



Forest North East

CONSERVATION AREA

March 2008



About this character appraisal

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

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

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

The Character Appraisal considers:

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

This document is for:

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

How to contact us

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

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This is a draft text, it does not yet contain the final maps and photographs

Part 1: Introduction

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 is prepared in accordance with guidelines produced by English Heritage and Central Government.

This Character Appraisal should be read in conjunction with policies in the 'History and Archaeology' chapter of the New Forest District Council Local Plan (First Alteration), adopted in August 2005. The appraisal has been produced to inform the designation of a conservation area covering an element of the North East part of the New Forest National Park. The appraisal will be used to guide future development within the conservation area.

Part 2: Background

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”.¹ Conservation areas were introduced in the late 1960s² 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 a long time, through the listing process, the value of good quality historic areas had not been formally acknowledged until that time.
2. The purpose of this document is to assess whether or not the area justifies designation as a conservation area and if so, whether the boundaries are logical and can be defended on appeal.
3. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that defines 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 – 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.
4. The Authority has a duty to ensure that the character of the conservation area is preserved or enhanced – particularly when considering applications for development.
5. In order to do this, it is important to understand what it is which gives the area its distinct and unique character. This is derived from a number of factors including its historic development, landscape and topography, the style, type and form of the buildings, spaces between buildings, materials, textures, colours, detailing and less tangible aspects such as sounds and smells which can contribute to the special character of the area.
6. Local authorities are now encouraged to prepare Character Appraisals for their conservation areas to identify these special qualities and to highlight features of particular significance. By establishing what makes the conservation area special, the reasons for designation become clearer to those who live, work or propose to carry out development within it. The appraisal is intended as an overview, providing the framework within which individual planning applications can be assessed.
7. 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

¹ Planning (Listed Buildings and Conservation Areas) Act 1990

² Civic Amenities Act 1967

development on the character of the conservation area. The New Forest District Local Plan includes policies on the design and conservation of the cultural heritage which are also used to guide individual planning applications. The Character Appraisal has been written to work in conjunction with Local Plan Policies. The appraisal includes text, an appraisal map, and photographs, to pick out those features which contribute to the special character of the conservation area. It is not realistic to refer to every building or feature within the conservation area – but the omission of any part does not mean that it is without significance.

Part 3: Forest North East Conservation Area

Context

1. The area falls mainly within the parishes of Copythorne and Netley Marsh and does not contain any previously designated conservation area.

Location, setting and population

2. The conservation area contains the settlements of Copythorne, Winsor, Woodlands and parts of Netley Marsh and Bartley.
3. The population of the parish of Copythorne is 2626, and that of Netley Marsh, 2041 (Hampshire County Council's Small Area Population Forecasts). In the middle of the 19th century, the economy was mainly based on farming, commoners grazing and the supporting rural industry, such as blacksmiths, wheelwrights, carpenters and a timber merchant. There were also three public houses and two schools serving the rural community. Today, the area is less reliant on agriculture, with many of the residents out-commuting to major centres such as Southampton.
4. The area offers a range of community facilities, including village halls, public houses, hotels and restaurants, churches, village shops, farm shops and garden centres

Topography and landscape

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

Historic development of the landscape

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

History of the settlements within the conservation area

16. Each of the settlements within the conservation area has historically developed in a manner relating to the location of that particular settlement:

- COPYTHORNE. The first reference to Copythorne was in the reign of Edward III as '*Coppethorne*' and later in 1754, it is referred to as '*Copped Thorne*'. The place name means 'pollarded (haw)thorn'. The Parish of Copythorne, is relatively modern, with the area originally part of the historic Parish of Eling until 1894.
- WINSOR. This place name is first referred to in a document of 1167 as '*Windesore*' and in 1222 it was known as '*Windlesore*'. Later in 1272, the name had changed again to '*Windlesovere*'. In 1327, there were 16 tax payers in the settlement, but in 1524, no tax payers are recorded. The name probably derives from the location of the settlement on a 'flat-topped ridge'.
- NETLEY MARSH. The current settlement of Netley Marsh did not develop until after the Enclose Act of 1812, however, in the Anglo Saxon Chronicle there is a place name in the locality referred to as "*Natan Leaga*" - this is a particularly early reference to a settlement within the New Forest area. In 1248, it was known as '*Nateleg*'. The name derives from the meaning 'wet wood'.
- BARTLEY. The first reference to this settlement is in 1150, and in documents of 1236 it was known as '*Bearkele*'. Later in 1586, the name had evolved into '*Bartlie Regis*'. The name is derived from the Old English '*beorc(a) leah*' meaning 'birch wood'. It would appear that Bartley was formed of two major estates: Bartley Bisterne (attached to Minstead) and Bartley Regis (part of the Manor of Lyndhurst). Other small areas of land in Bartley seem to have been attached to the Manor of Winsor, held by Winchester College, for example: Willswood Farm and Woodlands Farm.
- WOODLANDS. Originally this settlement developed in two ways: on the north west side of the road as an area of 18th century encroachment on the edge of Fletchwood Common, whilst land on the south east of the road is derived from the enclosure plots set out in 1812. It is now dominated by late 19th century and early 20th century linear development. The name reflects the location of the settlement on the edge of the common land and heathland in this part of the Forest.

Areas of archaeological potential

17. Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. However, the historically diverse nature of settlement within the conservation area makes it difficult to define specific areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
18. 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 and this has given rise to the large areas of heathland. The better soils in the river valleys and in the areas of clay were better able to support cultivation and good pasture lands.
19. The creation of the Royal Forest in the 11th century further restricted land use and settlement patterns in part of the conservation area. It was only in the later medieval

period that land on the fringes of the heathland began to be settled and exploited and surviving buildings in these areas today are mainly of 18th and 19th century date. Over the last one hundred years, plots of land within these dispersed settlements have been developed and may well have wiped out any surviving archaeology which could have thrown light on the former land usage. Therefore, any undisturbed plots within settlement areas or land undisturbed by modern agriculture may have archaeological potential.

20. Of particular archaeological potential is:

- the area immediately south and east of Copythorne around Barrow Hill Road - Barrow Hills comprise several Bronze Age barrows (burial mounds). Adjacent, to the west of the barrows is a section of Roman Road, running east-west through the arable landscape. This road was part of a network of five Roman Roads with a major junction at the present day Cadnam. During the 19th century, a Roman coin hoard was found in the area and there may well have been a settlement associated with the road system.
- the area of land immediately south of Tatchbury Manor, which may well be the site of '*Taceberie*', a small estate or area of dispersed settlement in the Medieval period.
- The scheduled ancient monument of Tatchbury Mount Iron Age hill fort.

21. An area of archaeological potential also exists around the two farms on the southeast side of Vicarage Lane, which could help to further explain the development of the dispersed settlement pattern in the Copythorne area. In particular, because of the survival of documentary evidence from the 13th century onwards, the whole area of Winsor has potential to aid the understanding of the development of settlement and land use; the surviving land boundaries are specifically of interest.

22. The remaining historic settlement pattern appears to be one of dispersed farmsteads and manorial holdings.

23. 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

Key characteristics of the conservation area

- Lies within the New Forest National Park, on its north east edge.
- Historically, most of the land was outside the Royal Forest.
- Consists of a number of enclosures of medieval, post medieval, 18th and 19th century date.
- Site of medieval manor and estates in the north of area.
- The majority of the historic development is represented by isolated farmsteads or small cottages.
- 19th century development is generally linear in nature, forming areas of ribbon development along roadsides.
- More modern development has consolidated areas of ribbon development.
- Hedged and treed field boundaries.
- Copses of trees and small areas of woodland.
- Individual specimen trees.
- Important archaeological features – Bronze Age barrows, Iron Age hill fort and Roman road.
- Irregular medieval field systems.
- Regular 19th century parliamentary field systems.
- Historic funnels on to the Forest edge to the south.
- Generally restricted views through, in and out of the conservation area.
- Most buildings are in residential use, some with supporting agricultural or equestrian outbuildings.
- A small number of higher status properties are dotted around the area and were often the original farmhouses or 19th century small country houses, with associated gardens and parkland.
- There are fifteen listed buildings or structures within the conservation area boundary, which are all listed Grade II.

- Of the listed structures, a number include historic farmhouses.
- There are 158 buildings of local, vernacular or cultural interest within the conservation area boundary.
- The majority of older houses were originally small and either of single storey or of one and a half storeys in scale.
- There are a number of unconverted important agricultural buildings surviving within the conservation area.
- All the 16th and 17th century buildings have timber-frame origins.
- A small number of 18th century brick buildings with clay tile roofs survive.
- The majority of traditional cottages and small houses date from the mid 19th and early 20th century and are generally of brick and slate in construction, facing onto the adjacent road.
- Modern development is generally inappropriately detailed.
- Boundaries to plots are traditionally formed by hedgerows, picket fencing or simple low timber post fencing.
- Major key buildings: Church of St Mary at Copythorne, Copythorne School, Bybarrow, Dell Farm, Kent's Farm, James' Farm, Copied Hall Farm, Martins Farm, Winsor Mission, Tatchbury Manor, Bartley Grange, The Old Farmhouse, St. Matthew's Church at Netley, Bartley Lodge Hotel, Bartley Manor, Beechwood House and Beechwood Lodge, Martins Farm.
- Other key manmade features: banked enclosures, implement shed on Rossiters Lane, the War Memorial at Netley Marsh.

Character areas

1. In the appraisal below, the Forest North East Conservation Area is divided into 7 character areas and these are described separately:
 - A. Copythorne
 - B. Winsor
 - C. Dispersed farms and arable land
 - D. Netley Marsh
 - E. Bartley
 - F. Woodlands
 - G. Historic edge of forest encroachment.

2. The quality of their buildings, landscape and setting are considered together.

Copythorne (A)

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

The roofs are of slate. At the west end is a tall square brick tower with a crenellated parapet. Windows are generally single tall slim pointed lancets, with the eastern bay having triple lancets beneath quatrefoils. The church is set some distance back from the roadside, within a large churchyard, dotted with mature specimen trees. This important traditional setting enhances the historic importance of this building as the parish church.

10. In contrast to the church, which is an important and high status building within the local community, Bybarrow is a simple late 18th century cottage of roughcast cob with a thatched roof. It is set traditionally end-on to the adjacent Barrow Hill Road and is a three bay single storey building with a single chimney stack. This building is a rare surviving example of a traditional New Forest hovel.
11. In addition, 26 unlisted buildings have been identified as being of local, vernacular or cultural interest, the majority of which date from the late 19th century and early 20th century. These buildings enhance the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area. They are generally located within small groups throughout the character area.
12. Copythorne House is a high status substantial two storey late 19th century dwelling constructed of red brick with a slate roof. The central brick chimney stack retains its associated pots. The windows are traditional four pane timber vertical sliding sashes and the door is surrounded by a fine architectural doorcase. The dwelling is set within mature landscaped grounds behind a hedged and treed boundary.
13. In contrast, Holly Farmhouse, which again dates from the late 19th century, is a much lower status property, located on a prominent corner in the street scene. It is a two storey building of simple form, constructed of red brick with a slate roof, which has decorative barge board detailing to the gabled eaves. The windows are simple small pane timber casements and it has a simple boarded door with a small gabled porch over. Associated with the farmhouse is a long single storey utilitarian outbuilding which is weatherboarded and has Bridgewater style tiles on the roof. The plot is surrounded by a traditional mature hedge boundary.
14. Moorlands is a 1930s Art Deco style dwelling facing on to Romsey Road. It is constructed of concrete and has a hipped roof, an unusual feature for a non-thatched building within the conservation area. The building follows the traditional Art Deco style, with features such as a two storey curved bay, a first floor balcony, curved small rectangular pane critical windows with decorative hopper vents and has a traditionally detailed front door with oval window. The pedestrian gate is of the same period and is of a decorative, double leaf, metal construction, with a traditional hedged boundary to either side. Adjacent to Moorlands is Copythorne Garage, which also has elements of Art Deco styling surviving.
15. Foxie Cottage, Hurstbourne Villa, Swinford and The Retreat are all of a similar simple original design of two storeys with a central doorway and porch, vertical sliding sash windows, sometimes in small bay windows, either side of the door at ground and first floor, and have a gabled slate roof with end chimney stacks. The front doors generally have a gabled porch. The buildings date from the very late 19th century and into the early 20th century and may well have all been constructed by the same builder over a relatively short period of time. It is important that most of these

buildings have retained their original simple plan-form and appearance, as well as original detailing such as slate roofs and timber vertical sliding sash windows.

16. The School is a substantial brick and slate building which predates 1869. The School appears to have served a far larger area than the present settlement of Copythorne, as very little other residential development had occurred at the time of construction of the school building. The building retains many of its original features and detailing, such as the substantial tall brick chimney stacks and the 12 pane timber vertical sliding sash windows.
17. The original Stanleys Own Scout Headquarters was built in 1912 and is reputed to be the oldest Scout building in Hampshire still in use. It is a traditional single storey utilitarian timber weatherboarded structure, with a corrugated sheet roof. The gable ends have decorative barge boards and a veranda exists to the eastern building with a decorative gabled porch with similarly detailed barge boards. The modern extension to the Huts at the rear respects the simple proportions, detailing and materials of the earlier huts which lie end-on, but set well back from the roadside. The Huts are an important early surviving example of a community building.
18. In summary, this character area represents an early 19th century encroachment onto what was Shorn Hill Common and comprises dispersed settlement around small regularly shaped field systems and a turbarry. The built settlement dates predominantly from the late 19th century and early 20th century, with a mixture of building sizes and designs in irregularly shaped plots. There are few listed buildings, but a number of locally important buildings. Views through the area are restricted and with only few instances of long distance views out. Hedgerows are predominant to boundaries, with specimen trees dotted throughout the character area.

Key characteristics

- 19th century parliamentary enclosure of Shorn Hill Common.
- Surviving element of 19th century plantation at Copythorne Common to the north.
- Historic dispersed settlement from the late 19th and early 20th century.
- Very little development in area prior to 1869.
- Regularly shaped field systems.
- Hedged and treed boundaries.
- Individual specimen trees.
- Two listed buildings.
- A number of buildings of local, vernacular and cultural interest dating from the late 19th or early 20th centuries.
- Some inappropriately detailed later 20th century development.
- Generally restricted views through and out of the character area.
- Only occasional long distance views.

Winsor (B)

19. This is a linear t-shaped character area and the settlement has developed along a large length of Winsor Road and into Eadens Lane to the south and a short distance into Pound Lane to the north. The area is surrounded by the more open arable agricultural land of character area C.

20. The settlement developed predominantly in the 19th and early 20th centuries, however, there are earlier isolated buildings with origins in the 17th and 18th centuries. The later buildings are mainly of brick with slate or tile roofs, with the earlier buildings demonstrating some surviving timber framing, as well as the use of thatch as a roofing material.
21. The settlement developed predominantly on the south side of Winsor Road and a strong hedged boundary exists along the north side of the road to the arable land. The linear development is generally one plot in depth with a common rear boundary, with only the remains of farmsteads in larger, deeper plots. It appears that a triangular 'green' originally existed to the immediate east of the Pound Lane and Winsor Road junction, with a road linking Winsor Road and Pound Lane forming the northern part of the triangle. This area has since been infilled with houses in the late 19th century and early 20th century and the northern element of road has since disappeared.
22. The later 20th century and modern development is scattered throughout, the character area, but the design and character of this later development generally does not reflect the local distinctiveness of this area.
23. Boundary treatments to plots are generally of a traditional nature and are represented by hedgerows; however, a few inappropriate methods of boundary treatment are beginning to creep into the area. The prominence of hedgerows forming domestic boundaries and the boundary to the arable land north of the road help to soften the more urban nature of this area and retain a more traditional country village character. In addition, these green boundaries help to prevent the area taking on the character of the more hard landscaped over urbanised extensions to this historic village, outside of the conservation area to the southwest. There are very few prominent individual trees within this urban area, with specimen trees forming the backdrop within the surrounding arable landscape in character area C.
24. One particularly important feature of the area is the more open nature of the street scene between Budds Farm and Moulands Farm. At this point, the dwellings are set back from Winsor Road, behind wide green verges and a small parallel service road.
25. Views out of this character area are generally restricted by the hedged and treed boundaries to the roadside, with more extensive views north over the arable landscape to the immediate east of Kent's Farm. Views within the character area are limited to the built environment along Winsor Road.
26. There are two listed buildings within this character area, both of which are listed Grade II - Whitmarsh Farmhouse and The Hoe. These buildings date from the 17th century and have timber-framing with a painted brick infill and a thatched roof. Whitmarsh Farmhouse is the larger building, being two storeys in height and three bays in length. In contrast, The Hoe is only single storey and two bays in length, thereby demonstrating its lower status as a farm worker's cottage.
27. In addition, 39 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century thatched cottages, to a late 19th century pub and early 20th century cottages. Each of these very different buildings enhance

the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area.

28. Some of these unlisted buildings date from the late 19th century and early 20th century and reflect the typical construction and period details of this era, many of which have survived intact, including traditional window and door detailing and appropriate boundary treatments. A particularly prominent group of buildings demonstrating this later period of development exists to the southwest of the junction with Pollards Moor Road on the south side of Winsor Road.
29. Home Farm, Pennard, Norwood Cottage, Holly Hill, Harewood Cottages and Hill Crest are an important group of unlisted buildings, set back from Winsor Road. Home Farm is probably the earliest of this group and is an 18th century high status brick building with an old clay tile roof, end chimney stacks and sixteen pane traditional timber vertical sliding sash windows. In contrast, Pennard, also dating from the late 18th century is a lower status two storey cob building with a thatched roof and simple small pane timber casement windows. Hillcrest, dates from the late 19th century and reflects the architectural design and detailing of the earlier Home Farm building, being constructed of brick, with a pitched roof and end chimney stacks. However, the later date of this building is evident in the use of slates, instead of clay tiles, and simpler four pane traditional timber vertical sliding sash windows.
30. Newlands Farm and Budds Farm represent the earlier dispersed farmsteads in this area, prior to the 19th century linear development. Both buildings are one and a half storey in height and are long structures with substantial thatched roofs. Budds Farm is set back from, but facing the road, however, Newlands Farm is more isolated, away from the road, behind high mature hedgerows.
31. The Compass Inn is an example of an early 'community' building within Winsor. It probably dates from the late 18th or early 19th century and is of brick construction with an altered tiled roof. Unusually for this part of the New Forest, it has outshots to either side with catslide roofs descending from the main roof. The inn is set back from the road, but its traditional setting has been compromised by a sea of tarmac, creating parking to the front and side.
32. Winsor Mission Chapel and Hall are prominent buildings on the roadside when entering Winsor from the east. The buildings date from 1881 and are constructed of polychrome brick, with decorative brick details to the walls and window surrounds. Decorative ridge tiles and vents survive to the Chapel roof which is slated. The gable ends to both buildings have highly decorative pierced wooden barge boards. To the road frontage are modern replacement, appropriately detailed, iron railings, between decorative polychrome brick piers and the pedestrian gateway has a decorative arch over detailed iron gates.
33. In summary, settlement has developed predominantly in the 19th and early 20th centuries along Winsor Road and the small connecting lanes, however, there are earlier isolated buildings, generally represented by farmsteads, with origins in the 17th and 18th centuries. Development is generally one plot in depth with a common rear boundary and boundary treatments to plots are mainly hedgerows, with very few

larger specimen trees in evidence. Open streets, characterised by wide verges, are particularly important in parts of the character area.

Key characteristics

- T-shaped area of linear 19th century development.
- Very few earlier buildings within the area – limited to isolated farmsteads and workers cottages.
- Two listed buildings.
- A number of buildings of local, vernacular and cultural interest.
- Some inappropriate modern development.
- Generally restricted views through the area due to the urban nature.
- Very few individual specimen trees.
- Hedges form traditional boundary treatments to domestic plots and arable land.
- Few views into and out of the area.

Dispersed farms and arable land (C)

34. This character area is formed by an open undulating arable landscape of medieval and 18th century field systems, with wooded areas dotted throughout. The area is characterised by very little built development, which is generally confined to the isolated farmsteads and any associated ancillary buildings and cottages, and a small section of 20th century linear development on Ringwood Road.
35. Copythorne (character area A) lies along the northern edge; Winsor (character area B) protrudes into the northern part of the character area, and the small character area E at Bartley forms part of the southern boundary. Ringwood Road bisects the southern part of the character area, with character area D at Netley Marsh to the east.
36. This character area developed around the medieval Manor site in the centre, now occupied by The Old Farmhouse (Manor Farm) and the four outlying historic farms. The field systems reflect the medieval land divisions of the manor and estates, being small irregularly shaped fields with ‘wavy’ boundaries. A later extension to this area occurred in the 19th century, to the south of Ringwood Road, when an area of Fletchwood Common was enclosed. This area of arable landscape demonstrates more regular field systems with straight boundaries and is a natural extension to the undulating arable land to the north with a similar ‘modern’ character.
37. The character area is traversed by one major road, running east-west through the southern part. Tatchbury Lane runs along the eastern edge of the character area and several other small lanes run predominantly north-south through the area. The lanes typically have hedged and treed boundaries, but the undulating land often affords longer distance views across the surrounding fields and, on occasion, across the wider landscape.
38. The built development mostly comprises the farm buildings associated with the fourteen farms in the area and dates from the 17th century through to the late 20th century, with the majority of the older buildings appearing to have late 18th century origins. These farmsteads are all isolated from one another and are predominantly traditionally located, being set back from the road, often accessed by a length of

track. The ancillary farm buildings, such as barns and granaries, date from the 18th century through to the late 20th century, with an interesting complex of late 18th century buildings at Manor Farm.

39. R F Giddings Sawmills located on Ringwood Road is a fifth generation business established in the 1890s. The business relocated to this large industrial site and ancillary land in 1943 and plays an important part in the local economy. The business is an important rural employer and has a long and close association with processing timber from the New Forest which contributes to the management of the New Forest National Park. The technologically advanced production facilities in purpose built modern industrial buildings are the only ones of this type in South East England. The sawmills play an important role in the England Forestry Strategy and has the potential to contribute to National Government targets on renewable energy. Adaptation and change of the site is expected to keep pace with technology and demand.
40. There has been little 20th century development in the character area, however, where this has taken place, it has generally been unsympathetic to the local vernacular character and detailing of more historic buildings in the area.
41. On the north east edge of this character area is the scheduled ancient monument of Tatchbury Mount Hill Fort. This is a multivallate Iron Age hill fort, oval in shape and covering approximately two hectares. It comprises a series of parallel banks between three and four and a half meters high. In the 18th century a small country house was built in the centre and the internal area was extensively landscaped and planted with trees as part of a formal garden. The house was unoccupied for number of years and badly vandalised and eventually demolished on safety grounds in 2007.
42. There are four Grade II listed buildings within the character area, all of which are farm houses – Copied Hall Farm, Dell Farm, Kent's Farm and James' Farm.
43. Copied Hall Farmhouse and Kent's Farmhouse both date from the 16th century. Copied Hall Farmhouse is a timber framed building with a lobby entrance. The timber frame has been infilled with brick and has a hipped thatched roof with eyebrow dormers over. Later brick extensions to the building date from the 19th century. Kent's Farmhouse is also timber framed, with brick infill and has a hipped and half hipped thatched roof. It is also of one and a half storeys in height with extensions in the 17th and 18th centuries. These historic buildings may well reflect the location of the earlier estates around the medieval manor.
44. Dell Farm and James' Farm are slightly later in construction, dating from the 17th century. Similar to Copied Hall Farmhouse, Dell Farm is a timber-framed building with a lobby entrance. However, the timber framing retains the traditional wattle and daub in areas, with some later brick infill panels. The roof is thatched with eyebrow dormers. James' Farm is also a timber framed building, but unlike the preceding buildings, this original construction has been encased in later 18th and 19th century brickwork, with the timber framing only visible to the west end elevation. It is a full two storey building and has a slate roof.

45. In addition, sixteen un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century or earlier farmhouses, to 19th small country houses and examples of traditional farm outbuildings and small cottages. These buildings are scattered throughout the character area and are generally located alongside or set back from and facing the adjacent road. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area.
46. The Old Farmhouse (Manor Farm) is most likely the site of the medieval manor of Winsor. It is a substantial early 18th century two storey red brick building, which is unusually for this period, constructed in stretcher bond, rather than Flemish bond. The roof is covered with old clay tiles and the windows are small paned timber casements. The building is set back from the road behind an extensive front garden area. Adjacent to the farmhouse is a substantial complex of farm buildings, comprising a large timber framed barn, a brick barn with later extension, forming an L-shaped range on the roadside, and a long, low timber-framed cart or implement shed. The large timber-framed barn dates from the 17th century and is of five bays in length, with a slate roof; this is most likely a replacement for the original thatched roof. It would appear that the original aisles were removed in the late 18th century and the areas between the arcade posts were infilled with brick or clad with weatherboard. The 18th century brick barn on the road frontage has a half hipped old clay tile roof and is constructed in English bond. The later 19th century extensions, forming the L-shape, are of brick with slate roofs. To the south of the large barn, forming the southern side of the farmyard area, is a free standing low timber-framed implement shed, set back from the roadside, which is partly weatherboarded and tin clad with a slate roof. This is a particularly important surviving complex of buildings within the whole conservation area, on a site which could have medieval origins.
47. In addition to The Old Farm, there are also examples of good traditional farm buildings at Tatchbury Farm and Hartley Farm. At Tatchbury Farm is a large timber framed and weather boarded barn with a corrugated iron roof, which is located adjacent to a small square granary. This small building is similarly weather boarded, with a corrugated iron roof and sits on nine staddle stones. The large barn on the edge of the road at Hartley Farm is constructed of brick, with some surviving earlier timber-framing. This building was used in the late 19th and early 20th century as the base for the agricultural contracting business of the Drake Family. The large double doors facing on to the road allowed traction engines and threshing machines to be moved into and out of the barn. All these agricultural buildings reflect the cultural traditions of this area and are significant within the surrounding landscape.
48. As important as the preceding unlisted buildings is the timber implement shed/ cartshed, located within the verge on the southern side of Rossiter's Lane, opposite Broadbridge Farm. This is typical of such small utilitarian buildings which often encroach onto the edge of commonland areas or the wider verges throughout the New Forest and of which this is the only example in the conservation area. This is an important survival and retention of such simple buildings in these traditional locations is key to the intrinsic character and cultural history of the conservation area.

49. Tatchbury Manor and Bartley Grange represent larger higher status dwellings within the character area and are small country houses in large landscaped gardens. Tatchbury Manor is the earlier of the two buildings, dating from the early 19th century and may be located on the site of the medieval manor of Tatchbury. The present building is an eclectic mixture of architectural styles, with Dutch Gables, crenellations and 'tudor' hood mouldings to windows all in evidence. It is a substantial stuccoed building running parallel with the road, but set back within substantial grounds behind a mature hedgerow. It is the only survivor of small group of important country houses in this particular area, which originally included Tatchbury Mount and Loperwood Manor, the latter site being to the northeast of the conservation area.
50. Bartley Grange dates from the mid 19th century and is an impressive two storey building constructed of cream bricks with a hipped slate roof. It has a symmetrical façade with nine pane vertical timber sliding sash windows at first floor and twelve pane windows at ground floor, and has a substantial central brick porch with fanlight. To the north, is a large range of red brick outbuildings with slate roofs. The dwelling is located within extensive grounds, with mature tree specimens dotted throughout and on the roadside boundary.
51. Bartley Cottage is a late 19th century estate style building, with painted brickwork and a slate roof with overhanging eaves. It is particularly notable for the cast iron decorative lozenge paned windows. The chimney stack also has a local traditional Fareham chimney pot. This dwelling is prominent within the street scene on Ringwood Road.
52. Typical of the conservation area, are the small cottage style dwellings dotted through each of the character areas. Within character area C, Clarefont; along with the collapsed cob cottage adjacent to Hartley Farm; Dell Cottage; and The Moorings represent examples of such buildings from the 17th century to the early 20th century. The oldest is Clarefont, a timber-framed structure within an external brick casing, which has a thatched roof. The collapsed cob cottage adjacent to Hartley Farm represents an example of a traditional early 19th century Forest Cottage, being orientated end-on to the roadside. Dell Cottage is a later 19th century cob cottage of higher status, being of full two storeys, with a hipped slate roof. Finally, The Moorings represents the 20th century type of small country cottage, being of brick with a slate roof, a full two storeys in height and with associated detailing of the period, including timber vertical sliding sash windows. These cottage style dwellings are significant in that each example represents a type and size of simply designed dwelling which exhibit the building materials of each particular era. The buildings are also locally distinctive to the New Forest area and show that the cultural history of the character area is continuing within examples in the built environment into the present day.
53. In summary, this character area is formed by an open undulating arable landscape of medieval and 18th century field systems, with wooded areas dotted throughout. The area, which evolved around the site of a medieval manor, is characterised by very little development. The built environment is generally confined to the isolated farmsteads and any associated ancillary buildings and cottages, and a small section of 20th century linear development on Ringwood Road. The undulating landscape often allows longer distance views over the predominant hedgerow boundaries.

Key characteristics

- Medieval Manor site in centre of area.
- Archaeological features – Roman Road and Bronze Age barrows.
- Outlying farms.
- Mosaic of small irregularly shaped medieval field systems.
- Undulating landscape.
- Some larger later field systems.
- Copse and woodlands.
- Strong hedge boundaries.
- Individual tree specimens.
- Views through and out of character area.
- Four listed buildings.
- Sixteen buildings of local, vernacular and cultural interest.
- Very little modern development.

Netley Marsh (D)

54. This character area is predominantly formed by late 19th century and early 20th century linear development. Although there are early documentary references to place names in this area, it does not necessarily mean that there were early medieval settlements - perhaps they were merely farmsteads and small land holdings. It was only after the enclosures of 1812 that a village actually developed in this location.
55. The character area is boarded by the arable character area C to the west and southwest. To the north and south, outside of the boundary of the conservation area, the countryside is dominated by arable fields. To the east is an area of linear modern development leading to the road junction with the Totton Bypass. The Ringwood Road runs through the village, with the earlier linear built development generally fronting on to the roadside. Much of the later modern development is out of character with the earlier development and backs on to the road, being accessed from a cul-de-sac to the south, off Woodlands Road.
56. There is some modern development in this character area, but unfortunately, these more modern buildings have not generally been constructed in traditional materials and therefore, do not blend in well with the more historic elements of the character area.
57. Hedges traditionally line the edge of the main road with specimen trees interspersed within. However, there are a few incidences of inappropriate modern boundary treatments.
58. Views into and out of the character area are restricted to the south by the treed and hedged boundaries to the roadside and the linear 19th century and modern development. To the north, however, extensive views are gained over land around Meadow Farm and Meadowmead Farm.
59. The focal point of the village is at the T-junction of Ringwood road with Woodlands Road. At this point key buildings are located, such as the School, War Memorial, Church, Vicarage, Pub and old shop.

60. There is one listed building within the character area – the Church of St Matthew, which is listed Grade II. The church dates from 1855 and is by J P Harrison. It was built at the expense of Miss Ann Sturges-Bourne of Testwood House. The church is constructed of walls of coursed limestone, with a plinth, stepped buttresses and windows with decorated tracery. The bell turret has a shingled spire above a timber-framed bell stage, which is partly shingled. The church is set back from the main road, within its traditional churchyard setting, with open fields to the rear. It also forms part of an important group of buildings, including the school and vicarage, opposite the road junction, within the centre of this linear settlement.
61. In total, ten un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the late 19th century and early 20th century.
62. The Old Vicarage is a substantial mid to late 19th century red brick building, with grey brick diaper decoration and decorative brick string course. The roof is of tile, with large overhanging eaves. The building stands within a large garden area, set back from the road, in a traditional location adjacent to the church.
63. A particularly important group of buildings is located on the opposite side of the main road from the church and vicarage and includes the White Hart, the Old Shop and the adjacent house. The White Hart is an early 19th century building of painted brick with a slate roof and traditional vertical sliding sash windows. It is located on a prominent corner in the street scene at the junction with Woodlands Road. Adjacent, to the east, are a detached house and the Old Shop, which date from the late 19th and early 20th century. These buildings are of brick with slate roofs, and have sliding sash windows, with examples of decorative barge boards.
64. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area.
65. In summary, this character area is formed by an area of predominantly late 19th century and early 20th century linear development. The development is concentrated around the cross-roads at the centre of the village, at which are located two important groupings of buildings. Hedges traditionally line the edge of the main road with specimen trees interspersed within. Views to the south are restricted, but wider and longer distance views are afforded to the north.

Key characteristics

- 19th and early 20th century ribbon development.
- Site of historic settlement located to the north of the present day village.
- Hedges to roadsides.
- Individual specimen trees.
- Arable land to the north, west and south.
- Views through the area along Ringwood Road.
- Views out of the area to the north over the adjacent farmland.
- One listed building.
- Several buildings of local, vernacular and cultural interest.
- Inappropriate modern development.

Bartley (E)

66. This character area is formed predominantly by the linear settlement along Chinham Road, which developed largely in the late 19th century and early 20th century. Only one earlier building survives within this area – Old Grove Farmhouse. Infill development, following the earlier linear settlement pattern, continued between the wars and into the mid to late 20th century. The later development respects the earlier linear settlement pattern, with buildings generally set back from, but facing the road, but is usually inappropriately architecturally detailed.
67. The area is bordered to the north by the large treed and arable character area C. To the west, outside of the boundary of the conservation area, is an element of more concentrated 20th century development. To the south and southwest, outside of the boundary of the conservation area, are generally non-traditional uses within the countryside, including two large static caravan parks.
68. Views out of the character area are generally restricted due to the urban nature of the linear development along Chinham Road. Some views are gained into the character area from the main Southampton Road to the north, but these are restricted by the treed and hedged boundaries of the fields between the main road and Chinham Road.
69. There are no listed buildings within this character area, but 13 unlisted buildings have been highlighted as being of local, vernacular or cultural interest. Duncan Cottage (1864) and Glensyde are typical of the type and design of these identified buildings found within this area and represent a simple traditional style of two storeys with a central doorway and porch, vertical sliding sash windows, sometimes in small bay windows, either side of the door at ground and first floor, and a gabled slate roof with end chimney stacks. The front doors commonly have a gabled porch. The buildings date from the mid to late 19th century and into the early 20th century and many may well have been constructed by the same builder over a relatively short period of time. Many of these buildings have retained their original simple plan-form and appearance, as well as original detailing, such as slate roofs and timber vertical sliding sash windows, however, there is an unfortunate erosion of this traditional detailing occurring.
70. Old Grove Farmhouse is the isolated earlier building within this character area and probably dates from the late 17th century or early 18th century. It is a traditional brick building, now rendered, with old clay tile roof and a catslide to the rear. Unfortunately, this building has undergone inappropriate modern extension, which has eroded its historic character.
71. The roadside boundaries to the plots are predominantly hedged, with only a small number of inappropriate modern man-made boundary treatments.
72. Each of these identified buildings enhances the character area and represents good local vernacular detailing and reflects the cultural history of this particular part of the conservation area.

73. In summary, this character area is formed predominantly by the linear settlement along Chingham Road, which developed largely in the late 19th century and early 20th century. Although there are no listed buildings within the area, a number of locally important buildings are in evidence, which chart the cultural history and development of the character area. Many of these buildings remain relatively unaltered by modern modifications and retain traditional hedged boundaries.

Key characteristics

- Linear development - generally 19th and 20th century.
- Urban character to the area.
- No listed buildings.
- 13 buildings of local vernacular and cultural interest.
- Survival of much traditional plot boundary detailing.
- Views restricted to the urban street scene.
- Some inappropriate modern development.

Woodlands (F)

74. This character area is formed by an element of linear development running on both sides of Woodlands Road. That on the northwest of the road was encroachment on to the edge of Fletchwood Common, whilst that on the southeast was within plots laid out after the Enclosure Act of 1812.

75. The character area is boarded by the arable and wooded character area G to the west. Outside of the conservation area boundary, to the southeast, is the 19th century parliamentary enclosures of the former Fletchwood Common and to the northwest is an area of modern urban development.

76. Modern development in the character area is scattered throughout, either between earlier buildings or as an extension of the earlier linear development. The design and character of the later 20th century development generally does not reflect the local distinctiveness and vernacular architectural detailing of the wider conservation area.

77. Views into and out of the character area are generally restricted by the boundary trees and hedgerows to the roads, with only very few views afforded over elements of agricultural land to the south of the character area. Views through the settlement are marred by the prominent wirescape.

78. Hedges are the traditional boundaries to the residential properties, with a few examples of picket fencing and one example of metal estate fencing. There are a number of mature trees within gardens and also within the roadside hedges and boundaries to the agricultural land.

79. There are no listed buildings in the character area, but 18 buildings of local vernacular and cultural interest have been identified. Most of the buildings along Woodlands Road are of late 19th or early 20th century date. They are principally of red brick with slate roofs and end chimney stacks, some with decorative ridge tiles and gabled porches. Windows are mainly timber vertical sliding sash, although some have been replaced with inappropriate PVCu. Woodland Cottage and Woodbine Cottage, dated 1889, are particularly good examples of this period of development.

80. The Gamekeeper Public House is very prominent in the streetscape when entering the settlement from the northeast. It is unusual in that it is mainly single storey with a small two storey accommodation wing. The façade is of painted brick; the single storey section has sash windows with large panes - two over two, whilst the two storey section has sashes with small panes - six over six. Both sections of the building are under slate roofs.
81. Within the settlement, there are isolated examples of thatched buildings dating from the late 18th or early 19th century. These represent the first phase of settlement on the edge of the common prior to the parliamentary enclosures.
82. Adjacent to number 210 Woodlands Road, is a very prominent road-side barn. It is clad with weather boarding on its front elevation and corrugated iron to the other sides and roof. The barn is an important visual feature when entering the settlement from the southwest.
83. On the opposite side of the road to The Gamekeeper Public House is a Victorian wall mounted post box. This is an important and rare survival of postal history.
84. These buildings are important as most retain their original vernacular detailing and appropriately detailed fenestration. Each of these different buildings enhances the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area.
85. In summary, this character area is formed by an element of linear development running on both sides of Woodlands Road of late 19th century and 20th century date. The character area is significant in that it represents a typical edge of common encroachment within the Forest. A number of locally important buildings have been identified, which chart the cultural evolution of this small settlement and represent good examples of vernacular architectural detailing. Views into and out of the character area are generally restricted and hedges are the predominant boundary treatment, with mature specimen trees within, or scattered through the area.

Key characteristics

- Linear roadside development.
- Mainly late 19th and early 20th century ribbon development.
- Very few earlier buildings.
- No listed buildings.
- Eighteen buildings of local vernacular and cultural interest.
- Hedgerows and picket fences to front boundaries.
- One instance of metal estate fencing.
- Specimen trees within some hedgerows.
- Some inappropriate modern development.

Historic edge of forest encroachment (G)

86. This character area is formed by dispersed farmsteads, with associated field systems, four small country houses with parkland and a mosaic of irregular shaped fields interspersed with small areas of woodlands. To the northwest there are small

regular fields with straight boundaries of possibly late 18th or early 19th century date, which may overlay earlier landscape divisions.

87. The area is bounded by open forest, 19th century heathland plantation and woodland pasture to the southwest and south, with five historic funnels giving access to this forest area. To the north and northeast, the character area is bounded by areas of more urban development, including small housing estates and caravan parks. To the east, the area abuts arable land and the settlement of Woodlands (character areas C and F)
88. The area is traversed by a number of roads and trackways leading to the funnels onto the Forest to the south and southwest. There are some instances of wide verges and most of the roads are bounded by substantial hedges containing large specimen trees. Significant ditch and boundary banks are a feature of this area, possibly indicating divisions of the landscape in the medieval period.
89. Views through the area are generally restricted due to the predominantly hedged and treed boundaries to roads and fields; the only long distance views being from the funnels into the Forest.
90. Specific features, of this character area are the four small country houses with their associated parklands and the nucleated settlement which has developed around the junction of Bartley Road and Shepherd's Road, with the corrugated iron-clad former chapel at its centre.
91. There are six Grade II listed buildings within the character area – Beechwood House, Beechwood Lodge, Bartley Lodge Hotel, Bartley Close, Bartley Manor and Martin's Farm.
92. Beechwood House is a small country house of early 19th century date which is now subdivided into flats. The walls are of stucco with a hipped slate roof with low parapets and cornice. At the end of the drive is Beechwood Lodge which is of early 19th century date and of cottage-orné style, of three bays with half hexagonal ends and projection to the front of the centre bay. Notable features are the pointed gothic doorway and recesses and the cinquefoiled window.
93. Bartley Lodge Hotel was built in 1759 with wings added in 1811. A more recent extension was added in 1996 which was designed to resemble a large 19th century stable block. The brickwork is in Flemish bond with rubbed flat arches, stone cills and brick dentil eaves cornice. The roof is hipped and tiled.
94. Bartley Manor is a small country house of late 18th century date with early and late 19th century extensions. The walls are of stucco, with plinth, parapet, coping and moulded cornice details. The roof is hipped and slated. To the north is a wing with a single storey service block around a service yard. Within the yard is a small rectangular building of cob and thatch which was possibly a game store. Adjacent to the Manor is Bartley Close which is of 18th and early 19th century date. The walls are of brickwork in Flemish bond and the roof is of slate.

95. In contrast to the listed country houses in this character area is Martin's Farm, which is of 17th century origin. It is a timber framed lobby entrance house with painted brick infill panels. The roof is half hipped, of thatch with eyebrow dormer.
96. In addition, thirty six un-listed buildings have been identified as being of local, vernacular or cultural interest. These buildings are scattered throughout the character area and are generally located alongside roads, apart from the small nucleated settlement which has developed around the junction of Bartley Road and Shepherd's Road. Each of these very different buildings enhances the particular part of the character area in which they are located and represent good local vernacular detailing and reflect the cultural history of the area. Of particular note are: Foyers Cottage, a typical 18th century forest edge thatched cottage with possibly cob walls; Blacksmith's Cottage, an 18th century higher status cottage constructed in header bond with a contrasting pattern of dark grey or black vitrified headers; Halloween and Halloween Cottage, typical 19th century estate style cottages with cast iron lozenge paned windows and large central chimney stack; Squirrel Gate, is in a similar style, but of a higher status and set in its own extensive grounds; Holmlea and Rufus Cottage, typical late 19th and early 20th century brick and slate roof cottages; Horseshoe Cottage, unusual in being slate hung on its front elevation; Bartley Village Hall, originally constructed as a chapel and a typical example of early 20th century prefabricated corrugated steel sheet structure.
97. In summary, this character area is formed by dispersed farmsteads, with associated field systems, four small country houses with parkland and a mosaic of irregular shaped fields interspersed with small areas of woodlands. Significant ditch and bank boundaries hint at earlier land divisions in this area of historic encroachment on the edge of the Forest. A large variety of traditional building detailing and materials are represented within the area, both by low and high status buildings. Boundaries are predominantly formed by hedgerows, with many important mature specimen trees within or dotted throughout the wider area.

Key characteristics

- Field systems probably as early as Anglo-Saxon in origin, with Medieval and later encroachment of Forest land.
- Limited 19th century land purchase consolidating the land holding for Beechwood Park.
- Four areas of parkland relating to small country houses.
- Mosaic of irregularly shaped small post-medieval field systems.
- Isolated farmsteads.
- Significant ditch and bank boundary features.
- Nucleated settlement around junction of Bartley Road and Shepherds Road.
- Some wide verges.
- Large tree specimens.
- Boundary hedgerows.
- Areas of woodland.
- Six listed buildings.
- Thirty six buildings of local, vernacular and cultural interest.
- Very little modern development.
- Generally restricted views throughout the area.
- Five historic funnels onto the adjacent forest.

Part 5: Materials, textures, colours and detailing

Introduction

98. By necessity, builders in the past used materials which were available locally, with the earlier buildings of timber and thatch, with a few instances of cob. Most of the buildings in Forest North East are lower status cottages dating from the 19th century with a few higher status larger farmhouses. These older buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques from the late 18th century and early 19th century onwards, a wider choice of materials such as Welsh roof slates and local hand made bricks became available to builders.
99. 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.

Walls

100. There are a few examples of properties constructed using timber framing, with a variety of materials used for the infill panels, including wattle and daub and brick. There are very few examples of cob constructed buildings. There is a general predominance of 19th and early 20th century buildings in the area, with some isolated and dispersed examples of earlier 17th and 18th century buildings. These earlier buildings are mainly constructed of brick with some evidence of timber framing incorporated from the core of an earlier building on the site. The 19th and 20th century buildings are brick built and there is evidence for local brickworks north of Barneyhayes Farm at Winsor, as well as at Brook and Wellow to the north and at Totton to the east of the conservation area. In the early 20th century, local brick yards declined and bricks were brought in from further afield.
101. There are several instances of the use of weatherboarding on domestic buildings and also the use of hanging slates and hanging clay tiles to the front façade of two dwellings. Otherwise, the predominant treatment of walls is either, to leave the brickwork unpainted, or painted brickwork or painted render. Agricultural buildings, including isolated implement sheds, are quite often timber framed and clad with weatherboarding. Historically, the boarding was square edged and usually of oak which, over a period of time, weathered to a dark grey colour. Later in the 19th and 20th century, softwood feather edged boarding was used as a cheap replacement for the oak and was blackened with tar as a preservative. Modern repair, replacements or new build should respect the vernacular designs and traditions.
102. There are several instances of the use of polychrome brickwork – red and cream bricks – to create a decorative pattern with Winsor Mission being a particularly good example. In addition, there are also examples of 18th century use of glazed or vitrified headers to create a decorative finish to brickwork and Blacksmith's Cottage in Bartley is a good example of this technique.
103. Several higher status buildings within the area use 'stucco' or render as a wall finish and Tatchbury Manor is a particularly high quality example of this technique.

104. In addition, corrugated iron is also used as a wall cladding. This is particularly noticeable at Bartley Village Hall, as well as on some agricultural outbuildings. This is a late 19th and early 20th century method of cladding.

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

Roofs

105. There are several examples of thatched roofs within the area. Evidence indicates that long straw was the prevailing thatching material. Since the middle of the last century, combed wheat reed 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.

106. 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.

107. 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 reed 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 reed roofs.

108. There are a few examples of plain clay roof tiles on 18th century buildings, especially on the higher status farm houses and associated agricultural buildings, but natural slate became very popular from the mid 19th century onwards due to its availability with the coming of rail transport. The earlier 18th century buildings are obvious by the use of clay tiles, with the later 19th and early 20th century buildings heavily characterised by the use of slate. Decorative ridge tiles and decorative barge boards to eaves also characterise some of the 19th century dwellings and other buildings within the area.

109. There is one isolated instance of the use of timber cedar shingles at the Church of St Matthew in Netley Marsh. The shingles are used to clad the roof and sides of the bell turret. Historically, shingles would have been made from riven oak and the use of cedar is a 20th century replacement

110. An interesting feature within the area is the use of profiled Bridgewater style clay tiles, which have an undulating shape. These tiles are generally used on 19th century agricultural outbuildings within the area. In addition, the use of profiled

corrugated iron is a common feature on agricultural outbuildings, perhaps replacing earlier thatch or tile.

111. There is also some later use of concrete tiles. Unfortunately, this material has a much heavier profile than the traditional clay tiles and slates that they are replacing. They can often appear prominent within the historic landscape and therefore its use is discouraged within a conservation area.
112. Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Of particular note are the distinctive chimney stacks at Copythorne School, Bartley Lodge Hotel and Woodlands Cottage. Chimney pots also add to the character of the roofscape and there are particularly rich and varied examples in the conservation area, ranging from local handmade pots, to the very distinctive Fareham pots, to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots, as they make a major contribution to the character of the area and to incorporate such features in new construction.

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

Windows

113. Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars, affects the play of light and shade, again significantly affecting the visual appearance.
114. The main style of traditional window in cottages are side hung, single glazed, timber casements.
115. In the late 18th and 19th century higher status buildings in the area, traditional 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. In addition, several of the early 19th century cottages have highly decorative small paned cast iron casement windows which are a particularly important feature in the conservation area. Squirrel's Gate, Halloween and Halloween Cottage and Bartley Cottage all have good examples of these decorative cast iron windows.
116. Of particular note also, are the windows of Beechwood Lodge, which are in a Gothic tracery style.
117. In addition, a small number of buildings have the historic traditional leaded light casement windows, with individual glass quarries between lead comes. These examples are found on the older buildings in the area. The modern use of 'stick-on' lead is not a substitute for the traditionally made leaded lights.

118. The majority of the surviving traditional windows in the area are of a reasonable standard of design. Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace the traditional 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.

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

Doors

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

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

Garden Walls, fences and other means of enclosure

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

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

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

Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- Predominant construction material is brick, with some examples of earlier timber-frame and isolated instances of cob.
- Chimneys are a predominant local vernacular feature.

- Slate is the predominant roofing material in the area and is prevalent on the 19th and 20th century buildings. Earlier roofing materials on the 18th century and earlier buildings are thatch and clay tile. Also instances of Bridgewater style clay tiles and the use of corrugated iron for roofing and cladding.
- Windows and doors are generally traditionally designed and made of timber or cast iron, although the use of PVCu windows is beginning to impact detrimentally on the area.
- There are few examples of historic manmade boundary features. However, important examples of iron railings to community buildings remain.

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

Introduction

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

Trees and hedgerows

124. 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 map. Trees form important copses within the wider landscape and break up the network of irregularly shaped small arable field systems. Large important tree specimens are scattered throughout the area. These specimens are predominant on the roadsides and at the Forest edge. A number of important trees within the conservation area have previously been identified and are protected with Tree Preservation Orders. The designation of the conservation area will extend protection to the remaining trees.
125. Hedgerows are a predominant boundary feature, particularly to the narrow lanes and arable fields. They are also the principal form of boundary to the small paddocks and gardens associated with dwellings. Hedges are easily lost through farming practices, disease or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.

Open spaces

126. 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 map.
127. Due to the linear nature in which the settlements have developed, there are very few feature open spaces within the more urban areas in the conservation area. Incidental open spaces occur where wider verges to roadsides exist, but the main open spaces are at the forest edge and form the historic funnels out onto the surrounding heathland and common land to the south.
128. Beyond the south and southwest boundaries of the conservation area, the traditional forest edge of wooded pasture is the principal form of landscape. To the west, the landscape is of small irregular fields and urban linear development on the edge of Cadnam. To the north, the conservation area is bordered by the modern route of the M27 motorway. In the northeast, is an area of wooded heathland, leading out onto larger arable fields and plantation areas, which continue along the eastern edge of the conservation area. To the southeast is the area of 19th century arable encroachment onto what was Fletchwood Common.
129. Between the settlements within the conservation area, the mosaic of small irregular arable fields systems of medieval origin creates intimate spaces, punctuated by woodland copses and hedgerows with large specimen trees.

Other natural features in the landscape

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

Other manmade features in the landscape

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

Important Views

132. The most important views looking into, out of and through the conservation area are shown on the Character Appraisal map. 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.

Key characteristics

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

Part 7: Other issues affecting the conservation area

133. The conservation area is fortunate in that it has not suffered from the considerable inappropriate modern development within the historic landscape to which other areas are often subject. Therefore, the intrinsic character of the conservation area and its historic character have suffered little. Most of the new development has been the infilling of vacant plots within the existing plan form of the settlements. The most significant larger scale areas of modern development have taken the form of small groups of houses grafted onto the edge of some of the historic dispersed linear settlements. The repeat of such an approach to modern development would not be encouraged; however, the further sub-division of the traditional plots on the historic road frontages, or more back land development would also not be appropriate.
134. Unfortunately, on the periphery of the conservation area, between Netley Marsh and Woodlands, and along Southampton Road towards Cadnam, the historic integrity and character of the setting of the conservation area has been eroded. Further inappropriate modern development in these areas should be avoided and management of the existing situation is required.
135. Two large modern caravan parks exist just outside the boundary of the conservation area and management of effective screening of these two areas from views into and out of the conservation area is important.
136. The majority of the modern infill properties within the conservation area have unfortunately not been carefully considered in terms of architectural design and detailing and are generally unsympathetic to the historic character of the settlements. These buildings fail to harmonise with the traditional character of the area by the use of non-traditional scale, massing, design and use of materials and this approach should not be repeated in the future.
137. There are features within the conservation area which have suffered the wear and tear of time and there has also the unfortunate piecemeal loss of hedgerows to residential boundaries and often replacement with modern and inappropriately detailed fences.
138. The most intrusive feature within the conservation area is the prevalence of overhead wires, which are particularly dominant in the historic landscape. This is especially noticeable in parts of the area, such as at Netley Marsh, Winsor and Woodlands.
139. As with any other developed area, the conservation area is under pressure from modern living. The key pressures on the settlements are:
- Parking – cars can dominate the landscape and detract from the traditional rural character and the need for such transport in rural areas is likely to continue in the future. The loss of boundary treatments, such as traditional walls or hedgerows can occur with the need to provide off road parking and is detrimental to the intrinsic character of the settlement and this should be avoided.
 - Inappropriate modern infill dwellings or extensions to both listed and unlisted buildings of local interest which are not sympathetic to or in keeping with the character of the historic buildings and their environs and this should be avoided.

- The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu. This has become noticeably prevalent in the area and steps should be taken to control the type, design and profile of any replacement windows.
 - 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.
 - The survival of the historic plot plan form of the settlements in the conservation area means that the capacity for new development within the boundaries of the settlements is minimal and significant new development areas would be detrimental to the intrinsic historic character and plan form of these settlements.
 - The existence of complexes of historic farm buildings may give rise to pressure for conversion of agricultural buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural nature of these historic buildings and that inappropriate openings and modern detail is avoided. These complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the conservation area.
 - It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any existing historic buildings on these areas should be a key aim, thereby allowing a more sympathetic and sensitive integration of any new development into the character of the surrounding historic environment and landscape.
 - The pressure for equestrian development is high within the conservation area and the associated buildings and division of fields should be carefully controlled to protect the character of the area.
140. Notwithstanding this, development on the edge or immediately outside of the conservation area boundary should also be avoided as this can have a detrimental impact on views into and out of the conservation area, which is a circumstance that national government guidance on the preservation and enhancement of conservation areas seeks to resist.
141. In summary as previously discussed, the conservation area has not undergone significant inappropriate modern change. The settlements are also fortunate that the properties and surrounding open spaces are generally well kept. However, measures need to be taken to protect the unlisted buildings of local interest which provide an important contribution to the historic character of the conservation area.

Part 8: Conclusions

Character

1. Forest North East is an area of historic landscape and settlement which has developed its unique character over the last one thousand years. The area is bounded by the M27 and urban development to the north, woodland and arable land to the east, and arable, forest plantation and wood pasture to the south and west. The main route from Totton to Cadnam, running east to west, bisects the area, with modern development intruding from the northwest.
2. The settlement pattern was originally of a dispersed nature with isolated farms and cottages. However, in the 19th and early 20th century, ribbons of settlement developed along the sides of the roads. Earlier buildings tended to be constructed of timber frame with a thatched roof. In the 18th century, some of the higher status buildings were constructed in brick and tile. In the late 18th and early 19th century, the southwest of the area was developed with a number of small country houses with associated parkland. Only a few lower status cob buildings survive from the 19th century, the majority of cottages at this period and into the 20th century are constructed of brick with slate roofs.
3. The conservation area is served by a series of narrow roads and lanes other than the main east west route. Most of the secondary road systems served the agricultural lands and farms and a number lead to the funnels into the forest in the south and west.
4. The early 19th century saw the formation of arable fields by the enclosure of lands formally part of the commons and lead to the loss of Fletchwood Common in the southeast, Shorn Hill Common to the northeast and Pollards Moor to the north.
5. Modern development within the conservation area has mainly continued the earlier ribbon development along the roads, but unfortunately beyond the northwest boundary of the conservation area, a more urban form of housing estate development prevails. This type of development is alien to the historic character of the area and further erosion of this type should be avoided.
6. Although most people living in the area now commute to workplaces outside of the boundaries of the conservation area, there is still a strong core of agricultural and forest based industry, an example being the Saw Mill at Netley Marsh. Beyond the ribbon development of housing along the through routes, the area has retained much of its rural character.

Reasons for designation

7. A conservation area is defined as '*...an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Forest North East is a cultural zone of historic landscape and settlement within the defined boundaries of the New Forest National Park. The plan form of the settlements and the organisation of the historic landscape have developed as a result of the position of the historic commons and the influence of the Royal Forest to the southwest. The area consists of a mixture of buildings of varying ages and styles ranging from timber framed buildings of the 17th century, to the tin chapel of the early

20th century. The character of the built area mainly reflects later 19th century building materials and styles. Other types of built form are represented by the small country houses, and distinctive estate-type cottages.

8. The historic interest of the conservation area comes from the fact that the early origins of the estates that formed this landscape can still be identified on the ground and is supported by detailed documentary evidence. The area, although outside the Royal Forest, provides a useful comparison for the development of others within the historic boundary.
9. These features all contribute to the character of the conservation area and are worthy of preservation or enhancement. It is important that their significance is understood and taken into account when development is considered. It is often the small insensitive changes that can cumulatively undermine the character of conservation areas.

Summary

10. In recent years there have been some changes within the conservation area due to the modern peripheral development and a small loss of historic boundary treatments. However, this has not adversely affected the overall character and quality of Forest North East and it is considered that this should be designated as a conservation area.
11. The character of the conservation area is derived from a combination of factors which have been identified in this appraisal. These factors include the historic landscape setting, the layout or plan form of the historic settlements, as well as the quality and variety of architectural styles, materials and detailing and the natural environment. When considering new development in Forest North East, it is crucial to understand, be aware of and work with these features if the special character and setting of the conservation area is to be preserved and enhanced.

Annex 1

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.

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

Leaded light Individual pieces of window glass separated by lead comes or by an ironwork frame.

Loggia A recessed colonnade.

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 2

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Annex 3

Public Consultation

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

County and District Councillors and Parish Councils representing the areas concerned were consulted on the proposals for the Forest Central North conservation area, together with the New Forest Consultative Panel and representatives from other organisations including Ninth Centenary Trust, New Forest District Council and English Heritage.

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

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