



Draft Character Appraisals

Conservation Areas Lyndhurst, Swan Green and Bank

October 2008



This text does not yet contain the final maps and photographs.

About the character appraisals

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

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

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

Each Character Appraisal considers:

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

This document is for:

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

How to contact us

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

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Part 1: Introduction

- 1.1 In accordance with the Planning listed buildings and Conservation Areas Act 1990, for each conservation area in the New Forest National Park, a Character Appraisal is prepared in accordance with guidelines produced by English Heritage and Central Government.
- 1.2 This Character Appraisal should be read in conjunction with New Forest National Park Authority planning policies.¹ The appraisal has been produced to inform the designation of conservation areas covering Lyndhurst, Swan Green and Bank in the New Forest National Park. *[If the amendments proposed to the boundaries are adopted the conservation areas of Lyndhurst and Bank will be re-designated. Swan Green was designated on 17 February 1999.]* The appraisals will be used to guide future development within the conservation area.
- 1.3 The conservation area boundaries are shown in Annex 1.

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

Part 2: Background

- 2.1 Conservation areas are defined as “areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance”.² Conservation areas were introduced in the late 1960s³ as part of a wider recognition of the contribution made by areas of distinctive character. Although the merits of individual buildings had been recognised for many years, through the listing process, the value of good quality historic areas had not been formally acknowledged until that time.
- 2.2 The purpose of this document is to assess whether or not the areas justify designation as conservation areas and if so, whether the boundaries are logical and can be defended on appeal.
- 2.3 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, it also depends on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; an appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of the built environment in its broadest sense as well as the protection of individual buildings.
- 2.4 The Authority has a duty to ensure that the character of the conservation area is preserved or enhanced - particularly when considering applications for development.
- 2.5 In order to do this, it is important to understand what it is that gives the area its distinct and unique character. This character is derived from a number of factors including its historic development, landscape and topography, the style, type and form of the buildings, spaces between buildings, materials, textures, colours, detailing and less

tangible aspects such as sounds and smells which can contribute to the special character of the area.

- 2.6 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 appraisals are intended as an overview, providing the framework within which individual planning applications can be assessed.
- 2.7 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 development on the character of the conservation area. The Character Appraisals have been written to work in conjunction with New Forest National Park Authority planning policies. The appraisals include text, maps and photographs, to pick out those features which contribute to the special character of the conservation area. It is not realistic to refer to every building or feature within the conservation area - but the omission of any part does not mean that it is without significance.

2 Planning (listed buildings and Conservation Areas) Act 1990

3 Civic Amenities Act 1967

Part 3: Lyndhurst Conservation Area

3.1 Context

- 3.1.1 The area falls within the parish of Lyndhurst and contains a conservation area which was first designated in 1977 and later revised in 1999.

3.2 Location, setting and population

- 3.2.1 The conservation area contains: the central area of Lyndhurst; Goose Green and Shrubbs Hill; Bolton's Bench and its environs, including the cemetery and Appletree Court; parts of Queen's Road and Princes Crescent; Forest Gardens; Gales Green; Race Course View, Pemberton Road and parts of Empress Road.

- 3.2.2. The population of the parish of Lyndhurst is 3,023 (Hampshire County Council's Small Area Population Forecasts). The economy of the settlement was formerly based on commercial enterprises in support of the regional agricultural community and the administration of the New Forest. Today the area is less reliant on servicing the surrounding rural community and is more focused on providing services to the tourism industry. It holds the administrative centre for the New Forest District Council at Appletree Court and continues its traditional role for the historic administration of the New Forest. Many of its residents commute to major centres such as Southampton and Bournemouth.

- 3.2.3 The area offers a range of community facilities, including: parish hall and community centre, public houses, churches, shops and schools.

3.3 Topography and landscape

- 3.3.1 The conservation area is located at the cross roads of the A337 from Cadnam in the north to Lymington in the south and the A35 from Southampton in the northeast to Christchurch and Bournemouth in the southwest.

- 3.3.2 The settlement is surrounded by the New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies towards the centre of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.

3.3.3 The church and Queen's House are on the highest point of the settlement with the land falling away to the south and east. The land rises gently to the northwest towards the central plateau of the Forest, whilst to the northeast, southeast, south and southwest are large areas of Forest and woodland. To the east, heathland is the dominant landscape type and to the northwest is the mixed landscape of agricultural encroachment and dispersed settlements of the Minstead and Emery Down areas. The soil is loamy with a gravel sub-soil.

3.3.4 In 1905 the Victoria County History records the parish as covering 3,822 acres of which 67½ acres were arable land, 574 acres were permanent grass and 835 acres were woodland.

3.4 Historic development of the landscape

3.4.1 At the time of the Norman Conquest the immediate area around Lyndhurst was already under cultivation or pasture with small scattered settlements, small estates and manors. These included: the Manor of Lyndhurst itself, Coxlease (now Foxlease) and Gritnam, thought to be the Swan Green area.

3.4.2 The formation of the Royal Forest, through the enlargement of a pre-existing Saxon royal hunting ground in the 1070s, affected the settlements and land usage in the area as they came under Forest law and Lyndhurst became the centre of administration of this law.

3.4.3 Lyndhurst would appear to be at the southern end of a central area which was under cultivation during the medieval period, this also included Minstead and Emery Down. To the southeast of the settlement there was a large medieval deer park with a bank and ditch park pale. This area is now mainly covered with the later woodland of the Denny Inclosure. The pattern of small irregular fields extended on all sides of the settlement and during the post medieval period there is some evidence of further encroachment onto the commons and heathland. The principle roads of today seem to have had their origins in the medieval track ways across the centre of the Forest. The presence of the Royal Hunting Lodge and its popularity with the monarch in the medieval, Tudor and Stuart periods would have reduced the tendency seen elsewhere in the Forest for encroachment for uses other than hunting.

3.4.4 In the 18th century, the arable land around Lyndhurst was mainly absorbed into the parkland and estates of the country houses. To the south Foxlease House and its formal parkland and Wilverley House and park and in the southwest Cuffnells House and park were all fully

developed by the end of the 18th century. To the northeast Northerwood House and park covered the area between Lyndhurst and Emery Down. In the 19th century, smaller houses and estates such as Custards, Homefield, Glasshayes, Vernalls and Brooklands encompassed most of the fields on the northeast and southeast of the settlement. The area to the east would seem to have remained as common and open heathland.

3.5 History of the settlement

- 3.5.1 The settlement of Lyndhurst would appear to have originated as an Anglo-Saxon Manor which by 980 had been granted to the Abbey of Amesbury in Wiltshire. It is mentioned in the Domesday Book in 1086 as “Linhest”. In a later document of 1165 it is referred to as “Lindeherst” and in 1196 as “Lindhurst”. The place name is derived from the Old English “Lindhyrst” meaning ‘lime wood’. This would suggest woodland of native lime trees in the area, but now there are hardly any limes at all due to soil impoverishment or wood-pasture effects in the forest areas.
- 3.5.2 During the medieval, period Lyndhurst became the administrative centre for the King’s Forest and it would appear that there was a Royal Hunting Lodge sited on what is now the Queen’s House. There are numerous documentary references to visitations by the King, but the Manor of Lyndhurst was historically generally granted to the Queen of the time.
- 3.5.3 Queen’s House was first documented in 1297 when an order was issued for “20 oaks to make laths for the use of the Queen’s Manor House at Lyndhurst”. Quite a number of state documents in the 14th century were written at Lyndhurst, suggesting the high frequency of royal visits. In 1388, a hall was built adjacent to the house and this later became the Verderers’ Hall. The Queen’s House would appear to have been heavily reconstructed in the Tudor period and there was then much rebuilding undertaken between 1669 and 1674. The majority of the present building dates from this period.
- 3.5.4 The importance of the area as a royal hunting park can be seen from a number of documents from the medieval period and from an early date the park was attached to the Manor of Lyndhurst. In 1299 it covered an area of 500 acres and in 1313, it is referred to as “the close of Queen Margaret at Lyndhurst”. Later in the 14th century, the Sheriff of Southampton was ordered to provide the necessary transport for the work of inclosing the King’s Park at Lyndhurst and in

1358, John de Beauchamp was charged to “sell sufficient timber from the Park of Lyndhurst to defray the expense of making four lodges and ridings in the Forest”. In 1387 and 1428, payments were made “for the fencing and repairing of the palings of the King’s Park at Lyndhurst”. Early in the 17th century, mention is made in documents of certain arable land and woodland as being commonly called “The Old Park of Lyndhurst”. The Parish boundary today still follows a section of the original park pale earthwork to the southeast of the settlement.

- 3.5.5 There is little direct documentary information available relating to the development of the settlement of Lyndhurst. The information which is available would suggest that, from the medieval period until the mid-19th century, people living and working in the area were mainly engaged in jobs supporting the Forest or serving the King’s interest. The early 18th century accounts of ‘The Lord Warden of The Forest’ show the diversity of occupations from traditional farming and wood crafts, to others working on Crown Property such as plumbers, glaziers, carpenters and smiths. The various visitations to the Queen’s House by the Monarch, Lord Warden and their guests involved in hunting pursuits, also demanded the use of other services such as domestic staff and traders to supply food stuffs and linen. It would appear that the settlement of Lyndhurst developed to service the management of the Forest and the King’s interests.
- 3.5.6 From the 17th century, the importance of managing timber supplies was recognised, particularly for supplying the navy, and many people were employed in the clearing of land and planting of woodland in the new inclosures. One of the other main means of supporting the householders of the settlement was in stock rearing on the commons and open forest and this also provided produce to sell.
- 3.5.7 There are some isolated 16th and 17th century timber framed buildings in the locality and these possibly represent small farms on the edge of the area. The main evidence for the settlement, however, is now in the form of the surviving 18th century buildings in High Street, particularly around the main road junction. It was not until the late 18th and early 19th centuries that the area became fashionable, with the construction of several small country houses on the periphery of the settlement. These were mainly used in the hunting season and therefore, required seasonal staff, produce and services which further boosted the development of Lyndhurst.

- 3.5.8 In 1847, the railway was constructed through the Forest, linking the towns of Southampton and Bournemouth, thus opening the Forest to all. The Crown, however, would not permit the construction of the rail track over the Crown Land to Lyndhurst, in spite of the fact that the station had already been designed and constructed at the bottom of High Street. Consequently the village was never directly linked to the rail network. It says much for the strength of the community that the lack of rail connection did not inhibit its growth and prosperity.
- 3.5.9 Later in the 19th and early 20th centuries, a number of high status villas with large gardens were constructed, along with some small planned estates of semi-detached and detached houses.
- 3.5.10 High Street became the focus of commercial development during the 19th century and the Ordnance Survey map of 1870 shows the lower end of High Street to be well developed. The Trade Directory of 1859 portrays the settlement as a prosperous rural centre with a population of 1527 and the parish covering some 3,618 acres. The commercial profile of the settlement at this time was very varied, with the usual shop keepers, including: bakers, grocers, an iron monger, draper and chemist; a number of these also doubled as agents for various fire and life insurance companies. There were service industries such as: builders, plumbers and glaziers, chair and basket maker, harness maker, coach builder, boot and shoe maker and three blacksmiths. Unusual trades for a small community included: a file cutter, a clock and watch maker and a tea dealer. There were two brewers and a number of publicans and beer retailers, several of whom provided carrier services to Christchurch, Bournemouth and Poole, Lymington, Salisbury and Southampton. An omnibus service was also provided to Lyndhurst Road station linking the settlement to the new railway network. There was a National School with a master and mistress, a Post Office with two deliveries a day, eight Officers of the New Forest, including: surveyors and rangers, two surgeons and 24 of the private residents were also considered to be worthy of individual mention.
- 3.5.11 Further evidence for the advanced nature of the community can be seen in its provision of schools for the education of its children. In 1725, two endowed schools were recorded in the parish of which one was for 24 girls who were “clothed yearly by Her Grace the Duchess Dowager of Bolton”. In 1787, William Philips left funds for a school and towards Baptist preaching. This school was attached to the Baptist church and was in use up to its closure in 1893. The Church of England School, which later became the National school, was

started in 1817 in the King's House and in 1849 moved to a purpose built school erected on the site of the former King's stables. This school was later extended in 1881 and forms the basis of the present infant school. There was also a Plymouth Brethren School in existence in 1838, but this closed in 1879.

- 3.5.12 Leisure pursuits continued to be an important element in the local economy. The construction of small country houses in the 18th and 19th centuries was mainly to provide a seasonal base for the upper classes to pursue their hunting interests and encouraged the growth of local hunts. The Racecourse located between Romsey Road and Southampton Road, northeast of the settlement, was in existence in the 18th century and is shown on a map of 1789. Races ceased temporarily in the mid-19th century, but restarted in 1858 and, in 1871, a crowd of four to five thousand people attended the one day festival. By 1885, races had ceased and the festival became a sports day for mainly athletic activities. In 1922, the old race ground became the site of a pony fair, but after World War II the pony sales moved to the present location at Beaulieu Road. The race ground then became the site of a nine hole links-type golf course for the locals, replacing the former golf links adjacent to Bolton's Bench. This has now developed into an 18 hole course with modern facilities.
- 3.5.13 Cricket has been played at the Bolton's Bench ground since the early 19th century. In 1888, the present pavilion was constructed and by 1891 there were two clubs. The membership of one club was mainly made up of gentlemen and their staff from the large houses in the area, but this was disbanded when the country houses went into decline after World War I.

3.6 Areas of archaeological potential

- 3.6.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.6.2 The traditional interpretation of the historic landscape is that, in the Bronze Age, large areas of primeval forest were cleared, exposing the poor soils of the Forest to erosion and this has given rise to the large areas of heathland. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.
- 3.6.3 The creation of the Royal Forest in the 11th century further restricted land use and settlement patterns in part of the conservation area. It

was only in the later medieval period that land on the fringes of the heathland began to be settled and exploited and surviving buildings in these areas today are mainly of 18th and 19th century date.

- 3.6.4 There are few recorded archaeological finds from Lyndhurst. There have been some stray medieval and post medieval pottery sherds found in building works and in the area around the settlement, are the usual remains of Bronze Age barrows and the evidence of exploitation of land in the prehistoric period.
- 3.6.5 Documentary evidence would suggest that the area on the high ground at the top of High Street around the church and Queen's House should be seen as of high archaeological potential. This is the most likely site of the medieval manor and may well have pre-conquest origins.
- 3.6.6. The area around the junction of Romsey Road and High Street in the centre of the settlement may well have medieval origins. There are certainly post medieval and 18th century areas of occupation and it is the most likely site for the settlement which would have supported the Manor and the activities related to maintenance services for the Royal Forest. Any disturbance of the ground in this important area would need careful monitoring as it has archaeological potential.
- 3.6.7 Race Course View and the Custards would appear to be an area of post medieval encroachment on the edge of the Forest. 18th century maps suggest a small number of dwellings and related paddocks had developed around a funnel from the arable fields leading onto the Forest. Again this is an area of archaeological potential.
- 3.6.8 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4: An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Lies at the centre of New Forest National Park.
- Consists of a historic urban core with 19th and 20th century developments.
- The majority of the historic development in the core of the settlement is one plot deep along High Street.
- More modern development is concentrated in small estates outside the conservation area.
- Most buildings in the core of the settlement are in commercial use, whilst those in the suburbs are in residential use.
- A number of higher status properties are dotted throughout the area and were associated with the Royal Manor or were later small country retreats or later villas.
- There are 20 listed buildings or structures within the conservation area, of which the Church of St. Michael and All Angels is Grade I and Queen's House is Grade II* The remainder are listed Grade II.
- Included in the listed structures, are: 17th and 18th century houses, 19th century shops and three public houses.
- 277 buildings have been identified as being of local, vernacular or cultural interest within the conservation area.
- A number of the late 19th and early 20th century shops were converted from earlier domestic properties.
- The older domestic properties in the historic core are main two storey brick with tile roofs
- Houses in the Victorian and Edwardian planned suburbs are generally constructed of brick with slate or tile roofs many with three storey gabled elements facing on to the road. A large number are detached or semi-detached villas.
- The late 19th and early 20th century shops in High Street are mainly three storeys high constructed of brick with tile or slate roofs and several are designed in a mock Tudor style with jettied upper storeys and elements of timber framing or applied timber decoration, simulating timber framing.
- In High Street a large number of early 20th century timber shop fronts survive.

- In the residential area boundaries to plots are traditionally formed by hedgerows, simple picket fencing or low brick walls.
- Major key buildings: Church of St Michael and All Angels, Queen's House, Elcombes House, Crown Hotel and buildings, Appletree Court, the Church of Our Lady and St Edward.
- Key open spaces are: Gales Green, Goose Green, Queen's House garden and Bolton's Bench and its environs.

4.2 Character areas

4.2.1 In the appraisal below, Lyndhurst Conservation Area is divided into 12 character areas and these are described separately:

- A. Gales Green an the Northern entrance to Lyndhurst
- B. Forest Gardens
- C. Victorian and Edwardian development on Romsey Road, Empress Road and Pemberton Road
- D. High Street
- E. Historic settlement core and dispersed adjacent development.
- F. Central backland development
- G. Development on the eastern side of Shrubbs Hill Road
- H. Goose Green
- I. Appletree Court
- J. Bolton's Bench and environs, including the cemetery, cricket ground and common edge encroachment
- K. Eastern entrance into High Street
- L. Victorian and Edwardian development on Southampton Road, Queen's Road and Princes Crescent

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

- 4.3 Gales Green and northern entrance into Lyndhurst (A)
- 4.3.1 This character area is formed by the small area of residential development, dating from the 17th to 20th century, around the original funnel off the Forest at the northern edge of the village of Lyndhurst, now the Romsey Road entrance and around Gales Green, slightly to the south. Buildings either face out on to the former racecourse to the north or on to Gales Green and the main road.
- 4.3.2 The character area is boarded by the open Forest to the north, by housing on the edge of Pikes Hill to the northwest, by character area B (Forest Gardens) to the west and immediate south and by the grounds of a hotel and the edge of the environment of Custards to the east.
- 4.3.3 The earliest buildings in the area are located on the east and west sides of Romsey Road at the gateway into Lyndhurst and date from the 17th and 18th centuries. Romsey Road appears to have been a late 18th century turnpike road through the Forest and is still a major commuter artery route from the A31 to the north. This area of settlement to the north of the village was originally satellite development, separated from Lyndhurst by open fields, with development gradually taking place southwards on either side of the historic funnel off the Forest. 19th century development consolidated this trend, with houses constructed to the west of Gales Green and facing north onto the Forest and the former racecourse. Early 20th century development infilled empty plots and continued in a linear manner to the south and around Gales Green.
- 4.3.4 There are only a few instances of late 20th century development and these more modern buildings have generally not been constructed in traditional materials or used traditional architectural detailing and, therefore, do not blend in well with the more historic elements of the character area. In addition, several of the more historic buildings have had inappropriate extensions and alterations, which cumulatively are beginning to detract from the historic character of the area.
- 4.3.5 The key open space within the character area is Gales Green. This forms the 'v' of the original funnel into the top of the village, which has become historically separated from the open Forest by development from the 17th century onwards, creating a contained village green at this point. Other significant open spaces include areas of wide verge at the southern end of Gales Green, where the open area has been encroached upon by a single dwelling, and to the north of the

development along Racecourse View. These open spaces contrast with the predominantly dense nature of this northern part of the village of Lyndhurst.

- 4.3.6 Traditional historic manmade boundary treatments to residential plots are a key part of the character of the street scene and include the use of picket fences, low brick and stone walls and decorative metal fencing. The manmade boundary treatments are often reinforced by the use of hedgerows to emphasise the boundary between the public and private realm. To the north of the narrow road serving Racecourse View, the boundary with the Forest is created by using a traditional post and rail fence.
- 4.3.7 There has been, however, the unfortunate occurrence of the use of two metre high modern close boarded fencing in prominent positions on the roadside which detracts from and does not preserve or enhance the special historic character of this area and future use of such a boundary detail should be avoided.
- 4.3.8 In addition, the use of hedges without a manmade boundary treatment is prevalent through the area and is particularly prominent on the western side of Gales Green, emphasising the verdant nature of this area, in contrast to denser areas to the east. Mature trees create an important backdrop to the western edge of Gales Green and individual specimens are also in prominent locations within views through the general street scene.
- 4.3.9 Views are gained throughout the area along the roads and across Gales Green, generally with prominent buildings creating an end stop. Longer distance views are allowed from Racecourse View across the open Forest to the north and along Romsey Road, out of the area to the north. The spire of St. Michael and All Angels Church is glimpsed in views south out of the character area, along Romsey Road.
- 4.3.10 There are no listed buildings within this character area, however, 21 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from a 17th century timber framed cottage, to 18th century higher status brick dwelling, to 19th century villas and early 20th century Arts and Crafts style houses. 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.
- 4.3.11 Particularly notable individual unlisted buildings include: a group on Racecourse View – extending into Romsey Road; 9 Romsey Road;

Laura Cottage; Bullfigs, and Jervis Cottage; Little Hayes; and 31-41 Romsey Road.

- 4.3.12 The group of buildings in Racecourse View, extending south into Romsey Road, is mainly detached 19th and early 20th residential buildings, or villas, of various architectural styles and status. The most prominent is 1 Racecourse View, at the western end, which is in a fine Arts and Crafts style with two steeply gabled wings with full height bays and a central portion comprising a horizontal porch, connecting the end wings and a first floor window with tile hung smaller gable above, mirroring the steep pitch of the end gables. It has a prominent and high end chimney stack with decorative brick detailing to the upper third, which appears to have been historically raised, and a similar central stack. The windows are timber casements with wide mullions, with traditional leaded lights. The walls have a traditional late 19th century harling (or pebble dashed) covering above a brick plinth and the roof is of traditional clay tiles.
- 4.3.13 2, 5 and 8 Racecourse View, the hotel on the corner of Romsey Road and By the Green, all feature mock timber framing dating from the late 19th century. These similar buildings have narrow end-on gables or equivalent full height bays within gables, with steeply pitched roofs. The hotel has a complicated roof profile consisting of a series of large and small gables facing on to the two road frontages. The roof is covered with traditional clay tiles and has a decorative ridge. In addition, several large chimney stacks survive, creating further interest to the roofscape.
- 4.3.14 9 Romsey Road probably dates from the 17th century, as demonstrated by the visible timber framing with infill panels. The timber framing appears to be of poor quality, with slender dimensions and has been altered at least twice in the past, as indicated by the framing on the end elevations.
- 4.3.15 Laura Cottage, attached to By the Green is a fine late 18th century or early 19th century high status house, constructed of buff bricks with a hipped slate roof. The windows are traditional timber vertical sliding sashes, with six panes over six and the door is framed by a typical flat leaded roofed porch supported by slender columns.
- 4.3.16 Bullfigs and Jervis Cottage both lie on the western side of Gales Green. Bullfigs appears to have early 18th century origins and the original brick and thatched element was constructed end-on to the Green, more typical of the Forest encroachment squatters cottages of this era. A later 18th century higher status brick and tile addition to

the rear, forms a frontage to the green. However, the full height bay windows to the southern elevation of the older part of the building are probably a late 19th century addition in the Arts and Crafts style. To the north of Bulfigs is Jervis cottage. There appears to have been a building on this site in the mid 19th century, however, the present building, or at least the visible elements, probably date from the late 19th or early 20th century and again, represents Arts and Crafts style detailing. The leaded light windows are unusual in that there is a thin margin of leaded glass around the three wide by six high square individual quarries of glass. Both buildings are set back behind a wider area of grass verge and have substantial mature hedges to the frontage.

- 4.3.17 Little Hayes is a late 19th century detached dwelling, which has encroached on to the southern end of Gales Green. It has typical detailing of the period, with the ground floor in brickwork and the first floor and gables pebble-dashed. Window openings are generally with an arched head and are of various sizes.
- 4.3.18 31-41 Romsey Road date from the early 20th century, pre-First World War period, and represent the move towards the formal planned housing with large gardens of this era. The buildings are considered to make a strong positive visual contribution to the character area, due to their relatively unaltered appearance through extensions or inappropriate modern detailing; the use of traditional materials and design, reflecting the earlier Victorian villa type architectural style; and the continuing general use of traditional boundary treatments to plots.
- 4.3.19 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately this character area is completely dominated by the vehicular traffic using Romsey Road, particularly in summer; with traffic often queuing north back into the Forest when attempting to enter Lyndhurst. The quieter edge of Forest sounds, particularly in the Racecourse View area, are rarely to be heard.
- 4.3.20 Key characteristics
- Small area of residential development in north of village dating from 17th to 20th centuries.
 - Historic funnel off the Forest
 - Gales Green – triangular open space.
 - Linear development facing north or onto Gales Green and main road.

- Romsey Road - 18th century turnpike road.
- Early 20th century development in infill plots.
- Some inappropriate modern development.
- Areas of open wide verge to side of road.
- Traditional boundary treatments: picket fences, low brick walls, decorative metal fencing and hedgerows.
- Mature trees – individual specimens in prominent locations and also form important backdrop.
- Views – allowed throughout area with prominent buildings creating end-stops.
- Long distance views out of area to north and glimpsed to church spire to southwest.
- No listed buildings.
- Twenty one unlisted buildings of local, vernacular and cultural interest – ranging from 17th century timber frame, 18th century higher status brick, 19th century villas and early 20th century Arts and Crafts style.
- Predominant building materials and detailing: steeply gabled roofs, tile hanging, brickwork, chimney stacks, casement windows, pebble dash, clay tiles, mock timber framing to gables, decorative ridge tiles, slate roofs, timber vertical sliding sashes.
- Sounds, smells and general activity – dominated by queuing vehicular traffic.

4.4 Forest Gardens (B)

- 4.4.1 This character area is located on the north western edge of Lyndhurst and is formed by an early 20th century planned development of individual detached villas, on the western side of Romsey Road, entered via a wide access road, leading to a central circular green, planted with trees, onto which many of the houses face.
- 4.4.2 To the northeast is character area A, forming the northern entrance into Lyndhurst, to the south is an area of modern development, outside of the conservation area boundary, and the northern tip of character area E, formed by the infant school grounds. To the southeast is character area C, an area of formal Victorian and Edwardian planned development and to the west is the open parkland of Northerwood Park.
- 4.4.3 Forest Gardens was built on land which originally formed part of the parkland belonging to the Northerwood Estate to the west. The Northerwood Estate was sold in the 1890s to Edward Festus Kelly, the famous publisher of the 'Kelly's' trade directories. To quote W.H.Roger's guide to the New Forest, published at the beginning of the 20th century, Kelly sold off part of his land ownership and allowed: *" the erection of a number of detached houses, making the area a beautiful miniature garden city called Forest Gardens"*.
- 4.4.4 The development was designed around a wide entrance drive leading to a central circular green, planted with a clump of trees, within traditional estate fencing. The houses are each individually architecturally designed, a number reflecting the Arts and Crafts ethos of the period. The sylvan character of the area has been reinforced by the generous use of hedge and tree planting
- 4.4.5 Unfortunately, the purity of the garden city design has been destroyed in some areas by the infilling of some of the larger gardens with modern detached dwellings, few of which have any sympathetic detailing to the original essence of this development.
- 4.4.6 The open spaces within the development were 'designed in' and include the central circular planted area and wide verges on either side of private driveways.
- 4.4.7 Boundary treatments have unfortunately undergone some erosion with the use of modern close boarded fencing and inappropriately detailed modern boundary walls. However, in some areas, wide and high mature hedgerows create a softer boundary to the hard edge of the road and pavement.

- 4.4.8 Individual tree specimens are critical to the character of this area and are found both in prominent positions on the edge of the street and also provide a green backdrop to the edge of the character area.
- 4.4.9 The spacious nature of the roadway into the planned development creates views through the character area, with buildings obviously planned to be end-stops to views, 11 being a particularly good example. There are also longer distance glimpsed views out of the character area to the south to the spire of St Michael and All Angels church.
- 4.4.10 There are no listed buildings within the character area, but 13 unlisted buildings have been identified as being of local, vernacular or cultural interest and these represent the original planned development of Forest Gardens. Each of these very different buildings enhance the particular part of the character area in which they are located, represent good local vernacular detailing and reflect the cultural history of the area.
- 4.4.11 11 Forest Gardens is a fine unaltered example of Arts and Crafts design and detailing, including traditional vernacular materials such as clay tile roof, tile hung gable, a timber framed gable, decorative aprons below the windows, small pane casement windows, pebble dash walls and a tile-formed semi-circular arch to the open porch.
- 4.4.12 Several of the other buildings within the Forest Gardens development have also survived relatively unaltered, including 7, 10 and 18. 7 is constructed of brick and glimpsed views to this building are of a clay tile roof with Arts and Crafts detailing to window openings, which contain traditional leaded light casements. Of particular note at 10 is the decorative curved design glazing bars to the principle windows. 18 has a multiplicity of steeply pitched gables with mock timber framing, mullion and transom windows with leaded lights and rubbed brick arch over the former open ground floor porch.
- 4.4.13 The Parish Hall is located at the eastern end of Forest Gardens, on the northern side of the road and probably dates from the same period as the residential development. It is a low, single storey L-shaped building with a steeply pitched clay tile roof, pebble dashed walls, with prominent buttresses and multi-paned timber casement windows. It is a typical design for the period and is set back from the road behind a landscaped open space, with traditional picket fencing to the boundary.
- 4.4.14 Any future proposals for alteration of buildings within this planned development should be considered with particular care, to enable the

garden city ethos and Arts and Crafts detailing to be retained and enhanced.

4.4.15 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unlike many other parts of Lyndhurst that are dominated by vehicular traffic as the main activity, sound and smell, Forest Gardens is located sufficiently distant from the main road to allow the quieter sounds of residential activity to pervade.

4.4.16 Key characteristics

- Early 20th century formal planned residential development.
- Houses each individually architect designed.
- Arts and Crafts movement ethos.
- Sylvan character.
- Modern development is generally unsympathetic in design, detail and materials.
- Public open space forms part of the original design of the area.
- Traditional boundary treatments: high mature hedgerows.
- Individual tree specimens in prominent positions.
- Views through character area with many buildings forming end-stops.
- Long distance glimpsed view out of character area to south to the church spire.
- No listed buildings.
- Thirteen unlisted buildings of local, vernacular and cultural interest.
- Predominant building materials and detailing: clay tile roofs, tile hung gables, timber frame gables, decorative aprons below windows, small paned casement windows, pebble dash, some leaded lights, mullion and transom windows, brick, render.
- Sounds, smells and general activity relate to the quiet residential activity in the area.

- 4.5 Victorian and Edwardian development on Romsey Road, Empress Road and Pemberton Road (C)
- 4.5.1 This character area contains an element of the original layout of Victorian and Edwardian planned dwellings in this northern part of Lyndhurst. The character area contains Empress Road, running east off the main Romsey Road, which traverses the area on a north south route on the western side. Pemberton Road is also included, this runs north south off the east end of Empress Road.
- 4.5.2 The character area is boarded by part of an area of Lyndhurst known as Custards to the north, and Wellands Road to the south, both of which, although predominantly outside of the boundary of the conservation area, also include further Victorian and Edwardian planned development. To the west is an area of modern estate development and to the northwest lie character areas A and B. To the southwest lies character area D which incorporates the central part of the settlement of Lyndhurst.
- 4.5.3 This part of Lyndhurst developed at the end of the 19th century around a grid iron pattern of roads, some of which fall outside of the character area and boundary of the conservation area. The particular area of 19th century development within the character area is in Empress Road, Pemberton Road and predominantly on the eastern side of Romsey Road. The area retains much of its original layout and detailing and has suffered only a little modern infilling or replacement development mainly at the southern end of Pemberton Road. In addition, the Church of Our Lady and St Edward (1896), with accompanying presbytery, survive at the eastern end of the character area, off Empress Road. An anomaly within the character area is 29 Romsey Road, which is part of the earlier sporadic development to the north of the village and which dates from the 17th century.
- 4.5.4 Due to the traditional tight grid iron style layout, there are no formal planned public open spaces, apart from in the immediate vicinity of the Church of Our Lady and St Edward and its presbytery. However, each of the dwellings in Empress Road and Pemberton Road retains a private front garden area, some of which have been altered to allow off-road parking. On Romsey Road, the dwellings to the southern end of the character area have small private spaces to the frontage, however, those at the northern end, abut the pavement, creating a hard edge to the public realm, due to past single storey extensions to the fronts of buildings.

- 4.5.5 Traditional boundary treatments throughout the character area still prevail, including hedges, brick walls and a few instances of picket fencing and traditional metal fencing. However, there is an unfortunate trend towards the use of modern close boarded fencing, which is beginning to change and adversely impact upon the Victorian/Edwardian character of the area, which is typified by low manmade boundary treatments or by the use of softer hedgerow.
- 4.5.6 There are several large mature tree specimens in the character area, specifically at the eastern end of Empress Road, providing height and structure to the street scene, mirroring the spire to the church. In addition, trees line the eastern boundary to Springfields on the edge of Pemberton Road and mature trees provide a backdrop and immediate setting to Burwood Lodge, the single detached late 19th century building on the western side of Romsey Road. The western boundary of the character area, along Romsey Road below Burwood Lodge is also characterised by an impenetrable barrier of tall mature trees, which is in stark contrast to the urban character of the eastern side of Romsey Road at this point.
- 4.5.7 Views are gained along the roads throughout the character area. Significant views are east along Empress Road to the spire of the Church of Our Lady and St Edward; west along Empress Road to Burwood Lodge, as an end-stop; north along Romsey Road to number 29, which forms a pinch point in the street scene with the development on the eastern side of the road on the pavement edge; and south towards the centre of the village, as the road curves, several of the buildings on the eastern side of Romsey Road become more prominent. There is only one longer distance view, and that is to the southwest, between Burwood Lodge and the substantial tree screen on the western side of Romsey Road, to the church spire of St. Michael and All Angels.
- 4.5.8 There are two Grade II listed buildings within the character area – the Church of Our Lady and St Edward and 29 Romsey Road. Both buildings are very different, dating from the late 19th century and the 17th century respectively, but represent the historic development of this area north of the original village centre.
- 4.5.9 The Church of Our Lady and St Edward dates from 1896 and was designed by Sir Arthur Blomfield. It consists of a nave, chancel, lady chapel, northwest porch and tower and is constructed of squared rough-faced Purbeck stone with Chilmark stone dressings and a plain tile roof. The tower is octagonal in form, with a bell stage with pointed

louvered openings on each face and a shingled spire above. The spire is a prominent feature in the street scene and the wider local area, as one of the tallest manmade structures. Linked to the church is the presbytery – the priest’s house – which is typical of the late 19th century period, with decorative tile hanging to the first floor, large stone mullion and transom windows to the ground floor and steeply pitched tiled roofs with gables.

- 4.5.10 29 Romsey Road dates from the 17th century and is a timber framed building with brick infill and has a thatched roof, catslide to the rear, with a heavy modern block cut ridge. The front elevation, which faces south, is symmetrical, and has a central door with hipped thatched porch. This building sits end-on to the neighbouring roadside, typical of earlier buildings in the Forest. This is one of the earliest buildings along Romsey Road and is prominent in views when travelling north.
- 4.5.11 In addition, 50 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the late 19th century and early 20th century.
- 4.5.12 Many of these buildings retain their original vernacular detailing, such as unpainted brick, tile hanging (some decorative), traditional pebble dash to elevations, steeply pitched roofs with gables, slate and clay tile roofs, mock timber framing to gables and appropriately detailed fenestration.
- 4.5.13 Buildings of particular note include: 4 Empress Road, with its decorative roof and ridge tiles; Empress House, which has mock timber framing and decorative tile hanging and a flat roofed decorative open porch with slender posts with decorative brackets; Burwood Lodge which retains most of its original detailing of a large Edwardian villa, including a mock timber gable, arched headed first floor window, leaded lights to windows, large overhanging eaves with rafter ends visible and original open porch, now sympathetically infilled with leaded glazing. Queen’s Place in Pemberton Road is a large brick building constructed in the 1880s by Mary Braddon and the publisher John Maxwell; their initials, M and J, can be seen in a panel on the gable.
- 4.5.14 The group of buildings on Romsey Road, south of Empress Road, are particularly important in the street scene, due to their rhythm of narrow fronted steep gables on to the road, many with mock timber framing at the apex.

- 4.5.15 Each of these buildings enhances the particular part of the character area in which it is located and represents good local vernacular detailing and reflects the cultural history of the area.
- 4.5.16 Sounds, smells and general activity also contribute to the historic character of conservation areas. There is a significant contrast between Romsey Road and Empress and Pemberton Roads, with the latter being a quiet oasis of background residential activity, against the dominance of high volumes of often queuing vehicular traffic using Romsey Road, particularly in the summer, with the accompanying sounds and smells.
- 4.5.17 Key characteristics
- Predominantly Victorian and Edwardian residential development.
 - Street scene relatively unaltered.
 - Romsey Road - 18th century turnpike road.
 - No notable modern development, including any extensions to dwellings.
 - One earlier 17th century thatched cottage.
 - No formal planned public open spaces.
 - Retention of small front garden areas.
 - Traditional boundary treatments: hedgerows, brick walls, picket fencing and metal fencing.
 - Several large individual mature tree specimens in prominent positions.
 - Mature tree backdrop to parts of area.
 - Views gained through character area along roads.
 - Buildings form end-stops or pinch points in views – particularly significant view to Church of Our Lady and St Edward.
 - Long distance view to the church spire of St Michael and All Angels.
 - Two Grade II listed buildings - Church of Our Lady and St Edward and 29 Romsey Road.
 - 50 unlisted buildings of local, vernacular and cultural interest.
 - Predominant building materials and detailing: brick, tile hanging, pebble dash, steeply pitched roofs with gables, slate and clay tile roofs, mock timber framing to gables.
 - Sounds, smells and general activity: Romsey Road is dominated by often queuing traffic; Empress Road and Pemberton Road reflect quieter residential activity in the area.

4.6 High Street (D)

- 4.6.1 This character area is formed by the dense built up linear mainly commercial development on either side of High Street within the centre of Lyndhurst.
- 4.6.2 The character area is bordered by the central back land development within F to the south, the historic development within character area E to the west, the Victorian and Edwardian development in C to the north and the spacious open street scene of character area K to the east. To the north is an area of Victorian and Edwardian development and to the southeast is an area of modern development on Gosport Lane, both of which lie outside of the conservation area boundary.
- 4.6.3 The built environment dates from the 18th century through to the 20th century. Up to the middle of the 19th century, the majority of the buildings appear to have been domestic in origin or public houses and hotels. From the middle of the 19th century, a number of the houses were converted into shops with accommodation above and towards the end of the 19th century, a number of purpose built shops were constructed, either as replacements or to fill gaps in the street.
- 4.6.4 The earlier development appears to have been concentrated at the upper end of High Street in the vicinity of the road junction with Romsey Road, spreading gradually to the east down High Street. The buildings beyond the Gosport Lane junction with High Street were mainly constructed at the end of the 19th century and into the early 20th century.
- 4.6.5 A number of shop windows and some domestic frontages were remodelled in the first quarter of the 20th century and retain distinctive shop fronts.
- 4.6.6 The developing prosperity of the settlement as a service centre for both the local villages and as a centre for tourism encouraged the building of several banks from the beginning of the 20th century onwards. These were purpose designed and prestigious in their architectural detailing. The popularity for tourism also resulted in the rebuilding or extending of the old coaching inns to service this rapidly developing industry.
- 4.6.7 Modern development is limited to isolated instances of replacement development within the 19th century street scene and extensions or alterations to earlier buildings. Unfortunately, modern replacement development, such as that at 43-47 High Street, has occurred with little reference to traditional shop frontages found elsewhere on High

Street. In contrast, 49, also a modern shop, has attempted to blend in with the adjacent more historic buildings, having sympathetic smaller scale shop front, but the first floor detailing and above has not achieved the same objective.

- 4.6.8 The original 19th century High Street would have been devoid of hard landscaping, with no delineation between pavement and highway. The current hard landscaping is a typical modern approach to segregating the motor car and pedestrian, although some attempt has been made to provide sympathetic modern materials for the pavement. No historic street furniture or lighting survives and modern examples generally do not reflect the historic nature of the character of High Street. However, the most intrusive elements within the street scene are the strident double yellow lines and multiplicity of road signs, both of which detract from the historic character of the area through their clutter.
- 4.6.9 There are very few public open spaces, and these are limited to the wider pavement to the front of the Fox and Hounds public house and the larger open hard landscaped area to the front of Mailmans Arms and Meridien Garage. These areas are in contrast to the narrower elements of the street scene, enclosed by two and three storey buildings to the rear of the pavement.
- 4.6.10 Due to the built up nature of the area and the fact that buildings are located directly to the rear of the pavement, there are no boundary treatments of note.
- 4.6.11 Again, due to the urban nature of the centre of Lyndhurst, there are very few trees and hedgerows of note in this character area. Trees however, form a backdrop to the rear of buildings at the south-western end of High Street, but are only visible in views into the character area from Church Lane and the car park to the south or between buildings from High Street.
- 4.6.12 Views are restricted by the enclosed nature of High Street. However, these views are in turn restricted due to the fact of the slightly curving nature of High Street. Several buildings, therefore, become prominent end-stops or pinch points in views through the character area.
- 4.6.13 There are only a couple of instances of views being gained outside of the character area and these are limited to road junctions, the boundary of the character area at either end of High Street and in Romsey Road, and to the north, at the rear of Meridien garage.

- 4.6.14 There are six Grade II listed buildings within the character area: Crown Hotel, Stag Hotel, 16 (the former Butchers), No 22 the Fox and Hounds public house and 24. The fact that three of the listed buildings are public houses refers back to the early 18th century development of the centre of Lyndhurst.
- 4.6.15 The Crown Hotel is a huge building of five bays in length to the roadside, dating from 1896, a replacement of any earlier hotel building on this site. It is located at the western entrance into High Street, opposite the Church and is a prominent building in the street scene. It is constructed in a Domestic Revival style and is a two and a half storey brick building with stone dressings to the ground floor, tile hanging to the first floor and timber frame infill to the gables and a plain tile roof. This style of multiple steeply pitched gables facing on to the road is reflected throughout the character area and the wider conservation area, creating a varied and interesting local vernacular skyline.
- 4.6.16 The Stag hotel is located towards the eastern end of High Street on the northern side of the road. It dates from 1907 and again replaces a former hotel building on this site. The hotel is a three storey and two and a half storey building, constructed of brick with a clay tile roof. It has a typical heavy and ornate pub frontage of the period, with decorative doorway, etched glazed window and leaded lights within classical column detailed windows.
- 4.6.17 The Fox and Hounds public house is located on the southern side of High Street in the vicinity of the junction with Romsey Road. It is an 18th century building, constructed as a coaching inn, with a 19th century extension to the east and has surviving traditional outbuildings to the rear. It is constructed of painted brick and has a plain tile roof. The original two storey 18th century element of the building retains the entrance to the coach yard behind at ground floor (now with double timber doors) and has twelve pane timber vertical sliding sash windows over at first floor and sixteen pane timber vertical sliding sash windows adjacent at ground floor. The later 19th century addition to the east has a 20th century flat roofed ground floor projection, but both elements reflect the detailing of the original 18th century part of the building.
- 4.6.18 16 High Street was built as a shop with accommodation in the mid 19th century and was formerly known as John Strange, the butchers. The building is constructed of brick with painted stucco detail and has a slate roof. It is particularly notable for the first floor balcony on cast-

iron brackets with railings, which have stars on top of the uprights and decorative iron infill panels. This is a prominent building in the street scene when travelling from the west and the north as it is opposite the junction with Romsey Road.

- 4.6.19 20 High Street dates from the late 18th century and was formerly a large house, now with an early 20th century shop front in the left hand side of the front façade. It is constructed of rendered brick, with a slate roof, with a frieze and cornice at the eaves. It has original 18th century sash boxes to the replacement 19th century larger pane timber vertical sliding sash windows and the pedimented doorcase has a 6 panel door. The early 20th century shop front is normally a rare survival within such a modern commercial street scene.
- 4.6.20 Similarly, 24 High Street was formerly constructed as a late 18th century house, was altered in the 19th century with the addition of a full height bay to the eastern side of the front façade, and had a shop front added to the western side of the front in the 20th century. The building retains its 18th century origins in the steeply pitched clay tile roof, the surviving six over six pane timber vertical sliding sash window to the right hand side of the first floor and the central ground floor doorcase of columns supporting full entablature and pediments with a six panel door. These buildings are a clear example of the commercial pressure to convert dwellings to business premises in the early 20th century to service the burgeoning tourist trade.
- 4.6.21 In addition, 70 un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from late 18th century former dwellings, to 19th and early 20th century purpose built shops with accommodation over. Many of the unlisted buildings identified as being of local, vernacular or cultural interest, are located within small groups throughout this linear character area.

North side of High Street

- 4.6.22 11-21 High Street and 1-5 Romsey Road.

11-17 High Street (Crown buildings) and half of 1 Romsey Road (1883) were built at the end of the 19th century by the author Mary Braddon and the publisher John Maxwell and their initials can be seen on the gable of number 13 on a terracotta plaque. These three storey brick buildings (which join at the rear) have decorative terracotta window heads at first and second floor, narrow gables on to the road frontage and slate or tile roofs. 19 and 21 High Street, on the corner

of the junction with Romsey Road, is in a prominent location in the street scene and forms an end-stop to views through this part of the character area. It is a three storey mock Tudor style building, constructed in 1926. The over sailing gable on the third floor is supported on decorative pierced brackets, sitting on grotesque face mask corbels. The other half of 1 Romsey Road is mid 19th century in date and has a rendered façade with stucco detailing to window openings. The first floor window has a classical bracketed pediment. 3-5 Romsey Road is an early 20th century three storey mock Tudor building, with large contemporary shop front to the ground floor, brickwork to first floor, mock timber framing to second floor within a steeply pitched gable and has a two storey height castellated stone bay window to the right hand side of the frontage, rising from the first floor.

4.6.23 23-27 High Street

23 High Street, on the junction of Romsey Road and High Street, was constructed in 1928 as a corner shop with gables to both the roadsides. It is constructed of brick with stone details to window openings, has mock timber frame infill to both gables and has retained its original shop front with three leaded lights over each of the main plate glass windows. In addition, it has distinctive herringbone pattern brick bands at first floor. 25 High Street, dating from the early 19th century, was probably originally a house, has painted brickwork with a plain clay tile roof, early 20th century shop front and first floor windows. Number 27 is an extension of 25, which had a small bay window shop front, later extended in the mid 20th century into the gap between 27 and 29, with a flat roofed element to contain a canted timber and plate glass shop front.

4.6.24 Lloyds Bank and 31 High Street

This is a purpose built early 20th century prestigious bank building and is constructed of an ashlar stone ground floor, with tile hanging to the jettied first floor and gable and has a plain clay tile roof. The small side hung casement windows at first and second floor have traditional leaded lights, whilst the ground floor stone mullion and transom windows have decorative leaded lights. 31 is attached to the bank at the eastern side and is a purpose built late 19th century shop and house over two storeys with a slate roof. An original shop window survives within the brick façade, but all other windows have been replaced.

4.6.25 33-41 High Street

33 was probably originally a house, dating to the late 18th or early 19th century and has an inserted late 19th century shop front. It is two storeys in height and constructed of painted brick with old plain clay tile roof. The first floor windows were originally timber vertical sliding sash windows, but have now been converted to top-hung windows, a detail that would not be encouraged within the conservation area. 35 and 35a, originally a single address, date from the early 20th century and were built as a shop with domestic accommodation over. The original central doorcase and shop windows survive, but the first floor windows have been altered. 37 was originally built in the 19th century as a public house, but is now an estate agent's office. It is constructed of painted brick, with a slate roof and has domestic scale windows. The original pairs of vertical timber sliding sashes with central timber mullion survive at first floor, but the ground floor windows have been glazed with a single sheet of glass for display purposes. 39-41, date from the mid 19th century and were originally a pair of dwellings, now offices. The building is brick, which has been rendered and painted, and has a dentil cornice to a truncated parapet with roof behind. No original windows survive.

4.6.26 53-65 High Street

53 is an early 20th century shop with a narrow gable front, three storeys high, with a first floor bay window. It is constructed of brick, with a slate roof, and the shop front, although modern, is of a traditional design. 55a and 55b were formerly a single house and shop, with a later window having been inserted into the western bay of the façade. This two storey brick and slate buildings has retained its original central doorcase, first floor timber vertical sliding sash windows and one original shop front. 59-63 are a large two storey painted brick building with decorative tile roof, dating from the early 19th century, with early 20th century shop fronts. 63 has a gable with mock timber framing, probably added in the late 19th century. 65 and 65A are early 20th century in date, in a mock Tudor style with a three storey central gabled section and timber frame to the first floor and gable. The shop fronts are modern and a further bay has been added in the late 20th century in the former gap between this building and the adjacent Stag Hotel.

4.6.27 71-77 High Street

This group of buildings, together with the adjacent listed Stag Hotel, forms a prominent element of the street scene, framing the only larger open area on High Street, which consists of a wider area of

pavement, partly used for sitting out and as a forecourt to the car show rooms. 71 is the Mailmans Arms, a late 19th century purpose built public house, with a roughcast façade, timber framed gable, first floor oriel bay window, a tiled roof and traditional square leaded lights to all windows. This building is a typical example of a public house from this period and has retained many of its original architectural features. 73 and 75 are a pair of 19th century houses, purpose built with shops to the ground floor, but appear to now be solely in domestic use. The building is unusual in that it has a fully slate hung façade along with slate roof. It has timber vertical sliding sash windows to the first floor and retains its original shop fronts at the ground floor. 77, formerly the site of the doomed railway station, is a modern building, incorporating the grand entrance to the station building. This entrance has particularly fine terracotta detail, with decorative columns and pediment around an arched headed doorway and is an unusual survival of such detailing from this period.

4.6.28 83-85 High Street

83-85 are a group of single storey early 20th century shops which still retain their original shop fronts. The central shop is unusual in that it still has the mechanism and box for the traditional pull down canopy.

4.6.29 87-93 High Street

87-93 are at right angles to High Street, up a narrow alley, behind 95. They are a terrace of small 19th century workers cottages and retain some original architectural details.

4.6.30 95 High Street

95 is a large late 19th century brick building with decorative polychrome brick bands and terracotta work to the first floor and gable. It was originally a high status building, but the ground floor now has an unfortunate modern shop front. This building forms part of the gateway at the pinch point of buildings at the eastern end of High Street.

South side of High Street

4.6.31 6-14 High Street

6-8 are a small two storey range of buildings, formerly houses, now converted into shops with accommodation over, dating from the early to mid 19th century. They have rendered brick façades and a clay tile roof, with decorative banding and decorative ridge tiles. 8 retains its original doorcase and one original timber vertical sliding sash window at ground floor. Similarly, 10 High Street, is a small two storey

building of the same period, originally a dwelling and later altered into a shop. The façade is painted brick, has a slate roof and the original doorcase and door at to the western end. The windows have been replaced. 12-14 date from the late 19th century and were constructed as shops, with accommodation over. They are much larger buildings than 6-10, being three storeys in height. 12 has a three storey jettied gable, with mock timber framing, has decorative stone surrounds to the shop windows, and has a slate roof. The eastern element of the building has decorative tile hanging at first and second floors with a through eaves pitched roof dormer. 14 has tile hanging with decorative bands at first and second floor, with Bridgewater clay tiles to the roof. It has a period shop front at ground floor with recessed central door.

4.6.32 30-32 High Street

30 dates from the late 18th century and was originally a dwelling with a later inserted 20th century shop front. It has a painted façade with dentil cornice to the eaves of the hipped clay tile roof, and traditional timber vertical sliding sash windows to the first floor. 32 dates from the late 19th century and is a purpose built shop with domestic accommodation over. It has twin brick steeply pitched gables to the road, with large first floor bay windows with timber vertical sliding sashes. The period shop fronts are either side of a central door.

4.6.33 36 High Street

36 is a large three storey Edwardian purpose built shop with accommodation over in mock Tudor style. It has twin steeply pitched gables fronting the street, with timber framing to the gables. Its original shop front survives, with four lights over a large plate glass window and recessed central doorway. This is a particularly prominent period building in the street scene, with all its original architectural features surviving.

4.6.34 42 High Street

42 High Street is the Working Men's Club, established in 1890. It is a late 19th or early 20th century building, with brick ground floor and mock Tudor first floor – a typical example of public house vernacular of this period. Most period features survive, including mullion and transom timber windows and traditional rainwater goods. It sits on the corner of High Street and the access to the public car park at the rear and therefore, is quite a prominent building in the street scene.

4.6.35 48-54 High Street

48-54 are a range of early 20th century two storey gabled shops. The four gables facing on to the road provide a rhythm to the skyline, and the narrow first floor bay windows above projecting ground floor shop fronts add to this angular articulation of these buildings.

4.6.36 No, 58 High Street

58 High Street is the Nat West bank and is a prestigious early 20th century bank building on the corner of High Street and Gosport Lane. The building has an unusual curved façade, making best use of this prominent corner plot. The ground floor has a stone façade, within which are arched headed windows with key stones and a similar sized opening for the main door. The first and second storeys are brick with stone detailing and traditional vertical sliding sash windows, with a decorative balustrade to the parapet. However, what is notable, is that the third bay of the building, fronting on to Gosport Lane only, does not have the decorative detailing at first and second floor.

4.6.37 60-76 High Street

60-76 are a long terrace of early 20th century purpose built shops with accommodation above which run from the Nat West building on the corner of Gosport Lane, through to the eastern end of High Street, adjacent to the Lyndhurst Park Hotel. They are the largest continuously built contemporary frontage on High Street. All the buildings are similar in detail, being of three storeys, constructed of brick with slate roofs. Each has stone dressings to window heads and a partial stone string course at the second floor. Small gables provide a regular rhythm to the roofscape. 60 was constructed as an end pavilion to the group and has a more prestigious stone detailing to the second floor, with decorative balustraded parapets to either side, mirroring that on the adjacent Nat West building. The buildings all have substantial chimney stacks, serving pairs of dwellings, and some retain the original timber vertical sliding sash windows. Original shop fronts survive to over half of the buildings. Due to the contemporary nature of this terrace of buildings, individual disharmonious alterations should be discouraged, especially to the fenestration and the shop fronts, including to fascias.

4.6.38 Sounds, smells and general activity also contribute to the historic character of conservation areas. This area is dominated by the sounds, smells and activity of vehicular traffic on High Street. Secondary activity is provided by pedestrians visiting this popular tourist village. Smells from food shops, public houses and restaurants also mingle with the fumes from vehicles.

4.6.39 Key characteristics

- Central commercial area of Lyndhurst formed by High Street, and part of Romsey Road.
- Built development dates from 18th century, through to the late 20th century.
- Very few open spaces within the dense environment.
- No boundary treatments of note, due to the buildings being located predominantly to the rear of the pavement.
- Trees form part of the backdrop to the southern half of High Street, but are only glimpsed occasionally in views through gaps between buildings.
- Views are predominantly restricted to along the roads, due to the height and enclosing nature of the buildings.
- Occasional longer distance view to the spire of the Church of St Michael and All Angels.
- Views out of the character area are limited to along Gosport Lane, into the public car park and from the rear of Meridien Garage to the residential development outside the conservation area to the north.
- Buildings form end-stops and pinch points to views.
- Six listed buildings.
- 70 unlisted buildings of local, vernacular and cultural interest.
- Predominant building materials and detailing: brick, clay tile, timber vertical sliding sash windows, chimney stacks, steeply pitched gables, mock timber framing, terracotta detailing, tile hanging, decorative bands of tiles to roofs or tile hanging, decorative ridge tiles, traditionally detailed shop fronts, traditional doorcases, ashlar stone, and stone window surrounds.
- Sounds, smells and general activity: Dominated by traffic. Secondary activity from pedestrians. Smells generated by shops, restaurants and public houses.

4.7 Historic settlement core and dispersed adjacent development (E)

- 4.7.1 This character area is the gateway into Lyndhurst village centre when travelling from the west. It consists of a key element of historic development at the western end of High Street, including the church and Queen's House, later patches of 19th century development on

Sandy Lane and Shrubbs Hill Road, and sporadic dispersed 20th century development to the south of Bournemouth Road.

- 4.7.2 This character area is bordered to the east by character area D (High Street) and the backland development of character area F. To the north is character area B (Forest Gardens) and outside of the boundary of the conservation area, a modern estate. To the southwest and south are further areas of modern estate development and dispersed 20th century settlement, all outside of the boundary of the conservation area. To the southwest is character area G, off the eastern side of Shrubbs Hill Road.
- 4.7.3 This part of Lyndhurst probably reflects the original development of the settlement, including the medieval manor site of the Royal Hunting Lodge, linked to the historic deer park to the southeast of the village. The site of the church dates back to the early medieval period and Elcombes dates from the late 17^h century. The modern day road system reflects the historic entrances into Lyndhurst, which appear to have been centred on the medieval royal site, being later diverted around the manor complex, in the case of Shrubbs Hill Road. Later development in the character area occurred in the 18th century, incorporating small scattered workers cottages; 19th century, including the school and larger villas; early 20th century, detached housing set back from the road side; and late 20th century infill to the rear of earlier plots.
- 4.7.4 Modern development is generally hidden from the more historic street scene, but where this has occurred outside the boundary of the conservation area, the lack of traditional form and detailing does not help to preserve and enhance the setting of the conservation area. However, this character area does contain one particularly important architect designed modern building, which has been sympathetically located and screened from the historic street scene, but demonstrates the continuing evolution of architecture into the late 20th and early 21st century.
- 4.7.5 The main open space within this character area is the gardens and open setting to the south east of Queen's House. This is particularly important as it forms the traditional setting to this former Royal Hunting Lodge and medieval manor site. It also reinforces the prominence of the church on the wider village area, by allowing views to the higher ground on which this building sits. The other large open space is to the north of the infant school and is the traditional playing

field space linked to this educational building and continues the historic setting of this public building in the settlement.

- 4.7.6 Very few public open spaces exist within the street scene and these are confined to a wide green verge on the south-western corner of the junction with Shrubbs Hill Road and High Street and at the eastern side of the junction of Knightwood Avenue and Bournemouth Road. These smaller areas of open space are in stark contrast to the hard environment predominant in the rest of the character area.
- 4.7.7 Traditional boundary treatments in the area include brick walls, the example to Elcombes being particularly important; there is an example of a stone wall in Sandy Lane; hedgerows to garden boundaries; and the riven oak picket fencing to the Shrubbs Hill Road boundary of the grounds to Queen's House.
- 4.7.8 Groups of trees play an important part to the setting and overall character of this area and are particularly prominent on the boundary of the open space to the southwest of Queen's House and on the northern edge of Bournemouth Road, when exiting Lyndhurst. Important individual specimens exist in the churchyard, at prominent points on the edges of roads and within the modern development of Dearing Close.
- 4.7.9 Views throughout the character area are dominated by the church spire, which is visible throughout the majority of this part of Lyndhurst, being a focal point when travelling east along Bournemouth Road, travelling north along Shrubbs Hill Road and in views across the grounds of Queen's House. Glimpsed views are allowed into the grounds of Queen's House from a few locations on the east and south boundaries and from the higher ground of the churchyard on the northern boundary of this open space. Due to the bends in roads, long distance views are restricted, with particular buildings taking on prominence in the street scene as end-stops or pinch points. Standing on the higher ground of the churchyard, views are gained into the western end of the concentrated area of development in High Street. Views out of the conservation area are restricted to glimpsed views across Northerwood Park to the northwest.
- 4.7.10 There are seven listed buildings or structures within the character area, of which St. Michael and All Angels Church is listed Grade I, Queen's House is listed Grade II*, and Elcombes and Little Elcombes and the wall in front, as well as three tomb chests in the Parish churchyard are listed Grade II. All these contrasting buildings and

structures are concentrated around High Street in the north of the character area.

- 4.7.11 The Parish Church of St Michael and All Angels dates from 1858-68 and was designed by the architect William White. It sits on higher ground above High Street and replaced an earlier medieval religious building on this site in existence at the time of Edward I and referred to as *'the chapel attached to our lodgings at Lyndhurst'* (Victoria County History). The present day church is constructed of polychrome brickwork of two shades of red, yellow and white, has stone dressings and a plain tile roof. The layout of the buildings incorporates a nave, transepts, aisles, north porch and northwest tower of three stages and a spire. The church is particularly noted for its interior which incorporates pre-Raphaelite artists work, including glass in the east end windows by E. Burne-Jones; frescos on the reredos by Lord Leighton dating from 1864, paintings on the south wall by J.H. Pollen; a monument on the north wall to Mr and Mrs Hargreaves by the architect G.E. Street; north transept glass by Clayton and Bell; the south transept glass by Morris and Co., dating from 1862; the screen, pulpit and capitals are by G.W. Seale; and the remaining glass is by C.E. Kempe. This wealth of important works of art reflects the importance of Lyndhurst in the mid 19th century as a haven for artists, a trend that had started in the 18th century.
- 4.7.12 Within the churchyard are three listed tomb chests – two to the north of the church, dating to the 18th century and one to the southeast, dating to the 19th century. The 18th century tombs are lying on the sloping ground of the churchyard above the wall to the road side and are half buried, consisting of rectangular chests with overhanging flat lids. The early 19th century tomb chest is also rectangular, and has rusticated lines on the sides and moulded edges to the lid with a raised top panel. These old stone tomb chests represent the social and cultural history of the area and it is a pity that the inscriptions are now illegible on all three.
- 4.7.13 Queen's House, on the corner of High Street and Shrubbs Hill Road is a large imposing brick building, once a Royal Hunting Lodge and is of medieval and Tudor origin, with the surviving building dating from the 16th and 17th centuries. The main reconstruction of the present building on this site happened between 1669 and 1674 and is an early example of a royal brick constructed building within a countryside setting. The building is constructed of brick on a rubble plinth with a plain clay tile roof and is of two storeys with an attic. The main façade with an off centre 18th century door case, faces on to Shrubbs Hill

Road, and is set back behind what was once a more formal entrance area and is now a gravelled parking area. The building then runs back some five bays in length along the edge of High Street, creating a pinch point in the street scene with the wall to Elcombes on the opposite side of the road. The Verderers' Hall, which was heavily reconstructed in the 19th century, is attached to the northeast element of Queen's House.

- 4.7.14 Queen's House has retained a large amount of its traditional setting to the rear (southeast), with a significant area of gardens and less formal open space which wraps around the church and churchyard and extends south of the corner with Shrubbs Hill Road and Sandy Lane.
- 4.7.15 Elcombes and Little Elcombes, is a large brick building on the northern side of High Street and were formerly one house dating from the late 17th or early 18th century with 19th century alterations. The original element is the larger eastern five bay rectangular plan building with a hipped roof single bay wing at either end. The central part of the house is symmetrical with a central doorway and twelve pane timber vertical sliding sash windows to either side and at first floor. Two small hipped traditional dormers with casement windows sit within the large hipped tile roof with heavy cornice at the eaves and has tall chimney stacks to the rear with 18th century Fareham chimney pots. There is a later 19th century addition of a cross wing to the western end, with a hipped gable extending towards the road. This large building, along with Queen's House on the opposite side of the road, forms a prominent gateway into High Street.
- 4.7.16 The garden wall to the front of Elcombes and Little Elcombes dates from the 18th century, with rebuilding in the 19th century. It is constructed of brick, with brick piers and a tile and soldier course coping and runs a distance of some 70m, the central part curving inwards towards the house with a gateway in the middle. This wall is prominent in the street scene, particularly in views north across the junction of High Street with Shrubbs Hill Road. It also provides a hard backdrop to the road, channelling views to the east into High Street, past Queen's House.
- 4.7.17 In addition, 14 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the 18th century to the late 20th century. These buildings are scattered throughout the character area.

- 4.7.18 Of particular significance are Hill House, Red Lodge, the infant school, Forest Bank Cottage and Sandy Lane Cottage, the grouping of Shrubbs Hill Cottage, Spring Cottage and Chart House.
- 4.7.19 Hill House is a large late Victorian villa on the western edge of Lyndhurst, fronting Bournemouth Road and is prominent in views both entering and leaving the settlement. Similar to many buildings of this period within Lyndhurst, it has a multiple of steeply pitched gable roofs, with substantial tall chimney stacks, complete with pots, is half tile hung to some elevations, with decorative bands of tiles, and has panels of white painted brickwork at ground floor, or in some cases, full height. The window detailing is interesting, and consists of a large tall oriel window to the road frontage with a circular window in the gable above. Other small multi-sided bays with lead roofs and a turret with 180 degree windows are also particular details on this building. The windows, which are mullion and transom or simple casements, are predominantly glazed with traditional leaded lights. The boundary with the road is formed by a low brick wall in the vicinity of the building, and a hedgerow to the east.
- 4.7.20 Red Lodge is a prominent detached brick large late 19th century villa on the edge of High Street, opposite the church of St Michael and All Angels. The main building is of two storey with a three storey gabled wing to the west end, fronting on to the road, with the eastern wing stepped back and parallel to the road. Unusually, the latter has half hexagonal plan form to the end of the building with a hipped roof, with smaller hipped multi sided bay. The roof is of clay tiles, with decorative ridge tiles. The six over six pane vertical timber sliding sash windows are a very prominent feature on this building and are over three floors on the gable to the road frontage.
- 4.7.21 St Michael and All Angels Church of England Infant School was erected in 1849 and extended in 1881. The building was erected on the site of the demolished King's stables – formerly linked to the Royal Hunting Lodge, now Queen's House. The school building consists of an early brick and tiled wing to the western end, hipped gable fronting the road, but set back, with mullioned stone windows and overhanging hood moulds. The central element of the school has undergone alterations, the part closest to the roadside, probably dating from 1881, with the linear element to the rear being the original school room, with a gabled return fronting the road. The school is still in use and sits within a traditional setting, including playground to the east and open green space to the north. This open space around the

school has been included within the boundary of the conservation area to help preserve its traditional setting.

- 4.7.22 Forest Bank Cottage and Sandy Lane Cottage are a pair of small attached cottages on the north western side of this narrow lane. They are typical lower status workers cottages, Forest Bank Cottage dating from the late 18th century and Sandy Lane Cottage from the early 19th century. Forest Bank Cottage is painted brick building of rectangular plan with a clay tiled roof. It has a symmetrical façade, consisting of a central doorway with pitched roof porch and six panelled door and two windows either side at ground and first floor. The window openings are for traditional smaller side hung casements. Sandy Lane Cottage is also brick, but unpainted, has a clay tiled roof, but in contrast has a off centre doorway with a surviving traditional four panel timber door to the north-eastern side of the façade and the window openings were formed to contain traditional vertical sliding sashes. Both buildings are set back from the road behind modern low garden walls.
- 4.7.23 The grouping of buildings on the western side of Shrubbs Hill Road, below the grounds to Queen's House are particularly significant due to their prominence in views both from the northwest and southeast along the road at this point. These buildings are an eclectic mix including an older cottage style, rectangular plan, parallel to and fronting the road, and later early 20th century, with typical steeply pitched gable fronting the road.
- 4.7.24 Chart House is an example of a late 20th century architect designed house, harking back to the modern movement era of the early 20th century. It is single storey with flat and mono-pitched roofs, based around a box plan, with large glazed areas of wall, looking out on to lawns and a secluded formal planted garden. This building is particularly significant as few examples of late 20th century, true architect designed buildings exist in the New Forest.
- 4.7.25 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately, this character area, similar to many others in Lyndhurst, is almost completely dominated by the sounds, smells and activity of vehicular traffic, travelling along Bournemouth Road, into High Street, or along Shrubbs Hill to the junction of the roads in the northern part of the area. This part of Lyndhurst is a particular focus for traffic at the junction of Bournemouth Road, Shrubbs Hill and High Street, leading to long standing queues, especially in the summer. The church is a focus for activity for particular occasions. The infant school also generates

activity from parents dropping off and collecting children, as well as the typical sounds of playground activity.

4.7.26 Key characteristics

- Original area of development of Lyndhurst including medieval manor site, Royal Hunting Lodge and medieval church.
- Western gateway into Lyndhurst.
- Built development dates from 16th century, through to the late 20th century.
- Large open spaces include garden and grounds to Queen's House and playing field associated with infant school.
- Some instances of wide verges.
- Traditional boundary treatments: Brick walls, hedgerows and riven oak picket fencing.
- Several large individual mature tree specimens in prominent positions, along with groups of trees.
- Views throughout the area are dominated by the church spire.
- Glimpsed views into grounds of Queen's House.
- Longer distance views restricted by curving nature of roads.
- Buildings form end-stops and pinch points to views.
- Long distance view to the church spire of St Michael and All Angels.
- Seven listed buildings or structures: Grade I – Church of St Michael and All Angels; Grade II* - Queen's House; Grade II – the remainder.
- 14 unlisted buildings of local, vernacular and cultural interest.
- Predominant building materials and detailing: brick, clay tile, hipped roofs, timber vertical sliding sash windows, heavy cornices, tall chimney stacks, steeply pitched gables, tile hanging, decorative bands of tiles to roofs or tile hanging, simple side hung timber casement windows, decorative ridge tiles.
- Sounds, smells and general activity: Dominated by queuing traffic.

4.8 Central backland development (F)

- 4.8.1 This character area is located to the south of High Street and is dominated by the large public car park in this backland location. A small area of residential development fronts on to Gosport Lane, with the back gardens backing on to the car park.
- 4.8.2 This character area is bordered by the more dispersed development of character area E to the west, the densely urban character area D (High Street) to the north and character area G, off Shrubbs Hill, to the southwest. To the east and south are large areas of modern estate and linear roadside development which are not included within the boundary of the conservation area.
- 4.8.3 This area south of High Street is shown as fields on the 1870 Ordnance Survey Map of the settlement. Church Lane provides a rear access to properties on High Street, terminating at the church and modern doctors surgery, the latter of which appears to fall within the boundary of the original grounds to Queen's House. The linear development to the front of Gosport Lane had begun by 1870 and continued into the late 19th and early 20th centuries and consists generally of semi-detached dwellings and smaller detached villas, set back from the road behind small areas of front garden and longer areas of back garden running west. Access into the central car park area is gained off Church Lane in the north and from Gosport Lane in the east. The exit from the car park is between buildings on High Street, to the east of the Church Lane junction.
- 4.8.4 Modern development in the character area has been confined to the visitors' centre and library and the community centre, all within the car park area, and the doctors' surgery in Church Lane. The visitors' centre and library pick up on typical elements of 19th century vernacular detailing within Lyndhurst and is a palette of steeply pitched gables, decorative tile hanging, small turret features, gabled dormers and traditionally sized vernacular window openings.
- 4.8.5 The major public open space within the character area is the public car park. Unfortunately, this is predominantly unrelieved tarmac that would benefit from a comprehensive soft landscaping scheme. However, the importance of the role of this public open space to facilitate visitors to Lyndhurst and the New Forest is acknowledged.
- 4.8.6 Unfortunately, traditional boundary treatments in this character area have generally not survived and have been replaced by inappropriate and harsh close boarded fencing and pierced concrete walls.

- 4.8.7 Hedgerow as a boundary treatment has survived only to some of the southern boundary of the car park.
- 4.8.8 The only tree belts in the area are to the north of the Youth Centre and to the west of the Community Centre within the car park area, and these help to provide an important softening of the generally unrelieved hard urban landscape.
- 4.8.9 There are extensive views through the central car park area to the various large modern buildings, the rear of the buildings on High Street and Gosport Lane, and glimpses of the rear of dwellings on Shaggs Meadow and into the cul-de-sac development of Dearings Close, outside of the character area. Views beyond the boundary of the character area are generally restricted by the urban nature of the area, except to the rear of the doctors' surgery, where wider views are gained over the grounds of Queen's House.
- 4.8.10 There are no listed buildings within the character area, but 4 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the mid 19th century and early 20th century.
- 4.8.11 1 Church Lane, shown on the 1870 OS Map as Birdsnest, is a large single storey rendered building of multiple gables under a decorative slate roof, with carved bargeboards to overhanging eaves. The building is located within its own landscaped grounds and is an anomaly in this part of Lyndhurst, in the back land area south of High Street.
- 4.8.12 At the entrance to the car park is a very prominent and unusual canted building with a large passageway through giving access to a former stable yard behind. It is constructed of brick with a slate roof and the northern wing still retains its stable doors and the southern wing shows evidence in the brick work for it having originally been a coach house. This building is a further indication of the importance of the traveller in the 19th century.
- 4.8.13 Fern Glen and Louvier on Gosport Lane are a typical example of early 20th century semi-detached dwellings in Lyndhurst, with steeply pitched gables with decorative tile hanging in the apex facing on to the road, mock timber framing, pebble dash and projecting ground floor bays under a continuous lean-to roof, which also forms an open porch to the front doors.
- 4.8.14 Each of these very different buildings enhances the particular part of the character area in which it is located and represents good local vernacular detailing, and reflects the cultural history of the area.

4.8.15 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately, this area is virtually totally dominated by the use of the motor car, within the central car park and on Gosport Road. The western end of Church Street is slightly quieter in relation to noise and traffic, with the activity in this part of the area generally generated by visitors to 1 Church Street, the doctors' surgery, the church and to the rear of properties on High Street.

4.8.16 Key characteristics

- Large area of back land development, including large public car park.
- Early 20th century residential development confined to periphery on Gosport Lane.
- Modern development represented by Community Centre and the Visitors' Centre.
- Dominated by central open space of car park.
- Lack of traditional boundary treatment.
- Hedgerows to southern boundary of car park.
- Tree belt to north of the youth centre and west of the community centre – help to soften hard urban landscape.
- Extensive views through central open area.
- Views out of area are restricted.
- No listed buildings.
- Four unlisted buildings of local, vernacular and cultural interest.
- Predominant building materials and detailing: Multiple gables, decorative slate roof, carved barge boards, decorative tile hanging, mock timber framing, pebble dash.
- Sounds, smells and general activity: Dominated by use of motor car in car park/Gosport Lane. Church Street is a quieter backwater.

- 4.9 Development on eastern side of Shrubbs Hill Road (G)
- 4.9.1 This character area is located to the north of Goose Green. Shrubbs Hill Road forms the main spine through this character area, with the built development confined to the eastern side. Two small areas of cul-de-sac development have occurred in the northern element - Shrubbs Hill Gardens in the early 20th century and Dearing's Close in the late 20th century. Otherwise, development is represented by scattered, predominantly detached larger houses dating from the 19th and 20th centuries within substantial garden areas, some fronting the roadside, others set back a considerable distance, but all within mature gardens.
- 4.9.2 The character area is bordered by the back land development of character area F to the northwest, by the dispersed development of character area E to the north and northeast, and by character area H, containing Goose Green to the south. To the east and west are large areas of modern development which fall outside of the conservation area boundary.
- 4.9.3 Nucleated modern development has been confined to Dearing Close, an area of small terraced housing, which is a late 20th century interpretation of the garden city approach, first demonstrated in Lyndhurst by Forest Gardens, off Romsey Road to the north. The wide boulevard entrance with mature trees either side, creates a significant open green space which provides an important setting for these modern vernacular detailed dwellings, which back on to the important grounds of Queen's House.
- 4.9.4 Otherwise, the modern development in the character area is confined to scattered dwellings, in land set back from the roadside, within mature grounds and therefore, these newer buildings do not have an adverse impact on the wider historic character and setting of the conservation area.
- 4.9.5 Open spaces are particularly limited in this character area and include only the wide verge south of Shrubbs Hill Gardens and the open green space at the entrance to Dearing Close.
- 4.9.6 Historic boundary treatments along the main roadside have been eroded by the use of inappropriate modern close boarded fencing, but fortunately, a substantial tree and hedgerow screen has survived, particularly in the south of the character area behind the modern boundary treatment. The open planned nature of Shrubbs Hill Gardens has generally survived, with only low modern picket fencing

or close boarded panel fencing having been introduced to separate plots to the sides of houses at the front.

- 4.9.7 Individual mature tree specimens play an important role within the character of Dearing Close and on its northern boundary with the grounds of Queen's House. Otherwise, hedgerow, often with mature trees interspersed, is confined to the southern part of the area, forming the boundary to Stydd House & Stydd Close and the dwellings beyond.
- 4.9.8 Views are predominantly confined to the vistas north and south along Shrubbs Hill Road and glimpsed views over fences and hedge to dwellings, including Stydd House & Stydd Close. Short views are gained into Shrubbs Hill Gardens and into Dearing Close. Views out of the character area are confined to those to the east towards Shaggs Meadow, outside of the conservation area boundary; to the north towards the grounds of Queen's House; and to the south, more extensive views are allowed across the adjacent Goose Green.
- 4.9.9 There are two Grade II listed buildings or structures within the character area - Stydd House and Stydd Close and an 18th century milestone.
- 4.9.10 Stydd House and Stydd Close were formally a single small country house, designed by G Devey in a Domestic Revival style and constructed between 1871 and 1874. Built of brick, with some decorative diaper work and stone dressings, rendering and tile hanging to parts of the first floor, half timbered gables, an old plain tile roof and moulded brick chimney stacks. The building is set within substantial landscaped grounds, back from the roadside, but this setting has suffered some erosion through piecemeal encroachment of scattered individual modern dwellings as areas of land have been sold off.
- 4.9.11 The milestone on the eastern side of Shrubbs Hill Road dates from the 18th century and is a square section hipped top, painted stone, set diagonally onto the roadside. On both front faces are inscriptions 'X, MILES, TO, SOUTHAMPTON' and 'VIII, MILES, TO, LYMINGTON'. This road was once the route of the 18th century Lymington, Lyndhurst and Rumbridge Turnpike.
- 4.9.12 In addition, 10 un-listed buildings have been identified as being of local, vernacular or cultural interest, including late 18th to early 20th century buildings.

- 4.9.13 Shrubbs Hill Gardens contains eight of these particularly identified buildings. The planned development dates from the early 20th century and displays the typical vernacular details of the period with predominantly tall gabled facades on to the private close, many with full height bays and some with mock timber framing to the apex of the gables. Many of the houses have plain clay tiled roofs, although there appears to be some unfortunate later replacement of this detail with inappropriate large format concrete tiles. The development has retained much of its simple planned detail, with a narrow entrance gravel drive, continuing between the two rows of houses, to serve the eight dwellings.
- 4.9.14 The Orchards originally dates from the 18th century, as demonstrated by the southern façade of the house, which is constructed of header bond brickwork and has an old clay tile roof. To the north is a slightly later formerly detached single storey building, constructed in Flemish bond with a slate roof – possibly used as the brew house, documented to be on this site in the 19th century. At the rear of the house an upper storey late 19th century extension has been added to an original earlier single storey element as demonstrated by the mock timber frame with pebble dash render infill. The house sits side on to the road, typical of earlier buildings in the Forest.
- 4.9.15 Each of these very different buildings enhances the particular part of the character area in which it is located and represents good local vernacular detailing, and reflects the cultural history of the area.
- 4.9.16 Sounds, smells and general activity also contribute to the historic character of conservation areas. The area is generally dominated by the vehicular traffic using Shrubbs Hill Road as part of the one-way system around Lyndhurst, which is particularly busy in the summer, often leading to queuing traffic. Shrubbs Hill Gardens are slightly removed from the road, but it provides a constant background noise and activity within an inherently quiet residential area. Dearing Close, due to its further distance from the main road, has the feeling of a quiet residential oasis, with only limited activity, in comparison to the other elements of the character area.
- 4.9.17 Key characteristics
- Built development confined to eastern side of Shrubbs Hill Road.
 - A337 – former 18th century turnpike.
 - Two areas of cul-de-sac development.
 - Scattered detached large houses in substantial gardens.

- Predominantly late 19th and early 20th century development.
- Modern development represented by Dearing Close and scattered dwellings screened from public view.
- Open space limited to wider verges in areas and the green space to the entrance of Dearing Close.
- Traditional boundary treatments: trees and hedgerows.
- Individual tree specimens scattered throughout the area.
- Hedgerows have mature trees within.
- Views confined to vistas along road and into cul-de-sac area.
- Views out of the area restricted by curving nature of road.
- Two Grade II listed buildings or structures – Stydd House and the 18th century milestone.
- Ten unlisted buildings of local, vernacular and cultural interest, ranging from the late 18th century to the early 20th century.
- Predominant building materials and detailing: brick, tile, chimney stacks, mock timber framing, tall gables, full height bay windows, slate.
- Sounds, smells and general activity: Dominated by queuing traffic on the road, other than the smaller cul-de-sac areas, which reflect quieter residential background activity.

4.10 Goose Green (H)

- 4.10.1 This character area is located at the southernmost point of Lyndhurst and comprises the large triangular open space of Goose Green and the corresponding surrounding development on the periphery. The small triangular open space to the north of the junction of Shrubbs Hill Road and Chapel Lane is also incorporated, with its associated peripheral development. Linear development on the edge of the A337 to the south of Goose Green is also included, as this provides the gateway into the settlement of Lyndhurst from the south.
- 4.10.2 This character area is bordered by character area G to the north, incorporating development on the eastern side of Shrubbs Hill Road. To the northeast and northwest area large areas of modern estate development, not included within the conservation area. To the east, outside the conservation area, is open arable land and to the west and south, the parkland to Foxlease Estate.
- 4.10.3 Goose Green is a large triangular shaped open area located within the southernmost part of the settlement of Lyndhurst. The road system appears to have historically created this triangular open green area, with the turnpike running along the western side and the north and south-eastern sides of the green formed by the division of Gosport Lane to join with the present A337. This open space, along with the smaller triangle of open space at the junction of Shrubbs Hill Road and Chapel Lane, help to provide the transition between the rural countryside character to the south and the more densely built up centre of the settlement to the north.
- 4.10.4 The earliest development in the Goose Green area is represented by the two 18th century lodge houses to the small country houses of Foxlease and the now demolished Vernalls and The Cottage, an example of a traditional low status workers cottage. Early 19th century development occurred to the southeast side of Goose Green and is also represented by the terrace of Foxlease Cottages in the northwest corner of the character area. Other 19th century development includes Lynwood Cottages and the late 19th century semi-detached villa on Gosport Lane. Two important farm complexes exist on the south-eastern side of the green and good examples of 19th century ancillary farm buildings survive.
- 4.10.5 Modern development has taken place predominantly on the western side of Goose Green. These modern buildings have generally been constructed in non-traditional materials, in a modern massing and form, and do not blend in well with the more historic elements of the

character area. The retention of the hedgerows on some of these plot boundaries is important to help reduce the impact of the modern dwellings on the historic character of this area.

- 4.10.6 In addition to new modern development, modern alterations and extensions can have a detrimental impact on historic buildings in the area and this is demonstrated by the changes that have been made to the terrace of dwellings of Foxlease Cottages, where the inappropriate detailing of modern fenestration and unsympathetic modern additions have adversely impacted on the original character of these early 19th century buildings, which are particularly prominent in views through the area. The repeat of such inappropriate alterations and additions should be avoided on other historic non-listed buildings within the area.
- 4.10.7 The central open triangular space of Goose Green creates the base historic character of this area. The boundaries of the green are formed by the road system, onto which the dwellings generally face. A secondary triangular open space exists to the south of Foxlease Cottages and north of the junction between Shrubbs Hill Road and Chapel Lane. This smaller open space is unanticipated, when travelling north, having reached the pinch point in the street scene at the northwest corner of Goose Green formed by the dwellings to the west adjacent to the roadside and the hedged and fenced garden boundary to Ganders in the northeast.
- 4.10.8 A number of traditional boundary treatments survive to garden boundaries, including examples of metal estate fencing, low brick walls and some picket fencing. However, there are unfortunate prominent instances of modern high close boarded fencing creeping in to the street scene, which is beginning to have a detrimental impact on the wider character of this part of Lyndhurst.
- 4.10.9 Significant belts of mature trees and substantial boundary hedgerows are a particularly important feature on the eastern side of the A337 and also to the northern boundary of the green, providing a green backdrop to the open space. In addition, there are a number of individual tree specimens in front gardens, which help to enhance the more rural, edge of village nature of this part of Lyndhurst.
- 4.10.10 The open views across both the large and small triangular open green areas are particularly important to the intrinsic character of this area. Buildings and associated boundary treatments, whether hard or soft, terminate the majority of views. Only the roads exiting the character area provide any views out. However, these views are not generally

long distance, due to the curving nature of the roads, nor are they across the surrounding countryside, but into the adjacent urban environment.

- 4.10.11 There are two listed buildings within the character area, both listed Grade II – Old Lodge and Vernalls Farm Dairy.
- 4.10.12 Old Lodge was formerly a lodge house to Foxlease House – the former route of the driveway from this building into the parkland only retained in the line of the rear boundaries of the residential plots fronting on to the western side of Goose Green. The lodge was constructed in the late 18th century, enlarged in the 19th century and further altered in the 20th century. It is constructed of painted brick, with brick dressings and a slate roof and is a two storey, originally large single bay, square building, the plan form of which was amended by the later alterations. The original 18th century element of the building has rusticated quoins and a full height arched recessed panel with a rusticated arch and a doorway with rusticated surround. Importantly, the building has retained the original 19th century metal estate fencing within the boundary hedgerow, along with the pedestrian and driveway gate, the latter of which has been moved to the southern end of the plot frontage.
- 4.10.13 Vernalls Farm Dairy is a mid 19th century brick building with a plain tile and fish scale tile roof. It has an unusual plan form in that it is a pair of two linked single storey octagonal rooms with pointed roofs. One of the rooms has a pointed door under a gabled porch with barge boards. The overhanging roofs of the eight faces have bands of different tiles and rise to a ventilation cupola at the top, also with an eight face roof.
- 4.10.14 In addition, 12 un-listed buildings have been identified as being of local, vernacular or cultural interest, dating from the 18th century to the late 19th century. Particularly important and prominent examples of these buildings including the following:
- 4.10.15 Brooklands Lodge is a single storey late 18th century dwelling, which may have been constructed as the lodge house to serve the now demolished 18th century Vernalls House. It is constructed of brick with a hipped slate roof, with central brick chimney stack and has twelve pane traditional vertical sliding sash timber windows, with rubbed brick arches over. It is set back from the road behind a low brick wall and substantial mature hedge.
- 4.10.16 Lynwood and Crab Apple Cottage are a large late 19th century villa with three storey central double gables facing the road and a

significant brick chimney stack. The walls are brick at ground floor, pebbledash at first floor and tile hung at second floor. This is a substantial building at the entrance to Goose Green when travelling along Gosport Lane. In contrast, The Cottage, adjacent, is a small 18th century workers cottage, now rendered, with a slate roof and leaded light casements. This building is typically end on to Gosport Road, but also faces on to Goose Green, being at the north-eastern road junction on to the Green.

4.10.17 Stables Cottage and Mark Abbott are located adjacent to Brooklands Lodge and are end-on to the adjacent roadside. They date from the 19th century and are constructed of cream Beaulieu bricks with a slate roof and decorative barge boards and a dentil cornice to the eaves. Decorative brickwork is also used under the cills to windows. These buildings are prominent in views south across Goose Green and stand out due to the unusual use of the cream coloured brick.

4.10.18 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately, this area is again dominated by the vehicular traffic using Gosport Lane and Shrubbs Hill Road and the roads around the green form part of the one-way system around Lyndhurst.

4.10.19 Key characteristics

- Southernmost part of Lyndhurst.
- One large and one small triangular public open space.
- Linear development on edge of A337.
- A337 – former 18th century turnpike.
- Development from 18th century through to 20th century.
- Modern development predominantly on western side of Goose Green and unsympathetically detailed.
- Modern alterations and extensions – detrimental impact on some older buildings.
- Traditional boundary treatments: walls, metal estate fencing, picket fencing, hedgerow.
- Significant belts of mature trees on periphery of Goose Green.
- Individual tree specimens within gardens.
- Extensive views across the triangular open spaces.
- Views out of the area restricted by curving nature of road beyond open green areas.

- Two Grade II listed buildings or structures – Old Lodge and Vernalls Farm Dairy.
- Twelve unlisted buildings of local, vernacular and cultural interest, ranging from the late 18th century to the early 20th century.
- Predominant building materials and detailing: brick, plain tile roofs, some painted brick, slate roofs, prominent chimney stacks, timber vertical sliding sash windows, steeply pitched gables, pebbledash, simple side hung timber casement windows.
- Sounds, smells and general activity: Dominated by queuing traffic on the roads.

4.11 Appletree Court (I)

- 4.11.1 This character area is located on the eastern edge of Lyndhurst and is formed by the former small country house of Appletree Court and its associated landscaped gardens and grounds. The area is accessed from the north, off Beaulieu Road and to the west off Gosport Lane.
- 4.11.2 To the north is character area K, including Lyndhurst Park Hotel, to the east, the Bolton's Bench area and open Forest, to the south is both woodland and open agricultural fields, and to the west, the central environment of Lyndhurst.
- 4.11.3 Appletree Court is a small country house and was constructed for Edward Penton in 1919 as a weekend retreat for this wealthy Londoner. It was built on land abutting Bench House, which was Penton's original residence and the architect for the new house was possibly the Winchester based Arts & Crafts architect Herbert Kitchen. Contemporary quarters were provided in the East Wing for staff and at the northeast corner, the dwelling had its own generating house, as mains electricity was not supplied to Lyndhurst until 1928. The landscaped garden was set out at the same time as the construction of Appletree Court, with driveways to Beaulieu Road in the north and Gosport Lane in the west. To the south of the house, a slightly shrunken bowling green was constructed, surrounded by paths, shrubs and herbaceous perennial borders. The rest of the site was set out as a woodland garden with grassland and a scatter of specimen trees. Today, Appletree Court is the corporate headquarters of New Forest District Council.
- 4.11.4 Modern development has occurred within the grounds of the house, consisting of a small wing to the northwest of the original building and a very large L-shaped office block, wrapping around the east and south side of the former bowling green. The modern extensions have attempted to reflect some of the traditional historic detailing of the original house. Parking for the modern office use of the site has been organised around perimeter of the landscaped area in a sympathetic manner to avoid an over dominance and intrusion into the garden area and has been well screened by appropriate planting.
- 4.11.5 The open spaces within this character area are formed by the remnants of the landscaped gardens and are important to the historic setting of the original building. Any future development within this character area should try to respect the ethos of the original layout of the grounds.

- 4.11.6 The boundary to the site is formed by a thick hedged and treed belt of landscaping, providing a backdrop to the landscaped grounds, thereby, helping to divorce the character area from the environment to the west. Manmade boundary treatments include the brick piers to the northern entrance, with cattle grid between.
- 4.11.7 In addition to the boundaries of the site, large mature individual specimen trees are scattered throughout landscaped gardens, creating a structure to the open spaces.
- 4.11.8 Long and short distance views and vistas are gained throughout the mature landscaped grounds of Appletree Court, often with pieces of modern sculpture forming eye catchers in vistas, or the original house forming a grand end stop.
- 4.11.9 There are no listed buildings in this character area which is dominated by the original house of Appletree Court and the modern additions. However, the former small country house has been identified as being of local, vernacular or cultural interest.
- 4.11.10 The original Appletree Court building is a large two and a half storey rectangular brick and tile hung building with end wings each with a half decagon full height glazed bays under half conical hipped tiled roofs to the frontage. The central entrance door has a columned stone porch with projecting gable of brick with brick quoins above and a stone pediment to the top. The windows are of timber, the ground floor examples being mullion and transom, and all have traditional leaded casements. Some original rainwater goods survive in lead, including a decorative hopper head with the date 1919 embossed. It is important that future development on this site respects the form of the original dwelling and does not further over dominate this building within its landscaped grounds.
- 4.11.11 Sounds, smells and general activity also contribute to the historic character of conservation areas. The activity in this character area is related to the office use, which leads to a peak during working hours, but outside of these times, there is very little. The sounds are generated by the vehicular traffic entering and leaving the site and management of the landscaped grounds, leading to a generally quiet and peaceful oasis on the edge of Lyndhurst. The location of this character area on the edge of the village and the open Forest does allow more rural smells to pervade, unlike other character areas which are dominated by traffic fumes.
- 4.11.12 Key Characteristics

- Former early 20th century small country house with associated landscaped gardens and grounds.
- Now used as corporate headquarters of New Forest District Council.
- Significant modern office extensions.
- Public open space is formed by the remnants of the landscaped gardens.
- Traditional boundary treatments: thick treed and hedged belt of landscaping to the periphery of the area.
- Large mature individual tree specimens scattered through landscaped gardens.
- Views throughout landscaped grounds.
- Views out of area restricted by tree belt to boundary.
- No listed buildings or structures.
- One unlisted buildings of local, vernacular and cultural interest – Appletree Court dating from 1919.
- Arts and Crafts style building.
- Predominant building materials and detailing: brick, tile hanging, full height glazed bays, decorative brick quoins, mullion and transom windows with leaded casements, plain clay tile roof.
- Sounds, smells and general activity: related to office use, therefore, quiet outside of working hours.

- 4.12 Bolton's Bench and environs, including the cemetery, cricket ground and common edge encroachment (J)
- 4.12.1 This character area is located at the eastern edge of Lyndhurst, south of Southampton Road. The character area is formed of open Forest, containing Bolton's Bench, the cricket ground and pavilion, the cemetery and war memorial. Beaulieu Road runs to the east through the southern half, with dispersed Forest edge settlement to the south.
- 4.12.2 The character area is bordered by the crescent of late 19th and early 20th century development in character area L to the north, to the northwest by the spacious open area at the entrance to High Street in character area K, and by Appletree Court and its environs in character area I to the southwest.
- 4.12.3 The character area has emerged out of an ancient prehistoric landscape, including Bolton's Bench, a possible barrow site. It is formed by a large tract of open Forest common land between Southampton Road and Beaulieu Road. The character area is located on the edge of the medieval deer park, which lies predominantly to the south, as demonstrated by the surviving elements of park pale boundary. Several traditional funnels are still evident running south off the Forest to the arable lands, the most prominent example being adjacent to Walled House Cottage, leading into an old track way. By the mid 19th century, dispersed Forest encroachment settlement had occurred on the south of Beaulieu road and the cricket pitch and pavilion also date from this period. The cemetery, with its chapel and boundary wall, is located to the north of the cricket pitch, and date from the late 19th century. The other prominent man made feature in the character area is the war memorial, dating from post World War I.
- 4.12.4 Modern development in this character area has been limited to extensions and alterations to existing buildings, which have generally been sympathetic to the form, massing, detailing and materials of the original building.
- 4.12.5 This character area is dominated by the open common land space and also has significant peripheral wide verge areas to the south of Beaulieu Road. These peripheral open areas reinforce the fact that all development within the character area and on the edges of the area have historically encroached upon the Forest.
- 4.12.6 Traditional boundary treatments in this character area relate predominantly to the built environment and include the stone wall to

the cemetery and the picket fencing, metal railings and garden walls to the domestic properties. The war memorial has both low iron railings and a post and chain boundary fence to define its immediate area. Post and rail fencing is prominent in areas in the vicinity of the junction of Beaulieu Road and Southampton Road. Low timber posts are also used adjacent to roads and tracks throughout the area to prevent unauthorised off road parking.

- 4.12.7 Trees and hedgerows feature prominently on the Southampton Road boundary of the conservation area, creating a thick screen to the road and residential development to the north. An area of woodland exists to the north of the cemetery and belts of trees also provide a backdrop to the dispersed residential development to the south of Beaulieu Road and on the rising ground to the east of the cricket pavilion. Within the cemetery are a number of individual mature tree specimens. Also notable are the veteran pollarded oaks to the boundary of the track leading off the funnel south of Sundew Cottage. These trees and hedgerows provide containment on two sides of this open Forest area, as well as a natural structure to the skyline, especially to the east of the cricket pavilion and are part of the landscape history of the area.
- 4.12.8 Extensive views are gained to features throughout the character area, including to Bolton's Bench, the cricket ground and pavilion, the war memorial, the cemetery and the encroachment residential development in the south. These views are the general open Forest ground, including grazed areas of short grass and areas of gorse bush, along with the ever present New Forest ponies. Long distance views are also gained out of the character area as far as the Fawley power station chimney and blocks of flats on Weston shore on Southampton Water in the east. More locally, the spire of the church of St Michael and All Angels provides a focal point in views to the east, along with the edge of Lyndhurst.
- 4.12.9 There are no listed buildings within the character area, but eleven un-listed buildings or structures have been identified as being of local, vernacular or cultural interest. These buildings and structures are scattered predominantly along the southern edge of the character area and represent the encroachment on to the Forest. The cemetery chapel and cricket pavilion are also identified as important buildings.
- 4.12.10 Of particular note are: Bench Cottages, Bench House, Yew Tree manor, the cricket pavilion and the cemetery chapel. The timber framed entrance gate to the cemetery, several of the grave markers

and the war memorial have been identified as important local structures.

- 4.12.11 Bench Cottages and Bench House are located in the southwest corner of the character area on the boundary with character area I. Bench Cottages are a pair of semi detached cottages dating from the early 19th century, constructed of brick with a hipped clay tile roof and a central double diamond set chimney stack. The hornless traditional vertical sliding sash 16 pane windows date from the first half of the 19th century. Both front doors have a simple bracketed mono pitch porch with pierced spandrels. The cottages sit only a short distance behind a simple see through low picket fence, thereby giving the appearance of sitting on the edge of the open common.
- 4.12.12 Bench House, located to the east of Bench Cottages, dates from the late 19th or early 20th century and is a typical example of an Arts and Crafts movement designed dwelling. The house is completely tile hung on the elevations, except for a brick plinth and the roof is covered with Bridgewater tiles. The surviving heavy oak mullion and transom windows with leaded lights are typical of the period. . The extensive garden area has a brick boundary wall, and the wide front path to the front door is patterned with alternative large millstones and diamond paving set within large pebbles – again a typical landscape garden feature of the period. A large stables outbuilding survives at the north-eastern corner of the plot, running parallel with and forming part of the front boundary. This ancillary building is constructed of brick with a clay tile roof, dentil decoration to the eaves and has a loading bay door at first floor, cutting through the eaves. This house and ancillary building is an important survival from the Arts and Crafts movement period, perhaps by the same architect as the adjacent Appletree Court, and has retained many of its original period features.
- 4.12.13 Yew Tree Manor is a large detached house dating from the late 19th century, set behind a strong garden wall boundary in extensive grounds. It is a white painted building with stucco detailing. It has a plain clay tile roof with decorative scalloped tile band. A decorative string course runs through at first floor, mirrored by the dentiled eaves cornice to the semi dormer. To the western side of the building is a lower extension of painted brick with decorative ridge tiles. The windows are mullion and transom to the main building, and small paned sash windows to the western element. The high garden wall and individual tree specimens at the eastern end of the front boundary divorce this building from the open Forest common land.

- 4.12.14 The cricket pavilion dates from 1898 and is located towards the eastern boundary of the character area, facing on to the cricket pitch to the west. It is a rectangular plan single storey hipped thatched roof building of a lightweight timber frame with brick infill panels and white shutters to the front elevation. Traditional slender metal fencing separates the pavilion from the adjacent cricket pitch. This iconic building is prominent in views east across the open common land, with the rising partially treed traditional open Forest to the rear.
- 4.12.15 The Thatched Cottage is a typical small two bay encroachment dwelling, located on the southern edge of the open common. It is constructed of brick with a hipped thatch roof with block cut ridge and tall chimney stack. A later two storey thatched extension has been added to the front of the original 18th century central portion of the building and a single storey thatched extension added to the eastern end. The building has unfortunately not retained its original window detailing. The low see through picket fence gives the impression of the common land becoming the front garden, which is similar open grassland.
- 4.12.16 The cemetery is located in the north-eastern corner of the character area dates from the late 19th century. The cemetery chapel is located in the northern half of this cemetery, which is defined on three sides by a stone boundary wall. The chapel building is a 19th century single bay structure of random stone in an Early English style. It has a clay tiled roof with gable ends and a small bell turret to the west end. There is also a substantial pitched roof enclosed stone porch on the southern elevation. The formal entrance into the cemetery is located in a central position within the western boundary wall and is formed of a substantial timber framed lych-gate without a coffin stand. Within the cemetery are the standard stone grave markers, along with stone crosses, a Celtic wheel cross and an unusual classical monumental grave marker of triangular plan, with classical columns, swags and a cupola shaped top. However, there is also an extremely rare example of an early 20th century Arts and Crafts movement carved oak grave marker of a winged angel blowing a horn. The northern backdrop to the cemetery is formed by a belt of trees, but the remainder of the boundary abuts open Forest common land of grass and gorse.
- 4.12.17 The war memorial is located in a prominent position in the northwest part of the character area. It is formed of a large crag plinth with a tall slender stone shaft on top with Celtic wheeled cross at the head. An inscription stone is set in the rock base. Around the war memorial are

two boundary features – metal railings, surrounded by a post and chain fence, the corner posts being large rocks.

4.12.18 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.

4.12.19 Sounds, smells and general activity also contribute to the historic character of conservation areas. The general activity within this area is generated by visitors, either travelling through the area in cars on Beaulieu Road, or parking in the various car parks. The visitors use the area for relaxing, picnics, walking dogs and, especially for younger people, playing within the large open space. The sounds of the area are generated by the users and by sounds of the New Forest ponies and general weather conditions. Smells are dominated by open countryside aromas.

4.12.20 Key characteristics

- Eastern edge of Lyndhurst.
- Open Forest, containing Bolton's Bench, cricket ground and pavilion, the cemetery and war memorial.
- Several historic funnels onto the Forest in south of area.
- Beaulieu Road runs through the southern element.
- Dispersed Forest edge settlement on southern edge, dating from 18th century through to the early 20th century.
- Modern development limited to extensions and alterations to dwellings.
- The public open space in the character area is dominated by the open Forest common land and wide verges to the southern edge of Beaulieu Road.
- Traditional boundary treatments: stone wall to cemetery; picket fencing, metal fencing and brick walls to domestic properties.
- Significant belts of mature trees screening Southampton Road in the north of the area and other tree belts on the periphery of the area.
- Area of woodland north of the cemetery.
- Individual tree specimens within the cemetery.
- Extensive views within and out of the area.
- Long distance views towards Southampton Water and the Solent.
- No listed buildings or structures.

- Eleven unlisted buildings of local, vernacular and cultural interest, ranging from the late 18th century to the early 20th century.
- Predominant building materials and detailing: Brick, clay tile, chimney stacks, simple porches, timber vertical sliding sash windows, mullion and transom windows, simple side hung timber casement windows, Arts and Crafts style buildings,
- Sounds, smells and general activity: generally dominated by visitors parking, picnicking, playing, walking, dogs; rural activity, sounds and smells - related to weather and New Forest ponies; use of cricket pitch.

4.13 Eastern entrance into High Street (K)

- 4.13.1 This character area is formed by the area to the immediate east of High Street, incorporating the Lyndhurst Park Hotel, Homefield House and its environs and the wide open verges and a strategic open field area to the north of the main road. It is the transition between the open Forest common land around Bolton's Bench and the densely built up commercial area of High Street.
- 4.13.2 This character area is bordered by High Street character area (D) to the west, by the late 19th and early 20th century area of planned development to the east (L), by character area I, comprising Appletree Court and its environs to the south, and by the open area of Bolton's Bench and Forest common (J) to the south east.
- 4.13.3 This character area incorporates the spacious entrance into the eastern end of High Street, formed by the wide verges and an open field area to the north of the road and the leaking through of the common land Forest edge to the southern side of the road. The A35 road runs from the north east through to the west and incorporates both Southampton Road in the east and High Street in the west. The character area has a dispersed built environment, with the Lyndhurst Park Hotel, the former early 19th century country house called Glasshayes, massively altered and in isolation on the southern side of the road. To the north of the road is the former 19th century small country house of Homefield, along with its ancillary buildings and grounds which are set well back from the road; the 18th century Laura Cottage and the 19th century cottage orné style 113 High Street, the latter of which face on to the road, behind the wide grass verges.
- 4.13.4 The modern development in the character area is limited to the massively altered former small country house, now the Lyndhurst Park Hotel. The fire station is not incorporated within the boundary of the conservation area, but forms part of the setting to this character area. Neither the hotel building nor the fire station complex is sympathetic to the historic character of the area and have an adverse impact on the quality and nature of the eastern entrance into the village of Lyndhurst.
- 4.13.5 The open spaces are critical to the basic character of this eastern entrance into Lyndhurst. The main linear open spaces are to the north of the road and are created by wide open grass verges. To the south of the road, east of the junction with Beaulieu Road, is a large corner of open grass in front of the Lyndhurst Park Hotel, which is, in effect, the continuation of the open common land in character area J

to the south east. In addition, a particularly important survival of open fields exists to the north of the road, between the Fire Station and the boundary of character area L and helps to retain a historic gap in the built environment of the village of Lyndhurst at this point.

- 4.13.6 Traditional boundary treatments have survived in this area and include picket fencing and metal fencing on low boundary walls to domestic properties. Simple low post and rail fencing surrounds the open grassed area adjacent the hotel and a traditional post and rail fence with hedge, forms the boundary to the fields north of the road.
- 4.13.7 Hedgerows are found in few locations within the character area and are limited to some garden boundaries and the field boundary to the north of the road. Individual tree specimens are found in garden areas, but a significant area of trees forms the north western corner of the character area, creating an important green backdrop to the former Homefield House. The survival of these green elements of the street scene and wider setting of the character area are particularly important to reinforce the transition from High Street into the rural open Forest area.
- 4.13.8 Extensive views are gained to the east and west through this character area due to the open nature of the roadside. In addition, long distance views exist to the southeast and east across Bolton's Bench and adjacent open Forest. The open agricultural land to the north of the road, creating the strategic gap between the built development at this point, also allows views both through and out of the character area to the north and the northeast. Views out of the character area to the west are channelled between buildings close to the road edge, into the main High Street of the village.
- 4.13.9 There is one Grade II listed building within the character area. Laurel Cottage is a detached dwelling set back from the road and dates from the early 19th century. It is a two storey, three bay building constructed of brick with stuccoed dressings and chimney stacks and has a hipped slate roof with heavy overhanging eaves. The symmetrical façade has a central narrow bay, within which is a heavy stucco door case with hood on brackets, containing a plank door with inserted small window, with a 12 pane traditional timber vertical sliding sash window above and to either side. Due to the curving nature of the road, a boundary hedge and its juxtaposition with surrounding buildings, Laurel Cottage is not particularly prominent in the street scene.

- 4.13.10 In addition, eight un-listed buildings have been identified as being of local, vernacular or cultural interest. Four of these are concentrated within the original Homefield House complex.
- 4.13.11 Homefield House is a small mid 19th century country house, set back from the road, behind Laurel Cottage, in extensive grounds. The former single dwelling is now split into multiple residences, which also include the ancillary cottages and outbuildings. The main house is pebble dashed, with a tiled roof, has a covered veranda and traditional sash windows and has later additions and alterations. The brick one and a half and two storey outbuildings area located to the east of the main house and are particularly notable for their steeply pitched gabled roofscape, half timbering detailing and tile hanging. This group of buildings is set within landscaped gardens, with a private drive off the eastern end of High Street and has a significant back drop of trees on the boundaries of the grounds, particularly in the northwest corner. The location of these dwellings, removed from and screened from the main road, creates a quiet oasis within this busy village.
- 4.13.12 In contrast, 113 High Street (Ivy Cottage) faces on to the eastern end of High Street, behind a wide verge. It is a 19th century two storey painted brick building in cottage orné style, with very decorative detailing including the barge boards, tile hanging to first floor and decorated Dalton chimney pots on substantial brick chimneys. The building has a full gable fronting the road, with a small gabled half dormer, again with the decorative bargeboard, in the roof slope to the left – this latter feature being replicated in triplicate on the eastern elevation of the building. The windows are also decorative, being cast iron diamond paned casements. The front garden has a low brick boundary wall with decorative metal railings, and brick gate piers, within which are decorative metal pedestrian gates.
- 4.13.13 Number 97 is an early 19th century house set back from the road with a low brick wall to the front garden. It is two storey with painted brickwork and a plain clay tile roof. The windows are vertical sliding sash and it has a central porch.
- 4.13.14 Numbers 99 and 101 Vine Cottages are a pair of late 18th century cottages set back at an angle to the road and looking out onto a small green area towards Bolton's Bench. They are constructed of brick with plain clay tile roof and a central stack. They have small pane vertical sliding sash windows and mono-pitch bracketed canopy porches.

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

4.13.16 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately, similar to many of the character areas, this part of Lyndhurst is dominated by the road and the associated vehicular noise, activity and fumes. The fire station adjacent provides additional, sometimes noisy, vehicular and training activities. However, the former Homefield House, set back from the road, within extensive grounds, is a more peaceful area, dominated by residential activity and sounds.

4.13.17 Key characteristics

- Eastern entrance to High Street.
- Transition between open Forest common land and densely built up commercial area of High Street.
- The main road runs in an east west direction through the area.
- Junction with Beaulieu Road.
- Mainly 18th and 19th century built development.
- Modern development limited to extensions and alterations to the Lyndhurst Park Hotel.
- The public open spaces in the character area are formed by the wide verges to the road and corner of grassland adjacent the hotel.
- Other open space is created by the open fields to the east of the Fire Station which form a strategic gap in the built environment.
- Traditional boundary treatments: picket fencing, simple low post and rail fence, hedgerow.
- Individual tree specimens within gardens.
- Significant area of trees in northwest corner of the area.
- Extensive views to the east and west along the main road.
- Long distance views to southeast across Bolton's Bench and the open Forest; and views to north over open agricultural land.
- One Grade II listed building – Laurel Cottage.
- Eight unlisted buildings of local, vernacular and cultural interest, ranging from the late 18th century to the early 20th century, including a small former country house and a cottage orné style dwelling.
- Predominant building materials and detailing: brick and painted brick, slate, clay tile, steeply pitched gables, mock timber frame, tile

hanging, timber vertical sliding sash windows, simple timber casement windows,

- Sounds, smells and general activity: Dominated by vehicular traffic except for the environs of Homefield House which are screened from the road.

- 4.14 Victorian and Edwardian development on Southampton Road, Queen's Road and Princes Crescent (L)
- 4.14.1 This character area is formed by an area of linear development fronting on to Southampton Road and an area of development around a u-shaped crescent, comprising Queen's Road and Princes Crescent.
- 4.14.2 It is bordered by the open fields of character area K to the southwest and the wooded boundary with the open Forest common land of character area J to the south. To the north, at the top of the crescent, is an area of modern development with a woodland belt on the edge of the golf course beyond; to the northwest, open agricultural land and to the northeast a large static caravan park and woodland beyond.
- 4.14.3 The character area comprises late 19th and early 20th century planned residential development on the northern edge of Southampton Road and within the crescent, formed of Queen's Road and Princes Crescent. This area remains completely detached from the built environment to the west by the survival of open fields between the end of the linear development on Southampton Road and the fire station complex. The development within the area consists of detached and semi-detached villas and several lower status terraces of cottages. The whole area has a sylvan nature, created by wide roads, hedged boundaries, a treed backdrop and individual large specimen trees and the survival of many small soft landscaped front garden areas.
- 4.14.4 Modern development within the character area has generally been confined to Princes Crescent and has an unfortunate size, massing detailing and use of non-traditional materials, which do not preserve or enhance the historic character of the area. Otherwise, modern development lies outside of the character area to the north and to the east and generally does not enhance the setting of the conservation area or views out.
- 4.14.5 Open spaces within this area of planned late 19th and early 20th century development is general confined to wide verges to the vicinity of the junction of Princes Crescent with Southampton Road and to the southern boundary of the main road. These wider green areas are in contrast to the built form of the crescent of development to the north.
- 4.14.6 A large number of traditional boundary treatments to the residential plots survive, including picket fences and hedges, and low brick walls, some with railings on top. However, inappropriate modern close

boarded fencing is beginning to creep into the area, creating a harsher environment, contrary to the sylvan nature of the area.

- 4.14.7 Hedgerows are evident throughout the street scene, forming the front and side boundaries to a number of residential plots. Trees are confined to several large individual mature specimens, located at prominent positions within the street scene, smaller garden trees and a backdrop to the residential development in areas. A thick tree belt also runs along the southern side of the main road, forming a strong boundary with the open Forest common land beyond.
- 4.14.8 Views within the character area are confined to the length of the street scene, and are restricted in the crescent due to bends in the road. Views along the main road are quite extensive to the northeast and southwest, and go beyond the boundaries of the character area, and conservation area to the northeast. Views are also gained over the open agricultural land between the character area and the fire station complex, and across these fields to the north. Views to the south are restricted by the strong tree belt to the edge of the main road
- 4.14.9 There are no listed buildings within this character area, however, 63 buildings have been identified as being of local, vernacular or cultural interest. Of particular note for their architectural detailing are Heather House, Rufus House, Tantany, Temple Lodge and The Old County Police Station.
- 4.14.10 Heather House, located on the main road, is a three storey detached villa. It has two tall gables of differing width on the front façade with mock timber framing and decorative tile hanging detailing. The steeply pitched clay tile roof has decorative ridge tiles and substantial brick chimney stacks to either end.
- 4.14.11 Rufus House, adjacent to Heather House, is again a large detached villa, located on the corner of Southampton Road and Queen's Road. It has a single wide gable with mock timber framing in the apex on the façade fronting the main road, but has a feature multisided tower with tall spire on the corner of the plot nearest the road junction. The first floor of the main part of the building and second floor of the tower is tile hung with decorative bands of scalloped tiles. A number of tall chimneys adorn the steeply pitched clay tile roof.
- 4.14.12 Unfortunately, both Heather House and Rufus House have lost their traditional soft landscaped front gardens to wide gravel parking areas, but both at least retain a traditional boundary treatment with the roadside, being metal fencing and a hedgerow respectively.

- 4.14.13 Tantany and Temple Lodge are located on the opposite side of the road junction from Rufus House and face on to the main road. This semi-detached pair of large late 19th century dwellings has multiple gables, both gabled and hipped and a lower corner tower feature to each end of the front façade, creating almost multi-sided projecting wings. The dwellings also feature mock timber framing, projecting first floor oriel windows, substantial chimney stacks, a steeply pitched roof and decorative tile hanging. Unlike Heather House and Rufus House, Tantany and Temple Lodge have retained their traditional soft landscaped front garden areas, so important to the setting of these large residential dwellings of this era.
- 4.14.14 The Old County Police Station dates to 1857 and is now used as the offices of Natural England. It is a large two storey building constructed in brick with a slate roof. Windows and door openings have fine rubbed and gauged brick arches and the original timber sash windows survive. The building is in a prominent position on the north side of Southampton Road at the extreme edge of the built development of the settlement.
- 4.14.15 Other dwellings within this character area feature a palette of traditional materials and detailing. Roofs are clay tile or slate, with one example of clay Bridgewater tiles at 40 and 42 Queen's Road. Chimney stacks are a common feature of the roofscape, both central and end stacks. The buildings are all constructed of brick, with very few examples of rendering or painting. Tile hanging continues to be a common feature, along with instances of mock timber framing. Many buildings have steeply pitched full height gables facing on to the road. On the ground floor, lean-to roofs over ground floor bays, incorporating an open porch is a feature on several of the early 20th century dwellings. Other buildings have highly decorative timber open porches, as evidence at 19 and 20 Queen's Road. Windows are generally either traditional vertical timber sliding sashes in the villa type dwellings, or simpler side hung timber casements in the lower status cottages. On the particularly extravagant dwellings, there are examples of mullion and transom timber windows, some with the original decorative glazing surviving. Importantly, the majority of dwellings have retained their traditional front garden areas and garden boundary treatments, with very few lost to off-street parking. This retention of the soft landscaped public/private areas has helped to retain the traditional character of this Victorian and Edwardian street scene.

- 4.14.16 Each of the very different buildings identified as being of local, vernacular or cultural interest 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.
- 4.14.17 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately the part of the character area facing on to Southampton Road is dominated by the sounds, activity and associated smells generated by the vehicular traffic using this main route into Lyndhurst. However, on entering Queen's Road and Princes Crescent, the prominent road noise of the main road is left behind and the activity and sounds of a quieter residential area dominate.
- 4.14.18 Key characteristics
- Linear residential development on main road and within crescent.
 - Late 19th and early 20th century planned residential development.
 - The main road runs in an east-west direction through the area.
 - Satellite element of development detached from the main area of Lyndhurst to the west.
 - Detached and semi-detached villas and lower status terraced cottages.
 - Sylvan character - wide roads, hedged boundaries and treed backdrop.
 - Modern development is generally confined to several buildings in Princes Crescent which are unsympathetic in their design, massing and detail.
 - Public open space is represented by wide verges in areas.
 - Private open space survives to small soft landscaped front gardens.
 - Strategic open space to west.
 - Traditional boundary treatments: Picket fencing, hedges, low brick walls (some with railings on top).
 - Large individual tree specimens in prominent locations in street scene.
 - Tree belt to north of area forming backdrop.
 - Hedged boundaries to the perimeter of the environment.
 - Views are restricted to within the general street scene and are not long distance due to curving nature of crescent.
 - Views on main road are more extensive to northeast and southwest.

- Views out of character area to the south restricted by heavy tree boundary to main road.
- No listed buildings.
- 63 unlisted buildings of local, vernacular and cultural interest.
- Predominant building materials and detailing: tall steeply pitched gables, mock timber framing, decorative tile hanging, clay tile roofs, decorative ridge tiles, substantial brick chimneys, slate roofs, brick, simple open porches, decorative timber open porches, timber vertical sliding sash windows, simple timber side hung casement windows.
- Sounds, smells and general activity: Southampton Road is dominated by vehicular traffic; Queen's Road and Princes Crescent dominated by quieter low key residential activity, sounds and smells.

PART 5: Materials, textures, colours and detailing

5.1 Introduction

- 5.1.1 By necessity, builders in the past used materials which were available locally, such as timber, cob and thatch. The historic buildings display traditional construction techniques. With improved transport and more advanced manufacturing techniques in the 18th and 19th centuries, a wider choice of materials such as clay roof tiles, Welsh roof slates and local hand made bricks became available to builders.
- 5.1.2 Before carrying out any repairs or considering extending or altering historic buildings within the area, whether listed or not, the original method of construction should be studied, understood and followed to preserve the historic fabric and character of these important vernacular buildings.

5.2 Walls ⁴

- 5.2.1 There are a few examples of historic 17th century properties constructed using timber framing with a variety of materials used for the infill panels, including wattle and daub and brick. However, it was very fashionable at the end of the 19th and early 20th centuries to use timber framing as a decorative element on gables and first floor elevations. In many cases this is not a true structural timber frame, but simply applied timber decoration. The majority of buildings surviving from the 18th and 19th centuries were constructed in brick with some of them having a rendered or lime washed finish. The bricks were made locally wherever there was a good source of clay close to the surface. In the early 20th century local brick yards declined and bricks were brought in from further afield.
- 5.2.2 Queen's House is a good example of the early use of brick with large areas of 16th and 17th century brickwork surviving. At this period brick was a prestigious material and so can be expected on what was a royal residence. The bricks must have been produced on site or very locally and may well have given impetus to a brick making industry, the local place name Clay Hill is a good indication of the raw material. The number of 18th century brick built houses in the settlement would suggest a well established local brick making tradition by this period. In the 19th century a few brick making sites are indicated in the general area on the early Ordnance Survey maps, although none actually within the settlement or its immediate environment. The 1866 map shows Minstead Brickfield just north of Emery Down and the

1909 map indicates the Victoria Brick and Tile Works in the Pignalhill Inclosure near Brockenhurst.

- 5.2.3 The 19th and 20th centuries were mainly a period of brick construction within the settlement particularly for the new estates on the edge of the settlement. Several buildings from this period such as the Crown buildings (1883) next to the Crown Hotel exhibit the use of terracotta decorative elements in their construction. This material would have been brought in from further afield possible from Blanchards at Bishops Waltham but maybe even from further afield due to the availability locally of rail transport. The prestigious car show rooms at the bottom of High Street incorporate the remnants of the station façade, a building which was never used for its designed purpose as the rail line was never connected to Lyndhurst. This façade has exceptionally fine terracotta detailing which has been incorporated to great effect in the present building.
- 5.2.4 Another very prominent walling material in the settlement is tile hanging, particularly on later 19th and early 20th century buildings. This can be simply plain clay tile, but is quite often decorative scalloped and beaver tail bands within the design. A fine example of tile hanging is the Crown Hotel at the top of High Street.
- 5.2.5 There are a few examples of slate hanging to walls, the most prominent being 73 and 75 High Street, where the whole façade is slate hung.
- 5.2.6 A number of buildings in High Street have had their brickwork painted or lime washed in the past. Although this adds to the rich colours and textures within the conservation area, the painting of bare brickwork is not encouraged as it not only affects the character of good brickwork, but is also detrimental to the general well being of the structure.

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

5.3 Roofs ⁵

- 5.3.1 There are a few examples of thatched roofs within Lyndhurst. Evidence indicates that long straw was the prevailing thatching material. However, 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. There are examples in the New Forest of heather historically being used as a base layer.

- 5.3.2 Where thatched buildings are listed, a change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of that material and would need compelling evidence in support of such a change.
- 5.3.3 As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat 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 Planning authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat reed roofs.
- 5.3.4 There are many examples of plain clay roof tiles on 18th and 19th century buildings. However, natural slate became popular from the mid 19th century onwards due to its availability with the advent of rail transport.
- 5.3.5 Clay tiles, like brick, were originally used from 16th century on high status buildings such as the Queen's House. They would have been produced locally and by the 18th century they were the most common roofing material in the settlement. In the second half of the 19th century there were many examples of decorative tile bands being used to alleviate the appearance of the plain clay tiles on the roof. The Arts and Crafts movement buildings of the late 19th and early 20th century exploited the readily available machine made decorative tiles for both the roofs and tiling hanging on such areas as gables. Decorative ridge tiles and finials were a popular adornment to both tile and slate roofs. Unusually there are some examples of the use of large format clay tiles from the Bridgewater factory. A good example can be seen on 42 Queen's Road.

- 5.3.6 After the introduction of cheap rail transport, slate became very popular both for the new buildings in High Street and also the estates on the fringes of the settlement. Most of the slate came from Wales and in some cases was cut into decorative bands. A good example of this can be seen on 1 Church Lane which dates from the middle of the 19th century.
- 5.3.7 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. The concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a conservation area.
- 5.3.8 Hardwood shingles are another traditional material particularly useful on light weight structures such as spires. A good example is the Church of Our Lady and St Edward in Empress Road which has a shingle covered spire on top of the stone tower. Historically, shingles would have been made from riven oak, the use of sawn cedar shingles is a 20th century practice.
- 5.3.9 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Chimney pots also add to the character of the roofscape and there are particularly rich and varied examples in the area, ranging from local handmade pots, to the very distinctive Fareham pots, such as those on Elcombes, to the later 19th century examples from the Midlands and further afield. A good example of decorative pots can be seen on Ivy Cottage at the bottom of High Street. Every attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.

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

5.4 Windows ⁶

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

- 5.4.2 The main style of traditional window in earlier cottages is side hung, single glazed, timber casements.
- 5.4.3 In the late 18th and 19th century buildings in the area, traditional small paned timber vertical sliding sash windows are the prevalent window style.
- 5.4.4 In the early 19th century, highly decorative small paned cast iron casement windows were introduced particularly for the picturesque lodge cottages or cottage orné. A particularly important example of this style of window in the conservation area is Ivy Cottage, 113 High Street.
- 5.4.5 In addition, a number of buildings, particularly those in the Arts and Crafts style have the historic traditional leaded light casement windows, with individual glass quarries between lead comes. The modern use of 'stick-on' lead is not a substitute for the traditionally made leaded lights.
- 5.4.6 A number of former domestic buildings in High Street were converted into shops in the late 19th or early 20th centuries by the addition of purpose made shop windows. Many of these survive and retain elements of their original timber glazing bars. A typical feature of the late Victorian and Edwardian shop fronts in High Street is the use of medium sized plate glass for the display area with smaller glazed units in a frieze above to give extra light into the shop. Some of the slightly later shop fronts have inset central doorways. A good example of this is 19 – 21 High Street which dates to 1926. At the bottom of High Street 83 – 85 retain all of their original early 20th century elements including a pull-out canopy above the central shop. Some of the shops have been converted more recently from their former uses. In the case of 37 this building would appear to have been a public house and the smaller domestic scale windows have been simply glazed to create display windows. High Street is fortunate in that it has not suffered from the whole sale removal of traditional window forms with their replacement by modern metal framed very large plate glass windows or the introduction of metal security grills found in many town centres. The only discordant note in High Street is the shop frontage to Budgens supermarket which is totally out of scale and character with the rest of the shops.
- 5.4.7 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.

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

5.5 Doors ⁷

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

5.5.2 Of particular note are the door cases on 24 and 55A High Street and the fine decorative porches on number 10, 19, 20 and 42 Queen's Road, Temple Lodge Southampton Road and Empress House in Empress Road.

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

5.6 Garden walls, fences and other means of enclosure

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

5.6.2 Boundary treatments away from the commercial areas, particularly in the Victorian and Edwardian estates are a mixture of brick walls, picket fencing and hedges with the occasional use of metal fencing. A particularly notable boundary treatment is the riven oak fence around the southern end of Queen's House garden.

5.6.3 The majority of properties, including modern dwellings, have retained an historic method of defining the boundary using hedgerows. There is an unfortunate move towards close boarded fencing of various

heights in places and this is an alien feature, detracting from the historic character of the area.

5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- The predominant wall construction material is brick. Hand made clay tiles are the main traditional roofing material. Slate appeared in the 19th century and remained popular into the 20th century.
- A number of early 20th century buildings have machine made clay tiles.
- Tile hanging particularly using decorative patterns is a prominent feature.
- Windows and doors are generally traditionally designed and made of timber.
- Many shop fronts retain elements of their traditional form.
- Brick boundary walls and traditional fencing contribute to the character of the area.
- Hedges are important enclosure features, particularly in the more built up areas.

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

6.1 Introduction

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

6.2 Trees and hedgerows

6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the Character Appraisal map. Trees form important backdrops to the settlement with large important tree specimens scattered throughout the area. These are particularly associated with the garden setting of the larger houses and the Victorian and Edwardian villas. Forest Gardens is a particularly fine example of early 20th century garden city design with trees and hedges being a very important component. A number of important trees within the conservation area have previously been identified and are protected with Tree Preservation Orders. The designation of the conservation area extends protection to the remaining trees.

6.2.2 The grounds of Appletree Court contain a number of fine mature specimen trees and a strong treed boundary. The cemetery adjacent to Bolton's Bench is also an area where specimen trees are developing towards maturity and to the east is a strong woodland belt forming a backdrop to that part of the conservation area.

6.2.3 Hedgerows are a predominant boundary feature in the more suburban areas of the settlement particularly on approach roads where they are interspersed with mature trees and form soft boundaries to the hard landscape of the roads and tarmac paths. Hedges, usually finely clipped are a principal boundary feature in the areas of late Victorian and Edwardian planned estates forming angular green 'walls' dividing the properties and separating them from the road. Hedges are easily lost through disease, formation of parking bays or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.

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

landscape. Some of the boundary hedges in the more built up areas may well reflect earlier land or field boundaries when areas were previously under cultivation, or old property boundaries reflecting the earlier extent of the settlement.

6.3 Open spaces

- 6.3.1 Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.
- 6.3.2 In some cases the open spaces within the settlement are residual areas of common which have been encroached upon by dwellings and can be in the form of greens or wide verges. This is particularly the case with Gales Green. In other areas the green was part of a deliberate planned development such as Forest Gardens. The open space at Queen's House is most likely the result of the creation of a historic garden or parkland type setting for this important former royal building. The Bolton's Bench area would always seem to have been a historic common which originally wrapped around the east and north sides of the settlement and included what was to become the Old Race Course site. This common has now been divided by the Southampton Road and the housing development along it. The Victorian and Edwardian developments of Queen's Road and Princes' Crescent were also a large encroachment onto what had previously been the common

6.4 Other natural features in the landscape

- 6.4.1 The most significant natural features in the landscape are the high ground on which the church and Queen's House are located and the hillock which is surmounted by Bolton's Bench.

6.5 Other manmade features in the landscape

- 6.5.1 The most noticeable manmade feature in the landscape is the spire of St Michael and All Angels church.

6.6 Important views

- 6.6.1 The most important views looking into, out of and through the conservation area are shown on the Character Appraisal 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.
- 6.6.2 The key views within and outside of the settlement are of the church spire. This can be seen from many locations and is the focal point of

the conservation area. Long distance views of the spire can be seen from Bolton's Bench and also the neighbouring settlement of Bank.

6.6.3 There are also long distance views over the surrounding countryside from Bolton's Bench and on a clear day the chimneys of Fawley Power Station and the Refinery and the flats on the Weston Shore at Southampton can be seen.

6.7 Key characteristics

- Boundaries to properties are traditionally formed by walls, picket fencing, hedgerows and some metal estate fencing.
- Trees form important backdrops to the settlement.
- Large important specimen trees are scattered throughout the area particularly in association with landscaped gardens and the cemetery.
- Enclosed greens in the suburban areas.
- Landscaped open areas associated with Queen's House and Appletree Court.
- Open common on the east side of the settlement.

PART 7: Other issues affecting the conservation area

- 7.1 The conservation area is fortunate in that it has not suffered from the considerable inappropriate modern development within the historic landscape which other areas are often subject to. Therefore, the intrinsic character of the conservation area and its historic character survive intact. Most of the new development has been the infilling of vacant plots within the existing plan form of the settlement. The most significant larger scale areas of modern development have taken the form of small housing estates grafted onto the edge of the historic settlement. The repeat of such an approach to modern development would not be expected. The further sub-division of the traditional plots on the historic road frontages, or more back land development would also not be appropriate.
- 7.2 The majority of the modern infill properties have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the settlement. However, there are some unfortunate designs of more recent shops and of new dwellings and extensions to existing dwellings, in respect of non-traditional scale, massing, design and use of materials, which should not be repeated in the future.
- 7.3 There are features within the conservation area which have suffered the wear and tear of time and there has also been the unfortunate piecemeal loss of traditional boundaries in the residential area which have often been replaced with modern and inappropriately detailed fences.
- 7.4 The most intrusive feature within the built up parts of the conservation area is the prevalence of overhead wires, which are particularly dominant within the historic landscape. In particular the wirescape and poles in Empress Road are glaring examples.
- 7.5 As with any other developed area, the conservation area is under pressure from modern living. The key pressures on the settlement are:
- Parking and through traffic – cars can dominate the street scene and detract from the traditional character of the settlement. The need for transport in rural areas and the pressure of holiday traffic, due to the lack of a bypass, is likely to continue in the future. The loss of boundary treatments, such as traditional walls or hedgerows,

often occurs with the need to provide off road parking and is detrimental to the intrinsic character of the settlement.

- 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.
- 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.
- The requirement for new domestic outbuildings such as garages and sheds, etc, can have a significant cumulative impact on an historic area.
- The survival of the historic plot plan form of the settlement in the conservation area means that the capacity for new development within the boundaries of the settlement is minimal and significant new development areas would be detrimental to the intrinsic historic character and plan form of the settlement.
- 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.

7.6 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.

7.7 In summary, as previously discussed, the conservation area has not undergone significant inappropriate modern change. The settlement is 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

8.1 Character

- 8.1.1 Lyndhurst is an area of historic landscape and settlement which has developed its unique character over the last one thousand years. In particular the presence of the Royal Hunting Lodge and Manor and their function as the administrative centre of the Royal Forest, was the catalyst for the early development of the settlement.
- 8.1.2 The settlement is surrounded by Forest and heathland and developed in its present form in the post medieval period to service the Royal Manor and accompanying Forest activities. By the 18th century it had developed a wider role supplying the needs of the small country estates that were developing in the area and the local villages and hamlets. The 19th and early 20th centuries were the main period of growth with the commercial area of High Street expanding and new residential estates being built. The settlement continued to service the local agricultural community as a commercial centre but became important for the whole of the New Forest as a centre for tourism.
- 8.1.3 The settlement is located at an important cross roads for one of the main routes east to west and the main north south route across the Forest. Several of the minor roads also converge on the settlement.
- 8.1.4 Historically agriculture and woodland activities were important to the survival and development of the settlement, but today the economy is more widely based and it has become a commuter settlement for many people working outside the area.
- 8.1.5 Most of the built environment within this conservation area dates to a period before World War II with only a few small modern estates on the boundary of the conservation area. In the main these are low density developments sensitive to the more rural nature of the settlement. The late Victorian and Edwardian residential development on the whole reflected the local materials and character and was planned to a more rural feel whilst being a suburban development.
- 8.1.6 Trees, hedges and green open spaces are a very important component of the character of the settlement and even the more urban commercial spaces are close to trees and the more open public spaces. The settlement has retained its village character rather than becoming a regional town.
- 8.1.7 The main problems affecting the potential more tranquil and rural aspects of the settlement is the high volume of traffic passing through

the centre particularly in summer as it is on a principle tourist route. Queuing traffic with its attendant noise and smells on its way to other destinations has had a detrimental effect on the vitality and economy of the settlement as it discourages both local and tourist visits. However, the large car park in the centre of the commercial area is a vital element to the sustainability of the community and the presence of the New Forest Museum, library and Visitor Centre on the edge of the car park does help to bring in the tourists and boost the local economy.

8.2 Reasons for designation

- 8.2.1 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". Lyndhurst is a historic and settlement at the centre of the New Forest National Park. The plan form of the settlement and the organisation and development of the historic landscape have come about as a result of the controlling influence of the Royal Forest and fundamentally have changed little since the end of the medieval period. The conservation area consists of a mixture of buildings of varying ages and styles, but is most notable for its brick buildings in particular the Queen's House and the Parish Church. High Street is an eclectic mix of ages and architectural styles, but the unifying theme is the use of traditional materials particularly brick, tile and slate. The late Victorian and Edwardian residential areas are another important feature of the conservation area with their consistency in design, use of materials and their 'garden city' plan form. Most of the buildings have survived remarkably intact, but there is recent unfortunate erosion of character in some parts of the area through the replacement of traditional windows with those made of PVCu. The relationship between settlement and historic landscape is still evident in the way that the surrounding Forest and commons flow into the built environment. Trees, hedges and open spaces all contribute to this link with the historic rural environment of the settlement.
- 8.2.2 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.

8.3 Summary

- 8.3.1 In recent years there have been some changes within the conservation area due to the extension or replacement of original buildings, modern peripheral development and a small loss of historic boundary treatments. However, this has not adversely affected the overall character and quality of the area.
- 8.3.2 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 the area, 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.

Part 3: Swan Green Conservation Area

3.1 Context

- 3.1.1 The settlement of Swan Green falls within the parish of Lyndhurst and contains a conservation area which was first designated in 1975 and later revised in 1999.

3.2 Location, setting and population

- 3.2.1 The conservation area incorporates the small hamlet of Swan Green which is situated to the west of Lyndhurst on the main A35 route through the Forest.
- 3.2.2 The population of Swan Green is a very small part of the total population of 3,023 of the parish of Lyndhurst (Hampshire County Council's Small Area Population Forecasts). The economy of the hamlet was formerly linked with servicing of the two neighbouring small country houses of Cuffnells and Northerwood. The White Swan public house also served travellers on the main road and the local rural community. Today the hamlet is a satellite community to Lyndhurst with a housing estate outside of and to the northeast of the conservation area. There are very few employment opportunities within the settlement today, therefore, the majority of working residents will out commute to local service centres or major centres such as Southampton and Bournemouth.
- 3.2.3 The hamlet has no community facilities, other than the White Swan public house and the cricket ground.

3.3 Topography and landscape

- 3.3.1 The conservation area is located to the west of Lyndhurst on a sharp bend at the junction of the main A35 and the secondary route to Emery Down and Stoney Cross.
- 3.3.2 The settlement is in the heart of The New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies towards the centre of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.3.3 To the west of the hamlet is the rising ground of Lyndhurst Hill, to the south the arable lands of Cuffnells Farm and to the north the recent

housing estate on the edge of Northerwood Park. Lyndhurst, to the east, has in recent years spread towards the hamlet and now only a field separates the two communities.

3.4 Historic development of the landscape

- 3.4.1 At the time of the Norman Conquest, the immediate area around Swan Green was already under cultivation or pasture with small scattered settlements, small estates and manors.
- 3.4.2 The formation of the Royal Forest, through the enlargement of a pre-existing Saxon royal hunting ground in the 1070s, affected the settlements and land usage in the area as they came under Forest law. It may well be that there was an element of depopulation of this area to facilitate the enlargement of the King's hunting ground and the present settlement of Swan Green could be a shrunken village from this period.
- 3.4.3 In the post medieval period and particularly in the 18th century the land to the north and south of the hamlet became part of the parklands associated with Northerwood House and Cuffnells House respectively. To the west, the landscape was mainly woodland and plantation to provide timber for the Crown.

3.5 History of the settlement

- 3.5.1 The hamlet may have medieval origins and it has been suggested that it could well be identified as the settlement of "Greteham" referred to in the Domesday Book as part of the lands 'now in the Forest'. This place name means 'great or big homestead'. The place name "Gritnam" can be found on the modern Ordnance Survey map just southwest of the neighbouring settlement of Bank. This could be an alternative location for the settlement referred to in the Domesday Book.
- 3.5.2 The earliest surviving buildings in the hamlet date to the 17th century and contain remnants of timber framing. The remaining structures mainly date from the late 18th and 19th centuries and include a lodge to Northerwood Park and one to the former Cuffnells House. The White Swan public house dates originally to the 18th century but with extensions and alterations in the 19th and 20th centuries. The cricket ground in the centre of the hamlet dates from the 1880s when Lord Londesborough of Northerwood House started a club for his family and friends. In 1890 the hamlet and the neighbouring village of Emery Down set up a village team which still operates on the green today.

3.5.3 Around the 1840s, three local cattle dealers started pony sales and a fair on Swan Green. This continued as an annual event with the sale being held in the yard of the White Swan public house and other attractions on the green opposite. In 1921, the last year of the fair on this site, there was a very large fair which included steam round-a-bouts, shooting galleries and swing boats. The following year the event was moved to the old Lyndhurst Race Ground for safety reasons because of the increase in road traffic passing through the hamlet. Today road traffic still continues to blight the area, especially in the summer months during the tourist season.

3.6 Areas of archaeological potential

3.6.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.

3.6.2 The traditional interpretation of the historic Forest landscape is that in the Bronze Age large areas of primeval forest were cleared, exposing the poor soils of the Forest to erosion and this has given rise to the large areas of heathland. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.

3.6.3 The creation of the Royal Forest in the 11th century further restricted land use and settlement patterns in the area and may well have resulted in any original settlement on the site being depopulated or reduced in size. It was only in the 17th century that evidence begins to survive for the settlement.

3.6.4 There are few recorded archaeological finds from Swan Green. These are confined to stray prehistoric and Bronze Age finds.

3.6.5 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4: An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Small settlement.
- Large triangular village green.
- Linear development to the north of road.
- Built development dating from the 17th century through to the 20th century.
- Some inappropriate modern development.
- Traditional boundary treatments: Picket fencing, estate fencing, hedgerows.
- Village Green and public house as social focal points.
- Instances of wide verges adjacent to the road.
- Treed backdrop to the west and northwest.
- Significant hedgerow boundaries to the edge of the conservation area to the south.
- Large individual mature tree specimens in prominent locations in street scene and on village green.
- Modern estate development to northeast.
- Significant views through the area, especially across village green.
- Only glimpsed views out of the area across arable land to the southeast.
- Six Grade II listed buildings.
- Three buildings of local vernacular, or cultural interest.
- Predominant building materials and detailing: brick – painted and unpainted, timber frame, cob, thatch, clay tile, slate, simple side hung casement windows, vertical timber sliding sash windows, prominent chimneys.
- Sounds, smells and general activity: Dominated by the vehicular traffic using the main road. Occasional use of the cricket pitch generates associated sounds and activity.

4.2 Character areas

4.2.1 Due to the size of the conservation area it was not considered necessary to split it into smaller character areas.

4.2.2 The quality of the buildings, landscape and setting are considered together.

4.3 Swan Green character appraisal

- 4.3.1 The conservation area is formed by the area of historic development within the settlement, focussed in the vicinity of and to the immediate east of the junction of the A35 with the road to Emery Down, continuing west to the access to the modern Northerwood Avenue. The built development is predominantly on the northern side of the main road. In addition, the conservation area incorporates the green, including the cricket pitch.
- 4.3.2 To the north of the conservation area boundary is an area of modern estate development, which dominates the setting of the conservation area in this direction. To the northwest is the treed Northerwood Inclosure and to the west, an area of woodland, forming the boundary to the green. South and southeast of the conservation area are large open areas of agricultural land. To the east, a short distance outside of the conservation area boundary, is the settlement of Lyndhurst.
- 4.3.3 The historic settlement appears to date from the 17th century, with the earlier buildings to the north of the present road system, variously located within building plots. Importantly, the vacant spaces between the earlier buildings have generally been left undeveloped and this is particularly prominent adjacent to 1 Swan Green Cottages. Later historic development has occurred on the northern side of the road and has been subject to further later infill with more modern buildings. To the south of the main road are two isolated buildings – the White Swan public house and Cuffnells Lodge, both built to serve specific purposes within this settlement.
- 4.3.4 The earlier buildings are generally smaller cottages and are constructed of a selection of traditional materials, including timber frame, with wattle and daub and brick infill panels, with thatching the prevalent roofing material. Later 18th and 19th century dwellings are generally of brick, rendered over in some instances, with plain tile or slate roofs. Although a building line on the street frontage to the north of the main road has developed since the 18th century, modern development has continued the historic placement of buildings further away from the roadside.
- 4.3.5 Twentieth century development has generally been concentrated to the north of the conservation area boundary within an estate development. However, a small number of modern properties have infilled plots within the historic development to the north of the main road. Unfortunately, this development has generally not been sympathetic to the traditional vernacular detailing of the area and

therefore does not enhance the setting of the surrounding historic buildings or the quality of the conservation area.

- 4.3.6 The major important open space within the conservation area is Swan Green itself, incorporating the cricket pitch. This important open area is the focal point of the view when travelling west along the main road. When travelling southeast from Emery Down, the road travels through thickly wooded boundaries, which suddenly opens out to the south after crossing the cattle grid, thereby heralding the arrival into the settlement. On travelling north along the A35, the space again suddenly opens out on the north western side, with vistas across the green to the north.
- 4.3.7 In addition to the green, the occurrences of wide verges, specifically to the south of the road junction, helps to further create a feeling of spaciousness within the centre of the settlement, before the roads exit in any of the three directions, through treed and hedged boundaries, creating a sense of enclosure.
- 4.3.8 Boundaries to plots have a significant impact on the historic character of the conservation area. The survival of traditional man made boundary features such as estate fencing (Beehive Cottage), picket fencing (Baytree Cottage and Cuffnells Lodge), and a stone wall (Oak Apple Cottage) helps to reinforce the special rural character of this conservation area. In addition, simple rural post and rail fencing around the green, is an appropriate traditional boundary detail.
- 4.3.9 Hedging also plays an important part, often reinforcing the manmade boundary treatment, to create a more substantial barrier between the public and private realms. The southern boundary of the main road, between the White Swan public house and Cuffnells Lodge, is a good example of a rural hedgerow which has been traditionally 'laid' in the past and is interspersed with large hedgerow trees.
- 4.3.10 There has been, however, the unfortunate occurrence of the use of two metre high modern close boarded fencing in prominent positions on the road side which detracts from and does not preserve or enhance the special historic character of this area and future use of such a boundary detail should be avoided.
- 4.3.11 Trees play an important part in the character and setting of the conservation area. Large belts of trees exist on the boundaries of the conservation area enclosing the green to the west and providing a substantial backdrop to the northwest within Northerwood Inclosure. A number of large specimen trees are dotted throughout the conservation area either in prominent roadside positions, on rear and

side garden boundaries and within Swan Green. Particularly important specimens include the large tree to the east of Woodhay Cottage, on the edge of the main road, the tall mature evergreen trees in the vicinity of Baytree Cottage, perhaps originally part of the planting of Northerwood Park, and the individual specimens on the north western edge of the green, near the cricket pavilion.

- 4.3.12 Views through the conservation area play a significant part in its underlying character. Particularly important vistas are gained when travelling through the conservation area on either the A35 or the secondary road to Emery Down – when travelling in all possible directions, with either the green or the traditional cottages or pub providing the end-stop to views. Longer distance views through the settlement are also gained to the east and southeast from the western edge of Swan Green. There are only glimpsed views across the wider countryside to the southeast outside of the conservation area, however, due to the treed and hedged nature of the boundaries of the conservation area.
- 4.3.13 There are six Grade II listed buildings within the character area. Cuffnells Lodge, the White Swan public house, Beehive Cottage, 1 and 2 Swan Green Cottages and Penn Cottage. The listed buildings are concentrated within the central and western end of the settlement, with Cuffnells isolated to the east at the entrance to Swan Green.
- 4.3.14 Penn Cottage is the earliest of the listed buildings within the settlement, dating from the early to mid 17th century with later additions. It is constructed of timber frame with a brick plinth and some areas of brick infill. The later additions are clad in weatherboard. Over all is a traditional hipped thatched roof, which has a central brick chimney stack. Other surviving historic details include a central entrance doorway with timber boarded door and leaded casement windows. The cottage is set some distance away from the road and is probably an original small two bay 17th century encroachment cottage on to this part of the Forest.
- 4.3.15 Beehive Cottage, 1 and 2 Swan Green and the White Swan public house all date from the 18th century, but are very different in their architecture. Swan Green Cottages are a one and a half storey, 8 bay range of buildings constructed of rendered cob and brick with a thatched roof, within which are traditional eye-brow dormers. The window openings are located in traditional positions, away from the corners of the cob building and are typically small in nature, with

simple small paned timber casement windows. Each of the doorways has a hipped porch roof supported on posts. This long cob, brick and thatched building is set back in the middle of the plots, the front garden areas having a traditional metal estate fenced or hedged boundary.

- 4.3.16 Beehive Cottage, a former lodge house to Northerwood Park, dates from the late 18th century and is located on a prominent corner when entering Swan Green from the northwest. It is constructed of rendered brick with a thatched roof and has particularly distinctive central brick chimney stacks. The building, in contrast to Swan Green Cottages, is a full two stories in height, but similarly has traditional eyebrow dormer features over the first floor windows. The front elevation is perfectly symmetrical, with distinctive three light individually arch-headed casement windows to the ground floor, either side of the front door, with curved headed casement windows above. The hipped thatched porch roof, supported on simple timber posts, bisects the front elevation. The cottage is set back only a short distance from the main road and has a traditional metal estate fence and hedged boundary to the roadside.
- 4.3.17 The White Swan public house dates from the 18th century and is a substantial two storey building in a prominent position at the junction of the A35 and the secondary road to Emery Down – important in most views through the conservation area. It is constructed of brick, which has been rendered on the façade and painted on all other sides. The old plain tile roof has a steep pitch, mirrored by the later parallel extensions to the rear and has deep bargeboards to the eaves. The window detailing is particularly interesting, with the eastern bay of the front elevation having multi-paned arched head tripartite Venetian style windows, the central and western bays have early multi-paned timber vertical sliding sash windows. The western elevation has simpler multi-paned side hung casements, but the eastern elevation has traditional vertical sliding sash windows, originally multi-pane, but now altered, some of which are within a full height half hexagonal bay.
- 4.3.18 Cuffnells Lodge, dating from the early 19th century, was constructed to serve the former Cuffnells Park and House to the south. The original part of the building is L-shaped, and is single storey. The separate elements creating the L-shape are of a square plan, constructed of yellow brick with stucco details and have a flat lead roof behind a parapet wall. A later rear extension is rendered with a slate roof. The door and window openings to the original element

have arched heads. This building is an important survival, as the main house and most other ancillary estate buildings were demolished after World War II.

- 4.3.19 In addition, three un-listed buildings have been identified as being of local, vernacular or cultural interest – Oak Apple Cottage, Baytree Cottage and a modern building within Woodhay.
- 4.3.20 Oak Apple Cottage dates from the 18th century, as demonstrated by the Flemish Bond brickwork to part of the front façade with vitrified headers, within which is a full height bay. It has a late 19th century gabled L-shaped wing to the west. Baytree Cottage is an early 19th century two storey symmetrically detailed cottage with a slate roof, end chimney stacks and a rendered brick façade. This latter building is prominent in views out of the conservation area to the east.
- 4.3.21 These buildings enhance the conservation area and represent good local vernacular detailing and reflect the cultural history of the area.
- 4.3.22 Sounds, smells and general activity also contribute to the historic character of conservation areas. Unfortunately this small settlement is completely dominated by the vehicular traffic using the main A35, particularly in summer, with traffic often queuing back through Swan Green when attempting to enter neighbouring Lyndhurst. More traditional sounds and activity are provided by the use of the cricket pitch within Swan Green, but this is still overwhelmed by the passing traffic.
- 4.3.23 In summary, Swan Green is formed by a small settlement, which has generally developed to the north of the A35 in the vicinity of the junction with the secondary road to Emery Down. Buildings date from the 17th century through to the 20th century and are located generally towards the fronts of plots. Views through the area are particularly important, with buildings or the village green providing prominent end-stops. The area, although dominated by the A35 and associated vehicular traffic, still retains its rural typical edge of Forest character, through the architecture of the traditional buildings, the survival of the green and its use as a cricket pitch, the use of traditional boundary treatments and the existence of individual mature tree specimens and its treed and hedged setting.

PART 5: Materials, textures, colours and detailing

5.1 Introduction

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

5.2 Walls ⁴

- 5.2.1 There is one example of a property constructed using timber framing. This is Penn Cottage where the infill panels are of brick. The majority of buildings surviving from the 18th and early 19th century were constructed in brick with some having a rendered or lime washed finish. The bricks were made locally where ever there was a good source of clay close to the surface. It is worth noting that Cuffnells Lodge is built of yellow brick, probably produced in the Beaulieu Area. At Oak Apple Cottage there is a good example of the use of vitrified headers in Flemish bond producing a very distinctive pattern to the brickwork. In the early 20th century local brickyards declined and bricks were brought in from further afield.
- 5.2.2 There are a number of examples of painted brickwork and render. These include the White Swan public house, Beehive Cottage, Swan Green Cottages and Baytree Cottage. These have traditionally been painted white and any changes to colour in a rural location such as Swan Green would detract from the character of the area. The painting of any currently unpainted brickwork is also discouraged.
- 5.2.3 There is one example of the use of cob, this is Swan Green Cottages where the original section is rendered cob with later extensions in brick.

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

5.3 Roofs ⁵

- 5.3.1 There are several examples of thatched roofs within the area. Evidence indicates that long straw was the prevailing thatching material. Since the middle of the last century, combed wheat 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.
- 5.3.2 Where thatched buildings are listed, a change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of that material and would need compelling evidence in support of such a change.
- 5.3.3 As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat 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 Planning authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat reed roofs.
- 5.3.4 There are a few examples of plain clay roof tiles on 18th century buildings, but natural slate became very popular from the mid 19th century onwards due to its availability with the advent of rail transport.
- 5.3.5 There is a tendency today for historic roofing materials to be replaced by concrete tiles. Unfortunately, this material has a much heavier profile than the traditional clay tiles and slates that they are replacing. The concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a conservation area.
- 5.3.6 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Of particular note are those on Beehive Cottage. These are set on the diagonal and

have had tall pots added to heighten them, as the practise of spar coating the thatched roof over a long period of time has effectively raised the ridge by several feet. Chimney pots also add to the character of the roofscape and there are a variety of types, ranging from local handmade pots, to the later 19th century examples from the Midlands and further afield. Every attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.

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

5.4 Windows ⁶

- 5.4.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This traditional detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.
- 5.4.2 The main style of traditional window in cottages is side hung, single glazed, timber casements such as those in Swan Green Cottages. An unusual variation to the shape of this traditional window can be seen at Beehive Cottage where the casements have curved tops.
- 5.4.3 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. At the White Swan public house there are two particularly notable Venetian style window openings with sashes on the east bay of the main façade.
- 5.4.4 The majority of the surviving traditional windows in the area are of a reasonable standard of design. Unfortunately, the use of non-traditional materials, such as PVCu has begun to replace the 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.

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

5.5 Doors ⁷

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

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

5.6 Garden walls, fences and other means of enclosure

- 5.6.1 Garden walls, traditionally detailed fences and other means of enclosure such as hedges (discussed later) are important components and have a significant contribution to the character of the area. Many historic boundaries remain, defining the original plot sizes, and are natural or man made.
- 5.6.2 Of particular note is the estate type metal fencing at Beehive Cottage where the small pedestrian gate and posts still survive. Oak Apple Cottage is unusual in that it has a low stone boundary wall to the road frontage and Cuffnells Lodge and Bay Tree Cottage still retain good examples of picket fencing.
- 5.6.3 The majority of properties, including modern dwellings, have retained an historic method of defining the boundary including the use of hedgerows. There is an unfortunate move towards close boarded fencing of various heights in places and this is an alien feature, detracting from the historic character of the area.

5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.

- Predominant construction material is brick with one example of cob and one example of timber framing. Thatch is the main traditional roofing material along with plain clay tile. Slate appeared in the 19th century and remained popular into the 20th century.
- Windows and doors are generally traditionally designed and made of timber.
- Hedges and fences are important enclosure features, contributing to the character of the area.

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

6.1 Introduction

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

6.2 Trees and hedgerows

- 6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the Character Appraisal map. Trees form important backdrops to the settlements, in particular those on the north-western boundary to the green where several ancient oaks survive. Some large important tree specimens are noticeable throughout the area, particularly in association with the former parklands of Northerwood and Cuffnells and the large tree along side the A35 near Woodhay Cottage. A number of important trees within the conservation area have previously been identified and are protected with Tree Preservation Orders. The designation of the conservation area extends protection to the remaining trees.
- 6.2.2 Hedgerows are a predominant boundary feature to the domestic properties and also form the boundary of the conservation area to the arable land to the south of the settlement. Hedges are easily lost through farming practices, disease or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.
- 6.2.3 The retention of hedgerows is very important as many are very old and are fundamental in understanding the development of the landscape. Many of the banks and ditches associated with hedgerows may well date back to the Anglo Saxon period and the formation of settlement and land division.

6.3 Open spaces

- 6.3.1 Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.
- 6.3.2 The open spaces within the settlement are mainly residual areas of common which have been encroached upon by dwellings and can be

in the form of greens or wide verges. Beyond the boundary of the conservation area the arable fields and residual parkland of Cuffnells, is the principal form of open landscape to the south of the settlement. To the northwest, north and northeast the landscape is dominated by woodland, and the treed boundaries of the Northerwood estate and parkland.

6.4 Important views

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

6.5 Key characteristics

- Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or picket fencing.
- Trees form important backdrops to the settlements.
- Large important specimen trees are scattered throughout the area particularly in association with parkland.
- Wide verges and enclosed green.

PART 7: Other issues affecting the conservation area

- 7.1 The conservation area is fortunate in that it has not suffered from the considerable inappropriate modern development within the historic landscape which other areas are often subject to. Therefore, the intrinsic character of the conservation area and its historic character have suffered little. Most of the new development is concentrated in the housing estate on the northeast boundary of the conservation area including Garden Close and Northerwood Avenue. 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.
- 7.2 There is little modern infill within the conservation area and where it has occurred it has been carefully considered in terms of architectural design and detailing, and is fairly sympathetic to the historic character of the settlement. However, care needs to be taken in the future to ensure that any new dwellings and extensions to existing dwellings, respect the traditional scale, massing, design and use of materials.
- 7.3 There are features within the conservation area which have suffered the wear and tear of time. There has also been some unfortunate loss of hedgerows and traditional boundary treatments to residential properties where they have been replaced with modern and inappropriately detailed fences.
- 7.4 Swan Green is fortunate in that unlike many conservation areas it has not suffered from the prevalence of overhead wires, which can be very intrusive in the historic landscape.
- 7.5 As with any other developed area, the conservation area is under pressure from modern living. The key pressures on the settlement are:
- Parking and through traffic particularly in the summer months – 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, often occurs with the need to provide off road parking and is detrimental to the intrinsic character of the settlement.

- 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.
- 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.
- The requirement for new domestic outbuildings such as garages and sheds, etc, can have a significant cumulative impact on an historic area.
- The survival of the historic plot plan form of the settlement in the conservation area means that the capacity for new development within the boundaries of the settlement is minimal and significant new development areas would be detrimental to the intrinsic historic character and plan form of the settlement.
- 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.

7.6 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.

7.7 In summary, as previously discussed, the conservation area has not undergone significant inappropriate modern change. The settlement is 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

8.1 Character

- 8.1.1 Swan Green is a small settlement which has developed its unique character over several hundred years. It is bounded by woodland to the west and north with Lyndhurst close to its boundary on the east and the arable lands and former parkland to the south.
- 8.1.2 The existing historic buildings would suggest that the settlement has developed from the 17th century onwards around the road junction, but it may originally have had earlier medieval origins. The focal point of the settlement is the green with old houses on its eastern side facing on to it. A variety of traditional building materials have been used in the construction of the cottages including timber frame, cob and brick with roof coverings ranging from thatch to tile and slate.
- 8.1.3 The settlement would originally seem to have been involved in agricultural activities or services relating to the local country houses. The public house dating back to the 18th century also served the need of the traveller as well as the local community. Two of the buildings in the conservation area originated as lodges to the local country houses and parks of Cuffnells and Notherwood.
- 8.1.4 In the 19th and early 20th centuries a few more dwellings were built along the main road frontage towards Lyndhurst. These were mainly constructed of brick with tile or slate roofs and were of a design and character which harmonised with the original settlement.
- 8.1.5 Modern development has mainly been concentrated to a small estate to the northeast of the hamlet outside the conservation area but in a location which does not intrude on the character of the historic settlement.
- 8.1.6 In the summer months the character of the area is at times dominated by queuing traffic trying to get through the neighbouring settlement of Lyndhurst. At other times it is a quiet tranquil rural area with the only activity centred on the public house or the cricket pitch on the green.

8.2 Reasons for designation

- 8.2.1 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". Swan Green is an historic settlement in the central area of the New Forest National Park. The plan form of the settlement and the organisation and development of the historic landscape emerged in the 18th and 19th centuries as a

small hamlet serving local estates and the agrarian economy. The settlement consists of buildings dating from the 17th to the 19th centuries and constructed of a variety of traditional materials including timber frame, cob, brick, thatch, tile and slate. The green and the public house are important focal points in the settlement and trees, hedges and traditional fences enhance the rural character of the area.

- 8.2.2 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.

8.3 Summary

- 8.3.1 In recent years there has been little change, other than the construction of the small housing estate to northeast of the settlement. However, this has not adversely affected the overall character and quality of the area.
- 8.3.2 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 the area, 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.

Part 3: Bank Conservation Area

3.1 Context

- 3.1.1 The area falls within the parish of Lyndhurst and contains a conservation area which was first designated in 1981 and later revised in 1999.

3.2 Location, setting and population

- 3.2.1 The conservation area contains the settlement of Bank, which is situated to the southwest of Lyndhurst and south of the main A35 route through the Forest.
- 3.2.2 The population of Bank is a very small part of the total population of 3,023 of the parish of Lyndhurst (Hampshire county Council's small Area Population Forecasts). The economy of the hamlet was formerly linked to agriculture with a number of dispersed dwellings sandwiched between the Forest edge and the parklands of the former Cuffnells House and Wilverley House. It is possible that the inhabitants were involved with servicing these two large estates and their associated farms. Today the settlement has developed into a commuter village with few direct links to its agricultural origins.
- 3.2.3 The hamlet has no community facilities, other than the Oak Inn.

3.3 Topography and landscape

- 3.3.1 The conservation area is located to the southwest of Lyndhurst and is a long linear hamlet mainly on the western side of a country lane running through the settlement from the A35 and returning in a curve through the parkland back to Lyndhurst.
- 3.3.2 The settlement is in the heart of the New Forest which has a diversity of landscapes, natural beauty and amenity value. The combination of heathland, mire and pasture woodland has a unique cultural identity and forms the largest remaining tract of this habitat type in lowland Europe. The conservation area lies towards the centre of this special landscape area where the dominant pattern of local biodiversity and vegetation reflects over a thousand years of encroachment and agricultural exploitation of the Forest edge.
- 3.3.3 To the north of the settlement is the rising ground of Lyndhurst Hill. To the east the arable fields and pasture associated with the parklands of the former Cuffnells and Wilverley parks, and to the south and west the Forest edge wood pastures and woodland of Gritnam Wood.

3.4 Historic development of the landscape

- 3.4.1 At the time of the Norman Conquest, the immediate area around Bank was already under cultivation or pasture with small scattered settlements, small estates and manors.
- 3.4.2 The formation of the Royal Forest, through the enlargement of a pre-existing Saxon royal hunting ground in the 1070s affected the settlements and land usage in the area as they came under Forest law.
- 3.4.3 There is no documentary evidence to suggest that Bank was a medieval settlement. The field patterns in the area suggest incursions into the Forest edge possibly in the post medieval and later periods. To the east were the large 18th century estates of Cuffnells and Wilverley.

3.5 History of the settlement

- 3.5.1 There is no documentary evidence to confirm that the settlement has medieval origins. The oldest buildings in the area are 16th century in date, ranging through the 17th and 18th centuries, but most date from the late 19th and early 20th centuries. The mid-19th century Ordnance Survey maps suggest a dispersed settlement following the road system. The later 19th century development either filled in gaps between the existing buildings or represent Forest edge incursions to the west.
- 3.5.2 In the late 19th century the settlement became popular as a retreat for the wealthy and the author Mary Braddon and her husband, publisher John Maxwell built the large house called Annesley on the edge of the Forest at Bank.

3.6 Areas of archaeological potential

- 3.6.1 Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. However, the dispersed nature of historic settlement within the conservation area makes it difficult to define specific areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous and present land usage.
- 3.6.2 The traditional interpretation of the historic landscape is that in the Bronze Age large areas of primeval forest were cleared, exposing the

poor soils of the Forest to erosion and this has given rise to the large areas of heathland. The better soils towards the coast and river valleys have continued to be cultivated and support settlement.

- 3.6.3 The creation of the Royal Forest in the 11th century further restricted land use and settlement patterns in the area. It was only in the 16th century that evidence begins to survive for the settlement and areas of archaeological potential are really confined to those sites which contain the older surviving buildings within the settlement.
- 3.6.4 There are no recorded archaeological finds specifically from the settlement.
- 3.6.5 Archaeological remains of any period could be found within the conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. This may conclude that development is inappropriate or needs to be modified.

Part 4: An appraisal of the conservation area

4.1 Key characteristics of the conservation area

- Lies at centre of New Forest National Park.
- Consists of a small linear settlement developed at the junction of Forest edge and the arable lands.
- Most buildings are in residential use.
- A number of higher status properties are dotted around the area mainly dating from the late 19th century.
- There are two listed buildings within the conservation area boundary, both of which are listed Grade II.
- 33 buildings have been identified as being of local, vernacular or cultural interest within the conservation area boundary.
- The majority of older houses were originally small, but many have been altered and extended or amalgamated.
- 19th century cottages are generally constructed of brick with tile or slate roofs and are of two storey in scale.
- Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or simple picket fencing.
- Major key buildings: Annesley House, Lane End, Oak Inn and Old Cottage.

4.2 Character areas

4.2.1 In the appraisal below, the Bank Conservation Area is divided into 5 character areas and these are described separately:

- A. Dispersed dwellings in large gardens
- B. Linear Forest edge encroachment
- C. Linear village centre development
- D. Dispersed dwellings on Forest edge
- E. Dispersed development in agricultural land.

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

- 4.3 Dispersed dwellings in large gardens (A)
- 4.3.1 This character area is formed by several detached houses within larger garden areas at the northern entrance into Bank.
- 4.3.2 The character area is bordered by the dispersed dwellings within agricultural land in character area E to the southeast and the Forest edge encroachment development of character area B to the southwest.
- 4.3.3 This part of the settlement of Bank has developed in a sporadic manner from the 18th century onwards and incorporates predominantly 19th century dwellings. The houses are detached and in generally large landscaped garden plots. The southern two dwellings front on to the roadside, but the northern two dwellings are set further back in their plots. The northernmost is a former lodge house to Cuffnells, a large country house now demolished, and this faces on to the former driveway. The narrow road runs north-south through the character area from its junction with the main A35 arterial route to the north. East of the road is characterised by arable land and former parkland, and west of the road is the boundary of the Forest, marked by overgrown hedged and treed woodland pasture.
- 4.3.4 Modern development in this character area is limited solely to ancillary buildings to dwellings, such as garages and garden sheds.
- 4.3.5 There are few open spaces within this character area, which is dominated by a narrow road with mature hedged boundaries creating a sense of confinement. The exception is at the northern entrance into the area, after passing over the cattle grid into the conservation area, where a wide verge to the east and a small open space to the west occur.
- 4.3.6 The boundaries to the residential plots mainly comprise hedgerow, with a single instance of picket fencing, in conjunction with hedge, and a low garden wall to the lodge house called Cuffnells Cottage.
- 4.3.7 Hedgerows also exist to the west of the road, interspersed with mature trees, creating a green backdrop which is part of the Forest into which Vine Cottage has historically encroached.
- 4.3.8 Views through the character area are restricted to eye level along the narrow road. Views out are also restricted by the mature nature of the generally hedged boundaries. Views north out of the character area are gained over the main road to the Forest beyond, and views to the northwest are terminated by the mainly modern buildings of Cuffnells farm.

- 4.3.9 There are no listed buildings within the character area, but four un-listed buildings have been identified as being of local, vernacular or cultural interest.
- 4.3.10 Cuffnells Cottage dates from 1888 and is the former southern estate Lodge to the now demolished Cuffnells House. It is a two storey building with brick to the ground floor and tile hanging at first floor with decorative bands. The steeply pitched plain tile roof has a gable fronting on to the former driveway, and decorative ridge tiles with finials. At the first floor of the gable is an oriel window, but the windows are predominantly multi-paned timber casements throughout the rest of the building. The gabled porch has the date of AD.1888 and the initials RGH (Reginald Gervis Hargreaves) highlighted in black on a white painted stucco panel within the gable area. This originally open porch with baluster turned columns on a brick plinth has now been glazed. The architectural design of this lodge to the former Cuffnells House is in stark contrast to the other lodge located within the Swan Green conservation area at the former northern entrance into the estate.
- 4.3.11 Oak Tree House is a large detached Arts and Crafts style dwelling set back from the road within a large garden area, with tall boundary hedges allowing only glimpsed views of the building. It is a late 19th century brick and tile two storey dwelling, with multi-paned casements and mullion and transom windows, some of which appear to be traditional leaded lights.
- 4.3.12 Lane End is a late 19th century large two storey Arts and Crafts style building, with a brick ground floor and roughcast render first floor. The plain tile roof, with flared eaves, has distinctive chimneys with a flared apron part way down. The building has quite an austere appearance with large expanses of wall without any fenestration - where windows exist, these are multi-paned timber casements. The building is particularly notable as Virginia Woolf stayed over the Christmas's of 1904 and 1906.
- 4.3.13 Vine Cottage is the southernmost building within the character area and is set close to the roadside. It dates from the 18th century with a late 19th century addition to the southern end. The 18th century element has traditional Flemish bond brickwork with vitrified headers, a plain clay tile roof and tall large paned tri-partite casement windows. The 19th century addition is in stark contrast to the earlier element of the building and is a very plain rough cast render structure, with few windows, and a gable fronting on to the roadside. The single visible

first floor window is a traditionally leaded light casement within the gable area which has overhanging eaves. The garden area surrounding the building is maintained in a formal manner with clipped hedges and topiary bushes

- 4.3.14 These buildings enhance the conservation area and represent good local vernacular detailing and reflect the cultural history of the area.
- 4.3.15 Sounds, smells and general activity also contribute to the historic character of conservation areas. The northernmost point of the character area is dominated by the sounds, smells and activity generated by the traffic using the main A35 road to access the south of the New Forest. However, on travelling south along the narrow road within the character area, these intrusive sounds and activity are soon lost to typical rural countryside sounds and smells and associated sporadic residential activity.
- 4.3.16 Key characteristics
- Detached houses in large gardens.
 - Predominantly 19th century development.
 - The narrow lane runs north-south through the area.
 - Modern development is limited to ancillary buildings.
 - One open space at northern entrance into area.
 - Narrow lane characterised by sense of enclosure due to hedgerows to either side.
 - Traditional boundary treatments: hedgerow, picket fencing and low garden wall.
 - Trees create a green backdrop to the western side of the area.
 - Views are restricted to eye level, along narrow lane, by hedgerows to either side.
 - Views out of the area restricted by hedged boundaries.
 - No listed buildings.
 - Four unlisted buildings of local, vernacular and cultural interest ranging from late 18th century to early 20th century.
 - Predominant building materials and detailing: brick, clay tile, roughcast render, prominent chimneys, gables, decorative ridge tiles, tile hanging, timber side hung casement windows.
 - Sounds, smells and general activity: Northernmost part of the area is dominated by traffic on main road; travelling south along narrow lane, rural activity, sounds and smells dominate.

4.4 Linear Forest edge encroachment (B)

- 4.4.1 This character area is formed by a linear area of Forest edge residential encroachment along a narrow lane running northeast – southwest. To the east of the lane is residential development overlooking cleared open common land and to the west is typical Forest woodland pasture.
- 4.4.2 The character area is bordered by the dispersed residential development of character areas A and E to the north and that of character area D to the southeast and the linear central area of the village to the east (C). Outside of the boundary of the conservation area to the west and south is open Forest woodland pasture.
- 4.4.3 This character area represents the last phase of development within the village and encroaches on to the Forest edge in the west. This encroachment has occurred within small clearly defined areas, which appear to have been paddocks and an orchard on the 1870 Ordnance Survey Map, with very few dwellings shown at this time. The built environment therefore, dates predominantly from the late 19th century and early 20th century, with the dwellings usually sitting at the front of plots, overlooking the lane or open spaces. However, there is a noticeable small area of development towards the south western end of the character area, where buildings are set back from the roadside. This gradual and ad-hoc encroachment into the Forest has allowed the woodland pasture to leak into and between the areas of development, forming small open greens and elements of woodland pasture onto which buildings face. The narrow road runs along the western edge of the character area and peters out into a Forest track to the southwest.
- 4.4.4 Modern development is limited to extensions and alterations of dwellings and ancillary buildings, which are generally sympathetic to the design and materials of the original building and the character of the wider street scene.
- 4.4.5 Open spaces are scattered throughout the character area and come in various sizes and shapes. The most prominent are the larger open green spaces on to which the dwellings often face and these peter out into wider verges along the roadside. To the west of the lane, some areas of open Forest woodland pasture are quite prominent in views along the immediate street scene and have, therefore, been included within the boundary of the character area.

- 4.4.6 Traditional boundary treatments survive to gardens; including metal estate fencing, picket fencing, pale fencing, low brick walls and hedges. Modern metal railings do not appear out of place; however, inappropriate close boarded fencing is beginning to intrude into areas.
- 4.4.7 Trees and hedgerows are a dominant feature throughout the area. Hedgerows (controlled) are used on some garden boundaries, but also occur on the edge of the woodland pasture, where they are reinforced by typical scrub and bramble. Trees feature throughout the area, as individual large specimens, clumps of smaller trees or belts of larger trees. Trees predominantly form the western and south-western backdrop to the character area within the Forest woodland pasture.
- 4.4.8 Views are gained throughout the character area due to the open spaces and are either terminated by buildings or trees. Views out of the character area are limited to the south western end, through open tracts of the woodland pasture to the west and southwest.
- 4.4.9 There are no listed buildings within the character area, however twelve un-listed buildings have been identified as being of local, vernacular or cultural interest, ranging from 18th century cottages, to a 19th century small country house, and a single 20th century detached house. The unlisted buildings identified as being of local, vernacular or cultural interest, are located throughout this linear area.
- 4.4.10 The Oak Inn is located at the northernmost point of the character area in a prominent location at the junction of the two lanes, and faces on to the open common. It is a two storey late 18th century building of painted brick with a hipped slate roof, small paned timber casement windows, and a bay window with traditional timber 16 pane vertical sliding sashes on either side of the entrance door. This building forms an entrance into both character area B and C, due to its juxtaposition with the adjacent roads.
- 4.4.11 Huntley House, located south of Oak Inn, faces on to the lane and woodland pasture beyond. It is a two and a half storey late 19th century dwelling with later 20th century addition of garage with first floor over to the north. It is a substantial painted brick building, with stucco detailing and rough cast panels to the first floor. It is a typical building of the era, with a steeply pitched tile hung gable to the front façade with a two storey high bay window with mullion and transom fenestration.
- 4.4.12 Beech House, is at an angle to the lane and faces on to one of the main open spaces within the character area. It is a large multi-period

house, the original core being an 18th century cottage, with large 19th and early 20th century additions. It is constructed in brick with plain tile roofs, has a pair of very prominent late 19th century bays added to the front façade of the 18th century element. The bays are unusual in that the mullion and transom glazing rises above eaves level. The 20th century element of the building has traditional metal Crittall windows and doors.

- 4.4.13 Annesley House is a substantial former small country house dating from the late 19th century and is again located at an angle to the main lane, facing out onto what was probably an open common land area, but is now treed. This property is now divided into apartments, but has retained many of its original features. It was built by the author Mary Braddon and her husband, the publisher John Maxwell, and designed in a loose Victorian interpretation of Queen Anne style. It is constructed of brick walls with decorative aprons below traditional timber vertical sliding sash windows of six panes over a single pane. Particularly important details include rubbed brick arches to the ground floor windows, and on the southwest corner of the building, a decorative rubbed brick classical shallow blind niche. The roof is hipped with plain tiles, a decorative ridge and finials, large overhanging eaves with cornice below, and tall chimneys – some set diagonally. The centre cropped gable contains mock timber framing and the small dormer windows have semi-circular roofs with stucco decoration within the arch above the window.
- 4.4.14 Adjacent to Annesley House is the former coach house, now converted. This is a lower status brick building with hipped and gabled roofs and is set end on to the adjacent roadside. The most notable feature of this building is the lead covered cupola on the main roof, with louvered ventilators and a weather vane, which is particularly prominent in the street scene when travelling north.
- 4.4.15 Springwood Cottage and Willow Cottage are two of the very few buildings in the character area set back from the front of their plots, away from the roadside or adjacent open space. Springwood Cottage dates from the late 19th century and is painted brick with a slate roof. In contrast, Willow Cottage dates from the early 20th century and is in a mock Tudor style, with brick ground floor and timber-framed first floor with herringbone brickwork and rendered infill panels, a clay tiled roof and period brick chimney stacks. These two buildings are representative of and demonstrate the diversity and individual styles of buildings found within both this character area and the entire settlement of Bank.

- 4.4.16 1 and 2 Alum Green View and White Cottage are located towards the south western end of the character area. 1 and 2 Alum Green View are a pair of mid 19th century semi-detached cottages constructed of brick with a slate hipped roof and centre chimney stack. The brickwork is in Flemish bond with dark headers. The façade is symmetrical with two later multi-paned timber casement windows over two with later shutters. Adjacent, White Cottage has similar windows, with shutters, except for one original surviving window with narrow margin panes around a centrally glazed light. This building is rendered and painted white and has a hipped slate roof. The two buildings are set back only a very short distance from the roadside, overlooking the green opposite and have modern low boundary metal railings.
- 4.4.17 The Cottage is the final building in the character area and faces on to the common and woodland pasture. It was possibly formerly three cottages, with a central late 18th element, and a late 19th century northern element and late 20th century southern element. The original central portion of the building appears as a stand-alone cottage. It is constructed in brick in Flemish bond, has a gabled slate roof with end chimney stacks, and multi-paned timber casement windows and a central door with a small pitched roof porch. The 19th century northern end is a much larger brick building with the appearance of a semi-detached house with two front doors and a central steeply pitched gable. This house is joined to the central element by a narrow brick link. Notable features of the 19th century addition include: the rubbed brick aprons to the first floor windows to the right and left of the central gable, which are very similar to those on Annarsley House. The southern 20th century element has unfortunately not been constructed in a design or materials sympathetic to the earlier periods of construction and detracts from the character of the dwelling.
- 4.4.18 Each of these very individual buildings enhances the conservation area and represents good local vernacular detailing and reflect the cultural history of the area
- 4.4.19 Sounds, smells and general activity also contribute to the historic character of conservation areas. This part of Bank is dominated by rural sounds and smells and the background residential activity associated with the dwellings in the character area.
- 4.4.20 Key characteristics
- Linear area of Forest edge residential encroachment.
 - Predominantly 19th century in date.

- On edge of cleared open common land and woodland pasture.
- The narrow lane runs north-south through the area.
- Modern development is limited to extensions and alterations to existing buildings.
- Public open spaces throughout length of area leading to feeling of spaciousness.
- Public open spaces include: Open areas of common land, woodland pasture, wide verges.
- Traditional boundary treatments: Picket fencing, pale fencing, low brick walls, metal estate fencing, hedgerows.
- Trees and hedgerows are a dominant feature.
- Trees are located on the edge of the area in the woodland pasture, in clumps in the open spaces, or individual prominent specimens in the street scene.
- Views are allowed across the open spaces, but terminated by buildings or trees.
- Views out of the area restricted by hedged and treed boundaries of woodland pasture and residential development.
- No listed buildings.
- Twelve unlisted buildings of local, vernacular and cultural interest ranging from late 18th century to early 20th century.
- Predominant building materials and detailing: brick, painted brick, clay tile, slate, simple timber side hung casement windows, timber vertical sliding sash windows, stucco, rough cast render, steeply pitched tile hung gables, tall chimneys, mock timber framing.
- Sounds, smells and general activity: Dominated by rural sounds and smells and background residential activity.

4.5 Linear village centre development (C)

- 4.5.1 This character area is formed by the linear development on the narrow central north-south lane through Bank and contains the two oldest buildings within the settlement.
- 4.5.2 The character area borders the dispersed settlement in areas A, E and D to the north, east and south respectively. To the west is the Forest edge encroachment development in character area B.
- 4.5.3 The built development is located predominantly on the western side of the narrow lane and runs from Rose Cottage in the north to Shalford in the south. Buildings generally sit on the plot frontage, with very few set back from the road. Only one building lies on the eastern side of the lane, and that is Japonica Cottage, one of the earliest buildings in the settlement. The narrow lane varies in its width throughout the length of the character area, except for a single point at the junction with the track, where the road bends round to the southeast, leading into character area B to the west, where a small triangular open green is created with sitting in the middle the traditional red GR post-box, set within a brick pillar. The lane is otherwise notable for its enclosed nature caused by either buildings located on the roadside or by thick mature native boundary hedgerows.
- 4.5.4 There is no modern development of note within this character area.
- 4.5.5 There is only one area of small open space which is at the junction of the lane, where it bends round to the southeast, with the track into character area B. A small triangular green is created at this point with the post-box in the middle.
- 4.5.6 Traditional boundary treatments survive within the area and incorporate mainly hedges and picket fencing. There are one or two instances of inappropriate modern close boarded fences creeping into the street scene and any further replacement of traditional boundary treatments in such a manner should be avoided.
- 4.5.7 Hedgerows are prominent within the area at the edge of the road, either as boundaries to fields or residential plots. Only one or two more prominent individual mature tree specimens are obvious within the general street scene and these are within garden areas. Otherwise, trees provide a backdrop to some buildings.
- 4.5.8 Views are very limited through this character area by the narrow and enclosed nature of the road. Only one longer distance view is gained out of the character area over the fields to the east at the road junction.

- 4.5.9 There are two Grade II listed buildings within the character area – Japonica Cottage and Old Cottage.
- 4.5.10 Japonica Cottage, on the eastern side of the lane, dates from the 16th century and is a one and a half storey timber-framed building with a hipped thatched roof. The infill panels are painted brick and the windows are simple large paned casements - the first floor windows being within eyebrow dormers.
- 4.5.11 Old Cottage, is located in a prominent position on the road junction and the edge of and facing on to the only open space within the character area. It dates from the 17th century but has been greatly enlarged to the southern end in the 20th century. Both the 17th century and 20th century elements are constructed of timber frame with rendered infill panels and a clay tile roof over. The original 17th century element is one and a half storey and runs parallel with the roadside. This earlier building is dominated by the 20th century southern wing, which projects towards the road. This building comprises a large jettied gable with mullion and transom timber windows, and is very much in an Arts and Crafts style.
- 4.5.12 In addition, eight un-listed buildings have been identified as being of local, vernacular or cultural interest.
- 4.5.13 Yew Tree Cottage, lies end-on to the small open area, but is set back from the roadside within a garden area. It dates from the early 19th century and is a two storey dwelling, constructed of brick with a gabled slate roof and timber casement windows. Adjacent, to the south, is Shalford, which lies parallel to the lane, but set behind a large boundary hedge. This dwelling dates from the late 19th century and is constructed of brick with a tile roof and has mock timber-framing to the gables.
- 4.5.14 Other notable buildings include Hayfield, a late 19th century painted brick building with a gable end on to the lane; and Coombe Cottage, a small dwelling dating from the mid 19th century, orientated end on to the lane, of painted brick with traditional vertical sliding sash windows and a six panelled door under a bracketed flat roofed porch. Both these buildings are prominent in views in the street scene due to the curving nature of the road.
- 4.5.15 Each of these very individual buildings enhances the conservation area and represent good local vernacular detailing and reflect the cultural history of the area

4.5.16 Sounds, smells and general activity also contribute to the historic character of conservation areas. This central part of Bank is dominated by rural sounds and smells and the background residential activity associated with the dwellings in the character area and the occasional car travelling along the lane.

4.5.17 Key characteristics

- Linear development predominantly on western side of lane.
- The narrow lane runs north-south through the area.
- Development dates from the 17th century through to the early 20th century.
- There is no modern development within this character area.
- One open space at bend in lane, creating a triangular green.
- Narrow lane characterised by sense of enclosure due to hedgerows to either side.
- Traditional boundary treatments: Hedgerows and picket fencing.
- Trees create a green backdrop to buildings.
- Very few prominent mature tree specimens within the street scene.
- Views are restricted to eye level, along narrow lane, by hedgerows to either side.
- Views out of the area restricted by hedged boundaries, except at bend in lane over former parkland to northeast.
- Two Grade II listed buildings – Japonica and Old Cottage
- Eight unlisted buildings of local, vernacular and cultural interest ranging from late 18th century to early 20th century.
- Predominant building materials and detailing: brick, painted brick, clay tile, thatch, timber frame, slate, simple side hung timber casement windows, timber vertical sliding sash windows, mock timber framing to gables.
- Sounds, smells and general activity: Dominated by rural sounds and smells and background residential activity.

- 4.6 Dispersed dwellings on Forest edge (D)
- 4.6.1 This character area is formed by dispersed dwellings facing out on to the Forest edge, predominantly on the north and east side of the lane on the fringe of the earlier enclosed arable land to the rear.
- 4.6.2 The character area is bordered by the dispersed settlement within area E to the northeast, by the encroachment development of area B to the northwest and by the linear development in the centre of the village in area C to the north. To the south is woodland pasture and denser areas of wooded Forest, which lie outside of the conservation area boundary.
- 4.6.3 The built development has occurred in a sporadic manner, predominantly on the edge of the earlier enclosed arable land to the north and east of the lane. The one exception is Forest Green House, off a long driveway into the Forest edge, which is on the edge of cleared land – possibly originally part of Annersley House grounds. The lane runs from the northwest and bends round to the southeast and then northeast and has a generally more spacious nature than within character area C to the north, created by open areas of edge of Forest woodland pasture.
- 4.6.4 Notable modern development is restricted to extensions to existing dwellings.
- 4.6.5 Open spaces within the character area are to the edge of the lane and are formed of irregularly shaped clearings on the edge of the Forest woodland pasture and a small piece of open common to the front of Old Thatch Cottage.
- 4.6.6 Picket fencing and hedgerows are the predominant traditional boundary treatments to residential properties throughout the character area. There is also one important instance of traditional woven wattle fencing. However, inappropriate modern close boarded fencing is beginning to creep in to prominent locations in the street scene in areas and further erosion of the traditional boundary features should be avoided.
- 4.6.7 Several individual mature tree specimens are located in prominent positions within the character area, particularly that to the open space to the front of Old Thatch Cottage. Otherwise trees form an important boundary to Pinkney Lane in the southeast of the character area and a solid backdrop to the irregular clearings to the southwest of the lane.

- 4.6.8 Views within the character area are terminated by trees to the rear of the edge of Forest open clearings, buildings and boundary hedgerows. However, significant long distance views to the northeast area gained across the adjacent agricultural land and parkland to the former Cuffnells House to the spire of the Church of St. Michael and All Angels in the village of Lyndhurst.
- 4.6.9 There are no listed buildings within the character area, but seven unlisted buildings have been identified as being of local, vernacular or cultural interest, ranging from the late 18th century to the early 20th century. These unlisted buildings are scattered throughout the character area.
- 4.6.10 Acorn Cottage, Rambler Cottage and Forever Cottage form a terrace of three dwellings, parallel to but set back from the lane in large gardens with a mature hedged boundary. Acorn Cottage is a small early 19th century two storey cottage with later extension, in brick with a slate roof and has casement windows. Rambler Cottage, in the centre, is the earliest, being late 18th century, constructed in Flemish bond brickwork with vitrified headers and has a plain tile roof with decorative ridge. Forever Cottage at the south-eastern end is late 19th century in date, constructed of brick with a tiled roof and casement windows. These dwellings would originally have been small workers cottages.
- 4.6.11 Forest Green House is in an isolated position, away from the lane and facing out on to the open Forest edge. The present building is late 19th century in date with 20th century extensions, but is possibly on the site of an earlier cottage marked on the 1870 Ordnance Survey map. It is an eclectic mix of different size and design elements, constructed of painted brick with a slate roof, has large mullion and transom windows with stucco hood mouldings, steeply pitched gables to part of the front façade and a two storey height bay window.
- 4.6.12 Old Thatch is set back from the road, at a lower level, behind a small green common land area. It is a one and a half storey thatched building with eyebrow dormers located on the edge of the arable land to the rear. Panoramic views are gained from the road past the cottage to the spire of the church in Lyndhurst to the northeast.
- 4.6.13 Deerhurst House is a mid and late 19th century large detached house, possibly originally a large farmhouse associated with the former Cuffnells estate. It is in Arts and Crafts style and is constructed of brick with tile hung gables and bays, a deeply overhung roof of clay tiles and prominent large chimneys. The façade is dominated by

small pane arched headed timber casement windows. The house runs parallel with the road, the south-eastern end being steeply gabled on three sides. A range of contemporary outbuildings exist to the northeast.

4.6.14 Sounds, smells and general activity also contribute to the historic character of conservation areas. This part of Bank is dominated by rural sounds and smells and the background residential activity associated with the dwellings in the character area and the occasional car travelling along the lane.

4.6.15 Key characteristics

- Dispersed dwellings facing out onto the Forest edge.
- Predominantly 19th century in date.
- On edge of earlier enclosed mainly arable land.
- The narrow lane curves through the area from the northwest, down to the southeast and then to the northeast.
- Modern development within the area is limited to extensions and alterations to existing dwellings.
- Public open spaces throughout length of area leading to feeling of spaciousness.
- Public open spaces include: irregularly shaped clearings on edge of Forest, wide common land verge to the front of Old Thatch Cottage.
- Traditional boundary treatments: hedgerow, picket fencing and an example of traditional woven wattle fencing.
- Several large mature tree specimens located in prominent positions in the street scene.
- Belts of trees on the boundary of Pinkney Lane and form the backdrop to the Forest clearings.
- Views are allowed across the open spaces, but terminated by buildings or trees.
- Significant long distance views to the northeast to the spire of St Michael and All Angels Church in Lyndhurst.
- No listed buildings.
- Seven unlisted buildings of local, vernacular and cultural interest ranging from late 18th century to early 20th century.
- Predominant building materials and detailing: brick, plain clay tile, slate, mullion and transom windows, simple timber side hung casement windows, steeply pitched gables, tile hanging.

- Sounds, smells and general activity: dominated by rural sounds and smells and background residential activity.

4.7 Dispersed development in agricultural land (E)

- 4.7.1 This character area is formed by dispersed development in open arable land to the east of the lane running through the settlement. This area is particularly important as the setting to the centre of the village and in allowing extensive views through the adjacent countryside and into and out of the conservation area.
- 4.7.2 The character area is bordered by the dispersed settlement in areas A and D to the north and south respectively, and by the linear development in character area C to the west. To the east, outside of the conservation area boundary is the remainder of the parkland to the former Cuffnells estate.
- 4.7.3 The built development within this area is sparse and has development sporadically from the mid 19th century. It is formed predominantly of open agricultural land on the edge of the Forest, with encroachment development in character areas A, D and C on the edge. The lane forms part of the eastern boundary, where no built development exists in the northwest.
- 4.7.4 Modern development is restricted to a single dwelling, Westons, and its associated outbuildings. The dwelling is a large detached late 20th century building, which attempts to blend in with the local vernacular, but is on a far larger scale than the nearby cottages.
- 4.7.5 The character area is formed mainly of open space, which is particularly important to the setting of the village of Bank.
- 4.7.6 Traditional boundary treatments are represented by hedgerows to the edge of the lane and fields, as well as some post and rail fencing in areas. Modern boundary treatments have yet to intrude into the area, apart from the division of fields by stakes and tape for the grazing of horses.
- 4.7.7 Hedgerows are prominent features within the area. Mature individual tree specimens are associated with the hedgerow boundaries and form the backdrop to the character area within the adjacent former parkland.
- 4.7.8 Views are significant through, out of and into this character area across the open agricultural land.

- 4.7.9 There are no listed buildings within the character area, but two unlisted buildings have been identified as being of local, vernacular or cultural interest.
- 4.7.10 1 and 2 Bank Cottages are set within the paddock area with no particularly defined formal garden curtilage to the north. The cottages are two storey brick buildings with a hipped slate roof and prominent chimneys. A prominent 19th century brick stable outbuilding with clay tile roof sits to the north. These cottages still represent the historic unspoilt setting of agricultural workers cottages within a rural setting with the surrounding fields abutting the dwellings.
- 4.7.11 Sounds, smells and general activity also contribute to the historic character of conservation areas. This part of Bank is dominated by rural sounds and smells and the background residential activity associated with the dwellings in the character area and the occasional car travelling along the lane.
- 4.7.12 Key characteristics
- Dispersed development in open arable land.
 - Predominantly 19th century in date.
 - Modern development is restricted to large modern detached house and ancillary buildings.
 - No public open space, but the open arable land gives panoramic views across the landscape, including the whole length of Bank village.
 - Traditional boundary treatments: post and rail fencing and hedgerow.
 - Trees and hedgerows are a dominant feature to field boundaries.
 - Trees predominantly in the field boundary hedgerows and form a backdrop in the adjacent former parkland area.
 - Extensive views throughout the area and into and out of the conservation area.
 - No listed buildings.
 - Two unlisted buildings of local, vernacular and cultural interest dating from the 19th century.
 - Predominant building materials and detailing: brick, slate, clay tile, chimneys.
 - Sounds, smells and general activity: dominated by rural sounds and smells and background residential activity.

PART 5: Materials, textures, colours and detailing

5.1 Introduction

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

5.2 Walls ⁴

- 5.2.1 There are only two example of properties constructed using timber framing. These are: Old Cottage and Japonica Cottage where the infill panels are of brick. The majority of buildings surviving from the 18th, 19th century and early 20th century, were constructed in brick. These were made locally but in the early 20th century local brick yards declined and bricks were brought in from further afield.
- 5.2.2 Annesley House is a particularly good example of a late 19th century house built of brick. It has decorative rubbed brick detailing to window openings.
- 5.2.3 There are a number of examples of painted brickwork and render. These include: Oak Inn, Huntley House, Forest Green House and Coomb Cottage. These have traditionally been painted white and any changes to colour in a rural location such as Bank would detract from the character of the area. The painting of any currently unpainted brickwork should also be discouraged.

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

5.3 Roofs ⁵

- 5.3.1 There are two of 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. There are examples in the New Forest of heather historically being used as a base layer.

- 5.3.2 Where thatched buildings are listed, a change from one thatch material to another or a change in style of the thatch will inevitably change the character of the building and hence requires listed building consent. The planning authority will resist the loss of indigenous types of that material and would need compelling evidence in support of such a change.
- 5.3.3 As craftsmen, thatchers take great pride in their work and their individual skills are to be respected. While allowing scope for individuality, it is also important to maintain local distinctiveness if the special character of the area is to be preserved. Historically, thatched roofs in the New Forest have adopted a simple profile with minimum punctuation by dormer windows and other adornment. The appropriate ridge for a long straw roof is termed 'flush and wrap-over' (i.e. sits flush with the main roof slope). Combed wheat 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 planning authority encourages the use of flush and wrap-over ridge on both long straw and combed wheat reed roofs.
- 5.3.4 There are several examples of plain clay roof tiles on 18th and 19th century buildings, but natural slate became very popular from the mid 19th century onwards due to its availability with the advent of rail transport.
- 5.3.5 There is a tendency today for historic roofing materials to be replaced by concrete tiles. Unfortunately, this material has a much heavier profile than the traditional clay tiles and slates that they are replacing. The concrete tiles can often appear prominent within the historic landscape and therefore their use is discouraged within a conservation area.
- 5.3.6 Chimneys make an important contribution to the skyline and can be an essential component of a building's character. Of particular note are those on Lane End, Annesley House and Old Cottage. Chimney pots also add to the character of the roofscape and there are varied examples in the area, ranging from local handmade pots to the later 19th century examples from the Midlands and further afield. Every

attempt should be made to retain both chimney stacks and pots as they make a major contribution to the character of the area.

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

5.4 Windows ⁶

- 5.4.1 Windows are a critical element of a building's design and even subtle changes can significantly alter the character. As distinct from their modern counterparts, traditional windows found in older properties are designed with the sub-frame and opening or fixed light flush, as opposed to the cruder design found in storm proofed windows. This traditional detailing produces a more harmonised design. Likewise, the position of the window in the wall, whether flush or set in a reveal, and the form of the glazing bars affects the play of light and shade, again significantly affecting the visual appearance.
- 5.4.2 The main style of traditional window in cottages are side hung, single glazed, timber casements.
- 5.4.3 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.
- 5.4.4 The dormer windows at Annesley House are unusual in that they have semi-circular heads with decorative plaster panels. Cuffnells Cottage has a good example of an oriel window and Beech House displays unusual tall glazed full-height bay windows. There are also examples of traditional leaded light glazing with individual glass quarries between lead comes at Willow Cottage and The Old Cottage. Modern use of 'stick on' lead is not a substitute for the traditionally made leaded lights.
- 5.4.5 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.

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

5.5 Doors ⁷

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

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

5.6 Garden walls, fences and other means of enclosure

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

5.6.2 There are good examples of traditional picket fencing, one example of woven wattle fencing, modern metal fencing and low brick walls. However, the predominant boundary feature is the use of hedging which is often very tightly clipped.

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

5.7 Key characteristics

- Most of the older buildings in the area are constructed of materials from local sources.
- Predominant construction material is brick.
- There are examples of thatch as a traditional roofing material but the predominant materials are plain clay tile and slate
- Windows and doors are generally traditionally designed and made of timber.

- Hedges and traditional picket fencing are important enclosure features, contributing to the character of the area.

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

6.1 Introduction

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

6.2 Trees and hedgerows

- 6.2.1 It would be unrealistic to identify all trees which make a positive contribution to the character of the conservation area. The most significant trees and groups of trees are shown on the Character Appraisal map. Trees form important backdrops to the settlement, in particular on the north western, western and southern boundaries. There are also areas of residual ancient forest and areas of 18th and 19th century plantation on the boundaries of the conservation area. A number of important trees within the conservation area have previously been identified and are protected with Tree Preservation Orders. The designation of the conservation area extends protection to the remaining trees.
- 6.2.2 Hedgerows are the 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 the dwellings. Hedges are easily lost through farming practices, disease or development pressures and may become degraded through lack of regular and appropriate management. They also form a very important habitat for birds and small mammals and often contain many species of plants.
- 6.2.3 The retention of hedgerows is very important as many are very old and are fundamental in understanding the development of the landscape. Many of the banks and ditches associated with hedgerows may well date back to the Anglo Saxon period and the formation of settlement and land division.

6.3 Open spaces

- 6.3.1 Open spaces within the conservation area are important as they help to define the built environment and create a sense of place. The important open areas are defined on the Character Appraisal map.
- 6.3.2 The open spaces within the settlement are mainly residual areas of common which have been encroached upon by dwellings and can be in the form of greens or wide verges. Beyond the eastern boundary of the conservation area the predominant form is arable fields and residual parkland associated with the former Cuffnells Estate.

6.4 Important views

- 6.4.1 The most important views looking into, out of and through the conservation area are shown on the Character Appraisal map. Of particular note are the long distance views to the northeast towards the spire of the church at Lyndhurst. The views contribute to the character and setting of the conservation area and care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.

6.5 Key characteristics

- Boundaries to plots are traditionally formed by hedgerows, metal estate fencing or simple picket fencing.
- Boundaries to the narrow roads formed by tall thick hedges.
- Trees form important backdrops to the settlement.
- Residual areas of ancient common and wood pasture.
- Wide verges and enclosed greens.

PART 7: Other issues affecting the conservation area

- 7.1 The conservation area is fortunate in that it has not suffered from the considerable inappropriate modern development within the historic landscape which other areas are often subject to. Therefore, the intrinsic character of the conservation area and its historic character have suffered little. The small amount of new development has been the infilling of vacant plots within the existing plan form of the settlement or extensions to existing properties. Bank is fortunate in that it does not have any intrusive modern housing estates or backland development. Any such future proposals for this type of development or the further sub-division of the traditional plots on the historic road frontages would be resisted as being inappropriate.
- 7.2 The small number of modern infill properties or building extensions have been carefully considered in terms of architectural design and detailing, and are generally sympathetic to the historic character of the settlement. However, care needs to be taken in the future to ensure that any new dwellings and extensions to existing dwellings, respect the traditional scale, massing, design and use of materials.
- 7.3 There are features within the conservation area which have suffered the wear and tear of time and care should be taken in the future to avoid any loss of hedgerows to residential boundaries and their replacement with modern and inappropriately detailed fences.
- 7.4 The most intrusive feature within the conservation area is the prevalence of overhead wires, which are particularly dominant within the historic landscape.
- 7.5 As with any other developed area, the conservation area is under pressure from modern living. The key pressures on the settlement 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 often occurs with the need to provide off road parking and is detrimental to the intrinsic character of the settlement.
 - 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.

- 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.
- The requirement for new domestic outbuildings such as garages and sheds, etc, can have a significant cumulative impact on an historic area.
- The survival of the historic plot plan form of the settlement in the conservation area means that the capacity for new development within the boundaries of the settlement is minimal and significant new development areas would be detrimental to the intrinsic historic character and plan form of the settlement.
- 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.
- There is an increasing pressure for equestrian development within the area and the associated buildings and division of fields should be carefully controlled to protect the character of the area.

7.6 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.

7.7 In summary, as previously discussed, the conservation area has not undergone significant inappropriate modern change. The settlement is 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

8.1 Character

- 8.1.1 Bank is a small linear settlement which has developed its unique character over several hundred years. It is bounded by woodland or wood pasture except on the east where it abuts the arable lands and former parkland of the Cuffnells Estate.
- 8.1.2 The existing form of the hamlet would suggest that it developed from a dispersed linear settlement pattern along a minor road, the oldest houses dating to the 17th century. During the 18th and 19th centuries plots in between the existing dwellings were infilled and a second area was developed encroaching onto the edge of the Forest to the west of the earlier settlement. Many of the houses in this new area were of a higher status and late in the 19th and early 20th century several large house were constructed at the north extreme of the settlement towards the main A35.
- 8.1.3 A variety of traditional materials were used in the construction of the houses and cottages. These include: timber frame, brick, thatch, tile and slate. The later high status building, Annesley, also featured the use of decorative rubbed brick.
- 8.1.4 The hamlet would originally seem to have been involved in woodland and agricultural activities and also serving the adjoining country houses and their estates. In the latter part of the 19th century the area attracted wealthy cultured owners who could afford to construct their country retreats with large gardens or landscaped grounds. The settlement therefore has an eclectic mix of former workers cottages and higher status buildings. Today the hamlet is a quiet back water with the public house being the only centre of activity.
- 8.1.5 An important component of the character of this conservation area is the narrow lane on the east side of the settlement which is hemmed in tightly by tall hedges. This feature positively discourages through traffic, with most visitors not progressing further than the public house in the northern part of the settlement.
- 8.1.6 The adjacent woodland and wood pasture provide a backdrop to the settlement on its western side with the Forest lawns flowing into the built environment creating a series of small greens. To the east the strong hedged boundaries of the adjoining agricultural land form a solid barrier to the edge of the hamlet.

- 8.1.7 Views within the conservation area are very restricted due to the woodland, hedges and the curving narrow roads. However, where there are gaps to the east there are long distance panoramic views over the adjoining arable fields and former parkland with the church spire at Lyndhurst being a focal point.
- 8.1.8 There is very little recent development in the settlement, the only new individual dwellings being set back behind tall hedges on the eastern side of the settlement and these do not intrude into the historic character of the settlement.

8.2 Reasons for designation

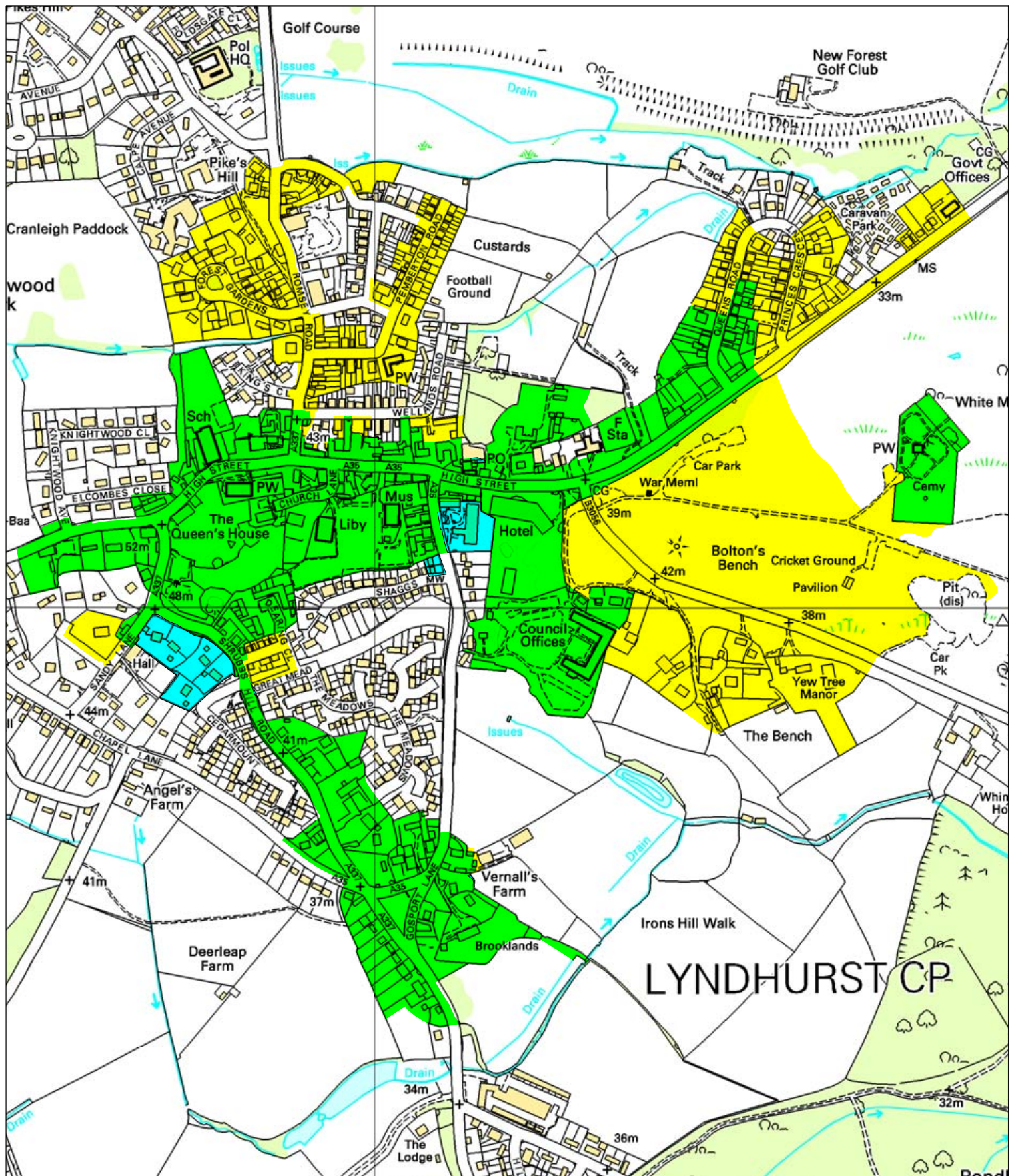
- 8.2.1 A conservation area is defined as "...an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Bank is a historic settlement in the central area of New Forest National Park. The plan form of the settlement and the organisation and development of the historic landscape have come about over a long period of time due to external influences. In particular the needs of the local country house of Cuffnells had to be serviced and later due to the popularity of the area as a retreat for the wealthy. The settlement consists of a mixture of buildings of varying ages and styles, dating from the 17th to the early 20th centuries. These are constructed of a variety of traditional materials including timber frame, brick, thatch, tile and slate. They also represent a cross section of the social status of the former community from the humble labourer's cottage to the high status retreats of the wealthy.
- 8.2.2 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.

8.3 Summary

- 8.3.1 In recent years there has been little change within the conservation area. Only a small amount of new development has taken place and a limited degree of extensions or alterations to existing dwellings. This has not adversely affected the overall character and quality of the area.
- 8.3.2 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 the area, 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 Maps showing conservation area boundaries



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NATIONAL PARK**

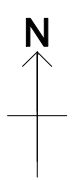
New Forest National Park Authority
 South Efford House
 Milford Road
 Everton
 SO41 0JD
 Tel: 01590 646600
 Fax: 01590 646666

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Conservation Area Review

- Lyndhurst
- Proposed Inclusion
 - Proposed Exclusion
 - Unchanged

Date: 15:09:08
 Scale: 1:7500





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Conservation Area Review

Swan Green



Proposed Inclusion



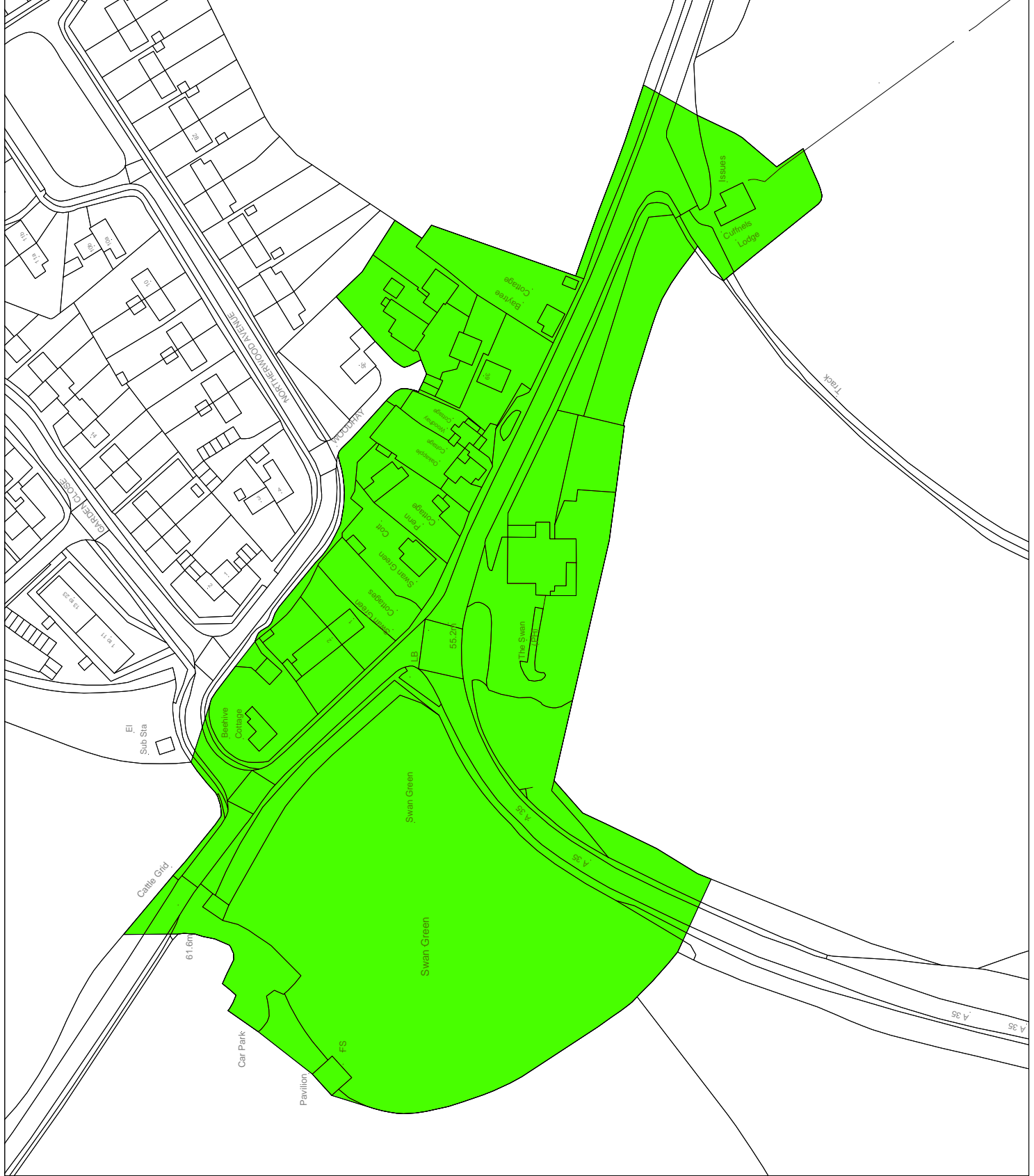
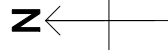
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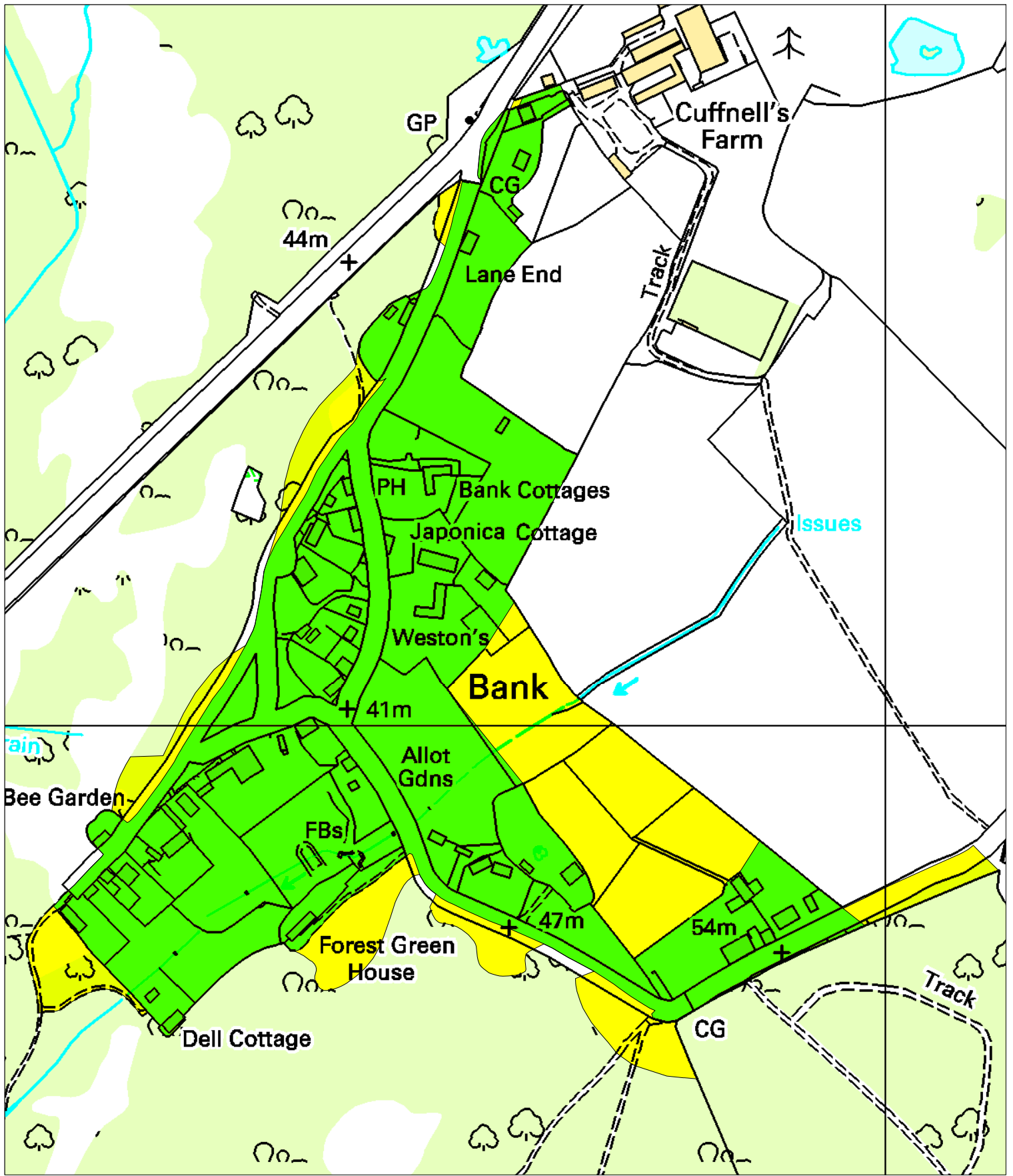


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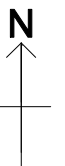
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Bank

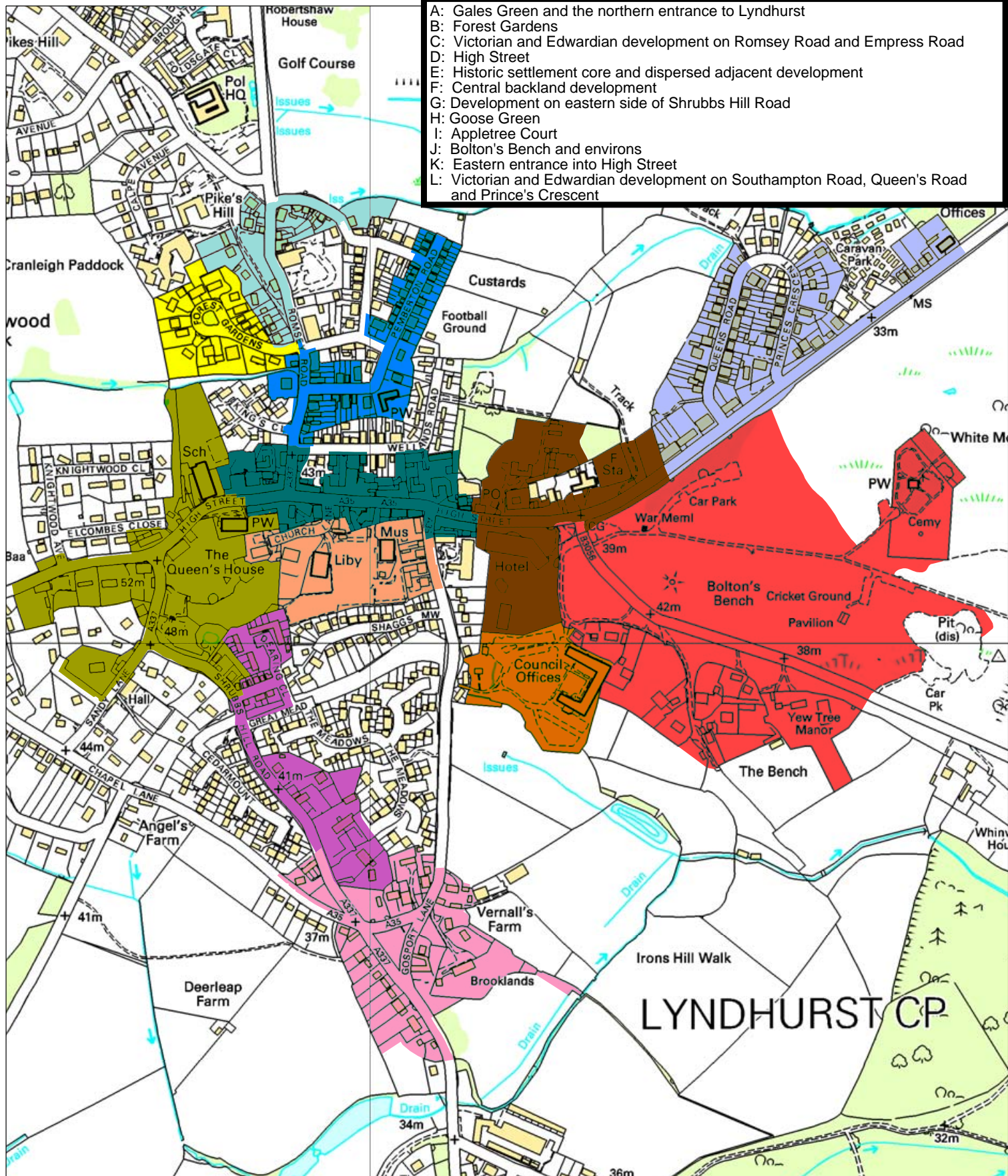
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Annex 2 Maps showing character areas



- A: Gales Green and the northern entrance to Lyndhurst
- B: Forest Gardens
- C: Victorian and Edwardian development on Romsey Road and Empress Road
- D: High Street
- E: Historic settlement core and dispersed adjacent development
- F: Central backland development
- G: Development on eastern side of Shrubbs Hill Road
- H: Goose Green
- I: Appletree Court
- J: Bolton's Bench and environs
- K: Eastern entrance into High Street
- L: Victorian and Edwardian development on Southampton Road, Queen's Road and Prince's Crescent



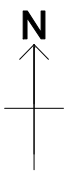
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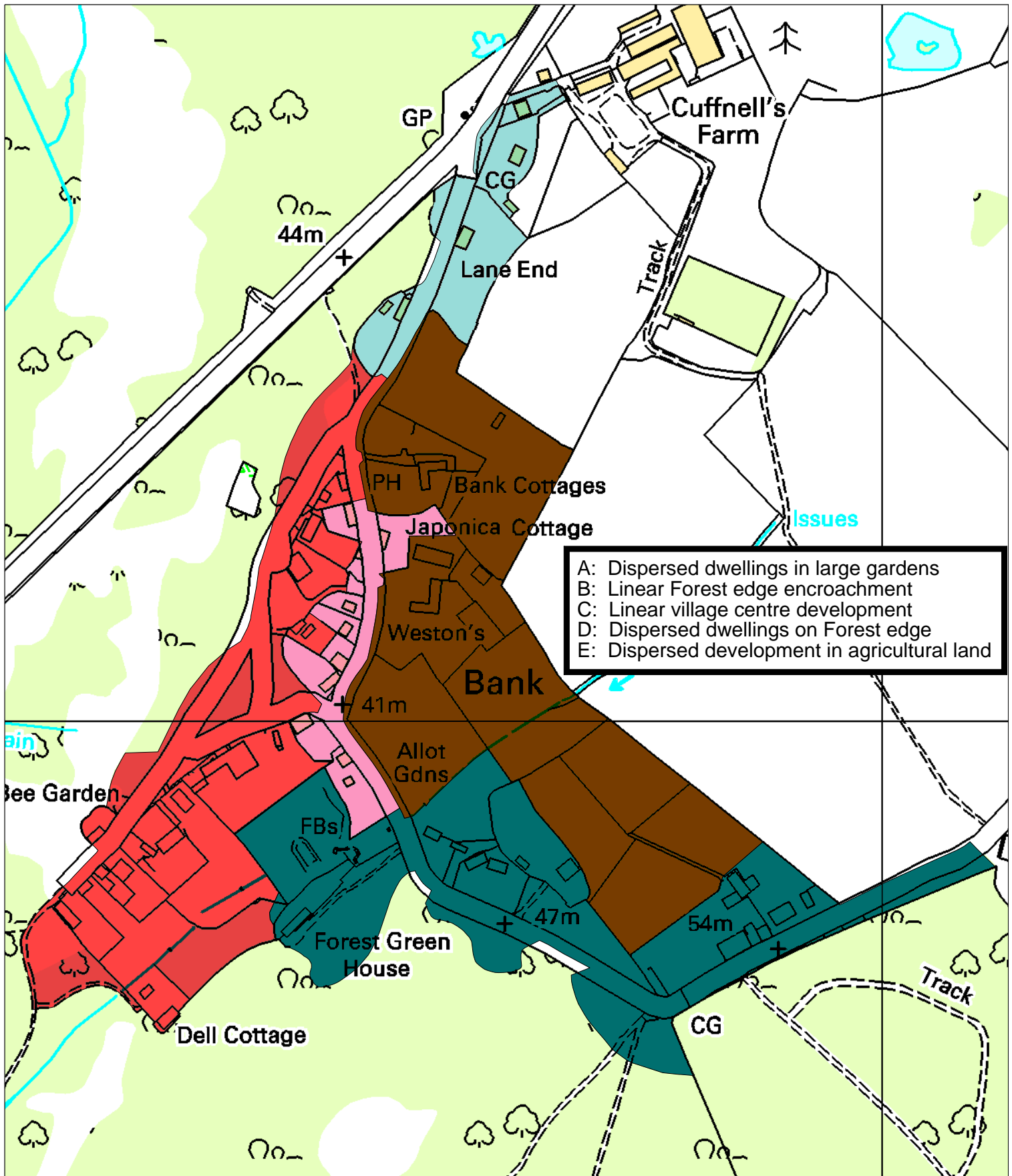
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Lyndhurst Character Areas

A	E	I
B	F	J
C	G	K
D	H	L



SCALE: 1:7500



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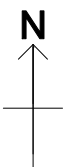
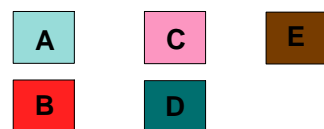
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Bank Character Areas



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Annex 3

Glossary of Terms

Afforestation

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

Ancient & ornamental woodlands

The unenclosed broad-leaved woodlands of the New Forest.

Arcade

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

Architrave

Lowest of the three main parts of the entablature.

Arts and Crafts style

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

Ashlar stone

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

Assart

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

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

Bailiwick

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

Bargeboards

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

Bay

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

Capital

The head or cornice of a pillar or column.

Casement window

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

Cob

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

Commoner

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

Corinthian

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

Cornice

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

Crown land

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

Cupola

A small polygonal or circular domed turret crowning a roof.

Curtilage

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

Dentil course

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

Diaper brickwork

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

Doric

The oldest and simplest style of the Greek classical orders.

Enclosure

An enclosed space such as a field etc.

Encroachment

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

Entablature

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

Fee Farm

A parcel of land held by a hereditary rent.

Fenestration

The arrangement of windows in a building.

Gazebo

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

Gothic style

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

Grotto

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

Inclosure

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

Ionic

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

Lancet window

Slender pointed arched window.

Lead cames

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

Leaded light

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

Loggia

A recessed colonnade.

Manor

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

Marl

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

Mullion

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

Open Forest

Any unenclosed, commonable lands within the Forest perambulation.

Oriel window

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

Pannage

The right to feed swine (pigs) in woodland.

Pasture

Grazing of cattle, ponies, donkeys and occasionally sheep

Pebble-dash

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

Pediment

Low pitch gable above a portico or door or window.

Pilaster

Small pier attached to a wall.

Plinth

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

Polychrome brickwork

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

Portico

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

Purpresture

See Encroachment and Assart

Purlieu

Land once within the Forest and subject to Forest Law, but later disafforested.

Render

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

Rented Waste

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

Rubbed or gauged brick arches

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

Saltern

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

Sash window

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

Serjeanty

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

String course

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

Stucco

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

Transom

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

Turbary

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

Vaccary

Within the context of the New Forest holdings a vaccary is a Petty Serjeanty. A Petty Serjeanty is a property held by the provision of any non military

service. A vaccary is held by the provision of managing a head of cattle on behalf of the Crown.

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

Vernacular

Ordinary, rather than monumental buildings.

Window 'light'

The glazed part of a window.

Annex 4

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Annex 5

Public consultation

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

A section on public consultation will be included here.

Annex 6

DVD - Detailed mapping

Will be included as part of the final publication.