



Beaulieu, Buckler's Hard and Exbury

Conservation Area Character Appraisals





Beaulieu, Buckler's Hard and Exbury

About the character appraisals

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

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

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



Each character appraisal considers:

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

This document is for:

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

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Beaulieu

Executive summary

Beaulieu is an area of historic landscape and settlement which has developed its unique character since 1204 when the Cistercian Order of monks established its Abbey on the banks of the river. The presence of the Abbey and its agricultural activities was the catalyst for the early development of the settlement, which continued even after the dissolution of the Abbey, as the new secular Estate required the support of an Estate village.

The settlement is surrounded by arable land and Forest concentrated in the valley of the Beaulieu River. The surviving historic buildings in the village centre would suggest gradual growth from the 17th century onwards and the development of Palace House from a small hunting lodge to a larger country house, gave a further boost to building construction in the 18th and 19th centuries. Towards the end of the 19th century, the development of tourism in the New Forest encouraged further expansion of the village, including the building of the present Montagu Arms. In the second half of the 20th century, the development of the National Motor Museum as a major attraction, from a private collection of historic vehicles, helped to secure the economic viability of the Estate and village into the 21st century.

The river was historically the main artery for commerce and transport for Beaulieu Abbey and its estate. In the 17th and 18th centuries it became a focus for ship building and repair which continued until after World War 2. Today the river still has a major role to play and it is a fundamental part of the tourism and leisure industry on which the area relies for its economic survival.

The conservation area consists of a mixture of buildings of varying ages and styles, but is most notable for its brick buildings in High Street and the stone rubble buildings within the Abbey Precinct. High Street is an eclectic mix of ages and architectural styles, but the unifying theme is the use of traditional materials particularly brick and tile. Most of the buildings have survived remarkably intact.

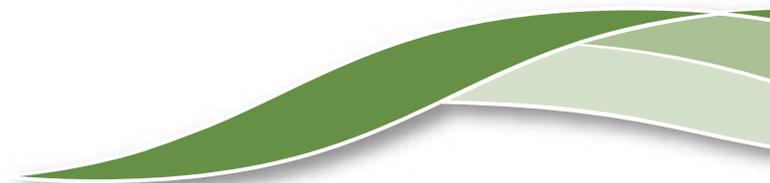
The relationship between settlement and historic landscape is still evident in the way that the surrounding arable lands and woodlands flow into the built environment. Trees, hedges and open spaces, particularly relating to the river and Mill Dam are important components of the rural character of the settlement.

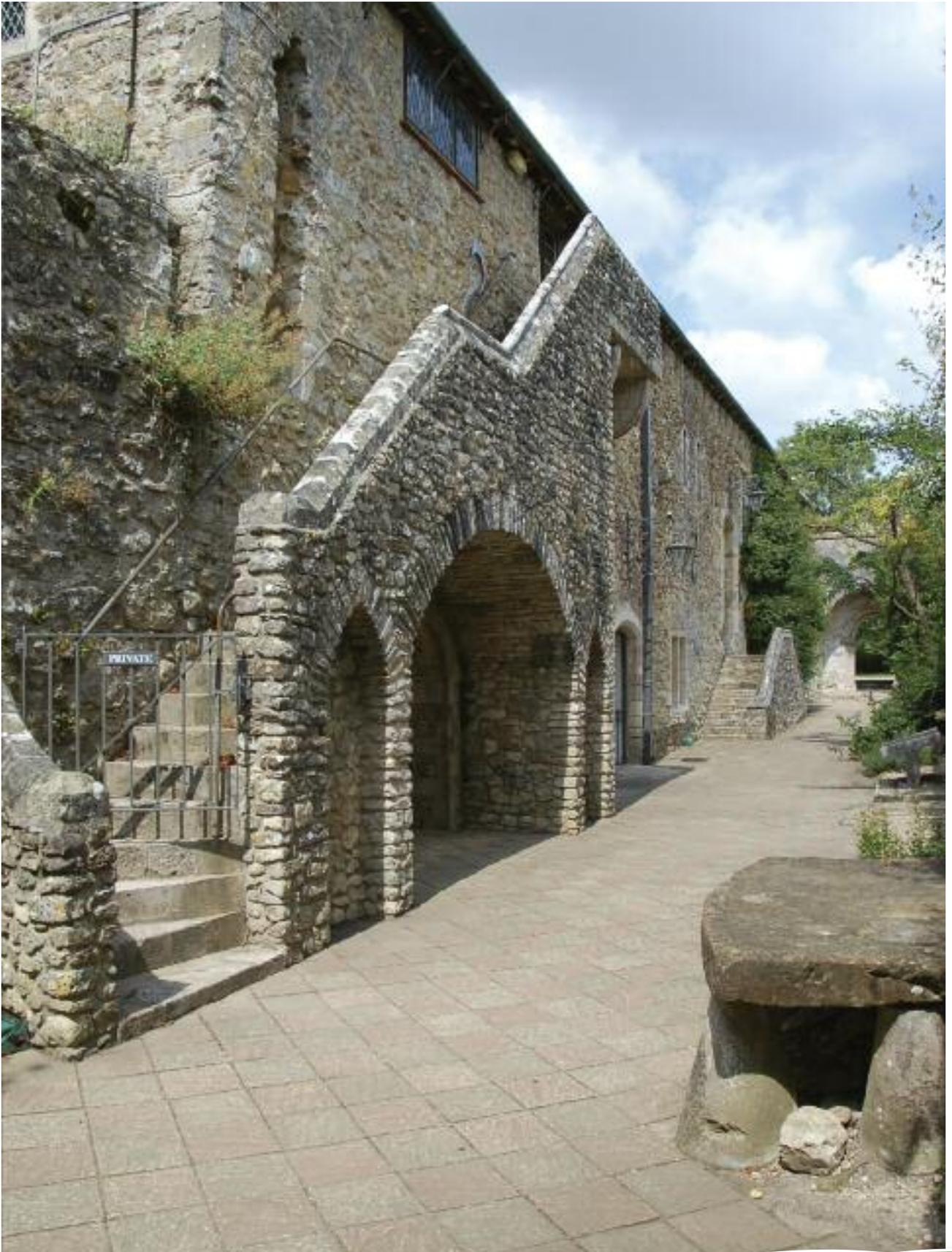
In recent years there have been some changes in the conservation area in the careful and skilful introduction of small groups of new cottages on the western side of the village which have respected the character of the area.

Historically, agriculture and woodland activities were important to the survival and development of the settlement, particularly in the servicing of the Abbey and the later secular manor. Today, the economy is more widely based serving the needs of both the thousands of tourists attracted to the area, the needs of the local population and the Estate.

There are pressures on the area from tourism but these have been and need to continue to be effectively managed.

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





Buckler's Hard

Executive summary

Buckler's Hard is a small settlement which has developed its unique character since 1720, when the 2nd Duke of Montagu planned it as a new town and free port. It is bordered by the Beaulieu River to the north and arable lands and woodland to the east, south and west.

The planned town never came to fruition and the settlement is little more than a hamlet with two rows of houses down the sides of a broad High Street. The prosperity of the settlement in the latter part of the 18th century was based on ship building, with contracts to build warships for the Navy.

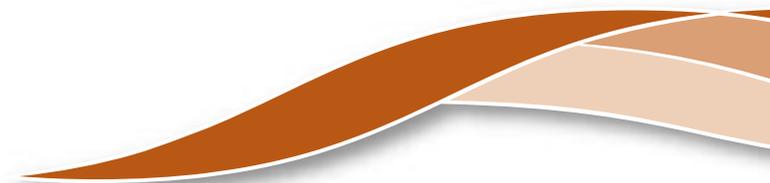
The settlement consists of buildings mainly dating from the 18th century, all constructed of local red brick with tiled roofs, which creates a homogenous look and feel. The buildings are largely unaltered and retain many original features, fixtures and fittings.

The focal point of the settlement is the wide green High Street leading down to the Beaulieu River which together with the large green area towards the Beaulieu River gives a feeling of openness to the settlement. There are expansive views both up and down stream with a bustle of boat movements, particularly during the summer months.

Today the settlement is mainly involved in the tourist industry. A number of the cottage interiors are devoted to fixed tableaux depicting the life during the heyday of the community in the late 18th century. Tourism is well managed and, although there are large numbers of visitors particularly during the summer, the settlement retains a feeling of peace and tranquillity.

In recent years there has been little change, other than discreet works to assist in accommodating visitors to the historic site. The Beaulieu Estate's conservation plan, first conceived in the 1960s, has ensured that these necessary changes have not adversely affected the overall character and quality of the area. Their excellent management of the site has ensured its continuing economic viability and reduced the impact of visitor pressure on this very important historic site.

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





Exbury

Executive summary

Exbury is a small linear village which has developed its unique character over the last two hundred years. It is bounded by woodland and arable land except on the west where it abuts the parkland and landscape gardens of Exbury House.

The settlement developed as a small planned Estate village associated with Exbury House. The first phase of development occurred at the end of the 18th or early 19th century and is characterised by the use of cream coloured bricks and slate roofs. A further phase dates to the first quarter of the 20th century particularly the period after the First World War when Lionel de Rothschild began to develop the grounds of Exbury House to accommodate his growing plant collection. This phase is typified by the use of two inch red bricks, plain clay tile roofs and designs echoing the popular Arts and Crafts movement. The consistency of style and use of materials, particularly local brick and tile, is key to the character of the area.

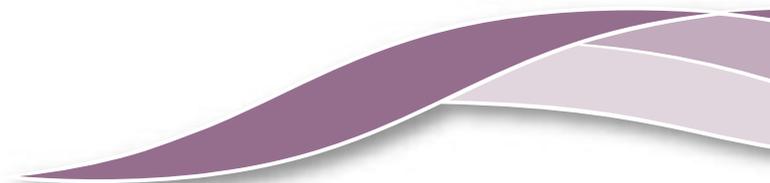
The adjacent woodland of Exbury House provides a backdrop to the settlement on its western side. There are also a number of large important trees which frame views through the settlement particularly along the main street. All the approach roads have strong hedge and tree boundaries which afford only glimpses of the adjoining arable land.

Views within the conservation area are long and narrow due to the trees and hedges and afford only occasional glimpsed views of the Estate water tower.

In recent years there has been little change within the conservation area. Only a small amount of new development has taken place and a limited number of extensions or alterations to existing dwellings.

The village would originally have been involved in the servicing of the adjacent Exbury House along with its Estate and agricultural activities. This role continued into the 20th century and now includes an involvement with Exbury Gardens in the grounds of the house.

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





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Part 1 Introduction

- 1.1 In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, for each conservation area in the New Forest National Park, a character appraisal has been prepared following guidance produced by English Heritage and Central Government.
- 1.2 The character appraisals should be read in conjunction with New Forest National Park Authority planning policies¹. The appraisals have been produced to inform the designation of conservation areas covering Beaulieu, Buckler's Hard and Exbury in the New Forest National Park. Designation of these areas took place on 29 January 2009. The appraisals will be used to guide future development within the conservation area.
- 1.3 The conservation area boundaries are shown in Annex 1. A detailed set of maps is included on the DVD at Annex 6 which highlight character features in the conservation area.

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

Part 2 Background

- 2.1 Conservation areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance”². Conservation areas were introduced in the late 1960s³ as part of a wider recognition of the contribution made by areas of distinctive character. Although the merits of individual buildings had been recognised for many years, through the listing process, the value of good quality historic areas had not been formally acknowledged until that time.
- 2.2 Designation introduces control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest. It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. Our experience of an historic area depends on much more than the quality of individual buildings. It also depends on the historic layout of property boundaries and thoroughfares, on a particular mix of uses, on characteristic materials, an appropriate scaling and detailing of contemporary buildings, on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces, on vistas along streets and between buildings and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of the built environment in its broadest sense, as well as the protection of individual buildings.
- 2.3 The Authority has a duty to ensure that the character of the conservation area is preserved or enhanced, particularly when considering applications for development.
- 2.4 In order to do this it is important to understand what it is that gives the area its distinct and unique character. This character is derived from a number of factors including its historic development, landscape and topography, the style, type and form of the buildings, spaces between buildings, materials, textures, colours, detailing and less tangible aspects such as sounds, smells and general activity which can contribute to the special character of the area.
- 2.5 Local authorities are now encouraged to prepare character appraisals for their conservation areas to identify these special qualities and to highlight features of particular significance. By establishing what makes the conservation area special, the reasons for designation become clearer to those who live, work or propose to carry out development within it. The appraisals are intended as an overview, providing the framework within which individual planning applications can be assessed.
- 2.6 When determining applications the planning authority considers factors such as size, scale, materials and design in order to assess the likely impact of the proposed development on the character of the conservation area. The character appraisals have been written to work in conjunction with New Forest National Park Authority planning policies. The appraisals include text, maps and photographs, to pick out those features which contribute to the special character of the conservation area. It is not realistic to refer to every building or feature within the conservation area, but the omission of any part does not mean that it is without significance.

² Planning (Listed buildings and Conservation Areas) Act 1990

³ Civic Amenities Act 1967

Part 3 Beaulieu Conservation Area

3.1 Context

- 3.1.1 The conservation area contains the village of Beaulieu including: the High Street; part of Lyndhurst Road; part of Palace Lane; Dock Lane; part of the B3056; the Abbey grounds, including Palace House and the Abbey ruins and part of the east and west banks of the Beaulieu River south of the settlement. It includes a conservation area which was first designated on 19 March 1971 and later revised 29 September 1999.
- 3.1.2 The population of the parish of Beaulieu, including Buckler's Hard, is 850 (Hampshire County Council's Small Area Population Forecasts). The economy of the settlement was formerly based on activities supporting the Beaulieu Estate and the dispersed rural community. Today the area is more focused on providing services to the tourism industry and the diverse activities of the Beaulieu Estate.
- 3.1.3 The area has a range of community facilities, including village hall, hotel, cafés, shops, church and school.

3.2 Topography and landscape

- 3.2.1 The conservation area is located at the junction of the B3054 Hythe to Lymington Road and the B3056 Lyndhurst to Beaulieu Road.
- 3.2.2 The settlement is in the fertile valley of the Beaulieu River and is surrounded by the New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies in the south east of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.2.3 The core of the conservation area lies at the extremity of the tidal reach of the Beaulieu River. To the east of the river is the medieval Abbey Precinct which contains Palace House and the National Motor Museum. The majority of the settlement is on the western side of the river running at right angles to it up High Street. To the east, beyond the Abbey, is an area of dispersed settlement running along Palace Lane (B3054) and south down Dock Lane. The river valley contains arable land, woodland and pasture, but immediately beyond, it is surrounded by the open expanse of Beaulieu Heath. The parish extends from the Solent in the south at sea level, to the heathland plateau at approximately 150 feet above sea level in the north.
- 3.2.4 In 1905, the Victoria County History records the parish as covering 9,914 acres of which 2,974 acres were arable land, 2,345 acres were permanent grass and 2,699 acres were woodland. There were also 95 acres of water and 135 acres of tidal waters with 1,157 acres of foreshore. The parish is somewhat smaller today as some areas which were originally in the parish, such as East Boldre and Denny Lodge are now parts of other adjoining parishes.

3.3 Historic development of the landscape

- 3.3.1 At the time of the Norman Conquest the immediate area around Beaulieu was already under cultivation or pasture with small scattered settlements, small estates and manors. The Domesday Book mentions Otterwood, half a mile east of Beaulieu, and Har(t)ford, Througham (Park) and Wigarestun (probably Sowley), but there does not appear to have been a settlement at Beaulieu itself at this time.
- 3.3.2 The formation of the Royal Forest, through the enlargement of a pre-existing Saxon Royal Hunting Ground in the 1070s, affected the settlements and land usage in the area as they came under Forest law.
- 3.3.3 The area formed part of the Royal Hunting Ground until 1204 when King John founded and endowed the Cistercian Abbey at Beaulieu. During the 13th century, areas of what had been Royal Forest were separated off for use by the Abbey by the construction of a 'dyke' (usually a boundary bank and ditch surmounted by a pale). Beaulieu Rails at East Boldre is a prominent survival of this boundary feature. The boundaries of the Abbey lands which were fixed in the 14th century became the boundary of the later Beaulieu Manor Estate and coincided with the parish boundary until about 1960 when part of the Estate in the southwest corner was sold.
- 3.3.4 The Abbey lands were divided into a number of small farms and granges. St Leonards, Sowley and Beufre were the principle medieval granges, with Beufre and St Leonard's both having chapels. The granges were large farming enterprises run by lay-brothers from the Abbey. At St Leonard's there are the remains of a vast medieval barn suggesting grain production was very important on the Abbey estate. It has been suggested that, in the 1270s, the acreage under the plough was equal to the amount of cultivated land at the peak of arable expansion in the 19th century.
- 3.3.5 To the north and east of the monastic precinct and included within it, there are a series of fish ponds; these were used to provide a regular fish supply for the Abbey. To the west of the precinct is the large mill pond, which was created by the damming of the upper reaches of the Beaulieu River. This was constructed by the Abbey to provide a power source for the water mill which was situated in the south west corner of the precinct. Some time before the dissolution it was used to power a new corn mill built on land adjacent to the causeway which ran across the top of the dam.
- 3.3.6 In the 18th century, much of the land within the precinct was landscaped to form a suitable setting for Palace House and in the 19th century, the house was extended and formal gardens created. Today the northern area of the precinct and the 18th century landscaped area form the site of the National Motor Museum and the car parks and activity/show areas.
- 3.3.7 Land to the west of the village may show evidence of once having been part of the medieval strip system of cultivation or division into small holdings and this underlying pattern shows clearly on the 1868 Ordnance Survey map. To the east of the village, the landscape seems to be derived from a pattern of small fields exploiting the richer soils along the river bank.
- 3.3.8 The present system of roads would seem to have medieval origins, particularly those leading to the medieval gates through the Beaulieu Rails boundary bank onto Beaulieu Heath.
- 3.3.9 After the dissolution of the Abbey, the areas of monastic land holding became the basis of the secular Beaulieu Estate of the Earl of Southampton. The Estate was managed by a resident representative of the Earl and other later absentee landlord owners. However, in the

latter part of the 19th century, Palace House became the permanent residence of the Lords Montagu of Beaulieu. The original granges continued to operate as large farms on the Estate, although some were subdivided. The pattern of land usage underwent cyclic changes with great emphasis on timber production particularly in the 17th century for ship building and again during the Napoleonic wars. After these wars there was a decline in ship building at Buckler's Hard and a gradual reversion to permanent grassland which was only interrupted by the need for growing food during the Second World War.

- 3.3.10 The current Beaulieu Estate reflects the medieval Abbey land holdings and most of the farms are on their medieval sites. The land today reflects its original mix of arable, pasture and woodland usages, but the field patterns and shapes reflect the 18th and 19th century improvements in land management, particularly with the enclosure or amalgamation of smaller fields to create larger arable areas.

3.4 History of the settlement

- 3.4.1 There is no mention of the settlement of Beaulieu in the Domesday Book and when the Abbey was founded in 1204, it is unlikely that there was a settlement here, as the Cistercian Order preferred to establish their monastic sites in remote and uninhabited areas.
- 3.4.2 The place name first appears in 1204 as "Bello Loco Regis" and in 1208 "Bellum Locum". In 1300, the name appears as "Beulu", in 1341 as "Beuleu" and in 1381 "Bewley". The place name is derived from the Anglo-Norman meaning 'lovely place', the name given to the Abbey when it was established in 1204. This name was used elsewhere by the Cistercian Order both in England and France. The "Regis" element of the original name relates to it as being a gift of the King. The name often appears in its Latin form in early monastic documents, but the name has become anglicised over the years.
- 3.4.3 The Abbey Precinct was a large walled enclosure covering some 58 acres and the Abbey Church, at 336 feet in length, was the largest of the Cistercian Order in this country.
- 3.4.4 The earliest buildings in the village now date from the late 16th or early 17th century period, with the majority dating to the 18th and 19th centuries. The plan form of the village has many similarities to a medieval planned settlement, although only a small area, on the east side of High Street, displays the long narrow burgage type plots normally associated with this. It may not therefore have been planned but just grown organically at the Abbey gates.
- 3.4.5 It is likely that the village began to develop outside the Abbey gates in the late 13th century. A market was recorded in 1468, but this would appear to have been held in the Abbey Precinct rather than the village. In the 16th century, the writer Leland described Beaulieu as 'a townlet at the head of a creek' and the subsidy rolls of 1524 record a value of £6 19s 6d and included 62 tax payers. A survey of 1578 listed 34 tenements, the inhabitants of which were small-holders and cottagers, or craftsmen and retailers who held a certain amount of land. The hearth tax of 1665 lists 150 hearths chargeable (47 houses) and 41 hearths not chargeable (41 houses) making a total of 88 houses in the settlement.
- 3.4.6 In 1538, the Abbey was dissolved by Henry VIII and the lands reverted to the Crown. However, Thomas Wriothesley, who later became Earl of Southampton, purchased Beaulieu Abbey and its lands from the King for £1,350 6s 8d on 29 July 1538. The Abbey church was pulled down by Wriothesley and the building materials were salvaged and used for the construction of the fortifications around the Solent, such as Calshot Castle. Large quantities

of stone were shipped down the Beaulieu River, but the most valuable asset was the lead from the church roof. Wriothesley seems to have been an astute entrepreneur.

- 3.4.7 The Great Gatehouse and Abbot's lodging were converted and extended to create a hunting lodge, but many of the other monastic buildings were demolished. The monk's refectory was adapted for use as the parish church for the village and remains in that role today. The lay-brothers' wing, together with its storage accommodation and the adjoining cloister were also spared.
- 3.4.8 The converted gate house continued to be used as a seasonal residence; the Earl of Southampton running the Estate from his principal residence of Titchfield Abbey. The Dukes of Montagu (1673 – 1802) mainly lived in their residences in London and Boughton, using Beaulieu as a retreat for sporting activities. During this period, the population of the village grew and many new brick buildings were constructed. The Dukes of Buccleuch (1802 -1867) were also absentee landlords, but they did bring about considerable improvements in the village, sponsoring new schools, a reading room and providing a piped water supply. The census of 1801 recorded the population of the parish as 1,384; it then began to decline and by 1901 was only 833. For the first time in 1867, Palace House became the permanent residence of the Lords of Montagu. The building was greatly extended and new life and activity was brought into the Estate and village.
- 3.4.9 The settlement of Beaulieu would seem to have prospered as an Estate village in the 19th century and the Post Office Directory of 1859 portrays a picture of a typical rural village with activities supporting the local agrarian economy. There were 1,177 inhabitants in the parish. It had a school for boys and girls, supported by the then Lords of the Manor, the Duke and Duchess of Buccleuch, but small weekly payments had to be made by the children attending and there were annual horse and cattle fairs held on 15 April and 4 September. The Directory records the following occupations within the village: baker; shoemaker; shop keeper; three tailors; publican; blacksmith; butcher; carpenter, wheelwright and post master; school mistress and school master; cooper and shop keeper; grocer; saddler and harness maker; grocer and draper; grocer and baker; maltster and brewer; rope, twine and sacking manufacturer. There were also 21 farmers listed within the parish, but outside the village; a veterinary surgeon and seven private residents were listed, including the Lord of the Manor and the Rector.
- 3.4.10 The village changed little in the first half of the 20th century, although a few new buildings were added: Grove Gate Bungalow (late 1940s) the Fire Station (1950s) and a prefabricated classroom at the back of Beaulieu School. The trickle of visitors which had been visiting the Abbey since 1911 increased when Lord Montagu opened Palace House to the public in 1952. This, together with a general rise in car ownership, brought about a change to the village which started to become a busy through route for local traffic and a visitor destination in its own right. In 1967, Lord Montagu commissioned a plan to deal with the pressures at Beaulieu. The main objective was to control and cater for leisure activities on the Estate without damage to its natural beauty whilst also providing improved community facilities.
- 3.4.11 The resulting strategy, The Beaulieu Conservation Plan, established a policy of concentrating leisure activity at Beaulieu around the lands on the north side of Palace House in a remodelled visitor complex. This led to the creation of the new National Motor Museum, a visitor reception centre, catering facilities, and administrative buildings. A new vehicle and visitor entrance for the Motor Museum helped to reduce human and vehicle activity around

the Palace House and the Abbey Ruins. In the village, a new car park was built, together with two sizable buildings, a Village Hall and garage/filling station. Plans for additional housing were drawn up but not put into effect.

- 3.4.12 In the late 1980s, the issues in Beaulieu Village were re-examined. The Beaulieu Village Plan was drawn up by Beaulieu Estate in partnership with New Forest District Council. The proposals included sites for 20 local needs houses, improvements to the school buildings, relocation of the recreation field, rebuilding of the public conveniences, removal of some concrete lock-up garages and landscaping work on the by-pass verges. Most of this has now been achieved, and 15 of the houses have been built to date. Alterations to the plans for the remaining houses have been approved which will result in a mixed development with the Fairweather's Garden Centre.
- 3.4.13 In 2008, the Parish produced a Parish Plan which identifies various community-related issues and objectives which will be pursued in the years ahead.

3.5 Areas of archaeological potential

- 3.5.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.5.2 The traditional interpretation of the historic landscape is that, in the Bronze Age, large areas of primeval forest were cleared, exposing the poor soils of the Forest to erosion giving rise to areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at various periods. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.
- 3.5.3 The creation of the Royal Forest in the 11th century further restricted land use and settlement patterns in the area. The founding of the Abbey in 1204 changed this land use pattern with more intensive exploitation of the land for agricultural use. During the medieval period, a settlement developed outside the gates of the Abbey Precinct to service the Abbey and its estates. After the dissolution, the Abbey and its lands were acquired by the Earl of Southampton, and the settlement continued to prosper as an Estate village.
- 3.5.4 The area within the Abbey Precinct has been designated as an area of high archaeological potential which includes several scheduled ancient monuments. The village core, concentrated around High Street from Curtle House in the south to the Abbey outer gate in the north and from the by-pass in the west to the back lane and path leading to Bailey's Hard, has also been designated as an area of high archaeological potential.
- 3.5.5 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Consists of the remains of the medieval Abbey, Palace House and gardens, the historic village and medieval Mill Dam.
- Several Scheduled Ancient Monument designations cover some of the historic buildings and structures in the Abbey grounds.
- The majority of the historic development in the core of the settlement is one plot deep along High Street.
- More modern development comprises 20th century dwellings on the banks of the Beaulieu River and small groups of Estate cottages in the vicinity of the car park.
- The buildings in the core of the settlement are a mix of commercial and residential use and many are still in the ownership of the Estate.
- A number of higher status properties are dotted throughout the area and were associated with the Estate and its administration.
- There are 56 listed buildings or structures within the conservation area, of which four are Grade I and seven Grade II*.
- Included in the listed structures are: the remains of the medieval Abbey and its associated structures, Palace House, 17th, 18th and 19th century domestic buildings, 19th century shops and public house, 19th century industrial buildings and a 20th century house.
- 58 buildings have been identified as being of local, vernacular or cultural interest.
- These buildings of local interest are sympathetic to and enhance the setting of the listed buildings and wider conservation area.
- A number of the late 19th and early 20th century shops were converted from earlier domestic properties.
- The older domestic properties in the historic core are mainly of two storey and of local brick with tile roofs.
- Boundaries to plots are traditionally formed by hedgerows, Estate picket fencing, simple picket fencing or brick walls.
- Key buildings: Remains of medieval Abbey and Precinct, Abbey Church of the Blessed Virgin and Holy Child, Palace House, Abbey Mill, Home Farm complex, Montagu Arms, Whitehall, Curtle House, Primary School, Buccleuch Cottages, Baileys Hard brickworks buildings, Spence House and The Tukul.
- Key open spaces: Grounds of the medieval Abbey and Palace House, green at the head of the river (The Timbrells), Mill Dam, public car park, village recreation field, Learning Garden and Fairweather Garden Centre.
- Predominant building materials and detailing: Stone in the medieval Abbey Precinct area, locally produced brick and clay tile in the village, simple side hung casement windows, vertical timber sliding sash windows, horizontal Yorkshire sliding sashes, prominent chimneys.
- Sounds, smells and general activity: the area is dominated by the vehicular traffic using the main roads, visitors in the village street, shops, garden centre and boats on the river.

4.2 Character areas

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

- A. Medieval Abbey Precinct and Palace House
- B. Beaulieu River and northern bank
- C. Eastern entrance to the village
- D. Mill Dam and historic scattered development
- E. Historic High Street
- F. Dispersed later development to the east of High Street
- G. Dispersed later development to the west of High Street
- H. Beaulieu by-pass and historic scattered linear development
- I. The Lodge and environs
- J. Beaulieu River gateway



4.3 Medieval Abbey Precinct and Palace House (A)

- 4.3.1 This character area is formed by the majority of the former Abbey Precinct, which includes: the site of the Abbey, the remaining built structures relating to the religious building, fish ponds, the remains of the fulling mill and some standing parts of the precinct wall. In addition, the later Palace House and its landscaped grounds lie to the southwest of the former Abbey buildings.
- 4.3.2 The area is bordered by the Mill Dam (character area D) to the west and southwest, the causeway (in character area E), the Beaulieu River (character area B) to the south and the roadside development at the eastern entrance of the village (character area C) to the east. Outside the conservation area boundary, to the north, is the National Motor Museum, visitor centre and associated car parking and an extensive vineyard; to the northwest, is the upper course of the Beaulieu River; and to the north east, open countryside with scattered residential development.
- 4.3.3 The 58 acres of the medieval Abbey Precinct was originally enclosed by a three metre high stone wall, of which several elements survive, some to full height. The Abbey was founded in 1204 by King John and dissolved in 1538. The Abbey church was demolished and the outline of this huge building is depicted as foundations on the ground. Associated with the Abbey Church are the standing remains of the Cloisters and domestic buildings, including the refectory (now the parish church) and the lay brothers range, known as the Domus. The footprints of other elements of the immediate abbey buildings, including the infirmary, are depicted by yew hedgerows. Ancillary buildings still survive, including the remains of the fulling mill, corn mill and the outer gate house. The original inner gatehouse survives within the present Palace House.
- 4.3.4 In the future, on the ground interpretation to explain the full extent and significance of the Abbey precinct, could be useful as visitors associate the ruins of the Abbey Church, the Cloister and Domus only as being part of the Abbey complex, not necessarily recognising the value of adjoining structures and the significance of the size of the medieval Abbey Precinct, which at 58 acres, is one of the largest monastic precincts in the country.
- 4.3.5 Palace House, dating from the 16th century, with later additions, is a large country house in a prominent position in the southwest corner of the former Abbey Precinct. It has 19th century formal gardens and woodland garden to the north, west and east, which overlaid early 18th century landscaping, including a canal and cascade. The remains of the latter still survive outside of the conservation area boundary to the north.
- 4.3.6 Later buildings associated with the country house are scattered around this large, formerly enclosed area, including, a range of 17th, 18th and 19th century domestic and ancillary buildings and buildings associated with the 19th century formal gardens.



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4.3.7 Modern development in the area has been restricted to buildings and structures serving the visitors to the Palace House and grounds. These have generally been sensitively located and even the line of the monorail follows the outline of the formal gardens to reduce the impact of such an alien structure. Other modern buildings lie to the north of the conservation area boundary and include the National Motor Museum and the John Montagu Building. These buildings are utilitarian in character, constructed to serve a particular purpose.



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4.3.8 Important open spaces are in many formats, ranging from formal 19th century enclosed garden spaces, to a 19th century woodland garden, open field areas, cricket pitch, green car park, fish ponds and the different enclosed spaces relating to the former Abbey range, including the Cloisters.



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4.3.9 The surviving sections of stone precinct wall, which enclosed the 58 acre site are significant. Some stand at the full original three metre height. Later boundaries within the garden are characterised by the use of formal clipped hedges to define specific areas and views. The boundary to the open field areas is formed by post and rail fencing.



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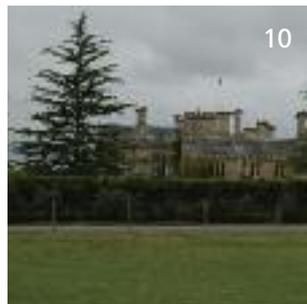
4.3.10 Trees are important within the historic landscape and individual specimen trees are dotted throughout the area. A formal avenue of horse chestnut trees runs from the northern entrance into the character area, terminating at the western end of the site of the former Abbey church. This avenue is particularly prominent in views through the northern part of the area. Belts of trees form the boundary to the Mill Dam, offering only glimpsed views into and out of the character area. The 19th century woodland garden has planned areas of tree planting, including both belts of trees and individual specimens.



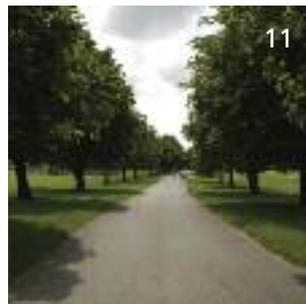
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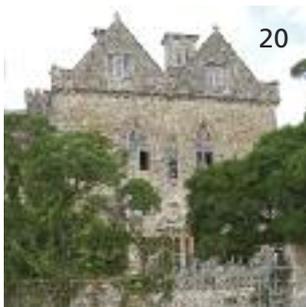


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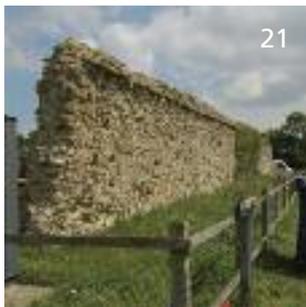


- 4.3.11 There are extensive views throughout the character area, some planned through the 19th century formal landscaping and some wider vistas through the open areas. In addition, longer distance views out of the area are gained to the west and south east across the Mill Dam, to the north across the neighbouring vineyard and to the south east across the cricket pitch towards the river.
- 4.3.12 There are 24 listed buildings, four of which are Grade I, six Grade II*.
- 4.3.13 The parish church, the Domus and Cloisters and foundations of the Abbey Church are all listed Grade I and date from the 13th century. The buildings were all formally part of the extensive Abbey Church range, the former refectory becoming the parish church after the dissolution of the monasteries in the 16th century. Most of the remains of the monastic buildings date from the 13th century and are notable that there has been little in the way of later medieval alterations. However, the buildings retained for use after the dissolution, the Domus and refectory, have undergone some changes to make them fit for their new uses.
- 4.3.14 Palace House (Grade I) is a medium-sized country house incorporating the former monastic inner gatehouse which dates from the 14th century. The gatehouse was converted to a hunting lodge after the Abbey closed for Thomas Wriothesly, first Earl of Southampton, and subsequently extended in the early 18th century when a moat and turreted wall with bridge (Grade II*) was built around the site. The house was then enlarged again in 1872 by A Blomfield and reached its present proportions.
- 4.3.15 The remaining five Grade II* listed buildings predominantly relate to the former Abbey and include the standing remains of some of the precinct walls, the outer gatehouse and the ruined wine press building.
- 4.3.16 The Grade II listed buildings are represented by the later 17th, 18th and 19th century domestic buildings and ancillary structures located within the former Abbey Precinct or are attached to elements of the former precinct wall. In addition, some areas of rebuilt precinct wall are listed Grade II, particularly those elements that have been altered or reconstructed in the 20th century.

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4.3.17 Palace Cottage, Palace Stable Yard Range, Old Garden Cottage and the attached carriage house, Palace Cottage annexe and attached stables and the dairy are all grouped together to the northwest of the former Abbey range.



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4.3.18 Palace Cottage appears to be the earliest building, dating from the 17th century, with later alterations, and faces on to the former infirmary site across a large garden area. It is a substantial dwelling with a front two storey range, refaced in the early 19th century with yellow bricks, has 18th century red brick and weatherboarded two storey extensions to the rear and a rear elevation of stonework. The garden or front façade has a full length wrought iron glazed veranda.



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4.3.19 The remainder of the group of buildings are predominantly 19th century in date and were constructed as service buildings for the wider Estate. A notable building in the group is the small dairy, which is a single storey octagonal building with over-sailing roof supported on rustic timber posts, creating an encircling veranda. The conical roof has decorative bands of clay tiles, with a pitched and gabled element with curly barge boards over the entrance door to the dairy.



26

4.3.20 Abbey Gate Cottage and Palace Lane Cottage are outside of the historic Abbey Precinct, but back on to the line of the boundary wall. The original boundary wall survives at both locations and runs behind Palace Lane Cottage and appears to abut the western end of Abbey Gate Cottage.



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4.3.21 Abbey Gate Cottage was formally three cottages and dates from the 18th century with later 19th century additions. The plan form is angled, reflecting the original precinct wall alignment at this location. It is a one and a half and two storey building, with small hipped roof dormers, with diamond leaded light casement windows to the lower range and an unusual six light linear rectangular window with rectangular leaded lights to the two storey element. The building is constructed of brick, predominantly in Flemish bond, with the end gable of the two storey element in English bond. The pitched roof has clay tiles, the one and a half storey range having decorative tile banding.



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4.3.22 Palace Lane Cottage dates from the 17th century and is constructed of timber frame with a later brick extension and a decorative clay tile roof. It is a one and a half storey three bay building with an off centre front door under a bracketed hood.

4.3.23 There are several buildings or structures within the curtilage of listed buildings, for example, Gardener's Cottage and the associated garden wall in the curtilage of Palace House which would be given the associated protection of a listed building.



- 4.3.24 Gardener's Cottage is a 19th century dwelling which is contiguous with a high brick garden wall forming the northern boundary of the eastern formal garden which it overlooks. In the western formal garden is a long lean-to 19th century timber and glazed greenhouse, backing onto the high garden wall on the northern boundary, with potting sheds with slate roofs against the wall on the other side.
- 4.3.25 Other buildings have been identified as being of local, vernacular or cultural interest including Schireburn House, Abbey Mead and the extension to the parish church.
- 4.3.26 Schireburn House, built in 1930, is located adjacent to and north of Palace Stable Yard. It is a one and a half storey building of brick and clay tile, traditionally detailed with a steep pitched roof and small dormers punctuating the eaves line. It compliments the group of listed buildings to the south.
- 4.3.27 Abbey Mead is a late 19th century house which appears to be attached to the eastern end of the original surviving part of the precinct wall in this location. It is a typical one and a half storey Estate type cottage, with steeply pitched tiled gabled roofs, with small pitched dormers punctuating the eaves. The walls are constructed of the local yellow buff brick. The front door is framed by a steeply pitched gabled porch.
- 4.3.28 The extension to the church off the northwest corner dates from the early 1990s and is a steeply pitched single storey wing at right-angles to the church. The plinth is constructed of reclaimed stone to match the adjacent historic buildings and structures. The walls are of timber frame with glazed infill, echoing the style of a cloister walk, backing onto the original Abbey Cloisters.
- 4.3.29 Sounds, smells and general activity also contribute to the character of conservation areas. The medieval Abbey Precinct and Palace House, including the former Abbey range of buildings, are dominated by low key visitor activities which contrast with the National Motor Museum area to the north of the conservation area which attracts significantly greater numbers. The parish church also generates activity in relation to religious services and use of the building for concerts. Palace House is still a home to the Montagu family and, in addition to visitor activity, there are normal residential activities.



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4.4 Beaulieu River and northern bank (B)

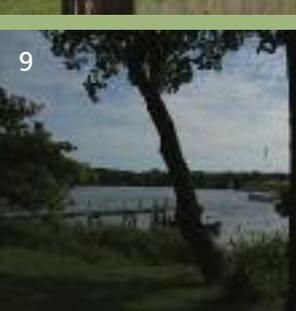
- 4.4.1 This character area is formed by the wide part of the tidal Beaulieu River terminating at the causeway and the Abbey Mill and several dwellings and their associated grounds on the river banks.
- 4.4.2 The area is bordered by the Palace grounds and environs to the north (A), the causeway at the end of High Street to the west (E), linear development at the eastern entrance of the village (C), dispersed back land development of (F) to the southwest and Beaulieu River gateway (J) to the south.
- 4.4.3 Built development is restricted to several larger houses on the riverbanks dating predominantly from the 20th century. Palace Lane Road forms the northern boundary of the area, sandwiched between the Abbey Precinct wall and the banks of the river.
- 4.4.4 The open spaces include the tidal river, its banks and the grounds of the large dwellings facing the river. The character of the river changes continually, from being in full tide, or to a trickle of water between mud flats. The wide areas of grassy bank to the south of Palace Lane provide a particularly important public open space and reflects the wide open bank areas of the Mill Dam beyond the causeway to the west. The open areas and river also provide the setting to the Abbey Precinct to the north in character area (A).
- 4.4.5 Where boundary treatments exist, these are to the residential properties on the banks of the river. Parsons Mead has an eclectic mix of boundaries on the roadside, including metal railings, close boarded fencing and hedgerow, which creates a cluttered appearance at this point in the street scene. Otherwise, individual mature tree specimens dot the river bank, particularly within the grounds of Curtlemead, forming an open parkland type setting. The Rookery makes greater use of hedgerow and fencing to create more private grounds with only glimpses through to the river beyond.



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- 4.4.6 Extensive views and panoramas are gained throughout the character area, particularly across and along the river. The Mill terminates views to the southwest and the surviving elements of Abbey Precinct wall feature in views to the north. Views into and out of the area are gained along the Beaulieu River.
- 4.4.7 There are no listed buildings in the character area, but one building has been identified as being of local, vernacular or cultural interest.
- 4.4.8 The Rookery is an early 20th century Arts and Crafts style dwelling. It is constructed of timber frame, with herringbone brick panels, has a steeply pitched clay tile roof and full height bays to the front elevation, both gabled and hipped. The front door has an over sailing first floor element with a gabled roof. The Rookery is located in a setting of landscaped grounds, with glimpsed views through to Beaulieu River to the southwest.
- 4.4.9 Sounds, smells and general activity also contribute to the character of conservation areas. This character area is dominated in part by the sound and activity of the vehicular traffic on Palace Lane, but pedestrian activity from visitors using the open spaces on the riverbank is also significant. The river provides a background smell to the area, particularly when the tide is out and the mud flats exposed.



4.5 Eastern entrance into village (C)

- 4.5.1 This character area is formed by scattered linear development predominantly on the southern side of Palace Lane at the eastern entrance into the village. It forms the transition between the boundaries of trees to the road before entering the conservation area in the northeast, through to the predominantly open spaces and areas on the bank of Beaulieu River in character area (B) to the southwest.
- 4.5.2 The area is bordered by the river and scattered residential development on the river bank to the southwest (B) and by a part of the former Abbey Precinct in character area (A) to the north and northwest. Outside the conservation area boundary to the north and northeast is further scattered residential development and tree covered countryside, to the immediate south is open countryside with tree belts and to the southwest an area of more concentrated residential development leading down to the eastern bank of the Beaulieu River.
- 4.5.3 Historic built development has occurred to either side of Palace Lane as it exits the village to the northeast. The majority of the built development on the northern side of the road relates to the former Abbey Precinct and falls within character area (A). To the south of the road, the built environment is dominated by Home Farm, which includes the farmhouse on the roadside, the range of 19th century model farm buildings and a pair of cottages, all set back from the road. A pair of Estate cottages faces onto the roadside further to the southwest.
- 4.5.4 Modern development is relatively restricted in the area. There are three dwellings, one replacing an earlier 18th century former public house on the same plot, and the Out of Town Centre, adjacent to the Home Farm complex. Parson's Mead and The Ropeway were built on the site of the former rope and sack making factory located on the bank of the Beaulieu River.
- 4.5.5 The entrance into the village from the east forms an important gateway to the historic core of the settlement. The importance of the historic character of this entrance in any future development should be recognised.
- 4.5.6 There are no public open spaces in this character area. However, within the Home Farm complex, the open spaces around the buildings have maintained much of the historic farmyard setting.
- 4.5.7 Traditional boundary treatments include hedgerows, picket fencing, brick walls and a modern stone wall reflecting the Abbey Precinct wall. This modern wall, along with the opposite precinct wall, forms a pinch point in views when travelling in both directions along Palace Lane.



- 4.5.8 Individual tree specimens, belts of trees and hedgerows are particularly important in the area. The north eastern part of the character area continues to be heavily tree covered with an enclosed character to the road which is predominant outside of the conservation area boundary. As the road proceeds southwest through the character area, the trees gradually move away from the roadside and form the rear garden boundaries to residential plots, with some low hedgerows to front boundaries.
- 4.5.9 Views are generally restricted to the length of the road and the buildings directly facing on to the roadside. Home Farmhouse sits on the roadside and forms a pinch point in views from both directions. Some views are afforded out of the character area to the north, across the land adjacent to the cricket pitch in character area (A), and to the southwest across Beaulieu River in character area (B). Otherwise, views out of the character area and conservation area boundaries are restricted by the tree and hedge boundaries to the roadside and to residential properties.
- 4.5.10 There are three Grade II listed buildings, 1 and 2 Palace Lane, Home Farmhouse and Home Farm (Norris's).
- 4.5.11 1 and 2 Palace Lane are prominent early 18th century Estate cottages on the edge of the road. Part of number 2 has been removed, truncating the building, which would originally have had the same proportions as 1. The cottages are constructed of brick in Flemish bond with burnt blue headers and a plain brick over-sailing cornice under an old plain clay tile roof. It appears that the brickwork may once have been lime washed. A large central chimney stack survives, with a secondary end stack to number 1. The windows are particularly important as the majority of the wrought iron casements survive along with some rectangular leaded lights. The window and door heads at ground floor are arched with decorative bands of blue headers.
- 4.5.12 Home Farmhouse and Home Farm buildings form an historic complex at the eastern entrance into the village. Home Farmhouse is sited end on to the adjacent road with a contiguous roadside boundary garden wall attached to the house. It is a prominent building in the street scene, dating from the 18th century with 19th century wings to the rear. It is of one and a half storeys, constructed in red brick with small pitched roof dormers punctuating the eaves line and with cropped hips to the gable ends. The front door is central to the main elevation and has a pitched roof open porch with decorative barge boards.
- 4.5.13 Home Farm, to the northeast of the farmhouse, is set back from the main road behind a belt of mature trees. It is a contiguous group of model farm buildings, consisting of milking sheds, a dairy, stables, a boiler house and barns. The complex dates from the mid 19th century and is constructed of yellow brick with red brick arches, a slate roof and cast iron ridges. The building is in an E-plan form, with the spinal range being of one and a half storeys in height. The dairy building is octagonal in shape and attached to the right hand end of the main spine of the buildings and has timber posts on the corners to support an eight faced bell cast roof. The buildings are in use as an animal feed merchants and saddlers.

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4.5.14 Five unlisted buildings have been identified as being of local, vernacular or cultural interest and are situated in the Home Farm complex. 1 and 2 Home Farm Cottages, the pigsties, the Out of Town Centre and Haytes Mead.

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4.5.15 The pigsties, located to the south east of the main range of model farm buildings, are constructed in the same yellow brick with a slate roof. The central t-shaped building survives, with the individual openings to the exterior areas of the pigsties, which are enclosed by yellow brick walls, with red brick cappings. This building is part of the model farm complex.

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4.5.16 Home Farm Cottages are a pair of two storey, early 20th century farm cottages in a t-shape with gabled ends to the side elevations and a double gable to the front elevation. They are constructed of red brick in stretcher bond with steeply pitched plain clay tile roofs with deep valleys between. Side hung, timber three pane casement windows still survive. The cottages complete the Home Farm complex.

4.5.17 The Out of Town Centre is a modern single storey building located to the south east of the pigsties. Although it is not particularly notable for its architecture, it has been sensitively constructed in yellow brick with red brick detailing and a low hipped roof. This building does not therefore detract from the setting of the adjacent model farm buildings.

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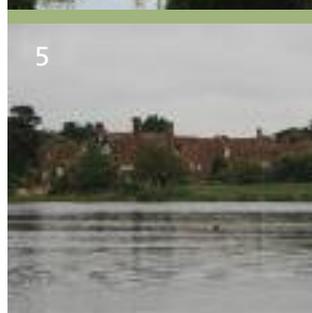
4.5.18 Hayters Mead is located on the corner of the junction of Palace Lane with Dock Lane. It is a one and a half storey building, dating from the 18th century with later additions. It is constructed of brick with a steeply pitched plain clay tile roof and faces onto Dock Lane. The core of the building could date back to the 17th century.

4.5.19 Each of these very different buildings enhances 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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4.5.20 Sounds, smells and general activity also contribute to the character of conservation areas. This character area is dominated by the sounds and activity of the vehicular traffic using Palace Lane. Within the Home Farm complex activity is concentrated around the use of the model farm buildings as countryside animal feed merchants and saddlers, as well as the use of the Out of Town Centre to the south east as a 'training' farm.



4.6 Mill Dam and historic scattered development (D)

- 4.6.1 This character area is formed by the historic Mill Dam, a large body of water within the course of the non-tidal Beaulieu River, separated from the lower tidal element of the river by the causeway and Abbey Mill to the south east. Only a few scattered buildings face onto the Mill Dam outside the main part of the village.
- 4.6.2 The area is bordered by the former Abbey Precinct and Palace House and grounds to the east and the main part of Beaulieu village to the south, comprising character areas (E) and (G). To the southwest is the continuation of the modern route of the B3054 within character area (H). To the north, outside the conservation area boundary is the continuation of the course of the non-tidal Beaulieu River and to the northwest and west, areas of former open medieval field systems.
- 4.6.3 The Mill Dam was probably created by damming the upper part of the Beaulieu River in the 13th century to provide water power for the mill within the Abbey Precinct. In the 18th and 19th centuries, and first half of the 20th century, the water was used to power the present mill on the western side of High Street. Mill Dam is a significant historical element of the development of the village and the adjacent Abbey and represents the social and cultural history of this area.
- 4.6.4 The character area is focussed around the main large open area occupied by the Mill Dam. There are several minor open areas on the west and south banks of Mill Dam which are grassed and used by horses to access the water and by tourists picnicking or enjoying the surroundings.
- 4.6.5 Traditional boundary treatments are limited to the garden boundaries of the three dwellings in the area and include picket fencing and hedgerow.
- 4.6.6 Small areas of trees form a screen between the rear of Thatched Cottage and Pondsides Cottage and Mill Dam. In addition, a small area of trees forms the end of the public open space on the banks of the Mill Dam at its southernmost point. Large areas of reed bed form the green structure to the edges of the Mill Pond.
- 4.6.7 There are extensive panoramic views across the whole of the character area from the road on the east and from the public footpath running along the banks of the Mill Dam in the grounds of Palace House. Wide views are gained across the Mill Dam from the northern edge of the village, including to Palace House. From the northwest, views are also gained back towards the northern edge of the village and to particularly prominent buildings such as Mill Studio and the roofscape of the Montagu Arms. Views out of the conservation area are restricted by the hedges and trees along the B3054 and the topography of the land which rises to the west.



- 4.6.8 There are no listed buildings within the character area. Three unlisted buildings have been identified as being of local, vernacular or cultural interest. These buildings were probably all encroachment dwellings on the green edge of Mill Dam and the arable land to the west. Thatched Cottage and Ponside Cottage are on the site of the Tan House (tannery) which was in existence by 1578.
- 4.6.9 Shepherds Mead is a 19th century brick dwelling with a gabled tiled roof and 20th century alterations including the insertion of modern windows. This building and its setting are important at the end of one of the medieval field strips. The building is prominent in views from High Street to the south of the causeway.
- 4.6.10 Ponside Cottage probably dates from the 18th century and may incorporate elements of the earlier Tan house. It is of brick construction with a hipped tile roof and central chimney stack. The front door is off centre and has a small enclosed timber porch with a pitched roof and wavy barge boards. It lies in a prominent position in the street scene, along with Thatched Cottage, off the open space to the north of the road junction.
- 4.6.11 Thatched Cottage dates from the late 18th century and is a brick (painted) building with a thatched roof and heavy modern block cut ridge. The windows are unusual in that they are vertical timber sliding sashes with three panes over six or four panes over eight. This building terminates views when travelling north along the modern route of the bypass.
- 4.6.12 Each of these very different buildings enhance the particular part of the character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.6.13 Sounds, smells and general activity also contribute to the character of conservation areas. This area is dominated by the sounds and activity generated by the vehicular traffic on the main B3054 and the spur road into the centre of Beaulieu. This intrusion of noise and activity is particularly noticeable in the summer months when visitors are attracted to the village.

4.7 Historic High Street (E)

- 4.7.1 This character area is formed by the main north/south High Street, running from the northern end of the Causeway, adjacent to the Abbey Gatehouse, to number 57 in the south. The areas of backland, behind the curtilages of the buildings facing on to the roadside, to the east and west of High Street, have been included in separate character areas.
- 4.7.2 The area is bordered by the former Abbey Precinct to the north (A), the Mill Dam to the northwest (D), the tidal element of the Beaulieu River to the northeast (B), two areas of backland development to the east and west (F) and (G) and character area (H) to the south.
- 4.7.3 High Street developed during the medieval period outside the gates of the medieval Abbey and the core of the settlement was well established by the time of the 1578 survey. The earliest surviving buildings date from the 16th and 17th centuries with the majority of the current buildings being of 18th and 19th century date.
- 4.7.4 During the late 20th century, there has been little new building on High Street and modern work is mainly confined to alterations to shop frontages or rear extensions. Most of the new building has occurred on back land to the rear of High Street and is dealt with in character areas (F) and (G).
- 4.7.5 There are few public open spaces within this area, which is dominated by the central High Street. Incidental public open spaces are formed by the courtyard area between number 60 and Whitehall and to the front of the Montagu Arms. In addition, the roadside opens out at the northern end of the causeway and incorporates part of the grassed and tree covered bank to the Mill Dam. Otherwise, open spaces are generally private grounds and gardens to the buildings on High Street, into which only glimpsed views are allowed by the various boundary treatments.
- 4.7.6 Traditional boundary treatments are predominately found to the rear private areas of dwellings and include metal fencing, brick walls, picket fencing, post and rail fencing and hedgerows. The low timber picket fencing is characterised by a diamond shaped top to each individual pale representing the Estate vernacular which still predominates in the village. In addition, wavy edged large profile horizontal boarded fences are a locally used boundary treatment. The majority of buildings are located immediately to the rear of the pavement, creating a feeling of enclosure to High Street. Where there are front boundary treatments, these are generally low boundary walls, often with metal railings above.
- 4.7.7 To the northern end of High Street hedgerows occasionally form front boundaries to gardens forming the transition from urban to rural. Hedgerows also divide and enclose rear garden areas. Individual specimen trees are also prominent in views through the street scene, including those within the garden of Whitehall and one adjacent to number 61.





- 4.7.8 Views through the character area are generally restricted to the length of High Street, but occasional glimpsed views are allowed between buildings or into narrow alleys. Longer distance views exist along High Street to the north to the roofscape of Palace House, and across the gardens of Northern Cottages to Mill Dam and the grounds of Palace House.
- 4.7.9 There are 22 listed buildings or structures within the character area, comprising one Grade II* (Abbey Mill) and 21 listed Grade II, including a K6 telephone box. The buildings and structures date from the late 16th century through to the early 20th century showing the development of High Street over the past 400 years.
- 4.7.10 Many of these buildings may well have much earlier cores of earlier buildings on the site.
- 4.7.11 The late 16th and early 17th century is represented by timber framed buildings from this period. These include numbers 51 and 52 High Street, where there is exposed frame with herringbone brick infill panels and numbers 3 and 4 Northern Cottages (56 on Ordnance Survey map and statutory list) which has a later 18th century brick façade fronting on to High Street, but visible timber frame at the rear with brick infill panels.
- 4.7.12 The 17th century period is represented by buildings constructed of brick and examples include the Mill House; the core of Curtle House (although most of the visible structure is from a later date); Flowers of the Forest; the Old Bank House, which has a date stone inscribed with 1684 and incorporates the former Chequers Inn; Old Bank Cottage, which has 17th century origins but appears to have been mainly reconstructed in the 19th century, and was formerly the Post Office; and finally 53-55 High Street.



- 4.7.13 The 18th century period is represented by the mill, on the site of an earlier mill building that was present by 1576, the present building probably dating from 1711; Abbey Stores was the house of the Steward of the Manor in the early 18th century, but by the late 18th century was a general store, with the shop front rebuilt in 1874; 43 and 44 (Morris House) was constructed on the site of a hop garden along with 45, with the first occupant a member of the family which ran Beaulieu brickworks, the building was later used as the police house until 1926; 46 (Warner's House) was occupied by the Warner family who were Stewards of the Manor from 1735 to 1911; Estate Yard House which has a later road frontage dating from the 19th century; 1 and 2 Northern Cottages, again with a later frontage, and which may have earlier origins; Fine Arts, formerly two dwellings and the Ship Inn (as evident on the map of 1718); and Whitehall with its 19th century stables block.
- 4.7.14 The 19th century period is represented by 1-3 Buccleuch Cottages dating from 1863, these were built for the village school teachers and parish nurse; Old School House; the dairy behind the Mill House, which has a later 1940s pill box inside; Mill Cottage and adjoining courtyard, which has another pillbox incorporated within the gateway; the Montagu Arms dating from 1888 by W H Mitchell and extended in 1924; the Village Shop, with early 20th century brick detailing; and finally 'Bear it in Mind' which probably has earlier origins.
- 4.7.15 Each of these listed buildings represents good vernacular detailing, often from various periods. They are important as they have retained so many of their original details.
- 4.7.16 Eleven unlisted buildings have been identified as being of local, vernacular or cultural interest. A number of these buildings are ancillary buildings to listed buildings and should, therefore, be considered as being curtilage listed buildings.
- 4.7.17 Several historic outbuildings survive to the rear of the dwellings fronting on to High Street. Good examples include: the linear range to the rear of 1-4 Buccleuch Cottages, the L-shaped range to the rear of 60 and 61 and the outbuildings located on the boundaries of the garden to Whitehall. Each of these buildings is constructed of traditional materials and retains its original appearance relatively unaltered.

23





4.7.18 The Old Forge to the north of Old Bank House is a significant unlisted building on High Street, but, unlike the majority of the buildings in this character area, is set back a significant distance from the road. It is a single storey brick building with a pitched clay tile roof, and is T-shaped in plan, with the chimney to the forge hearth (still visible internally) surviving on the rear projection. The forge building is attached to a continuation of a linear range of buildings which may originally have been stables, but are now garages.



4.7.19 The Studio and Mill Race Cottage were originally outbuildings to the Mill. The Studio was the 'mangold' house (a building to store 'beet' used as cattle fodder) and was converted into a pillbox in the Second World War and the building, now Mill Race Cottage, was converted into a dwelling in the 1920s. The buildings are in prominent positions on the opposite side of the road from the Mill, and back onto Mill Dam.



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

4.7.21 Sounds, smells and general activity also contribute to the character of conservation areas. The character area is dominated by the activity and sounds of vehicular traffic travelling along High Street and there is also plenty of pedestrian activity.



4.8 Dispersed later development to the east of High Street (F)

- 4.8.1 This character area is formed by scattered later development to the rear of High Street, including the school, the outbuildings to the Montagu Arms, the former Beaulieu Electricity Supply Company building and, at the southern end of High Street, Curtle House and the garden centre.
- 4.8.2 The area is bordered by High Street (E) to the west, Beaulieu River to the north (B), character area (H) to the southwest, character area (I) containing The Lodge to the south and Beaulieu River gateway (J) to the east.
- 4.8.3 This area has developed behind the buildings on the road frontage of the eastern side of High Street. Fire Station Lane, which becomes a gravel track, leads off the northern end of High Street between Mill Cottage and the Montagu Arms and bends to the south, forming a part of the eastern boundary of the area. Several of the buildings at the northern end of the area are historically connected to the Montagu Arms Hotel, being the service buildings. To the north of this ancillary complex of buildings and sandwiched between these and the Beaulieu River, is a small area of land on which the present Fire Station and former Electricity Supply Company building are located. Within the central part of the area is the 19th century village primary school and open amenity space to the northeast. Within the southern part of the area, south of the school, is the garden centre, Curtle House and Estate Yard House.
- 4.8.4 There is little modern development within the character area and this is limited to the Fire Station buildings and extensions to the garden centre building, the school and the former Electricity Supply Company building. However, these modern structures do not have an adverse impact on the wider character and setting of the conservation area. Of particular note, however, is the modern extension to the former Electricity Supply Company building, which is located in the narrow space between the original building and the walled garden boundary of the Montagu Arms. This is a truly modern building in its design, materials, and use of sustainable construction methods, and demonstrates how such modern structures can be incorporated successfully in conservation areas and help to preserve the character and setting of the area.
- 4.8.5 The public open spaces in this character area are limited to the Village Recreation Field to the northeast of the school, which affords panoramic views throughout this space, playground space at the school and the open spaces connected with the garden centre, including the extensive car park and the plant display area. Other open spaces are private gardens connected with Curtle House and the Montagu Arms Hotel.



4.8.6 Traditional boundary treatments include walls, hedges, post and rail fences and metal railings. The southern wall to the service yard area of the Montagu Arms hotel is particularly important and helps to retain the enclosed setting of this ancillary area. Post and rail fencing is predominantly used as a boundary to the open amenity area, and metal railings are in evidence to some domestic properties. Some use of non-traditional close boarded fencing has occurred and the addition of any further boundary treatment of this type should be resisted as it appears harsh and at odds with traditional boundary treatments.



4.8.7 Individual tree specimens and hedgerows are important in the area to the rear of High Street and provide a green contrast to the more urban area to the west. Hedgerows, often with hedgerow trees, provide strong boundary treatments to the rear of domestic gardens and to the southeastern and eastern edge of the open amenity space. Individual mature specimen trees are dotted along boundaries.



4.8.8 Views through the area are limited by the hedge and tree boundaries and, in some instances, by the use of modern close boarded fencing. Longer distance views are gained across the open amenity space to the northeast of the school. Views out of the area are restricted to those across the Beaulieu River from the northern boundary.



4.8.9 There are two Grade II listed buildings, Curtle House and Estate Yard House.

4.8.10 Curtle House is a high status dwelling, dating from the late 17th century, but virtually rebuilt in the 18th century, with later 19th century alterations and additions. The larger part of the house is the oldest and the front of this element is rendered, is two and a half storeys in height, with three small pitched roofed dormers within a steeply pitched clay tile roof. To either end of the roof are tall polychrome brickwork chimneys. The front elevation is symmetrical, with two full length opening windows to the ground floor to each side of the front door and five twelve pane timber vertical sliding sash windows at first floor. The wide doorway has a classical bracketed porch. To the western end is a lower status two storey 19th century addition constructed of brick with a clay tile roof and casement windows. The house is set back from the roadside within a large mature garden. For a time at the end of the 19th century, this former farmhouse was occupied by the vicar of Beaulieu.



4.8.11 Estate Yard House dates from the mid 18th century, with later 19th century alterations, and is constructed of brick with decorative blue headers and has a plain tile roof. It is a two storey building, end on to High Street and was originally part of a larger ancillary Estate yard area, now occupied by the adjacent garden centre. It is a prominent building within the street scene and in views south along High Street.

4.8.12 Six unlisted buildings have been identified as being of local, vernacular or cultural interest. Those to the rear of the Montagu Arms would be considered to be curtilage listed buildings as they were constructed to serve and be ancillary to the adjacent listed building and would therefore enjoy the same associated protection given to listed buildings.



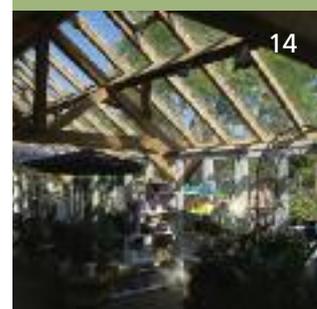
4.8.13 The large range of ancillary buildings to Montagu Arms, forming the service yard, is a particularly important survival of such early utilitarian buildings. The yard comprises of a single storey range to the northern boundary, perhaps once stables and a coach house, and now converted to garaging. To the eastern boundary are two larger buildings to either side of the access into the yard. The building to the north is one and a half storeys in height, with attic space accessed by a full height door at first floor in the gable. This building is attached to the lower range to the west on this boundary and was probably part of the stables/coach house complex. To the south of the access is a two storey brick and timber frame building, probably constructed as living quarters for the staff working within the hotel, and consequently is more domestic in appearance. Detached, to the west of this building, located on the boundary with the garden to the rear of the hotel, is a large two storey brick and tiled barn to which the southern boundary wall to the service yard area abuts.



4.8.14 Turning to the garden centre in the south of the character area, the main building is a long single storey structure, constructed of yellow Beaulieu brick with a clay tile roof. This building was formerly the wheelwrights shop, blacksmiths shop and smithy and became part of the Estate yard in the mid 19th century. The present use of the building has preserved its integrity and setting in conjunction with Estate Yard House to the south.

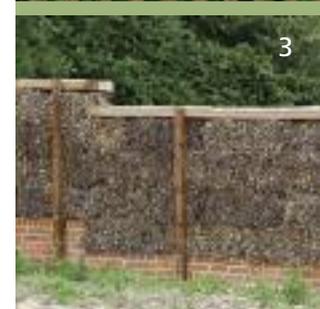


4.8.15 The village primary school is located on the site of the yard of the former Crown Inn. The school was constructed by the Duke of Buccleuch in 1860 to replace an 18th century school which had occupied various locations in the village, including the church. Although the school has been extended several times, the original part has survived relatively intact with its original historic detailing. The original 19th century element of the school is constructed of red brick, with a slate roof, and has decorative yellow brickwork to the window and door openings. Importantly, the original windows survive in the earliest part of the building and are cast metal diamond paned windows. To the roof of the southern element of the school is a timber bellcote, with pierced timber work to the area within which the bell was hung, a leaded spire above and substantial lead aprons below onto the roof slope. This spire is visible in views throughout the village.





- 4.8.16 The former Beaulieu Electricity Supply Company building is located in the north of the area. It is a large tall single storey rectangular building lying parallel to the roadside and is utilitarian in its design, massing and size. The building is constructed of yellow Beaulieu bricks on a red brick plinth with a slate roof, large full height double doors to both ends and small paned semi-circular windows above. The original full height window openings to the north elevation have survived with multi-paned timber windows with top hopper opening elements. This building was in evidence on the 1909 map of Beaulieu and is referred to as the 'Electric Light Station'. It remained in use until 1954 and is now converted to an office suite.
- 4.8.17 Each of these very different buildings enhance the particular part of the character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.8.18 Sounds, smells and general activity also contribute to the character of conservation areas. The area is dominated by the activity and sounds of vehicular traffic travelling along High Street and visiting traffic to the garden centre. There is also plenty of pedestrian activity.



4.9 Dispersed later development to the west of High Street (G)

- 4.9.1 This character area is located to the west of High Street in the triangular shaped area of land between the bypass and High Street.
- 4.9.2 The area is bordered by the character areas (E) and (F) to the east, the Mill Dam within character area (D) to the north and the by-pass (H) to the west and south.
- 4.9.3 Development of this area occurred mainly in the 20th century, with little earlier built development surviving. The earliest building in the area fronts onto the B3054, which forms the northern boundary of the area. Pondsider Flats incorporate elements of an earlier building. The present garage/car sales showroom adjacent to Pondsider Flats is located on the site of an earlier garage. Otherwise, the buildings in the area are modern Estate buildings, the public conveniences and the village hall.
- 4.9.4 The modern development has generally been designed in a sympathetic manner to the Beaulieu Estate style and has been sensitively located to have the least impact on the village. In some cases it enhances the setting of the central core of historic development, particularly Douglas Cottages, which provide a gateway into the village at the transition between the bypass and the dense built development on High Street.
- 4.9.5 The main public open space in the area is the public car park and the associated footpath from the northeast corner to the rear of High Street. This area is a focal point for visitors to the village and is landscaped on its boundaries, thereby reducing the impact of the modern hard landscaping. Other open areas include the Learning Garden to the south of Clitheroe Cottages, which has some public access, and the triangular field area to the immediate south. These southern open areas allow long distance views into the village when travelling north along the bypass.
- 4.9.6 Traditional boundary treatments include hedgerows and post and rail fencing. The heather block wall to the rear of Clitheroe Cottages on the boundary with the Learning Garden is unusual. Unfortunately, there are one or two instances of inappropriate modern close boarded fences, but these are rare and the addition of any further boundary treatment of this type should be resisted as it appears as harsh and at odds with traditional boundary treatments.
- 4.9.7 Trees are more prevalent in this area than in many others in the immediate village area, forming a linear belt along the edge of the bypass. There are several prominent specimen trees, particularly notable in the wider street scene on the edge of the open field in the south of the character area.



4.9.8 Throughout this area, short and long distance views are gained over open public and private spaces and between buildings. The character of the area of dispersed built development is in a marked contrast to the tightly developed High Street. Longer distance views are gained across the Mill Dam to the north and views into and across the area to the built development on High Street are gained when travelling north along the bypass.



4.9.9 There are no listed buildings within the character area. 16 unlisted buildings have been identified as being of local, vernacular or cultural interest. These are four groups of modern Estate cottages of between three and five attached units, in addition to Pondsider Flats. These have good local vernacular detailing and reflect the cultural history of the area.



4.9.10 Pondsider Flats is located on the site of the original Alms Houses which were reconstructed in 1792 and became the Parish Poor House. In 1835, they became the Girls' School, followed by tenements, and in 1956, underwent a major reconstruction to form the present flats. The front elevation of the building lies directly to the rear of the pavement and heralds the entrance into the main part of the village and High Street. It is a prominent and relatively austere building constructed of yellow Beaulieu Brick with a red clay tile roof. It is of two and a half storeys in height, of six (uneven) bays in length, and has twelve pane timber sliding sash windows to the ground floor and nine pane sliding sashes to the first floor. Above, in the roof slope, are a series of flat roofed leaded dormers with timber casement windows.



4.9.11 The modern Estate cottages form four groups – 1-3 Douglas Cottages, 1-5 Ditton Cottages, 1-2 Scott Cottages and 1-5 Clitheroe Cottages. The cottages reflect the local vernacular style of the older historic Estate related buildings, with steeply pitched clay tile roofs, some incorporating catslide elements; red brick walls; small window openings containing timber casements with a horizontal glazing bar; small pitched roofed dormers, often breaking the eaves line; chimney stacks on the ridge lines; pitched roofed open and enclosed porches to front doors.





- 4.9.12 The single storey building incorporating the public conveniences is located to the north side of the public car park. The building was constructed at the end of the 20th century and reflects many of the local vernacular Estate details and also includes reference to the Beaulieu Estate motif of 3 conjoined diamonds. The building is constructed of red brick with a double band of yellow Beaulieu brick, has a clay tile roof with decorative diamond tile detailing and has the Estate motif in yellow tile between the two doors on the main south elevation. The building has the character of ancillary outbuildings found throughout the village and enhances this part of the conservation area.
- 4.9.13 Sounds, smells and general activity also contribute to the character of conservation areas. The area is dominated in the north by the vehicular traffic using the B3054 and the public car park and in the south, by the vehicular traffic using the end of High Street at its junction with the by pass. The central part of the area has some background vehicular noise from the adjacent bypass, but this is muffled to some extent by the tree belt on the western boundary. Pedestrian activity is mainly confined to the northern element of the character area, in the vicinity of the car park and Mill Dam, however, the Learning Garden attracts visitors and several gardeners are normally present.



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4.10 Beaulieu by-pass and historic scattered linear development (H)

- 4.10.1 This character area forms the western boundary of the conservation area, created by the modern bypass, and south westernmost element, which incorporates a small amount of historic linear development on the south eastern side of the road.
- 4.10.2 The area is bordered by the grounds of the Lodge in character area (I) to the east; the backland development between High Street and bypass in character area (G) to the east and northeast and Mill Dam (D) to the north.
- 4.10.3 The area developed alongside the original road which linked Beaulieu to East Boldre, which later became part of the modern bypass. The existing built environment dates from the 17th century, with Chestnut Cottage appearing to be the earliest building.
- 4.10.4 There has been no modern development in the area, apart from an extension to Rose Cottage, which is in-keeping with the character of the original building.
- 4.10.5 Public open spaces are restricted to roadside areas. However, these are significant around the two road junctions, one at either end of High Street which loops round on the former line of the road system. A further significant open space exists to the immediate northwest of the southern junction with High Street. The spaces are used by free roaming grazing animals.
- 4.10.6 There is a significant hedgerow boundary to the entire western boundary of the character area, a belt of trees on the eastern boundary where it borders character area (G), and a boundary of trees with character area (I) to the south east. Manmade boundary treatments are limited to small areas of picket or post and rail fencing to some residential boundaries, but these are often within or directly in front of a hedgerow.
- 4.10.7 Whilst the creation of the by-pass has benefited the quality of life of local residents, the style of the highway is out of character with the older roads in the area. It is wider, its verges are very wide and rather uniform, and it has a long sweeping curve which cuts through a long-established field pattern. Moreover, the severe cant on the curve can encourage people to drive faster. It is typical of 1970s road design and is alien in this landscape. It would benefit from re-design to lessen its impact.
- 4.10.8 Individual tree specimens feature in a few parts of the area, most notably at the south western end on the roadside boundary.
- 4.10.9 Extensive views are gained throughout the area along the road north and south. In addition, due to the topography, which causes the main road to descend towards the village when travelling north into the conservation area, long distance views are gained to the northwest across the village, with the rhythm and variation of roofs particularly eye-catching.



- 4.10.10 Chestnut Cottage is the only listed building in the area. The building dates from the 17th century with later alterations and is constructed of timber frame with painted brick infill, and has a thatched roof. It is one and a half storeys in height with pitched roofed dormers breaking the eaves line and set into the thatched roof. The windows are diamond pane leaded lights. It is a prominent building on the roadside at this point, visible in views especially when travelling south along the bypass.
- 4.10.11 Three unlisted buildings have been identified as being of local, vernacular or cultural interest, Holt Cottage, Rose Cottage and Myrtle Cottage.
- 4.10.12 Holt Cottage lies adjacent to Chestnut Cottage and is constructed of painted brick with a thatched roof. It probably dates from the late 18th century and is a taller building than Chestnut Cottage, albeit that it is still technically one and a half storeys in height. Similar to Chestnut Cottage, it lies parallel with the roadside and is prominent in views, especially when travelling south along the bypass.
- 4.10.13 Myrtle Cottage is a more modest single storey L-shaped painted brick thatched cottage with an attic room apparent from the window in the gable facing the road. This building probably dates from the 19th century and would have been a small encroachment cottage of this period, which had later extensions.
- 4.10.14 Rose Cottage is a late 19th century dwelling, situated at the junction of the B3054 with the road leading to Buckler's Hard. It is a brick building with a clay tile roof, with later 20th century extensions which are in a style appropriate to the original vernacular detailing of this dwelling. This building, due to its juxtaposition with the road, is also prominent in views when travelling south along the bypass.
- 4.10.15 Each of these very different buildings enhance the particular part of the character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.10.16 Sounds, smells and general activity also contribute to the character of conservation areas. The area is particularly dominated by the sounds and activity generated by the vehicular traffic on the main B3054 and the spur road into the centre of Beaulieu. This intrusion of noise and activity is increased in the summer when more visitors are attracted to the village.



4.11 The Lodge and environs (I)

- 4.11.1 This character area is located in the south easternmost part of the conservation area and incorporates The Lodge and associated grounds and driveway, along with The Lodge Cottage.
- 4.11.2 The area is bordered by backland development in area (F) to the northeast, by the south-easternmost part of area (G) sandwiched between High Street and the bypass, to the northwest, by the bypass and the southern end of High Street in area (H) to the northwest and Beaulieu River gateway (J) to the east.
- 4.11.3 This area developed predominantly around The Lodge, a small country house, set a distance to the south east of the road in extensive landscaped grounds. However, the other building within the area, The Lodge Cottage, located closer to the road, but still set back, could be the earliest building in the area. A formal driveway to The Lodge is accessed off High Street in the vicinity of the junction with the bypass and curves round to the northeast before dropping down to the main house. A small loop returns to the main driveway, forming the south-eastern boundary of The Lodge Cottage.
- 4.11.4 There is no modern development in the area.
- 4.11.5 There are no public open spaces in the area but there are several significant and important private open spaces which form the settings to the two buildings. Specifically, the space to the direct north and northwest of The Lodge Cottage creates an un-modernised setting for this rural vernacular dwelling. The other open spaces, especially to the south and west of The Lodge create an informal parkland setting to this more formal dwelling.
- 4.11.6 The boundary to the character area is formed of high hedgerows, with trees interspersed and larger belts of mature trees. The formal driveway to the house is edged by high hedges for its south eastern element. There are also several examples of Estate pale fencing with diamond shaped heads to the individual pales, and a timber Estate five barred gate with decorative timberwork picking out three central diamonds. Lengths of metal Estate fencing also exist to the west of The Lodge Cottage, enclosing a cottage garden area.
- 4.11.7 Individual tree specimens are dotted around the informal parkland showing an element of planned setting to the formal house.
- 4.11.8 Views are limited throughout the area by hedges and trees. However, the open spaces do allow glimpsed views through the area. One longer distance view is afforded to the northeast, out of the character area and the conservation area towards the land on the edge of the Beaulieu River and the rising land beyond.
- 4.11.9 There are no listed buildings. The two unlisted buildings, The Lodge and The Lodge Cottage, are of local and vernacular interest.





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4.11.10 The Lodge dates from 1839 and is a small country house originally built by Henry James, as a parsonage. By 1887, the house had reverted to use by the Montagu family with the vicar moving to Curtle House. It is a large rectangular cream painted brick building with a hipped slate roof, and elevations incorporating twelve pane timber vertical sliding sash windows.



11

4.11.11 The Lodge Cottage is a typical historic vernacular Estate cottage, dating mainly from the late 18th century. It is constructed in red brick with vitrified headers and some areas of stone rubble. The roof is steeply pitched and of plain clay tile. The windows are mainly Yorkshire horizontal sliding sashes and include, on the ground floor, a very unusual three sash window where the centre element is set back behind the outer two sashes. The 19th century porch is constructed in polychrome brickwork of red and yellow bricks, with a Tudor style brick arch and the Estate three lozenge motif picked out in contrasting brickwork above. The porch has ornate barge boards and a plain clay tile roof.



12

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

4.11.13 Sounds, smells and general activity also contribute to the character of conservation areas. The area is predominantly quiet, being shielded from the busy B3054 bypass by a boundary of trees. Activity is limited to domestic movements connected with the two dwellings.



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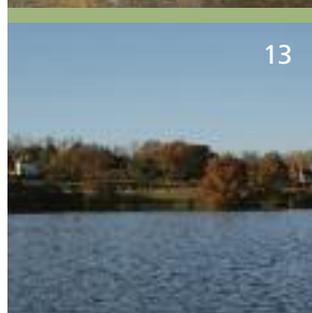
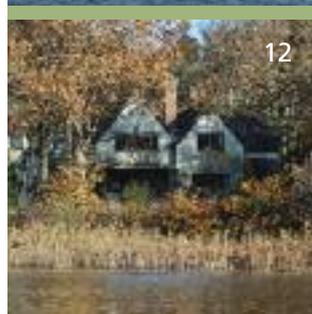
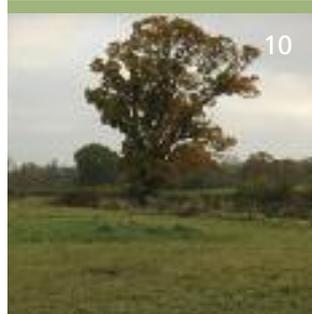


4.12 Beaulieu River gateway (J)

- 4.12.1 This character area stretches from the bend in the river where it heads south from the village core down both sides of the river, terminating at Spearbed Copse in the south on the east bank and down to the north boundary of Keeping Marsh on the west bank. It includes properties and land on the west side of Dock Lane and land and properties east of the Solent Way footpath.
- 4.12.2 The area is bordered by Beaulieu River and northern bank to the north (B), dispersed later development to the east of High Street to the northeast (F) and the Lodge and environs (I) to the east. Beyond the boundary of the character area is mixed woodland, arable and pasture and the lower reaches of the river including Buckler's Hard.
- 4.12.3 Historically the river was the main artery for commerce and transport for Beaulieu and may well have been one of the principle contributory factors in the choice of the location for the foundation of the Abbey. Throughout the medieval period the river was a key factor in the developing wealth of the Abbey and the growth of Beaulieu village. After the dissolution of the Abbey the river was used to transport salvaged building materials from the demolition of the Abbey church to the King's works in fortifying the coastline. From the late 17th century a ship building industry developed along the western bank with HMS Salisbury being constructed in 1698 on Bailey's Hard. This industry continued to flourish lower down the river at Buckler's Hard right through to the end of the Second World War. The river continued to be a key economic factor for ease of transport throughout the following centuries and today is a fundamental part of the tourism industry on which the area relies for its economic survival.
- 4.12.4 The built development in this area is mainly on the eastern bank and includes large 20th century houses and gardens within mainly wooded landscape. On the west bank it includes the late 18th and early 19th century former Bailey's Hard brickworks and adjacent small late 20th century development of yachtsman's cabins in a woodland setting. The east side of the river has a mixture of pasture, copse and woodland fringing the river bank.
- 4.12.5 The only open space in the area is the river with its large areas of mud flats at low tide. Access to the area, other than by boat is very restricted. Dock Lane on the eastern edge has a series of gated private drives leading to properties on the river bank. The Solent Way footpath runs down the western edge of the area, but is inland from the river bank for most of its length. There are some opportunities to reach the river at Bailey's Hard, from the secondary footpath along the river's edge at Keeping Copse and Burnt Oak Copse and from the landing stage at the southern edge of the copse at Keeping Trees.
- 4.12.6 Boundaries mainly on the eastern edge of the residential properties with Dock Lane are a mixture of hedge in more open landscape and post and wire fence in the more heavily tree covered areas. There are very few physical boundaries on to the river frontage other than trees and shrubs,

giving a soft edge to the river. On the western edge of the area, boundaries are mainly with agricultural land and woodland on either side of the Solent Way and are a mixture of field hedges with some mature trees and post and wire in the wooded areas.

- 4.12.7 There are extensive views down the river between its sinuous bends. There are glimpsed views of most of the properties on the east bank from the river through the tree fringe. In places this tree screen has unfortunately been denuded to provide better views from the properties to the river and if this practice were to continue it would radically and adversely change the wooded character of the east bank. There are some panoramic views of the upper reaches of the river from the northern end of the Solent Way. These are across the open fields alongside the river from the west side of the area. Some of the properties on Fire Station Lane, particularly Curtle Mead, are very prominent from the river and would benefit from some added tree screening to their boundaries.
- 4.12.8 There are four listed buildings in the area, Spence House and Studio dating to 1961 and the mid-19th century Bailey's Hard brickworks building and associated brick kiln.
- 4.12.9 Spence House and Studio were designed and built in 1961 by Sir Basil Spence for his own use. The house has a base of brick with timber framed super structure and cedar boarding. It has a mono-pitch roof and is part open plan. It is approached up an angled concrete stair with openings to provide views. The rear wall of the house projects to form a splayed forecourt. The river front has a white painted brick base with door and window openings beneath a cantilevered upper floor which has a continuous central glazed area. This is a good example of Spence's domestic work and forms a group with the adjacent Studio which is single storey with vertical cedar boarding and mono-pitched roof at an irregular angle.





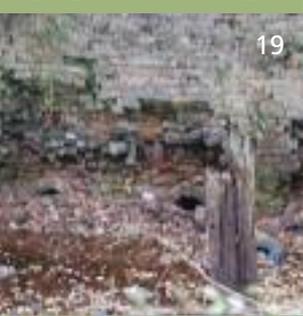
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4.12.10 In contrast the brickworks buildings at Bailey's Hard are a typical 19th century industrial complex. The works were originally established in 1790, but some of the current structures date to the re-modelling in 1855. The brickworks closed in 1935 and the main building was later converted for domestic use in 1985. It is constructed of brick with a plain clay tile roof and retains the tall boiler house chimney. Adjacent and closer to the river bank, is a circular bee-hive shaped brick kiln with a detached brick chimney. This kiln is an important survival from the brick making industry and is now the only one of its type left in the county. Near by in the undergrowth and scrub are the fragmentary remains of further brick kilns.



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4.12.11 There are nine buildings which have been identified as being of local, vernacular or cultural interest. These range from a 19th century brick worker's cottage at Bailey's Hard to a mid-20th century very large architect designed house of unusual form on the eastern bank.



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4.12.12 Brickyard Cottage is a 19th century two storey building constructed in the cream bricks originally made at the brickworks. The roof is of plain clay tiles and has end chimney stacks to the original part of the building. The stacks have decorative brick heads and one unusual pocketed chimney pot survives. The windows are timber casements and the façade has a central porch with a plain clay tile roof. On the other side of the Solent Way opposite the cottage in Frank's Yard, there is a small cream brick building once part of the brickworks and now used as an outdoor pursuits centre.



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4.12.13 On the eastern bank of the river, accessed from Dock Lane, there are a number of houses dating to the inter-war period. These include: Bignalls; Friars Oak; Dock House; Dockhead, Gardiners Ground and Spearbed Copse. Most are constructed in brick, some with a harling or rough cast finish. Some have steeply pitched plain clay tile roofs and a number have multiple gables or dormers. Original glazing where it survives is side hung timber casements, but on the façades facing the river larger glazed areas have often been added. Dock House is unusual in that it is end on to the river bank facing over open fields giving longer distance views over the bends of the river. It is of late Arts and Crafts style with large overhanging eaves and has balconies to the main southeast façade. Another prominent property on an inside bend of the river at the southern end of the area is Spearbed Copse; this is another late Arts and Crafts movement dwelling. It was designed as a large two storey thatched cottage with mock timber frame to the façade facing the river. It has waney edge weatherboarding, timber mullion and casement leaded light windows and a large decorative brick chimney stack. The building is in an elevated position set within a formal landscape with lawns flowing down to the river and topiary yew bushes. The house is framed by evergreen trees and bushes which is a contrast to the natural river bank landscape of oak with hazel under storey. Adjacent to the property is a small period boat house with matching timber frame features.



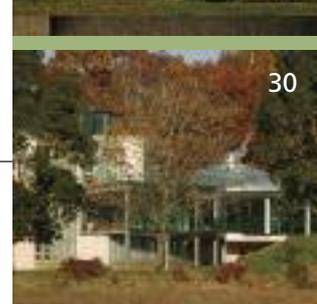
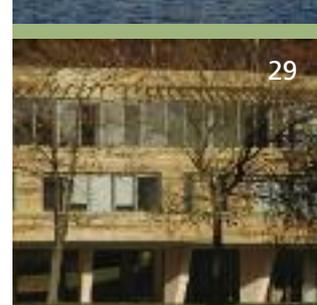
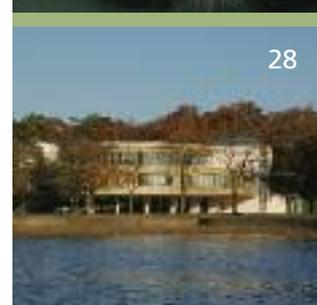
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- 4.12.14 After the Second World War a number of houses were constructed further down Dock Lane in Oxleys Copse; the most notable of these being The Tukul and Spence House. The Tukul was designed and built in the 1960s by the architect Seymour Harris for his own use. It is most unusual in plan being in the shape of a conch shell. It was built on the water's edge and is three storeys high with the ground floor being an open area with concrete columns supporting the upper floors. The building has a steel frame, with some brick and large areas of glass punctuated by bands of weatherboarding, giving a strong horizontal emphasis. It has multiple small pitched roofs to the northwest elevation and adjacent is the swimming pool building which is a circular glazed structure with a part glazed roof surmounted by a polished stainless steel conical finial of a form reminiscent of a Kentish oast house cowl. The buildings are prominent in views from Bailey's Hard and long distance views along the river, as they are on the outside edge of a bend and has only a thin tree screen.
- 4.12.15 Sounds, smells and general activity also contribute to the historic character of conservation areas. This is a peaceful and secluded area where activity is confined to walkers on the western bank and quiet domestic use on the eastern side, with the occasional vehicle using Dock Lane. There is some activity on the river all year round, but this is heightened in the summer with boat users and tourists. The river provides a background smell to the area, particularly when the tide is out and the mud flats exposed. This provides excellent feeding grounds for the numerous birds found on and around the river.



PART 5 Materials, textures, colours and detailing

5.1 Introduction

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

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

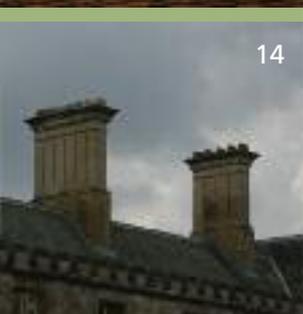
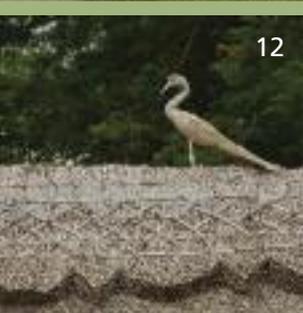
5.2 Walls ⁴

5.2.1 There are a few examples of 16th century properties constructed using timber framing with brick infill panels, either original or replacing wattle and daub. It was very fashionable at the end of the 19th and early 20th centuries to use timber framing as a decorative element on gables and first floor elevations. In many cases this is not a true structural timber frame, but simply applied timber decoration.

5.2.2 The majority of buildings surviving from the 17th, 18th and 19th centuries were constructed in brick. The first documentary reference to brick making was in 1665 when the parish register records the burial of William Coker, brick maker. In 1703, there is a reference to a Charles Ingram supplying bricks and the family remained brick makers operating from a kiln at Hill Top Wood until the middle of the 18th century. Tiles were also made by the Ingram family and in 1748 they also operated a kiln at Hythe. It would appear that by the 1770s the clay deposits at the Hill Top site had become exhausted. In the 1790s a brickworks was opened at Bailey's Hard with five acres of land being let to the Wood brothers. They produced cream bricks of good quality and in 1813 supplied bricks for Colonel Mitford for his manor house on the other side of the river at Exbury. Both red and cream bricks continued to be made locally and by the middle of the 19th century there were four brickworks recorded on the Ordnance Survey map. These were: Bailey's Hard Brickworks, owned by the Beaulieu Estate; Exbury Brickworks and Solent Brickworks, at the mouth of the Beaulieu River and Whitefield Brickyard, south of Langley. A mixture of coloured bricks was often used to create polychrome designs and a fine example is Buccleuch Cottages (1863) in High Street. In the early 20th century, local brick yards declined and bricks were brought in from further afield.

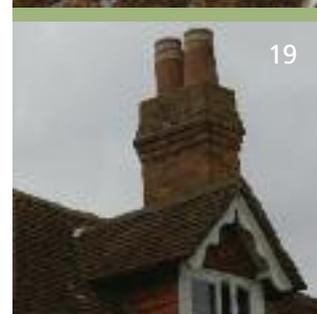
- 5.2.3 The prominent walling material in the Abbey Precinct is stone. Many of the buildings were constructed using stone rubble walling with finely cut ashlar blocks for quoins and decorative mouldings for door and window openings and vaulting. Much of the facing stone came from quarries on the Isle of Wight, although at this period a little was imported from France
- 5.2.4 There is a small amount of tile hanging, particularly on later 19th and early 20th century buildings. This can be simply plain clay tile, but is occasionally broken up by decorative scalloped and beaver tail bands to create a design.
- 5.2.5 Some buildings have been rendered in the 19th century either in plain render or marked out to emulate ashlar stone blocks. A good example is the main façade of Curtle House at the southern end of the village.
- 5.2.6 A few buildings have had their brickwork painted or lime washed in the past. Although this adds to the rich colours and textures within the conservation area, the painting of bare brickwork is not encouraged as it not only affects the character of good brickwork, but can be detrimental to the well being of the structure.





5.3 Roofs ⁵

- 5.3.1 There are a few examples of thatched roofs. Evidence indicates that long straw was the prevailing thatching material in the New Forest, with the exception of areas associated with river estuaries where reed beds were a ready source of this alternative material. However, since the middle of the last century, combed wheat straw has assumed greater prominence and is now the main thatching material. The practice when re-thatching, is to spar coat a new layer of thatch onto the roof, hence in the majority of cases, the base layers are a century or more old. This historic base layer is an invaluable archaeological resource and should not be disturbed. There are examples in the New Forest of heather historically being used as a base layer.
- 5.3.2 Where thatched buildings are listed, a change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of that material and would need compelling evidence in support of such a change.
- 5.3.3 As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat straw on the other hand often has a block ridge (one that stands proud) which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat straw roofs.
- 5.3.4 The principle roofing material in the conservation area is plain clay roof tiles. On the surviving Abbey buildings there are clay tiles of some antiquity. Tiles began to be made in Hampshire in the 13th century and medieval tile roofs were quite often adorned with decorative ridge tiles. Some rare examples of these can be seen on the ridge of the Church, which was originally the Abbey refectory. When roofs are stripped and recovered plain tiles and ridges are often re-used time and time again and, as a result, some of the roofing materials could be up to 700 years old. In High Street, plain tiles are the principle roofing material on 17th, 18th and 19th century buildings and on the ridge of Flowers of the Forest, which from the exterior appears to be a late 17th century building, there are more surviving re-used medieval ridge tiles. Natural slate became popular from the mid 19th century onwards due to its availability with the advent of rail transport and can often be seen in conjunction with the use of the yellow or cream bricks.



- 5.3.5 Clay tiles, along with bricks for the walls, would have been produced locally and by the 18th century they were the most common roofing material in the settlement. In the second half of the 19th century there were many examples of decorative tile bands being used to alleviate the appearance of the plain clay tiles on the roof. The Arts and Crafts movement buildings of the late 19th and early 20th century exploited the readily available machine made decorative tiles for both the roofs and tiling hanging on such areas as gables. Decorative ridge tiles and finials were a popular adornment to both tile and slate roofs.
- 5.3.6 Refreshingly there are no obvious examples of the use of concrete tiles within the conservation area. Unfortunately, this material has a much heavier profile than the clay tiles and slates that they replace. Concrete tiles appear prominent in the historic landscape and their use is discouraged in 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 area, ranging from local handmade pots, to the very distinctive Fareham pots, such as those on Whitehall, to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.

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5.4 Windows ⁶

5.4.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affects the play of light and shade, significantly affecting the visual appearance.

5.4.2 The main style of window in earlier cottages is side hung, single glazed, timber casements. Many retain their wrought iron frames with leaded glazing using either diamond or rectangular quarries, as can be seen at Anchor Cottage, 55 High Street.

5.4.3 In the late 18th and 19th century, in some buildings in the area, particularly the high status ones, the prevalent window style is the small paned timber vertical sliding sash window. However, there are a few examples of horizontal sliding sashes, known as Yorkshire sashes; a good example is the first floor window of 61 High Street.

5.4.4 In the early 19th century, highly decorative small paned cast iron casement windows were introduced. Particularly good examples are the porch to 44, Morris House and the shop north of the Old Bank House.

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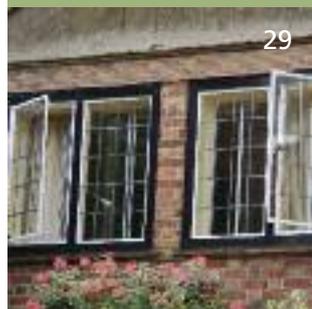


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- 5.4.5 A number of buildings, particularly those in the Arts and Crafts style have leaded light casement windows, with individual glass quarries between lead comes. The modern use of 'stick-on' lead is not a substitute for traditionally made leaded lights. The casement windows on the Montagu Arms have wooden frames with early Crittall steel opening lights with rectangular leaded glazing.
- 5.4.6 A number of former domestic buildings in High Street have been converted into shops in the late 19th or early 20th centuries by the addition of purpose made shop windows. 57 and 60 High Street are good examples of Edwardian shop fronts.
- 5.4.7 Fortunately, unlike many other villages, the use of non-traditional materials, such as PVCu, has not begun to replace timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.



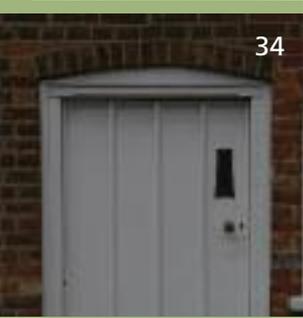
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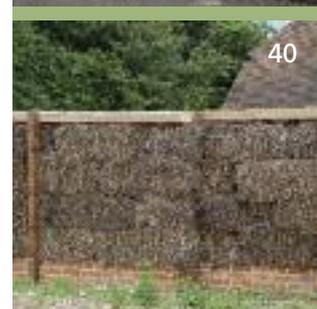
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5.5 Doors ⁷

- 5.5.1 Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.
- 5.5.2 Most of the doors to the domestic buildings in the village are of a plain vertical plank style, some with cover strips to the joints, as can be seen on the Old Bank House Cottage. A sense of uniformity is achieved throughout most of the village through the Estate colour and diamond design for the number. Door case and hood detail tend to be very simple with a chunky frame and occasionally a simple bracketed hood, as at the Old Bank House. The principle divergence from this simple Estate style is the high status façade of Curtle House which has a six panel door with a classical door case and pediment in stucco detailing.

5.6 Garden walls, fences and other means of enclosure

- 5.6.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and make a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes, and are natural or man made.
- 5.6.2 Boundary treatments are a mixture of brick walls, picket fencing and hedges with the occasional use of metal fencing. A particularly notable is the use of Estate design oak picket fencing with a diamond shaped point. This design of fencing is complemented by the design on several gates and oak bollards which incorporate the three diamonds motif from the Montagu family's Coat-of-Arms.
- 5.6.3 On the eastern side of High Street in front of the forecourt to the school is an unusual and attractive decorative Victorian pierced brick wall. Elsewhere on High Street there are a few examples of low brick walls with metal railings above and, in some cases, the rear boundary between the plots of the buildings in High Street are delineated by brick walls of varying heights.
- 5.6.4 A very unusual boundary treatment can be seen at the Learning Garden at the southern end of High Street. Here, the boundary separating the new garden from Clitheroe Cottages is formed from bales of heather laced with timber and supported on a low brick wall. This is a variation on the modern eco-bale walling system using natural materials from the surrounding Forest.



- 5.6.5 The majority of properties, including the few modern dwellings, have retained an historic method of defining the boundary using hedgerows or picket fencing and occasionally horizontal waney edge boarding. There is an unfortunate move towards close boarded fencing of various heights in one or two places outside the village centre. This is an alien feature, detracting from the historic character of the area and should be discouraged.

5.7 Key characteristics

- Most of the buildings in the area are constructed of materials from local sources.
- The predominant wall construction material in the village is red brick.
- The predominant historic wall construction material within the Abbey Precinct is stone.
- Hand made clay tiles are the main roofing material.
- Slate appeared in the 19th century particularly in conjunction with the use of yellow brick for walls.
- A number of late 19th and early 20th century buildings have machine made clay tiles.
- Tile hanging particularly using decorative patterns is a prominent feature.
- Windows and doors are traditionally designed and made of timber and unified with the use of the Estate colours.
- Some shop fronts retain elements of their original form.
- Brick boundary walls and oak Estate fencing and gates contribute to the character of the area.
- Hedges are important enclosure features.



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.

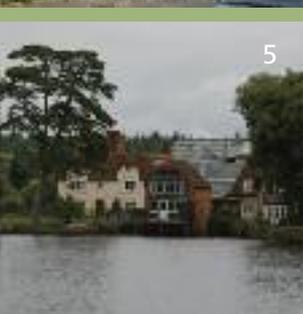


6.2 Trees and hedgerows

6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps. Trees form important backdrops to the settlement with large important tree specimens scattered throughout the area. A number of important trees within the conservation area have previously been identified and are protected with Tree Preservation Orders. The designation of the conservation area extends protection to the remaining trees.



6.2.2 The grounds of Palace House contain a number of important mature specimen trees associated with the 18th and 19th century landscape designs. The banks of the river and the Mill Dam also have large areas of visually important trees giving a woodland backdrop to the setting of the village. Within High Street itself there are several important trees, either in gaps between the buildings or within the rear curtilages of properties. In long distance views down High Street, looking north, the tall mature trees within the Palace House gardens and those on the mill causeway contribute to this important vista.



6.2.3 Hedgerows are a predominant boundary feature both with the village and its approaches. Hedges are easily lost through disease, formation of parking bays or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.



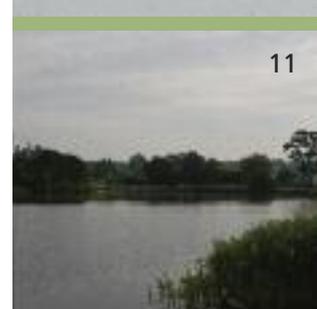
6.2.4 The retention of hedgerows is very important as many are very old and are fundamental in understanding the development of the landscape. Some of the boundary hedges in the more built up areas may well reflect earlier land or field boundaries when areas were previously under cultivation, or old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

6.3 Open spaces

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

6.3.2 There are a number of important open spaces in the conservation area. Many of these are associated with the Abbey Precinct or the banks of the

Beaulieu River and the Mill Dam. On the eastern approach to the conservation area, the cricket field and the open land along the bank of the river is an important visual feature when entering the village. On the northern approach, the open water of the Mill Dam gives important vistas across the rear of the village houses and the Abbey grounds. On the approach from the south, the wide verges and open areas alongside the by-pass again give important views over the village, particularly of the roofscape. Within the village, the car parks, garden centre and Learning Garden all provide important open spaces.



6.4 Other natural features in the landscape

- 6.4.1 The most significant natural feature in the conservation area is Beaulieu River with its associated mud flats.

6.5 Other manmade features in the landscape

- 6.5.1 The most noticeable manmade features in the landscape are the Mill Dam and Palace House, along with the remaining gates, walls and buildings of the Abbey Precinct.

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 The key views are of the village across the Mill Dam, Palace House from down High Street and also from Palace Lane. Views out of the conservation area are mainly associated with the Beaulieu River and across the Mill Dam to the trees in the landscape beyond.

6.7 Key characteristics

- Boundaries to properties are traditionally formed by walls, oak Estate picket fencing, hedgerows and some metal fencing.
- Trees form important backdrops to the settlement.
- Large important specimen trees are scattered throughout the area particularly in association with landscaped gardens of Palace House and the Abbey Precinct.
- Open areas associated with the Mill Dam, Beaulieu River, the Abbey Precinct and the approaches to the settlement.

PART 7 Other issues affecting the conservation area

- 7.1 The intrinsic character of the conservation area and its historic character survive intact and unaffected by modern development. In the main, this is due to the fact that the village is part of a major Estate which has been committed to conservation for many years. The Estate has worked closely with the local authority in the development of conservation plans and has carefully nurtured the village as a living community. Like many small villages, there has been and continues to be pressure for new dwellings, particularly affordable housing. This need was recognised at an early stage and elements of new housing have been carefully and skilfully integrated into the village. The new dwellings have been designed to be compatible with the local vernacular and the choice of traditional materials has ensured that they blend in well with the existing built environment.
- 7.2 The survival of the historic layout of the settlement means that the capacity for new development is minimal and significant new development would be detrimental to the intrinsic historic character.
- 7.3 Where new development does take place it should continue to be of scale, massing, design and materials sympathetic to the character of the area.
- 7.4 The building of the by-pass, in 1971, to the southwest of the settlement has alleviated pressure from through traffic and enabled High Street to become a more pedestrian friendly area. Likewise, provision of a public car park just off the by-pass and the re-siting of the main entrance to the Abbey Precinct and National Motor Museum to the north of the village have also reduced traffic and visitor pressure on the historic core of the village.
- 7.5 Visitors are essential to the economic vitality of the conservation area and in particular to the National Motor Museum. It is important that the visitor attraction remains a dynamic and changing enterprise that can co-exist with the special historic interest of the area.
- 7.6 The unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement and it is important that they are protected.
- 7.7 The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu has yet to become noticeable in the area. The type, design and profile of any replacement windows needs careful consideration if the special character of buildings in the area is to be retained.



Photograph: 1, Traffic congestion.

- 7.8 The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant unacceptable cumulative impact on the character of an historic area. Such outbuildings can be of traditional design and materials and so make a more positive contribution to the area.
- 7.9 It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any historic buildings in these areas is a key aim.
- 7.10 Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas and the pressure of holiday traffic will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as walls or hedgerows, needs careful consideration. The loss of boundary treatments can occur with the intention to provide off road parking and is detrimental to the intrinsic character of the settlement.
- 7.11 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.

Part 3 Buckler's Hard Conservation Area

3.1 Context

- 3.1.1 The conservation area is the small hamlet of Buckler's Hard in the parish of Beaulieu, situated three kilometres south south east of Beaulieu on the west bank of the Beaulieu River. It contains a conservation area which was first designated 19 March 1971 and later revised 29 September 1999.
- 3.1.2 The population of Buckler's Hard is a very small part of the total population of 850 of the parish of Beaulieu (Hampshire County Council's Small Area Population Forecasts). The economy of the hamlet was formerly linked with the ship building industry of the 18th and early 19th century. Today the hamlet is a tourist attraction and museum, with a boatyard and associated marina adjacent. The small number of residents is mainly associated with the hotel and tourism industry.
- 3.1.3 The hamlet has no community facilities, other than the Master Builder's Hotel and the café which provides facilities for visitors and groceries and daily newspapers for local people.

3.2 Topography and landscape

- 3.2.1 The conservation area is located on a bend in the river on gently rising ground surrounded by woodland and agricultural land.
- 3.2.2 The settlement is in the fertile valley of the Beaulieu River and is surrounded by the New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies in the south east of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.2.3 To the east of the hamlet are the river and the parklands of the Exbury Estate. To the south are woodland and arable lands of the coastal plain. To the west the managed landscape of the Beaulieu Estate with East Boldre and Beaulieu Heath beyond. To the north is the mixed landscape of the river valley comprising woodland and small arable areas with the village of Beaulieu beyond.

3.3 Historic development of the landscape

- 3.3.1 At the time of the Norman Conquest, the immediate area around Buckler's Hard was already under cultivation or pasture with small scattered settlements, small estates and manors.
- 3.3.2 The formation of the Royal Forest, through the enlargement of a pre-existing Saxon royal hunting ground in the 1070s, affected the settlements and land usage in the area as they came under Forest law. It may well be that there was an element of depopulation of this area to facilitate the enlargement of the King's hunting ground. In the 13th century most of the land in the area between the Beaulieu River and what is now the linear settlement of East Boldre became part of the Estate of Beaulieu Abbey, being cultivated and managed by a series of monastic granges.
- 3.3.3 In the post medieval period, the Abbey lands became part of the secular Estate of Beaulieu, controlled from Palace House. It retains its character as arable fields and pasture with woodland concentrated along the river valley.

3.4 History of the settlement

- 3.4.1 The settlement dates from the 1720s when it was laid out as a planned town by John, 2nd Duke of Montagu. He intended it to be a free port for the import and export of sugar from the West Indies where he was intending to develop colonies and sugar plantations. The settlement was to be called Montagu Town and was laid out in symmetrical blocks of land, either side of an 80 foot wide street designed to be used for fairs and markets. A prospectus was issued offering plots of land on a 99 year lease for 6/8d. However, the Duke's colonising enterprises failed and by 1731 only seven houses had been built.
- 3.4.2 In the 1740s the Navy Board were looking for suitable sites for the construction of fighting ships and the settlement became a civilian ship yard undertaking contracts to fulfil these requirements. In 1744, Henry Adams was sent by the Navy Board from Deptford as the resident overseer seconded to supervise the building of the 24 gun 'Surprise'. He married a local girl and took on the tenancy of the ship yard. He built several war ships for the seven years war which lasted from 1756 to 1763. After the war demand fell for war ships and Adams became a timber merchant to supplement his income.
- 3.4.3 The place name 'Montagu Town' was still in use in documents in 1759, but by 1789 the settlement was described only under the name of Buckler's Hard. This name was derived from 'hard' meaning 'firm landing place' and the personal name of the Buckler family who had lived in the area since at least 1664.
- 3.4.4 In 1771, Adams constructed longer launch ways so that 64 and 74 gun war ships could be built. The Adams family continued building war ships until 1814 and then turned to the construction of small cutters and merchant ships until 1847 when the family gave up the tenancy of the ship yard.
- 3.4.5 Henry Adams built himself a large house, now The Master Builder's House Hotel, at the end of High Street, overlooking the slip ways. Most of the other houses in High Street were constructed in the mid and late 18th century when ship building was at its height. By the 1851 census, only one elder shipwright lived at Buckler's Hard and the village went into decline becoming a small agricultural community supporting the activities of the Beaulieu Estate.

- 3.4.6 At its height in the early 19th century the settlement contained nearly 40 houses, but in the second half of the century, many houses were demolished, including most of Back Street, which was to the east of High Street and all of Slab Row, which ran at right angles to High Street to the south. Slab Row consisted of low status shanty type cottages constructed of left over timber from the ship building processes. The Ship and New Inn closed and the blacksmith's shop disappeared in 1885. The small village school also closed and pupils had to go to the school at Beaulieu. The village economy continued to decline through to the end of the 19th century.
- 3.4.7 At the beginning to the 20th century, tourism became important to the economy of Buckler's Hard. It started in the late 19th century when the rich and famous began to visit the village whilst staying at Beaulieu. From 1894, day trippers were brought in by steam launches on regular services from Gosport and Ryde and in the 1920's, the growth of car ownership gave a boost to tourism in the New Forest including Buckler's Hard. Henry Adams' old house was converted into a hotel and became very popular with both the motor tourists and the day trippers.
- 3.4.8 The Beaulieu River became a magnet for yachtsmen and pleasure boats in the early 20th century. In 1866, the river came into the ownership of Lord Montagu and in 1927, the first official Harbour Master was appointed to regulate river traffic and collect mooring fees. This became an important source of income for the Estate. Also along the riverside, plots of land were sold for house building or leased to wealthy incomers. In 1931 the Beaulieu River Sailing Club was founded.
- 3.4.9 During the Second World War, Beaulieu River was closed to private yachts and Buckler's Hard became a repair facility for the Navy. To start with, it specialised in fitting out wooden mine sweepers and repairing the wooden motor torpedo boats. Houses in the village were requisitioned for Navy personnel and it became a base for the construction of dummy landing crafts for the secret 'Operation Quicksilver'. Later in the war, in support of the D-Day landings, over 50 concrete pontoons for the Mulberry Harbour were built on a site just downstream of the village. A concrete floating dock was also constructed; this was large enough to hold a tank landing craft. Beaulieu River and Buckler's Hard played a big part in the build up to the D-Day landings with many craft and thousands of Army and Navy personnel gathered in the area.
- 3.4.10 After the war, the area once again became popular with yachtsmen. The Agamemnon Boat Yard was opened in 1947 as a repair facility for private yachts and 150 moorings were laid in the river. In 1963, Buckler's Hard Maritime Museum was opened in what had been the New Inn. Visitor numbers grew rapidly to 250,000 a year and the Estate became very concerned about the effects of visitor pressure on the historic environment. In the late 1960s, a conservation plan was commissioned for the area to address this visitor pressure. As part of the plan, a new 76 berth marina was constructed just up river to reduce the pressure on the river at the end of High Street and in 1971 High Street itself was closed to traffic and larger car parks developed to cope with visitor parking. In addition, an extension to the Maritime Museum and a large annex to the Master Builder's House Hotel were built.

3.5 Areas of archaeological potential

- 3.5.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.5.2 The traditional interpretation of the historic Forest landscape is that in the Bronze Age large areas of primeval forest were cleared, exposing the poor soils of the Forest to erosion giving rise to areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at various periods. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.
- 3.5.3 The establishment of the Cistercian Abbey at Beaulieu in 1204 brought the area under the management and cultivation of the Cistercian monks and later formed part of the secular Manor purchased by the Earl of Southampton at the dissolution of the Abbey. In 1720, the 2nd Duke of Montagu drew up plans for a new town which was to be established on the site, although only part of the plan was ever executed. From the middle of the 18th to the middle of the 19th century the settlement was home to a thriving ship building industry with several construction docks on the river bank with their associated paraphernalia.
- 3.5.4 There are few recorded archaeological finds from Buckler's Hard, although excavation work has been done in recent years in the area of the old slipways and some small artefacts found and timberwork discovered has been recorded. However, the whole conservation area must be viewed as of archaeological potential. In particular the sites of former cottages, demolished in the late 19th century and the waterfront area, including the 18th century docks, is of high archaeological potential.
- 3.5.5 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Small planned settlement of the 1720s.
- Wide green High Street, privately owned and closed to traffic.
- A row of houses on either side of High Street.
- The majority of the buildings date to the 18th century.
- Earthwork remains of the 18th century ship building docks.
- Settlement now mainly associated with tourism and the leisure industry.
- A small amount of modern development associated with the museum and hotel, which is sensitive to the settlement's historic character.
- Traditional boundary treatments: picket fencing, wall and hedgerows.
- Panoramic views of the river; views throughout large open green spaces; views restricted by tree covered boundaries to east and west and glimpsed views of open agricultural land to south.
- Some large individual mature tree specimens in prominent locations. Belts of trees to the east.
- Significant views through the area, especially down High Street.
- Twenty four Grade II listed buildings.
- Three buildings of local vernacular, or cultural interest.
- Key buildings: The Master Builder's House and the two rows of cottages.
- Predominant building materials and detailing: local red brick, plain clay tile, side hung casement windows, prominent chimneys.
- Sounds, smells and general activity: dominated by the high visitor usage of the tourist attraction and the bustling recreational use of the river.

4.2 Character areas

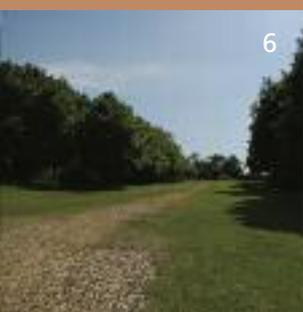
4.2.1 Buckler's Hard Conservation Area is divided into 3 character areas (shown on map in Annex 2) and these are described separately:

- A. Historic village development and waterfront
- B. Later western peripheral development and open land
- C. Visitor centre and environs



4.3 Historic village development and waterfront (A)

- 4.3.1 This character area is formed by the buildings originally constructed as part of a planned town by the 2nd Duke of Montagu, now the village of Buckler's Hard. It also includes the historic waterfront setting serving the boatyards originally located at the waters edge. It includes the rivers edge on the northern boundary of the conservation area, a large open area to the north and northeast of the built development and an extensive tree covered area beyond to the east. It also extends along the riverbank to the west to include the Duke's Bath Cottage and grounds.
- 4.3.2 The area is bordered by (B) to the west, incorporating isolated residential development and (C) to the east and south, which includes the visitor centre and car park. To the north, outside the boundary of the conservation area is the main channel of Beaulieu River.
- 4.3.3 The settlement of Buckler's Hard developed in a linear manner on either side of the central wide street which runs in a north south direction, descending to the edge of the Beaulieu River in the north. There was also a contemporary small linear development of six cottages on Back Lane, of which 92 and 93 survive; and Slab Lane formerly to the south of the buildings on the eastern side of the street, formed of low status timber workers' cottages, demolished in the 19th century. The built development includes cottages, a pub, a chapel and a museum. Several of these uses are modern, the pub formerly being a large house. In addition, one isolated building is located some distance along the riverbank to the west, the Duke's Bath Cottage, linked to the main area of settlement by the riverside path.
- 4.3.4 There is some modern development which is well concealed by the historic buildings. This includes a timber hut/exhibition space to the north of the eastern row of cottages (c1963); Maritime Museum centre section (timber building concealed behind wall) (c1963); pair of kiosks opposite landing stage (1960s); row of garages (1970); Maritime Museum entrance hall (c1971); Master Builder's House: restaurant wing (c1964) and Henry Adams wing (c1970).
- 4.3.5 The character area is dominated by large public open spaces. The main street is wide with a central gravelled footpath running north south and wide grassy verges to either side running to the edge of the buildings fronting the street. To the south of the eastern element of the street is a small open space, following the ninety degree turn in the built development on this side of the street. This was the original location of the buildings and gardens off Slab Lane (the route of which has been incorporated into the boundary of the adjacent boatyard). To the north of the eastern side of the street is a large grassed open space running north to the river bank and east to a substantial belt of mature trees. This area contained the original slipways where the boat building took place.



4.3.6 There are very few domestic boundary treatments evident in the public domain as the buildings front the wide grass verges. However, to the southern side of the western terrace of buildings is a hedged boundary to the end property and the present Master Builder's House Hotel also has a hedged boundary to the garden area. The southernmost end of the street is divided from the public road by a post and rail fence. There is a good example of picket or pale fencing to the front of Duke's Bath Cottage, and woven willow fencing to the boundary of the garden area. There is one unfortunate instance of modern boundary treatment to the north of the eastern row of cottages and the use of such inappropriate materials should not be repeated within this unique settlement which has suffered from remarkably little modern erosion of the historic features and elements, making it particularly special.

4.3.7 A substantial tree and hedgerow boundary exists to either side of the street towards the southern end, skirting around the larger open space following the return of the buildings on the eastern side of the street. An avenue of trees has also been planted on either side of the street at this point, adjacent to the dense tree and hedge boundaries. This avenue of trees helps to focus views down the street to the main area of settlement. Otherwise, there are very few other individual tree specimens within the area, which is noted for its openness. To the northeast of the core of the settlement is a wider belt of trees running north-south, which reach down to the edge of the river.

4.3.8 Views through and out of the area are extensive due to its open nature and the location of the Beaulieu River on the northern boundary. Views out of the area within the southernmost element are limited by the tree and hedge boundaries on the east and west sides of the central street area. There are important views into and out of the area over the adjacent road and junction through the post and rail fence on the southernmost boundary.

4.3.9 There are 24 listed buildings predominantly located each side of the central street. Others are related to the rear of the eastern terrace of buildings, off the former Back Lane and Duke's Bath Cottage on the riverbank to the northwest.

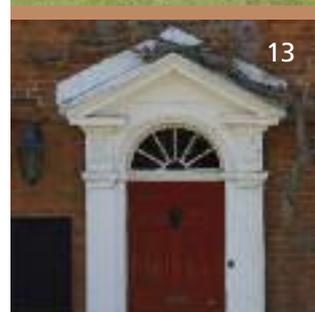
EASTERN TERRACE OF BUILDINGS

4.3.10 The east terrace comprises a series of linked buildings dating from the 18th century and very early 19th century. There were originally two inns, Ship Inn and New Inn. There are several two storey high cottages and a pair of lower status one and a half storey dwellings.

4.3.11 All the buildings are constructed of local handmade red brick with clay tiled roofs. The highest status buildings, which were the two inns, have vertical sliding sash timber windows, whereas the lower status houses and cottages have side hung casement windows. The doors on the cottages are generally simply planked in construction, whereas the doors to the two inns are panelled, with a bracketed hood over, as befits their higher status.

WESTERN TERRACE OF BUILDINGS

- 4.3.12 The western terrace of buildings is also a series of linked buildings, dating mainly from the 19th century. On the whole, the buildings on this side of the street appear to have been of a higher status than those on the eastern side, all being of two and a half storeys in height, with the second storey in the roof space and served by small pitched roofed dormer windows.
- 4.3.13 The most prestigious building on the western side of the street is the Master Builder's House, now hotel and pub. This building was larger than all the other buildings in the terrace and formed the northern end of the western terrace. Attached to the north elevation is a two storey high timber-clad multi-sided bay, which formed the office of the Master Builder and allowed the occupant to overlook the dockyard, and later, the harbour masters who also lived in this building, to view the boat traffic on the river.
- 4.3.14 The Master Builder's has a classical design doorcase and panelled door and a symmetrical frontage with sixteen pane timber vertical sliding sash windows. The remainder of the terrace has simpler casement windows, with many of the original iron opening lights with either rectangular or diamond leaded glazing surviving and simpler timber planked doors. Similarly to the eastern terrace, all the buildings are constructed of local hand made red brick with red clay tile roofs.
- 4.3.15 It is important that the buildings have retained frontages directly on to the street and there has been no creation of private spaces.





BACK LANE

4.3.16 Back Lane is located to the rear of the eastern side of the street. Only two cottages survive on Back Lane out of the six shown on the 1845 map of Buckler's Hard, 92 and 93. The two cottages have been heavily 'restored' in the 20th century, but retain a sufficient amount of their original character and detailing to be listed buildings.



4.3.17 Isolated from the remainder of the settlement of Buckler's Hard, on the riverbank to the northwest, is Duke's Bath Cottage. This building was constructed in 1760 for Lord Brudenell, son of the 3rd Duke of Montagu, to allow bathing in salt water from the river, considered at the time to be beneficial to health. The building is cottage orné style, with roughcast walls and a thatched roof, with a central chimney. The thatch extends beyond the front elevation, supported on four rustic tree trunk posts, to create a veranda facing the adjacent river bank. The windows are pointed with two casement windows created by Y-tracery. The detailing of the front door mimics the 'Y' in timber.



4.3.18 One unlisted building has been identified as being of local, vernacular or cultural interest. This building is located towards the waters edge and is a simple small single storey timber framed and weatherboarded structure, with windows along the full length of each long side elevation. This building is possibly a late 19th century, or could be as late as 1920, boathouse, originally located at the top of a slipway into the river, and had a full height opening to the end facing the water. It was used at one time as the Harbour Master's workshop and store. The survival of this building is important, as no other historic ancillary buildings relating to the use of the hard for recreational boating survive.



4.3.19 Sounds, smells and general activity also contribute to the character of conservation areas. The area is dominated by visitors to the buildings and walking along the river bank. Boating activity on the adjacent river adds to the character and setting of the area and wider conservation area. River wildlife also adds to the general activity in the character area. As the use of the motor vehicle has been excluded from the main street the incumbent sounds, smells and general activity of vehicular traffic have been virtually eradicated.



4.4 Later western peripheral development and open land (B)

- 4.4.1 This character area is formed by an area of later isolated residential development, and their related residential curtilages and open spaces, fronting on to the road on the southern boundary of the conservation area.
- 4.4.2 The area is bordered by the main historic core of the village (A) to the east and a small part of (C) to the south east, which includes the access into the visitor centre.
- 4.4.3 There are two residential properties.
- 4.4.4 There are no public open spaces.
- 4.4.5 Traditional boundary treatments include hedgerows, brick walls and simple post and rail fencing. However, the use of modern close boarded fencing is evident on the prominent southern boundary, adjacent to the road. Its use is at odds with traditional boundary treatments and should therefore be avoided.
- 4.4.6 Individual tree specimens and smaller belts of trees are prominent and form a tight enclosure of this area.
- 4.4.7 Views into and out of the area are generally restricted by the tree and hedge boundaries. However, there is the occasional longer glimpsed view south from the riverbank path, across the open area behind the western terrace of buildings.
- 4.4.8 There are no listed buildings in the area. The two unlisted buildings, Buckler's Spring and West Timber, are of local and vernacular interest.
- 4.4.9 Buckler's Spring is a one and a half storey detached brick dwelling, constructed of local red bricks, with a hipped plain tile roof, the eaves line of which is interrupted by three small hipped dormers. The building is a good example of an early 20th century vernacular cottage style.
- 4.4.10 In contrast, West Timber, is a higher status two storey early 20th century dwelling, being of grander scale with associated features such as tall chimney stacks, sixteen pane timber vertical sliding sash windows, and a substantial clay tile hipped roof with overhanging eaves. Similar to Buckler's Spring, it is constructed of the local soft red brick.
- 4.4.11 Sounds, smells and general activity also contribute to the historic character of conservation areas. The area is dominated by vehicular traffic using the road to the south of the dwellings, the majority of this is visitors accessing the car park areas.



4.5 Visitor centre and environs (C)

- 4.5.1 This character area is formed by the later development related to the modern visitor centre and associated car parking areas. A small boatyard is located in the southwest corner of the area.
- 4.5.2 The area is bordered by the historic core of the village (A) and its setting to the west and north and by character area (B) at the southwest corner.
- 4.5.3 The Captain's Cabin Café and Shop dominates. A long, low building, set within a mature landscape with a large outside seating area. Car parks lie adjacent.
- 4.5.4 Open spaces in the area are essentially the car parks. These are relatively well landscaped, interspersed with some mature tree planting and with mature tree and hedge boundaries.
- 4.5.5 The small boatyard is well screened by trees and hedgerows on the north east and west boundaries, the southern boundary being open to the road.
- 4.5.6 There are extensive views through the area across the car parks, often terminated by the use of hedgerow and tree boundaries. Views out of the area are restricted by mature hedge and tree boundaries.
- 4.5.7 The modern buildings and car park areas have generally respected the special character of the historic core of Buckler's Hard by being carefully screened from the main settlement and the surrounding countryside by trees and hedgerows. This area therefore forms an important setting to the east.
- 4.5.8 Sounds, smells and general activity also contribute to the character of conservation areas. The area is dominated by the activity and accompanying sounds of vehicular traffic using the car parks and pedestrians using the visitor centre.

PART 5 Materials, textures, colours and detailing

5.1 Introduction

- 5.1.1 By necessity, builders in the past used materials which were available locally, such as timber, brick and thatch. The historic buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques from the 19th century onwards, a wider choice of materials such as Welsh roof slates and local hand made bricks became available.
- 5.1.2 Before carrying out any repairs or considering extending or altering historic buildings within the area, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important vernacular buildings.

5.2 Walls ⁴

- 5.2.1 The predominant wall material in the settlement is hand-made red brick, more than likely made at one of the local brick yards. Four brickyards were shown on the 19th century maps: Bailey's Hard Brickworks, owned by the Beaulieu Estate; Exbury Brickworks and Solent Brickworks, at the mouth of the Beaulieu River and Whitefield Brickyard, south of Langley. It is likely that, in the 18th century, bricks were already being made at one of these locations and the abundance of brick buildings elsewhere in the area would suggest that the local brick making industry was well established in the 17th century.
- 5.2.2 There are three examples of weather boarding, one white painted on the bay to the Master Builder's House, a tarred example at Duke's Bath Cottage and on the old boat house. It is likely that this weatherboarding is fixed to a timber framed structure beneath.





4

5.3 Roofs⁵

- 5.3.1 There is only one thatched roof in the conservation area on Duke's Bath Cottage. Evidence indicates that long straw was the prevailing thatching material in the Forest with the exception of areas associated with river estuaries where reed beds were a ready source of this alternative 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 that material and would need compelling evidence in support of such a change.
- 5.3.3 As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat straw on the other hand often has a block ridge (one that stands proud) which can be plain or decorated. In the interests of maintaining the simplicity and distinctiveness of the local tradition, the Authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat straw roofs.
- 5.3.4 All the remaining historic roofs in the settlement are covered with plain clay tiles which were probably made locally. There is some evidence for the re-use of roofing materials from other sources; in particular the late medieval decorative crested ridge tiles on the roof of number 86.
- 5.3.5 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Chimney pots also add to the character of the roofscape and there are a variety of types, ranging from local handmade pots, to the later 19th century examples from the Midlands and further afield. Unfortunately there are several stacks where the pots are missing, particularly on the northern side of High Street. Every attempt should be made to retain both chimney stacks and pots as they make an important contribution to the character of the area.



5



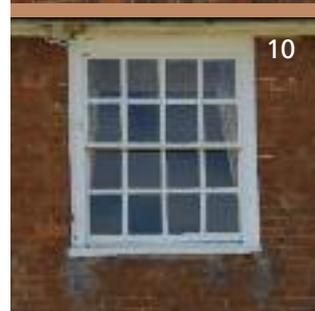
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5.4 Windows⁶

- 5.4.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.
- 5.4.2 The main style of window in cottages is side hung, single glazed, timber casements. A large number of 18th century wrought iron framed opening lights with leaded quarries survive.
- 5.4.3 On the higher status 18th century buildings small paned timber vertical sliding sash windows are the prevalent window style and are a demonstration of the wealth of the owners of the time. The Master Builder's House is a good example.
- 5.4.4 Duke's Bath Cottage has Gothic style pointed head casement windows with leaded lights.
- 5.4.5 Fortunately, the use of non-traditional materials, such as PVCu has not begun to replace timber windows. While aspirations to improve thermal insulation are understood, wholesale replacement of well-designed traditional windows can rarely be achieved satisfactorily using sealed double glazed units. A more appropriate solution is likely to be through proprietary draught stripping and secondary glazing. Existing windows should be retained, repaired or remade to a design appropriate to the period and design of the property.





5.5 Doors ⁷

5.5.1 Doors and associated architectural detailing are an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

5.5.2 The majority of the doors in the conservation area are simple planked doors. The higher status buildings have six panelled doors and the Master Builder's House has a classical door case with fan light over. 75, 87 and 91 also have a simple bracketed canopy over the door denoting their higher status.



5.6 Garden walls, fences and other means of enclosure

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

5.6.2 There are no garden walls, fences or other means of enclosure at the front of the buildings which face the High Street. To the rear of the buildings there are some brick walls and simple picket fencing. Otherwise, boundaries are hedges. To the south of Duke's Bath Cottage is an unusual example of a fence formed by panels of woven withies.



5.7 Key characteristics

- All the older buildings in the area are constructed of materials from local sources.
- Predominant construction material is brick.
- Clay tiles are the main roofing material and there is one example of thatch.
- Windows and doors are traditionally designed and made of timber with many surviving examples of wrought iron framed opening casements.
- Hedges and fences to the rear of the buildings are important enclosure features.



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.

6.2 Trees and hedgerows

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

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

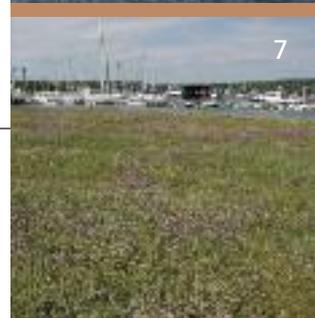
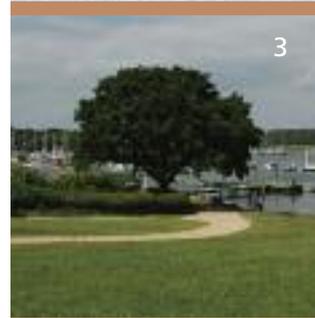
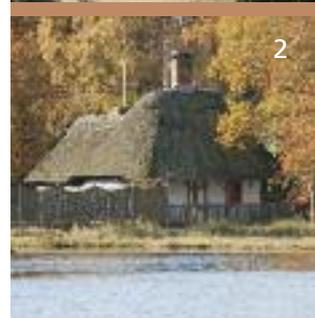
6.2.3 The retention of hedgerows is very important as many are very old and are fundamental in understanding the development of the landscape.

6.3 Open spaces

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

6.3.2 The overwhelming impression of the conservation area of Buckler's Hard is one of openness. This is created by the wide open High Street which leads straight onto the river with its mud flats beyond. At this point the river is very wide and the position of the settlement on the apex of a bend in the river gives long panoramic views both up and down stream.

6.3.3 Other open spaces are created by the car parks, boat park, and paddocks and orchard to the rear of the properties.





6.4 Other natural features in the landscape

6.4.1 The major natural feature in the landscape is the Beaulieu River with its mud flats and wooded backdrop.

6.4.2 The gentle sloping nature of the land down towards the river gives the impression of an amphitheatre, with the movements of boats along the river being the focal point.



6.5 Other man made features in the landscape

6.5.1 The remains of the historic docks are an important man made feature, their survival reflects the history of the settlement and they are of national importance.



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 The main focal point of views through the conservation area is the wide High Street with the broad river beyond.



6.7 Key characteristics

- Boundaries to the rear of plots are traditionally formed by hedgerows, walls or picket fencing.
- Trees form important backdrops to the settlement.
- Large important specimen trees are scattered throughout the area.
- Wide High Street and vast open green areas alongside the river.



PART 7 Other issues affecting the conservation area

- 7.1 The intrinsic character of the conservation area and its historic character survive intact unaffected by modern development. The only new development is to the rear of the properties in High Street. This includes the new building for the Maritime Museum and extensions to the Master Builder's House Hotel. These have been designed to blend in with the historic character of the settlement using traditional materials.
- 7.2 The survival of the historic layout of the settlement means that the capacity for new development is minimal and significant new development would be detrimental to the intrinsic historic character.
- 7.3 The unique nature of Buckler's Hard conservation area should ensure its protection from the usual pressures of development. The controlling influence of the Beaulieu Estate working to their conservation plan should ensure that inappropriate modern development does not occur.
- 7.4 The few unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement and it is important that they are protected.
- 7.5 Parking and levels of visitor traffic particularly in the summer months put pressure on the area. Cars can dominate the landscape and detract from the rural character. The need for such transport in rural areas and the pressure of holiday traffic will of course continue in the future. The attraction has large well designed car parks and any extension of these will need careful consideration.
- 7.6 Visitor pressure can cause wear and tear on the land and the buildings. This is regulated to a certain extent by the capacity of the car parks but will need to be continually managed. Similarly, pressure from the boating community on the river for more moorings and land based storage facilities.
- 7.7 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.



Part 3 Exbury Conservation Area

3.1 Context

- 3.1.1 The conservation area contains the settlement of Exbury which is situated on Summer Lane, a minor road leading from Beaulieu Heath to Lepe. It includes a conservation area which was first designated on 13 May 1998.
- 3.1.2 The population of the parish of Exbury and Lepe is 163 (Hampshire County Council's small Area Population Forecasts). The economy of the village was formerly linked to the servicing of Exbury House and its agricultural Estate. Today the settlement is still strongly linked with the Estate and its tourism interests.
- 3.1.3 The village has limited community facilities, which include Exbury Club and associated playing fields and the church.

3.2 Topography and landscape

- 3.2.1 The conservation area is located to the east of the Beaulieu River and south of Beaulieu Heath. It is a linear development mainly on the eastern leg of the Beaulieu to Lepe Road.
- 3.2.2 The settlement is in the fertile valley of the Beaulieu River and is surrounded by the New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies in the south east of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.2.3 To the north of the settlement is a landscape of mixed woodland and small arable fields with the open Beaulieu Heath beyond. To the east is arable land bounded by the sprawling modern development of Blackfield and Fawley. To the south are the fertile arable lands of the coastal plain and to the west the woodlands and parklands of Exbury House. The parish lies in a curve of the Beaulieu River, which bounds it to the west and south. Along the eastern boundary of the parish is the Dark Water, a narrow stream with steep high banks which joins the Solent at Lepe.

3.3 Historic development of the landscape

- 3.3.1 At the time of the Norman Conquest the immediate area around Exbury was already under cultivation or pasture with small scattered settlements, small estates and manors.
- 3.3.2 The formation of the Royal Forest, through the enlargement of a pre-existing Saxon Royal Hunting Ground in the 1070s, affected the settlements and land usage in the area as they came under Forest law.
- 3.3.3 There are documentary references to Exbury during the medieval period. However, the field patterns in the area do not suggest evidence for arable exploitation historically.

3.4 History of the settlement

- 3.4.1 There is documentary evidence for settlement in the area and Exbury appears in the Domesday Book in 1086 as "Teocreberie". In a later document of 1197 it is called "Ykeresbir" and in 1212 as "Ekeresbur". In 1236 it appears as "Hukeresber", in 1280 as "Eukeresbir" and in 1291 as "Eukesbiri". These names are possibly derived from an Old English personal name meaning 'eohhere's or iecere's manor'.
- 3.4.2 Although there is medieval place name evidence for the manor and later documentary evidence for the descent of the manor, there are no physical medieval remains on the site of the current settlement. It is possible that the medieval settlement might have been elsewhere in the parish and at Lower Exbury, on the bank of the Beaulieu River where there was a medieval church, demolished in 1827. At this time a new church was built on the present site in Exbury, but this was replaced by the current church in 1907.
- 3.4.3 The medieval settlement, wherever it was, was quite sizeable. In the subsidy rolls of 1327 it had 12 tax payers. In 1334, it was worth £3 7s 4d, but in 1524 it was only valued at £1 18s 8d with 30 tax payers, including those at Lepe. The Hearth Tax of 1665 records 80 hearths chargeable (34 houses) and 18 hearths not chargeable (16 houses) making a total of 50 houses in the manor. The settlement seems to have shrunk and lost value in the later medieval period, but was again reasonably sizeable in the later 17th century period.
- 3.4.4 The location of the present village was originally known as "Gilbury" and the name still survives in Gilbury Hard on the east bank of Beaulieu River to the west of Exbury House. In 18th century documents and on the first edition Ordnance Survey map of 1810 the settlement is called Upper Exbury and is shown as a very small group of buildings to the east of the present Exbury House.
- 3.4.5 The manor of Exbury was purchased by William Mitford in 1718 and it was most likely he who was responsible for building the original 18th century Exbury House. The present house has a brick core dating back to the 18th century, but was heavily remodelled and faced in stone in 1927. The growth of the Estate in the 18th century possibly gave impetus for the first phase of development of the present village in the early 19th century. There was then a second wave of development in the early 20th century.
- 3.4.6 The Post Office Directory of 1859 records a population of 384 within the parish and it covered an area of 2,406 acres. It lists: five farmers; a blacksmith; a brick maker; a wheelwright and carpenter; an inn keeper; a baker, shop keeper and postmaster and a mistress of the National School. Only two private residents were worthy of mention: the curate and the local Member of Parliament.
- 3.4.7 The six inch Ordnance Survey map of 1868 shows the shape of the village very much as it is today. The church, school, Mitford Arms, Rectory and Exbury House are all marked and all the cottages which can now be identified on the ground as being built in yellow brick, including the North and South Lodges of the Estate.
- 3.4.8 The Board of Agriculture Report of 1905 indicates the parish consisted of 2,593 acres of which only 829 were arable, 683 permanent grass and 365 woods and plantation. At that date the population of the whole parish was less than 300 and the majority were involved in agriculture.

- 3.4.9 The second wave of early 20th century construction was mainly the work of Lionel de Rothschild who, immediately after the First World War, began to remodel the old park and rejuvenate the Estate. This phase of building included: the village shop and post office and a number of cottages built in red brick in the Arts and Crafts style; of particular note are New Cottages which were built between 1919 and 1921. At this time the large red brick water tower and its associated buildings including an electric generating plant, were also constructed. These served not only Exbury House, but also the extensive new green houses that were being constructed to facilitate the development of the gardens and the now world famous plant collections.

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 lack of buildings pre-dating the 19th century within the settlement and the absence of recorded archaeological finds make it difficult to define specific areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.5.2 The traditional interpretation of the historic landscape is that in the Bronze Age large areas of primeval forest were cleared, exposing the poor soils of the Forest to erosion giving rise to areas of heathland. However recent research is showing that the picture is more complicated with land going into and out of cultivation at various periods. The better soils towards the coast and river valleys have continued to be cultivated and support settlement. Within the parish there is a scatter of prehistoric finds particularly relating to the Bronze Age. This is a fairly usual pattern of survival within the Forest.
- 3.5.3 The creation of the Royal Forest in the 11th century restricted land use and settlement patterns in the area. However, the coastal plain and the edge of the river valleys did appear to support activities during the medieval and post medieval periods; in particular the salt industry and ship building. At Exbury the current settlement pattern suggests a planned Estate village dating primarily from the early 19th century.
- 3.5.4 There are no recorded archaeological finds specifically from the settlement, in spite of the earlier documentary references. It is not known whether the existing village is on an earlier medieval site.
- 3.5.5 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4 An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Consists of a small linear settlement which developed as an Estate village adjacent to Exbury House.
- All the buildings are in residential use.
- Two distinct periods of building within the settlement.
- Two listed buildings, both Grade II.
- 35 buildings have been identified as being of local, vernacular or cultural interest.
- Early 19th century cottages are constructed of yellow brick with slate roofs and are two storey.
- Early 20th century cottages are constructed of narrow red bricks with plain clay tile roofs and are two storey.
- Boundaries to plots are traditionally formed by hedgerows, metal Estate fencing or simple picket fencing.
- Key buildings: North Lodge and South Lodge to Exbury House; the Church of St Katherine; the water tower and the Old Rectory.
- Sounds, smells and general activity: dominated by quiet rural peacefulness with occasional use of the Club and recreation ground.

4.2 Character areas

4.2.1 Exbury Conservation Area is divided into 3 character areas (shown on map in Annex 2) and these are described separately:

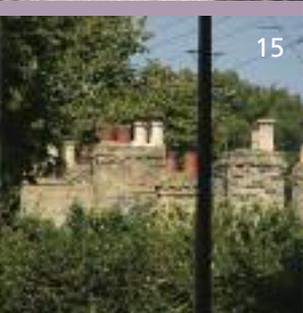
- A. Historic part of village
- B. Later back land development
- C. Eastern peripheral development

4.3 Historic part of village (A)

- 4.3.1 This character area is formed by the historic core of built development predominantly fronting onto the two roads in the village. This development consists of various types, sizes and styles of small cottages, church and ancillary buildings to Exbury House and its associated Estate.
- 4.3.2 The area is bordered by the backland development within (B) on the northern boundary and character area (C) to the east. Outside the boundary of the conservation area is Exbury House and grounds to the west, Church Copse to the north, woodland and a nursery to the south, the recreation ground to the south east and open farmland to the northwest.
- 4.3.3 Built development appears, from map evidence, to have taken place, at the turn of the 18th to 19th century. This development of small cottages of varying size, massing and form can be split into two distinct phases of development, yellow brick buildings constructed up to around 1868, followed by red brick buildings from turn of the 19th to 20th century. It is quite possible that the bricks were locally sourced from Bailey's Hard, located to the north of the village on the western bank of the Beaulieu River. The yellow bricks are typical of the pre 1850s (1780s onwards) brick made at this local brickworks.
- 4.3.4 Within the northernmost element of the area, is St. Katherine's church (1907) and the pair of gate lodges to Exbury House dating from the mid 19th century. The tall early 20th century red brick water tower to Exbury House is a striking feature, with its associated Estate yard buildings, located to the east of the T-junction in the centre of the village.
- 4.3.5 Modern development is confined to the Club House to the recreation ground and ancillary domestic buildings such as garages and sheds. It is important that this historic part of the village has had so little modern development and has therefore retained its layout of dispersed linear roadside development within uneven sized plots with varying road frontage widths, often with significant gaps between buildings.
- 4.3.6 The few public open spaces in the area are the churchyard to St. Katherine's church and the area of wide verge to the front of New Cottages. There are also other instances of wide verges on the roadside in the village, which give the street scene a spacious character.
- 4.3.7 Traditional boundary treatments include hedgerows, metal Estate fencing, particularly prominent in the vicinity of the two lodges to Exbury House and low timber picket or pale fencing. Hedgerow boundaries dominate the street scene, reinforcing the rural location of this small village. There is an unfortunate use of modern close boarded fencing in one or two prominent locations in the street scene and the further use of this inappropriate type of boundary treatment is discouraged.
- 4.3.8 Individual tree specimens are important in the street scene, often at strategic points in views on the roadside. The linear group of five mature trees to the front of New Cottages are particularly significant. Belts of mature trees lie on the boundary of the Exbury House grounds, on the edge of the road, and help to create a sense of enclosure when travelling north-south through the village. Trees also form a solid green backdrop to the northern boundary of St. Katherine's church.



- 4.3.9 Views throughout the area are along the roads, due to the hedge and tree boundaries. The water tower, the tallest building in the area, is not prevalent in views. Due to the curving nature of the east-west road, several of the cottages become prominent endstops to views. There are views out of the area to the north and northwest, some as far as the chimney of the Fawley Power Station. To the south, views are gained over the adjacent recreation ground. Otherwise, views out of the area are along roads.
- 4.3.10 There are two Grade II listed buildings or structures, St. Katherine's church and the K6 telephone box. St. Katherine's church dates from 1907 and replaces an earlier church of 1827 on the site. It is constructed of coursed, squared light grey Swanage stone with yellow Chilmark stone dressings and an old red plain tile roof. The church consists of a nave and chancel, with a squat stone tower to the north elevation at the west end, a small open pitched roof porch to the south elevation at the west end and projecting pitched roofed north and south transepts below the chancel. The south transept has a small corbelled bellcote at the top of the gable. The church is set within an extensive naturalised graveyard with significant mature tree specimens within and on the boundaries.
- 4.3.11 The K6 telephone box, originally located to the front of the former post office, but now to the east of 2 Myrtle Cottage, is an example of the archetypal design of red telephone box, designed in 1935 by Sir Giles Gilbert Scott. It is constructed of cast iron, has a domed roof and has un-perforated crowns to the top panes and margin glazing to windows and door. It is significant in views when travelling west into the village.
- 4.3.12 30 unlisted buildings have been identified as being of local, vernacular or cultural interest. These buildings include 18th, 19th and early 20th century cottages and buildings associated with the Exbury House Estate.
- 4.3.13 The buildings belonging to the Exbury Estate, the pair of gate lodges and the water tower with its associated service buildings, are ancillary buildings to Exbury House, a Grade II* listed building and are therefore curtilage listed with the associated protection afforded to listed buildings.
- 4.3.14 The remainder of the development in the area is in two main phases of building from very late 18th century/early 19th century and late 19th century/early 20th century.



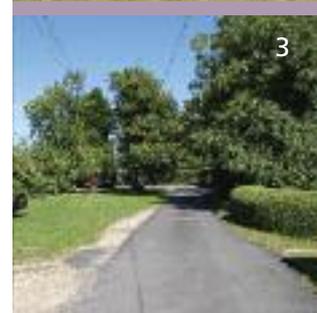
4.3.15 The first phase of building, of very late 18th and early 19th century development is typified by the use of yellow brick, mainly in Flemish bond slate roofs, many with a dentil cornice and simple casement windows. Examples of this first phase of building include North Lodge, South Lodge, Ivy Cottage, Mitford Cottage, Myrtle Cottage, Rose Cottage and Magnolia Cottage, The Forge, The Laurels and The Rambler. Each of the cottages have their own character. For example, Elm Tree Cottages has an uncommon example of one Yorkshire horizontal sliding sash; Daphney Cottage, has a pyramidal slate roof with a centre stack; The Old School House is of a two period build, one part conforms to the norm with Flemish bond brickwork, but the other part is constructed of brickwork in English bond. Lime Tree Cottage is probably the latest in date and has brickwork in stretcher bond. A prominent feature on all buildings throughout this phase are the chimneys, which come in various shapes and height and are often significant in views along the street scene.

4.3.16 The second phase of building took place in the very late 19th century and into the early 20th century. All the buildings within this phase of development are constructed in a local soft red brick with a narrow two inch profile. The brickwork is all laid in stretcher bond with the one exception of the water tower, which is constructed in English bond. The buildings have tile roofs, often with swept tile valleys (very much in the style of the pre-eminent architect of the day, Sir Edwin Lutyen), and also have overhanging eaves. This period of building includes New Cottages, The Bothy, the Old Post Office and the water tower. Buildings with particular individual features include New cottages, which have hips, gables and gablets; The Bothy, which has mullion and transom windows as well as casements. The water tower is also part tile hung. Similarly to the first phase of buildings in the village, chimneys are particularly important, significant examples include those at New Cottage, The Bothy and the Old Post Office, which all have tall multi-shaft redbrick chimneys.

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

4.3.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. The area is peaceful, with the only disturbance an occasional car travelling through the village. This is helped by the fact that the main visitor car parking for the Exbury House Estate is located outside the area to the north. Activity is restricted to that of a domestic nature.





4.4 Later back land development (B)

- 4.4.1 This character area is formed of the small area of back land development. It comprises a terrace of early 20th century dwellings and a terrace of later 20th century bungalows, with associated garage court and public open space.
- 4.4.2 The area is bordered by the main historic core of village development to the south and west in area (A). Outside the conservation area boundary to the north is a small complex of dwellings centring on Stella Maris and Maris Cottage. Associated tennis courts lie to the east.
- 4.4.3 Development in this area occurred initially in the early 20th century when the terrace of cottages, orientated north-south, was constructed, accessed via a northern spur off the road running through the village. In the later 20th century, the terrace of four small bungalows, orientated east-west, was built to the south of the earlier cottages. An associated range of modern flat roofed garages was constructed to serve the later dwellings, located to the west of the cottages. A large area of undeveloped land survives as a buffer between the development in this area, the rear of the churchyard and the garden to the Old School House.
- 4.4.4 Modern development in the area is limited to the later 20th century bungalows and their associated garages. Although the terrace is not really of the vernacular in design, it has been constructed of a cream brick, thereby aping the historic yellow brick from the locality. Due to the back-land nature of these buildings, they do not have an adverse impact on the character of the historic core of the village.
- 4.4.5 There is one significant large area of public open space in this area to the west of the bungalows. A grassed open space with mature trees and hedge to the north, south and west boundaries and a public footpath running through into the south east corner of the adjacent churchyard. In addition, significant wide verges contribute to the spacious character of this back land area, creating a wide approach, with hedge and tree boundaries, to the bungalows and the cottages to the north.
- 4.4.6 Traditional boundary treatments to domestic properties are simple low timber picket or pale fences and hedgerows. There is an unfortunate use of modern close boarded fencing in one or two prominent locations in the street scene and the further use of this inappropriate type of boundary treatment should be discouraged. Trees and hedges form the wider boundaries of the character area.
- 4.4.7 Individual tree specimens, providing the end-stop to views north, and hedgerows are particularly prominent in this back land area which is the transition between the main village street and the less developed area to the north. Mature trees and hedgerow form the south, west, northwest and eastern boundaries of the area.



- 4.4.8 Views are gained across the larger open space and through the areas of wider verge and spaces between the two terraces of buildings. Views out of the area are restricted by the hedge and tree boundaries.
- 4.4.9 There are no listed buildings in the character area. Three unlisted buildings have been identified as being of local, vernacular or cultural interest from the second phase of development in the village.
- 4.4.10 1-3 The Terrace are standard examples of the second period of building, of local soft red brick with narrow profile, the brickwork being laid in stretcher bond. The roof is clay tile, with swept tiles to the eaves, hipped roof dormers which break the eaves line and has prominent brick chimney stacks. The windows are small paned timber casements and the front doors are set within small hipped roofed porches.
- 4.4.11 Sounds, smells and general activity also contribute to the historic character of conservation areas. This is a peaceful area with activity restricted to that of a domestic nature.

4.5 Eastern peripheral development (C)

- 4.5.1 This character area is formed by the Old Rectory and its gardens, located to the east of the main historic core of the village. It is linked to the main part of the village by a narrow lane, which reaches a T-junction to the northeast of the Rectory. The road then curves to the south east, along the boundary of the grounds of the Rectory.
- 4.5.2 The area is bordered to the west by the main core of the village in area (A). To the north, east and south east is open countryside outside the conservation area boundary. To the southwest is the recreation ground, also outside the boundary of the conservation area. The open countryside and recreation ground form the rural setting to this part of the area.
- 4.5.3 The boundaries of the area are formed by the south and west boundaries of the extensive gardens to the Old Rectory and the hedged road boundaries to the north and east.
- 4.5.4 There has been no modern development in the area.
- 4.5.5 Areas of open space are limited to the triangle of land forming the centre of the T-junction and the verges to the side of the road, which are not particularly wide due to the overgrown hedge boundaries.
- 4.5.6 Traditional boundary treatments in the area are mature hedges of various heights.
- 4.5.7 Individual tree specimens make a significant contribution, particularly to the west of the Old Rectory and immediately to the north. A single tree on the triangle of land at the road junction is particularly prominent in views.



- 4.5.8 Views through the area are limited to the length of the roads, with only glimpsed views allowed of the Old Rectory along its drive. There are long distance views out of the area, particularly to the northeast towards the chimney of the power station at Fawley and across the countryside between. Glimpsed views are allowed over and through the hedged boundaries to the road to the north, over agricultural land and to the south, across the recreation ground.
- 4.5.9 There are no listed buildings in the area, but the Old Rectory and its former outbuildings are of local, vernacular and cultural interest.
- 4.5.10 The Old Rectory dates from the first phase of building in the village. It is possibly one of the latest of these buildings, but is standard in the use of yellow Beaulieu brick. The steeply pitched gabled roof is of slate with decorative bargeboards to the eaves line of the gables. Large tall prominent brick chimney stacks punctuate the eaves line. The windows are small paned timber casements and the front door is set back within an open pitched roof porch. The Old Rectory is the largest domestic building in the village, and its location, isolated from the lower status cottages, is significant and should be retained.
- 4.5.11 The small former outbuildings to the Old Rectory have been converted to domestic use. Like the Old Rectory they are built of local yellow brick with slate roofs.
- 4.5.12 Sounds, smells and general activity also contribute to the historic character of conservation areas. The area is quiet, with the only activity generated by occasional road users and domestic activity linked with the Old Rectory and the adjacent former outbuildings.



PART 5 Materials, textures, colours and detailing

5.1 Introduction

5.1.1 By necessity, builders in the past used materials which were available locally, such as timber, brick and thatch. The historic buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques from the 18th and 19th centuries onwards, a wider choice of materials such as clay 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 The principle walling material in Exbury is brick. The late 18th/early 19th century buildings are constructed in a creamy yellow brick, most likely made at the brick yard at Lower Exbury. This yard appears to have been making bricks from the third quarter of the 18th century through to 1905 and it has been suggested that the yard supplied cream bricks for the remodelling of Broadlands House at Romsey in 1788. The brickwork for this phase of building was mainly in Flemish bond with decorative dentil eaves cornice. The only exceptions to this are the Old School House, which also has areas of English bond and Limetree Cottage which would seem to be mainly in stretcher bond.

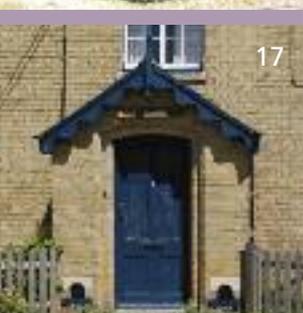
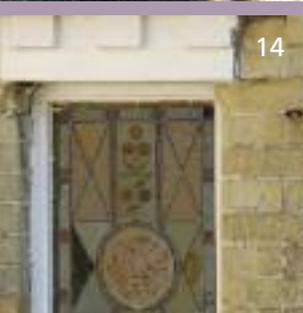
5.2.2 In the second major phase of building construction in the first quarter of the 20th century a number of new buildings were constructed using red bricks. These bricks are easily distinguished as their size is only two inches high rather than the normal two and three-quarter inches made during that period. Most of the buildings are constructed in stretcher bond with the exception of the water tower which is in English bond.

5.2.3 There is one prominent example of tile hanging to the upper level of the Estate water tower.

5.3 Roofs⁵

- 5.3.1 There are no examples of thatched roofs in the Exbury conservation area.
- 5.3.2 As with the brickwork, the roofs fall into two distinct phases. In the late 18th/early 19th century phase all the roofs were slate covered and gabled with the exception of Daphne Cottage which has a hipped roof, virtually pyramidal and crowned with a centre stack. In the early 20th century phase all the roofs are covered with plain clay tiles. New Cottages, which were built between 1919 and 1921 by Lionel de Rothschild, have both hipped and gabled roofs with gablet detail, swept tile valleys and large overhanging eaves typical of the Arts and Craft style.
- 5.3.3 Fortunately, the buildings in Exbury have not followed the modern tendency for historic roofing materials to be replaced by concrete tiles. This material has a much heavier profile than the clay tiles and slates they replace. Concrete tiles appear prominent in the historic landscape and their use is discouraged in a conservation area.
- 5.3.4 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. The chimneys from the first phase of construction are all in cream brick with over-sailing brick-head detailing. Those at the Old Rectory have tall slender shafts set on the diagonal. The chimneys on the second phase buildings are all in red brick and are tall multi shafts, good examples of which can be seen on New Cottages, The Bothy and the Old Post Office.
- 5.3.5 Chimney pots also add to the character of the roofscape and there are varied examples in the area, ranging from local handmade pots to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots as they make an important contribution to the character of the area.





5.4 Windows ⁶

5.4.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.

5.4.2 The main style of window in the cottages is side hung, single glazed, timber casements. The Old Rectory has examples of transom and mullion windows as well as casements. The Bothy has transom and mullion windows together with casements. The opening lights in this building are all steel frame Crittal type casements. Of particular note are the side windows in the porch of Mitford Cottage. These are highly decorative painted glass leaded lights.

5.4.3 There are no examples of vertical sliding sash windows in the conservation area. There is one example of a reused Yorkshire type horizontal sliding sash in the extension to 3 Elm Tree Cottages.

5.4.4 Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace timber and metal windows, as can be seen at the Old Post Office. 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 an important feature which often complete the character of the building. The significance of doors to the historic character of a building is often overlooked and doors are replaced with modern replicas of inappropriate detail. The associated architectural detailing of simple porches to small vernacular cottages, or ornate door cases to the higher status buildings reflect the styles and periods of buildings and the social standing of the buildings.

5.5.2 The majority of the doors in the conservation area are either plain planked or panel doors. Porches of particular note can be seen at the Old School House, which boasts two in Gothic style, Mitford Cottage and the Arts and Crafts design porches of New Cottages.

5.6 Garden walls, fences and other means of enclosure

- 5.6.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and have a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes, and are natural or man made.
- 5.6.2 There are many good examples of picket fencing, one example of post and rail fencing and metal Estate fencing at the entrance Lodges to Exbury House. However, the predominant boundary is hedging.
- 5.6.3 The majority of properties, including modern dwellings, have retained an historic method of defining the boundary using hedgerows. There are one or two examples of close boarded fencing of various heights. This is an alien feature which detracts from the historic character of the area.

5.7 Key characteristics

- Most of the older buildings are constructed of materials from local sources.
- Predominant construction material is brick.
- Cream bricks define the early phase of buildings.
- Two inch red bricks define the second phase of buildings.
- Slate roofs define the early phase of buildings.
- Plain clay tile roofs define the second phase of buildings.
- Windows and doors are generally traditionally designed and made of timber.
- Hedges and traditional picket fencing are important boundary features.





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.

6.2 Trees and hedgerows

6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the character appraisal maps. Trees are prominent on all the approaches into the settlement. A number of important trees within the conservation area have previously been identified and are protected with Tree Preservation Orders. The designation of the conservation area extends protection to the remaining trees.

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

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

6.3 Open spaces

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

6.3.2 The open spaces within the settlement are wide verges and green areas in front of groups of buildings such as New Cottages and those down The Crescent.

6.4 Important views

- 6.4.1 The most important views looking into, out of and through the conservation area are shown on the character appraisal maps. Of particular note is the view down the road from the Old Rectory towards the settlement centre. This is lined with mature trees which hide the water tower until the open area at the road junction. All the views contribute to the character and setting of the conservation area and care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.

6.5 Other man made features in the landscape

- 6.5.1 The most notable man made feature in the settlement is the water tower to Exbury Estate. Also worthy of note is the listed telephone kiosk and the pair of historic redundant petrol pumps on the edge of the triangular open space next to The Forge.
- 6.5.2 In long distance views out of the conservation area the most prominent feature in the landscape is the chimney at Fawley power station.

6.7 Key characteristics

- Boundaries to plots are traditionally formed by hedgerows, metal Estate fencing or simple picket fencing.
- Boundaries to the narrow roads formed by tall thick hedges.
- Trees form important backdrops to the settlement.





1

PART 7 Other issues affecting the conservation area



2

7.1 The intrinsic character of the conservation area and its historic character survive intact unaffected by modern development. The small amount of new development is limited to the group of four bungalows on The Crescent and extensions to existing properties. Any future proposals for significant backland development or the sub-division of the existing traditional plots on the historic road frontages would not be appropriate.



3

7.2 The survival of the historic layout of the settlement means that the capacity for new development is minimal and significant new development would be detrimental to the intrinsic historic character.



4

7.3 The small number of modern properties or building extensions have been carefully considered in terms of architectural design, detailing and traditional materials and are generally sympathetic to the historic character of the settlement. Where new development does take place it should continue to be of scale, massing, design and materials sympathetic to the character of the area.



5

7.4 Unlisted buildings of local interest make an important contribution to the character and historic integrity of the settlement and it is important that they are protected.

7.5 The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu has become noticeable in the area. The type, design and profile of any replacement windows needs careful consideration if the special character of buildings in the area is to be retained.



6

7.6 The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area.

7.7 Hedgerows and traditional rural boundaries are an important feature of the area. Care should be taken in the future to avoid their loss to residential boundaries and replacement with modern and inappropriately detailed fences.



7

7.8 It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any historic buildings in these areas is a key aim.

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

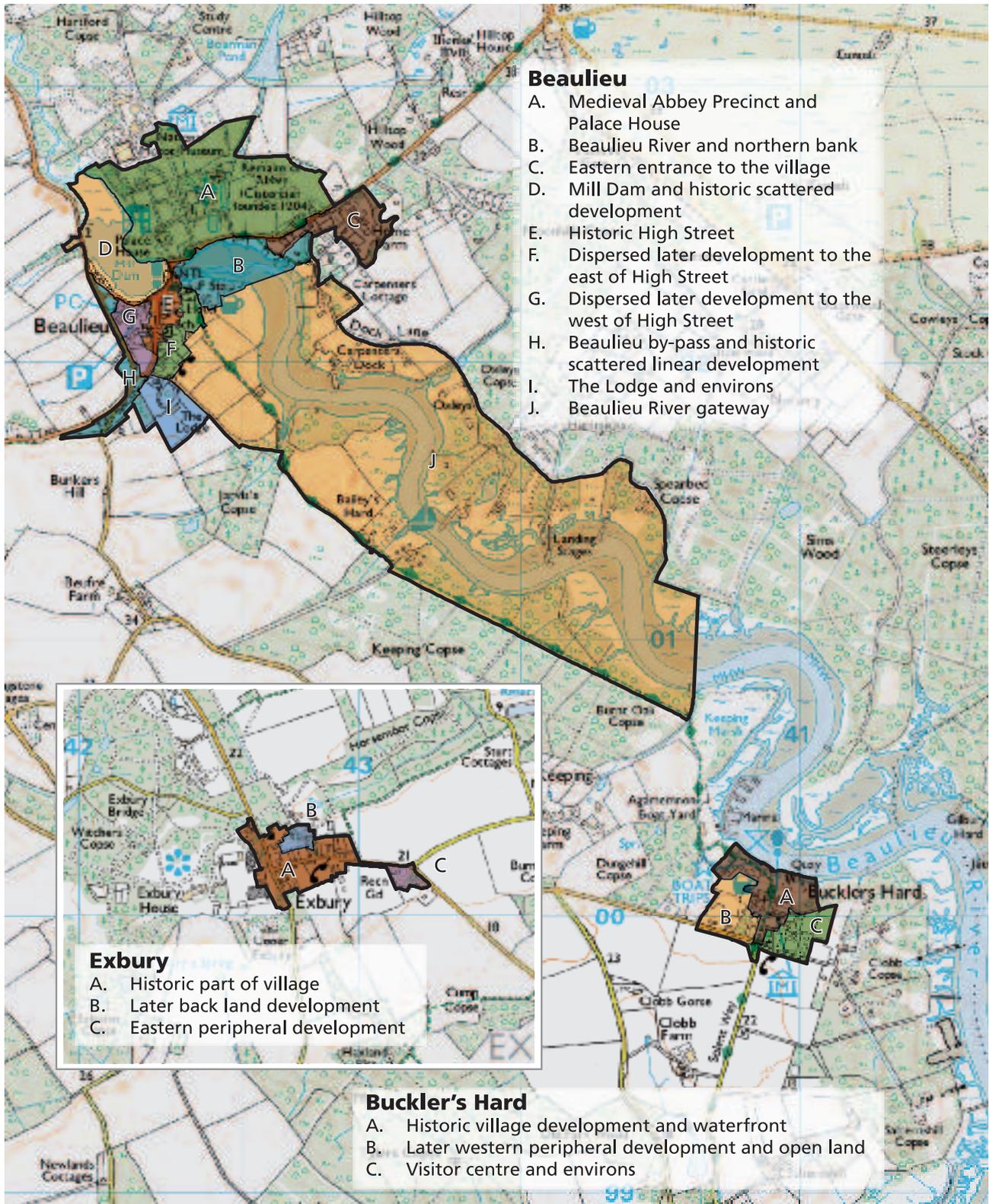
Annex 1 Maps showing Beaulieu, Buckler's Hard and Exbury conservation area boundaries

Not to Scale



Annex 2 Map showing Beaulieu, Buckler's Hard and Exbury character areas

Not to Scale



Annex 3

Glossary of Terms

Afforestation

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

Ancient & ornamental woodlands

The unenclosed broad-leaved woodlands of the New Forest.

Arcade

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

Architrave

Lowest of the three main parts of the entablature.

Arts and Crafts style

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

Ashlar stone

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

Assart

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

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

Bailiwick

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

Bargeboards

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

Bay

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

Capital

The head or cornice of a pillar or column.

Casement window

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

Cob

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

Commoner

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

Corinthian

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

Cornice

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

Crown land

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

Cupola

A small polygonal or circular domed turret crowning a roof.

Curtilage

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

Dentil course

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

Diaper brickwork

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

Doric

The oldest and simplest style of the Greek classical orders.

Enclosure

An enclosed space such as a field etc.

Encroachment

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

Entablature

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

Fee Farm

A parcel of land held by a hereditary rent.

Fenestration

The arrangement of windows in a building.

Gazebo

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

Gothic style

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

Grotto

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

Inclosure

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

Ionic

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

Lancet window

Slender pointed arched window.

Lead cames

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

Leaded light

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

Loggia

A recessed colonnade.

Manor

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

Marl

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

Mullion

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

Open Forest

Any unenclosed, commonable lands within the Forest perambulation.

Oriel window

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

Pannage

The right to feed swine (pigs) in woodland.

Pasture

Grazing of cattle, ponies, donkeys and occasionally sheep.

Pebble-dash

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

Pediment

Low pitch gable above a portico or door or window.

Pilaster

Small pier attached to a wall.

Plinth

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

Polychrome brickwork

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

Portico

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

Purpresture

See Encroachment and Assart.

Purlieu

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

Render

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

Rented Waste

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

Rubbed or gauged brick arches

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

Saltern

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

Sash window

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

Serjeanty

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

String course

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

Stucco

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

Transom

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

Turbary

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

Vaccary

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

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

Vernacular

Ordinary, rather than monumental buildings.

Window 'light'

The glazed part of a window.

Annex 4

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1715 Estate Map

Annex 5

Public consultation

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



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

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

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



Annex 6

DVD - Detailed mapping

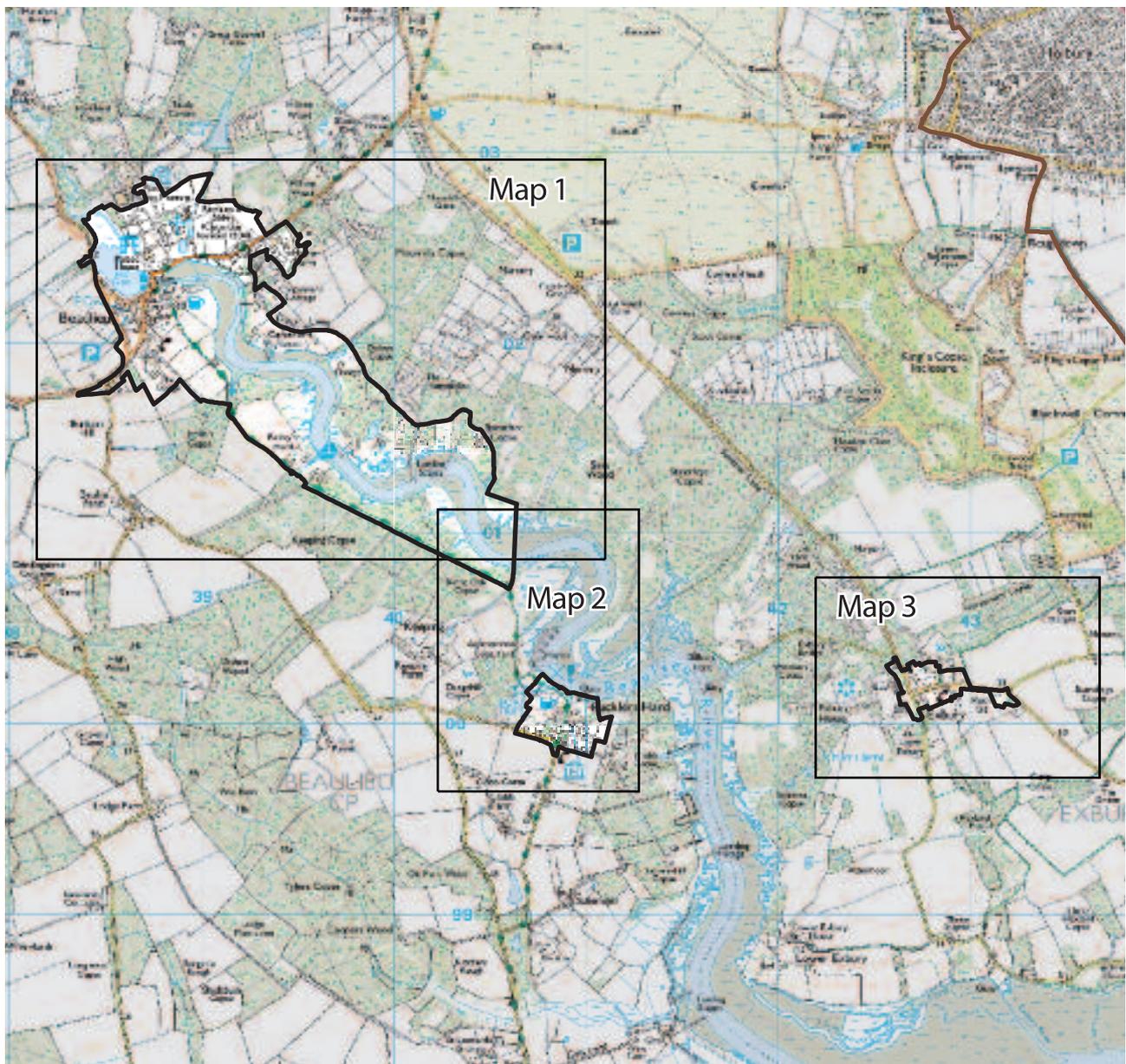
The enclosed DVD on the back page provides detailed mapping of the conservation areas. The maps show the conservation area boundaries, the character area boundaries and character features (scale 1:2500). The mapping of character features is not intended to be exhaustive.

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

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

Map tiles key

Not to Scale





Characters features key

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

CD Index

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

Map tile 1 Beaulieu – A0 landscape

Map tile 2 Bucklers Hard - A2 portrait

Map tile 3 Exbury – A2 landscape



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

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