



Directorate of Environment and Neighbourhoods
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Brook Conservation Area

Appraisal

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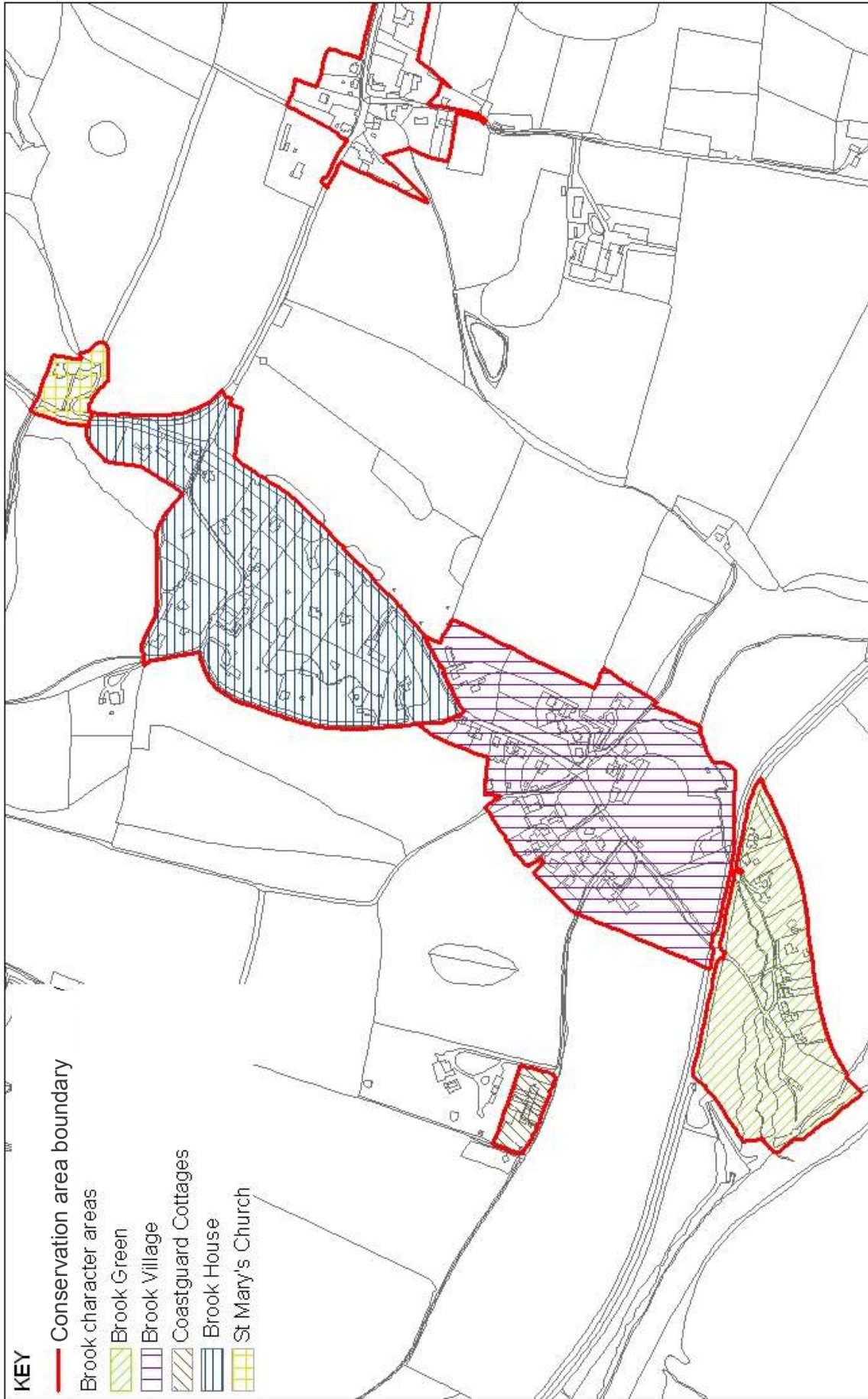
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Brook Conservation Area Appraisal



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 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.

Brook Conservation Area (proposed)

The area reviewed by the council (with the assistance of Kevin Stubbs, Historic Building Consultant) falls within the parish of Brighstone and does not contain any previously designated conservation areas. The proposed conservation area has been divided into five character areas: Brook Green, Brook Village, Coastguard Cottages, Brook House, and St Mary's Church. It is mainly a linear development running northeast to southwest along the road between the B3399 and the Military Road (A3055). Brook Green is a small hamlet on the east side of Brook Chine and to the south of the Military Road. The Coastguard Cottages are situated to the northwest of Brook Green on higher ground above the Military Road, overlooking the coast. In the past these settlements were rural agricultural communities with most people employed on the land. The area offers a small range of community facilities including a village hall, church, and post office.

The proposed conservation area is situated adjacent to the coast on the southwest side of the Island, in the gently undulating coastal plain, with Brook Chine at its southern end. The downs rise steeply to the north providing an elevated position for the village church. In this area the coastal plain is considerably open, with long vistas to the sea and the cliffs to the southwest. The village of Brook is in a shallow wooded valley with a stream running through its southern end. To the north is the parkland of Brook House, which is heavily wooded at its northern edge. The coastal plain contains a mosaic of small and medium sized arable fields. Brook Green is a small linear satellite development on the eastern side of Brook Chine. The cottages are on the edge of the Chine, with arable land and the sea to the rear.

Historic development of the settlement

The Manor of Brook is recorded in 1086 in the Domesday Book as Broc. The place name is possibly derived from the old English brōc, '(the place at) the brook', referring to the small stream which flows into the sea at Brook Bay.

The Church of St Mary to the north of the village has medieval origins. The parkland of Brook House lies within a kidney shaped earthwork enclosure and also has medieval origins. A map of 1793 shows formal parkland within the earthwork enclosure and an extension to the north. The fields to the south of the church, named Chapel Hill and Chapel Furlongs on the Tithe Map, were most likely part of the open field system of the medieval and post-medieval periods. To the south of the village, including what is now Brook Green, would appear to be what would once have been a large medieval common. The area to the east of the village was part of an open medieval field system which was enclosed by the early 19th century. The creation of the Military Road in the late 19th century caused major changes to field boundaries south of the village.

The 1862 OS map shows Brook as a small linear settlement located to the south of Brook House and its parkland. There were a small number of cottages, the Methodist Chapel, two smithies, and a large farm complex. By 1898 The Reading Room and the coastguard station (now Coastguard Cottages) had been built, but otherwise there seems to have been very little new development. In 1905, Brook, Brook Green and Hulverstone were recorded as being part of Brighstone civil parish and the area contained 538 acres of arable land, 744 acres of permanent grass, and 113 acres of woodland.

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. A number of prehistoric artefacts have been discovered in the area, particularly on the coast adjacent to Brook Green where the cliffs have suffered from coastal erosion. These range from flint implements from the Upper Palaeolithic period, to material from the Mesolithic and Neolithic periods.

Medieval pottery has been found on the beach below Brook Chine. This was not in situ and is most likely to have come from plough soil washed down the Chine or from the eroding cliff tops. The oval enclosure south of Downton Farm is of high archaeological potential. In other areas of the UK, enclosures of this type are often related to early medieval Christian sites. However, there have been suggestions that this could be a post-medieval village pound for animals. Unfortunately there is no documentary or archaeological dating evidence for this feature.

The large kidney-shaped earthwork enclosure surrounding Brook House with its banks up to two metres in height may possibly be a medieval enclosure associated with the original Manor of Brook. In the 18th century, part of the bank on the southeast side was revetted with a stone wall. In a number of places the bank has been breached more recently to provide entrance drives to new houses; further disturbance of this feature should be monitored archaeologically to obtain information on its construction detail and dating evidence.

The exact site of the medieval Manor House is not known, but is assumed to have been in the vicinity of the present 18th century Brook House and therefore this site is of high archaeological potential. Early maps indicate that various parkland and historic garden features in this area and all the land

within the earthwork enclosure is of archaeological potential.

Archaeological remains of any period could be found within the proposed 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 the impact of a proposed development on archaeological remains is inappropriate or needs to be modified.

Character of the conservation area

The proposed Brook Conservation Area encompasses the linear development running northeast to southwest. At its northeast end is a promontory at the base of the downs on which stands the Church of St Mary. The area consists of a number of enclosures of medieval, post-medieval, and 18th and 19th century date, the largest of which is the site of the medieval manor and estate in the north of the area. The large oval enclosure to the south of Downton Farm is an important archaeological feature of unknown date. The majority of the historic development is represented by isolated farmsteads or small cottages. The 19th century development is generally linear in nature, forming areas of ribbon development along the roadsides. More modern development has consolidated the areas of ribbon development. Most buildings are in residential use and some have supporting agricultural outbuildings. A small number of higher status properties are dotted around the area including original farmhouses, The Manor House, and community related buildings such as The Rectory.

There are twelve statutorily listed buildings or structures within the proposed conservation area boundary, which are all listed Grade II; the structures include an important wall and the church lych-gate. In addition there are a number of other

buildings of particular significance. The dwellings are predominantly two storeys in height with hipped or gabled roofs. In addition there are a few examples of unconverted agricultural buildings surviving within the proposed conservation area.

Local stone is the prevalent building material. Stone buildings are generally of rubble construction with either ashlar stonework or brick detailing to corners and window surrounds. Clay tile and slate is the prevalent roofing material, with only a few instances of thatch or stone-slates. The majority of traditional cottages and small houses date from the 19th and early 20th centuries and are mostly stone in construction.

Buildings generally face onto the adjacent road. Most cottages have small front gardens, whilst the higher status buildings are set further back behind larger gardens. Boundaries to plots are traditionally formed by hedgerows, picket fencing, or simple low timber post fencing. At Brook Green there are important areas of coastal grassland surviving.

Views through the proposed Brook Conservation Area are mainly confined to along the road, due to the roadside boundaries. However, at Brook Green the area is more open affording long distance views to the north towards the downs and to the west over the coastal plain towards the cliffs near Freshwater. In addition, key areas of open spaces have been identified.

Whilst the settlements within the proposed conservation area are relatively small, the historic interest in the area comes from the fact that the early origins of the Manor that formed this landscape can still be identified on the ground. This is supported by documentary evidence. A number of higher status buildings survive from the late 17th and 18th centuries; the development of the village in the 19th century reflects its

growing prosperity.

Condition and the capacity for change

The proposed Brook Conservation Area is fortunate in that it has not suffered from considerable inappropriate modern development that other areas are often subject to. As such, the intrinsic character of the proposed conservation area and its historic character have suffered little.

Brook has accommodated very little new development, represented by the infilling of vacant plots in areas set back from the main road. The exceptions are Brook Farm Close, a modern cul-de-sac development of five houses; and the subdivision of the parkland related to Brook House. Further subdivision of the traditional plots on the road frontages, or back-land development, may affect the historic layout of the area.

Brook Green is fortunate in that it has not been subject to any late 20th century or early 21st century modern development, apart from minor extensions to the existing dwellings. Although more modern development is unlikely to be incorporated into this area, any replacement dwellings should respect the historic location of buildings at the front of plots.

As with any other developed areas, the 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 significant historic relevance to the agricultural history of the proposed conservation area.

- Pressure 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 though out the area.

Public realm and paving

Brook is essentially a small rural settlement which is characterised by a lack of urban features, such as paved footpaths and hard road edgings. Brook Green is served only by a gravel track leading from the Military Road towards the sea.

Trees, open spaces and landscape

Key characteristics:

- Large areas of trees within the environs of Brook House and along roadsides.
- Scattered examples of large individual specimen trees throughout the proposed conservation area.
- Some instances of wider verges.
- A number of important larger open spaces.
- Hedges as an important enclosure feature, contributing to the character of the 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 within the proposed conservation area 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 a predominant boundary feature, particularly to the roadside and gardens, and are easily lost through farming practices, disease, 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 field between Hanover House and the A3055, and the fields between Downton Farm and the A3055 (including the sub-oval enclosure), are particularly important to the setting of the settlement and provide a strategic and visual break between Brook and Brook Green to the south. Within the settlement of Brook, the important open space is the area to the east of the road (opposite Seely Hall and south of Honeyburn); this space creates a central focus to the settlement with the road to the north and south having a narrower, more enclosed, character.

Brook Green faces onto a particularly important open area with the main road forming the northern boundary. This area creates the important setting to this hamlet, with all the dwellings facing north over the open space. The sea and beach form the southwest boundary. In addition, the two fields to the west of Brook and north and south of Coastguard Lane also form a strategic 'gap' in the built environment, allowing the Coastguard Cottages to retain their traditional isolated and open setting on the hillside above the coast. Incidental open spaces occur where wider verges to roadsides exist in the north of the proposed conservation area and to the edges of the A3055.

There are small water courses within the proposed conservation area in both Brook and Brook Green. The water courses and associated wetland areas are a key source of biodiversity within the proposed conservation area, supporting many types of wildlife. There are two archaeological examples of bank and ditch features: south of Downton Farm, and the boundary to the historic parkland around Brook House.

The most important views looking into, out of, and through the proposed conservation area contribute to its character and setting. Care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.

Sounds and smells

Although a main road runs through Brook it does not dominate the character of the area in relation to any accompanying traffic sounds and smells. Away from the roadside, quiet countryside and incidental residential use sounds and smells proliferate. The main activity within the settlement is generated by the through traffic and the general residential use.

At Brook Green, although the Military Road runs to the north it does not dominate the character of the area. Away from the roadside the seashore and coastal sounds dominate: waves, wind, and the sound of calling seagulls. The main activity within the hamlet is generated by the traffic on the Military Road and general residential use. However, a National Trust carpark to the immediate northwest is well used and forms an access point for pedestrians into Brook Chine and down to the seashore.

Typical details

- Most of the older buildings in the area are constructed of materials from local sources. The predominant construction material is stone, with some instances of brick and rendered façades on 19th century buildings.
- Chimneys and chimney pots are a predominant local vernacular feature.
- Slate is the predominant roofing material in the area and is prevalent on the 19th and 20th century buildings. Earlier roofing materials on the 18th century and earlier buildings are clay tile. There are some instances of the use of thatch, as well as larger stone-slates to lower areas of the roof.
- 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 a few examples of historic manmade boundary features. However, important examples of stone walls of local materials exist.

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

- Quiet rural settlements.
- Retention of original plot sizes and form.
- Very little back-land development other than Brook Farm Close.
- Traditional local building materials.
- 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 treatments.
- Some inappropriate infill buildings.

Brook character areas

The proposed Brook Conservation Area is divided into five character areas:

Area 1: St Mary's Church

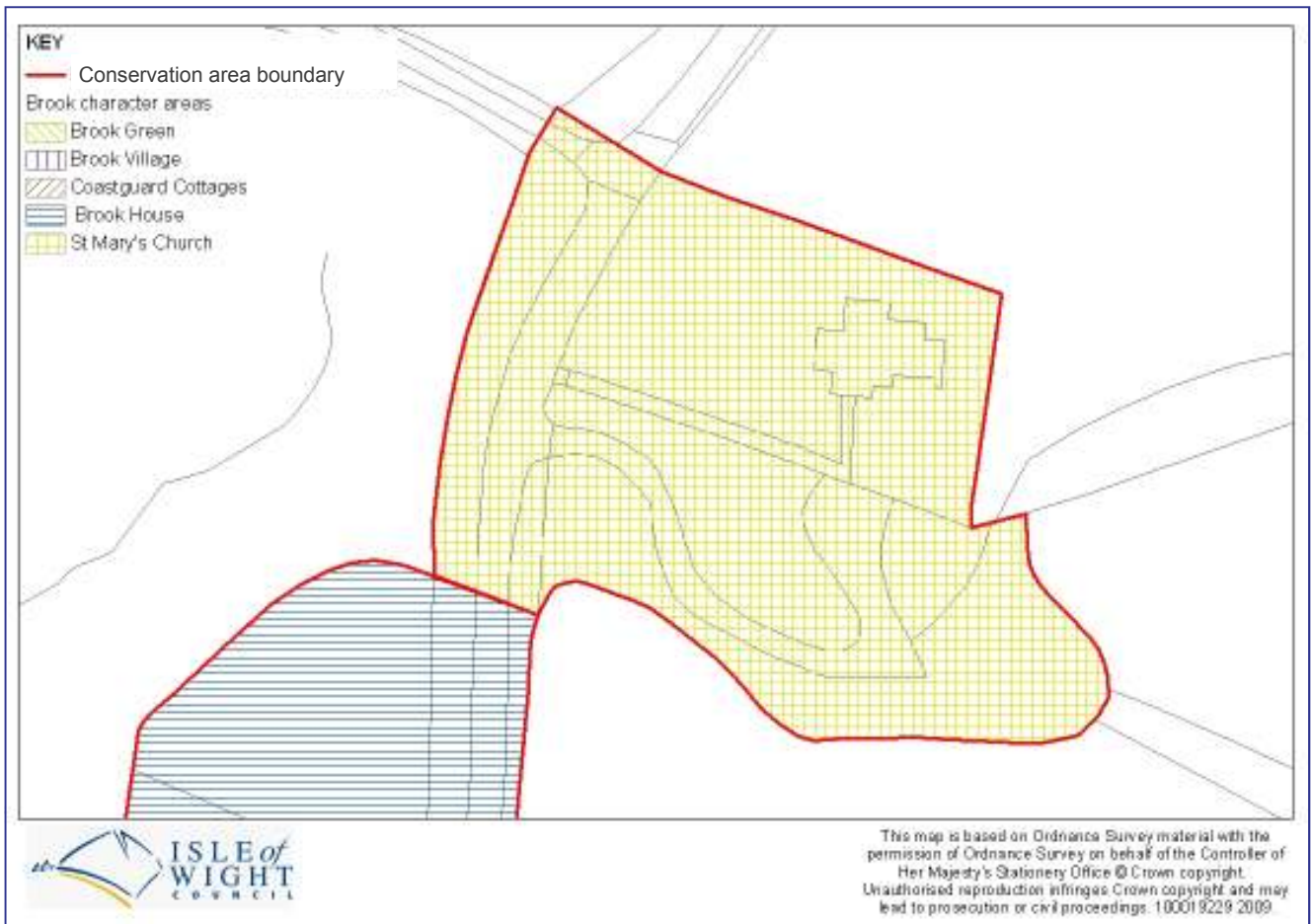
Area 2: Brook House

Area 3: Brook Village

Area 4: Brook Green

Area 5: Coastguard Cottages

Area 1: St Mary's Church



Character

The St Mary's Church Character Area represents what is probably the earliest surviving area of development in the village. The church, located on higher ground and prominent in views from the north and south, is traditionally set within a surrounding graveyard with a lych-gate. There are stunning long distance views over the surrounding farmland and out to sea.



History

The Church of St Mary stands on the end of a promontory on the edge of the downs to the north of the village and has medieval origins. There is no settlement around the church or any archaeological evidence, in the form of earthworks, to suggest a former village site. It is possible that the church was built to serve a larger dispersed medieval community. It was also closely associated with the nearby Manor.

Setting

The St Mary's Church Character Area is formed by the church and its environs at the northern end of the village. To the north is open farmland rising to the downs, whilst to the west is a larger area of woodland. East and south is further open farmland.

Qualities and materials

There are two statutorily listed buildings within the character area, both listed Grade II: St Mary's Church and the lychgate. The church dates from the 13th century but due to a serious fire in 1863 only the lower stages of the tower and the arch leading from the porch into the nave survive from this earliest period. The church as it stands today reflects the rebuilding by W Mullions of London in an 'early English' style. The top part of the tower, including the bell stage, was added later in 1889. The church

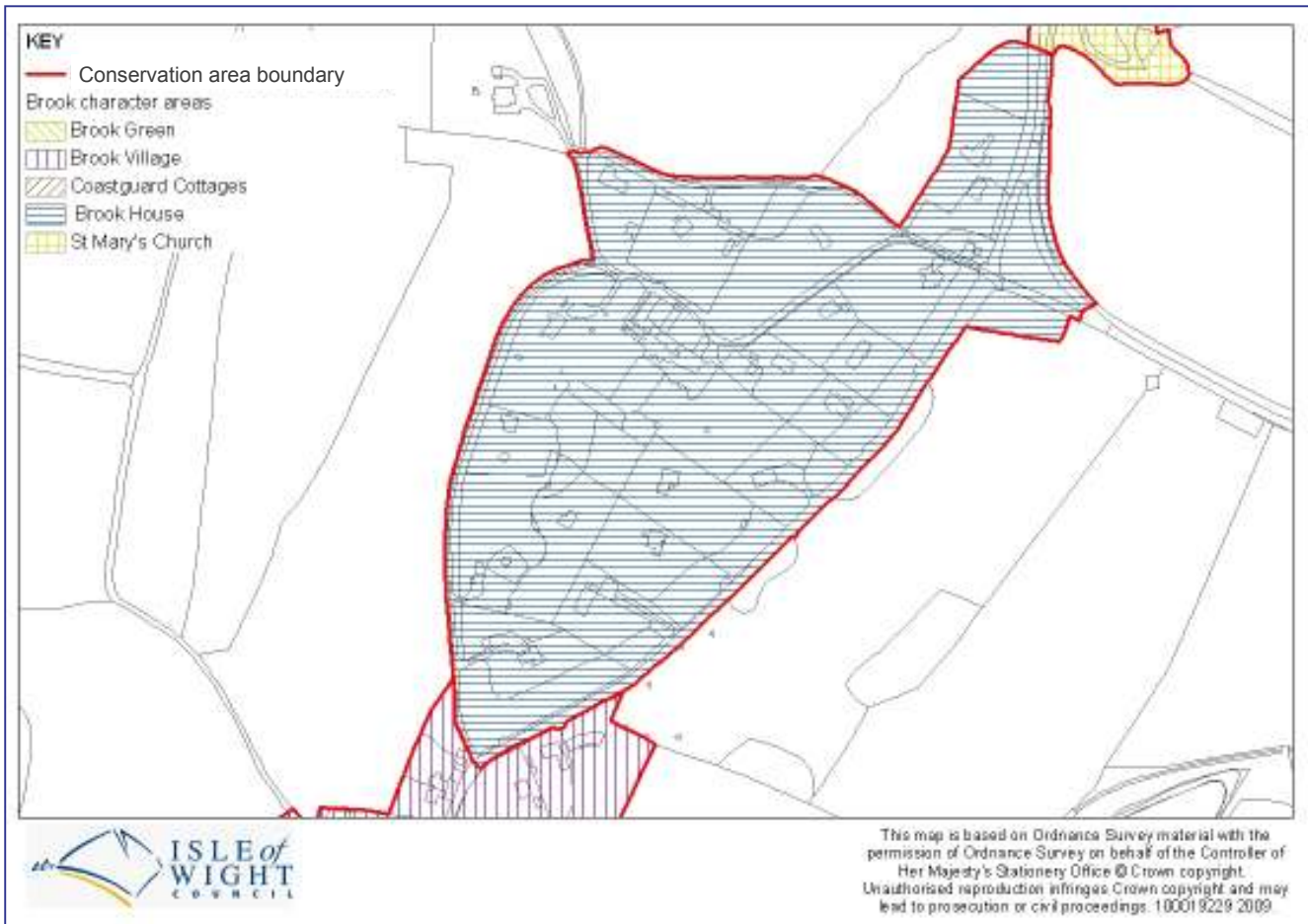
is constructed of coursed Isle of Wight stone rubble with ashlar dressings, tiled roofs and a shingle spire with iron weathervane to the top. The church is set within a rectangular churchyard dotted with headstones; a traditional setting which enhances its historic importance within the local community.

At the southwest entrance into the churchyard is a late 19th century lychgate constructed of a base of stone rubble with timber framing above and a tiled roof over, with iron cross to the ridge. A central wooden coffin slab and two wooden quatrefoil patterned gates survive.

Trees and open spaces

Trees form the backdrop to this character area in the north and west, with an additional small copse immediately southwest of the access. Around the church there are a few instances of mature trees. Hedgerows have been planted to form a boundary to the access road and carpark along the edge of adjacent agricultural land. Views into and out of the character area are significant, with long distance views out across the downs being of particular importance. The church forms an end-stop to views back towards the village. Locally, the church is prominent when travelling east towards Dunsbury Farm and Hulverstone.

Area 2: Brook House



Character

The Brook House Character Area is characterised by a defined boundary, originally the grounds of the historic house. The grounds have been split into individual residential plots and redeveloped but the area retains its intrinsic character of mature trees, traditional boundary features, and enclosure. Thus these new properties are set within generous gardens with a strong sense of openness and space.



History

The parkland of Brook House lies within a kidney shaped earthwork enclosure of medieval origin. The area includes Brook House, with its coach house, walled garden (shown on a map of 1862), south and east driveways, and later lodge house. The 1793 Worsley's map shows parkland within the kidney shaped oval enclosure, along with parkland to the north. By 1862, further parkland had been created to the west and east of the enclosed area. The kidney shaped oval enclosed area has been subdivided in the late 19th and early 20th centuries into a number of plots on which residential dwellings have now been constructed.

Setting

The Brook House Character Area is formed from Brook House and its environs. The edges of the character area are defined by one of the original drives to the house on the west boundary, a large woodland to the north and northwest, and the road to the east and southeast boundaries.

Qualities and materials

There is one listed building within this character area, Brook House. The earliest parts of this dwelling are represented by the northwest wing and the coach house, dating from the 18th century. They were

constructed by the Bowerman family who had links with the manor from the 14th century through to 1792. The house was altered and extended by Charles Seely, the first Baron Mottistone, in around 1850. The earlier northwest wing is constructed mainly of stone rubble with some brickwork to the second floor and a tiled roof, hipped to one end. Similarly, The Old Coach House, is also built of stone rubble with red brick dressings and a tiled roof. Both the earlier elements have cambered windows with twelve pane sashes. Attached to the south of these earlier elements of the building is the 1850 extension, also in stone rubble but of a very different style, representing the higher status nature of this building of the 19th century. Architectural details include a stone parapet with urns, two pane vertical sliding sash windows with cambered or round heads.

The walled garden to the north of Brook House is shown on a map dated 1862. There is still a northern range of traditional glasshouses intact within this enclosed area and evidence of a former eastern range of glasshouses from the survival of the original brick bases. To the south and the southeast of the house are surviving stone terraces with walls. In addition there are a number of unlisted buildings identified as being of particular significance: Little Brook, a

substantial detached colonial style Edwardian building; The Red House, a detached 1920s 'arts and crafts' red brick dwelling; and Moreys Lodge, a mid-19th century lodge house. 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, reflecting the cultural history of the area.

Trees and open spaces

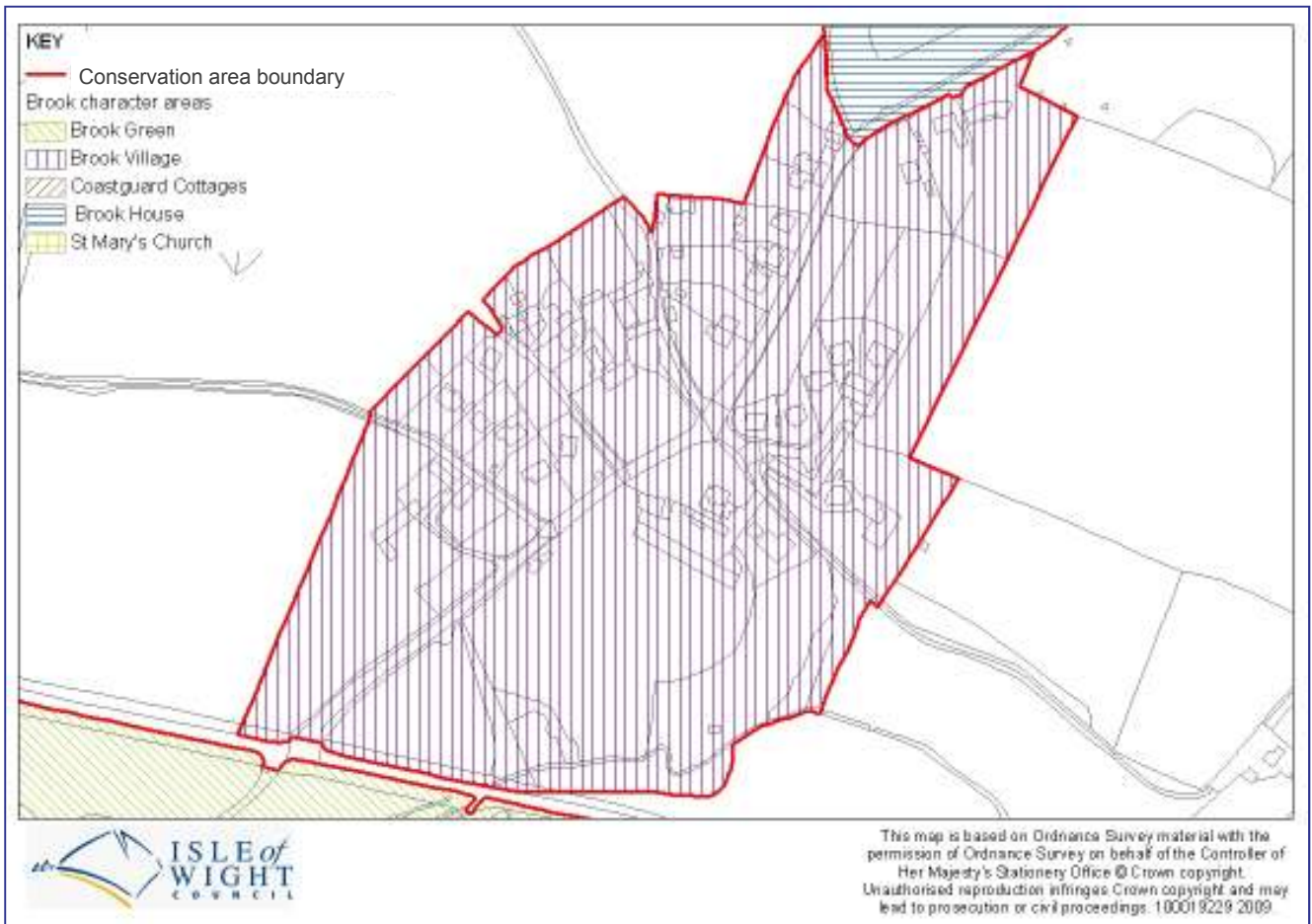
A significant surviving boundary treatment is the long length of traditional stone wall along the east and southeast boundary of the original grounds to the house, punctuated in various places to allow private driveways to the newer infill dwellings. Otherwise, boundaries to the individual infill plots are generally of a traditional nature and are represented by hedgerows. However, a few inappropriate methods of boundary treatment are beginning to creep into the area.

In addition to the hedgerows forming boundaries to plots, trees also play a significant role in the character and setting of this part of Brook. There are large areas of mature trees scattered between the infill dwellings, as well as large individual specimens on the east road boundary and an area of woodland to the north. These areas of trees soften the encroaching urban nature of this character area within the wider rural landscape. The individual residential plots form private open spaces within the character area, but only one more public open space exists, represented by the wide verges either side of the main road to the north of the road junction.

Views into this character area are particularly important, especially the eastern gateway into the village. Views out of the character area are afforded to the east and southeast, through large specimen trees and over agricultural land adjacent to the road. To the north, views are restricted by

the adjacent woodland. To the west is an area of open land over which short distance views are terminated by woodland on rising ground. Views to the south are afforded along part of the main road through the village. Views within the character area are generally restricted due to the treed nature and hedged and/or fenced residential garden boundaries. However Brook House does feature prominently when travelling along the eastern drive, along with views across adjacent open gardens to the former walled garden area.

Area 3: Brook Village



Character

The Brook Village Character Area is defined by its linear development of mainly 18th and 19th century cottages, predominantly of stone construction. Three large farm complexes form the southern end of the village, the earliest dating from the 17th century. Traditional boundary treatments of stone walls and hedgerows survive to the roadside. The village green is prominent in the landscape and provides a well kept area of green open space.



History

The Brook Village Character Area developed predominantly along the main road and latterly, to the west, along Badger Lane, Carpenters Lane, and Coastguard Lane.

Setting

The character area is formed by the mainly linear development concentrated predominately on the western side of the main road through the village. The southern end of the village is formed by three historic farm complexes, located on the east and west sides of the road. One small modern cul-de-sac area has been created to the west of Brook Farmhouse.

The area comprises a mixture of traditional small stone 18th and 19th century cottages, with three larger farmsteads with large stone farmhouses located to the southern end of the village. Interspersed are a few early 20th century buildings. The traditional smaller buildings are generally set close to and facing the roadside, with the larger farmhouses and The Old Rectory, set further back within larger garden areas. The ancillary farm buildings, such as barns and granaries, date from the 18th century through to the 20th century, with a prominent complex of late 18th century buildings at Hanover Farm.

Qualities and materials

There are six Grade II statutorily listed buildings within the character area. Hanover House, the earliest of the listed buildings, dates from the 17th century with 19th and 20th century alterations. The walls are rendered and the roof has lower courses of stone-slates with tiles above and an off-centre brick chimneystack. Windows are either casement or sliding sash and the porch has a thatched roof. The building retains its traditional open setting, with farmland to three sides and associated agricultural outbuildings surviving, including a large 18th century barn and cart lodge. The other listed buildings are The Old Rectory, Old Myrtle Cottage and Border Cottage (a pair of 18th century cottages, constructed of stone rubble with red brick dressings), and Myrtle Cottage. In addition, the boundary wall to The Old Rectory is also Grade II listed and to the north end of the garden wall is a listed 18th century stable, built of coursed stone rubble with a half-hipped tiled roof. The Old Rectory is particularly important in that it has retained its traditional setting and associated ancillary structures.

In addition, a number of unlisted buildings have been identified as being of particular significance, ranging from: 18th century or earlier farmhouses, small 18th and 19th

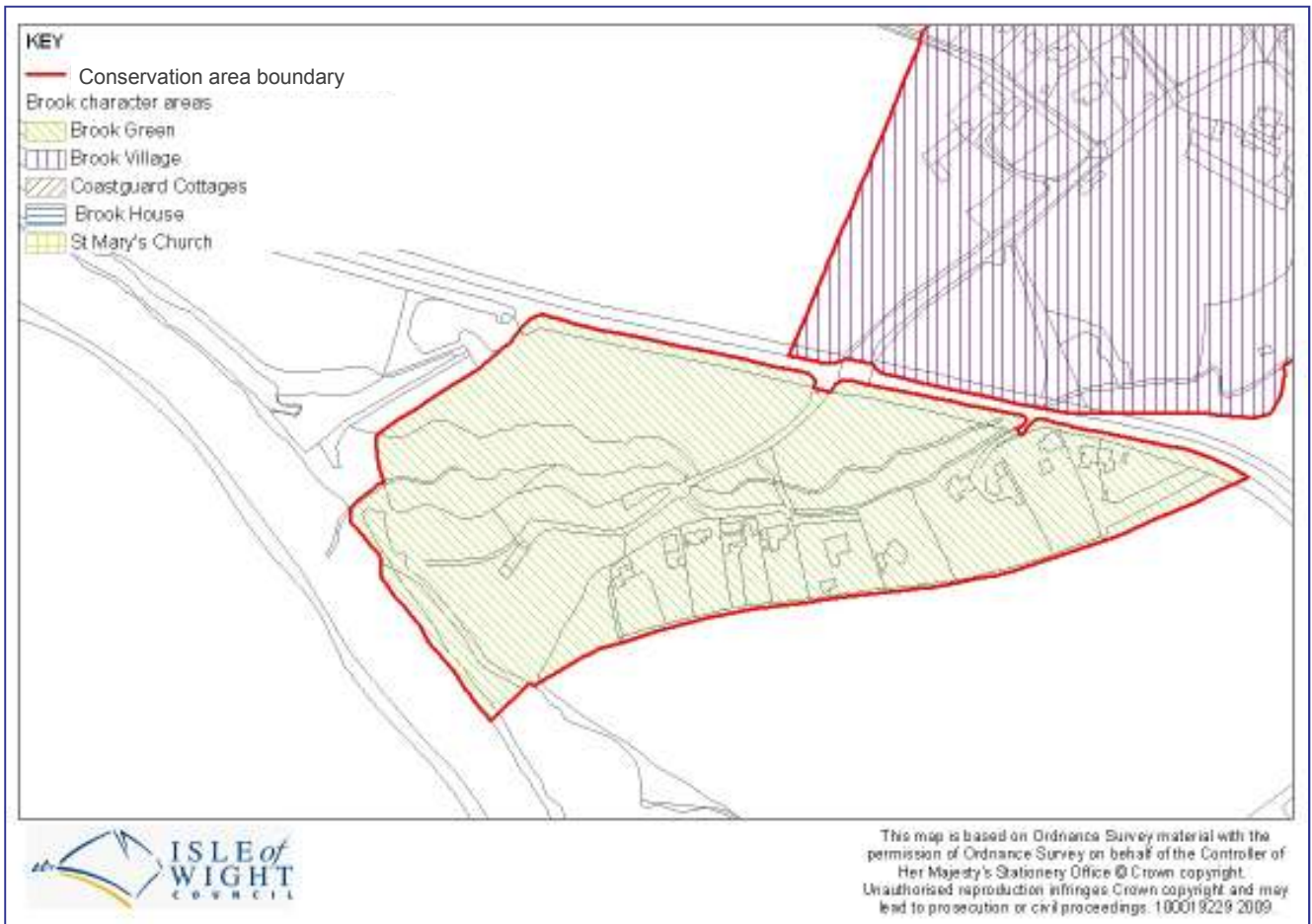
century cottages, and examples of traditional farm outbuildings. These buildings are scattered throughout the character area and are generally located alongside, or set back from and facing, the adjacent road. Each of these very different buildings enhance the particular part of the character area in which they are located and represent good local vernacular detailing, reflecting the cultural history of the area. Modern development is mainly confined to single infill buildings and a cul-de-sac development.

Trees and open spaces

The character area is traversed by one major road running north/south, whilst the Military Road (A3055) forms the southern boundary. Garden boundaries to the main road are traditionally formed by stone walls and hedges. The small lanes running to the west are narrow and typically have hedged boundaries after leaving the village edge, with stone walls forming boundaries to some garden areas within the village envelope. On exiting the village, undulating land often affords longer distance views across the surrounding fields and across the wider landscape, to the downs and the sea.

Important open spaces are represented by: the linear 'green' within the centre of the village, opposite Seely Hall and south of Honeyburn; the field between Hanover House and the A3055; and the fields and sub-oval enclosure southwest of Downton Farm and north of the A3055, contained by a mature tree belt to the south and east.

Area 4: Brook Green



Character

The Brook Green Character Area is formed by the linear settlement of 18th, 19th and 20th century dwellings, a mixture of vernacular building styles and materials, in an isolated and windswept location adjacent to the coast. Traditional boundary treatments survive to the edge of residential curtilages. A narrow unmade track allows access to the settlement across an important open setting formed of coastal grassland. Views into and out of the settlement are varied, from the sea to the surrounding elevated downland.



History

Brook Green would appear to have originally been part of a medieval common which was enclosed in 1834. The area of the current settlement was divided into small fields or allotments, but there were already some isolated cottages in existence before this time which were 18th century encroachments onto the common. The 1862 OS map shows: six cottages, a gun battery on the cliff edge, and a lifeboat house (at this time Brook and Brook Green, through the generosity of Charles Seely, manned one of the first lifeboat stations on this part of the coast, opened in 1860). By 1939 the OS map shows the settlement had grown to twelve cottages.

Setting

The Brook Green Character Area is formed by an area of 18th century and later development on the edge of Brook Chine. The small settlement is orientated northeast/southwest, to the southwest is the beach, and to the north is the Brook Village Centre Character Area, on the opposite side of the Military Road (A3055).

The settlement is formed of an isolated linear development of thirteen dwellings, with the old lifeboat station set a small distance to the southwest and closest to the sea. The majority of the dwellings face onto

a narrow track, accessed from the main road across the Brook Chine area of coastal grasses. Two buildings at the northern end of the settlement face onto the main road.

There is little modern development within this character area, with the buildings all representing local vernacular detailing, dating from the 18th century through to the early 20th century. The buildings are an eclectic mix of local styles: thatched cottages, a brick building, random stone construction, and painted brick late 19th century buildings. The staggered and varied roofscape and palette of colours of the walling materials and painted facades add variety and character to the single linear streetscene of this small settlement.

Qualities and materials

There is one statutorily listed building within this character area, Cliff Cottage, located at the south western end of the linear area of development. The building dates from the 18th century with later alterations and is constructed of coursed stone rubble with a thatched roof and end brick chimney stacks. The front elevation has simple 19th century casement windows and a central brick porch.

In addition, various unlisted buildings have been identified as being of particular

significance, dating from the 18th and 19th centuries and into the early 20th century, some of which are notable for their use of different types of Isle of Wight stone.

Seashell is a particularly important rare survival of an early 20th century typical single storey coastal shack, perhaps originally used for holidaying purposes. It has vertical timber boarded walls which have been tarred, a corrugated sheet roof, simple multi-paned casement windows and a brick chimney stack with substantial pot to the northeast end. The building sits on the roadside, with a small private frontage, defined by a low vertically boarded fence.

The remains of the old lifeboat station survive to the southwest of the settlement on the open cliff top; it was opened on the 13th August 1860 and closed in 1937. It was built on land given by Charles Seely, the first Baron Mottistone, who lived in Brook House in the 19th century. Today, only the roofless walls survive, they are constructed of random rubble with some dressed greensand and some Bembridge limestone. The majority of the original window and door openings have been blocked up but the main original entrance for the lifeboat still survives. The remains of this building create an evocative glimpse into the social history of Brook Green and the wider area; its survival into the future (subject to coastal erosion) should be ensured.

Trees and open spaces

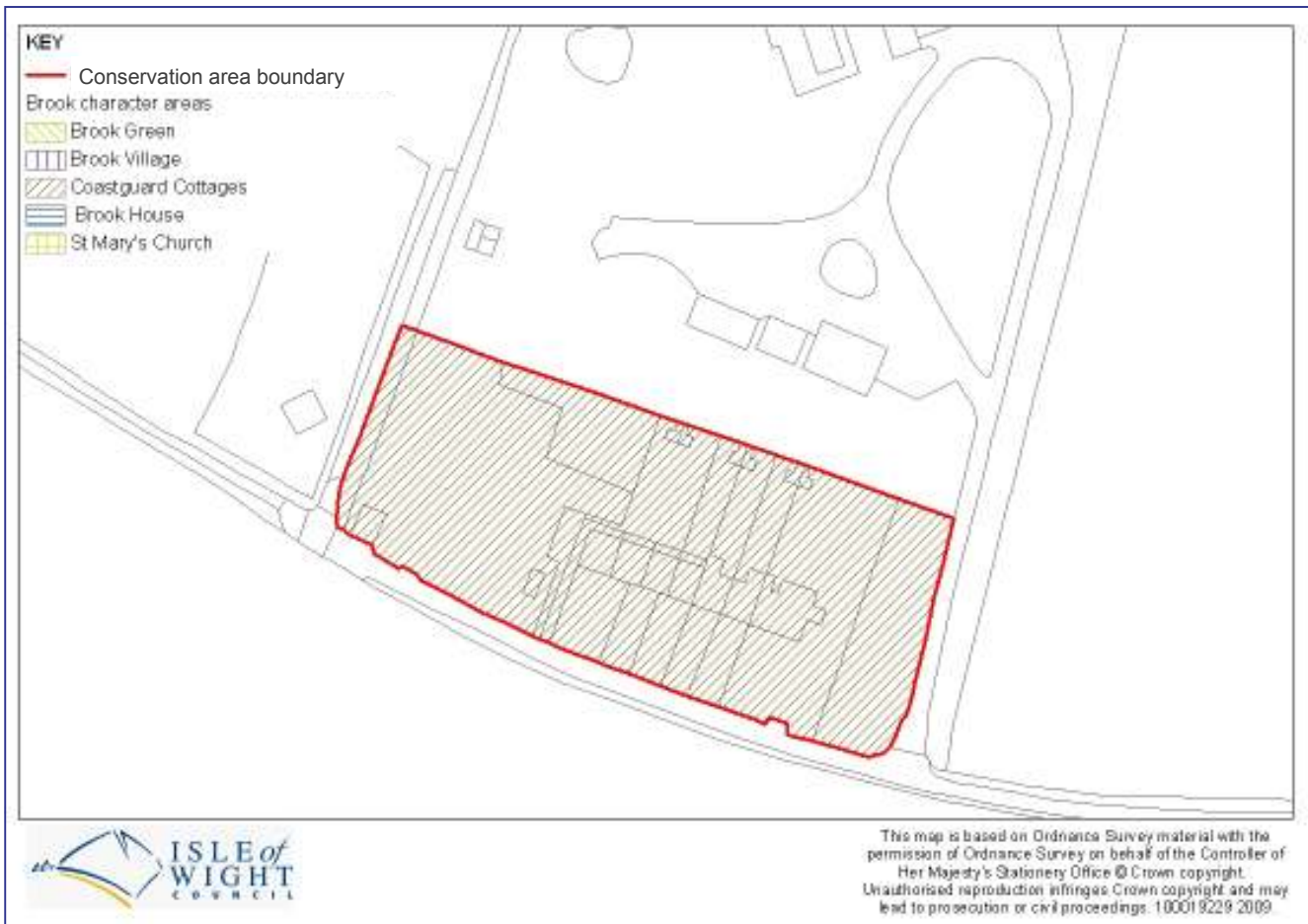
Boundaries to properties are formed of traditional simple post and rail or picket fencing, random rubble stone walls, or low hedges. The majority of the properties are located close to the adjacent access track with very small front gardens. Rear boundaries, forming the southern edge of the character area, are formed predominantly of hedgerows with mature trees interspersed.

Views are limited within the character area

along the main linear development. However, there are views to the southwest to the lifeboat station, isolated on the cliff top above Brook Chine. Brook Green is visible in long distance views when travelling east along the main road and retains its important traditional open coastal grassland setting to the northwest, noted as being an important open area within this character appraisal. Views are also gained out to sea to the south and southwest, and down through Brook Chine. The views out of Brook Green to the north and northeast show the village of Brook within its undulating countryside setting, located at the foot of the downs with the church set above and Brook Hill House beyond, prominent on the skyline. To the northwest, the Coastguard Cottages are prominent in views.

A further important open space is represented by the wide verges either side of the Military Road. These wide verges flow into the open spaces on either side of the main road at this point and help to reinforce the strategic nature of these spaces in creating a visual gap between the Brook Village Character Area and the Brook Green Character Area.

Area 5: Coastguard Cottages



Character

The Coastguard Cottages Character Area is a small area, drawn tightly around the curtilages of a terrace of six isolated former coastguard cottages, each with a generous garden with a traditional stone boundary wall. The dwellings are 19th century in date and located in a prominent position on rising ground giving panoramic views to the south, over the coast and out to sea.



History

The present Coastguard Cottages, which are situated on rising ground to the northwest of Brook Green, were constructed at the end of the 19th century.

Setting

The Coastguard Cottages Character Area is formed by the buildings and boundaries of the former 19th century Coastguard Cottages, consisting of Officer's quarters, cottages, and the coastguard station.

Qualities and materials

The buildings within the character area are former coastguard cottages and ancillary outbuildings. The cottages are not listed but they are considered to have particular significance. The buildings date from the late 19th century and have rendered and painted external walls, slate roofs, and shared brick chimneys. No.6, at the eastern end, is the former Officers' quarters. It is a higher status larger house, of one and a half times the width of the smaller adjacent cottages. No.1 to No.5 are narrower fronted, with original symmetrical facades. At the western end is the former coastguard station.

Trees and open spaces

The lane in the vicinity of the cottages has a hedgerow to the south; the northern edge is

formed by a low random rubble local stone wall, the boundary to the front gardens of the cottages. The front gardens are divided by low picket fences. Mature trees and hedgerows form boundaries to the north, east, and west.

Views within the character area are limited. However, there are magnificent panoramic views out of the character area to the east, south, and west, across the surrounding rolling landscape, to the coast, and across the sea. Long distance views into the character area are accessed from: the Military Road, Brook, Brook Green, and the surrounding undulating countryside.

An important open space has been identified at the western end of the row of buildings, adjacent to the former coastguard station. This space is important to the isolated setting of the buildings and any future development within this area should be avoided.

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Maps

Ordnance Survey:

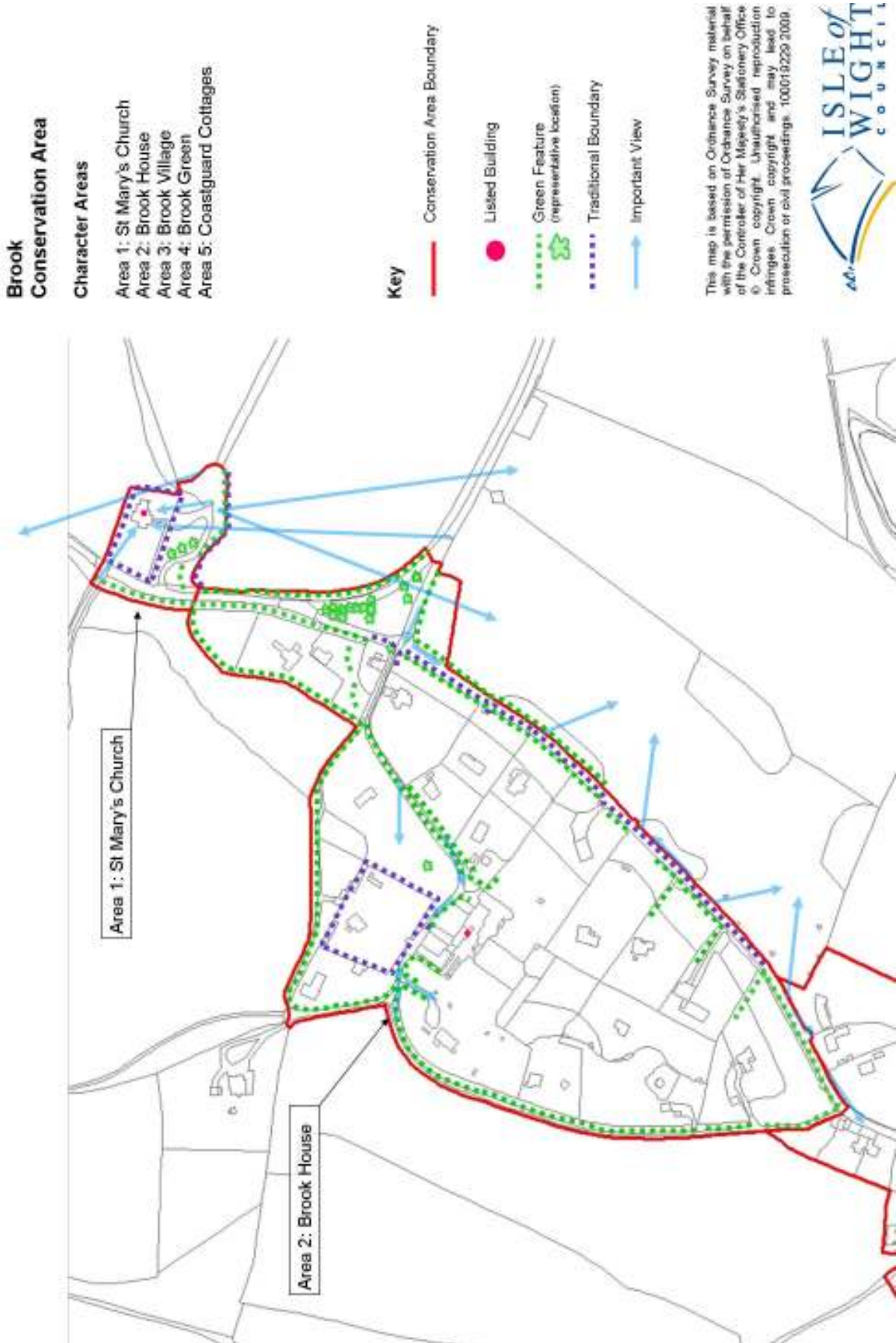
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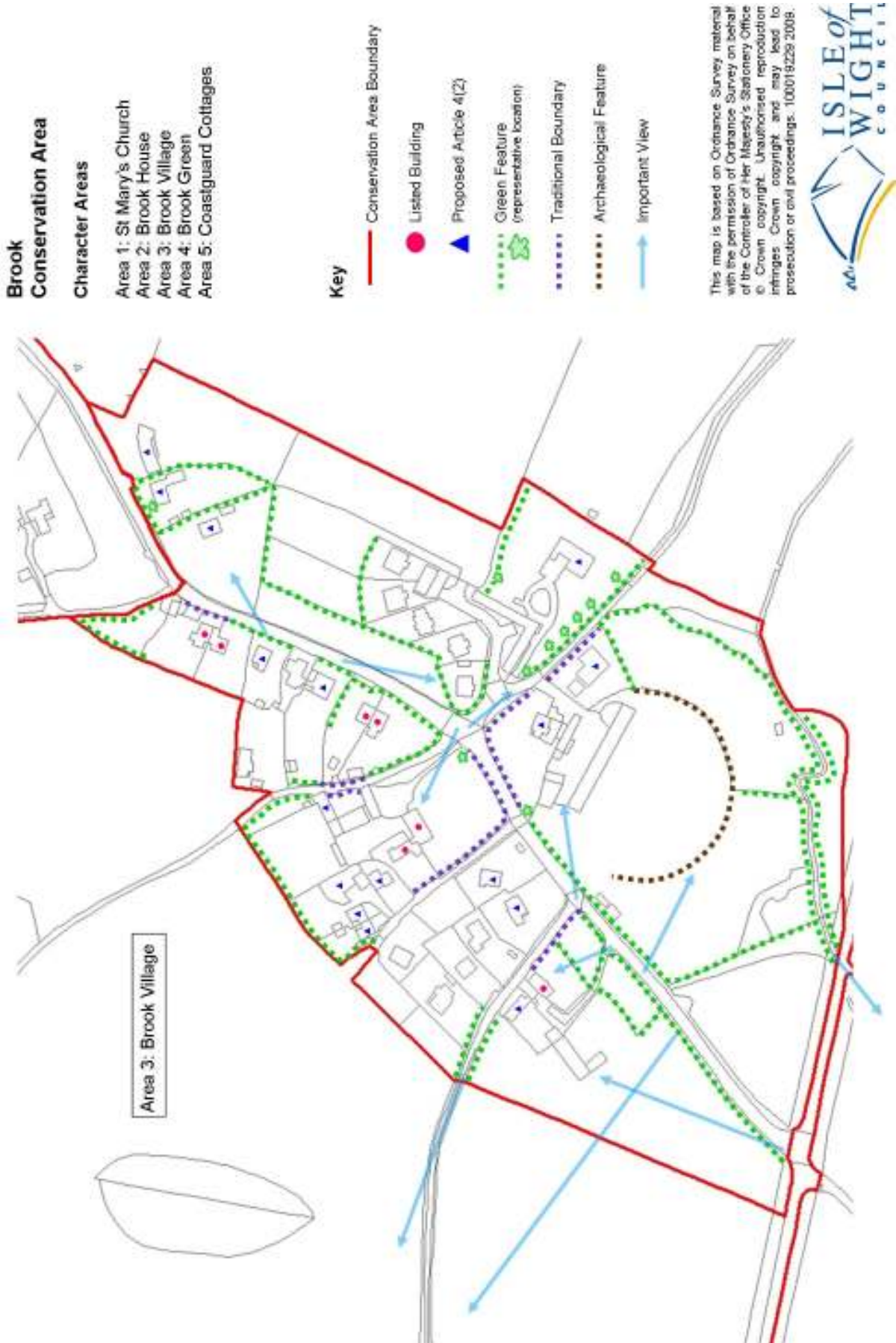
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1939 25 inch edition

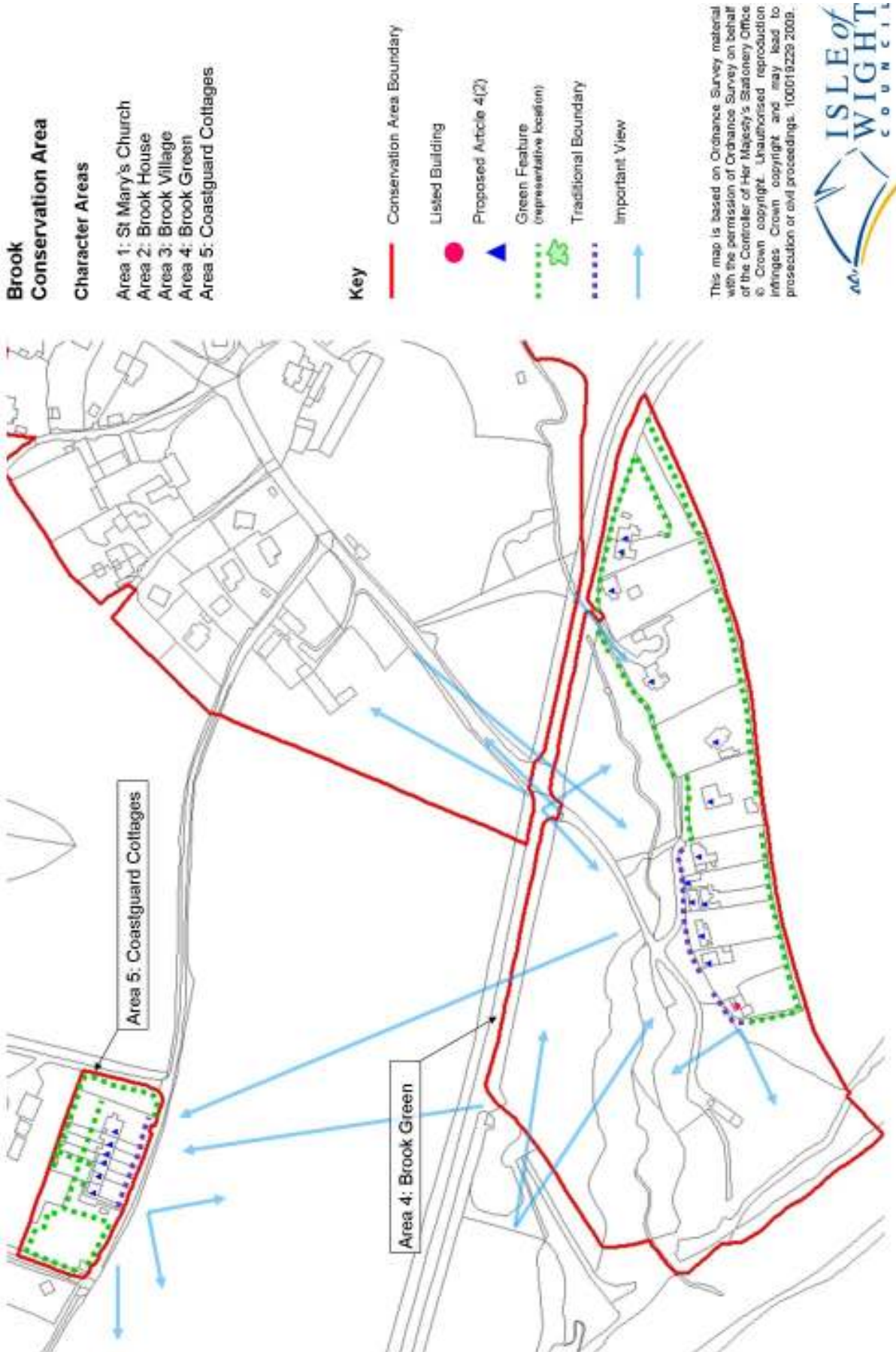
Appendix A - Detailed Maps of Character Areas



Appendix A - Detailed Maps of Character Areas



Appendix A - Detailed Maps of Character Areas



Appendix B - Brook Detailed Boundary Description

Detailed Boundary Description

Due to the partly non-contiguous nature of the proposed Brook Conservation Area boundary, the below detailed boundary description is separated into three sections: Section One (*including St Mary's Church, Former Brook House and Brook Village Character Areas*), Section Two (*including Brook Green Character Area*), and Section Three (*including Coastguard Cottages Character Area*).

Section One

(Including St Mary's Church, Former Brook House, and Brook Village Character Areas)

Starting at the junction where the lane leading to Dunsbury Farm meets the B3399, crossing over the road, and following the boundary of St Mary's Church to the east, south, then west, before rejoining the B3399. Turning south along the B3399 until reaching the eastern tip of the triangular green located to the south of the road. Crossing over the road and following the boundary of the small section of field to the south of the road. Continuing south west along the long linear road leading towards the centre of Brook and encompassing two small sections of field along the way (where there are significant trees). Following the east boundary of Holly Wood away from the road and continuing south west to Brook Farmhouse (encompassing Brook Farm Close) before turning east then south west along the rear boundary of Brook Farmhouse. Crossing over the track and following the boundary of the field to the south until reaching the stream. Following the stream to the west, before turning south to follow the boundary encompassing the area of trees located to the south of the stream. Continuing along this boundary until reaching the A3055, turning west along the road until meeting the western corner of the boundary to the small field in front of Hanover Barn. Crossing over Coastguard Lane and continuing along the northwest boundaries to Fernfield, Outer Limits, 1 and 2 Briar Cottages, September Cottage, and the paddock to the rear of The Badgers. Crossing over Badgers Lane, to meet the west boundary of Greenacres and continuing along the rear boundary. Following the rear boundaries of Myrtle Cottages 2 and 1, and the small field adjacent to Myrtle Cottages 1 and then turning north and following the track encompassing the lands of Corners, Waterfall, Cedar Cottage, Little Brook and Brookfield. Turning east at the northeast corner of the land of Brookfield and continuing along the northern boundary of the track to its boundary with the land of Moreys Lodge, to include the lands of Brookfield, Woodend and The Garibaldi Oak. Turning northeast and following the western boundaries of Moreys Lodge, Majada, and the paddock to the north of Majada, until meeting the B3399. Then continuing north following the boundary of the road and encompassing the grass verge running adjacent, and rejoining with the start point.

Section Two

(Including Brook Green Character Area)

Starting on the eastern corner of the boundary to Brookgreen Cottages 1 and 2 and following the rear southern boundary towards the coast, continuing along the rear boundaries of Greystone Cottage, Thatch Cottage, White Cottage, Chine House, Chine Lodge, Seashell, Therles Cottage, Red Cottage, Beach Cottage, Cliff Cottage, and following the boundary of the adjacent field to the cliff edge. Then following the Mean High Water Mark until reaching Brook Chine, turning north and continuing along the boundary of the

field, adjacent to the National Trust carpark, continuing up to join the B3399. Turning east and following the road along until rejoining with the start point.

Section Three

(Including Coastguard Cottages Character Area)

Starting at the southwest corner where the track meets Coastguard Lane and following the track to the north and then following the boundary to the east which extends to the rear garden boundaries of Coastguard Cottages. Continuing east until reaching the boundary between the drive leading to Aborfield and the small parcel of land to the east of the Coastguard Cottages, turning north and following this boundary until reaching Coastguard Lane. Turning west and following Coastguard Lane until rejoining with the start point.