



Directorate of Environment and Neighbourhoods
Director **Stuart Love**

Revision of the Brighstone Conservation Area

Appraisal

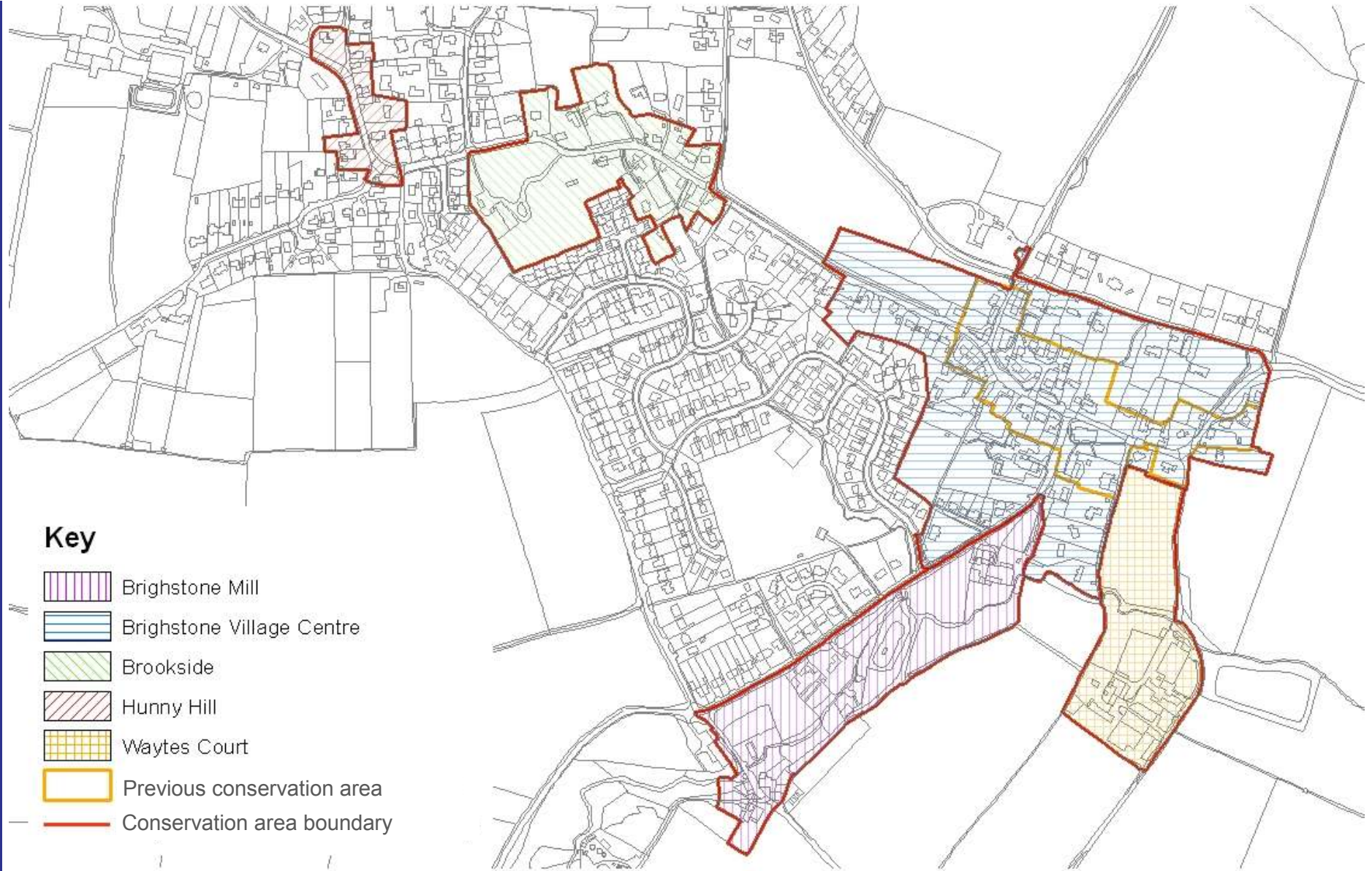
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Conservation & Design
Planning Services

01983 823552
conservation@iow.gov.uk

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Key

-  Brighstone Mill
-  Brighstone Village Centre
-  Brookside
-  Hunny Hill
-  Waytes Court
-  Previous conservation area
-  Conservation area boundary



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Introduction

Local Planning Authorities have a duty under The Planning (Listed Buildings & Conservation Areas) Act 1990 to designate as conservation areas any areas considered to be of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance.

The character area boundaries are inevitably subjective in complex environments, and are based not only on architectural, land-use or historic attributes, but on the dynamic experience of walking or driving through an area. Map based boundaries are taken into consideration, but sensational qualities such as the awareness of enclosure or openness and degrees of noise and activity are also important in defining edges to character areas and the conservation area.

In coastal areas, the boundaries may follow the line of the mean low water mark which is the extent of the jurisdiction of the Council and so is used for consistency.

The legislation also makes provision for schemes to enhance the area, so the inclusion of areas of potential allows for schemes to be put forward which will improve the conservation area in keeping with its own individual character, and to the same high standard.

Designation **does not** mean that development cannot take place within the proposed conservation area or within its setting. Designation means that special consideration is required for applications within the conservation area to ensure that any demolition is justified and that schemes (which are acceptable on all other planning grounds) are of a suitable design and of a high enough standard. This additional level of consideration allows Members to insist upon the best possible standards of design within a conservation area, and allows them

to refuse the poor and mediocre with confidence.

Brighstone Conservation Area (revised)

The area under review falls within the parish of Brighstone and contains a previously designated conservation area, first designated in 1969. With the assistance of Kevin Stubbs (Historic Building Consultant), the Council have reviewed this designation. The Brighstone Conservation Area is now proposed to include the historic core of the village of Brighstone, Waytes Court, Brighstone Mill and the surrounding area, Brookside, and Hunny Hill.

The conservation area is situated approximately one mile from the coast in the southwest of the Island and lies within the Isle of Wight Area of Outstanding Natural Beauty (AONB); it is also part of the Tennyson Heritage Coast. The area contains a number of historic farm complexes. Traditionally, the economy of the area was based primarily on agriculture and stone quarrying. Today the settlement is a large commuter village with extensive housing estates to the southwest of the original village core. The area offers a range of facilities including: a village hall, primary school, church, chapel, post office, public house, doctors' surgery, recreation ground, and shops.

The proposed conservation area is linked to other settlements in the area by the B3399, which is an historic route running along the foot of the downs. The downs rise steeply to the north and are linked to the village by a number of ancient trackways, which also continue down to the coast. In this area the coastal plain is open arable land with dispersed working farms. There are long distance views south to the coast and north to the downs.

Historic development of the settlement

Brighstone is not specifically mentioned in the Domesday Book. The first firm documented reference to the settlement is in 1212 as "Brihtwiston". A small sketch map of c.1750 shows a medieval open common field system with cultivation strips in the area around Brighstone Mill. The village centre is shown with the church and a number of houses along the road to the west, mainly owned by two landowners. There were also five individually owned cottages. The first edition of the 1810 OS map shows a mosaic of small enclosed fields with little evidence of the former larger open field system.

Archaeology

Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. However, the historically diverse nature of settlement within the area makes it difficult to define specific areas of archaeological potential. In the past a number of prehistoric artefacts have been discovered including a polished Neolithic flint axe head and, last century at Buddlehole Spring near Rock, a number of Roman finds.

The main areas of archaeological potential are in the immediate vicinity of the church, the area around Waytes Court and those areas already shown to be occupied on the 1750 map. However, 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. The results of this archaeological work may show that impact of proposed development on archaeological remains is inappropriate or needs to be modified.

Character of the conservation area

The historic interest of the Brighstone Conservation Area is derived from the survival of the dispersed settlement pattern

of earlier periods with the gradual development of more nucleated settlements around the church, the medieval manor of Waytes Court, and major farms. A small number of higher status farms survive from the late 17th and 18th centuries and reflect the dependency of the settlement on agriculture. Historic maps illustrate the slow growth and consolidation of the village in the 19th and 20th centuries. The majority of modern development took place after World War II and lies outside the heart of the historic village and the more dispersed historic rural settlement. Most buildings are in residential use and some have supporting agricultural outbuildings.

There are thirty-seven listed buildings and structures within the conservation area boundary which are all listed Grade II with the exception of the Church of St Mary which is listed Grade I; the structures include a 19th century milestone and a gravestone in the churchyard. In addition there are a number of buildings of particular significance within the conservation area boundary. The dwellings are predominantly cottages, many of them one and a half or two storeys in height with hipped or gabled roofs. In addition, there are examples of higher status 17th and 18th century farmhouses and later 19th century houses and specialist buildings (shops, reading rooms, village hall, and public house).

The majority of the historic buildings were constructed using local materials in a vernacular style which is highly characteristic of the area. Stone or chalk clunch are the prevalent building materials. Stone buildings are generally of rubble construction with either ashlar stonework or brick detailing to corners and window surrounds. Thatch is the dominant historic roofing material, with clay tile and slate becoming popular in the 19th and 20th centuries. The use of large stone slates as a roof material is limited to the church. The majority of traditional cottages and small

houses date from the late 18th, 19th, and early 20th centuries and are generally stone or chalk clunch in construction with some brick being introduced towards the end of the period.

In the village centre buildings generally face onto the adjacent road with the cottages having small front gardens and the higher status buildings set further back behind larger gardens. In the more rural locations the older buildings are usually oriented end-on to the road. Boundaries to plots are traditionally formed by stone rubble walls, particularly adjacent to the roads. In the more rural areas, and for rear boundaries, hedgerows generally form the boundaries. Views through the proposed conservation area, particularly in the village centre, are mainly confined to along the road. However, there are some long distance glimpsed views of the downs to the north and towards the coast to the south.

Condition and the capacity for change

The proposed conservation area is fortunate in that it has not suffered from the intrusion of considerable inappropriate modern development within its historic core which other areas are often subjected to. New development has mainly been confined to discreet areas, well screened from the original settlement. Therefore, the intrinsic character of the proposed conservation area has remained intact.

There is very little further opportunity for infill development within the proposed conservation area. The historic development of the area is principally one plot deep, with dwellings either parallel or end-on to the road. The 18th and early 19th century dwellings, other than the major farmhouses, are generally small one and a half or in some cases two storey cottages, which define the scale and massing of historic development within the area. The late 19th and early 20th century buildings, although sometimes larger in scale are

generally in harmony with the more historic cottages. Open spaces and views throughout the area are important in retaining the rural nature of this proposed conservation area.

As with any other developed areas, the proposed conservation area is under pressure from modern living. The key pressures are:

- **Parking.** The loss of boundary treatments, such as traditional walls or hedgerows, to provide off road parking. This can detract from the traditional rural character.
- **The use of modern building materials and the pressures of meeting current building regulations** (for example, requirements for insulation and the use of double glazing). This has become noticeably prevalent on the Island and steps should be taken to control the type, design and profile of any replacement windows.
- **The conversion of historic farm buildings to modern uses.** It is important that any conversion scheme respects the intrinsic agricultural nature of these historic buildings and that inappropriate openings and modern details are avoided. These buildings are often prominent within the landscape and have a great historic relevance to the agricultural history of the proposed conservation area.
- **Pressures for development and redevelopment.** This may lead to inappropriate infill dwellings and inappropriate extensions to buildings of local interest. This, in turn, may adversely affect open spaces and views through out the area.

Public realm and paving

The centre of the village along Main Road (B3399), between the church and the village shop, is served by a typical asphalt

footpath. However, the footpath joining the village core and Brookside has been carefully detailed for its more rural location, using a natural coloured bound gravel surface and broad green verge separating it from the road. There are some double yellow lines within the village core which are more associated with busy urban centres rather than rural locations. Overhead wires and associated poles also make a detrimental impact on the proposed conservation area, particularly within the vicinity of St Mary's Church and where they feature in the views throughout the proposed conservation area.

Trees, open spaces and views

Key characteristics:

- Scattered examples of large individual specimen trees throughout the proposed conservation area.
- Some instances of wider verges.
- A number of important open spaces.
- Hedges are important enclosure features, contributing to the character of the area.
- Several areas of farmland which are crucial to the setting of the built environment and the views in and out of the proposed conservation area.

A significant part of the character of the proposed conservation area is derived from the contribution made by trees, hedges, open spaces, and other natural elements contained within it, including the watercourses. A number of important trees have previously been identified and are protected with Tree Preservation Orders. The designation of the proposed conservation area will extend some protection to all trees over a certain size within its boundary. Hedgerows are also an important boundary feature, particularly to the roadside and gardens, and these are easily lost through farming practices, disease, poor management, or development pressures.

Open spaces within the proposed conservation area are important as they help to define the built environment and create a sense of place. The important open areas are the churchyard, the graveyard, the school field, the village recreation ground, the area to the north of Berry Barn, and the wide verges along Main Road and New Road.

The important views noted throughout this conservation area appraisal contribute to the character and setting of the proposed conservation area. These are shown on the proposed Brighstone Conservation Area map. Care needs to be taken to ensure that these views are not lost or compromised by inappropriate development or poorly sited services.

There are small watercourses within the conservation area at Brookside, Brighstone Mill, and Waytes Court. Of particular importance are the leats and streams associated with the former Brighstone water mill. The watercourses and wetland areas are a key source of biodiversity within the conservation area, supporting many types of wildlife.

Sounds and smells

The B3399 road runs through the Brighstone Village Centre, Brookside, and Hunny Hill Character Areas, dominating the character of each of these areas in relation to accompanying traffic sounds and smells. Away from the main road other sounds and smells proliferate; the main activity within the settlement is generated by the through traffic and general residential use. Although there is a small public carpark to service the village centre, the area regularly fills with vehicles making use of the convenient roadside parking.

Typical details

- Most of the older buildings in the area are constructed of materials from local sources. The predominant construction material is stone and chalk clunch, with some instances of brick, and in particular brick dressings to window and door openings.
- Chimneys and chimney pots are a predominant local vernacular feature.
- Thatch, including rare surviving examples of long straw, is the predominant roofing material in the area on the smaller cottages, with tile and slate being prevalent on the later 19th and 20th century buildings.
- Windows and doors are generally traditionally designed and made of timber, although the use of inappropriate replacement windows is beginning to impact detrimentally on the area.
- There are many examples of historic manmade boundary features, in particular stone rubble walls. However in the more rural locations natural hedges predominate.

The details listed above all contribute to the character of the proposed 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.

Positive elements

- Bustling rural settlement.
- Strong historic character to the village core.
- Retention of original plot sizes and form.
- Traditional local building materials.
- Obvious attention to detail paid in an attempt to integrate new builds within the historic core.

- Retains strong visual links with its original landscape setting.
- Many original boundary details survive.
- Retains trees and hedgerows in keeping with its rural setting.

Negative elements

- Higher volumes of traffic in summer.
- Inappropriate replacement window units in some properties.
- Some erosion of traditional boundary treatment.
- Predominance of over head wires and associated poles, particularly in the village core and along the B3399.
- Badly positioned and unnecessary road signs and markings.

Brighstone character areas

The revised proposed Brighstone Conservation Area is divided into five character areas:

Area 1: Brighstone Village Centre

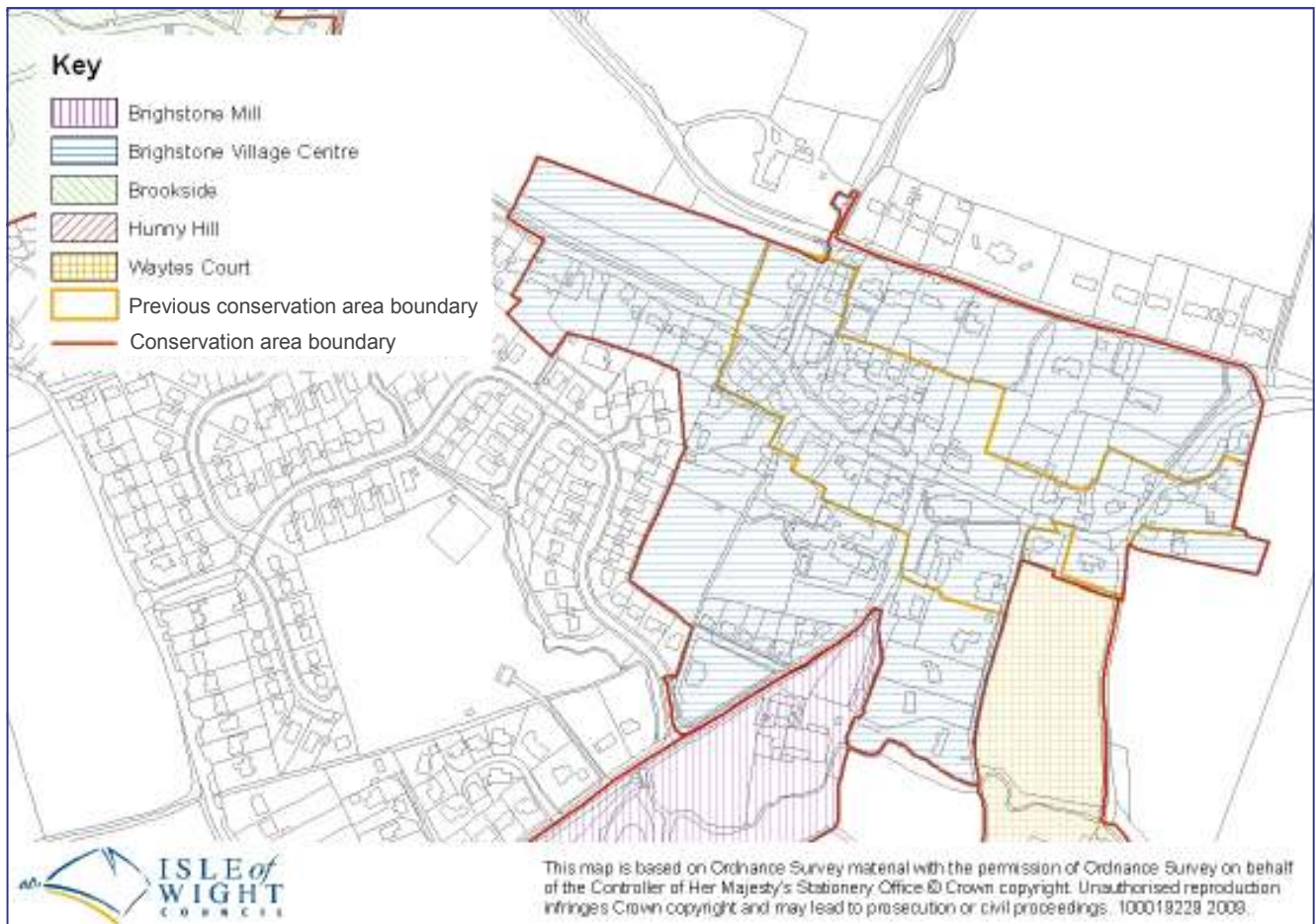
Area 2: Waytes Court

Area 3: Brighstone Mill

Area 4: Brookside

Area 5: Hunny Hill

Area 1: Brighstone Village Centre



Character

The Brighstone Village Centre Character Area forms the heart of the village, a bustling hub of activity and the centre of village life; there is a strong sense of community within the area. Many visitors are attracted by the historic buildings and, in particular, picturesque North Street, a popular and much photographed chocolate box location. The traditional built environment is softened by the abundance of flora throughout the streetscape, adorning the majority of dwellings and public spaces. A strong visual connection to the wider natural environment is created through the long distance views of the surrounding downland. St Mary's Church is a prominent landmark in the overall, predominantly linear pattern of this thriving rural village.



History

There was very little change in the village between 1810 and the first edition of the OS map of 1862. The OS map of 1897 shows a few new buildings and the OS map of 1939 shows a few more. Thus the picture is one of very gradual growth. The great expansion of the village occurred after World War II when the area was chosen as a suitable site for a “rural centre”. Fortunately development has mainly been discrete, in areas to the southwest of the village core. A few more recent houses have been constructed as infill development between the older houses in the village and along Upper Lane. The exception to this is the small new estate on the former Brighstone Tea Gardens site.

Setting

The Brighstone Village Centre Character Area is formed by the historic core of the village, including St Mary’s Church and The Old Rectory. Historic development lies to the north of Main Road, which runs east-west through the majority of the area and bends to the north at the eastern end of the village, curving round to the east. The majority of the historic development lies along this road in a generally linear fashion.

Rectory Lane and Broad Lane are historic country lanes running off the southern side

of Main Road, to the coast. Rowdown Lane runs north off Upper Lane, giving access onto the downs.

Centrally located within the wider settlement of Brighstone, the Brighstone Village Centre Character Area abuts the Waytes Court and Brighstone Mill Character Areas. Such close proximity means boundary lines are somewhat blurred and a strong visual relationship between these character areas is evident. The most notable of these views are highlighted on the detailed Brighstone Conservation Area map.

Qualities and materials

There are eighteen listed buildings within this character area including St Mary’s Church, which is listed Grade I. The remainder are listed Grade II. In addition, two structures within the character area are also listed: an early 19th century milestone and an early 18th century gravestone.

The listed buildings represent a variety of types of vernacular architecture and detailing traditional to this part of the Isle of Wight, including small farmhouses such as ‘Willses’ and a group of late 18th or early 19th century stone cottages with thatched roofs.

St Mary’s Church and The Old Rectory



(also listed) are located adjacent to one another to the south of Main Road. The church has a traditional setting of a surrounding graveyard; there are roads on three sides. The church dates from the 12th century, with 14th and 15th century additions and alterations. It is constructed of stone rubble and has a tiled roof with three courses of stone slate at the eaves. The spire was added in 1720. The church, particularly the spire, is visible in views throughout the wider village area. The Old Rectory, a relatively high status stone building with brick façade, is prominent in views northwest from the Waytes Court Character Area.

The Old House was built in 1580 with a buttery and storeroom added in 1840. It is constructed of stone rubble with a thatched roof. It is of two storeys with casement windows; one original stone mullion window with hood moulding survives. The stone gabled porches were added in the mid 19th century. This building was a high status farmhouse of the period.

Many of the 18th century buildings in the area are constructed of stone rubble with stone quoins and have thatched roofs. 19th century buildings are constructed of stone rubble with brick quoins and have slate roofs.

A number of unlisted buildings are of sufficient quality to make an important contribution to the character area, including: Seven Restaurant, The Three Bishops, The Wilberforce Church Hall, The Old Smithy, and The Reading Rooms. These buildings are constructed of a variety of materials: stone rubble, brick and timber frame, and slate roofs which are a predominant feature. Where modern buildings have reflected the quality detailing and local material palette, and are sensitively sited and of appropriate scale, they have preserved the character of the conservation area (e.g. Silver Cottages, North Street).

Boundary treatments to the curtilages of the historic built environment are represented by traditional stone rubble walls on the roadside or simple hedging. There are one or two instances of non-traditional close boarded fencing which is at variance with the traditional character of this part of the proposed conservation area.

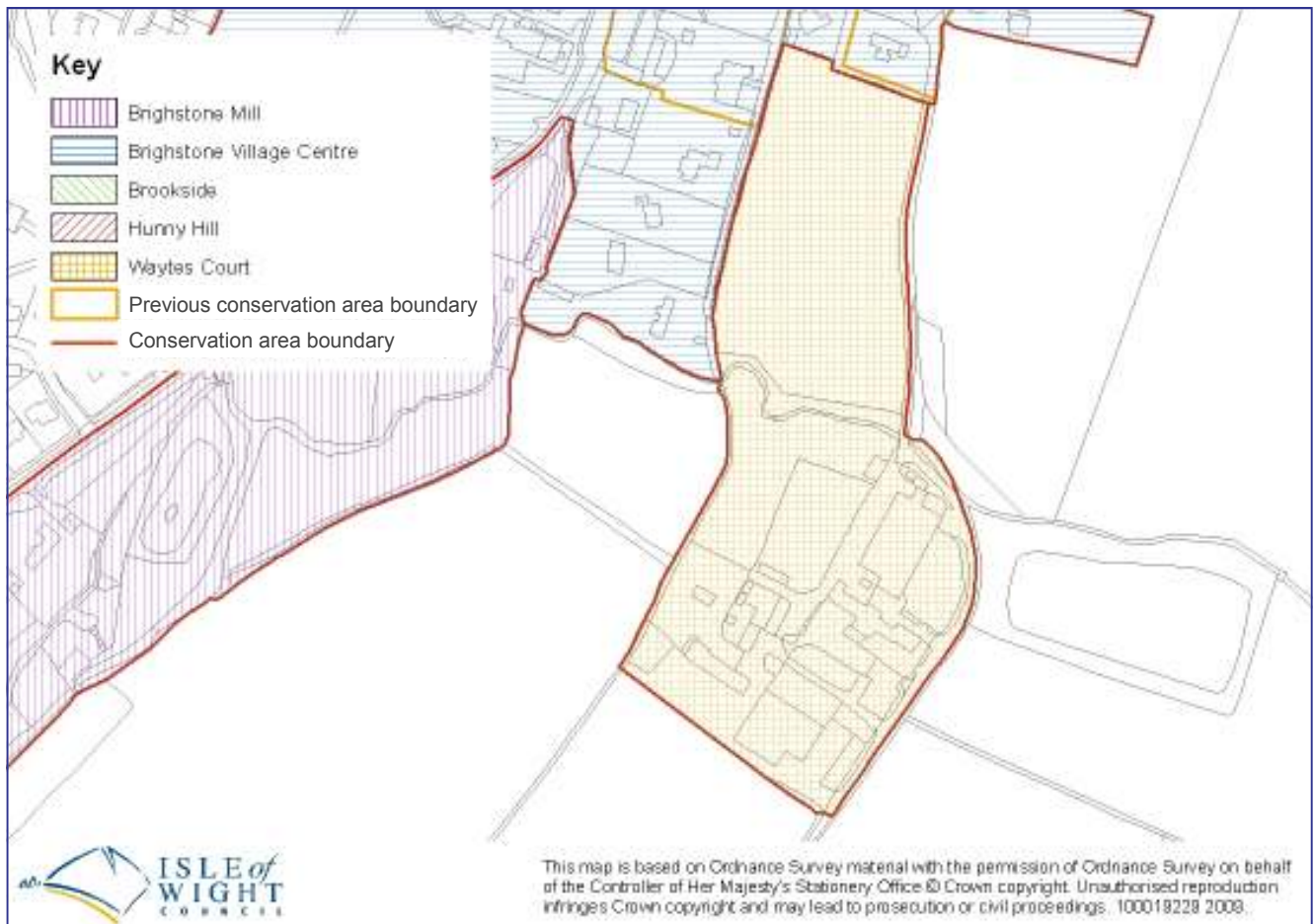
Trees and open spaces

There are few individual specimen trees within the character area but no belts of trees or woodland. Therefore the trees within the churchyard are particularly significant and create a softer green area within the centre of the historic core of the village. Hedges are also a very prominent

boundary feature particularly along the eastern section of Main Road. Some of the hedgerow boundaries feature overgrown hedgerow trees, which soften the more urban nature of the village. One notable tree within this area is the yew tree outside St Mary's Church.

Views into and out of the character area are significant to the north, east, and south. Long distance views out across the downs to the north are particularly important. Locally, the church, particularly the spire, is prominent in views throughout the character area and beyond. Buildings within the character area along the main road often form the end-stop to views due to the curving nature of Main Road at the eastern and western ends and adjoining lanes from the north and south.

Area 2: Waytes Court



Character

A small, contained, rural location with many leafy boundaries; the Waytes Court Character Area has a strong agricultural association. As a working farm, pastoral sounds and smells contribute to the overall bucolic character. Significant views provide visual connections back to the village centre, including the particularly noteworthy and charming view of the bridge over Broad Lane and the surrounding landscape. The watercourse associated with the Brighstone Mill Character Area bisects the Waytes Court Character Area and enhances the strong connection to the natural environment.



History

Waytes Court was a medieval manor, originally part of Calbourne. It appears to have stayed in the Wayte family until 1633. The earliest buildings on site at present date only to the 17th century. During the 18th and 19th centuries other traditional agricultural buildings were constructed and there are also more recent agricultural buildings within the farm complex as it continues to be a working farm.

Setting

The Waytes Court Character Area is located southeast of the main village core, approximately 350m from St Mary's Church. It comprises the farm and farm buildings of Waytes Court and the adjacent fields. The area is bounded by Broad Lane to the east. The landscape is predominately open and gently undulating, providing long distance views to the downs in the north, with the historic village core of Brighstone in the foreground. The open field north of Waytes Court allows for uninterrupted views back to the Brighstone Village Centre Character Area, particularly St Mary's Church.

Qualities and materials

There are three listed buildings, all Grade II, within this character area and all are associated with Waytes Court: Waytes Court Farmhouse, the large barn, and the

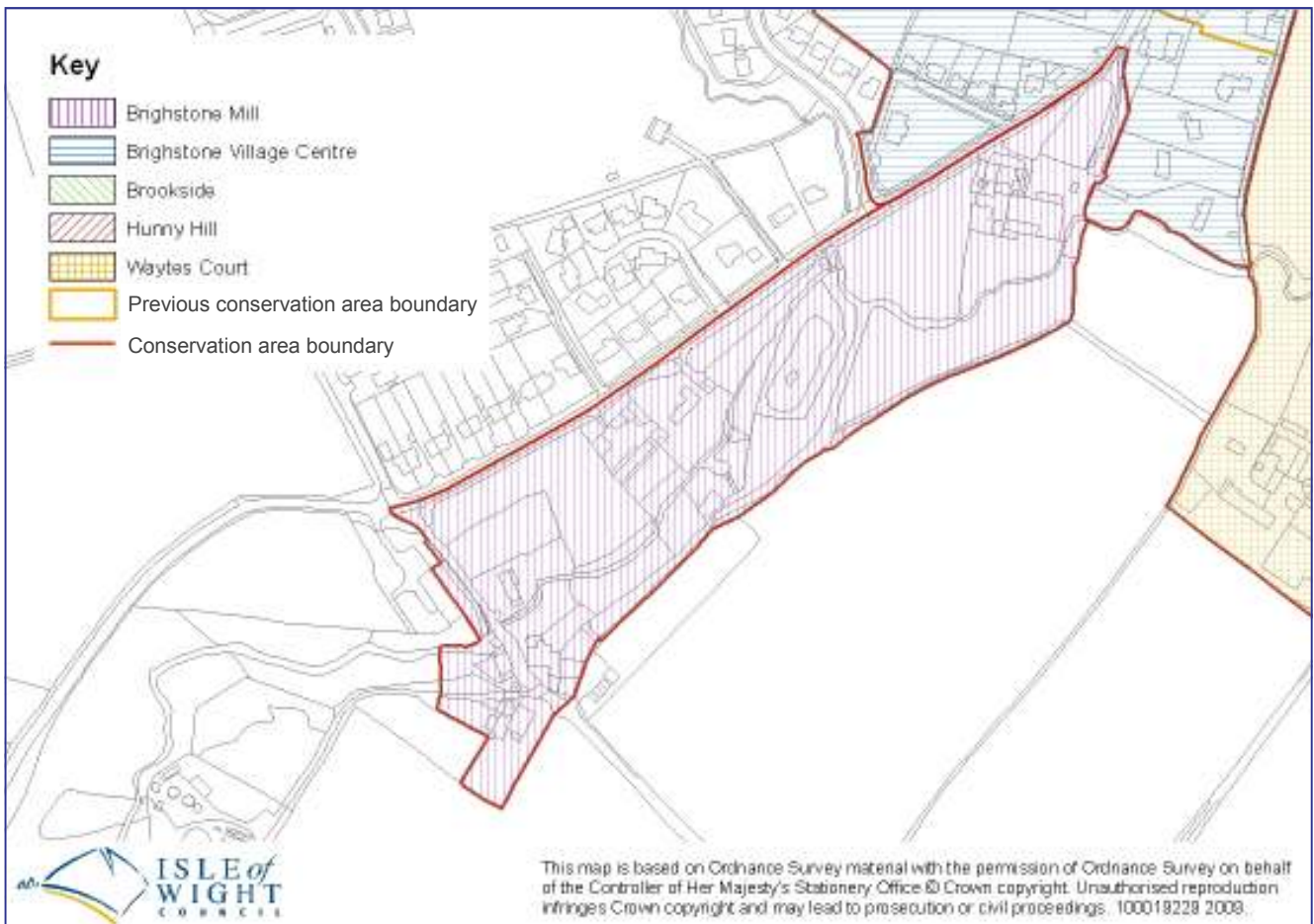
Brew House. Waytes Court Farmhouse dates from the early 17th century. It is built of stone rubble with brick dressings, has a thatched roof, and retains a number of original features. The large barn, dating from the 18th century, is constructed of stone rubble with ashlar dressings and has a partially thatched roof. The Brew House dates from the 18th century and has rubble walls with brick dressings, tiled roof, brick chimney, and casement windows.

This tight cluster of farm buildings, both traditional and modern, have evolved over time to service the needs of this working farm.

Trees and open spaces

The main boundary treatment of this essentially rural area is traditional hedgerows, some containing larger trees. However, Waytes Court is itself bounded by walls of flint and mixed stone rubble. There are also some post and rail fences within the complex. There are glimpsed views from Broad Lane through the agricultural buildings to Waytes Court Farmhouse. The large barn is a very prominent feature in views from the southeast corner of the historic village core.

Area 3: Brighstone Mill



Character

A collection of shady, lush, and green open spaces, the Brighstone Mill Character Area is a predominantly peaceful residential area. The predominance of running water creates a heightened sense of connection to the natural environment. The built environment dates from the 18th and 19th centuries and represents the agricultural and industrial heritage of the area. Stone boundary walls enclose properties, although the principle means of enclosure to the surrounding agricultural land is by hedges and trees.



History

Brighstone Mill was constructed in the late 18th century and extended in the 19th century. The associated farm complexes date from the early 18th century, with 19th century additions.

Setting

The Brighstone Mill Character Area has at its southern end the former Brighstone Mill and Mill House. It contains the mill pond and mill leat, and, at the northern end, the Berry Barn complex. The built environment comprises: the large mill complex, which has now been converted into several domestic properties; the high status Mill House and its associated out buildings; Little Shate; Shate House, a former high status farmhouse with associated farm buildings; and Berry Barn, a complex containing cottages and former farm buildings.

With Berry Barn predating the later addition of New Road (connecting Main Road and Military Road), its setting within the natural environment is notable. The complex is set back from the road and surrounded by the open green space that runs down throughout the entirety of the Brighstone Mill Character Area. Situated to the north, Berry Barn looks out towards the open pasture in the foreground and further south

to Brighstone Mill.

Qualities and materials

Quality historic vernacular buildings characterise this area, seven of which are Grade II listed. These range from the Mill House and Shate House (high status buildings), the Mill (a former industrial building), to lower status cottages and agricultural buildings.

The Mill House is a large early 19th century house built of ironstone rubble with cream brick dressings, slate roof and sash windows. Shate House was formerly a large 18th century farmhouse with an early 19th century cross wing added. The earlier part of the house is constructed in stone rubble with a tiled roof.

The water mill was constructed in the late 18th century and extended in the 19th century. It is built of coursed stone rubble with some red brick and some cream brick dressings. It has a tiled roof and casement windows. Little Shate was formerly a pair of 18th century cottages built of stone rubble with some brick dressings. The roof is thatched and the windows are casements.

Berry Barn is a complex of two cottages and a barn. The buildings date from the early 18th century with 19th century additions. The

buildings are constructed of stone rubble with ashlar stone dressings, however No.1 has an 18th century façade of black brick headers with red brick dressings. The roof is peg tile and the windows are casements. The later buildings are mainly constructed in chalk clunch or stone rubble with brick dressings and slate roofs. Adjacent is a low range of buildings built of chalk clunch block with a slate roof.

A number of unlisted buildings have been identified as being of particular significance. They date from the 18th and 19th centuries and are the agricultural buildings and out buildings associated with the Mill, Mill House, Shate House, and Berry Barn. They are mainly constructed of stone rubble or chalk clunch and make an important contribution to the agricultural and industrial history of the area.

Trees and open spaces

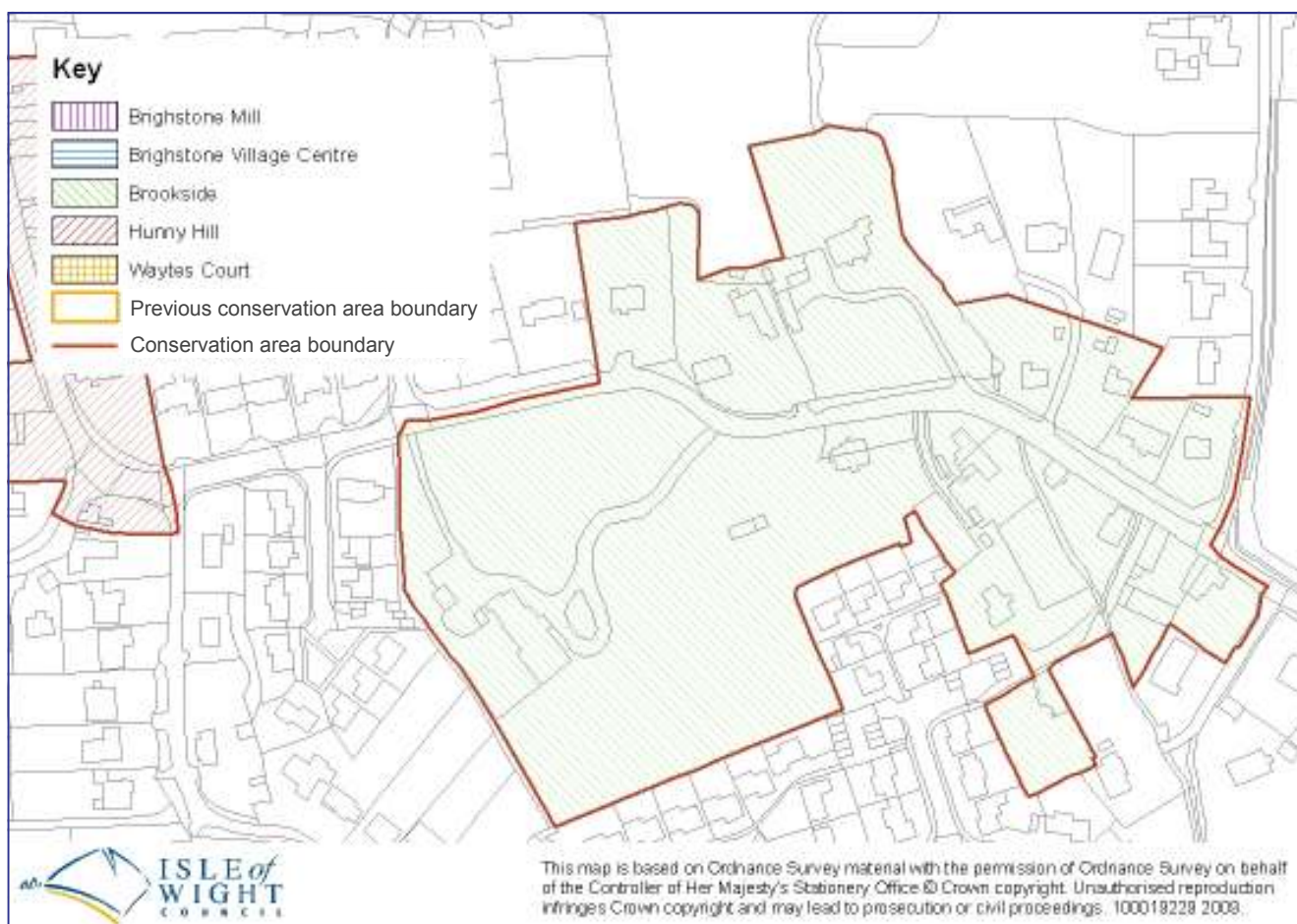
Boundaries to properties are mainly formed by stone rubble walls with hedges around arable land and along the roads. Two notable trees contributing to the local distinctiveness of the area are the Coronation Oak along New Road and the famed Dragon Tree.

The Mill complex is immediately adjacent to the road; cottages and farms are set back from the road with front gardens and stone walls. A particularly noteworthy feature in this character area are the gates at the Mill House. These are traditional wrought iron blacksmith made, hung on either cast iron pillars or, in the case of the large track gate, on unusual open metal work posts containing a complex system for tensioning the wire fencing strands.

Views around the Mill area and the farm complexes are limited due to the concentrated location of the buildings. However, in the open areas between, particularly at the junction of Mill Lane and New Road, there are long distance views

over the character area and towards the village centre. Open spaces apart from the surrounding fields, are mainly confined to the wider verges on New Road and the green area to the north of Berry Barn.

Area 4: Brookside



Character

The Brookside Character Area is shaded in parts by significantly tall overhanging trees; the presence of dappled light contributes to the leafy green sense of enclosure. On both entry and exit to the area longer distance views open up and provide visual connections to the surrounding wider landscape and to other character areas. Stone walls, thatched and tiled roofs, and stone boundary walls predominate and contribute to the overall chocolate box appeal.



History

The 1810 OS map shows a small community evident at Brookside. Today this secondary settlement, once a satellite of the village core, now forms a contiguous element of the village via the linear modern development along Main Road.

Setting

The Brookside Character Area is formed by the settlement of Brookside, where a nucleus of buildings includes a number of early and mid 20th century cottages, a group of 18th and 19th century cottages, and The Lodge a large Edwardian villa. Many of these older properties have boundary walls of stone rubble or flint. These walls contribute to the overall character of the area, following the distinctive bends in Main Road.

The Brookside Character Area is inextricably linked to the surrounding natural environment. Buddlehole Spring, located to the north, is the source of the brook that passes through the area and from which it takes its name. The small bridge over the brook frames this natural feature and offers an idyllic scene to passers-by.

Qualities and materials

There are five Grade II statutorily listed buildings within the character area: Casses

(built of stone rubble with a half-hipped thatched roof and casement windows), Ford Cottage (built of coursed chalk clunch with thatched roof and casement windows), Weirside Cottage (built of coursed stone rubble with large stone quoins, tiled roof and casement windows), Digby Cottage and Brookside Cottage (a pair of small 18th century cottages constructed in random stone with thatched roofs and casement windows), and Grove Cottage (built of stone rubble, stone quoins and red brick dressings, with traditional long straw thatched roof, casement windows and eyebrow dormers. It is built end-on to the road).

In addition there are a number of unlisted buildings identified as being of particular significance: 1 and 2 Brookside Cottages, dating to the late 19th century; The Lodge, a high status large Edwardian villa set in extensive grounds and constructed between 1897 and 1907; and a number of more recent dwellings which have used traditional materials and are designed to reflect the scale and mass of the adjacent older buildings (e.g. Woodham and Moorlands).

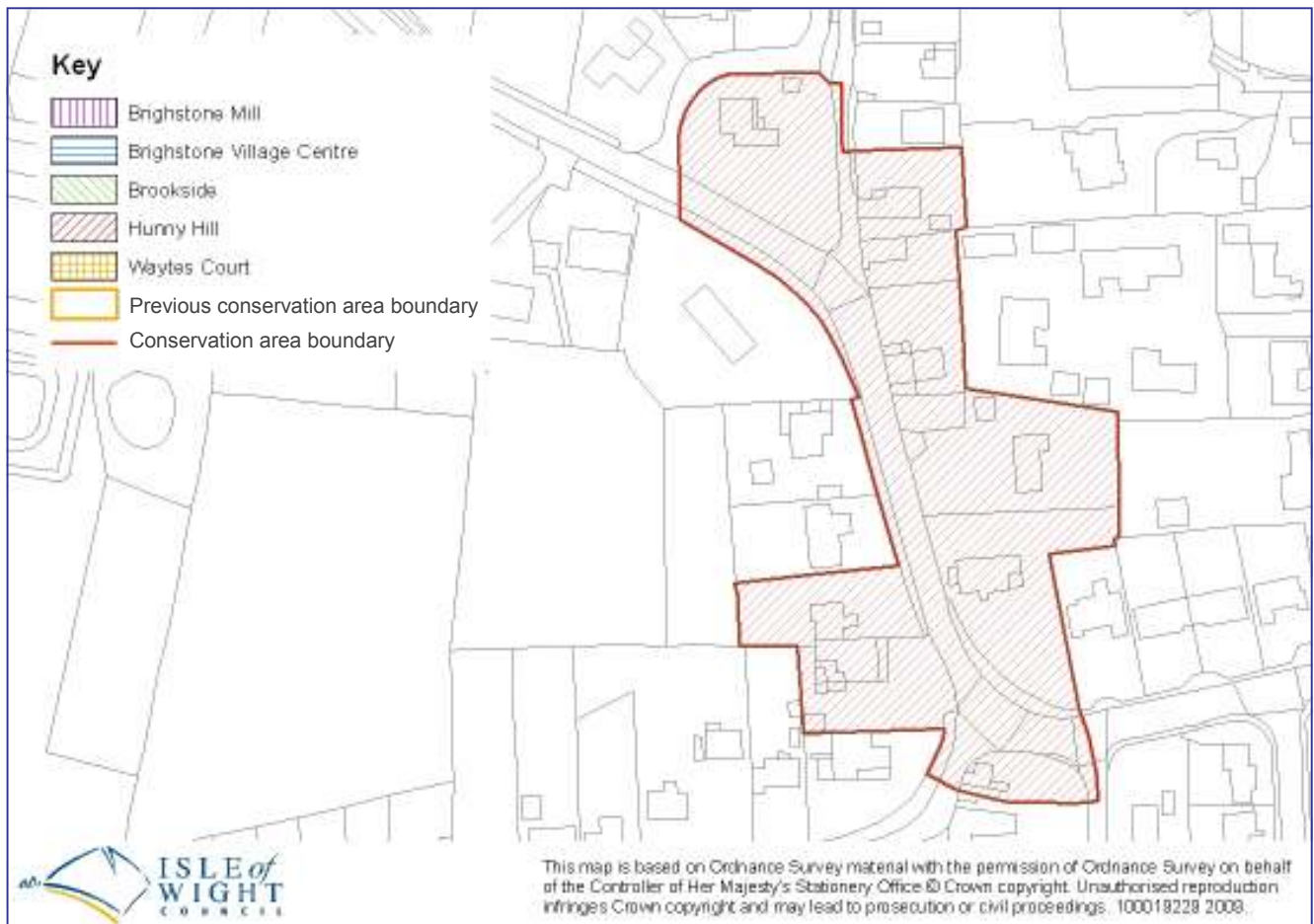
Many of the older properties have boundary walls of stone rubble or flint and these are particularly important features in this area.

Trees and open spaces

The grounds of The Lodge are well treed, particularly around the boundaries of the large landscaped garden. There are some key specimen trees within the character area, the main one being on the bend of the road opposite 1 and 2 Brookside Cottages.

Views within the character area are limited to the length of Main Road due to the built nature of its boundaries and tall hedges. However, there are some long distance views out of the character area towards the downs.

Area 5: Hunny Hill



Character

The Hunny Hill Character Area is drawn tightly around the curtilages of the group of historic buildings situated alongside Main Road. Dwellings are generally set back from the road and are, in most cases, surrounded by large gardens and traditional stone boundary walls. The spacing between buildings is generous and an abundance of flora, along with the wide green roadside verges, creates a sense of open space and light.



History

The buildings located in this character area were originally isolated from Brighstone village centre, but are now joined to it by modern development.

Setting

The Hunny Hill Character Area is formed by a group of historic buildings situated around two bends in Main Road, orientated north-south and located to the west of the Brookside Character Area. The Hunny Hill Character Area is surrounded by modern development to the north, east, and south, with fields and dispersed farms to the west. The built environment comprises of two historic farmhouses, several cottages, and a converted chapel.

Qualities and materials

There are three Grade II statutorily listed buildings within the character area. These are: Lower Hunny Hill Farmhouse, Briarley and Shelley, and Margaret's Cottage.

Lower Hunny Hill Farmhouse is a high status late 18th century building. The southern range is constructed of chalk clunch blocks, with a clay peg tile roof. The later northern range is constructed of coursed stone rubble with a slate roof.

Brierley and Shelley Cottages are a pair of

adjoining dwellings dating from the 18th century. Brierley is a two storey building constructed of stone rubble with a thatched roof. Shelley Cottage is part rendered and part coursed chalk clunch. Its half-hipped roof retains its traditional long straw thatch. Margaret's Cottage dates to c.1830 and is constructed of stone rubble with ashlar dressings and a slate roof.

In addition a number of unlisted buildings have been identified as being of particular significance. They are an eclectic mix of stand alone dwellings, set within generous gardens: Hunninghall is a high status building dating to the mid 19th century; Brambletye dates from the late 19th century; The Old Chapel was built as a Methodist chapel in the mid 19th century; the small cottage on the corner of Chilton Lane was constructed before 1862; and Hunny Hill Farmhouse is a large early 19th century farmhouse situated on high ground.

Trees and open spaces

Many of the older properties have boundary walls of stone rubble, some with brick dressings. The wall on the eastern side of Gaggerhill Lane unusually has a date stone of 1860. Hedges are also a prominent boundary feature. There are a few specimen trees within the character area, mainly in the gardens of the properties.

Views within the character area are limited to the length of Main Road due to the twisting nature of the road and the proximity of buildings and hedges to the roadside. However, there are some longer distance views out of the character area to the west and to the north towards the downs. Views into the character area are very limited due to the more recent housing developments on the edge of the character area.

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MAPS

Ordnance Survey:

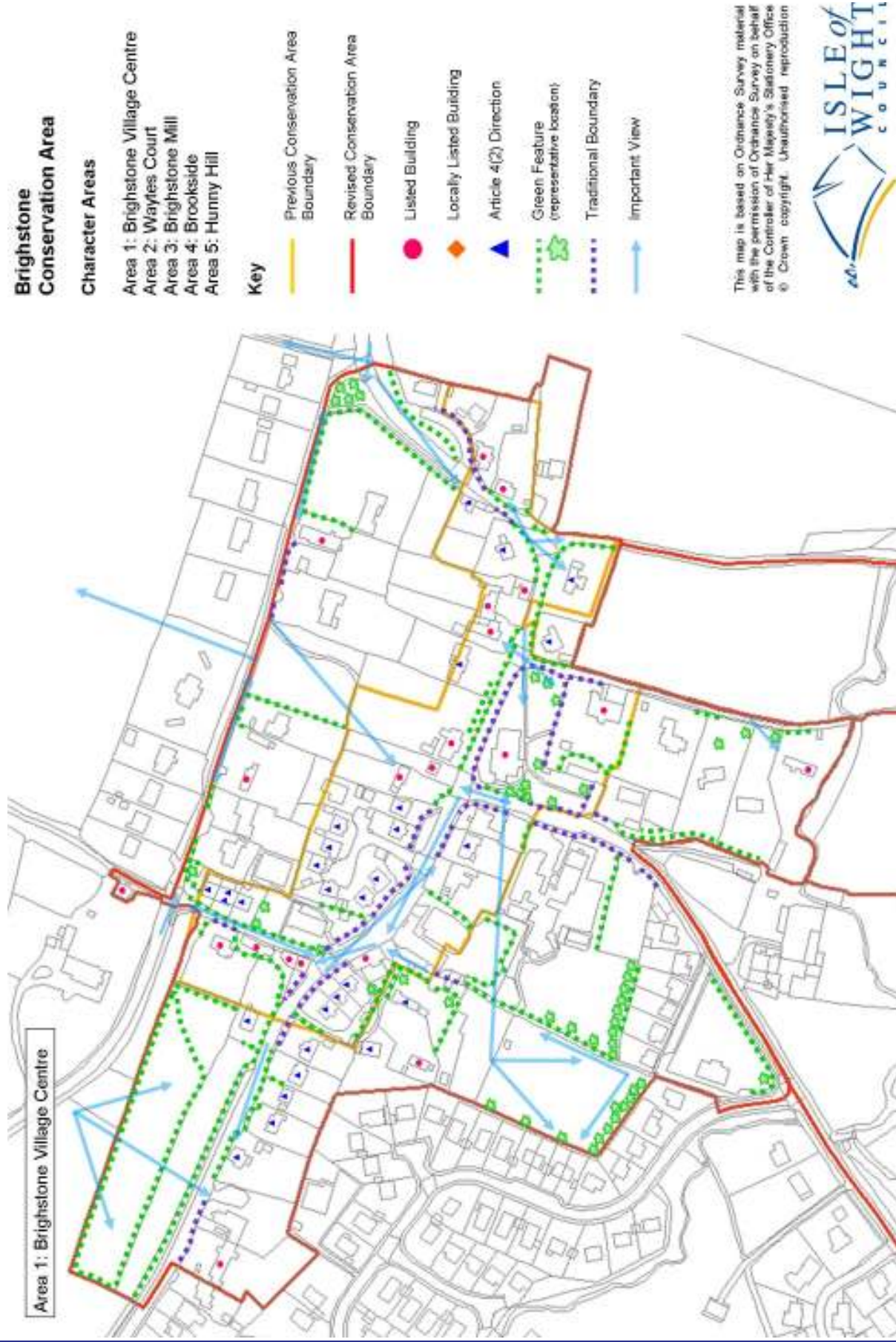
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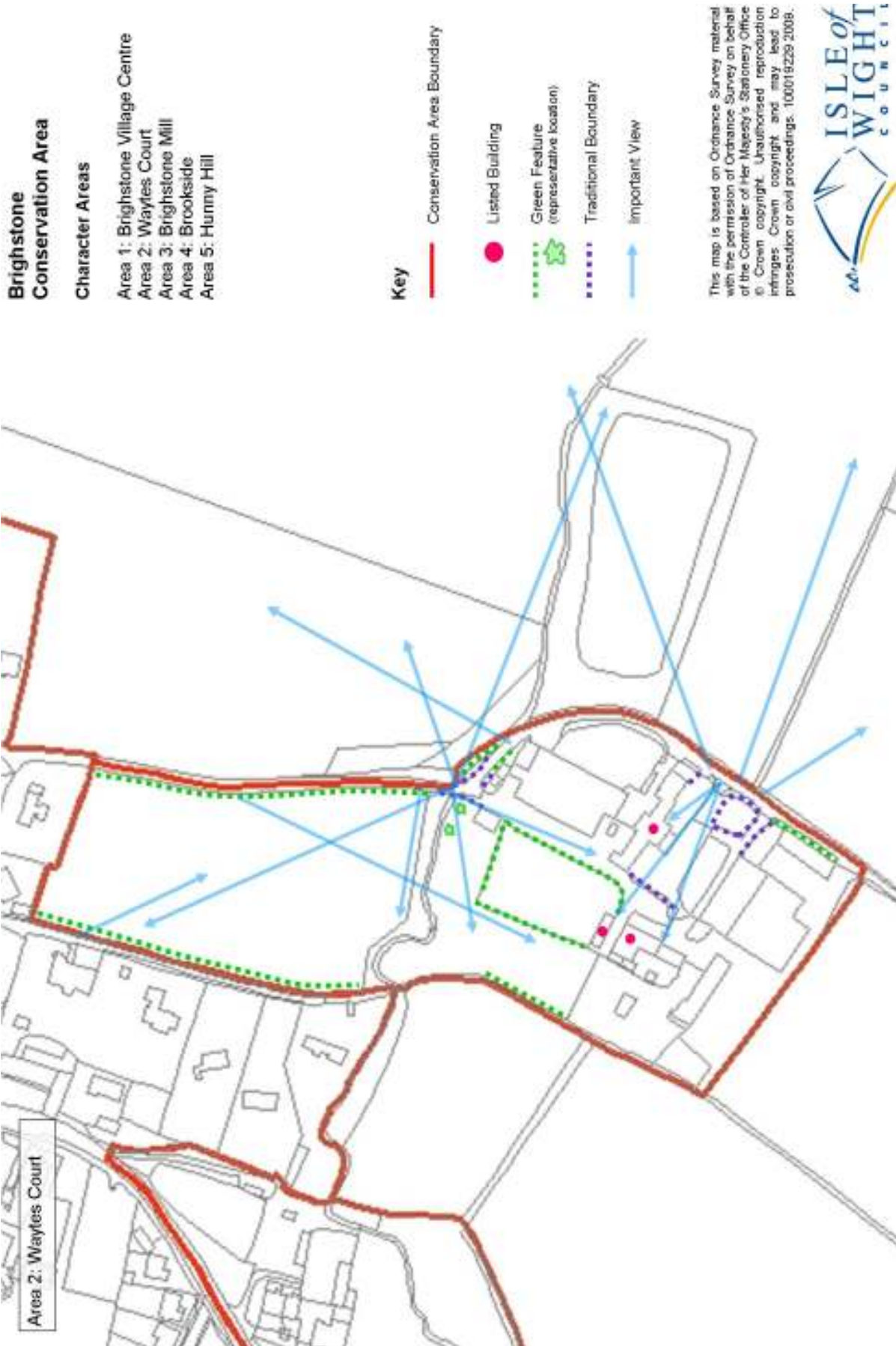
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1939 25 inch edition

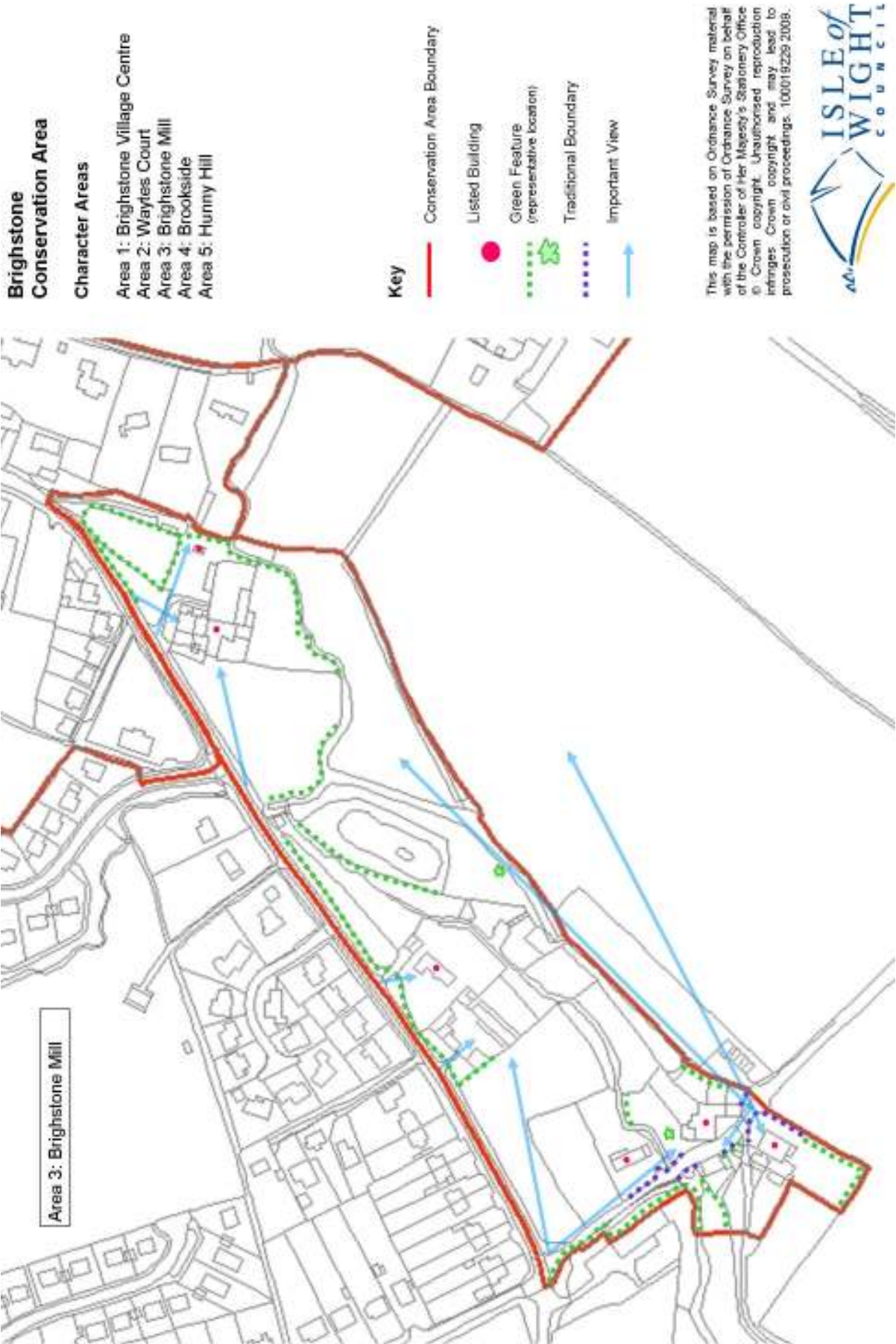
Appendix A - Detailed Map



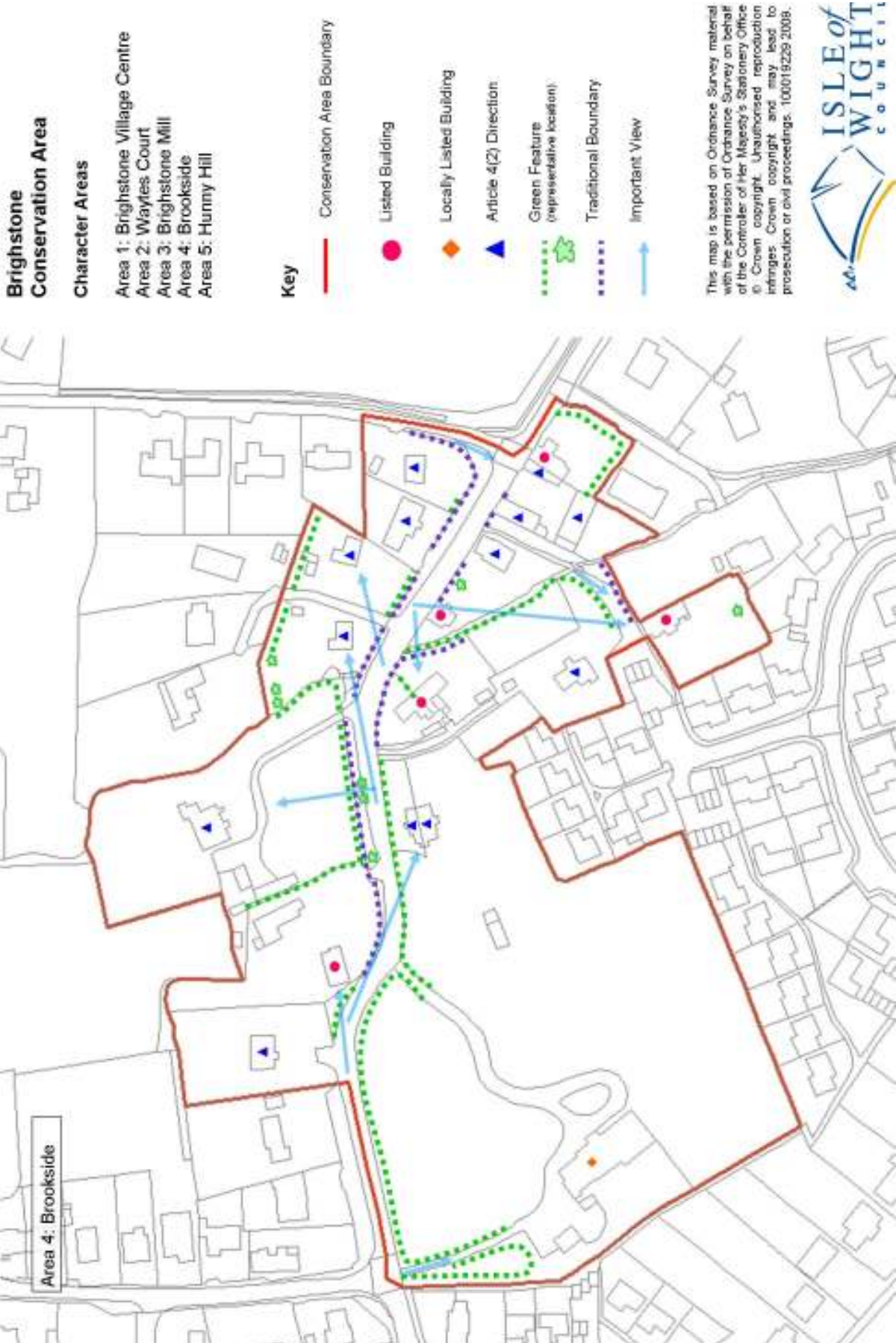
Appendix A - Detailed Map



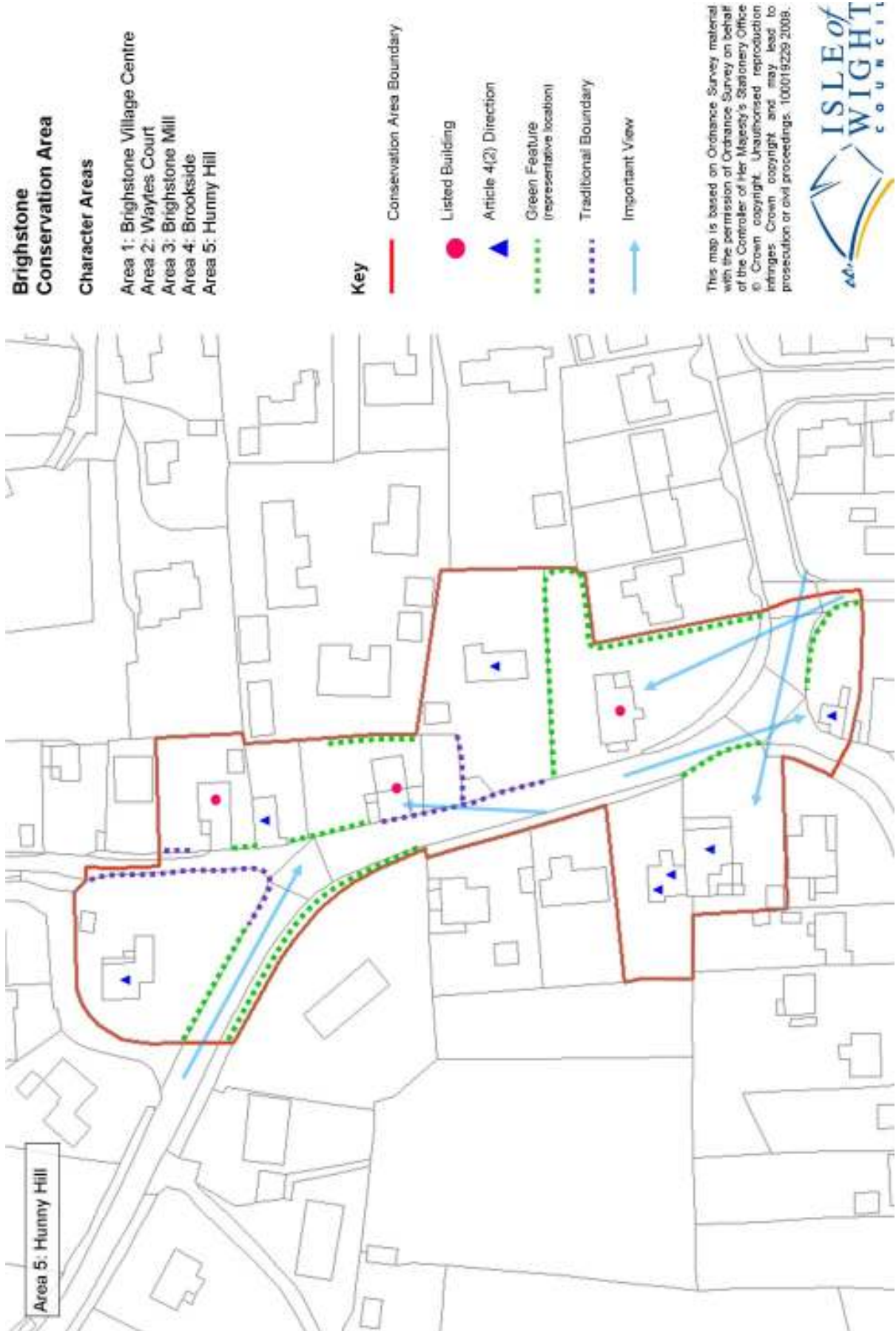
Appendix A - Detailed Map



Appendix A - Detailed Map



Appendix A - Detailed Map



Appendix B - Brighstone Conservation Area Boundary Description

Detailed Boundary Description

Due to the partly non-contiguous nature of the proposed Brighstone Conservation Area boundary, the below Detailed Boundary Description is separated into three sections: Section One (*including Brighstone Village Centre, Waytes Court and Brighstone Mill Character Areas*), Section Two (*Brookside Character Area*), and Section Three (*Hunny Hill Character Area*).

Section One

(Including Brighstone Village Centre, Waytes Court and Brighstone Mill Character Areas)

Starting at the southern point of the triangle green on which the Methodist Church is located, following the boundary of the green to the north and extending round the boundary of the playing field adjacent to Brighstone C of E Primary School. Following the boundary north to meet the western boundary of The Woodpeckers and continuing to the southern boundary of Dormers. Continuing west along the southern boundaries of the properties facing Main Road until reaching The Old House, then following the western boundary of The Old House round until meeting with Main Road. Crossing over Main Road and following the boundary of the small linear fields running adjacent to Main Road on its northern side. Next running east to meet with the northern boundary of Myrtle Cottage, before joining North Street and heading north east across Upper Lane to meet with, and encompass, the boundary of Sandy Lane Cottage. Returning south to Upper Lane and continuing east until reaching the junction where Upper Lane meets Main Road, encompassing the triangle of green space adjacent to the junction where Upper Lane meets Main Road. Crossing the road to meet with the eastern boundary of Southview and continuing south following the rear boundaries of the properties facing Main Road until reaching the junction where Broad Lane meets Main Road. Continuing south down Broad Lane until reaching the southern most corner of the Waytes Court complex and turning north west along this boundary until reaching the boundary between the Waytes Court complex and the adjacent field to the west. Turning north and following this boundary until reaching the south east corner of the boundary to Waytescourt Cottage. Here turning east to follow the southern boundaries of Waytescourt Cottage and Fishers Cottage, until reaching the south west corner of the boundary to Fishers Cottage. Turning south and following the boundary of the land encompassing Berry Barn and the Mill Leats, and continuing along this boundary where the footpath runs adjacent to the Mill Pond. Following the eastern boundaries of The Mill and The Granary and continuing across Mill Lane and meet with the rear boundary of The Mill House and The Brew House. Continuing in a westerly direction and encompassing the small parcel of land behind The Piggery, crossing over the stream, and joining the rear boundary of the small parcel of land running adjacent to Mill Lane. Continuing to the crossroads with New Road and turning east along New Road, until reaching the turning to Wilberforce Road, and rejoining the start point.

Section Two

(Including Brookside Character Area)

Starting at the junction where Moortown Lane meets Main Road, crossing the road to the south and follow the boundaries of Casses, Whispers, The Bungalow and Ford Cottage. Rejoining the boundary of The Bungalow and continuing until meeting the boundary of

Brookside Cottages 1 and 2, then following the boundary of The Lodge southeast and then northwest, before rejoining with Main Road. Continuing east along Main Road until meeting the western boundary of Homelea, before then turning west to continuing along the northern boundaries of Homelea, Grove Cottage, The National Trust Office, Lily Grove, Moorlands, Woodham, Millstone Cottage, and Bay Tree Cottage. On meeting with Moortown Lane, turning south and rejoining the start point.

Section Three

(Including Hunny Hill character area)

Starting at the junction where Galley Lane meets Main Road and continuing west along the boundary of the small cottage on the corner and crossing the junction where Chilton Lane meets Main Road. Moving north, following the boundaries of Hunninghall and Brambletye until rejoining the boundary of Main Road. Following Main Road north as it curves to the west, encompassing the grass verges, and then crossing the road to meet the west boundary of Hunny Hill Farmhouse. Continuing along the boundary of Hunny Hill Farmhouse until meeting Gaggerhill Lane and turning south, before then following the eastern boundary of Margarets Cottage. Turning south and following the rear eastern boundaries of Margarets Cottage, The Old Chapel, Shelly, Briarley, Churn House, and Lower Hunny Hill Farm House. Then crossing Main Road and rejoining the start point.