



Western Escarpment

Conservation Area Character Appraisal





Western Escarpment

Hatchet Green, Hale Park, Dispersed dwellings and associated agricultural land, Woodgreen, Castle Hill and escarpment edge and scattered isolated development, Godshill and surrounding agricultural encroachment into the Forest, Frogham, Blissford and scattered isolated development, Hungerford, Hyde Common, Gorley Common and Ogdens, Edge of floodplain development - Stuckton, North Gorley, South Gorley, Mockbeggar and Rockford, Highwood and Hangersley, 20th century dispersed settlement within woodland.

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

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Western Escarpment

Executive summary

Western Escarpment is an area of historic landscape and settlement which has developed its unique character over more than a thousand years. Its development has been influenced by the natural land formation of the escarpment, with the richer agricultural lands in the Avon Valley and the poorer heathland soils at the top of the escarpment. On the Forest edge land usage was influenced by the historic controls and traditions practised in the Royal Forest. Later a number of encroachments were made into the Forest and heathland and onto the commons and manorial wastes. This allowed cultivation, managed woodlands and small paddocks with associated squatter development. This is particularly evident on the edges of Gorley and Hyde commons and such later inclosures as Ogdens, Frogham Hill and in the Shopley and Linford areas.

The area is bounded by open heathland to the east, the valley and floodplains of the River Avon to the west, the A31 and the town of Ringwood to the south and the farmlands and settlements of Downton, Redlynch and Lover to the north.

Historically the settlement pattern of the area was one of dispersed farmsteads at the base of and on the slopes of the escarpment with a number of small medieval holdings belonging to larger manors. Small settlements gradually developed on the edges of the greens and in the 18th and 19th centuries encroachment intensified on the edge of the commons and Forest. In the 17th and 18th centuries two country houses were constructed with their associated parklands and supporting estate farms and ancillary buildings. The pattern of small medieval fields and paddocks survives in some areas. Where the land was more productive the smaller fields were combined to create larger agricultural units. During the late 18th and early 19th centuries there was much squatter activity with the construction of many cob cottages and hovels on the edges of the heaths and commons. During this period settlements such as Woodgreen and Hatchet Green expanded.

The only church with medieval origins is St Mary's in Hale Park. This was remodelled in the 17th and 18th centuries in a more classical architectural style. The dispersed nature of settlement and population along the escarpment was such that it does not appear to have been able to support a network of churches until the 19th century. At this time a number of small churches and chapels were constructed to serve the by then growing communities.

The area consists of a mixture of buildings of varying ages and styles, including thatched roofed timber framed cottages of the 16th and 17th centuries, a large number of cob cottages and hovels dating from the early 19th century, and a number of brick cottages of the 18th and 19th centuries. Other architectural features include Hale House and Moyles Court with their associated parklands, gardens and associated estate buildings.



The conservation area is served by a series of narrow roads and lanes. These originally linked the pasture lands in the valley bottom with the heathlands and commons at the top of the escarpment. The main route north-south through the area ran at the base of the escarpment linking the isolated farms and the small settlements which developed on the edges of the various greens. More recent settlement has occurred along the edge of this through route and as infill on vacant plots in the earlier areas of settlement. This settlement pattern has formed the basis for the development of the built areas as they are seen today.

Other features of importance in the area are the survival of the historic boundary banks, ditches, hedges and field systems; also the earthworks associated with Frankenbury Hill Fort and the medieval adulterine castle. These illustrate many centuries of land usage.

Although the economy was formerly dependent upon agriculture, the management of the woodlands and plantations and to a lesser extent the servicing of the Hale and Moyles Court Estates, the majority of people now work away from the area. However, the Western Escarpment still retains its character as a series of dispersed linear rural settlements, with a few local community facilities remaining.

Modern development has, on the whole, respected the small plot layout. However, there is pressure for new development in the form of replacement dwellings, extensions and incremental changes to traditional buildings. 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.



Contents

Part 1	Introduction	1
Part 2	Background	2
Part 3	Western Escarpment Conservation Area	3
3.1	Context	
3.2	Topography and landscape	
3.3	Historic development of the landscape	4
3.4	History of the settlements within the conservation area	5
3.5	Areas of archaeological potential	6
Part 4	An appraisal of the conservation area	9
4.1	Key characteristics of the conservation area	
4.2	Character areas	10
4.3	Hatchet Green	12
4.4	Hale Park	15
4.5	Dispersed dwellings and associated agricultural land	19
4.6	Woodgreen	20
4.7	Castle Hill and escarpment edge and scattered isolated development	24
4.8	Godshill and surrounding agricultural encroachment into the Forest	26
4.9	Frogham, Blissford and scattered isolated development	29
4.10	Hungerford, Hyde Common, Gorley Common and Ogdens	31
4.11	Edge of floodplain development – Stuckton, North Gorley, South Gorley, Mockbeggar and Rockford	34
4.12	Highwood and Hangersley	39
4.13	20th century dispersed settlement within woodland	43

Part 5	Materials, textures, colours and detailing	45
5.1	Introduction	
5.2	Walls	
5.3	Roofs	46
5.4	Windows	47
5.5	Doors	48
5.6	Garden walls, fences and other means of enclosure	
5.7	Key characteristics	
Part 6	The contribution of trees, open spaces and other landscape features	49
6.1	Introduction	
6.2	Trees and hedgerows	
6.3	Open spaces	
6.4	Other natural features in the landscape	50
6.5	Other man made features in the landscape	
6.6	Important views	51
6.7	Key characteristics	
Part 7	Other issues affecting the conservation area	52
Annex 1	Map showing conservation area boundary	55
Annex 2	Map showing character areas	57
Annex 3	Glossary of terms	59
Annex 4	References	63
Annex 5	Public consultation	65
Annex 6		66
	Map tiles key	
	Character features key	
	DVD - detailed mapping	

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 Authority planning policies.¹ The appraisal has been produced to inform the designation of a conservation area covering an element of the western 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 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 Western Escarpment Conservation Area

3.1 Context

- 3.1.1 The conservation area contains the settlements of Hatchet Green, Hale, Woodgreen, Godshill, Stuckton, Frogham, Hyde, Hungerford, North Gorley, South Gorley, Mockbeggar, Rockford, Hangersley, Linford, and Poulner. The area also includes Hale House with its associated parkland and Moyles Court and its environs. It contains two previously designated conservation areas, those of Hatchet Green and Woodgreen.
- 3.1.2 The population of the parish of Hale is 524, that of Woodgreen 539, that of Godshill 451, that of Hyde 882, the part of Ellingham, Harbridge and Ibsley being a proportion of 1276 and the part of Ringwood being a proportion of 13,689. (Hampshire County Council's Small Area Population Forecasts). The economy was formerly based on farming, commoners' grazing, two major estates and the supporting rural industry, such as blacksmiths, farriers and carriers (cart owners). Today, the area is less reliant on agriculture, with a number of people out-commuting to major centres such as Southampton, Ringwood, Salisbury, Bournemouth and Poole.
- 3.1.3 The area offers a restricted range of community facilities, including: village halls public houses, churches and village shops.

3.2 Topography and landscape

- 3.2.1 The conservation area is surrounded by commons, heathlands and Forest to the east. The town of Ringwood and the A31 to the south. The River Avon and its associated flood plain to the west and to the north are the larger communities of Downton, Redlynch and Lover. The conservation area covers a linear area of the landscape on the western boundary of the National Park and extends from Hangersley in the south to Hatchet Green in the north, approximately 14 kilometres in length and 2.5 kilometres at the widest point.
- 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. The conservation area lies towards the western edge of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.2.3 Through the length of the conservation area, topography climbs from the floor of the Avon Valley to the top of the escarpment in the east and the undulating landscape of the Forest heathland and woodland beyond. The steepest part of the escarpment is in the area of Castle Hill, which provides magnificent panoramic views west over the Avon valley towards Breamore. The escarpment is punctuated by a number of small deep valleys containing side tributaries of the Avon. The area contains a mosaic of irregular shaped inclosures encroaching into the Forest with their associated small fields and copses. A network of narrow lanes with small greens and residual commons intersects the area.
- 3.2.4 The southern part of the area is served by a secondary road running north-south at the base of the escarpment, connecting a number of small settlements. The B3078 provides an east-west route through the middle of the area, whilst to the north, a series of minor roads links Godshill, Woodgreen, Hale and Hatchet Green. There are a number of very narrow roads and tracks running east-west mainly up the side of and then along the top of the escarpment.

- 3.2.5 The area is covered by a patchwork of farms and small dispersed settlements, many of which are encroachments onto the commons or the Forest edge. To the north is the landscaped park of Hale House, whilst to the south is Moyles Court with its smaller area of formal landscape.

3.3 Historic development of the landscape

- 3.3.1 The main historic settlements in the Avon Valley are on the gravels along the valley floor. The recent extraction of these gravels in the southern part of the area and the associated archaeological survey work has shown evidence of occupation in the Bronze Age and Iron Age and also some Roman activity. There is also evidence for settlement from the early Anglo Saxon period in the area of the gravel pits. At Breamore further north and outside of the boundary of the conservation area, however, there is one of the best surviving examples of a late Saxon Minster Church.
- 3.3.2 On the heath and Forest areas to the east of the escarpment, evidence survives suggesting a similar historic pattern to that of the rest of the currently uncultivated areas of the Forest. This would suggest some agricultural activity in the Neolithic period and a major land clearance in the Bronze Age revealing poor soils which have prevented the regeneration of vegetation. Good evidence survives for prehistoric activity in this area in the form of Bronze Age barrows and scatters of worked flints.
- 3.3.3 On the escarpment, settlements have developed along the base or the top or along the side valleys and many of these appear to have medieval origins, some being part of larger manors. This pattern of development continued into the Post Medieval and later periods, particularly on the edges of the commons and on the Forest edge. A number of inclosures were formed, encroaching onto the commons, heath and Forest land, particularly following the side tributaries of the Avon onto the top of the escarpment. The surviving field patterns would suggest agricultural activities in these areas in the medieval period, with the later formation of woodland inclosures on the fringes of the Forest and heathlands; this continued into the 19th century.
- 3.3.4 Some evidence survives for Prehistoric activity on the escarpment. This includes remnants of Bronze Age barrows, the large Iron Age hill fort of Frankenbury on the promontory northwest of Godshill and some remnants of the western earth works of a partially destroyed Iron Age hill fort at Gorley. Earthworks from the medieval period survive in the form of a ringwork and bailey, possibly an adulterine castle, erected in 1148 on Castle Hill south of Woodgreen. This appears to be on the site of an earlier Iron Age hill fort.
- 3.3.5 Other earthworks relate to good examples of boundary banks to inclosures, many of which date from the medieval period, but some banks date as late as the 19th century.
- 3.3.6 There are a number of good surviving examples of encroachment cottages and hovels constructed in cob. These date from the 18th and 19th centuries and are mainly situated on the edges of commons or on the margins of the heathland towards the upper edge of the escarpment. Houses and farms at the bottom of the escarpment appear to be of a higher status, reflecting the less marginal economy due to the good pasture and meadowlands on the valley floor. The two country houses in the area, Moyles Court, built in the 17th century and Hale House, built in the 18th century with its extensive parkland and formal landscape setting, reflect the wealth and status of their owners.

3.4 History of the settlements within the conservation area

■ HALE.

This place name is referred to in 1158 as "Hala" and in 1219 as "la Hale". The place name was probably derived from the Old English "Healh", meaning 'nook or angle' often referring to the corner of an administrative area; the settlement was, in fact, originally in the north east corner of the county.

■ MOCKBEGGAR.

This place name commonly refers to a house or farm and is first found in a poem by Taylor, the water-poet, in 1622. It was used as the name of a place where no welcome could be expected.

■ POULNER.

This place name is referred to in 1300 as "Polenore", in 1327 as "Polenoure", in 1410 as "Pulnore" and in 1682 as "Powner". The second part of the place name is derived from "ra" or "ofer" meaning 'bank or slope', although "ofer" is sometimes used to mean 'flat topped ridge' and "ra" meaning 'slope or foot of slope'. The topography of the area would suggest the latter meaning. The first part of the word may be a yet unrecorded personal name or possibly from the Old English "Polleie" meaning 'penny royal' which is a medicinal mint which grows in sandy, damp places.

■ STUCKTON.

This area was first referred to in 1210.

■ ROCKFORD.

First appears in the Domesday Book in 1086 as "Rockeford", in 1167 as "Rechesford" or "Rachesfort" and in 1286 as "Rokeford". The name could possibly be derived from the Old English "Hraford" meaning 'rooks ford' this may well refer to the ford over Dockens Water.

■ WOODGREEN.

This name was first used from the mid 17th century. The wood referred to is possibly that of Godshill Inclosure and 'green' is a common name for a secondary settlement.

■ FROGHAM.

This area was first recorded in 1327. It seems to have developed later as a post medieval ridge top settlement while further enclosure took place along the Ditchend Brook valley bottom. Later still Bulkeley's Purlieu and the adjacent lands between it and Frogham were enclosed

■ GORLEY.

This area was first mentioned in the Domesday Book of 1086. Goreley Bottom is the dry valley between Frogham Cross and Blissford Cross. It is part of the old Forest Boundary and is called "Gouseleye" in 1279, "Gosele", in 1297; "Goseleye" in 1300; "Gawsley Bottom" in 1670; and "Gorely Bottom" in 1801. The parcel of land between "Gouseleye Bottom" and Ditchend Brook to Blissford Ford by the lane to the present day common was known as Bulkeley's Purlieu in 1789. This land was probably a turbary common like Bruin's Purlieu at Godshill. The Bulkeley family held a number of lands in the Fordingbridge area, including Arniss Farm.

■ ARNISS FARM.

This was the residence of the Arnys family in the 13th century and is one of the medieval bound-marks of the Forest. Robert Arnys was a Verderer of the New Forest in the late 13th century. Between 1215 and 1801 the farm continues to be recorded in documentation as a bound mark of the Forest. These documents mention court and garden, enclosures, ditches and streams within their description of the Forest boundary.

- **OGDENS PURLIEU.**

This area was first referred to in 1490.

- **GODSHILL.**

This was the holding of a medieval Forester of Fee (in charge of the Godshill Bailiwick of the Forest) until the position was done away with in the late 13th century.

- **BRUIN'S PURLIEU.**

This area takes its name from the Brune family who held the Manor of Fordingbridge from the 13th century. It originated as a turbary common where tenants of Fordingbridge could dig turf for fuel. Ditch End probably has the same origin.

- **SANDY BALLS.**

This area may represent the lands, called the 'wood of Lechedesham' given by Henry II to Mancerus Biset to make a park. The line of the historic 'King's Highway' from Fritham to Fordingbridge, which is on the route of a Roman Road, follows the northern boundary of Ditch End and the footpath which heads west just to the north of Arniss Farm before joining the modern road near Sandy Balls.

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 the large areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at different periods. The better soils in the river valleys and in the areas of clay, were more 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 parts 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 in date. 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 are areas of the valley bottom which have not yet been disturbed by gravel extraction, as these may contain further evidence for both Prehistoric and later land usage. At Hatchet Green, the feature known as Windmill Ball, was used as the site of a post mill; however, the mound may well have been a Bronze Age barrow. Adjacent to this, in the south west, are two ring ditches which show as crop marks in aerial photographs. These features suggest the possibility of a Bronze Age barrow cemetery in the area. At Hale, the area immediately adjacent to the church and around Hale House could well have archaeological potential for the site of a medieval settlement. It has been suggested that

the settlement of Hale only arrived at its present site in the 18th century when the extensive parkland and vistas were created for Hale House.

- 3.5.5 At Castle Hill, the earthworks of the medieval ringworks and bailey and the underlying Iron Age site, are of high archaeological potential. Likewise, the nearby Iron Age hill fort of Frankenbury with its residual banks and ditches. The area between these two sites and Crystal Hollow to the south have produced evidence of Roman settlement and the Roman road from Fritham to Fordingbridge also passes to the south. Crystal Hollow is a multi-period Prehistoric site as well as containing Roman evidence.
- 3.5.6 The development of settlements, such as Woodgreen, is as yet not fully understood. Much of the village of Woodgreen appears to have developed on the abandoned Northwood Coppice in the 17th century. Development of settlements throughout much of this area is difficult to assess due to the lack of detailed records and the multiplicity of medieval estates which made up the area. Any disturbance of vacant plots in this type of dispersed settlement would need to be carefully observed and recorded archaeologically.
- 3.5.7. The redundant Armfield Foundry site at Stuckton, dating to the 19th century, has industrial archaeological potential. The company were pioneers in the development of more efficient water powered turbines and little is known about their manufacturing site.
- 3.5.8 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.



Photograph: Rook's Coppice barn.

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Consists of a small number of historic settlements with medieval origins which have developed along the western escarpment.
- The majority of the historic development is dispersed settlement and isolated farmsteads, with later 18th and 19th century areas of settlement encroaching onto the edges of greens and commons.
- More modern development has, on the whole, consolidated areas of existing development.
- Hedge and tree field boundaries.
- Copses and small areas of woodland with some later plantations.
- Individual specimen trees.
- Important archaeological features - Bronze Age barrows, Iron Age promontory fort and medieval castle earthworks.
- Irregular small medieval fields.
- Medieval and later banked and ditched inclosures for woodland and pasture.
- 19th century regular large fields.
- Historic funnels and drove roads onto the commons and Forest edge.
- Generally restricted views through the area.
- Long distance panoramic views from the area across the Avon Valley.
- Most buildings are in residential use, a number with supporting agricultural outbuildings.
- There are a number of higher status properties dotted around the area which were often original farmhouses.
- There are a large number of lower status historic buildings particularly constructed in cob.
- Two medium sized country houses remain with associated parkland and ancillary agricultural complexes.
- There are 87 listed buildings or structures within the conservation area boundary, of which the Hale House and the Church of St Mary are listed Grade I and Moyles Court and Vennard's House are listed Grade II*. The remainder are listed Grade II.
- Of the listed structures, a number are timber framed farm houses and farm buildings; there are cob cottages and a cob church and many buildings with thatched roofs.
- 291 buildings have been identified as being of local, vernacular or cultural interest within the conservation area boundary.
- The majority of older houses were originally small and of one and a half or two storeys in scale, but many have been altered and extended or amalgamated.
- A small number of residential dwellings and one office complex are converted agricultural buildings, which originally served the farms in the area; however, there are a number of unconverted important agricultural buildings surviving within the conservation area.

- A large number of 16th and 17th century buildings have timber frame origins.
- The majority of cottages and small houses date from the late 18th and early 19th century and are generally of cob with thatch or slate roofs or brick with thatch or tile roofs, many end on to the adjacent road.
- In the late 19th and early 20th centuries the prevalent building material was brick with slate roofs.
- A number of buildings and their plots represent historic encroachment onto the greens, commons and Forest edge.
- Boundaries to plots are traditionally formed by hedgerows, or simple low timber post fencing.
- Major key buildings: Hale House, the Church of St Mary, Hatchett Lodge, Vennard's House, Moyles Court, the Old Dames School, Castle Cottage, the White Cottage and barn, Godshill Wood House, Coot Cottage, Church of the Holy Ascension, Hungerford House, the Old Armfield Iron Works, the old airfield buildings, Cuckoo Hill, Blunts Barn, Heather Cottage, the Alice Lisle public house, Rockford Farm, Cross Lanes Chapel, Chamberlain's Farmhouse, Hangersley House, Poulner Baptist Chapel and Linbrook Almshouses.
- Other key manmade features: Banked and ditched enclosures, Frankenbury Iron Age Hill Fort, the adulterine castle, Windmill Ball, the Picket Well, the Church of the Holy Ascension Lytch Gate, finger post on Gorley Green and the ha-ha at Moyles Court.

4.2 Character areas

4.2.1 Western Escarpment Conservation Area is divided into 11 character areas (shown on map in Annex 2) and these are described separately:

- A. Hatchet Green.
- B. Hale Park.
- C. Dispersed dwellings and associated agricultural land.
- D. Woodgreen.
- E. Castle Hill and escarpment edge and scattered isolated development.
- F. Godshill and surrounding agricultural encroachment into the Forest.
- G. Frogham, Blissford and scattered isolated development.
- H. Hungerford, Hyde Common, Gorley Common and Ogdens.
- I. Edge of floodplain development – Stuckton, North Gorley, South Gorley, Mockbeggar and Rockford.
- J. Highwood and Hangersley.
- K. 20th century dispersed settlement within woodland.



Photograph: View across the green towards the Old Dames School.



4.3 Hatchet Green (A)

- 4.3.1 This character area is formed by the small settlement of Hatchet Green which consists of a combination of trees, open space and old cottages facing on to the green.
- 4.3.2 The character area is the northernmost within the conservation area and is bordered by the Hale Park character area to the west and south west. To the north, outside of the conservation area boundary, is North Charford and to the south east is Hale Purlieu.
- 4.3.3 The character area probably represents 18th and 19th century commonland encroachment on this north-west edge of the New Forest. The settlement is formed of a scattered cluster of thatched cottages fronting onto the green on the western edge and later 19th and early 20th century buildings on part of the north, south and eastern sides of the green. An important visual gap between Hatchet Green and North Charford is formed by a sloping field to the north of the green, ringed by large, single mature trees.
- 4.3.4 Hatchet Green was historically on the edge of Hale Purlieu, but development spreading from the south cut it off from the rest of the Purlieu. Despite later enclosures the green survived. At the end of the green is the Windmill Ball which is one of the old bound marks of the Large Bounds of the Forest (1280) where it is called "Herdeberwe" meaning 'herd barrow' which may have relevance to its position on the edge of the ancient Cloven Way as identified by O G S Crawford from the Anglo Saxon Charter Bounds of Downton.
- 4.3.5 There are several 18th century dwellings, along with a good variety of 19th century buildings, and latterly some 20th century houses and bungalows. Building materials include the use of cob in the earliest buildings and latterly brick. Thatch is prevalent as a roofing material on the earlier buildings, with clay tile and slate used on the later buildings.
- 4.3.6 The modern development respects the earlier settlement pattern, with buildings facing the green, but detailing does not reflect the special historic character of the area.
- 4.3.7 Hatchet Green lies on a plateau on the western escarpment edge, with land falling away from the settlement, allowing views into and out of the character area from the north. Significant views are gained on entering the settlement across the length of the green. The green itself is designated as a Site of Special Scientific Interest due to its importance to nature conservation and biodiversity in this particular area.
- 4.3.8 Trees and hedgerows form a strong boundary feature within the character area and define the edge of the green. Trees are particularly prominent along the eastern, south-western and south-eastern edges and a hedgerow forms a strong boundary with the arable land to the north. Particularly notable are the red oaks by the village hall.



- 4.3.9 Boundaries to the gardens are predominantly formed by the use of low wooden picket fences, which give a repeating rhythm to the edge of the green, or by hedges.
- 4.3.10 An unusual feature at the eastern entrance to the green is Windmill Ball. This was probably a mound on which a post mill was historically erected, however, this feature may have earlier origins as a Bronze Age barrow. At the south western end of the green is Millenium Sculpture, by Paul Wilson, of a celtic dragon biting its tail. These two contrasting features demonstrate the considerable history and culture of this area, up to the present day.
- 4.3.11 There are eight listed buildings within the character area, all listed Grade II. These are: Blackbrook, Dove Ground, the Old Post Office, the Old Dames School, Drove Cottage, October Cottage and Old Thatch. These buildings date from the 18th century through to the 19th century. The listed buildings include a K6 telephone kiosk, dating from 1935.
- 4.3.12 The majority of the listed buildings are late 18th and early 19th century, built of cob with thatched roofs, of either one or one and a half storeys in height and have small casement windows. A significant grouping forms the end stop to views west across the green and comprises: the Old Dames School, the Old Post Office, Blackbrook and Dove Ground and Old Thatch. An unusual architectural feature exists on the Old Dames School and the Old Post Office, a brick Tudor style drip mould to the head of the ground floor windows. A high status embellishment on a lowly vernacular cob structure.
- 4.3.13 In addition, six 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 character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area. They are generally located within small groups throughout the linear built development.
- 4.3.14 On the south side of the green are Moody's Plot and Forest Cottage, along with the school. Moody's Plot and Forest Cottage are semi-detached and are a relatively high status mid 19th century building of two and a half storeys, constructed of brick. The decorative clay tile roof is formed of bands of scalloped and plain tiles and the windows are small pane cast iron casements. Adjacent is the school (1873), a fine example of its type. It is constructed of brick, with the original element a tall single storey L-shaped hall, with a cropped hipped gable fronting on to the green, with a timber louvered ventilator on the ridge. Similar to the cottages adjacent, the roof is formed of decorative scalloped bands of tiles, interspersed with plain bands, with decorative bargeboards at the eaves. Contrasting moulded yellow brick dressings surround the windows, with corresponding yellow brick quoins at the corners of the building. These buildings form an important prominent feature on the southern side of the green.

- 4.3.15 On the north side of the green, at the western entrance into the settlement is Maples Cottage (1896). A typical example of Victorian mock Tudor style, with timber frame at the first floor, with the panels infilled by decorative brickwork, laid in alternating directions. Other surviving detailing includes the decorative bargeboards and substantial brick chimney stacks to either end. Adjacent, is the later Edwardian Japonica Cottage, which is a substantial brick, double pile house, retaining original materials and detailing such as a slate roof, timber vertical sash windows and end chimney stacks. This latter building forms an important end stop to views north across the western edge of the green.
- 4.3.16 In a hollow at the bottom, south western corner of the green, behind a more substantial belt of trees and scrub, are Hatchet Copse and Hatchet Copse Farm – a single one and a half storey late 18th century brick and thatched building, with side opening timber casement windows. This earlier building is unusual, in that it is set well back from the main open green area.



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4.4 Hale Park (B)

- 4.4.1 This large character area is formed by the historic parkland associated with Hale House and the related estate farmland and woodland to the north and south. The area lies at the northern end of the conservation area, with character area A (Hatchet Green) to the northeast and character area C (dispersed dwellings and associated agricultural land) to the south. Outside the character area and the conservation area boundary, to the west, are the water meadows of the Avon Valley and to the east, is the 20th century development within Hale Purlieu, with the open Forest beyond. To the north, is the agricultural land associated with Searchfield Farm.
- 4.4.2 The built development is formed of Hale House and associated ancillary buildings, a small linear development along Queen Street and five isolated farmsteads. The built development dates from the 16th century through to the early 20th century, with the site of Hale House, probably in use from the 14th century. There is very little modern residential development in the character area and where this has occurred, it is well screened from wider views through the planned landscape and wider countryside.
- 4.4.3 Hale Park is a particularly important landscape and is listed Grade II* in the English Heritage Parks and Gardens Register. This manmade landscape was laid out by Thomas Archer between 1715 and 1720, and comprises formal and informal gardens and wooded pleasure grounds, with adjacent parkland. This landscape is important as being one of the most complete of its type to survive in England. The landscape around this formal parkland was planned to form vistas across the surrounding countryside and this wider planned landscape is represented by the boundaries of this character area.
- 4.4.4 Views out of the area are generally restricted to long distance vistas across the rolling landscape to the north and the Avon Valley to the west. Within the character area, views are gained through the parkland, although these are sometimes restricted by rising ground levels, especially to the south and to the east. Significant planned views include the vista south west along the bottom part of the drive to the house, which is framed by an avenue of lime trees, and the long distance view from the southwest front of the house across the Avon Valley to Breamore House, which acts as an end stop eye catcher to the vista.
- 4.4.5 Trees play an important part in the planned landscape, from copses and larger areas of woodland, to the significant length of the lime avenue, and to individual mature specimen trees dotted throughout the parkland and formal gardens closer to the house. Hedgerows are also important and help to form clear strong boundaries to the roadsides in many areas, and also help to form the visual gap needed to allow the vista across to Breamore House. Wide verges are also a particular feature to Hale Lane and, in some areas, are associated with strong boundary banks and ditches which exist along the length of the lane at either side.
- 4.4.6 There are 17 listed buildings with Hale House and the Church of St. Mary, listed Grade I. The remainder are listed Grade II.



- 4.4.7 Hale House was built by Thomas Archer in 1715, possibly on the site of an earlier house. It was constructed in brick with stone dressings. In 1770, the architect, Henry Holland, added the large canted bay on the garden front and in 1790, the house had extensive remodelling works undertaken, including the addition of the grand portico and the reconstruction of the roof and the rendering over of the exterior of the building. These works were to modernise the building to the expectations of the later period. The two flanking pavilions may well also have been designed by Archer and are certainly of 18th century in date. Some time during the latter part of the 18th century, the forecourt was remodelled and levelled, burying a good part of the ground floor of the original house. The listed balustrade wall across the forecourt was also most likely added during or shortly after the 1790 remodelling of the house. The kitchen garden to the south east of the house, beyond the parkland boundary was also constructed c.1790, and is an extensive walled area. Some simplification of the planned landscape also occurred in the same period.
- 4.4.8 The Church of St Mary has medieval origins, but was rebuilt early in the 17th century and subsequently remodelled in the early 18th century by Thomas Archer. This 18th century alteration created a classically styled building, clad in Portland stone, including the addition of the transepts, and is a very good example of the period. Within the south transept is a very fine monument to Thomas Archer, portraying Archer reclining on a sarcophagus. The church is located to the north west of Hale House and forms an end stop to a vista within the designed landscape.
- 4.4.9 Hatched Lodge, a listed building, dates from the early 19th century. It is located at the north western end of the main driveway through the parkland to Hale House and lies just outside Hatched Green. Constructed of yellow brick, stone dressings and stucco decoration, it is a particularly important building as it was designed to have the appearance of a Greek temple with a portico with four freestanding columns. The architectural detailing is particularly well conceived, to give the illusion of a much larger building, by using optical tricks, such as trapezoidal windows and doorway. Associated with the lodge are yellow brick gate piers with dwarf walls surmounted by spear railings. In contrast, Searchfield Lodge, also a listed building, which is just outside the National Park boundary and located at the end of the northern driveway into the park, is a more typical ancillary, multi-sided, single storey, early 19th century gate lodge. It is constructed of yellow brick with a slate roof. Similar to Hatched Lodge, the associated boundary treatment to the driveway entrance is also of particular importance. The alternating pattern of large and small spear iron railings is located between decorative iron piers and the iron gates continue the design. The contrasting design of the lodges demonstrates the importance of the related entrances into the parkland, with the Hatched Lodge entrance, being the principal, leading to the important lime avenue.



- 4.4.10 Of the five isolated farmsteads, three of the farmhouses are listed: Waterlane Farmhouse, Dairy Farmhouse and Searchfield Farmhouse. The earliest of these is Waterlane Farmhouse dating from the 16th century, with a timber frame core to the brick and thatched building. This farmhouse is set back from the road, along a track, and faces out onto surrounding farmland and woodland. It is located within part of the wider planned landscape of Hale Park. To the north of Hale House, on Moot Lane, are both Dairy Farmhouse and Searchfield Farmhouse. Both houses date from the 18th century and are constructed of brick and tile and face on to the adjacent road. Dairy Farmhouse is the smaller of the two and faces on to later 19th century outbuildings on the opposite side of the lane. Just outside the National Park boundary, but of importance to the history and setting of this part of the conservation area, is Searchfield Farmhouse. This forms part of a substantial courtyard complex of agricultural buildings, also listed, constructed in brick and tile, with a later weatherboarded barn parallel to the lane.
- 4.4.11 In addition to those at Searchfield Farm, a number of the ancillary agricultural buildings to the five farmsteads are listed, including at Hale Farm, the former stable, staddle barn and granary, and at Home Farm, a staddle barn.
- 4.4.12 The Old Rectory, another listed building, on Queen Street dates from 1772 with 19th century alterations. It is a substantial house and was used as the Rectory until 1926. It is constructed of brick with blue headers and a plain tile and slate roof. Unusually, there is slate hanging to one elevation of the building. This building forms an important part of the grouping of historic structures on Queen Street, including the listed wall to the kitchen garden to Hale House and Garden Cottage.
- 4.4.13 In addition, 10 un-listed buildings have been identified as being of local, vernacular or cultural interest, including Home Farm, Home Farm Cottages, Hale Farm, Garden Cottage, Middle Lodge and South Lodge and the outbuildings associated with Hale Dairy Farm.
- 4.4.14 Middle Lodge and South Lodge to Hale House were both built by Major Wright in 1923. The two buildings are very similar, being U-shape in plan, and single storey, rendered with slate roofs. The two forward facing gable ends face on to the adjacent driveway and have the initials of Major Ernest BE Fitzherbert Wright and the date of construction respectively. Adjacent to Middle Lodge are iron estate railings, forming the entrance into the particular part of the driveway to the main house, highlighting the importance of this entrance mid-way along the lime avenue.
- 4.4.15 Home Farm and Home Farm Cottages form part of a 19th century complex of agricultural buildings on the northern edge of the parkland, off Hale Lane. Beyond the complex of buildings, to the north, is the associated farmland, with links to the northern driveway into Hale Park. The buildings form part of the later planned landscape of Hale Park and are also prominent in the street scene, being located on a sharp corner of Hale Lane.

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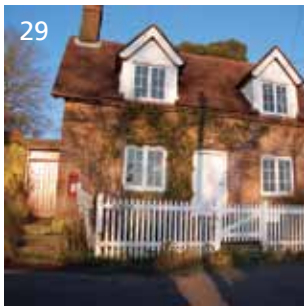
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- 4.4.16 Hale Farmhouse is a substantial late 18th century high status brick and tile dwelling, set within a complex of associated agricultural outbuildings. This complex is located at the north eastern end of Queen Street, on the southern edge of Hale Park and is isolated from other built environment.
- 4.4.17 Garden Cottage is a lower status cottage, attached to the kitchen garden wall. It is constructed of brick and tile, and has a symmetrical façade, facing on to Queen Street, formed of simple side hung casement windows either side of a central planked front door, with first floor windows piercing the eaves line.
- 4.4.18 One further unusual structure is the Picket Well, off Hale Lane, located to the north of Waterlane Farm. It is a curious conical brick structure, probably dating from the 19th century and was originally fed by a ram pump from the stream. Its exact use and origins, however, are unknown, but it is a prominent feature in Hale Lane on a sharp bend.
- 4.4.19 Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area.





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4.5 Dispersed dwellings and associated agricultural land (C)

- 4.5.1 This character area is formed of an open undulating arable landscape of medieval and 18th century field systems, with wooded areas dotted throughout. This character area probably developed around an area of post medieval field encroachment into wooded Forest. The area is characterised by very little built development, which is confined to the isolated farmstead and any associated ancillary buildings, and cottages.
- 4.5.2 Hale Park (character area B) lies along the northern edge and Woodgreen, (character area D) adjoins the south west corner. To the west, outside the boundary of the conservation area are the Avon Valley watermeadows; to the south, an area of modern development within a plantation and to the east a 19th century plantation.
- 4.5.3 Only small lanes and historic tracks serve this area. The lanes typically have hedge and tree boundaries, which restrict views across the surrounding fields. Only occasional views are gained across the wider landscape in the vicinity of the Higher End farm complex.
- 4.5.4 The built development comprises the farm buildings associated with Higher End Farm, along with cottages on Higher End Lane and a cottage on Hale Road. There has been no 20th century development in the character area.
- 4.5.5 There are three Grade II listed buildings within the character area, Higher End Cottage, Higher End Farmhouse and the associated staddle barn.
- 4.5.6 The Higher End farm complex is located at the end of Higher End Lane, now a no through road, with a track continuing to the east to join with Hale Purlieu Road. It is a substantial complex of listed and non listed buildings. The farmhouse, dates from the 17th century with later alterations. It is timber framed with brick infill and has a slate roof. The staddle barn which forms part of the complex, dating from the late 18th century or possibly earlier, is a large timber framed and weatherboarded structure with a slate roof and twenty eight staddle stones. In addition, there are further unlisted 19th century outbuildings, forming a courtyard to the farm complex. Slightly to the north of the farm complex, fronting the lane, is Higher End Cottage, which dates from the 16th century and was used as the Rectory from 1620 to 1772. It is also timber framed with brick infill and has a plain tile roof.
- 4.5.7 Five un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from a late 18th century thatched cottage, to 19th century farm buildings. These buildings located within the Higher End Farm complex, or isolated on Hale Road and Higher End Land. Each of these very different buildings enhance the particular part of the character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.5.8 Ferney Homet is an 18th century painted brick and thatched cottage, fronting and isolated on the lane to the north of Higher End Cottage. It is one and a half storeys in height and has casement windows.



4.6 Woodgreen (D)

- 4.6.1 This character area developed as a series of encroachment cottages on to the common, or adjacent to the series of drove roads leading to the common. The earliest building that survives is from the 16th century. This pattern of development continued into the 20th century, with continuous infilling of vacant plots between the earlier properties and further Forest edge encroachment to the east, forming the village as it appears today. Godshill Wood Cottage, the original woodman's cottage for Godshill Wood inclosure (1810) and Densome Farm (early 19th century) clearly demonstrate today how the encroachment onto commonland took place, with small enclosed bites out of the open space. This is further demonstrated by the group of buildings on the eastern edge of the common.
- 4.6.2 The character area is bordered by the agricultural and wooded character area C in the north east corner and the linear escarpment edge of character area E in the south. Outside the conservation area, to the south east is the large inclosure of Gorley Wood, originally planted in 1810; to the west, the watermeadows of the Avon Valley and 20th century development within an area of plantation to the north and east.
- 4.6.3 The common forms a central focal point within the village and is on a high plateau on the escarpment which affords extensive views out to the west, across the Avon Valley, towards Breamore. Fingers of the common extend out from the main area, down the escarpment side into the village at the northwest corner and along the edges of Godshill Inclosure in the south west corner and to the east. Within the area of the north western finger of common is a series of grassed shallow earthworks, possibly evidence of old Marl pits, from which the raw material for cob buildings or road construction was dug. The common itself is designated as a Site of Special Scientific Interest due to its importance to nature conservation and biodiversity in this particular area. The short, pony-grazed grasslands are species-rich with a range of grasses and sedges, as well as pockets of diverse herb-rich communities.
- 4.6.4 The village descends the shallower edge of the escarpment at this point, from the higher common land, on to the floodplain of the River Avon, with a valley of a small tributary bisecting the village, creating a dip in Brook Lane as it descends the escarpment. The built development faces the common and the roads leading to the common.
- 4.6.5 The built form of the character area has developed in distinct phases, beginning with the 17th century timber framed and thatched dwellings, followed by higher status brick and clay tile buildings in the 18th century, and late 18th and early 19th century thatched cob hovels. Finally, the late 19th and early 20th century Arts and Crafts period is also represented and latterly, development has continued to the present day.
- 4.6.6 Modern development has infilled vacant plots throughout the village. The most unsympathetic modern development is the uncharacteristic cul-de-sac forming the Hill Close Estate where scale and proportions are at odds with



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older buildings in the area. Other more modern buildings throughout the village have not generally selected characteristics of the area and therefore do not blend in well.

- 4.6.7 Hedgerows are an important feature throughout the character area and line the edges of the roads and form boundaries to gardens, often interspersed with specimen trees. More dense areas of trees form an important backdrop to the common on three sides.
- 4.6.8 Longer distance views into and out of the character area are gained from the higher land, or from the edge of the floodplain across the Avon Valley. Views throughout the village are generally restricted at eye level by the tree and hedge boundaries to the roads and the nature of the development. Significant views are gained from all points across Woodgreen Common.
- 4.6.9 Specific features of the area include the wider verges, which occur particularly in the vicinity of the common and at the edge of the northern plantation encroachment development, as well as at larger road junctions within the village. These wider verges create a feeling of spaciousness in contrast to the other narrower road areas.
- 4.6.10 There are nine listed buildings within the character area, all Grade II: Little Cottage, Cedar Cottage, Holmelea, Queen Anne, White Cottage and associated barn, Cherrytree Cottage, the cottage to the south-east of New Forest Close, and finally the village hall.
- 4.6.11 Little Cottage dates from the 16th century and is located off Trim Drove, one of several drove roads running up from the High Street to the common. It is timber framed with wattle and daub infill and a thatched roof and is probably the earliest surviving building in the village.
- 4.6.12 Cedar Cottage and Holmelea date from the 17th century and are isolated at either end of the village, Cedar Cottage off Hale Road, and Lea Cottage off a narrow no through road leading on to the river flood plain in the south of the village. Both buildings are of timber frame, with brick infill and plaster infill respectively. Cedar Cottage has an old plain tile roof and Holmelea a thatched roof. Both buildings have later additions, but retain their origins as smaller two bay, one and a half storey cottages.
- 4.6.13 Queen Anne and White Cottage with its associated barn, both date from the 19th century and face onto different parts of the common. However, both buildings are of contrasting architectural style and original social status. White Cottage is a one and a half storey painted brick and cob building with a thatched roof. The associated barn is a low single storey building, running along the road side, constructed of timber frame with vertical split trunk cladding and a thatched roof. Queen Anne, however, is a higher status brick two storey building with a large gabled clay tile roof. The brickwork to the front has decorative detailing, picked out with vitrified headers.



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- 4.6.14 Cherrytree Cottage and the small cottage in the grounds of New Forest Close both date from the 19th century and represent good examples of small thatched cob encroachment cottages on the edge of the common. Cherrytree Cottage is unusual in that the cob has been left without paint or render.
- 4.6.15 The village hall, dating from the 20th century, is not architecturally special, however, the building is listed because of the murals on the internal walls, depicting village life in the 1930s. The scenes record the recurring events of rural village life, including poachers on Castle Hill, the Sunday School, folk dancing, fruit picking, the village inn, the village flower show and cider making.
- 4.6.16 In addition forty six un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from a late 17th century thatched timber framed building, to thatched 18th and 19th century cob cottages, to Victorian and Edwardian dwellings and a good example of an Arts and Crafts style building. These unlisted buildings are generally within small groups throughout the character area.
- 4.6.17 The Olde Cottage and Ye Olde Shop probably date from the 17th century. The older part of the building is hidden behind a modern single storey flat roofed extension which contains the present shop and post office. The building is two storey and one and a half storey in height, with exposed timber framing and a thatched roof. It is prominent in the street scene at the junction of High Street, Breamore Road and Hale Road.
- 4.6.18 Generally, the late 18th and early 19th century buildings are represented by low status, one and a half storey two bay thatched cob cottages, which demonstrate the type of encroachment settlement taking place around the common during this period. Many of these cottages have their origins as typical historic Forest hovels often located end on to the adjacent roadway. Good examples include: Brookside, Finches, Holly Cottage, Sunset Cottage, Densome Farm and the cob cottage in the grounds of Castle Cottage. In contrast, there are a small number of higher status buildings from this period, including the substantial brick and slate Horse and Groom Inn.
- 4.6.19 A number of the original smaller Forest encroachment cottages have been extended over the 19th century and into the 20th century period to create larger dwellings, but retain rendered walls and thatched roofs. Examples include: Mulberry Cottage, Merrie Cottage and Sunnybank.
- 4.6.20 Late 19th century buildings are typically brick in construction with slate roofs and symmetrical façades, with vertical sash windows or well proportioned casement windows and quite often, decorative barge boards. This style is continued through the Victorian period and into the Edwardian era. Good examples include: The Gateway, Rosemary Cottage and Ivy Dene.

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4.6.21 There are also a few examples of Arts and Crafts style buildings from the early 20th century. One of the best examples is Castle Hill Cottage, which is in Tudor style, with random stone walls to the ground floor and timber frame to the first floor with a thatched roof. There is also a full two storey stone wing to the rear of the property. The windows have stone mullions at ground floor and timber casements at first floor, both with leaded lights. This building is at a particularly high point on the escarpment and has magnificent views over the Avon Valley to the west.

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4.6.22 Each of these very different buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.

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4.7 Castle Hill and escarpment edge and scattered isolated development (E)

- 4.7.1 This character area is formed by the road along the top of the steep escarpment edge from Woodgreen in the north through to Castle Hill. The character area continues along the top of the escarpment to include the promontory at Frankenburg Iron Age Hill Fort and the wooded escarpment edge descending to the river, and finally down to Southampton Road at the southernmost point. The area is bisected by a narrow shallow valley running east west, with a tributary of the River Avon in the bottom.
- 4.7.2 The character area is bordered by Woodgreen (character area D) in the north; and character area F, incorporating Godshill and surrounding farmland, to the south and east. Outside the area to the northeast is the Godshill Inclosure plantation and to the west is the River Avon floodplain.
- 4.7.3 The topography of the landscape is key to the character of this area. The initial northern element, stretching south from Woodgreen, is along one of the steepest parts of the Western Escarpment and terminates with the adulterine castle at Castle Hill. The steep bank of the escarpment which descends to the river floodplain is heavily wooded and the road runs along the escarpment edge, between these trees and those within the Godshill Inclosure. The edge of the inclosure is formed by a prominent bank and ditch feature. Views are gained from the road at only two places, but these vantage points allow exceptional panoramic views of the Avon Valley, especially in the winter.
- 4.7.4 In the central part of the character area, the escarpment edge sweeps round to the east, around the shallow tributary valley and returns to the west, the promontory with Frankenburg Iron Age Fort providing an end stop. The shallow valley is characterised by more open small irregular fields, with wooded areas providing a backdrop in places along the valley side. At the northern top of the valley is an area of more open heath and commonland, directly south of Godshill Inclosure. The narrow road which runs along top of the escarpment edge to Castle Hill bends around the top of the valley and heads east through this undulating more open area.
- 4.7.5 To the south of Frankenburg Iron Age Fort, the escarpment returns to a more steeply edged slope down to the river, which is heavily wooded.
- 4.7.6 There is very little built environment within the area, restricted to isolated dwellings, mainly within the shallow valley created by the tributary of the River Avon. This built development is represented by a variety of building sizes and styles and has developed predominantly in the 19th and early 20th centuries on the intermittently wooded northern valley side. Brook Cottage is a good example of this isolated settlement pattern. There is only one earlier building, from the 17th century.
- 4.7.7 Views into the character area are restricted to those gained east from the Avon Valley to the steep escarpment edge. Views are also afforded from the Godshill area in the south, across the shallow tributary valley. Within the character area, views are restricted by the tree and hedge roadsides in



many places, but again, there are views south across the shallow valley and through the edge of the undulating Forest heathland area, directly to the south of Godshill Inclosure.

- 4.7.8 There is only one listed building within the character area, which is listed Grade II. Lane End is at the end of the narrow no-through road from Woodgreen in the north, running along the edge of the floodplain and the bottom of the steep wooded escarpment edge. It dates from the 17th century and is a one and a half storey timber framed cottage with a thatched roof.
- 4.7.9 16 buildings have been identified as being of local, vernacular or cultural interest. These include: Godshill Wood House, Flintstones and its associated outbuilding, Armsley Lodge, Brook Cottage and Godshill Wood Farmhouse and buildings.
- 4.7.10 Flintstones dates from the 19th century and is unusual for this part of the Forest, as it is constructed of knapped flint. The thatched outbuilding is also constructed of flint in part, but the wall tops, under the eaves, are of cob. This is an odd mixture of materials, which may indicate a heightening of the building at a later period.
- 4.7.11 Godshill Wood House, dating from the early 20th century, is a good example of an Arts and Crafts inspired building with rendered walls and a tiled roof. The windows are timber mullioned with leaded lights. The unusual large curved end bay has continuous windows following the curve, under a clay tile roof. In addition, a small projecting ogee roofed oriel window is prominent to the roadside façade.
- 4.7.12 Armsley Lodge is a prominent late 19th century building within the more open landscape area facing on to Godshill Inclosure. It acts as an end stop to views when driving along the narrow lane towards Castle Hill in the west.
- 4.7.13 Godshill Wood Farm buildings are converted agricultural buildings. They date from the 19th century with a mixture of materials used, including brick, render, tile and slate. The buildings, along with the adjacent farmhouse, are prominent in views north across the shallow valley.
- 4.7.14 Each of these very different buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.



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4.8 Godshill and surrounding agricultural encroachment into the Forest (F)

- 4.8.1 This character area is formed by the settlement of Godshill and 18th and 19th century encroachment onto the Forest to the northeast, south and southeast. An area of medieval encroachment, as demonstrated by the surviving small irregular field system, exists in the southwest of the area.
- 4.8.2 The character area is bordered by character area E to the north west; character area I, the river valley to the southwest and character area G, containing Hyde, to the south and southeast. Outside of the boundary of the conservation area, to the east and northeast, is open Forest heathland and to the west, the wide floodplain in the valley bottom of the River Avon.
- 4.8.3 The settlement has developed in a dispersed linear manner alongside the main Southampton Road and north along the country lane towards Godshill Inclosure. There are some areas of dispersed settlement on the Forest edge of the 18th and 19th century encroachments to the north east and south east of the main settlement. The farms serving the large area of medieval field system are located on the edges of this arable area. There is evidence of development in the area from the 16th century, but the majority of development has generally occurred from the late 18th century onwards, through into the late 20th century.
- 4.8.4 Southampton Road runs east west through the character area, joining with Roger Penny Way, which continues to the east across the open Forest heathland. Only a single lane heads north out of the character area towards Godshill Inclosure. To the south of the main road, a number of smaller lanes cross the agricultural land. Narrow no-through lanes afford limited access into the 18 and 19th century areas of encroachment. There is a large funnel onto the adjacent heathland at the eastern end of the settlement, beyond the junction of Southampton Road and Roger Penny Way.
- 4.8.5 Modern development in the character area is scattered throughout between earlier buildings. The design and character of the later 20th century development generally does not reflect the local distinctiveness and vernacular detailing of the wider conservation area.
- 4.8.6 Views into and out of the character area are generally restricted by the rising land of the adjacent open heathland to the east and a strong hedged and tree border along the western boundary. Within the character area, extensive views are afforded in places across the arable land within the 18th and 19th century areas of encroachment and across the area of medieval field systems.
- 4.8.7 Boundaries to fields and gardens are generally formed through the use of hedgerow, with some picket fencing and post and rail fencing in areas.
- 4.8.8 Specific features, of this character area include the occurrence of wide verges, especially in the vicinity of the main road. These form important focal points within the linear, dispersed settlement and also help to create a feeling of spaciousness, which is in contrast to parts of the area with particularly restricted views out.



- 4.8.9 There are four listed buildings within the character area, all of which are Grade II. Three of the buildings are located in a group on the main Southampton Road, and one is isolated within part of the south eastern enclosure.
- 4.8.10 Street Cottage, Croft Cottage and Tudor Cottage form an important group on the main road. Croft Cottage and Tudor Cottage date from the 16th century and are one and half storey, of timber frame construction, with thatched roofs. Street Cottage is later in date, probably constructed in the 17th century. It is a rendered timber frame building, with a thatched roof. Street Cottage and Tudor Cottage are located end on to the road. Isolated, towards the edge of the Forest, in the Newgrounds encroachment, is Hills Corner. This is an 18th century cob cottage with a thatched roof.
- 4.8.11 In addition, 32 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the late 18th century through to the early 20th century. These buildings are scattered throughout the character area and are generally located alongside roads.
- 4.8.12 Moorland Cottage, dating from 1761, is in a prominent position on the roadside at the junction of Southampton Road, Roger Penny Way and the lane north towards Godshill Inclosure. It is a rendered pebbledashed two storey brick building with a dentil cornice to a tile roof and leaded light casement windows. This would have been a relatively high status building of this period.
- 4.8.13 The White House, also dates from the 18th century, and is a substantial two storey rendered brick building with high roof gable coping, possibly indicating that the roof was originally thatched. It is also in a prominent position in the street scene, set back from the edge of the main road.
- 4.8.14 In contrast, Coot Cottage is a small two storey cob and thatch building dating from the late 18th or early 19th century. Unusually, the cob has been left without render or paint. An extension to the southern side of the building is weatherboarded, which is an uncommon material on dwellings in this area. The building is orientated end on to the road.
- 4.8.15 St Giles Church and Lampton Lodge are located on the northern side of Southampton Road, either side of the White House. St Giles Church, dating from the late 19th century, is a small brick and tile building with a bracketed bellcote on the gable end facing the road, which still contains a bell. Lampton Lodge was probably the old school and dates from the same period. The three buildings create an important group on the edge of the main road. In contrast the Chapel (1892) on the lane leading north to Godshill, is located parallel to and directly on the road. It is constructed of brick with a slate roof and has timber vertical sash windows and decorative barge boards. It is a prominent building within the street scene on this narrow lane.

- 4.8.16 Sims Farm and Street Farmhouse are located at the side of the main road. Sims Farm dates from the late 19th century and is a one and a half storey brick and tile building with casement windows. Street Farmhouse, on the opposite side of the road, dates from the early 20th century and is a substantial building of brick and slate and two storeys in height. The two buildings again form an important grouping within this scattered linear development of Godshill.
- 4.8.17 These buildings are important as most retain their original vernacular detailing and appropriately detailed fenestration. Each of these very different buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.
- 4.8.18 Uplands Cottage is constructed of brick which has been pebbledashed and has a slate roof and simple side hung timber casement windows. Particularly notable features include the porch, which has decorative pierced timberwork and pierced wavy bargeboards and the decorative iron gate piers to the pedestrian entrance to the garden from the road.



4.9 Frogham, Blissford and scattered isolated development (G)

- 4.9.1 This character area comprises a large area of arable land in the north, cottages and farms on the southern and eastern edges, a linear east west strip of settlement encroachment on the edge of Hyde Common, containing Frogham, Frogham Cross and Frogham Hill, and, to the north of Frogham Cross, Blissford Cross has a scattering of settlement.
- 4.9.2 The area is bordered by Godshill and surrounding agricultural land to the north and northwest (character area F); character area I along the valley bottom to the west and Hyde Common character area H to the south. To the east, outside the boundary of the conservation area, is open Forest heathland.
- 4.9.3 The historic built development is very widely dispersed and isolated. The majority of the settlement on the edge of Hyde Common is post 1870. Other 19th and 20th century development is scattered throughout the character area, with buildings generally fronting on to the road.
- 4.9.4 The area is traversed mainly by roads running east-west, with only one north-south road, running from Blissford to Hyde Common, ending in a funnel onto the common. A second funnel exists on the eastern boundary of the character area, on to the open Forest heathland, on the corner of the road running from Blissford Hill to the eastern end of Frogham.
- 4.9.5 The character of this sharply undulating landscape is formed by the pattern of field systems, in the steep valley between Frogham Cross and Blissford Cross and in the arable area around the woodland in the north. Open views are gained to the east and west across the bottom of the steep valley. There are also several areas of woodland copse and a larger area of woodland at Broadhill Wood and Newfoundland.
- 4.9.6 Views out of the character area are quite extensive, across the open Forest heathland to the east and across Hyde Common to the south, with very few restrictive views due to rising ground. In places views can be restricted due to the predominantly hedge and tree boundaries to roads, fields and gardens, however, this is less so than in other character areas.
- 4.9.7 Specific features, of this character area include the occurrence of wide verges, especially along Frogham Hill, Abbots Well Road, Blissford Hill and at Blissford. This feature creates a feeling of spaciousness, which is in contrast to parts of the area with narrower lanes and particularly restricted views.
- 4.9.8 There are six listed buildings within the character area, all Grade II: Keepers Cottage, Rose Cottage, Chase End, Sunnyview, Bartlets and Wee Cott in the garden of Wayside.
- 4.9.9 Wee Cottage, the cottage in the garden of Sunnyview, Rose Cottage and Keepers Cottage all have origins as thatched cob hovels from the late 18th and early 19th centuries. Wee Cottage was originally a squatter's cottage and is now used as an outbuilding in the garden of Wayside. It is

a one and a half storey cob structure with a thatched roof of only one bay in size. Similarly, the cottage in the garden of Sunnyview, Rose Cottage and Keepers Cottage, also have origins as hovels, but were larger two bay buildings.



- 4.9.10 In contrast, Sunnyview, dating from the same period, is a two bay, two storey cob and thatched building of higher status. Even more affluent, is Chase End, an 18th century brick fronted, part timber framed, building of one and a half storeys, three bays in length, with a thatched roof.
- 4.9.11 The listed buildings clearly demonstrate the mixed fortunes of the population of the area in the 18th and early 19th century, from the squatter's hovel, to the finer brick built two storey more substantial dwelling.
- 4.9.12 In addition, 56 un-listed buildings have been identified as being of local, vernacular or cultural interest. These buildings mainly date from the 19th and 20th centuries, with some cob cottages and hovels such as Bramble Cottage.
- 4.9.13 Early 19th century buildings are represented by Moorcroft, which is a more substantial rendered brick two storey dwelling with a thatched roof, facing onto the adjacent road.
- 4.9.14 A large number of the buildings are late Victorian or Edwardian in date, of brick with slate roofs and timber vertical sash windows or well proportioned casement windows. Greenfield, Little Garth, the Firs and Brookwood are all good examples.
- 4.9.15 Frogham Congregational Church dates from the 19th century. It is constructed of brick and has a slate roof and has tall semi-circular headed lancet windows either side of a central door within a gabled porch. To the roadside are iron railings and a matching pedestrian gate between iron piers.
- 4.9.16 These buildings are scattered throughout the character area and are generally located alongside roads. Each of these very different buildings enhance the particular part of the character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.



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4.10 Hungerford, Hyde Common, Gorley Common and Ogdens (H)

- 4.10.1 This character area comprises the dispersed common edge settlement around Hyde and Gorley Commons and the small settlement of Hungerford. The area developed around the two commons, with a further small Forest inclosure at the mouth of Hyde Common, narrowing the attachment of this area to the wider open Forest heathland beyond.
- 4.10.2 The character area is bordered by Frogham (character area G) to the north and character area I within the River Avon floodplain in the west and southwest. Outside of the conservation area to the east and southeast is the open Forest heathland.
- 4.10.3 The historic built development is mainly concentrated on the southern edge of Hyde Common at Hungerford within a rectangular area formed by four roads. There are also a number of dispersed cottages and farms within the cultivated areas. The encroachment onto the edge of Hyde Common would appear to have started in the later 18th century with small island enclosures containing two or three paddocks and associated squatters' cottages such as that now containing The Cottage, Badger's Haunt and Edgehill. This continued into the early 19th century with larger enclosures such as that which contains Ogdens Farm. Hungerford similarly developed in the late 18th and early 19th centuries with a series of small enclosures which eventually severed the link between Gorley Common and Hyde Common. One of the latest encroachments was that for the construction of the Church of the Holy Ascension (1854/5) together with its associated churchyard and the original parsonage.
- 4.10.4 At Hungerford, a small group of more recent houses has been built in the north east corner of the settlement and occasional individual new buildings infill vacant plots between the more historic buildings. A number of large more recent houses are also scattered along the edge of the escarpment and at Furze Hill, backing onto Gorley Common. At Ogdens a small number of modern buildings have been constructed at the Forest edge. These modern buildings have generally been constructed in non-traditional materials and do not blend in well with the more historic elements of the character area.
- 4.10.5 The character area is traversed by a number of minor roads serving the agricultural lands, particularly the later inclosures of the Forest edge. The main through route links North Gorley with Hungerford and Frogham Cross, running north east up the escarpment edge and over Hyde Common. There are also a number of roads and tracks running east from the valley bottom up the escarpment, giving access originally to Hyde Common and Gorley Common.
- 4.10.6 The landscape is characterised by the escarpment rising sharply to the flatter areas of Hyde Common and Gorley Common. To the southeast, the shallow valley of Huckles Brook runs out onto the heathlands beyond Ogdens. The settlement of Hungerford sits on a flatter area in the



southwest corner of Hyde Common and is accessed by steep narrow roads rising from the Avon Valley to the west and southwest and from Huckles Brook valley to the southeast. Hyde Common and Gorley Common are large areas of open heathland with elements of scrub. The agricultural landscape comprises a patchwork of small fields and paddocks, with small copses, but no large areas of woodland.



- 4.10.7 Around the perimeter of Hyde Common there were a number of tracks leading to funnels onto the common. In a number of cases cottages and paddocks have encroached and only those in the Ogdens area are still easily recognisable.
- 4.10.8 There are long distance views out of the area to the west, over the Avon Valley, from the escarpment top between Hungerford House and Buddles Cottage. Within the area, views are generally restricted by the predominantly hedge and tree boundaries to the narrow roads. Views across the commons are restricted by the undulating nature of the land and the areas of scrub.
- 4.10.9 The majority of the roads are bounded by hedges and individual trees. In the shallow Huckles Brook valley, a particular feature is the wide green verges. Whilst along Gorley Lynch and the road to Ogdens, the predominant feature is boundary banks and ditches.
- 4.10.10 There are four listed buildings, all Grade II: Prospect Cottage, High Winds, Gunvilles Farm Cottage and the Church of the Holy Ascension.
- 4.10.11 Prospect Cottage and High Winds date from the 17th and 18th centuries and are constructed of timber frame with wattle and daub infill and have thatched roofs. In contrast, Gunvilles Farm Cottage is a 19th century lower status hovel constructed in cob with a thatched roof and represents a period of encroachment onto the edge of the common.
- 4.10.12 The Church of the Holy Ascension was constructed in 1854/5 to a design by the architect H Woodyear. It is constructed in red brick, with blue brick chequerwork. Window and door openings have stone dressings and the roof is of slate. The building comprises: chancel, nave, porch and a large bellcote on the west gable. The church yard is approached through a timber framed lych gate.
- 4.10.13 In addition, a total of 30 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 19th century thatched cob cottages representing squatter development on the edge of the commons, to later 19th century brick and slate cottages, and to the higher status early 20th century Hungerford House.
- 4.10.14 Rose Cottage and Greenways are situated on the edge of Hungerford Green and are typically end on to the adjacent track. They were originally constructed in cob and both were extended in brick in the 19th century. They are of two storeys and have thatched roofs.



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4.10.15 The Cottage is within a small enclosure, encroaching onto the edge of Hyde Common. It is early 19th century and is built of brick with a thatched roof and small pane casement windows. Nearby is a cob barn with thatched roof and an upper gable constructed of vertical split logs. Vine Cottage is within the original settlement of Hungerford and dates from the early 19th century. It was originally a small two storey cob cottage with thatched roof, set end on to the road. Heather Cottage and Piencourt Cottage are also constructed in cob with thatched roofs. They have casement windows and similar to Vine Cottage are also set end on to the road.



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4.10.16 Moor End and 1 – 4 Fernside Cottages, Ogdens Road are late 19th century brick buildings with slate roofs and sash windows. Hyde National School, built in 1885, is a typical late Victorian school. It is constructed of brick with a slate roof and has a bell cot with a tall slate covered spire, surmounted by a weather vane. The pointed window opening to the main hall, has an arch constructed of dark vitrified headers, the other windows have stone lintels and cills.



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4.10.17 Hungerford House is a large high status early 20th century dwelling positioned on the edge of the escarpment and is designed in the Arts and Crafts style. It is constructed in brick with some timber framed embellishments. It has large decorative chimney stacks and a steep tiled roof.

4.10.18 Each of these very different buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.



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4.11 Edge of floodplain development – Stuckton, North Gorley, South Gorley, Mockbeggar and Rockford (I)

- 4.11.1 This long, narrow, character area is formed by the north-south linear development on the eastern edge of the River Avon floodplain, with the ascending ground of the escarpment edge to the east. The character area runs from Stuckton in the north to Rockford in the south.
- 4.11.2 The area is bordered by character area J; character area H, of dispersed settlement around Hyde and Gorley Commons to the east; character area G, incorporating Frogham to the northeast; and the arable countryside of character area F to the north.
- 4.11.3 The historic built development is formed by dispersed farms and cottages from the 17th and 18th centuries and a developing concentration of small lower status cottages on the edges of the greens in the 19th century. In general, this was a more prosperous area due to the exploitation of the readily available rich pasture lands along the valley bottom. This compares markedly with the subsistence economy of settlements along the edges of the commons and heathlands at the top of the escarpment, where the land is of a much poorer quality. The character area includes the settlements of Stuckton, North Gorley, South Gorley, Mockbeggar, Rockford and the small country house and environs of Moyles Court.
- 4.11.4 The settlements of North Gorley and South Gorley mainly developed around the edges of the greens, with examples of small farm houses and cottages from the 16th and 17th centuries, but with the majority of the buildings dating from the late 18th century onwards.
- 4.11.5 Stuckton is mainly a 19th and 20th century settlement, which developed around the 16th century Stuckton Farm, the 19th century Armfield Iron Foundry and the 19th century Brooklands Farm.
- 4.11.6 Mockbeggar is again a late 19th and 20th century settlement, with Mockbeggar Farm being the only earlier building in the area. This later settlement has developed mainly on the western side of the long, linear green stretching north from Cross Lanes.
- 4.11.7 Rockford was a medieval holding and today is a dispersed settlement containing Rockford Farm, the small country house of Moyles Court and its associated buildings, isolated 16th and 17th century cottages and a higher status 18th century brick building, now the Alice Lisle public house.
- 4.11.8 Throughout the length of the character area, there are a number of isolated farms and associated buildings. One of the largest examples being Hyde Farm, south of Stuckton. This would appear to have been a very prosperous farm in the 17th and 18th centuries, with a number of large barns and other agricultural buildings. To the southeast of Huckles Brook, there are a number of later buildings on the escarpment along the edge of the heathlands. Prominent amongst these is Cuckoo Hill, constructed between 1902 and 1906 by Heywood Sumner.



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4.11.9 There is some modern development, where vacant plots have been infilled within settlements. Individual new buildings have also been constructed in the agricultural areas between the settlements. The most unsympathetic modern development is the small estate on the western boundary of the character area at Mockbeggar. Unfortunately, the more modern buildings do not reflect the special characteristics of the area.

4.11.10 The landscape in this character area has two main elements: the flatter more regular pastures on the valley bottom and the mixture of small irregular fields and open, more parkland-like landscape on the escarpment side, rising to open heathland at the escarpment top. Trees are mainly confined to hedgerows bordering the road, small copses within the agricultural areas, individual specimen trees in the more parkland environment on the escarpment side and Newlands Plantation on either side of Dockens Water, north east of Moyles Court. Hedgerows are the principle boundaries to roads, track and fields. There are a number of examples of wide verges particularly along the north-south road which runs at the bottom of the escarpment. Greens or residual commons occur near road junctions and within the settlements of Mockbeggar, South Gorley, North Gorley and a small area to the east of the Alice Lisle public house.

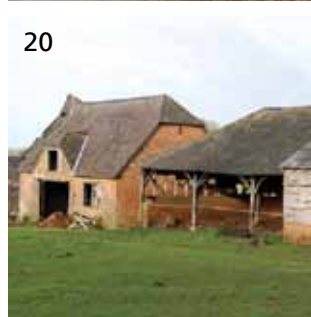
4.11.11 Views through this character area are, to some extent, restricted by the hedge and tree road boundaries. However, longer distance views exist in several places along the valley road, up the escarpment to the heathland on top. Views over the Avon Valley, particularly over the flooded gravel pits at the southern end of the character area, are obtained from a number of vantage points on the escarpment side.

4.11.12 This character area is traversed principally by a minor road running from Rockford in the south to Stuckton in the north. There are also a number of small roads and tracks running east up the escarpment, giving access to the Forest and the heathland beyond. To the west, a number of minor roads cross the valley bottom giving access to the main A338, Ringwood to Fordingbridge Road.

4.11.13 Specific features, of this character area include the occurrence of open greens within the historic settlements such as North Gorley, South Gorley and Mockbeggar; wide verges, especially between South Gorley and North Gorley, and along the road running up the Huckles Brook Valley; and a number of fords enabling passage over the various side tributaries of the River Avon. These features create a feeling of spaciousness, which is in contrast to parts of the area with narrower lanes and particularly restricted views out.

4.11.14 Boundaries to fields and gardens are generally formed through the use of hedgerow, with some picket fencing and post and rail fencing in areas.

4.11.15 There are 30 listed buildings in the character area. Two are Grade II*: Moyles Court and Vennard's House. The remainder are Grade II and include the Alice Lisle Inn, Rockford Farm, Cuckoo Hill and Hyde Farm.



- 4.11.16 Moyles Court is a medium size country house constructed in the late 17th century with later alterations. Built of brick under a clay tile roof, it has a number of surviving original features including: stone dressings to windows and an original doorcase of architrave and panelled pilasters with moulded brackets supporting a pediment over. This important house was originally the home of Lady Alice Lisle who was executed by Judge Jeffries for harbouring men of the Duke of Monmouth's army fleeing the country after the battle of Sedgemoor. It is now a private school.
- 4.11.17 Within the grounds of Moyles Court there are a number of listed structures. These include: the dining hall and Old Chapel flat which was originally the 17th century stable block; the outbuildings west of the house which were possibly the 18th century brew house or dairy; the 18th century ha ha which is situated to the east of the house; the late 17th century wall linking the house to the stable block incorporating a gateway; the 17th century granary which is situated west of the house; and the 18th century kitchen garden walls.
- 4.11.18 Vennard's House is a high status farmhouse of late 17th century date, constructed in brick with a clay tile roof. Original features include a stone doorcase with carved stone brackets and pediment over, above which is a sash window framed by Doric pilasters supporting a stone entablature surmounted by brick cornice and moulded brick pediment. The windows are twelve pane vertical sashes under rubbed brick arches.
- 4.11.19 There are a number of listed small 17th century timber framed farmhouses and cottages, mainly with thatched roofs. Good examples of these are: Heather Cottage, Rockford, Gorley Green Cottage, Stuckton Farm Cottage, and Newtown Farmhouse.
- 4.11.20 From the 18th century, a number of buildings of brick construction survive including: the Alice Lisle public house (which served as Rockford school in 1900), Mockbeggar Farmhouse, Rockford Farmhouse, Hyde Farmhouse and Rose Farmhouse.
- 4.11.21 The 19th century is represented by buildings of brick with either tile or slate roofs. A good example is Plantation Cottage, South Gorley. This is of one and a half storeys; it has Gothic style sash windows and rusticated quoins, echoing the early 19th century Romantic movement in architecture.
- 4.11.22 Amongst the early 20th century buildings in the character area are two good examples, both designed by Heywood Sumner, who came to live in the area at the end of the 19th century. Cuckoo Hill was built in 1902, as his own house and reflects the Arts and Crafts style of the period, of which he was an exponent, along with William Morris and his contemporaries. It is built of brick, pebbledashed, under a plain tile roof surmounted by a glazed cupola with lead roof. The sash windows have shutters. At the bottom of the drive, is Blunt's Barn Cottage. This was constructed in 1905 and was of lower status in architectural style than Cuckoo Hill, in that, although similarly built of pebbledashed brick, it has a thatched roof and small two-light casement windows.



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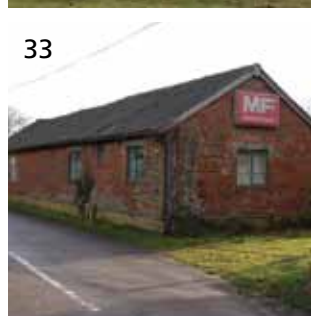


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- 4.11.23 There are a number of Grade II listed farm buildings in the character area, ranging from the 17th to the 19th centuries. These include: 17th and 18th century barns at Hyde Farm; the 18th century Blunt's Barn; the 17th century barn next to Gorley Green Cottage; and the fine brick built early 19th century cart shed at Rockford Farm.
- 4.11.24 Also worthy of note as a Grade II listed structure, is the cast iron signpost on Gorley Green. This dates from the late 19th or early 20th century. It is a slender, tapered and fluted post in the form of a Doric column with a finial and three fingers with ogee pointed ends. The inscriptions are in upper case letters with serifs and read: to Ringwood; to Fordingbridge; and to Furze Hill and Cuckoo Hill. This is a rare survival of a County Council signpost of the period in an unusual design.
- 4.11.25 In addition, a total of 62 un-listed buildings have been identified as being of local, vernacular or cultural interest. They range from late 18th century brick cottages, early 19th century cob cottages, later 19th century brick and slate houses and cottages, mid-19th century churches, chapels and school buildings, to 20th century concrete military buildings. Of particular note are: New Farm, Gorley Tea Rooms, Cross Lanes Chapel at Mockbeggar, the Old Iron Works at Stuckton, and Stuckton Church.
- 4.11.26 New Farm dates from the late 18th century, is constructed in brick with a thatched roof and has sash windows. The early 19th century Gorley Tea Rooms and the adjacent Yew Tree Cottage, which is orientated end on to the green, are constructed in cob, with thatched roofs and casement windows. Flexford Lodge is a good example of the later 19th century estate style cottage, constructed in brick, with a slate roof and sash windows. Seagers Cottages and farm are of the same period; however, they have typical Victorian polychrome brickwork with decorative patterns of dark vitrified headers and contrasting yellow brick quoins and dressings to window and door openings. The roof also has decorative tiling with alternating bands of plain and scalloped tiles.
- 4.11.27 Cross Lanes Chapel, Mockbeggar, is a low single storey building dating from 1851 and is constructed of white painted brick with a slate roof. The windows are Gothic in style with the pointed arches emphasised by black painted brickwork. In contrast, the Evangelical Church at Stuckton, which now lies just outside the boundary to the National Park, is a tall brick building with dentil cornice and brick buttresses. The slender windows have Romanesque arches and stucco surrounds and the roof is of slate. This church is of historical importance and is a key building in the setting of this part of the conservation area. The Old School at South Gorley is a typical late 19th century school with attached school master's house and was an encroachment onto Gorley Green. It is constructed in brick with some polychrome decoration and has a slate roof. The ground floor windows of the school master's house are Gothic in design and have gauged brick pointed arches. The building is now converted into a house.



- 4.11.28 The old foundry buildings at Stuckton date to the middle of the 19th century. They were used by the Armfield Company, which was famous for its pioneering work on the design and production of more efficient water turbines and machinery for water powered corn mills. The buildings are constructed in brick and are long and low. Roofs are of both slate and metal and the structures are typical industrial buildings of the period. The important industrial archaeological complex is very prominent in the settlement, particularly when approached from the south.
- 4.11.29 The area of valley bottom between Rockford and South Gorley was very important during the Second World War. This area was the site of one operational airfield and its associated military buildings, but there were also dummy sites which were intended to act as decoys on the top of the adjacent escarpment. A number of remains survive from this period, including: the control tower building (just outside the National Park boundary) near the Mockbeggar lakes and old accommodation buildings and trenches at Brooklands Farm, South Gorley. This period of history is commemorated with a plaque at Cross Lanes, Mockbeggar.
- 4.11.30 Each of these very different buildings enhances the particular part of the character area in which it is located, represents good local vernacular detailing and reflects the cultural history of the area.



4.12 Highwood and Hangersley (J)

- 4.12.1 This character area is at the southern end of the escarpment. It is an area of dispersed settlement running from the A31 in the south, to Highwood in the north and contains the settlements of Hangersley, Linford, Linbrook, Highwood and the historic area of North Poulner.
- 4.12.2 The area is bordered by the linear character area I, within the River Avon floodplain, in the northwest corner. Outside of the conservation area to the northeast, east and southeast is the open Forest heathland. To the west, is the edge of the River Avon floodplain and the gravel quarries; to the southwest, is the urban area of the edge of Ringwood. To the south, is an area of dispersed late 19th and 20th century rural settlement, with the route of the A31 running east west below, forming the boundary of the character area for a short length.
- 4.12.3 The earliest surviving buildings date from the 16th and 17th centuries. These are isolated farms and cottages, widely dispersed over the area. The majority of the development within the character area dates from the 19th and early 20th centuries and is in concentrated small groups of buildings alongside the roads and at the funnels onto the Forest.
- 4.12.4 Much of the area was originally common land interspersed with small areas of arable fields. During the 18th century areas of common land were enclosed in a piecemeal fashion. The erosion of the common continued into the 19th century with parts of Hangersley Common being enclosed under the Enclosure Act. The gravel pit at Poulner was once part of the common but is another example of encroachment as were the small fields and paddocks on its western edge. This gives the area its character of small irregular paddocks and fields contrasting with the more regular field patterns of the later enclosures.
- 4.12.5 The later 20th century and modern development in the character area is scattered throughout the area, through both the infilling of vacant plots within the earlier linear developments and also as individual large houses, set back from the roadside, and built in clearings in the copses. However, with a few exceptions, the design and character of this later development generally does not reflect the local distinctiveness of this area.
- 4.12.6 The landscape of this character area differs from that of many of the other character areas within the conservation area. It is situated at the southern end of the escarpment where the land rises both from the Avon Valley and from the route of the A31. On top of the escarpment in this area, the land is not a flat plateau, but instead, undulates and is cut by five small stream valleys draining the land towards the River Avon. There is a mixture of small fields and paddocks, coppices, woodland and plantations. In the northern part of the area, fields on the valley side are quite large and contain a number of individual specimen trees giving an open parkland feel to the landscape. In other areas, the landscape is much tighter, with areas of woodland pasture and copses interspersed with small fields and paddocks. The area is served by a network of intersecting lanes, many with hedge and tree boundaries. In the area of Highwood

Farm, the road is sunken between sharply rising tree banks. In contrast, there are several stretches of wide verge and green areas, particularly at road junctions and this gives a more spacious open feel to the landscape. On the eastern edge of the character area are a number of funnels onto the Forest, the major one being at Linford.



- 4.12.7 Views throughout the area are variable. In some areas, the views are very restricted by narrow lanes lined by hedges and trees, whereas in others, there are long distance vistas across the river valleys and the more open parkland type landscape. Along the eastern edge of the character area, there are medium and long distance views of the heathland and Forest.
- 4.12.8 The most southerly point of this character area is bounded by the A31 dual carriageway and to the west by the minor road running north-south at the base of the escarpment. The area is also served by a number of small linked roads around its perimeter and is also intersected by a network of small lanes and tracks.
- 4.12.9 Boundary treatments to plots are generally of a traditional nature and are hedgerows or low picket style fencing. However modern fences are beginning to creep into the character area. Several large specimen trees are also present within the character area along with areas of tree/scrub to the edges of the lanes.
- 4.12.10 There are seven listed buildings within the character area, all Grade II: Waterditch, Rooks' Coppice barn and Rooks' Coppice, Old Farm, the Yews/ Yew Tree Cottage, on Linford Road, Poulner Baptist Chapel, and Linbrook Almshouses.
- 4.12.11 The Yews and Yew Tree Cottage is one of the earliest buildings in the area, dating from the 16th century with an 18th century extension. It is timber framed with brick infill panels, has a thatched roof and casement windows.
- 4.12.12 Waterditch is a timber framed, lobby entry farmhouse, with an inscribed date of 1625. It has wattle and daub and brick infill panels and a thatched roof. It is of one and a half storeys, has casement windows and a plank door.
- 4.12.13 Rooks' Coppice barn dates to the 17th century and has a timber frame with brick infill panels and a later slate roof. Rooks' Coppice is an early 19th century farmhouse with possible earlier core. It is constructed in brick with a slate roof and has sash windows with rubbed brick arches over and stone cills. It has a six panel door with radiating fanlight above.
- 4.12.14 Old Farm dates from the 18th century and is a substantial brick built farmhouse. It has a dentil cornice and an old clay tile roof. The window openings have rubbed brick arches, but the windows themselves were replaced in the 19th century with small pane cast iron casements.
- 4.12.15 Poulner Baptist Chapel has a date inscribed of 1840. It is unusual in that it is constructed in rendered cob with a thatched roof. It has five sloping buttresses, casement windows, with a round window in the gable over a thatched door hood which stands on modern posts.



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- 4.12.16 Linbrook Almshouses, which are of mid-19th century date, are constructed in brick with blue brick decorations and stone dressings to window and door openings. The gables are tile hung and the roof is tiled. There is a veranda along the main façade, but the most prominent features are the three large decorated gabled dormers with wrought iron finials at the apex and paired pointed casement windows.
- 4.12.17 In addition, 31 un-listed buildings have been identified as being of local, vernacular or cultural interest; these are mainly of 19th or early 20th century date. Particularly notable individual un-listed buildings include: The Old Cottage; Thatch Cottage; Highfield; the Spinney; Chamberlains Farmhouse; Wychcombe Cottage and Hangersley House.
- 4.12.18 Thatch Cottage is an early 19th century, two storey, cob cottage with a thatched roof and casement windows. In contrast, the Spinney is a very long, low, one and a half storey, cob cottage with a brick extension and thatched roof.
- 4.12.19 The Old Cottage, Poulner Common, is a late 18th century brick cottage of two storeys with a one and a half storey extension to the west and a single storey extension to the east. The building sits under a sweeping thatched roof. Highfield is an early 19th century painted brick building. It is of two storeys, has a thatched roof and casement windows. Linmoor Cottage, on the other hand, was a lower status painted brick cottage of one and a half storeys with casement windows and a thatched roof.
- 4.12.20 Chamberlains Farmhouse is a mid-19th century high status brick building with a slate roof and large overhanging eaves. It has sash windows with rendered arches and cills and the door is of six panels under a fanlight. In contrast, Wychcombe Cottage, dating to the late 19th century, is typical of its period, being built of brick under a slate roof and has sash windows.
- 4.12.21 The Church of St John the Baptist dates to the later 19th century. It has rendered walls with brick detailing and a plain clay tile roof. At the west end, is a shingle clad, louvered, bell cot under a small tile roof. The windows are of casement style, giving the building a cottage feel.
- 4.12.22 Hangersley House in St Aubyns Lane is a large, high status early 20th century house constructed in the Arts and Crafts style. It is built of brick with decorative brick quoins to the corners. It has a clay tile roof with deep overhanging eaves and mullion and transom windows with leaded lights. It stands in a large landscaped garden.
- 4.12.23 Linbrook Park Nursing Home, at Linford, was originally built for Bournemouth Corporation as a tuberculosis sanatorium. The construction began in 1938, but ceased in 1940 owing to the out break of the Second World War and was never completed. The site was sold by the National Health Service in 1957/58 and was converted to its present use. The buildings are of two storeys and constructed of brick under flat concrete roofs with Crittal metal windows. This is a very large surviving complex

of this period and type of utilitarian building and has parallels in design to World War Two air-field accommodation blocks, such as those at the former RAF Hemswell in Lincolnshire.

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

4.12.25 There are also four modern houses notable for their use of traditional materials and design. Oak Apple Farm is a rendered building with both thatched and tiled roof components and simple casement windows. It sits well in its landscape. Linford Green is a new house situated on the edge of the green. It is of 19th century style, with rendered walls, slate roof and sash windows. Tangle Wood is again a rendered building with re-used Bridgewater clay tiles on its roof and simple casement windows. Vine Cottage, in contrast, has a brick ground floor with dark, stained, weather boarding at first floor and traditional gables, barge boards and dormers, all under a plain clay tile roof.

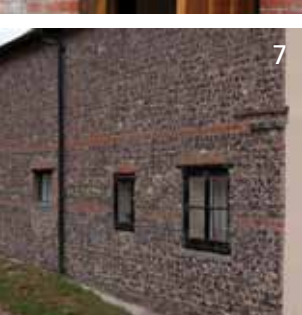
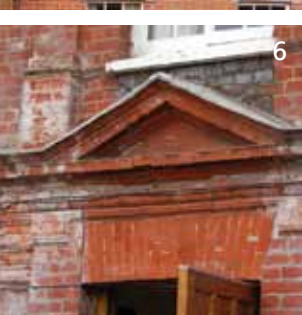




4.13 20th century dispersed settlement within woodland (K)

- 4.13.1 This character area is at the north eastern end of the conservation area and contains two groups of dispersed 20th century housing within old plantations and woodlands.
- 4.13.2 The character area is bounded by character areas A and B to the west and protrudes between elements of character areas C and D to the south. To the east, are the heathlands and woodland pastures of Hale Purlieu and to the north, the settlement of North Charford.
- 4.13.3 The character area was part of a late 19th century plantation of pine trees encroaching into regenerated woodlands and pasture, on the edge of the Forest, and may well represent an area of earlier abandoned inclosures. Much of the plantation was cleared during the First World War to provide timber for gun carriages. There are very few buildings shown in this area on the 1870 six inch Ordnance Survey Map and the development is entirely of 20th century date. Hale Purlieu was purchased by the local builders W H Dear in 1922. They started to clear birch and rhododendron scrub to provide plots to build houses. The first house was The Knoll and the rest followed at about yearly intervals until 1939 when work stopped for the war. The final house to be built was Archer's Folly in 1953. Since that date some of the earlier houses have been altered or rebuilt.
- 4.13.4 The built development is located along the north-south boundary road to the more open land of Hale Purlieu and to the north of the road to Woodgreen in the east. The houses are set in large gardens, quite often at the end of long private drives, and are entirely surrounded by woodland. This character area represents the final phase of encroachment and settlement on the Forest edge within the western escarpment area and, due to the hidden nature of most of the buildings, this built development has a generally neutral impact on the landscape of the Forest edge.
- 4.13.5 The landscape is mainly of a wooded nature, facing onto the heathlands to the east and bounded by the rising ground and more open agricultural land of character area C and the heavily wooded Godshill inclosure to the south.
- 4.13.6 Views throughout the character area are limited by the heavily wooded nature of the area; however, some glimpsed views of the heathland to the east are afforded from the north-south road through the woodland pastures.
- 4.13.7 Boundaries to the roads are mainly thick hedgerows with an abundance of rhododendron bounding the areas of private gardens. A bank and ditch runs for most of the length of the north-south road on its western boundary. The road into Woodgreen has banks and ditches on both boundaries for most of its length until it reaches the more open heathland.
- 4.13.8 The principal roads within the character area are the north-south road along the boundary of Hale Purlieu and the east-west road giving access to the village of Woodgreen. Within the area there are a number of tracks and private drives leading to the main groups of houses.

- 4.13.9 There are no listed buildings in this area and most of the modern buildings do not reflect the local vernacular building traditions or materials of their New Forest environment.
- 4.13.10 There are few buildings which have been identified as being of local, vernacular or cultural interest. Warren Farm is of note, as it appears to have an 18th century core, but was heavily modified in 1879 and later. It is built of brick and has a tiled roof. It has casement windows at ground floor level and large modern dormers in the roof. The large central chimney stack is a feature, comprising four chimney shafts connected by arches.
- 4.13.11 Merry Mole has a modern timber frame and glazed extension reflecting the constructional techniques of the 16th century buildings in the locality.



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 being of timber and thatch, with a number of instances of cob. There is a wide range of building types in Western Escarpment Conservation Area, from lower status cottages dating from the 19th century to higher status larger farmhouses. These buildings display traditional construction techniques using readily available materials. 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 tiles, Welsh roof slates and local hand made bricks became available to builders.

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

5.2 Walls ⁴

5.2.1 There are a number of 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 numerous examples of cob in the area, Cherry Tree Cottage, Woodgreen is a good example of an encroachment dwelling on the edge of the common. There is a predominance of 18th and 19th century buildings. These buildings are constructed either of brick or cob. Bricks could be sourced locally – a brick field is noted on the 1870 6" map at Blissford, on the edge of Blissford Hill. There were also a number of brickworks on the other side of the Avon valley in the Fordingbridge and Sandleheath area in the 19th century. During the 20th century many local brickyards declined and bricks were brought in from further afield.

5.2.2 Flintstones and its associated barn on Castle Hill is a notable example of the use of flint, which is an usual material in this part of the Forest. The barn itself is also unusual in that it contains not only flint, but also areas of cob. Flint as a building material is normally associated where chalk is the underlying bedrock, however, in this area the underlying substrata are generally gravels and clay.

5.2.3 Agricultural buildings 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.

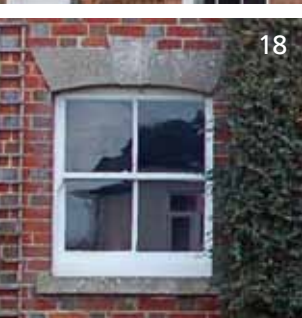
Photographs: 1, Timber frame walling; 2, Exposed cob; 3, Late 17th century brickwork; 4, 18th century brickwork; 5, Edwardian brickwork; 6, Decorative 18th century rubbed and cut brickwork; 7, Flint walling.

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

5.3 Roofs ⁵

- 5.3.1 There are many 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.
- 5.3.4 The individual thatcher would often create a signature feature on the roof of a thatched building, and examples of birds are common in the area.
- 5.3.5 There are a number of plain clay roof tiles on 18th century buildings, but natural slate became very popular from the mid 19th century onwards due to its availability with the advent 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, scallop and beaver-tail roof tiles and decorative barge boards to eaves also characterise some of the 19th century cottages within the area.
- 5.3.6 There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than clay tiles and slates that they are replacing. The concrete tiles can often appear prominent within the historic landscape and therefore, their use is discouraged within a conservation area.
- 5.3.7 Chimneys make an important contribution to the skyline and can be an





essential component of a building's character. Chimney pots also add to the character of the roofscape and there are 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.

5.4 Windows ⁶

- 5.4.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance. The main style of traditional windows in cottages is side hung, single glazed, timber casements.
- 5.4.2 In the 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, a few cottages have small paned cast iron casement windows which are an important feature in the 19th century.
- 5.4.3 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, periods of buildings and the social standing of the buildings.

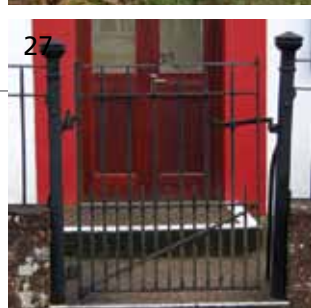
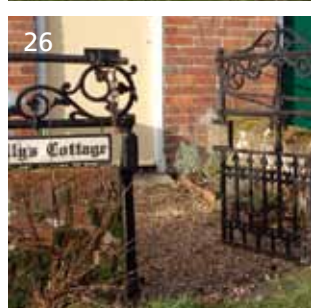
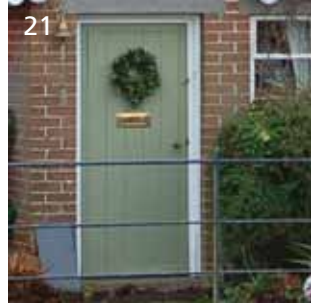
5.6 Garden walls, fences and other means of enclosure

5.6.1 Many historic boundaries remain within the conservation area, defining the original plot sizes, and are natural or man made. The highly rural nature of the area has led to little use of garden walls. However, there are examples of traditionally detailed fences, such as metal estate fencing and simple post and rail fence. The predominant means of enclosure is the use of hedges (discussed later). The surviving 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.

5.6.2 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 materials are cob and timber frame with some examples of higher status brick.
- Thatch is the predominant roofing material in the area and is prevalent from the 16th century onwards. In the 18th and 19th centuries tile is mainly associated with the high status brick buildings. From middle of the 19th century slate becomes popular.
- Windows and doors are generally traditionally designed and made of timber, although occasionally windows are made of cast iron. The use of PVCu is beginning to impact detrimentally on the area.
- There are few examples of historic manmade boundary features. However, important examples of 19th century estate fencing remain.



Photographs: 21, Plank door; 22, Victorian panelled door with fanlight over; 23, Georgian six panel door with fanlight over; 24, Timber picket fence; 25, White painted timber fencing; 26, Decorative cast iron gateposts and wrought iron; 27, Decorative cast iron gate and railings.

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



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 steeper slopes of the escarpment, in areas of residual ornamental woodland and within the parkland setting of Hale House. 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 Of particular importance is the avenue of lime trees along the drive to Hale Park. This lime avenue has been identified as being the longest in England of its type and is a prominent feature within the wider landscape.

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

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

6.3 Open spaces

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

6.3.2 The open spaces within the settlements are mainly residual areas of common which have been encroached upon by dwellings and can be in the form of greens or wide verges. Notable examples of these are the commons at Hatchet Green, Woodgreen, Hyde, Gorley, Mockbeggar and Linford.



6.3.3 On the eastern boundary of the conservation area the heathland is the principal form of open landscape. To the west, is the valley and flood plain of the River Avon, with its large expanses of flooded gravel pits in the Ibsley and Blashford area. To the south, the area is bounded by the A31 and the large housing estates to the north of Ringwood. To the north, are the settlements of Downton, Redlynch and Lover with their associated farmland. Within the conservation area, between the settlements, the mosaic of small irregular arable field systems of medieval origin create intimate spaces, punctuated by commons, 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 down the escarpment from the higher Forest area. The water courses and associated wet land areas are a key source of biodiversity within the conservation area, supporting many types of wildlife.
- 6.4.2 Several of the commons are designated as Sites of Special Scientific Interest due to their importance to nature conservation and biodiversity. The short, pony-grazed grasslands are species-rich with a range of grasses and sedges, as well as pockets of diverse herb-rich communities. Spring annuals, such as the interestingly named subterranean clover are also common.

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, as well as to some elements of 19th century inclosure. Particular examples include the edge of Godshill Inclosure. Other manmade features in the landscape include: Windmill Ball at Hatchet Green; Frankenburg Iron Age Fort, the adulterine castle at Castle Hill, the Picket Well at Hale, the lych gate at the Church of the Holy Ascension, the cast iron finger post on Gorley Green and the ha-ha at Moyles Court.
- 6.5.2 Also of particular significance are the grounds of Hale Park, which are listed Grade II* on the English Heritage Parks and Gardens Register. This manmade landscape was laid out by Thomas Archer between 1715 and 1720, and comprises formal and informal gardens and wooded pleasure grounds, with adjacent parkland. This manmade landscape is important as being one of the most complete of its type to survive in England. Thomas Archer is buried in Church of St Mary, adjacent to Hale House.



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6.6 Important views

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

6.6.2 Notable views include those out from the escarpment over the Avon Valley to the west, sometimes over considerable distances. Particularly important is the planned view from Hale House, across the valley, with Breamore House forming the end stop eye catcher.

6.7 Key characteristics

- Copses of trees and areas of woodland and plantation are interspersed with the arable fields and settlements.
- Large individual specimen trees on the parkland like landscape on the escarpment slope, in field hedgerows and within Hale Park.
- Nationally important avenue of lime trees in the listed parkland at Hale House.
- Wide verges and enclosed greens.
- A number of larger open common areas.
- Survival of historic ditch and bank boundaries to enclosures, particularly for woodland and plantations.
- Hedges are important enclosure features, contributing to the character of the area.
- Sharply contrasting landscape of the escarpment edge.
- Survival of important earthworks from the Prehistoric and Medieval periods.
- Long distance views over the Avon Valley particularly at the northern end from Castle Hill, Woodgreen and Hale.

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.



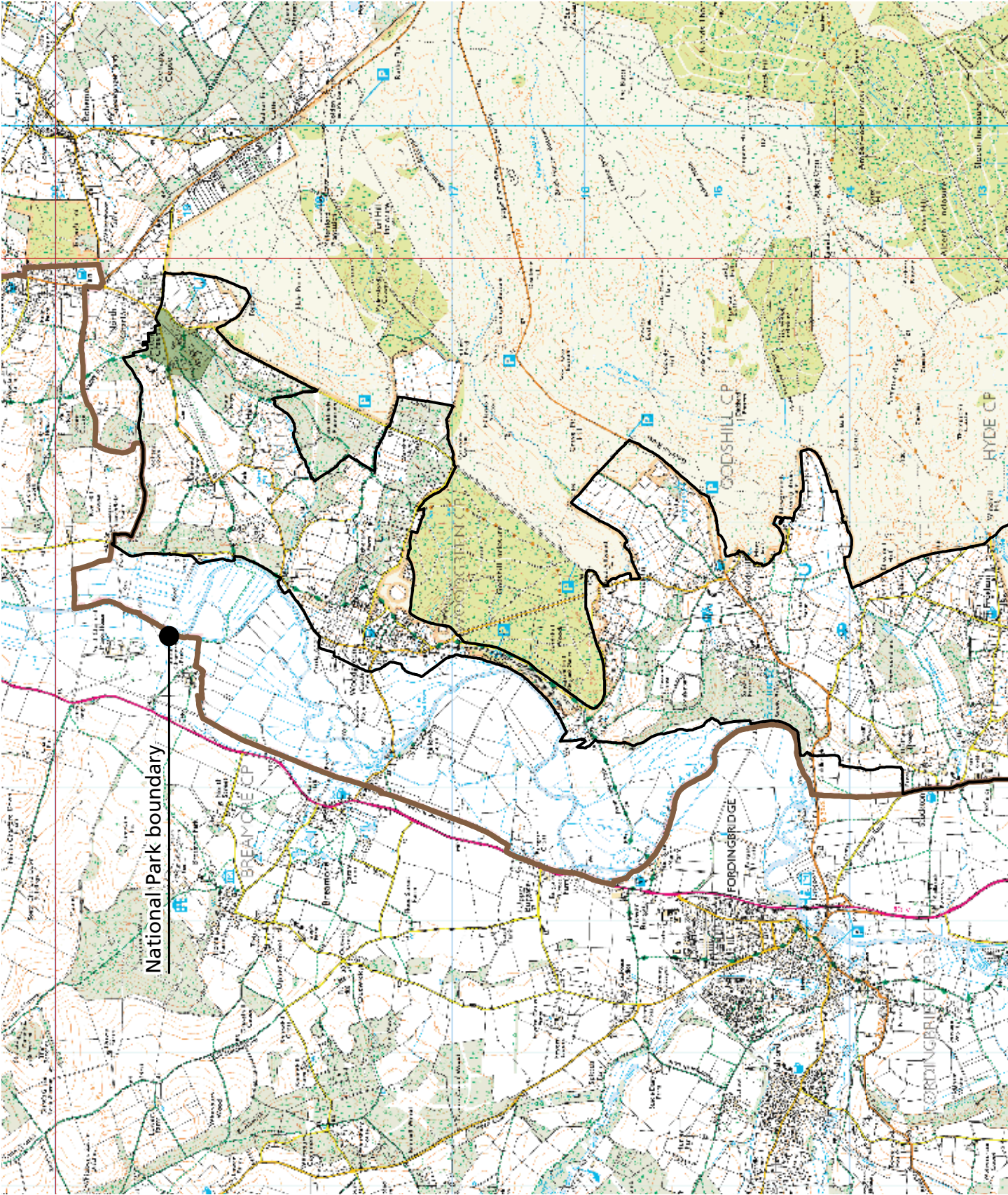
- 7.9 Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as walls or hedgerows, needs careful consideration.
- 7.10 It is important that development on the edge or immediately outside of the conservation area boundary does not have a detrimental impact on views into and out of the conservation area.
- 7.11 Overhead wires are an unfortunate feature in the historic landscape, especially noticeable in parts of the area such as Woodgreen. Also when considering views into and out of the conservation area, the wirescape created by tall pylons, along the Avon Valley is intrusive.

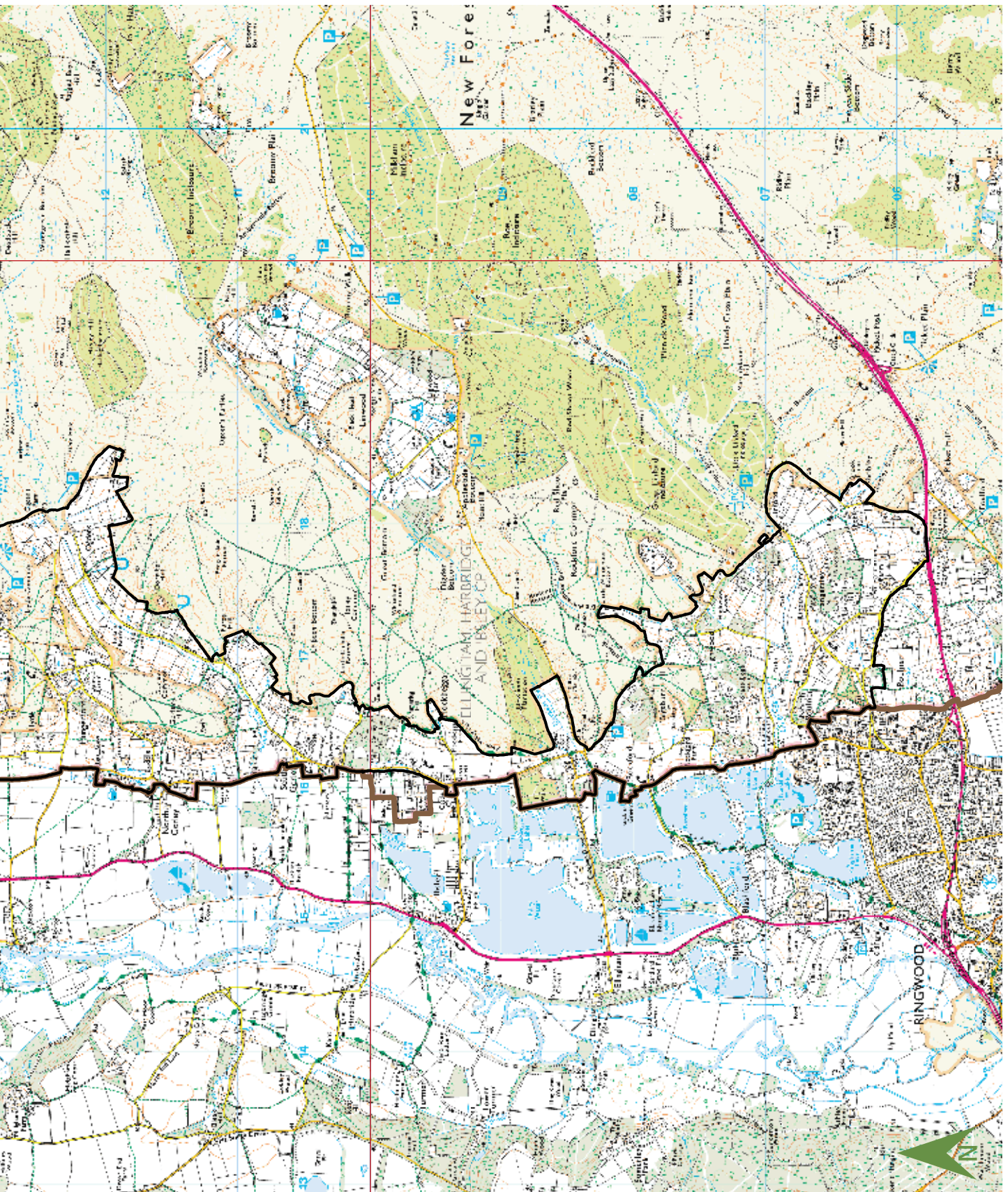




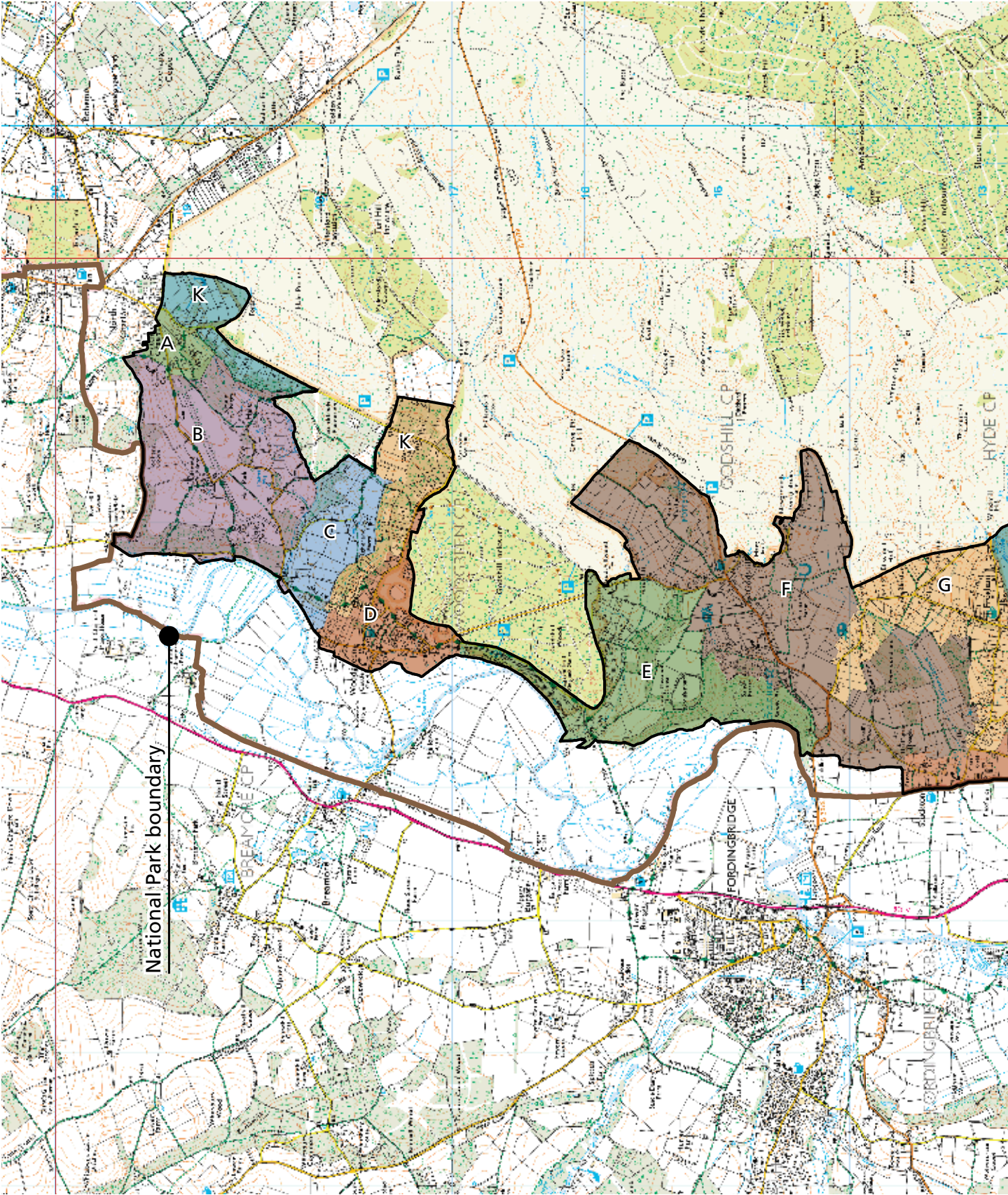
Photograph: Rook's cottage.

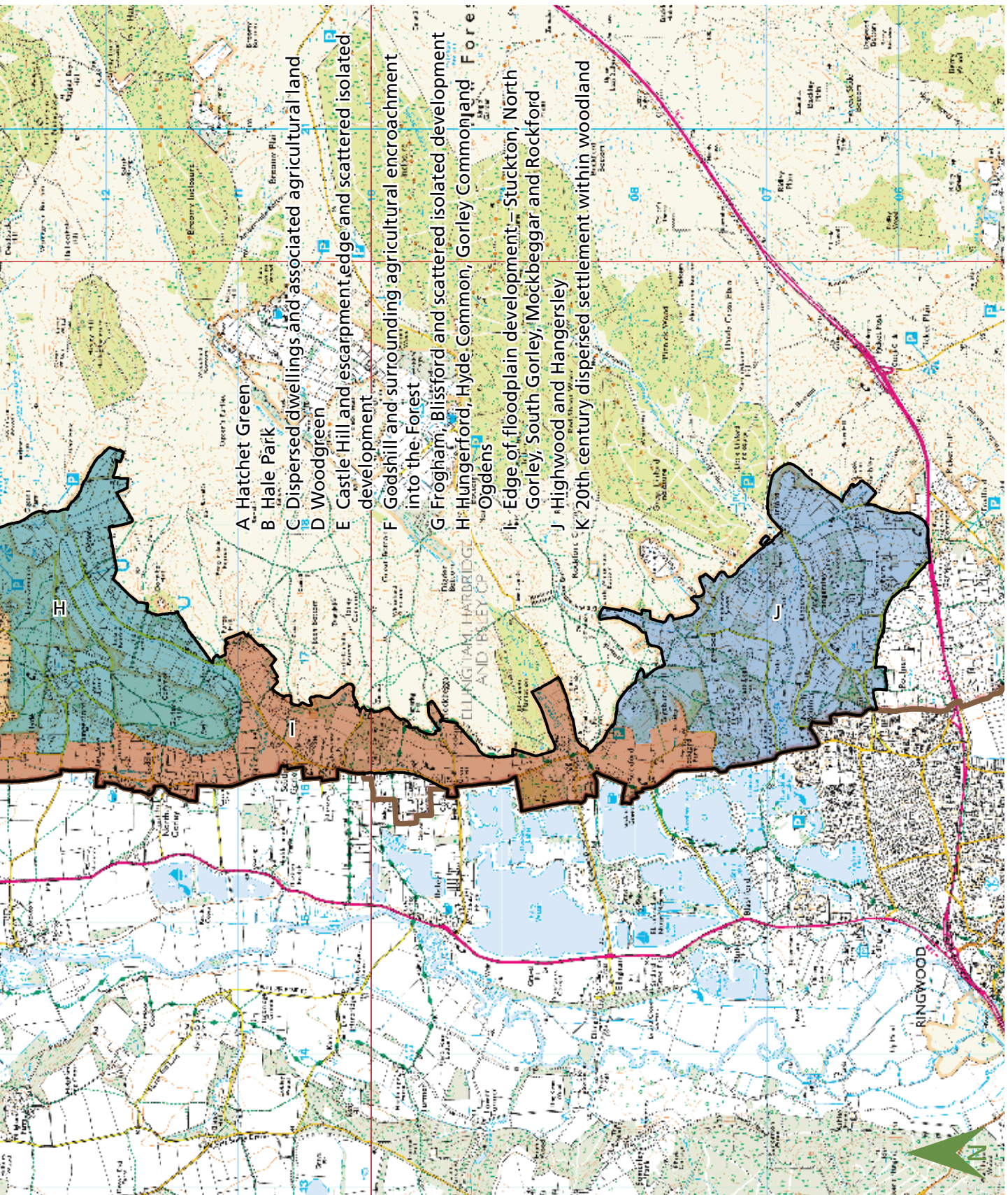
Annex 1 Map showing conservation area boundary





Annex 2 Map showing character areas





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 Western Escarpment 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.

Consultation on Proposed Conservation Area Western Escarpment

Planning Controls in Conservation Areas

Trees

Key Characteristics of the Proposed Conservation Area

Questionnaire for proposed conservation areas

A: Hatched Green

B: Hale Park

C: Hatched Green and Hale Park

D: Woodgreen

E: Castle Hill and Escarpment edge and scattered isolated dwellings

F: Godhill and surrounding agricultural land

The main purpose of designation are:

- to give the Area a special character and interest of its own;
- to give the Area a special character and interest of its own;
- to give the Area a special character and interest of its own;

Open afternoons and evenings were held in Boldre and East Boldre 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



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 portrait

Map tile 3, 4 & 5 - A0 landscape

Map tile 6 - A0 potrait

Map tile 7 - A0 landscape





print information

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

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