leading out onto larger arable fields and plantation areas, which continue along the eastern edge of the conservation area. To the southeast is the area of 19th century arable encroachment onto what was Fletchwood Common.



6.3.4 Between the settlements within the conservation area, the mosaic of small irregular arable fields systems of medieval origin creates intimate spaces, punctuated by woodland copses and hedgerows with large specimen trees.

6.4 Other natural features in the landscape

6.4.1 There are numerous small water courses draining the higher agricultural land. The water courses and wet land areas are a key source of biodiversity within the conservation area, supporting many types of wildlife.

6.5 Other manmade features in the landscape

6.5.1 There is an important survival of banks and ditches to the medieval areas of encroachment. Particular examples include the edges of the original medieval Manor of Winsor.

6.6 Important views

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

6.7 Key characteristics

- Copses of trees break up the mosaic of irregularly shaped arable fields.
- Large individual specimen trees at the roadside, on the Forest edge and in field hedgerows.
- Some instances of wider verges.
- Small green spaces acting as funnels into the Forest.
- Survival of historic ditch and bank boundaries to medieval estates and enclosures.
- Hedges are important enclosure features, contributing to the character of the area.

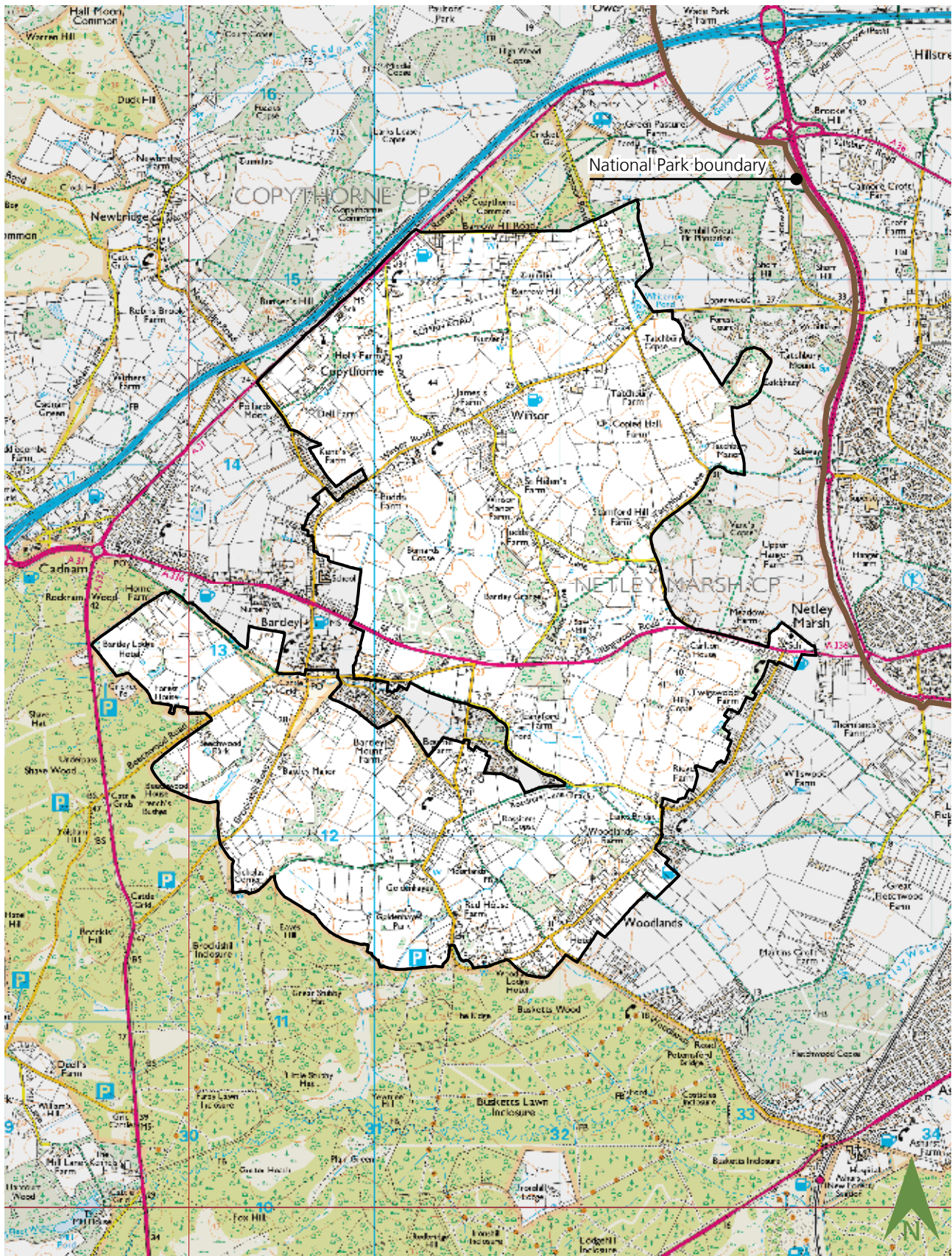


PART 7 Other issues affecting the conservation area

- 7.1 Modern development has taken place but the intrinsic character of the conservation area and its historic character have not been significantly affected. Most of the new development has been the infilling of vacant plots within the existing plan form of the settlements. The most significant larger scale areas of development have taken the form of small groups of houses grafted onto the edge of some of the historic dispersed linear settlements. The repeat of such an approach to modern development would not be encouraged.
- 7.2 The survival of the historic plan form of the settlements in the conservation area means that the capacity for new development within the boundaries of the settlements is minimal and significant new development would be detrimental to the intrinsic historic character and plan form.
- 7.3 The majority of modern properties in the area are of a standard form which does not reflect the special characteristics of the earlier and more rural buildings in the area. There is the opportunity in the future for scale, massing, design and use of materials to be more carefully considered.
- 7.4 The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu. This has become noticeable in the area. Type, design and profile of any replacement windows needs careful consideration if the special character of buildings in the area is to be retained.
- 7.5 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.
- 7.6 The existence of complexes of historic farm buildings may give rise to pressure for conversion of agricultural buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural character of these historic buildings. These complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the conservation 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 existing 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 traditional 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 Two large modern caravan parks exist just outside the boundary of the conservation area and management of effective screening of these two areas from views into and out of the conservation area is important.
- 7.12 Overhead wires are an unfortunate feature in the historic landscape, especially noticeable in parts of the area such as Netley Marsh, Winsor and Woodlands.

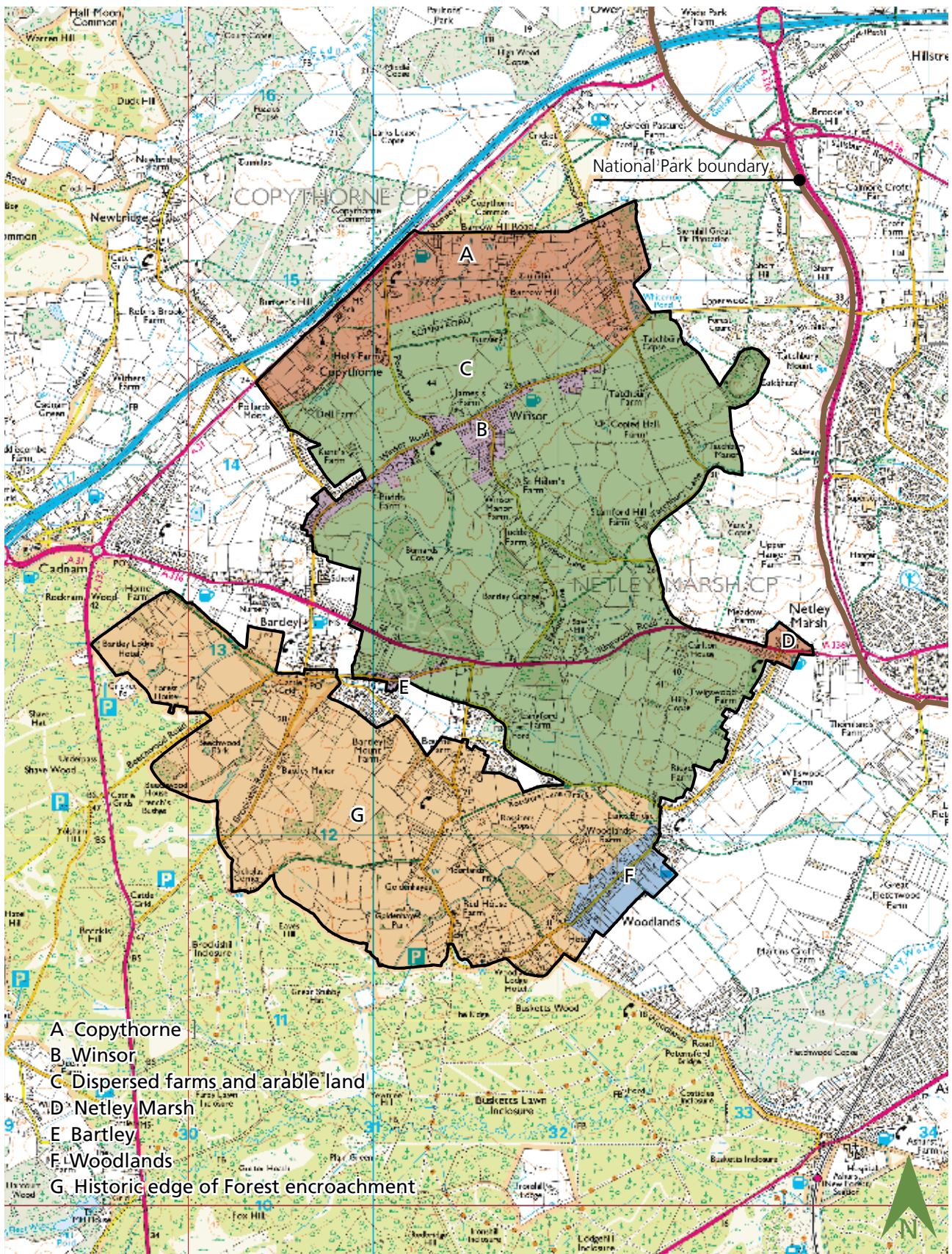
Annex 1 Map showing conservation area boundary

Not to Scale



Annex 2 Map showing character areas

Not to Scale



Annex 3

Glossary of Terms

Afforestation

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

Ancient & ornamental woodlands

The unenclosed broad-leaved woodlands of the New Forest.

Arcade

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

Architrave

Lowest of the three main parts of the entablature.

Arts and Crafts style

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

Ashlar stone

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

Assart

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

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

Bailiwick

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

Bargeboards

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

Bay

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

Capital

The head or cornice of a pillar or column.

Casement window

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

Cob

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

Commoner

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

Corinthian

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

Cornice

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

Crown land

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

Cupola

A small polygonal or circular domed turret crowning a roof.

Curtilage

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

Dentil course

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

Diaper brickwork

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

Doric

The oldest and simplest style of the Greek classical orders.

Enclosure

An enclosed space such as a field etc.

Encroachment

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

Entablature

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

Fee Farm

A parcel of land held by a hereditary rent.

Fenestration

The arrangement of windows in a building.

Gazebo

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

Gothic style

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

Grotto

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

Inclosure

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

Ionic

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

Lancet window

Slender pointed arched window.

Lead cames

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

Leaded light

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

Loggia

A recessed colonnade.

Manor

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

Marl

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

Mullion

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

Open Forest

Any unenclosed, commonable lands within the Forest perambulation.

Oriel window

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

Pannage

The right to feed swine (pigs) in woodland.

Pasture

Grazing of cattle, ponies, donkeys and occasionally sheep

Pebble-dash

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

Pediment

Low pitch gable above a portico or door or window.

Pilaster

Small pier attached to a wall.

Plinth

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

Polychrome brickwork

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

Portico

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

Purpresture

See Encroachment and Assart

Purlieu

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

Render

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

Rented Waste

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

Rubbed or gauged brick arches

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

Saltern

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

Sash window

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

Serjeanty

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

String course

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

Stucco

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

Transom

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

Turbary

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

Vaccary

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

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

Vernacular

Ordinary, rather than monumental buildings.

Window 'light'

The glazed part of a window.

Annex 4

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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 proposals for the Forest South East Conservation Area, together with the New Forest Consultative Panel and representatives from other organisations including Ninth Centenary Trust, New Forest District Council and English Heritage.



Open afternoons and evenings were held in Netley Marsh and Copythorne with an exhibition, information about the proposals and officers available to answer questions. Similar information was made available on the National Park Authority's web site.

The consultation showed that the areas are recognised by the public and other organisations as having a special character. Public support for designation significantly outweighed objections.



Annex 6

DVD - Detailed mapping

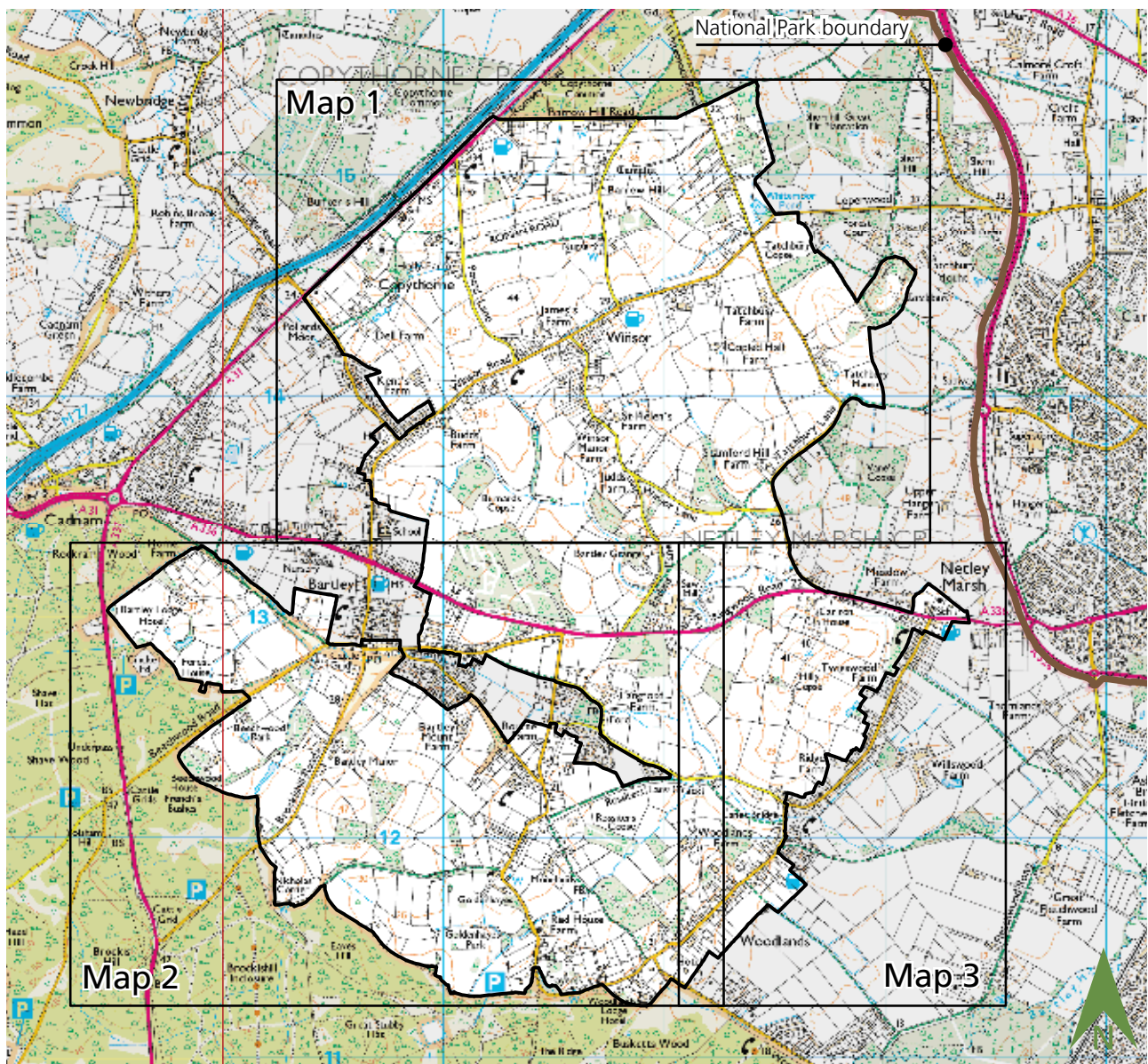
The enclosed DVD on the back page provides detailed mapping of the conservation area. The maps show the conservation area boundary, the character areas boundaries and character features (scale 1:2500). The mapping of character features is not intended to be exhaustive.

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


























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

Map tiles key

Not to Scale



Character 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

DVD Index

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

Map tile 1 & 2 - A0 landscape

Map tile 3 - A1 portrait





print information

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

Printed March 2009.

