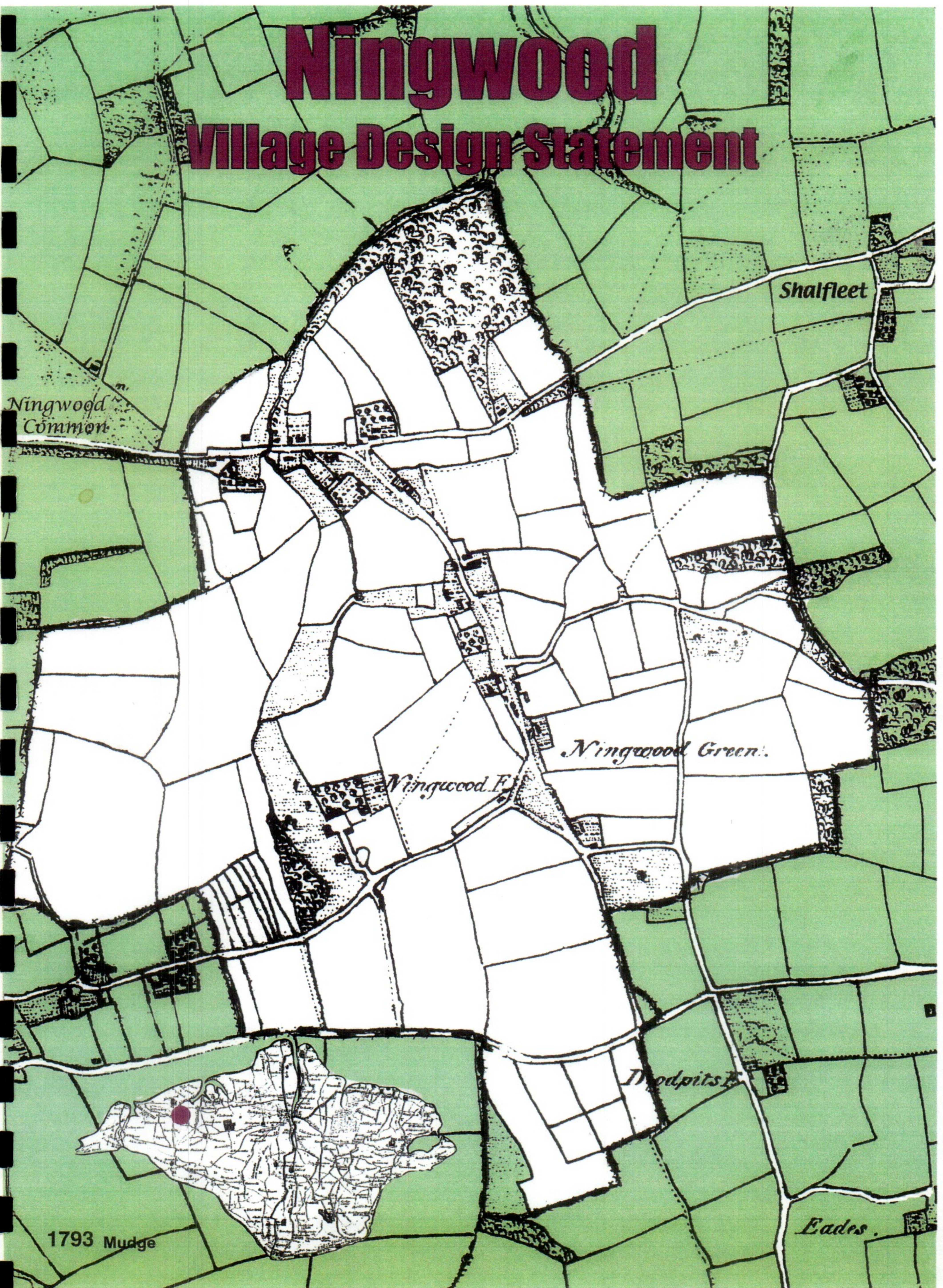


Ningwood Village Design Statement



1793 Mudge

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This Ningwood Village Design Statement has been adopted by
The Isle of Wight Council
in April 2003

Parish of Shalfleet, Isle of Wight

NINGWOOD VILLAGE DESIGN STATEMENT

1. Introduction

1.1 Village Design Statements (VDS) were initiated by the Countryside Commission in 1996 to encourage people to make a record of their environment. Ningwood's VDS will assist in the management of change supported by the Parish Council and in conjunction with the Isle of Wight Unitary Development Plan. Its purpose is not to prevent progress and evolution but it will help to influence how changes fit into the village.

1.2 The Statement provides a record of the character of the area through its history, properties and landscape and will form an historical document and be available for reference purposes. It is hoped that it will be updated by future generations.

1.3 The Village Design Statement describes Ningwood as it is today. This statement has been written by Ningwood residents so that local knowledge, views and ideas may contribute to future considerations for development and change based on an understanding of the village past and present.

1.4 It has been compiled with particular reference to the Isle of Wight Unitary Development Plan (UDP) as well as local planning aims and objectives. When adopted by the Isle of Wight Council it will become supplementary planning guidance for the parish of Shalfleet. The UDP provides the strategic and more detailed policies, proposals and guidance for development. The VDS is concerned with how such development is carried out so that local character is protected and enhanced. Ningwood is considered 'countryside' for the purposes of planning and is therefore unlikely to see major new development in the foreseeable future.

1.5 The design guidelines are intended for use by:- statutory bodies, public authorities, planners, those involved in construction and engineering projects of all sizes, the local community, national and local environmental groups, householders and businesses in the area.

1.6 Reference to archeological remains, place names, maps, books, archive material and the memories of those who do and have lived in Ningwood over the years provide the source material for this Design Statement. To understand and appreciate the characteristics of the village of Ningwood a knowledge of its history is important. For this reason the historical account is presented first. This and the section on settlement pattern provide a basis for the reasoning behind many of the recommendations that occur. The landscape and environment are the characteristics most valued by the residents, visitors and children and it is for them and future generations that this statement has been written.

2. Location

2.1 As shown on inset map on the front cover Ningwood is located a little over 6 miles to the west of the county town of Newport, Isle of Wight and four miles east of the harbour town of Yarmouth. For the purposes of defining a boundary, those properties bearing the Ningwood addresses are the ones included in this document. It covers an area of approximately one square mile and comprises 83 properties. There is a population of approximately 170. Its size and composition make it a small village or a large hamlet. Among those properties are:- one public house, one primary school, two plant nurseries, one riding stable, three farms with land and buildings. It is sited on and between two roads which run from the West Wight to the centre of the Island.

2.2 Historically Ningwood played an important role in access to other villages. Currently access to leisure facilities, business and amenities make Ningwood an important local thoroughfare and this is likely to continue.

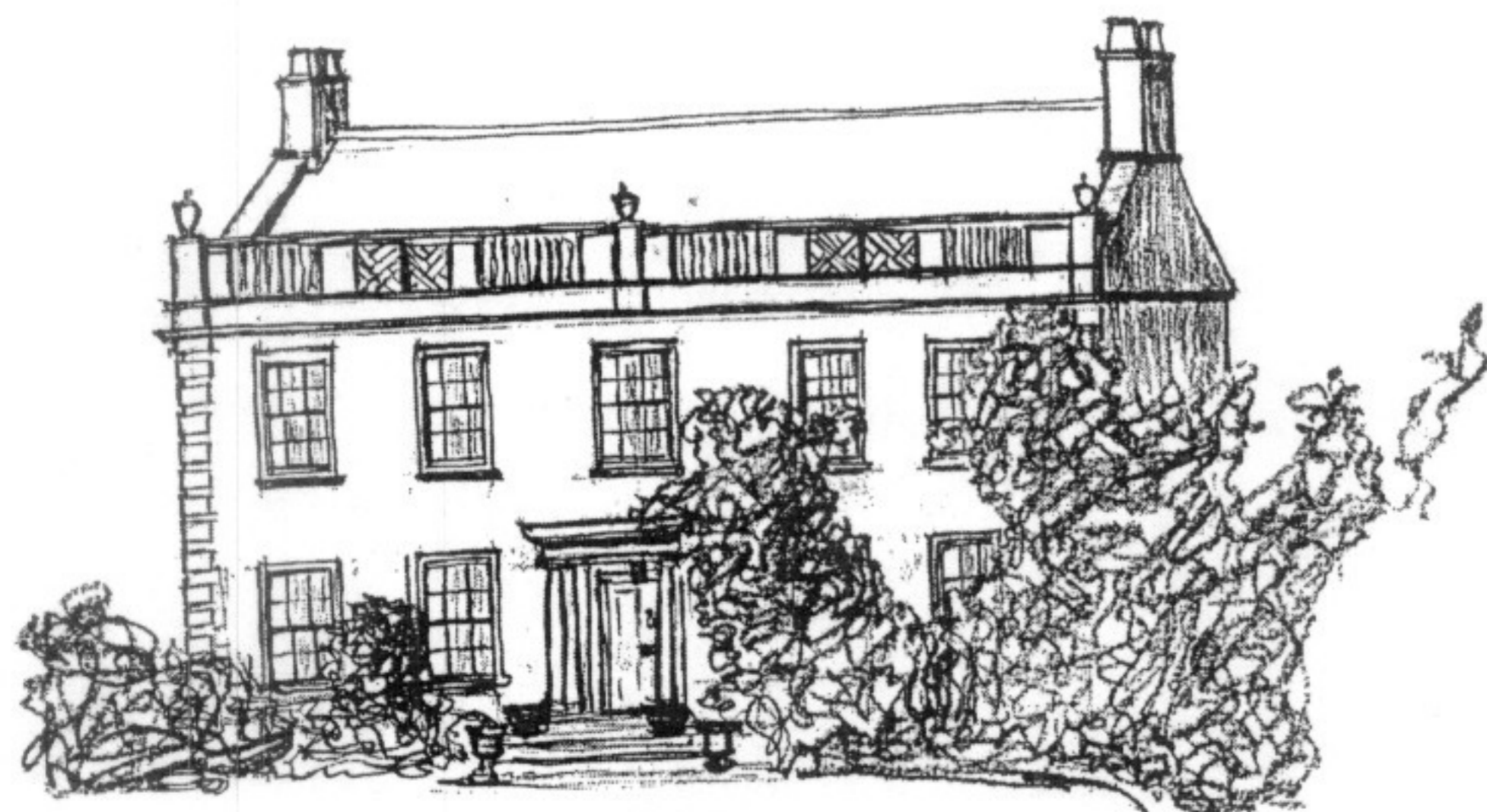
3. The History of Ningwood

3.1 Around 1500 B.C. a community of Bronze Age people lived and died and buried its members in fields in the area of Ningwood. Evidence of this is in the ring ditches in Wellow Road and Warlands Lane. It was a well traversed area and artefacts and remains are to be found. Trackways established at this time have formed the foundation for the current road network.

3.2 Lenimcode is the old name for Ningwood as given in the Domesday Book compiled in 1086. This gradually changed to Ningwood, but the meaning remains the same - 'land taken from the wood'.

3.3 Ningwood did not have its own church as it was within the parish of Shalfleet. Shalfleet church tower was built in the 1070s with walls of five feet thick giving shelter to local inhabitants in times of enemy attack.

3.4 The Manor of Ningwood was not mentioned in the Domesday Book, but was in existence by 1125 as records show it was given by Peter Oglander to the Convent



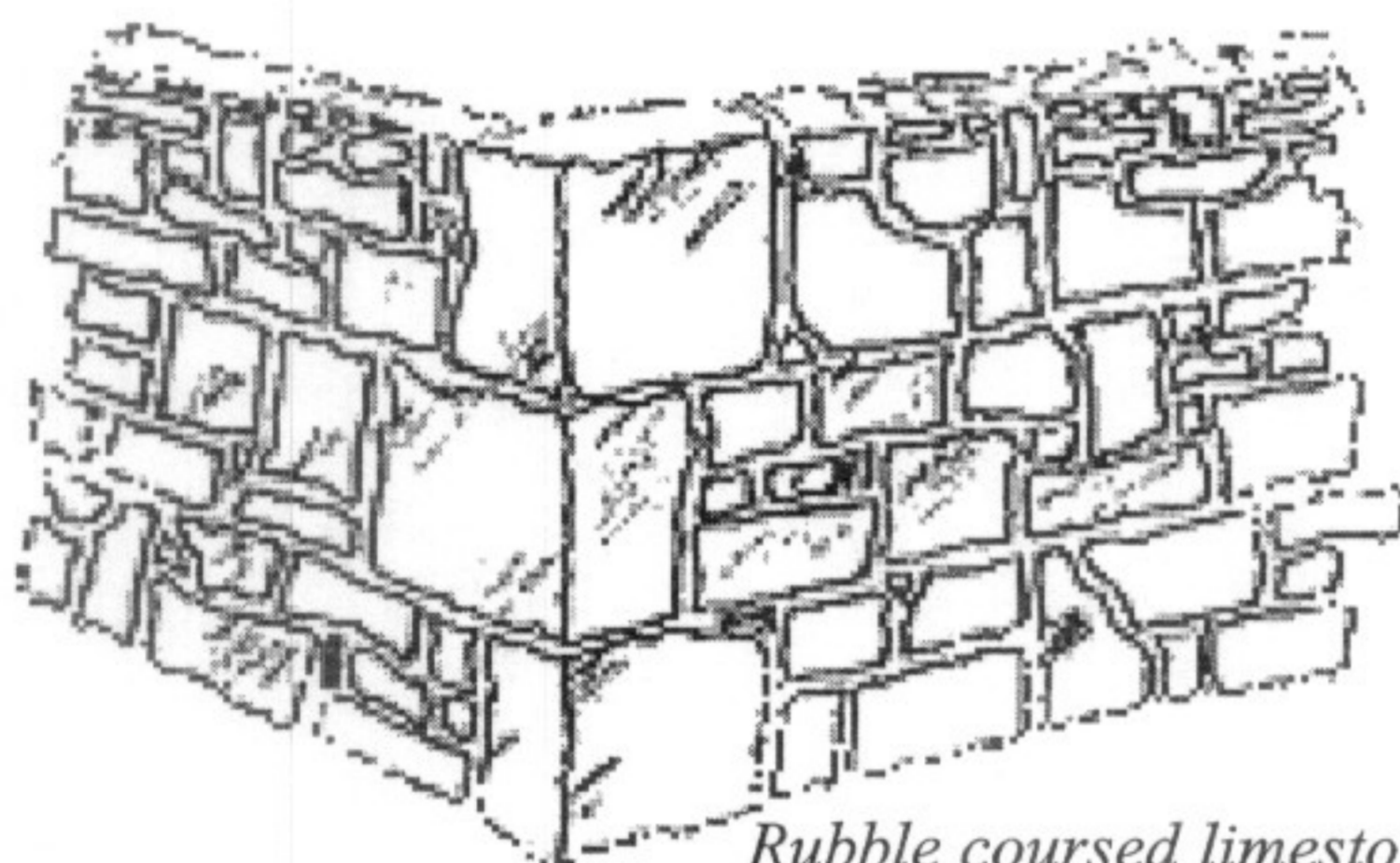
Ningwood Manor

of Christwich Twyneham. In 1292 Isabella de Fortibus gave the Prior and Convent leave to enclose land of the manor with dykes and hedges. The Manor remained with the monks until the dissolution of the monasteries by Henry VIII in 1536. In 1618 there is further record of the Oglander

family of Nunwell owning land in Shalfleet and the Horse and Groom public house in Ningwood. John Nash, the architect, purchased both Hampstead Estate in 1804 and two years later Ningwood House, currently called Ningwood Manor.

In the 1851 Census the settlement had a population of 153 and in the 1891 Census it was 151.

3.5 Many local place names stem from the Old English, used between the late 7th Century and the Norman Conquest, including Ningwood itself, as does Nunney's, Hampstead, and Woodslade. There are other places in Ningwood, whose names are derived from the families who owned them, e.g. Atkies Copse, Wyndham Farm and Fianders Corner. Many fields are also given descriptive names related to their use, quality of the land or local history, e.g. Gooseacre, Durrands Butt, and Church-going Field.



Rubble coursed limestone

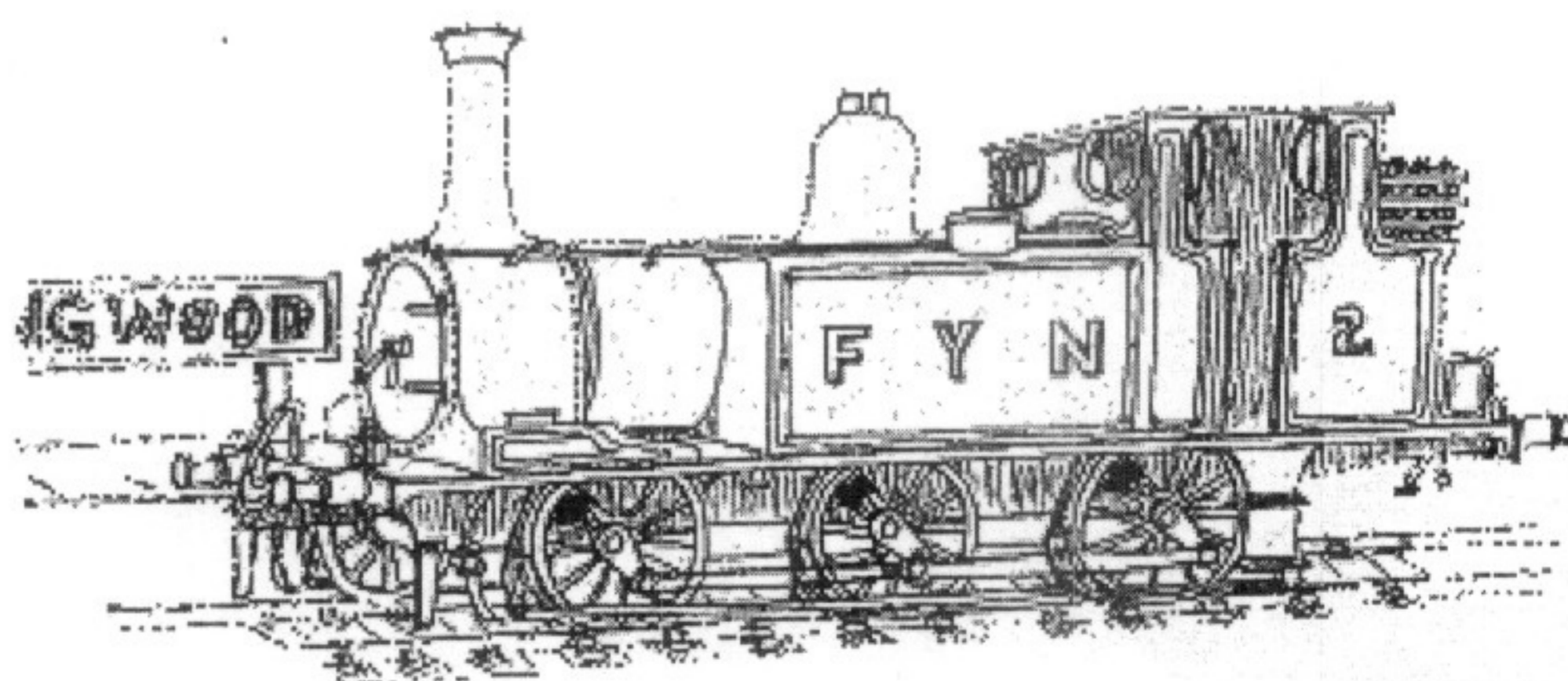
3.6 By the late 1700s, as illustrated on the centre map, there were 20 properties in the village comprising the manor house, the pub, the estate lodge, a smithy, the manor farm and fifteen dwellings. These can be recognised by their construction being largely of stone, probably quarried from Dodpits where the seam of Bembridge limestone breaks to the surface. By 1806 there were several farms associated with the

village including Ningwood Dairy Farm, Ningwood Green Farm and Ningwood Farm. A number of brickworks were established in the early 1800s including one by John Nash at Hamstead Quay. The 1862 map of the area shows brick and tile works next to Brickfield Cottage (now Field Cottage) in Station Road.

3.7 A look-out was created in the 1860s at Hamstead to warn of French invasion. This led to the development of Hamstead Drive and the bridge across Ningwood Lake, both built by Nash in order to speed information to the villagers.

3.8 The National School was built in 1850 at a cost of £756. This replaced the one in Newbridge which was for infant children only. The new school was called Ningwood and Shalfleet and it accommodated a wider age range of pupils.

3.9 The population expansion in the 19th century with advances in transport and communications had a major impact on the area. By the mid 1850s Yarmouth had a regular steamship link with Lymington and links to the mainland rail network. In 1889 the rail link from Newport to



Freshwater, Yarmouth & Newport 0-6-0 locomotive

Yarmouth and Freshwater was completed. A station with passing loop was built at the junction of Wellow Road and the newly named Station Road became the axis of communication. This led to the diminution in importance of Dark Lane, currently classified as a bridleway. The railway provided a focus for activity, predominantly clay-based building materials, along its linear route. Prior to the railway, farm produce had been taken to market by local carrier. As a result of the railway a greater diversity of products were imported, in particular Welsh slate and coal. The coal supported the production of fired clay building materials which were sold locally using the rail network for distribution. The railway ceased to operate in the 1950s. The bridge was dismantled and the road re-aligned in the 1970s. Station Road was re-aligned to give more ground to the school; this road developed as the backbone of the village, and the Newport/Yarmouth road was established as the primary route linking the West Wight to the Island's capital.

3.10 Sport and its enjoyment was catered for in the Cricket Club founded in 1891. The home ground moved several times to different fields in the village until disbanded in 1941.

3.11 A branch of the Womens Institute was established in the parish and named as Ningwood Womens Institute. The building was closed in 1985 and has since been demolished.

3.12 Bethesda Chapel opened in 1847 and was the only religious building in the village. It served the non-conformist community for many years, being finally sold in 1939 and later demolished.

3.13 In the early part of the twentieth century telephone lines and electricity came to the area; a gas main was installed along the A3054 and is available to some. Mains sewerage was never installed.

3.14 After the war a few properties (see Appendix), were built for forestry and agricultural workers, as development was taking place at the same time at Cranmore. Latterly, some in-filling has occurred. There has been recent conversion of redundant farm buildings into dwellings, e.g. Ningwood Green Barn and Brookwood Barn, and the re-building and renovation of some cottages, e.g. Stoneclose and Popes Cottage.

3.15 Ningwood was originally based on a farming community; now the majority of the population work outside the village.

Historical and Planning Policy Guidelines.

- Preserving the amenity of the countryside and accommodating the change in life styles will require careful management, and a sensitivity to its past.
- Future development in Ningwood will be directly affected by several UDP policies. Policy G1 - General Location of Development - places the village in the open countryside with no development envelope. This means that development, other than the exceptions specified in other policies, will be resisted.

Extensions and alterations to existing properties are the types of development most likely to take place in Ningwood. These are controlled by policy H7. Any new building (other than any which is specifically related to agriculture) and including replacement dwellings would be strictly controlled by policy H9.

4. Settlement Pattern

4.1 Prior to the 18th century medieval settlement was around the farm complex of Ningwood Manor and along the lane joining the Cowes-Yarmouth and Newbridge-Wellow roads. By the late 18th century, settlements are recorded at Ningwood Manor Farm, and at several other locations (see Appendix). Each dwelling was largely self-sufficient and had land around it to grow fruit trees and vegetables.

4.2 Population expansion in the 19th century, coupled with improvements in communication and the construction of the railway, its station and passing loop had a significant impact on the area. The lane became a road and was renamed Station Road, and it is along here that the majority of dwellings are located.

4.3 In the early 20th century the village and the Island benefitted from Dr. Wyndham-Cottle's benevolence. Four Alms houses were built on Warlands Lane and the Wyndham Cottle Horses' Home (now Wyndham farm) on Station Road (see Appendix).



4.4 Post World War II constructions are mainly infill, identifiable by their use of reconstructed stone and other modern materials.

4.5 All the dwellings along Wellow Road and Wellow Top Road face open country. Most dwellings enjoy superb uninterrupted views across open farmland; south and southwest to the Downs, west to Ningwood Hill and north and east over woodland towards Hamstead, Shalfleet and the Solent. These views are recognised to be of particular importance to the character of the village, giving an impression of space, to both visitors and residents alike.

Station Road has 28 properties situated along the west side of the road, and 13 on the east. The main road, including Hamstead Drive, has 12 on the north side and 5 on the south, and Wellow Road has 10 all on its north side. Warlands Lane has 4 on its north side and 3 on its south side. Wellow Top Road has 7 properties, all on its south side. The low-density, varied housing which is predominantly ribbon-like in character, has evolved over centuries, providing spacious plots with kitchen gardens, orchards and hedges of traditional species surround each dwelling. The majority are detached, and most have distinctly large frontages set well back from the road. All dwellings were originally built facing or at right angles to the road and are well spaced.

There are no estate type developments, or housing association properties. All are in private ownership, although some letting is practised.

4.6 There is no central focal point to the village. However, the school is used whenever suitable or convenient for community events although the size of the grounds restrict wider community use. The re-alignment of Station Road after the closure of the railway, re-created a focal point called Ningwood Green. (Ningwood Green should not be confused with Ningwood Common, as the latter is in another part of the parish, situated on Ningwood Hill). There is generally a lack of open recreational space for the community to enjoy.

Settlement Guidelines

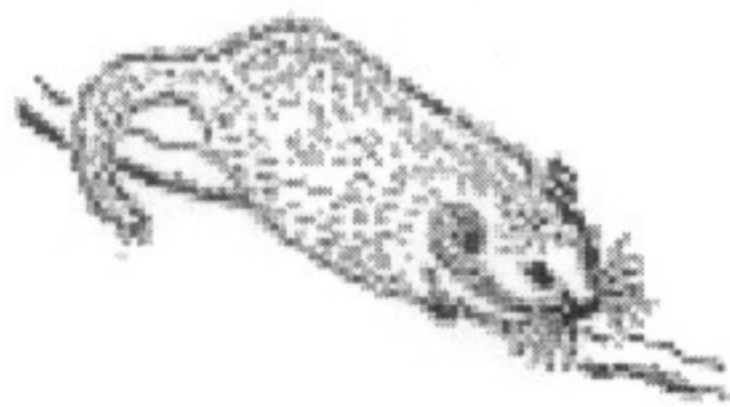
- The village of Ningwood comes under the UDP policy on General Location of Development ; objective 4.2 G1; "Development will be expected to be located within settlements defined in this plan by development envelopes. Land outside these boundaries is considered to be countryside where development, other than exceptions in other policies or proposals, will be resisted."
- A coherent overall strategy is needed to increase the extent and variety of public spaces. Footpaths, bridleways and cycleways should be developed and enhanced to increase direct access to the countryside by making use of permissive access agreements. Any future open spaces should be carefully managed.
- Protection of "Green Gaps" between and within settlements UDP objective 4.11 G2. "Proposals for development which will lead to the consolidation of scattered, dispersed or low-density development will not be permitted." Lateral extensions to existing buildings should maintain gaps, which provide views out of the village.
- Community initiatives can provide and enhance recreational open spaces.

5. Character of the Landscape Setting

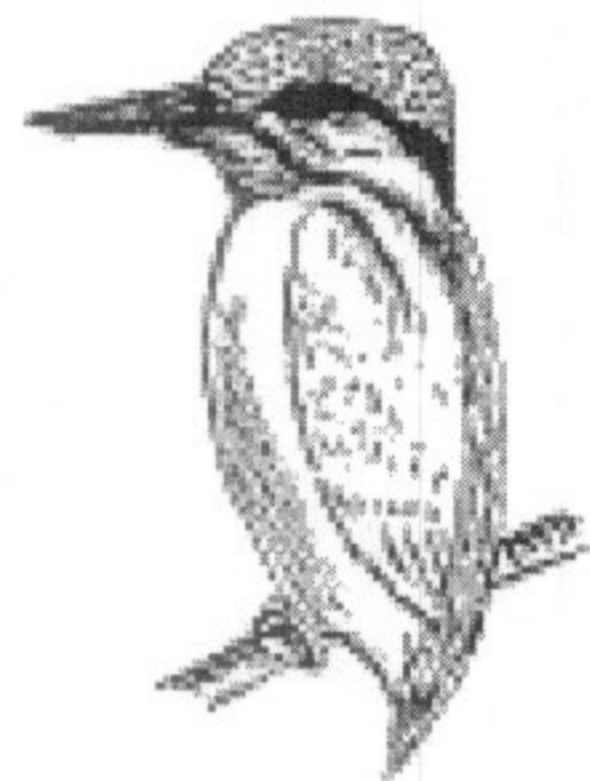
5.1 Ningwood is set in undulating landscape in the West Wight, close to the Solent and in a rural environment. It has an average height above sea level of 20 metres. The fairly heavy clay content of the soil dictates that the surrounding farmland is mostly classified as grade 3, and is used for dairy farming with a few arable crops.

5.2 Farms, smallholdings, nurseries, forestry and a riding stable are characteristic current features of the village environs.

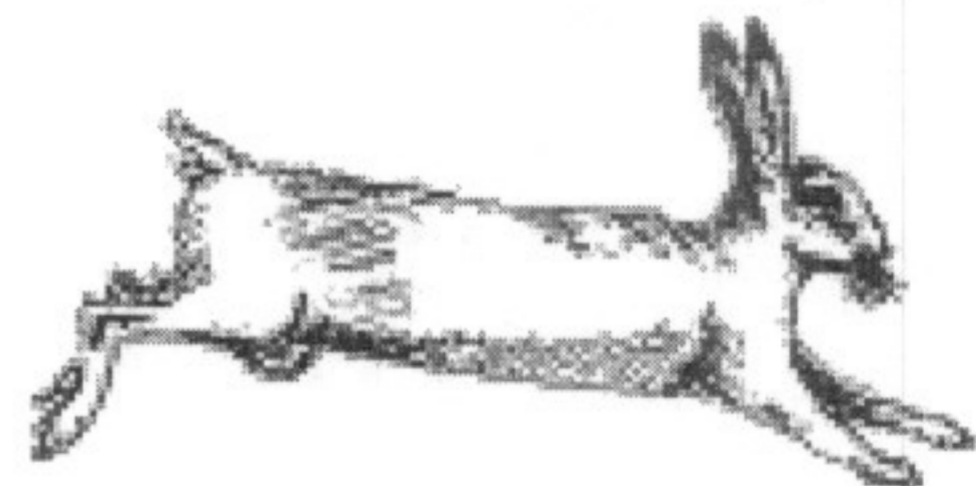
5.3 Certain areas within and on the boundaries of Ningwood are governed by specific management techniques due to their designation for reasons of conservation and National importance; i.e. Nunneys Wood, which is an ancient woodland and includes rare species such as Sawwort and Wild Service Tree, and Atkies Copse, a nature reserve managed by the Isle of Wight Natural History and Archaeological Society. Both these areas are designated as Sites of Importance for Nature Conservation (SINC) in the Unitary Development Plan for the I.O.W., and together with a noted area behind Ningwood Manor Farm are all important areas for plant and wildlife typical to the Island. Including



Dormice and Red Squirrels, other resident species of special interest in the area are: Badgers, Hares, Grass Snakes, Slow-worms, Skylarks, Barn Owls, Kingfishers and Glow-worms. Due to the recent trend in farming practices several fields have been 'set aside', providing an ideal natural habitat for birds of prey, including Buzzards which are regularly seen hunting in the area.



5.4 The Saltmarshes along the edge of Ningwood Lake form part of the Newtown National Nature Reserve (N.N.R.), and have been designated as being internationally important for birds and plants. Saltmarshes and estuaries that are relatively free of pollution and development are rare habitats in Europe and the value of this site is increased by the adjacent ancient woodland, giving a near natural habitat type.



5.5 There are three main streams within the area.

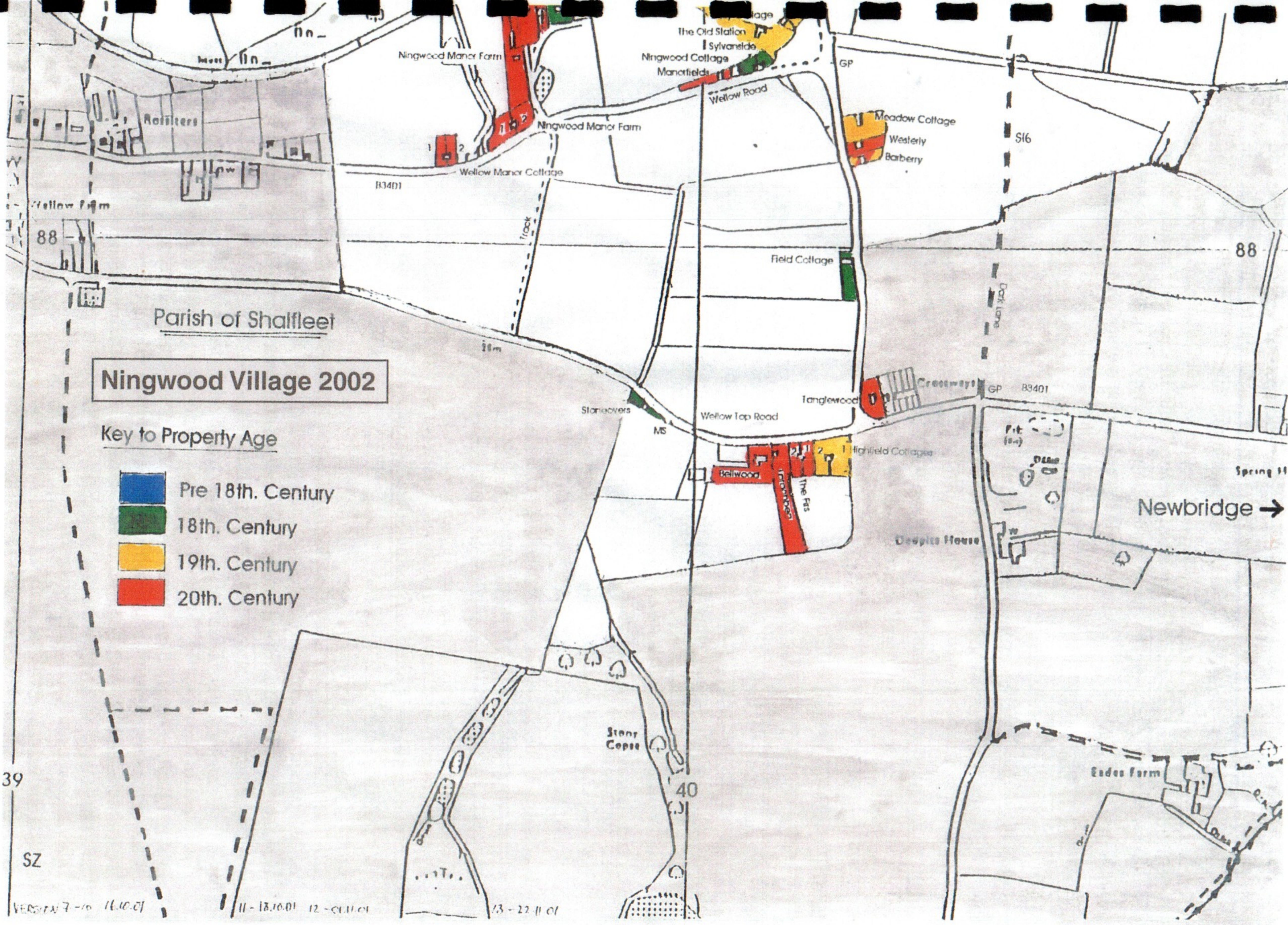
Two of these run across farmland from south to north and empty into the Western Haven part of the Newtown Creek. They are:- Adams Brook which runs from Wellow Top Road, and Atkies Stream which rises in Lower Dodpits Farm. The third is Thorley Brook, with its tributary of Holbrookes Stream, emptying into the river Yar. The water table is quite high and there are wells in the older properties. There are three ponds in the area, two at Lower Dodpits Farm and one in front of Ningwood Manor Farm. All were influenced by the presence of local brick-making.



Ningwood Village 2002

Key to Property Age

- Pre 18th. Century
- 18th. Century
- 19th. Century
- 20th. Century



VERSION 7-10 11.10.01 11-18.10.01 12-01.11.01 13-22.11.01

11



The ancient willow near Dell Cottage

5.6 The management of trees, shrubs and hedgerows differs significantly throughout the area, from non-intervention to heavy intervention. The majority indicate good management from the point of view of wildlife, however examples can be found to the contrary. Locally, mature native broad-leaf tree species include Oak, Ash, Willow, Poplar, Lime and Beech. Other tree features include Holm Oak, Macrocarpa, and Pine. Hedgerow species include Hawthorn, Blackthorn, Elm, Hazel, Spindle, Dogwood, Privet, Wayfarer Tree and Field Maple.

Major distribution electricity power lines traverse the village and have a significant impact on some of the views.

Landscape and Wildlife Guidelines

- Plant native species to retain the landscape character and to benefit wildlife in the area.
- Character to be maintained when designing detail such as bridges, signs, gates, and stiles.
- Where possible the Utilities should be encouraged to reduce the number and frequency of overhead power lines and take these underground.
- Landowners and householders can protect existing wildlife environments and help create new habitats in the form of copses, hedgerows, ditches and ponds, and open spaces of rough grassland. Advice is available from the Wildlife Trust.
- Property owners and landowners should be aware of the possible archaeological importance of their sites and contact the Island's Archaeological Unit where appropriate.
- It is essential to preserve the stretch of open countryside between the boundaries of Ningwood and the surrounding villages, particularly Shalfleet, because their character is different. See also the UDP policy statement G2, in the settlement pattern section.
- This area of the West Wight has many designated sites:- Areas of Outstanding Natural Beauty, Sites of Importance for Nature Conservation, Heritage Coast and Sites of Special Scientific Interest which come under the policies of the UDP Section C1, and the environs of these sites, such as the village of Ningwood, can upset the fragile balance of these conservation areas.
- The limestone downs to the south of Wellow Top Road are a major aquifer for the supply of drinking water for the West Wight.

- Any discharge of effluent, sewage, chemicals or other pollutants will have a detrimental effect on the landscape, wildlife and aquifer. Steps must be taken to keep this to a minimum. This also applies to all run-off, domestic and commercially-used water.

6. Buildings



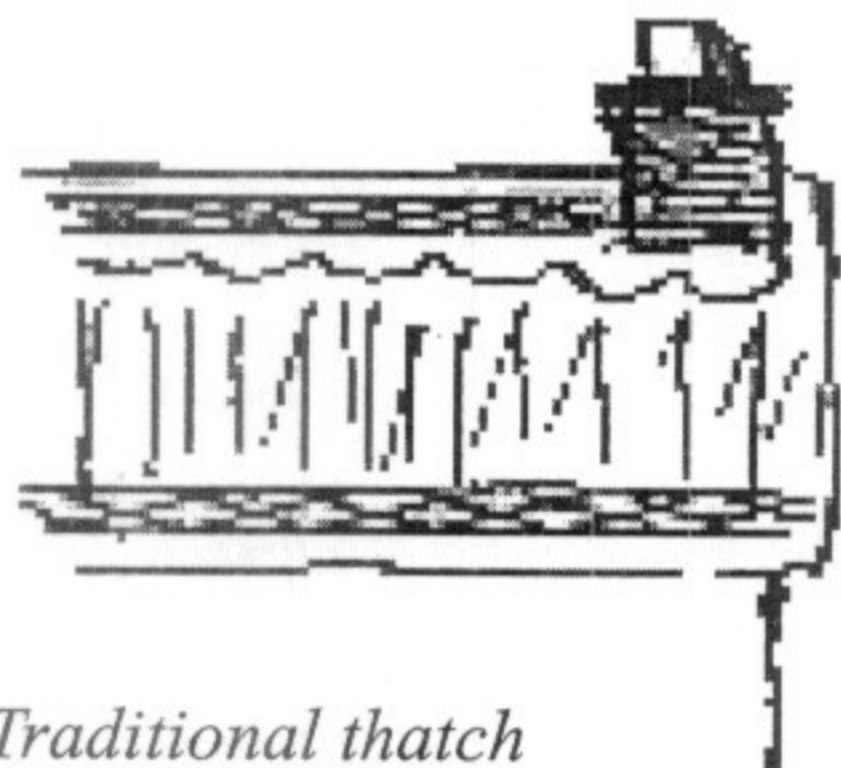
Typical 'all round' thatch

6.2 The early buildings used locally available materials, in particular coursed Bembridge limestone rubble walls, oak for joinery and thatch for roofs, e.g. Orchard Cottage and Byfields. The earliest surviving buildings are from the 16th century. These are constructed from the limestone blocks dug from the local stone quarries with local hand-made bricks used for chimneys and window jambs. Most of the original thatched roofs have been replaced with Welsh slate that became readily available in the Victorian period. Looking at older properties, it can be seen which ones were formerly thatched by the exposed gable ends e.g. Ivy Cottage, Walnut Tree Cottage.

6.1 Ningwood is characterised by the variety of its buildings, the building materials used and the style of construction which have evolved over time, influenced by transport and technological change.

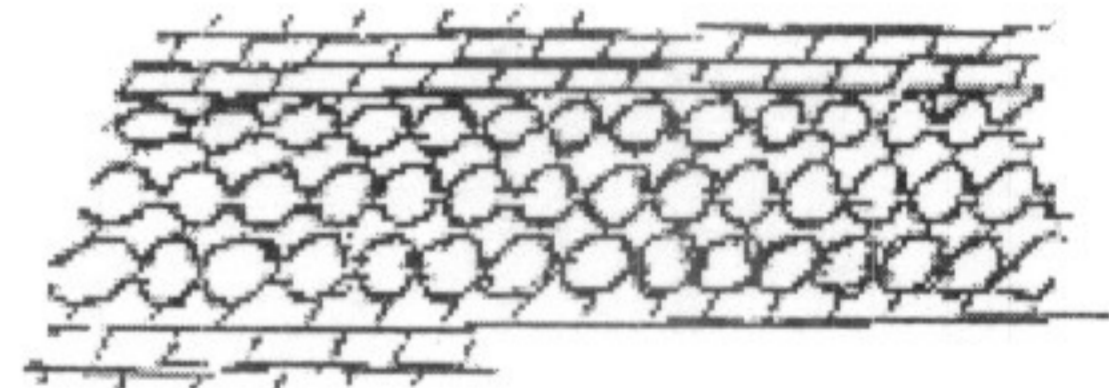


Re-clad exteriors



Traditional thatch

6.3 In the 18th and 19th century fired clay products became more dominant, particularly with the opening of several local works producing bricks, peg tiles and land drain pipes e.g. Hamstead Lodge roof (illustrated below). Within the area these are predominantly red.



Decorative tile patterns

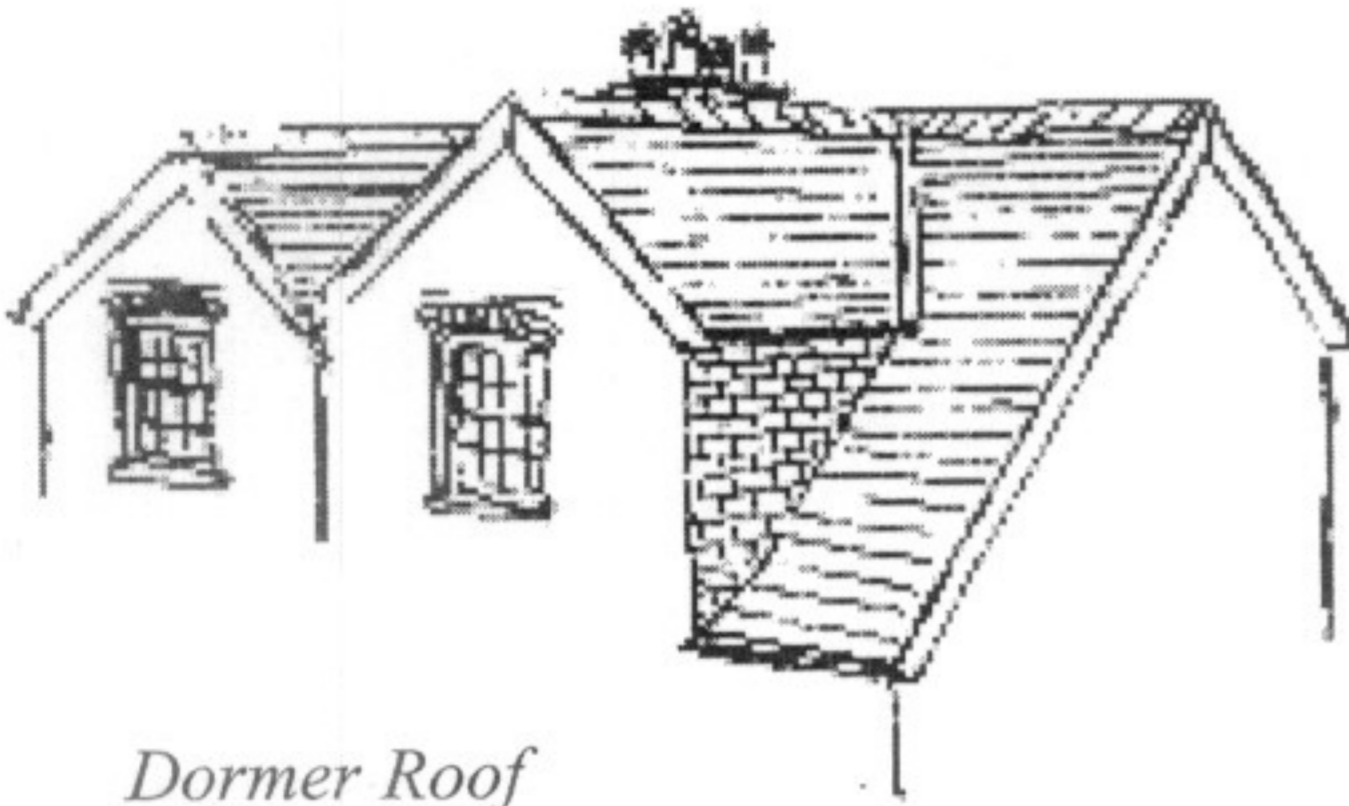
6.4 Lath and plaster external walls have been clad or replaced with bricks, e.g. Eremue and Temperance Cottage. The latter of these has the only remaining air raid shelter in the village built during the Second World War. This was built above ground due to the nature of the heavy clay subsoil, with its high water-table. This in turn has limited the building of cellars in the village.

6.5 The post war period saw the demise of Island brick-making, pre-cast concrete products becoming dominant. Walls were constructed with Island-manufactured, sand-faced blocks. Roofs were covered with interlocking single lap tiles giving rise to a shallow pitch e.g. Blue Cedars, Stonecot. Other features in the village are colour wash and pebble dash rendering, horizontal timber cladding and shingles. Wooden

framed casement sash, eyebrow and dormer windows, all with relatively small panes predominate. There are few buildings with coloured glass, but some buildings have replacement PVC frames together with other modern materials and styles. Doors are mainly of wood in a variety of styles.

Patio doors and French windows, when present, are located to the side and rear of properties. There are several flat roofs, a roof balustrade and some properties have porches, verandahs or conservatories.

- 6.6 Extensions and alterations to properties are, in general, well integrated with the original style of the house. Outbuildings are varied in size, material and style; most of them are purpose-built and detached. Dwellings are predominantly detached and two storeys high and most have front and side access. They are well set back from the roads and are bounded by hedges, walls or fences, mostly with gated entrances.



Dormer Roof

- 6.7 There are two mobile homes used as dwellings in the village. Buildings show considerable variety in terms of age, construction materials and size. There is no single style which characterises the village.

Building Guidelines

- ❑ The village of Ningwood comes under the UDP policy on General Location of Development ; objective 4.2 G1.; “Development will be expected to be located within settlements defined in this plan by development envelopes. Land outside these boundaries is considered to be countryside where development, other than exceptions in other policies or proposals, will be resisted.”
- ❑ Extensions and alterations should be well-designed, having high quality architecture and decoration to blend with the character of the building to maintain a unified appearance.
- ❑ Buildings, outbuildings and stabling should be maintained using original or sympathetic materials and details.
- ❑ Acceptable ancillary buildings or structures, such as garages and car-parking areas should avoid obscuring house fronts.
- ❑ Boundary fencing and hedging surrounding buildings should be low level reflecting existing styles and preserving the open views.
- ❑ Any exterior lighting should be sited and directed to maintain “dark skies” and so not detract from the rural character of the area.

- Energy-saving measures, such as double glazing, are to be encouraged when alterations, modifications or renovations are being considered.

7. Highways

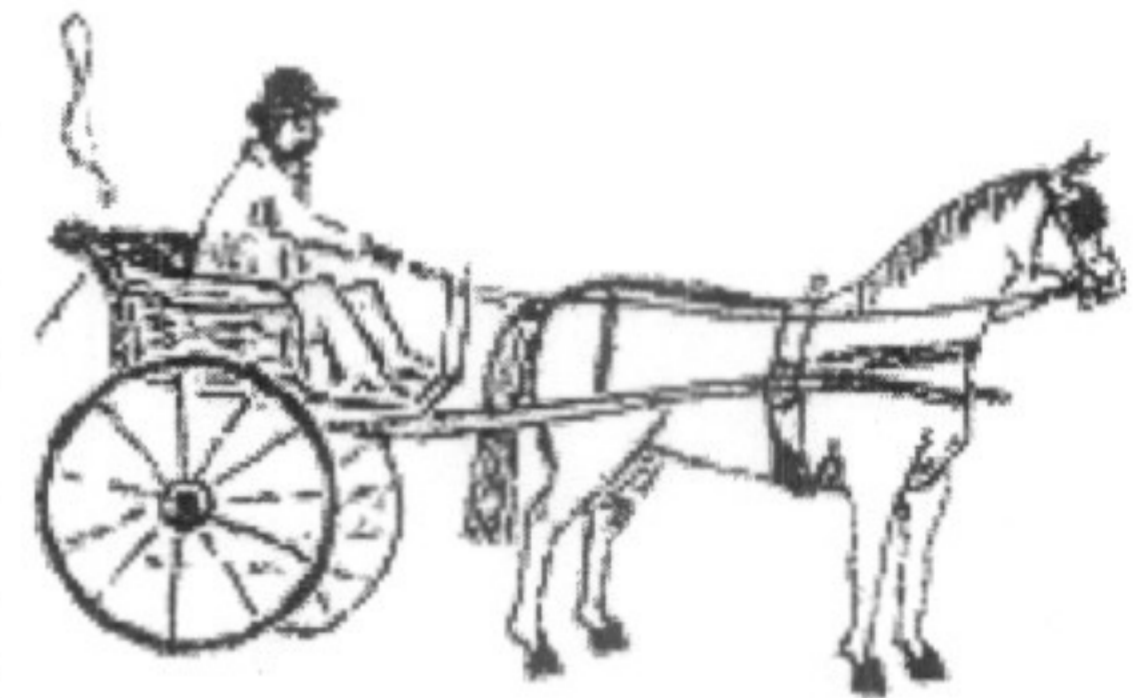


7.1 The area that comprises the village is approximately a mile in diameter. The road system runs mainly east to west with one north to south access. Dwellings and properties that make up the village are located adjacent to the road system. Fields and woodland surround these. Other centres of population, Shalfleet, Newbridge, Wellow and Cranmore are all approximately one mile distant.

7.2 The roads are;-

1. Nearly one mile of the A3054 routed from Yarmouth to the north side of Newport marks the northern side of the village.
2. The B3401 Wellow Road, parallel to and south of the Yarmouth Road (in part-0.4mile) is the route from Yarmouth to the south of Newport and links up with the "Middle Road" at Newbridge.
3. Warlands Lane (in part - 0.4 mile) is generally less than four metres wide and is the ancient trackway linking Ningwood to Shalfleet.
4. Wellow Top Road (in part - 1mile) is another road generally less than four metres wide. It links the village of Wellow to the southern end of Station Road as it turns towards Newbridge.
5. Station Road (approximately one mile) is the north to south link between the two classified roads.

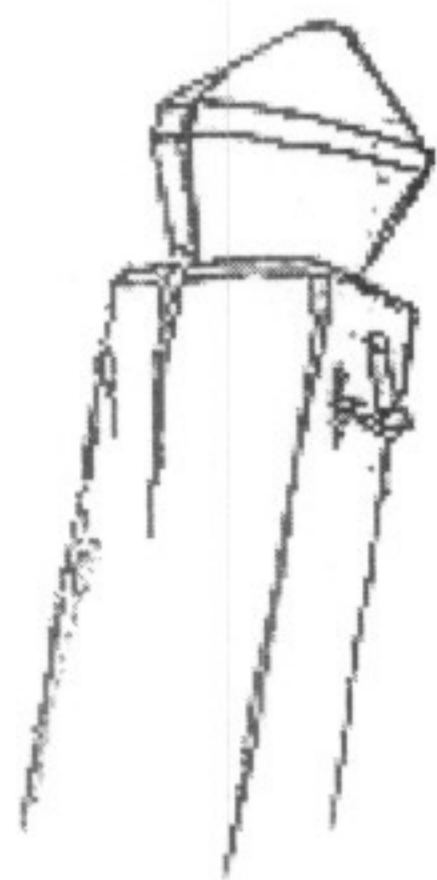
7.3 The minor roads and the B3401 are used by domestic and trade vehicles, heavy grain lorries, agricultural machinery and double decker buses. There are leisure-orientated users such as cyclists, horse riders, pony and trap drivers, walkers, coach tourists and caravaners travelling to the Orchards Caravan Park at Newbridge. There is much 'through traffic' using the village which increases during the holiday season. Any further increase of traffic would have a detrimental effect on the overall ambience of the area.



7.4 A characteristic of the highway system, here and throughout the Island, is that visibility is impaired due to the hedges, fences, walls and banks being directly on the roadside. This also places severe restrictions on roadside parking.

7.5 Speed limits of 40mph exist on the A3054 and on Station Road from the Wellow junction to the school. Other roads are subject to the national speed limit.

7.6 There is a recommended cycle route along Wellow Top Road to the south of the village. Wellow Road and Station Road are, however, much used by cycle clubs for races and trials at weekends, leisure riders, and children attending the local school.



*Hamstead Estate
gate post*

7.7 Six footpaths follow a north/south alignment having been established centuries ago. These are S9, S10, S11, S13, S15, and S27. They all run from the A3054 except S15 which cuts across a corner of Warlands Lane. The northern ones, S9, 10, 11, 27 access Hamstead Estate and S13, to the south, links Warlands Lane with the Yarmouth Road. A single bridleway known as Dark Lane (S16), an ancient trackway, runs along the eastern side of the village connecting Dodpits to Lower Dodpits Farm.

7.8 Pavement exists on either side of the school entrance and along the south side of the A3054 from the school to Ningwood Hill and beyond. Grass verges are infrequent and vary in size. On the eastern side of the public house is a recycling facility.

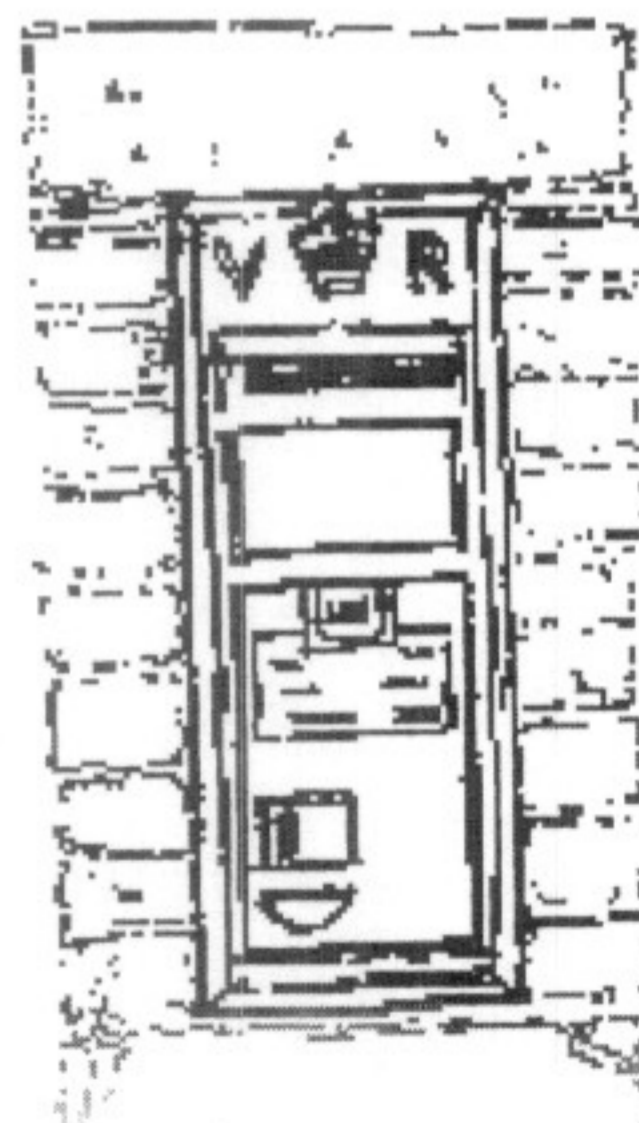
7.9 Drivers wishing to walk on the Hamstead Estate are requested to leave their vehicles in the area provided adjacent to the southern end of footpath S27.

7.10 Overhead cables and telegraph poles, related to electricity transmission and distribution are a noticeable feature of Ningwood, linked to an electricity sub-station situated in Warlands Lane. There is no street lighting in the village.

7.11 There are two pairs of bus stops, one on the Yarmouth road, and the other on Wellow Road which has a modern shelter. The village is served by a regular bus service, on alternate hour spacing, using double decker buses.

7.12 Close to the shelter in Wellow Road is a seat, much used by travellers as a resting stop. There are two letter boxes, one in the wall of the Manor (early Victorian) and the other (modern) on the Yarmouth road. There is a public telephone box at the junction of Station Road and the main road.

7.13 Other information about the village is found via road names, sign and guide posts, milestone and route markers, the pub-sign post, property names, the sign board for the school and separate advertisement boards for the plant nurseries and riding stable. A Benchmark, indicating height above sea level is located outside the pub. Markers on verges indicate where high pressure gas mains and sewers cross highways and hedgelines.



Wall post box

7.14 Houses are generally identified by name rather than number, some denoting history, some by location, others through personal preference.

Highways Guidelines

- ❑ The roads which, in the main, are meandering and narrow with obscure visibility and other problems (banks, drainage, footpaths, services, utility poles and verges) limit future development opportunities both in Ningwood and the locality.
- ❑ The existing cycling and bridleway facilities need to be improved and extended, both in the village and its environs.
- ❑ There is a need for pedestrian links and “quiet lanes” between Ningwood and its neighbouring villages.
- ❑ Road designs need careful planning to reduce traffic speed, in and around the village.
- ❑ Street furniture should suit the village context.
- ❑ Muted levels of lighting should be preserved; downlighting using white light is preferable and should be sited with sensitivity.
- ❑ Seating and other street furniture needs to be of good quality and designed to enrich the character and enjoyment of the area.

Conclusions

Ningwood is a rural community whose character has changed very little over the centuries. It is a village of 83 properties and approximately 170 people, a population level which has grown very slowly over time. This slow pace of change has been instrumental in determining the village and any quickening of pace would alter the character significantly.

Boundary changes in the past have not altered the character of the village but any future changes must be achieved with minimum impact upon Ningwood and the parish of Shalfleet. Small rural enterprises co-exist with private properties. There are few public buildings and limited recreational facilities.

Ningwood has a diversity of wildlife which reflects the local habitat, its geography and underlying geology.

There is great variety in building design and construction with each property being individual and all privately owned. They are set in their own plots of land with uninterrupted views at the front or the rear of buildings. Mature gardens and copses prevail with a preponderance of indigenous species of trees, shrubs and plants.

Access routes have shaped Ningwood and any future transport developments should be considered carefully to ensure the village character is preserved.

This balance between nature and people has been a slowly-evolving process and for the mutual benefit of all this must be managed.

Appendix 1 Properties in Ningwood.

Prior to the 18th Century:- parts of The Horse and Groom Public House and Ningwood Manor.

18th Century:- Brickfield Cottage (Field Cottage), Brookside Cottage, Byfields, Dairy Farm Cottages, Endfield Farm, Green Farm, Hamstead Lodge, Ivy Cottage, Lower Dodpits Farm, Ningwood Cottage, Sylvanside, Ningwood Manor, Ningwood Manor Farmhouse, Orchard Cottage, Pitts Farm, Popes Cottage, Stonewell (Stoneovers), The Cottage, The Horse and Groom public house, Walnut Tree Cottage and Woodslades.

19th Century:- Barberry, Dell Cottage, Eremue, Highfield Cottages, Holly Cottage, Meadow Cottage, Providence Farm, Rose Cottage, Stick Cottage, Stoneclose, The Old Station, The School, Temperance Cottage and Westhill Cottages.

20th Century.- Barberry, Bareknuckle Barn (Ningwood Green Barn), Barnfield, Bellwood, Blue Cedars, Brookwood Barn, Cedarwood Cottage, Tidworth (Cottle House), Delphis, Evergreen, Endfield Cottage, Home Acre, Homelea, Kimberly, Suncourt, Lantern Cottage, Larachbeg, Little Acres, Manorfields, Ningwood Dairy Farm, Ningwood Manor Cottage, Nunneyswood, Nunneyswood Cottage, Nunneyswood Cottages, Sun Meadow, Stonecot, Tanglewood, The Ashlar, The Barn, The Firs, The Granary, The Old Barn, The School, Tickety-Boo, Wellow Manor Cottages, Westerly, Wyndham - Cottle Alms Houses, Wyndham Cottle Horses' Home (Wyndham Farm). A new farmhouse has been built to serve Ningwood Manor Farm.

Property names indicated in brackets () are the current names of properties where changes have occurred.

Listed Buildings and Properties with recorded historical interest.

Grade II Listed :-

Ningwood Manor, Ningwood Manor Farmhouse.

Historical Interest (Post Medieval properties) :-

Green Farm, Popes Cottage, Hamstead Lodge, Horse and Groom, Brookside Cottage, Brookwood Barn, Orchard Cottage, Pitts Farm, Shalfleet Primary School, Woodslades, Byfields, Lower Dodpits Farm, Green Farm, Sylvanside, The Old Station, Ningwood Cottage, Field Cottage, Ningwood Manor Farm (Barn & Farm Building), Ningwood Dairy Farm (Barn & Farm Building), Ivy Cottage, Ningwood Dairy Farm Cottage, Hunters Moon, Walnut Tree Cottage, The Cottage, Providence Farm (Circular Feature & Ridge and Furrow), East of Field Cottage (Circular Feature).

Scenes around the Village



Ningwood Green



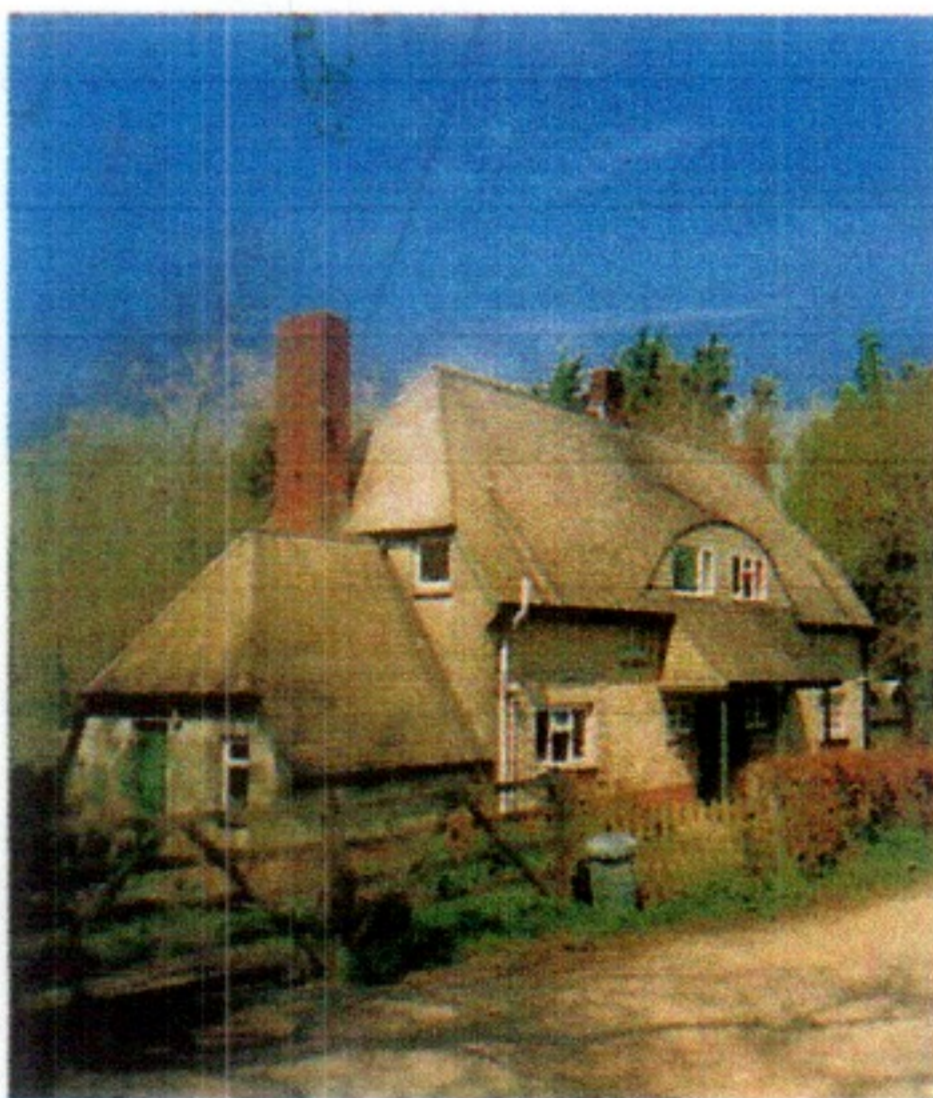
Dark Lane



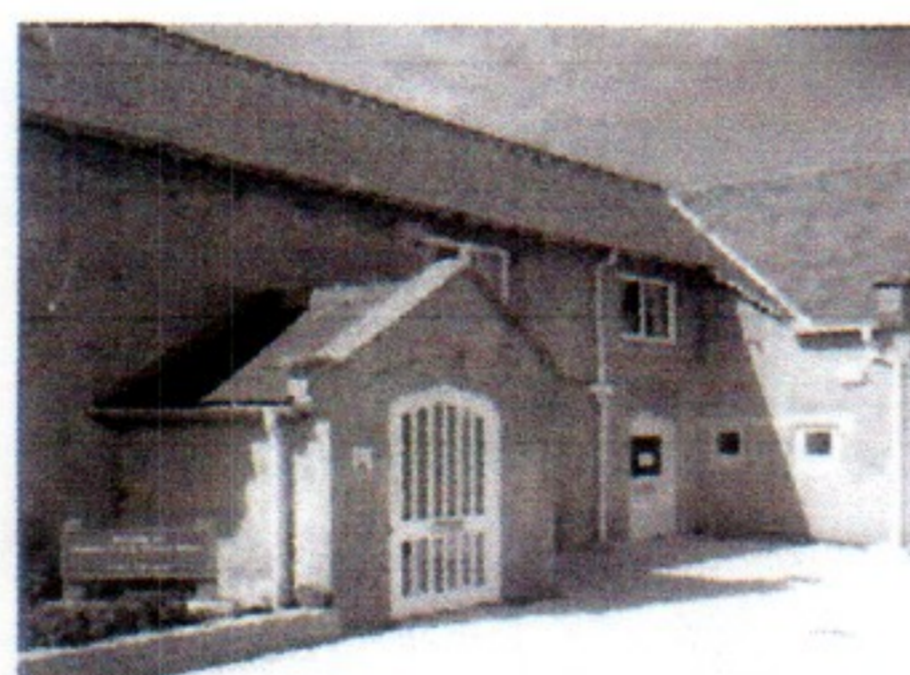
Pub Sign



Green Farm Entrance



Nunneyswood Cottages



Shalfleet Primary School



Ningwood Cottage & Sylvanside

This Village Design Statement was produced by the residents of Ningwood in consultation with the people of Ningwood and with the support of Shalfleet Parish Council.