

Pound Green Conservation Area

Conservation Area Appraisal

Adopted June 2012



Conservation and Design
Planning & Regulatory Services

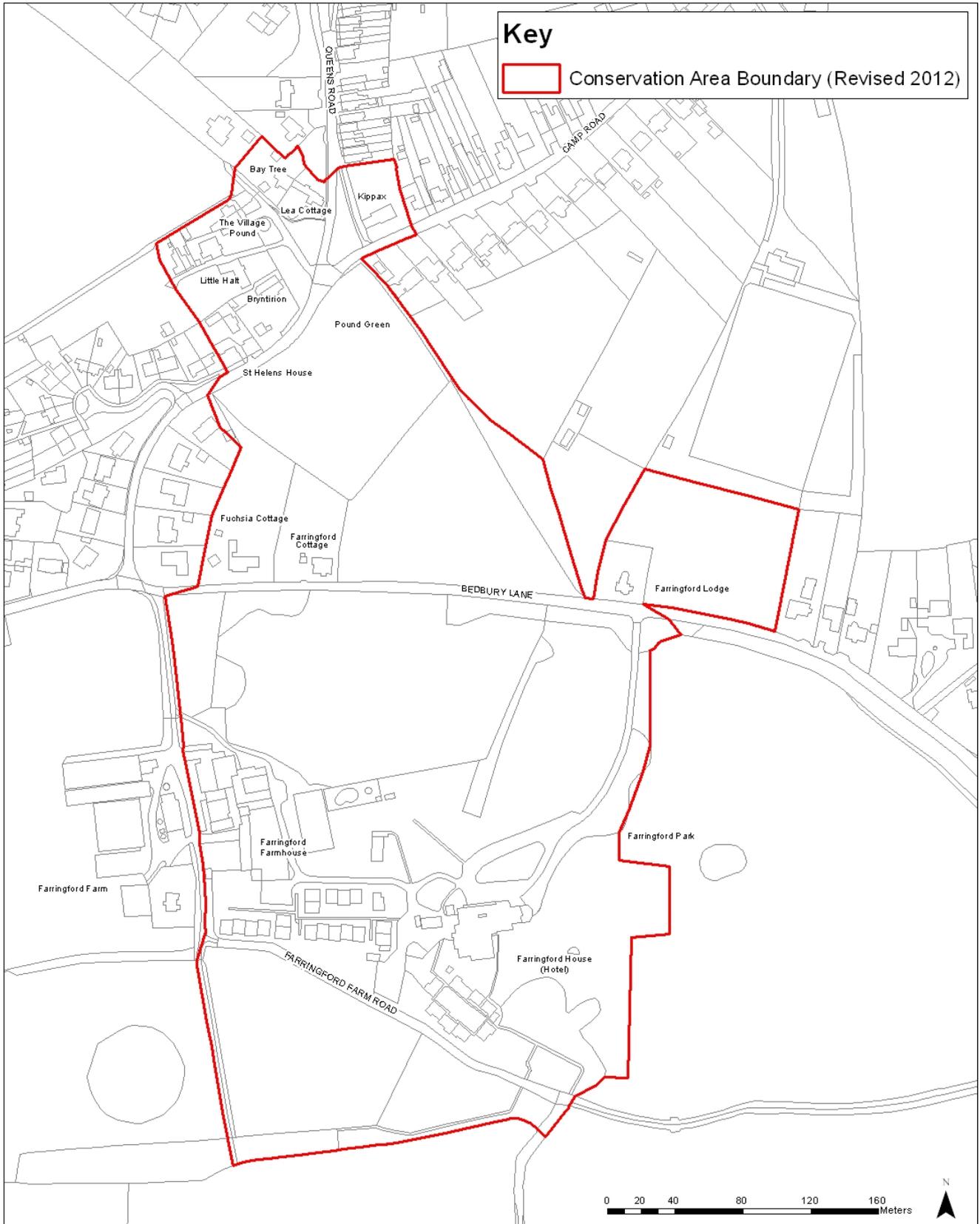
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Pound Green Conservation Area



1 Introduction

1.1 The Pound Green Conservation Area falls within the parish of Freshwater on the western peninsular of the Island. Freshwater has 3 existing conservation areas and these are Briary, Pound Green and Freshwater Bay. Briary and Pound Green were designated in July 1979 and Freshwater Bay 30 years later in December 2009. This conservation area appraisal has been undertaken as part of a review of areas with special character. Pound Green has already been recognised for its historic and architectural character that is worthy of protection but despite its earlier designation there is no appraisal document to help identify its special character. The area has now been reappraised to ensure the boundary still captures the areas special interest.

1.2 This appraisal has been produced using information contained within the Freshwater Village Design Statement (2007/08), Freshwater Parish Plan (2004-6), Isle of Wight History Centre website, Isle of Wight Industrial Archaeology Society website, Historic Environment Records (HER), the Historic Landscape Characterisation (HLC), the Historic Environment Action Plan (HEAP), and the Isle of Wight Records Office. A full list of references can be found in the bibliography at the back of this document.

1.3 This document does not identify all the known heritage assets within the conservation area, therefore any omission of any building, feature or space should not be taken to imply that it is of no interest.

2 Planning Policy context

2.1 The Isle of Wight Council recognises that a quality built environment is an essential element in creating distinctive, enjoyable and successful places in which to live and work. Our Ecoland Sustainable Community Strategy and Island Plan Core Strategy recognise that our historic environment assets attract investment and tourism, can provide a focus for successful regeneration and are highly valued by local communities.

2.2 As part of a rolling programme of conservation area designation and review, the Council has reviewed Pound Green Conservation Area. Local Planning Authorities have a duty under The Planning (Listed Buildings and 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 preserve or enhance.

2.3 The legislation also makes provision for schemes to enhance the area. Therefore, the inclusion of areas of potential allows for schemes to be put forward that will improve the area, in keeping with its own individual character, and to a high standard. Further policy guidance and information for land and property owners can be found at www.iwight.com/conservation.

2.4 Designation **does not** mean that development cannot take place within the conservation area or within its setting. Designation means that special consideration will be given to applications within the conservation area to ensure that any demolition is fully justified and that schemes (which are acceptable on all other planning grounds) are of a suitable design, are high quality and appropriate to the special character. This additional level of consideration allows the Council to insist upon the best possible standards of design within a conservation area, and equally to refuse development proposals on the grounds of poor design or quality.

2.5 Conservation area appraisals are produced in partnership with the community. By means of a 6 week period of public consultation (in this instance December 16th 2011 to January 27th 2012), local communities are able to input to the research to identify areas of special character and to map the development of their distinctive streetscapes. Conservation area appraisal documents produced in partnership with local people in this way can assist with community planning to explore the best ways for an area to develop and grow whilst ensuring that it keeps its local character and sense of identity.

3 Location, context and setting

3.1 Freshwater is situated in the west of the Isle of Wight. It extends from the Parish of Totland to the west to the town of Yarmouth and the parishes of Thorley, Shalfleet and Brighstone in the east. The eastern boundary is formed by the river Yar that rises at Freshwater Bay in the south and proceeds in a northerly direction before joining the Solent at Yarmouth. The western edge is represented by cliffs that run from the Needles to Cliff End while the northern boundary is the low slumping cliffs of Norton.

3.2 The Pound Green Conservation Area includes the green, the pound and the buildings immediately surrounding it as well as the nearby Farringford Hotel. Pound Green is located in the south of the parish of Freshwater. The northern boundary is located at the terminus of Camp Road and Queens Road and the southern boundary is along the western part of Bedbury Lane. Newport, the Isle of Wight's administrative centre is 17km (11 miles) to the east. Freshwater's economy is mainly based on agriculture and tourism, with a small number of manufacturing and service companies. The population of Freshwater is just over 5,000¹.

3.3 The geology of Pound Green comprises of clays of the Barton, Bracklesham, Thames and Lambeth Groups.

4 Historic development of Freshwater

4.1 A Neolithic mortuary enclosure on Tennyson Down indicates that Freshwater area was significant in the early prehistoric with the natural chalk ridge rising toward the west providing a possible processional route for ritual. Some prehistoric material has been recorded from this area but there is no known evidence that this was a heavily populated landscape.

4.2 An Anglo-Saxon settlement may have grown up beside the parish church on gravel deposits beside the Yar Estuary, close to the lowest fording point of the River Yar and north of the estate centre at Kings Manor. By the late Anglo-Saxon period Freshwater was a royal estate. The estate centre was at Kings Manor (known at the time of the Domesday Survey as Kings Freshwater). The bounds of this estate may have corresponded with the mother parish of Freshwater before the Norman Conquest, including land to the east of the Yar Estuary. Freshwater Parish Church of All Saints has some Anglo-Saxon fabric with its walls but should not be considered as the focus for settlement in this area as the church was divorced from the agrarian community that it served.

4.3 In the 12th century further land was granted out of Kings Freshwater to form the manor of Weston Braboef. A planned settlement may have been laid out after the Norman Conquest in the area later known as School Green.

4.4 Field patterns show clear evidence of enclosure from medieval open-field. In medieval times open-field arable seem to have occupied a significant percentage of land within this Area. There are no references in Domesday Book to woodland within Freshwater. This apparent lack of woodland may be a much older phenomenon. Extensive woodland clearance may have taken place by later prehistoric or Roman times, allowing the development of relatively large areas of open-field in the later Anglo-Saxon period. However, elsewhere on the Island extensive prehistoric woodland clearance is associated with archaeological evidence of contemporary settlement.

4.5 In the 17th century, the Freshwater region was a predominantly agricultural area, made up of scattered, small hamlets and farmsteads, dispersed throughout Freshwater Isle amongst a mixture of enclosed and open field systems. There was no single focus to the settlements in the area and therefore, even in the 17th century, there existed no significant nucleated settlement. From Saxon times, the development of the settlement pattern had resulted in a polyfocal pattern, based on a loosely associated and dispersed collection of settlements. The Freshwater parish therefore consisted of small pockets of habitation, centred on a 'green': More Green, Freshwater Green, Pound Green, Sheepwash Green, Middleton Green, Stroud, Easton, Norton and the settlement

¹ Office for National Statistics, 2001 Census data

round the parish church. However, there were two areas of significant settlement: one centred on School Green and another crowding around the west end of the parish church, in what is today Church Place. Small fishing hamlets existed at Freshwater Gate, Brambles Chine and Norton.

4.6 By using the Hearth Tax records, the population of Freshwater Isle can be estimated at around five hundred in the last half of the seventeenth century. The majority of this population earned a living from agriculture: in the wills for Freshwater, most people are described as 'husbandman' or 'yeoman'. Almost seventy five percent of the population were involved primarily in agriculture. The other occupations are allied agricultural trades, such as blacksmith, miller and carpenter, and service trades, such as grocer and butcher.

4.7 Appreciation of the Island by the wealthy from late 18th century led to building of isolated larger houses at Norton, Westhill and Farringford. In mid 19th century Lord Tennyson lived at Farringford and other well-to-do and artistic residents also came to Freshwater Isle. Weston Manor dates from 1870s. Farringford and Weston Manor added parkland and estate buildings to the landscape. As well as larger Victorian and Edwardian villas, modest semi-detached cottages were built around Freshwater. The present village centre at Freshwater grew up around the existing hamlet of School Green (shown as 'Freshwater Green on the OS 1793 map) developing from the late 19th century when Tennyson Road and Avenue Road were laid out to the west of School Green Road.

4.8 In 1885 Afton Road was built on the east side of the river, providing a new route into Freshwater Isle via Bow Bridge and easier access to Freshwater Bay. Railway links between Newport, Yarmouth and Freshwater were created from 1889 to 1953. Considerable residential development continued in the later 20th century.

5 Archaeological potential

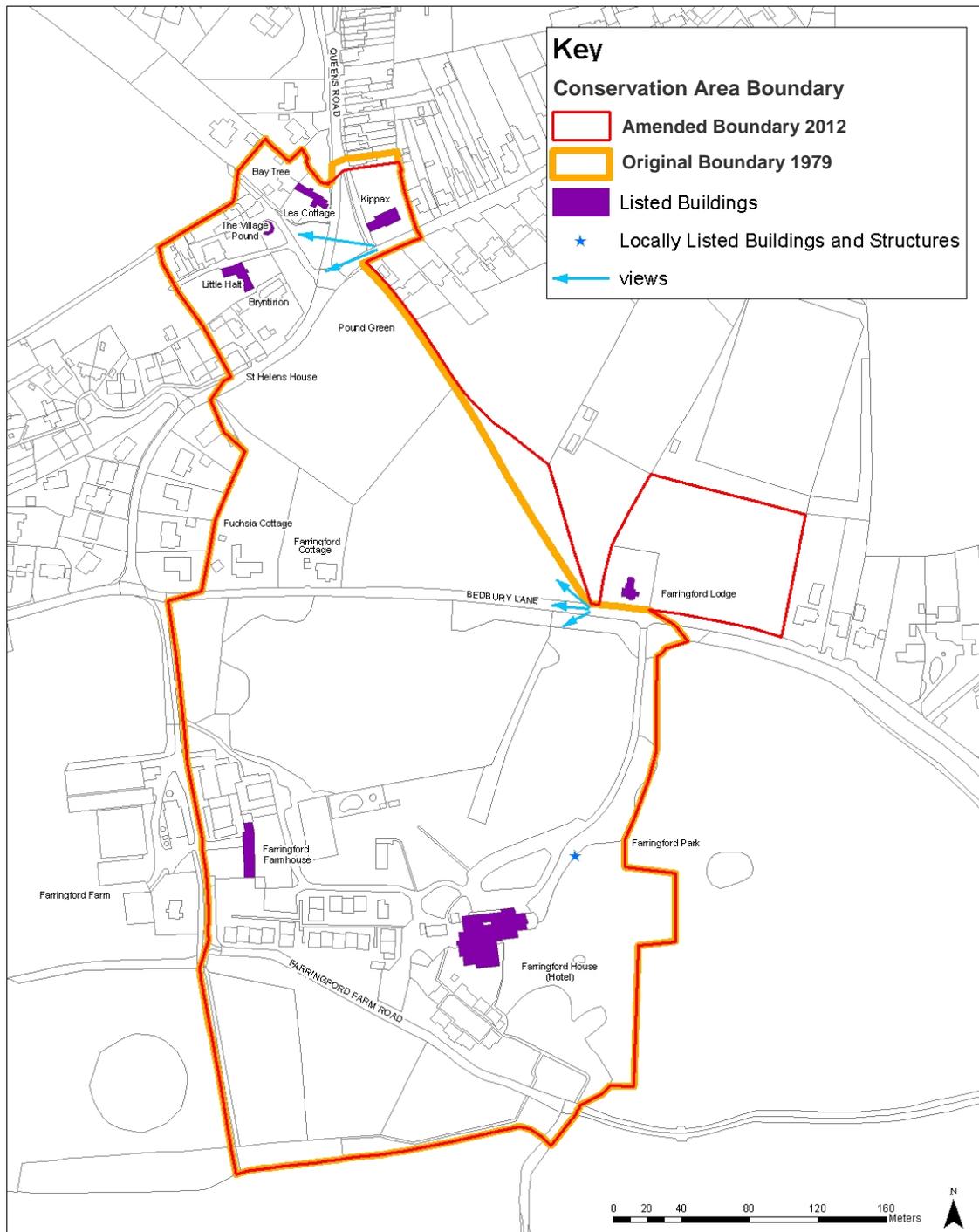
5.1 Archaeological remains often contribute to the sense of place of an area, providing historic context which includes evidence of 30,000 years of human intervention in the landscape. Whilst the current evidence can only demonstrate a high degree of potential for archaeological remains in this area it should be understood that each period overlies the preceding chapter of human history producing a time depth that has resulted in the current unique character of the area. In this instance, the conservation area is best considered within the context of the Freshwater Isle area, comprising of land to the west of the River Yar and to the north of the chalk downs. Historically, Freshwater Isle was isolated from the rest of the Isle of Wight and had developed a distinctive landscape character by medieval times, with green rolling down land and an intricate network of routes and pathways connecting a series of small hamlets.

5.2 A variety of prehistoric material has been recorded from this area, including worked flint and metal work but no clear evidence survives of landscape use or for settlement other than the Headon Hill Bronze Age round barrows. A Bronze Age axe hoard has been recorded at Moons Hill and Bronze Age urn fragments recorded at Totland. Roman burials, coins and pottery have been recorded but no Roman buildings have been recorded to date. However, it has been predicted that the site of a Roman villa may exist in this area.

5.3 This document does not identify all the known heritage assets within the conservation area, therefore any omission of any building, feature or space should not be taken to imply that it is of no interest.

6 Pound Green Character Analysis

6.1 The Pound Green Conservation Area is a hamlet that comprises a group of houses that cluster around the Pound and the nearby Farringford Country House and the adjoining Farringford Farm which are southerly across from the green. The analysis of the character of this area is examined in depth in the following chapters.



Pound Green Conservation Area

Key Views

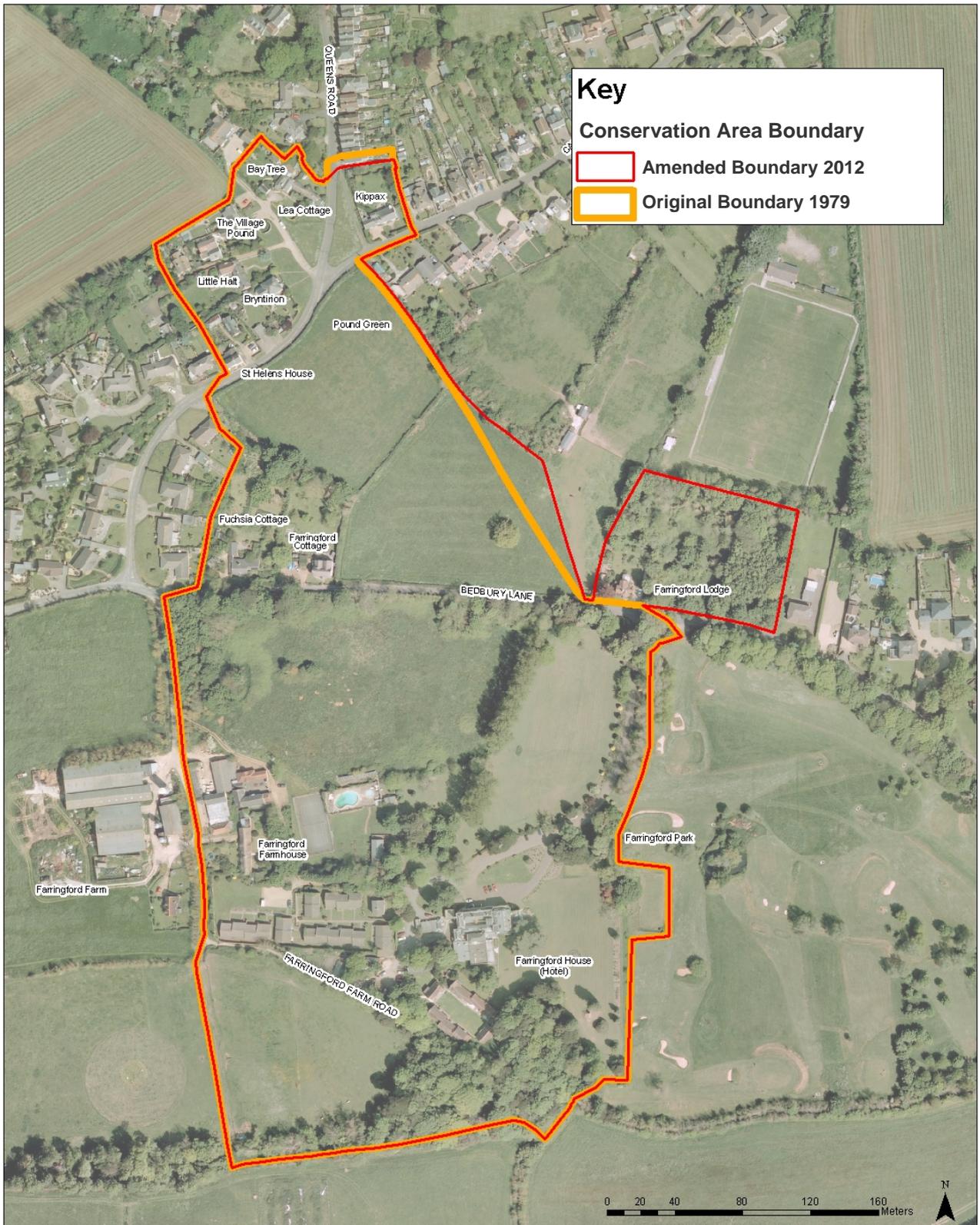


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Figure 1: Character area and key views

Summary of special interest

An area containing a variety of historic buildings and open space, both unspoilt by later development and including the nationally important Farringford Estate with its strong cultural association with Lord Tennyson.



Pound Green Conservation Area

Conservation Area Boundary



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Figure 2 : Aerial photograph, 2005

7 Historic development

7.1 The unpublished Ordnance Survey map of 1793 (Figure 3 below) illustrates a small group of properties to the west of the Pound which itself is located on the north west side of the green. The existing Little Halt property appears to have been present at this time as was Farringford Farm.



Figure 3: Extract from the 1793 unpublished Ordnance Survey Map. The top circle shows the Pound, the middle circle shows Farringford Farm and the bottom circle shows the site of what would later become Farringford House

7.2 Termed "Pinfold"² on the 1861 Ordnance Survey map (Figure 4, page 7) the Pound would have been originally built to hold animals which were found straying from their owners land or were found grazing on the common without common rights. The animals would not be released until a fine had been paid to the "pinder" who was an officer of the lord of the manor. Breaking into the pinfold to release the animals was an offence punishable by a fine and/or imprisonment. Pounds were also used by drovers taking their stock to market and as a pen for keeping animals overnight for a small fee and also sometimes used as an early form of gaol or lock-up to hold petty criminals such as rustlers, thieves and vagabonds until they could be dealt with by the local sheriff or magistrate. Village Pounds are also often associated with the village stocks as a place of public humiliation and punishment.

7.3 The Ordnance Survey map of 1861 (Figure 4, page 7) illustrates a small collection of buildings around the Pound which appear to be Lea Cottage and Bay Tree Cottage, (these are physically attached) and Kippax on the opposite side of the road; all of which are present today. Caesars and the rear single storey building of The Close are also present and still remain today.

² The terms "**pinfold**" and "**pound**" are Saxon in origin and both mean an enclosure. Village Pounds are known to date from the medieval period and can vary in shape from rectangular, square and irregular and their size can vary from a few square metres to over 0.5 hectares.

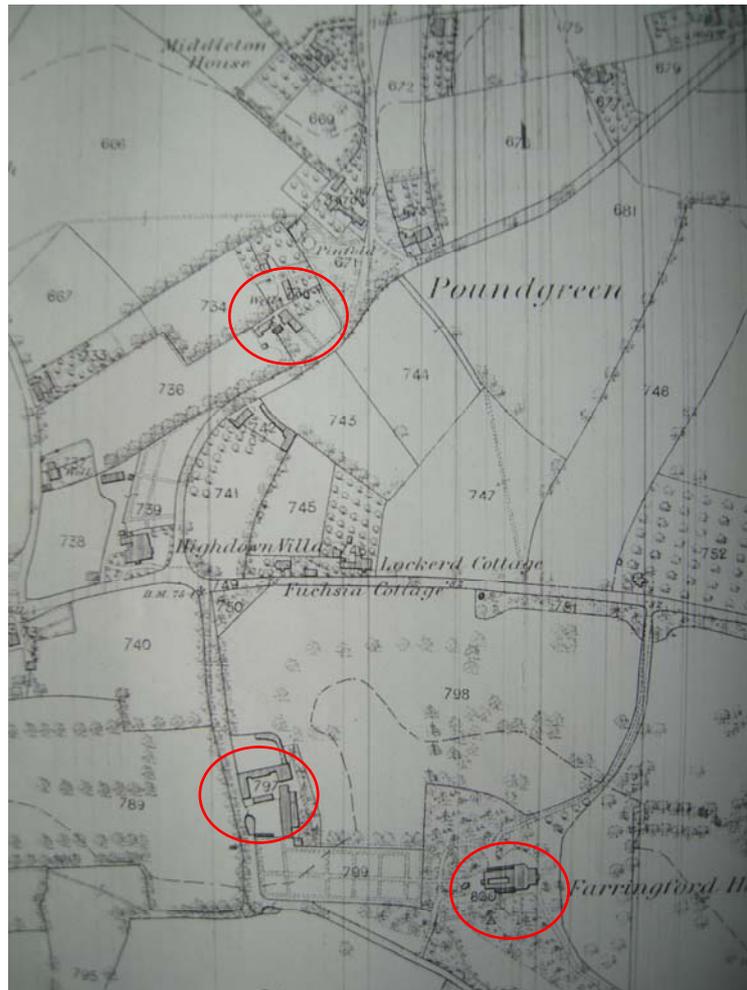


Figure 4: Extract from the 1861 Ordnance Survey map. The top circle shows the Pound, the middle circle shows Farringford Farm and the bottom circle shows Farringford House

7.4 The 1861 Ordnance Survey map also indicates the presence of properties along Bedbury Lane, namely Fuchsia Cottage, Farringford Cottage, Farringford Lodge. The lodge was built in 1870 by the Tennyson's and sited in the former orchard. It has many Gothic architectural features which imitate those of Farringford House. Farringford Farm is located to the west of the Farringford House but little is known of its history. A number of the original farm outbuildings (former stables) have been converted to holiday accommodation and the farmhouse itself (grade II listed) was previously 2 cottages and is believed to date from the 18th century. With the exception of the farm which has later 20th century development this part of the conservation area remains unchanged.

7.5 Farringford House is an obvious addition at this time. It is a medium sized country house which Lord Alfred Tennyson, Poet Laureate leased in 1853 and bought in 1856. The Tennyson family retained ownership until 1945. Farringford House is Grade I listed largely due to the association with Tennyson and for its 'Gothic' style architecture. Farringford Park is also a locally listed park and garden. There has been a house on this site since the early 19th century. The original square Georgian property was initially called Farringford Lodge and was built by Edward Rushworth in 1802/03. Over the next few years the property became known as Farringfords and finally as Farringford Hill reflecting the small plateau it is built on which gives it wonderful views of the surrounding landscape. It was during this time that many of the original fields in the area to the north and east of Farringford Hill were combined, by removing hedgerows, to create a large open grassland park known as the 'Lawn'. In 1823 Farringford Hill was sold to John Hambrough who set about improving the house and farm buildings at Home Farm (now known as Farringford Farm) in the Strawberry Hill Gothic style.

7.6 Farringford House is eclectic and irregular. Its principle north frontage, constructed mainly from buff bricks, has Gothic details as well as light references to classical features, with elementary castellation at different levels. The first house was built circa 1806; but then much modified to form the basis of an E wing plan. Circa 1825 the house was extended westwards creating most of the present frontage. Much of the ground floor is fronted by a veranda. The house also includes the walled garden with 20th century self contained holiday accommodation within known as “Emily’s Cottages” and six cottages designed by Clough Williams-Ellis and Lionel Brett and built in 1945 for Thomas Cook (British Holiday Estates) who purchased Farringford that year. Today these are known as ‘Alfred’s Cottages’.

7.7 The 1896 Ordnance Survey map (Figure 5 below) shows some localised additional development to the west of the Pound, in particular St Helens house, 1 & 2 Bryntirion, Green Oaks, Gosling Cottage and 1 & 2 Neatby Cottages. Since then there have been no additional buildings within this area. However to the west and north east of the area later Victorian red brick buildings of the typical freshwater type were built, followed by the later 20th century bungalow estates.

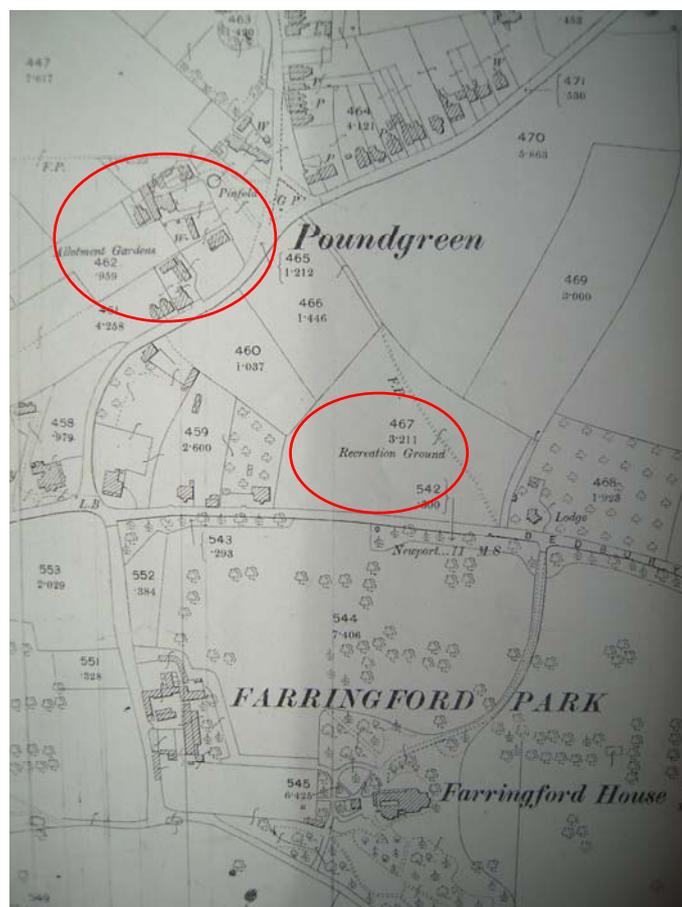


Figure 5: Extract from the 1896 Ordnance Survey map showing development to the west of the Pound (the top circle) and the recreation ground (the bottom circle).

7.8 There is an obvious gap in the development in the area between the Green and Farringford House. There is no explanation as to why this happened other than the communal use of the green by its residents, which the 1896 Ordnance Survey map denotes part of this land immediately to the north of Farringford House, along Bedbury Lane as a Recreation Ground (Figure 5 above). There may have been a desire to protect the views out from Farringford beyond the front parkland. Today this space is important both historically and visually in terms of defining the use and evolution of Pound Green and the Farringford Estate.

7.9 There are strong cultural associations in the area with the painter G.F. Watts, the photographer Julia Margaret Cameron's presence along with the poet Alfred, Lord Tennyson. In the late 19th century Freshwater had a distinctive creative community, although many writers, painters and intellectuals were summer visitors rather than permanent residents. The local environment both influenced this creative community and was influenced by it, seen today by some of the properties present.

7.10 Regarding the people that lived in this area, Kelly's Directory of Hampshire and the Isle of Wight (volumes 1889 – 1894) refers to the following trades being located in Pound Green, with some recognisable property names:

- Builder (Alma Cottage)
- Family baker (St Helens Cottage)
- House decorator (Merwood House)
- Insurance agents
- Carrier
- Household furniture remover
- Shoe maker

7.11 Pre 20th century roads were little more than single-carriage track ways, whose surface had been strengthened with a coating of compacted gravel of variable thickness. Where potholes appeared in the thinner sections, further gravel or gathered stones were deposited in the holes. Gravel terraces around the parish church and at Easton provided a convenient source of gravel.

8 Qualities, materials and local details

8.1 The Pound is a circular stone enclosure located on the picturesque green (Figure 6 below) which has a variety of houses surrounding it. Property building materials vary with stone, brick and render present. Stone tends to be left natural and bricks are painted with the exception of where yellow bricks are present such as 1&2 Neatby Cottages which present a fashionable yellow brick façade (reflecting that used in Farringford House), whilst red bricks are used for dressings and more discreet elevations. (Figure 7 below).



Figure 6: Looking south towards the Pound



Figure 7: 1 & 2 Neatby Cottages with their elegant yellow brick façade.

8.2 Roof coverings vary between slate, clay tile and thatch and whilst there is an example of concrete tiles, all are weathered historic coverings with lichens which further soften their appearance. Protruding through most roofs are well proportioned red brick chimney stacks with clay pots of both terracotta and buff colour.

8.3 Window styles almost always respect the architectural form of the building with only minor exceptions with casements in place of sliding sash windows and some later replacement upvc

windows in place of the original timber. Despite this there are still painted timber traditional windows and also doors which contribute enormously to each façade. Little Halt (grade II listed) has interesting early 19th century casements with glazing bars forming triangular patterns. The property itself is constructed from rough cast stone and has a stone front entrance porch and later painted brick extension with thatched roof.

8.4 The other thatched building, Lea Cottage (Figure 8 below) is of particular interest and contrasts with the other two-storey properties with its single storey linear form and well groomed thatched roof. The list description refers to a very early construction date but it appears to have been constructed in the early 19th century. The list description suggests this was a “squatter’s cottage”. These were cottages or hovels established when encroachments made by squatters on common land could be legally acquired by the occupants. Very few have survived and this one is listed because of this. It was extended later in the 19th century. Physically linked to the building is Bay Tree Cottage which is a small scale two-storey rendered building.



Figure 8: Lea Cottage, a former “squatter’s cottage”. An interesting and picturesque single storey thatched cottage.

8.5 Roof forms tend to be gabled with deep overhanging verges and painted timber barge boards, some plain, some decorated. 1 & 2 Bryntirion dated 1887 is notably different with its hipped roof form. Constructed from random rubble with a dressed stone string course and red brick dressings its slate roof with large chimney stack are prominent features when viewed from Camp Road. Its windows, whilst later upvc are still classically proportioned and the single storey bays are retained.

8.6 Extensions are notably discreet and tend to be constructed from a contrasting but natural material. This tends to add an element of variety, interest and honesty to the original host buildings.

8.7 Kippax located on the corner of Camp Road is constructed of mainly stone rubble with red brick dressings and has distinctive and unusual large diamond glazing and a part weather boarded 20th century extension.

8.8 There are a variety of boundary treatments ranging from stone boundary walls to hedgerows and small picket fences. They are however linked by the fact that they are low subtle enclosures that retain the open views into and out from the properties. The curtilages of properties tend to be generously sized with space between each building and this combined with the informal arrangement of the siting of properties i.e. there is no clear building line, reinforces the informal arrangement with the adjacent open space that collectively forms part of the open character of this area.

8.9 Along Bedbury Lane is the single storey Fuscia Cottage which is stone rubble construction with red brick dressing, slate roof and red brick chimneys. The two-storey thatched Farringford Cottage is constructed of stone rubble with red brick dressing and red brick chimneys but later casement windows. Farringford Lodge (grade II listed – figure 9 below) is unusually built of iron stone rubble with yellow brick dressings. It has a clay tiled roof, yellow brick chimney stacks and small paned windows; all contributing to its overall Gothic style which reflects the influences in the design of Farringford House opposite. The isolation of the lodge is notable with the backdrop of the old recreation ground to the west and old orchard to the north and east, the latter contributing towards the ‘treed’ character of this part of the Pound Green Conservation Area which in addition to the wildlife benefits, reinforces the rural setting of the lodge.



Figure 9: Farringford Lodge along Bedbury Lane

8.10 Farringford House is partially screened by vegetation (Figure 10 below) so that whilst glimpses are possible, its architectural merit is only truly appreciated once inside the park itself. Low stone boundary walls are present in part along the Bedbury Lane, although in places partly hidden by the overgrowth of hedges.



Figure 10: Looking towards Farringford House from Bedbury Lane

9 Public realm

9.1 The street surface is tarmac and there is no formal arrangement for pedestrians. Bedbury Lane narrows to a single traffic width outside of Farringford Cottage but otherwise the road is a generous width. There are no parking restrictions in force yet vehicles appear to park in a controlled manner. Most properties tend to have off-road parking.

9.2 Unfortunately telephone and electricity cables and their posts are present with some black and white bollards. Simple low timber bollards are located in some areas near the Pound but these tend to be quite discreet. The gravel access to properties by the Pound is informal and successfully subtle.

9.3 There are a number of signs around the Pound. These unfortunately harm the character of the area, interfering with the views of the Pound.

10 Green spaces and biodiversity value

10.1 Much of Freshwater area is classified as an Area of Outstanding Natural Beauty (AONB) and the coastline as Heritage Coast. In particular the southern part around Farringford House and farm are included within the AONB. Immediately to the south and neighbouring Farringford Park is Tennyson Down which is nationally designated as a Site of Special Scientific Interest (SSSI) because of its calcareous grassland. It is also part of a wider internationally important Special Area of Conservation (SAC). This is a highly sensitive and valuable area.

10.2 Farringford is also on the local list of historic parks and gardens. Whilst there are no specific nature conservation designations for Farringford Park, the mix of woodland, farmland, hedgerows, trees and grassland areas all contribute to a matrix of habitats for wildlife. The area to the north of Farringford House, bounded by the drive from Bedbury Lane is a grassland area which is occasionally mown rather than grazed. There is evidence of former subdivision into smaller field parcels in the form of an old kissing gate. A dominant feature is the avenue of Poplars which were a 20th century addition to the area.

10.3 As referred to in the Historic Development section above, there is an obvious gap in the development of the area between the Green and Farringford House. This is likely to be because of the communal use of the green by its residents (former recreation ground) and possibly the desire to protect the views out from Farringford beyond the front parkland. This space is important historically and visually in terms of defining the use and evolution of Pound Green and the Farringford Estate. This area is a flower-rich meadow owned and maintained by the Parish Council according to an agreed management plan which respects the nature conservation value of the land.

10.4 Tree and woodland cover is a limited resource in the Pound Green conservation area and in the Freshwater peninsular generally. Inclusion of the old orchard contributes towards the 'treed' character of this part of the Pound Green Conservation Area and helps reinforce and secure woodland corridors, valuable for red squirrels and other wildlife.

10.5 The remains of the historic green immediately adjacent the Pound is very important in protecting the setting of the Pound itself and the properties surrounding it. The historic and visual importance of this open area means that special care should be taken to avoid harming this important space.

10.6 Elm trees were at one time an important component of the historic character of the area. These have sadly been lost to Dutch elm disease, opening up the character of the landscape but historic elm hedges still survive.

11 Key views

All views towards the Pound are considered important, in particular from the end of Camp Road (Figure 11 below). The uninterrupted views across the green towards the Pound, with the historic buildings in the background, have remained unchanged for over a century and it defines the

character of the area. The views of Pound Green from the Bedbury Lane side of the old recreation ground are also of interest (Figure 12 below). The view along Bedbury lane captures the entrance of Farringford House (as well as glimpses of the House), Farringford Lodge and the thatched Farringford Cottage in the distance along the tree lined lane.



Figure 11: Looking across the green towards the Pound from Camp Road



Figure 12: Looking towards the Pound from Bedbury Lane

CONDITION ANALYSIS

The preceding chapters have defined the character of the Conservation Area and listed a host of positive elements that are essential for its continued existence as an area of special interest. However there are a number of factors that are recognised to have a cumulative negative affect.

Problems, pressures and the capacity for change

P1 There are examples where traditional windows and doors have been replaced with later less sympathetic units. Care should be taken to retain existing windows and doors and where replacements are required consideration should be given to the type, design and profile of any replacements.

P2 The area around the Pound has a collection of street furniture (posts, signs and lights) and these collectively impact upon the special open character of this area.

P3 Trees are important across the conservation area and should be maintained.

P4 Pressure for development and redevelopment may result in applications for inappropriate infill dwellings and inappropriate extensions to buildings of local interest which fail to respect the size, scale and materials of the original buildings. Such applications will not be supported.

P5 The provision of large modern farm buildings (which may play an important role in agriculture) can harm the character of the area.

Potential for enhancements

E1 A key opportunity for improvements will be the Council's Highways PFI project involving renewal and like for like replacement across the Island from 2013 and to include road surfacing, street furniture, road signs and lighting. This is an opportunity to safeguard the local distinctiveness through improving the poor aesthetics of the public realm, in particular reducing the cluttered elements of the public realm around the Pound. The general approach to all highways works throughout the conservation area will follow the less-is-more principle and an audit of the public realm should be undertaken to inform decision making. Detailed guidance is contained in the Council's Guidance for Works on Highways and the Public Realm document. Where cost savings permit, natural or traditional materials will be sought, stretches of historic material re-laid and specific local designs replicated in order to sustain important local character.

E2 Outside of the PFI project, the Council will work in partnership to secure sensitive public realm enhancement schemes in the conservation area. We will work with the Parish Council to identify public realm improvement projects which will sustain the historic interest and local distinctiveness of the conservation area.

E3 The Council will continually seek improvements to both vehicle and pedestrian movements whilst respecting the character of the area.

E4 Within the designated conservation area boundaries, the local planning authority will apply stricter policies and tighter controls on all types of development, paying particular attention to the need to sustain and enhance the character of the conservation area and to consider its setting in line with National Planning Policy Framework and the Isle of Wight Council Core Strategy Island Plan (Policy DM11). Where new developments are proposed in the conservation area or its setting, the local planning authority will seek to encourage ingenuity and quality in design, appropriate to its particular historic context. The need to sustain various characteristics such as the historic plan form, views, traditional materials and relationships between buildings will be key considerations in determining applications within the designated area. Proposals which lack quality materials or applications which are poorly detailed will not be supported. Key information on the external finishes, profiles and fenestration detailing will be sought as part of the application in order that the effect of a proposal on the character of the conservation area can be determined.

E5 In line with English Heritage guidance on sustaining and enhancing the character of a conservation area, residential dwellings may be subject to an Article 4 Direction to remove certain permitted development rights. This will control certain types of development and may prevent the loss of original material. Where loss is acceptable steps should be taken to control the type, design and profile of certain features (for example, replacement windows).

E6 Where appropriate the local planning authority will work with owners and the Parish Council to improve the local environment and take action to address disamenity, unlawful development, inappropriate land uses and to secure investment in and sensitive management of vacant land or buildings in the area.



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Maps—Ordnance Survey:

1793 Unpublished Ordnance Survey Map

1st Survey 1861

2nd Edition 1896

3rd Edition 1907

Acknowledgments

Thanks to Richard Smout (County Archivist) and David Lewis.

Appendix A—Boundary description

- Starting at the junction between Bedbury Lane and the main driveway entrance to Farringford House turn south east sharply and then follow the eastern boundary of Farringford House until reaching Farringford Farm Road.
 - Cross Farringford Farm Road and head a few metres south down Green Lane, then turn west and continue in a straight line across farmland until meeting the track running north.
 - Turn north and continue until Farringford Farm Road
 - Cross the road and continue north along the track running through Farringford Farm until the junction with Bedbury Lane.
 - Cross Bedbury Road and turn east until the boundary between Lynwood and Fuchsia Cottage.
 - Turn north to follow the western boundary of Fuchsia Cottage.
 - When at the eastern most point of the western boundary of Fuchsia Cottage head north west across the garden to the eastern corner of the property known as Pegasus, continue north east to Camp Road.
 - Cross the road and follow the boundary line north west between 1 Locksley Close and St Helens House, continue across the grounds of Little Halt and follow the western boundary of 1 Neatby Cottages.
 - Turn north east and continue along the north eastern boundary of Greenoaks until the northern most point.
 - Cross the field in a northerly direction to meet the western most point of Bay Tree Cottage, continue north east along the boundary, turn south east at the northern most point and follow the boundaries of Bay Tree Cottage and Lea Cottage to Queens Road.
 - Cross the road and follow the boundary line around Kippax to Camp Road.
 - Turn south west and follow the southern edge of Camp Road to the western boundary of Glenfield, turn south east and follow the tree line to Bedbury Lane, continue east to the western boundary of Farringford Lodge.
 - Turn north and follow the western boundary of Farringford Lodge, continuing north to the northern boundary of the orchard which runs in line with the northern boundary of Sutton House.
 - Turn south following the western boundary line of Sutton House until rejoining Bedbury Lane.
 - Turn west and follow the northern edge of the road to rejoin with the start point.
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