



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

## **Mottistone Conservation Area**

Appraisal

Adopted 23.12.09

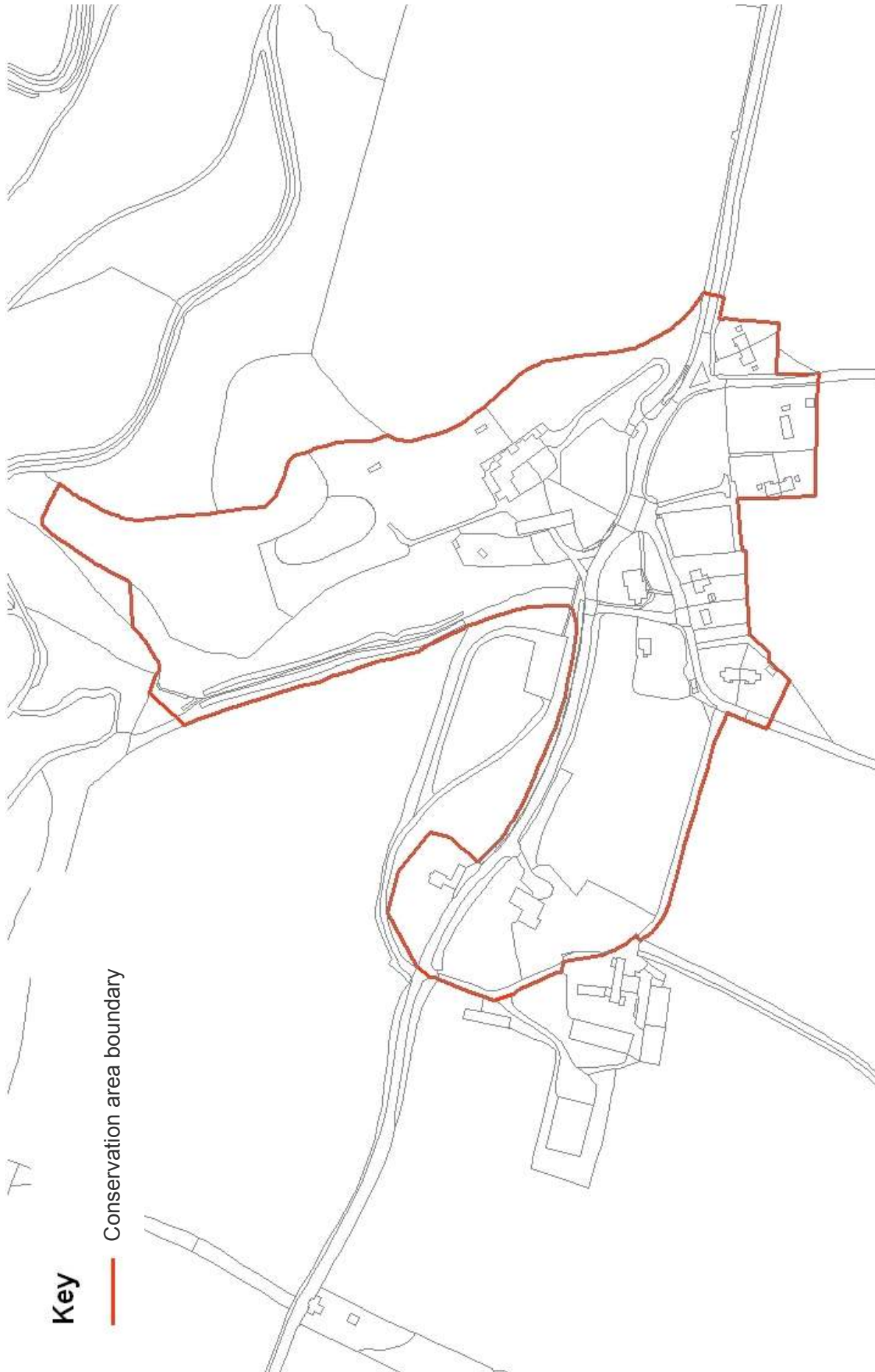
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**Key**

— 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 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.

## Mottistone 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 contains the settlement of Mottistone and is located in the southwest of the Island. This is a small hamlet with the National Trust owned Mottistone Manor and a working farm at its heart. In the past it was a rural agricultural community with everyone employed on the land. Today it has no community facilities other than the Church of St. Peter and St. Paul.

The settlement lies on the edge of the gently undulating coastal plain, at its junction with the rising landscape of the downs to the north. It is bisected by the main road linking Brighstone and Brook. To the south of this road, the land stretching down to the coast is divided into a mosaic of semi-regular mainly arable fields punctuated by hedges, copses, and small areas of woodland. To the north of the road the land rises more steeply towards the downs, with fields predominantly used for pasture and larger woodland areas. The background to the north of the settlement is mainly dominated by the treed fringes of Mottistone Manor gardens.

## Historic development of the settlement

Mottistone is recorded in 1086 in the Domesday Book as the manor of Modrestan. In later documents it is referred to as Motestan (1176), Moterestone (1291), and Mottistone (1374). The present Mottistone Manor was in the hands of the Cheke family from the 15<sup>th</sup> century to 1623 and most of the extant fabric of the building dates to this period. Between 1706 and 1926 the manor house was a tenanted farm

with a farmyard and its associated agricultural buildings on what is now the sunken garden to the south of the house.

The 18<sup>th</sup> century estate map indicates that the land to the south of the road was managed in the medieval period as an open field system with strip fields. Several trackways of medieval origin survive; these originally led from the manor into the open fields and down to the coast.

The present surviving historic cottages and farms date mainly from the 18<sup>th</sup> century and display a dispersed pattern of settlement. In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, a small number of new estate cottages were constructed in the area around the green and to the west of the church, giving the settlement its current more nucleated form.

### **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 proposed conservation area makes it difficult to define specific areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous land usage.

In the area around the settlement there are a number of small linear earthwork features, possibly representing medieval boundary banks to the arable fields and the commons. In particular there are some earlier earthwork features within the gardens of Mottistone Manor and on the hill above Church Path. There are also ephemeral earthworks, possibly relating to small fields and paddocks, situated behind the village houses and to the west of Hoxall Lane down to Hole Cottages. In addition, a number of 'hollow ways' relating to former medieval trackways exist, particularly one which led from the village to Fern Field Common where the banks were up to three

metres high and known historically as Water Lane. It served as a link to the Common until the land was enclosed between 1815 and 1838. The best surviving section can be seen near Mottistone Manor Farm. Ridget Lane was also a medieval trackway joining the village to the coast through the former open fields.

On the village green is the site of a cottage with its associated well which is shown on the 1862 map; this disappeared by the time of the 1908 OS map. This site is of high archaeological potential as it may represent a house site from the medieval period.

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 impact of proposed development on archaeological remains is inappropriate or needs to be modified.

### **Character of the conservation area**

The proposed Mottistone Conservation Area covers the small hamlet and is concentrated around a central open green area to the south of Mottistone Manor and St Peter and St Paul's Church to the east. It is situated on the B3399 and along two narrow lanes leading south from this road. The built development is mainly to the south of the main road with the Manor House complex being the predominant buildings to the north. The roads at the entrance into the hamlet are narrow, but widen towards the centre creating a more open focal point at the green in front of Mottistone Manor. The boundaries to the properties are generally hedged and treed, but with some examples of traditional stone walls to the boundaries of older buildings. There are important individual tree specimens on the green and there is a well treed backdrop to Mottistone Manor. Views throughout the settlement are

often terminated by prominent buildings; longer distance views are of the downs to the north and the sea to the south. The settlement contains three listed buildings: the Church of St. Peter and St. Paul (Grade I); Mottistone Manor (Grade II\*); and the Manor tithe barn (Grade II). There are also four listed headstones (Grade II) in the churchyard. A further five buildings have been identified as being of particular significance, dating from the late 17th century to the 20th century. The domestic properties are generally small two storey cottages. The predominant building materials in the settlement are rubble or ashlar stone, with tile, thatch or stone slate roofs. The historic buildings are located in various positions within the plots. The small amount of 20<sup>th</sup> century development within the settlement is generally in-keeping with the more historic buildings.

Although Mottistone is very small, the historic interest of the proposed conservation area comes from the fact that the early origins of the Manor that formed this landscape can still be identified on the ground and are supported by documentary evidence. The predominant use of local stone for the buildings provides a further link to the landscape and geology of the area. The buildings within the hamlet have generally avoided inappropriate modern extension and alteration, and represent a mix of traditionally detailed local vernacular architecture within an historic setting on the edge of the downs and coastal area.

### **Condition and the capacity for change**

The proposed conservation area is fortunate in that it has not suffered from inappropriate modern development that other areas are often subjected to. Therefore, the intrinsic character of the proposed conservation area and its historic character have survived intact. In fact, Mottistone has accommodated very little new development, and this has been represented by the building of the three

pairs of estate cottages adjacent to the village green and the church. Further modern development in these areas would not be encouraged. In addition, the subdivision of the traditional plots on the historic road frontages, or back-land development would also not be appropriate.

The survival of the historic plot plan form of the settlements in the proposed conservation area means that the capacity for new development within the boundaries of the settlements is minimal and significant new development areas would be detrimental to the intrinsic historic character and plan form of these settlements.

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, as reflected in the requirement for insulation and the associated 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 detail is 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 hamlet is essentially a small rural settlement and is characterised by a lack of urban features such as paved footpaths and hard road edgings.

### **Trees, open spaces and landscaping**

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.

Groups of trees form important green boundaries to the road sides and large areas of copses, especially within the environs of Mottistone Manor. Significant individual tree specimens are prominent in the street scene in various parts of the proposed area. 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 roadside and garden boundaries, and are formed of both lower managed hedgerows and higher green boundaries, incorporating hedgerow trees. Hedges are easily lost through farming practices, disease, and development pressures. They also form a very important habitat for birds and small mammals and often contain many species of plants.

Open spaces within the proposed conservation area are important as they help to define the built environment and

create a sense of place. Two notable open spaces within the Mottistone Conservation Area include the village green to the south of the main road, and the large sunken lawn area in front of Mottistone Manor. These spaces create a central focus to the settlement with, in contrast, the road entering from the east and west having a narrower and more enclosed character. The village green creates the important setting to this settlement, visually linking the church and churchyard, the manor house, and its grounds and the cottages.

The most prominent manmade feature in the landscape is the stone walling which encloses the church, the churchyard, and Mottistone Manor.

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

### **Sounds and smells**

The hamlet is dominated by the road through the centre and the accompanying traffic sounds and smells. However, during lighter periods of traffic, the quieter countryside sounds and more agricultural smells proliferate. The gardens to Mottistone Manor offer a tranquil oasis for visitors, affording long distance views to the coast and the fragrant smells and colour of the many herbaceous borders.

The main activity within the hamlet is generated by the through traffic, though Mottistone Manor attracts visitors throughout the season. The settlement is dominated by residential use but the origins of the settlement as part of a wider country estate, with accompanying service buildings, has not disappeared.

### Typical details

- Most of the older buildings in the area are constructed of materials from local sources. The predominant construction material is stone.
- Chimneys and chimney pots are a predominant local vernacular feature.
- Slate is the predominant roofing material in the area on the later buildings. Roofing materials on the earlier buildings are clay tiles. There is one instance 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 or have stone mullions and iron casements, although the use of inappropriate replacement windows is beginning to impact detrimentally on the area.
- There are many examples of historic stone wall and hedged boundary features.

The details listed above all contribute to the character of the conservation area and are worthy of preservation or enhancement. It is important that their significance is understood and taken into account when development is considered. It is often the small insensitive changes that can cumulatively undermine the character of conservation areas.

### Positive elements

- Quiet rural settlement.
- Retention of original plot sizes and form. The lack of back-land development or sub-division of the traditional plots.
- 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.
- Retains strong historic links with

Mottistone Manor.

### Negative elements

- Higher volumes of traffic in summer.
- Inappropriate replacement window units in some properties.
- Some erosion of traditional boundary treatments.





## Proposed Mottistone Conservation Area

### Character

Mottistone is a small tightly knit community set at the base of the downs with long distance views out towards the sea to the south. The heart of this settlement is the picturesque medieval church of St Peter and St Paul and, to the north, the medieval Mottistone Manor. This idyllic rural setting is characterised by the colour and texture of its natural materials and by the feeling of openness created by its sloping village green.

### Setting

The Mottistone Character Area is formed by a concentration of development mainly to the south of the green and the church, with Mottistone Manor and associated barn isolated to the north. Two further isolated buildings are located at the western entrance into the village. The oldest buildings are the church and manor, with the other buildings dating from the late 17<sup>th</sup> century through to the 20<sup>th</sup> century. Buildings do not have a common location within plots; all are set back at varying distances from the road, some parallel and some end-on.

Mottistone Green forms an important focal point in the centre of the hamlet; it is a triangular open space located to the south of the main road. Several prominent trees are located within this area. Views are afforded across the open space towards the Church and Manor. The main road is a

relatively constant width throughout its passage through the settlement, with stretches to the east and west of the church and green having a more enclosed nature, caused by banks and hedgerows at various points but retaining a feeling of spaciousness due to wide verges.

Very little 20<sup>th</sup> century development has occurred in the hamlet, that which has is predominantly located south of the main road and off Ridget Lane. This modern development comprises semi-detached dwellings dating from the later 20<sup>th</sup> century.

### Qualities and materials

There are three listed buildings and four listed structures within the settlement. A further five unlisted buildings have been identified as being of particular significance. The Manor complex lies to the north of the main road in the centre of the village. The large garden area provides a buffer to the



road and stretches some distance to the base of the downs in the north. Mottistone Manor and The Dower House (Grade II\*) form a large manor house, subdivided into two dwellings. The structure evolved through three stages of building, from the 15th century to the early 17th century. The earliest part is constructed of stone rubble walls with ashlar dressings (Isle of Wight ashlar stone). The roof is tiled, with large stone slates to the lower part. Important original detailing survives to the exterior, including large square stone chimneys, stone mullion windows, and a two storey stone porch. The surviving historic interior is also particularly important.

Within the gardens is a small building supported on staddle stones and resembling a granary. This is known as 'The Shack' and was designed as a studio by local architects Seely and Paget. It was originally sited on Freshwater Golf Course, but was moved to the Manor grounds c.1936. Its exterior is clad in shingles, and the interior is an important example of modern movement design.

To the immediate west of the Manor is a large tithe barn (Grade II) dating from the 17th century constructed by Robert Dillington. It is constructed of stone rubble with ashlar quoins and has a hipped and

gabled tiled roof and a central wagon entrance on the western elevation.

The barn and house form an important historic complex within the hamlet and have influenced the way in which the settlement has developed, with the addition of farm and workers' cottages to serve the estate. Mottistone Manor Farm and Mottistone Manor Cottage (both unlisted) form the western entrance into the village. The Farmhouse is a large 18th century stone building. Mottistone Manor Farm Cottage with an attached thatched barn appear to date from the 18th century and the cottage is a simple 'two up, two down' two storey building. The thatched stone barn is adjacent to the road and forms an important focal point on entering and exiting the hamlet.

St. Peter and St. Paul's Church (Grade I) forms a second major focal point within this small settlement and is located on an area of higher ground, surrounded by a stone walled churchyard. The church dates from the 12th century, with later 15th and 16th century additions, but underwent restoration in 1863, with reconstruction of windows, the nave arches and some of the roof and walls. The church is constructed of Isle of Wight stone rubble with ashlar dressings and tiled roof, with a shingled spire. The

spire is particularly prominent in views into the village from the west. Within the churchyard are located four listed headstones dating from 1704, 1767, 1770, and 1784. These headstones are in various styles and have carved embellishments such as cherubs and roses, scrolls and rustic skulls.

To the west of the church is Rose Cottage which is of late 19th century date and possibly constructed by the Seely Estate in the 1870s. It is designed in a late 17th century vernacular style and is constructed in local stone with a plain clay tile roof.

In the 20th century, three pairs of semi-detached cottages were constructed within Mottistone, but their scale and use of materials is in harmony with the rest of the settlement.

### **Trees and open spaces**

Trees and hedgerows form an important part to the setting of the hamlet and the buildings within. Trees are located in prominent positions on the green and at road junctions, as well as forming the backdrop to the gardens of Mottistone Manor. Hedgerows are located along roadsides, enclosing the roads from the surrounding countryside. Hedgerows are also the predominant form of boundaries used to gardens. Other traditional boundary treatments are represented by the stone walls to the churchyard and garden boundary to Mottistone Manor.

Views and vistas are also particularly important in defining the character of the proposed conservation area. Within the hamlet, views are terminated by prominent buildings or by narrowing of roads. From various points along the main road or Ridget Lane, extensive views can be gained towards the sea to the south. Views are also afforded from the main road and Mottistone Green to the downs, located to the north of the hamlet.

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## Maps

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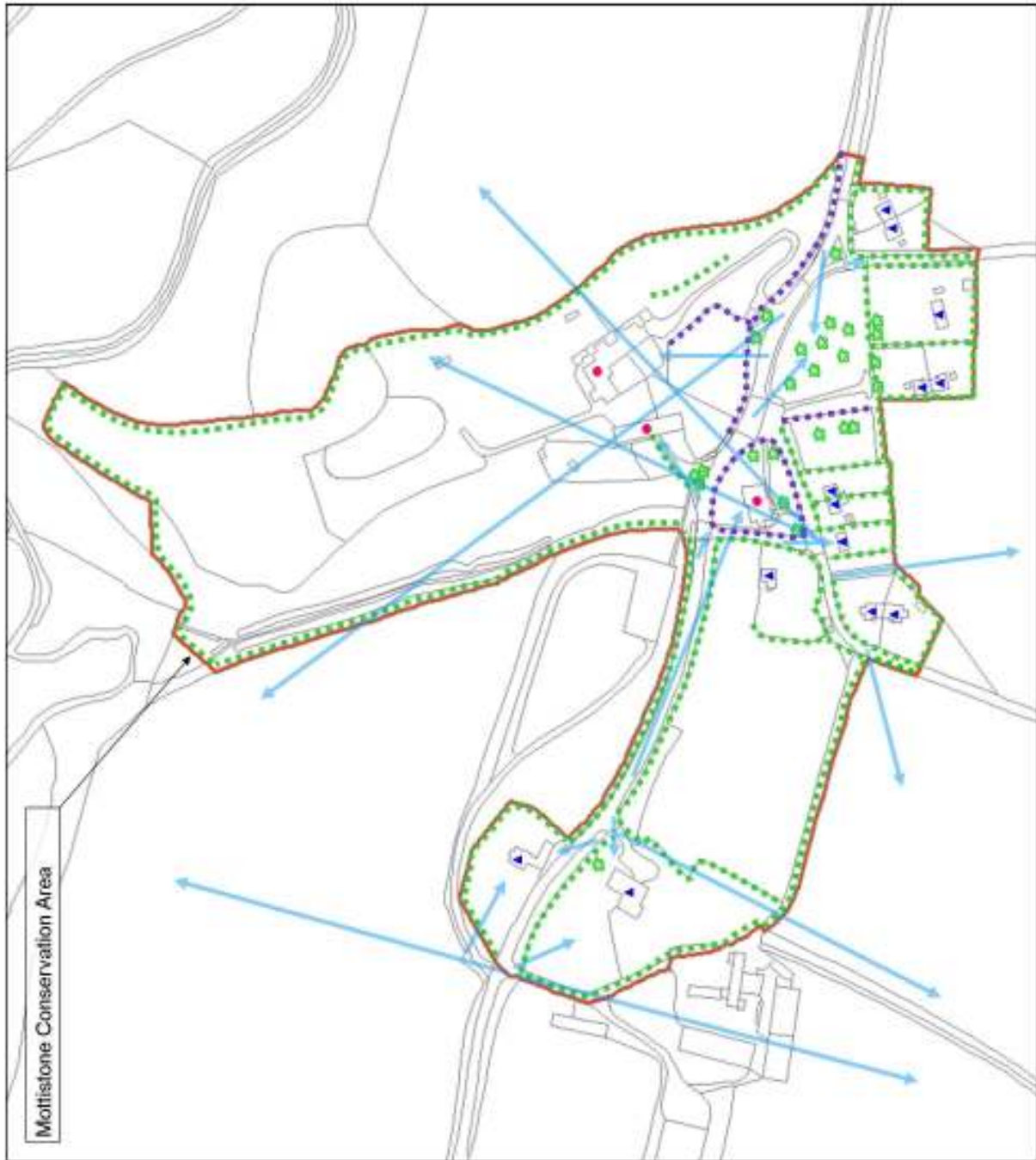


Appendix A - Detailed Map

Mottistone Conservation Area

- Key**
- Conservation Area Boundary
  - Listed Building
  - ▲ Proposed Article 4(2)
  - ⋯ Green Feature (representative location)
  - ⋯ Traditional Boundary
  - Important View

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Mottistone Conservation Area

## **Appendix B - Mottistone Boundary Description**

### **Detailed Boundary Description**

Starting at the point on the B3399 on the east side of the settlement at the southeast corner of the boundary of Mottistone Green Cottage Number 1, and continuing south following the boundary to the rear and continuing to the rear of Mottistone Green Cottage Number 2. Heading south along Hoxall Lane until adjacent with the rear boundary of Manor Cottage, crossing Hoxall Lane and following this rear boundary. Continuing west along the rear boundaries of Mottistone Green Cottages Numbers 3 and 4 and then heading west along the rear boundary of the graveyard. Continuing west, along the southern boundaries of Church Cottage, Ivy Thorn, Greenacres, and Number 2 Ridget Lane, and then crossing over Ridget Lane before then turning north, then west along the southern boundary of the lane to the boundary of Mottistone Manor Farm and continuing northwest along the southern boundary of the lane until meeting the junction with the B3399. Crossing the B3399 to the boundary of Mottistone Farm Cottage, north, then east, then south, around the cottage and associated land, returning to the B3399. Continuing onward to the east and then along the northern boundary hedge of the B3399. Turning north on reaching the track extending north along the western boundary of Mottistone Manor. Continuing north, then east, and then south, around the boundary of the Manor, gardens, and associated land, before rejoining the B3399. Crossing the road and then heading west along the southern hedge of the road, rejoining with the start point.