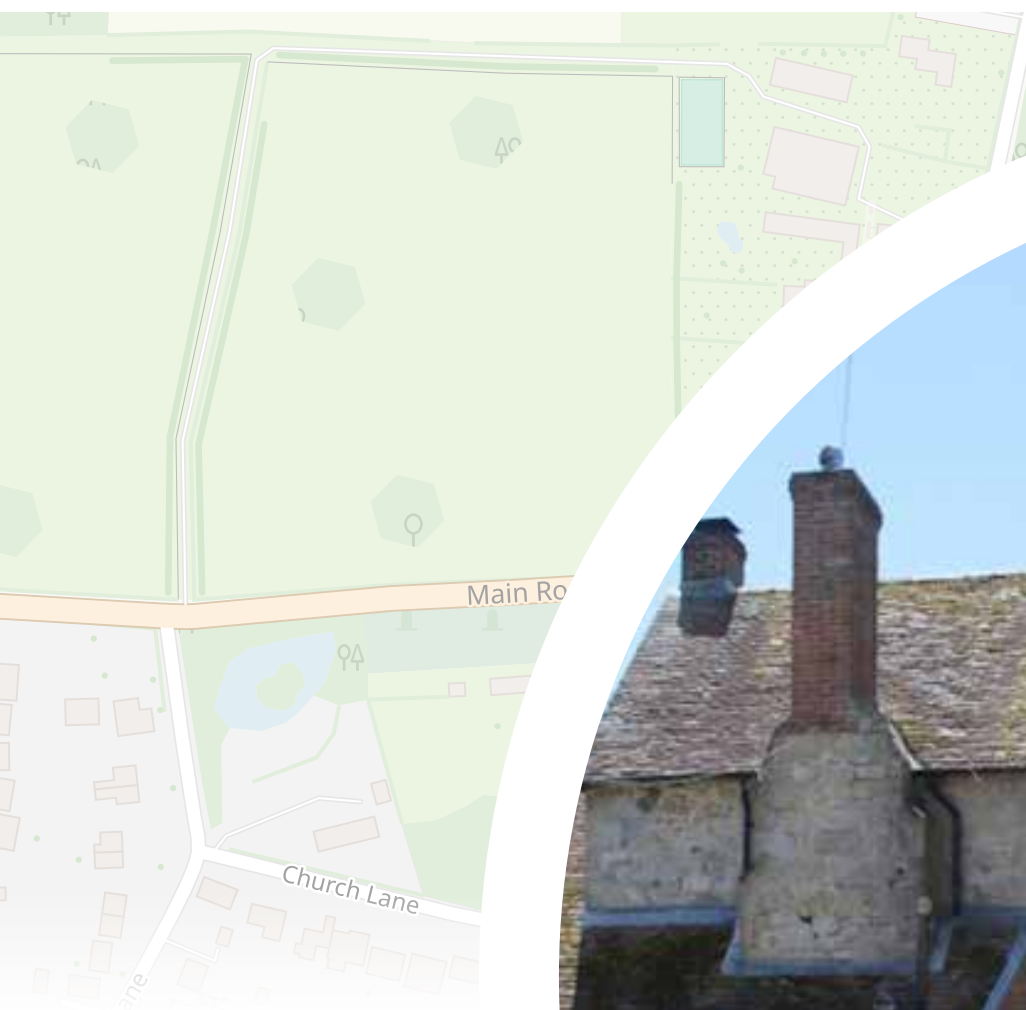


Shalfleet Conservation Area Appraisal



Funded by Shalfleet Parish Council

Produced by Barker-Mills
Conservation Consultants and the
Isle of Wight Council



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Cover image: Church Lane, Shalfleet

This Conservation Area Appraisal of Shalfleet has been produced for Shalfleet Parish Council by Barker-Mills Conservation Consultants. The survey and desktop research were undertaken in May to July 2022 and included a visit and walkabout of the conservation area and its setting on 28 June 2022. This document identifies the qualities and character of the Shalfleet Conservation Area and highlights key challenges and opportunities for its future management. The document has been written using **Historic England Advice Note 1 'Conservation Area Appraisal, Designation and Management'** and is based upon the existing conservation area boundary and designation.

The local planning authority reviewed and revised the document and are satisfied it is an accurate reflection of the character and appearance of the conservation area. This document was agreed on 12 January 2024 using an Officer Decision Record.

1 Introduction

- 1.1 Shalfleet is a small, compact, village located in the north-west of the Isle of Wight with an historic core either side of the main road from Yarmouth to Newport. The village is set within a rural landscape and strategically located at the head of Shalfleet lake. The existing conservation area boundary is drawn tightly around the settlement which has two distinct character areas: the historic settlement focussed around the Church of St Michael the Archangel and the stone cottages where the main road crosses Caul Bourne and the tranquil rural setting along Mill Lane; and a smaller area of 19th and 20th century development to the east around St Michaels Close. The village illustrates organic evolution over centuries from its origins as a Norman manor and retains historic buildings from different periods, the majority of which have a traditional character.
- 1.2 Shalfleet Conservation Area was first designated on 19 April 1971 and was re-evaluated and amended on 14 July 1983. The scope of this appraisal is based upon the existing boundaries of that designation.

2 Planning policy context

- 2.1 The designation and management of conservation areas is set out in national legislation in the Planning (Listed Buildings and Conservation Areas) Act 1990. Government planning policy concerning the historic environment under which conservation areas fall is explained in the National Planning Policy Framework (NPPF). Guidance to help understand how policy is implemented is contained in the National Planning Policy Guidance (NPPG) and both of these latter documents are available online. Further guidance on conservation areas can also be found on the Historic England website.
- 2.2 The relevant local plan at the time of this appraisal is the Isle of Wight Island Plan Core Strategy 2012 and the Draft Island Planning Strategy. The core strategy policies cater for the unique characteristics of the Island. Policy DM 11 (Historic and Built Environment) expands on the Isle of Wight Council's general approach to the historic and built environments set out in policy SP5 (Environment) and explains the approach that the council will take in respect of the built and historic environment on the Island, giving specific guidance for planning applications.

- 2.3** Local planning authorities determine the areas in which it is desirable to preserve or enhance appearance and character and designate them as conservation areas. Local planning authorities also develop and publish proposals for the preservation and enhancement of conservation areas. This can be achieved in a number of ways but all of which should involve their local communities.
- 2.4** Conservation area designation introduces controls over the way owners can alter or develop their properties. However, owners of residential properties generally consider these controls to be beneficial because they also sustain and enhance the value of property within it. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The designation also enables control over demolition of unlisted buildings; control over works to trees; and some restriction on the types of development which can be carried out without the need for planning permission (permitted development rights). Further information on these controls should be sought before works are contemplated.
- 2.5** Conservation area 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 local planning authority 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.
- 2.6** A character appraisal defines the special interest of the conservation area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance. It supports the effective management of the area. The information within the appraisal should be used to inform development proposals to ensure the best chance of success at application.

3 Summary statement of special interest

- 3.1** Shalfleet Conservation Area is of historic interest in illustrating an early settlement comprising of a manor and church strategically located at the mouth of Shalfleet Lake. The historic character of the village is still readily apparent and its rural setting survives, apart from an area of 20th century residential expansion to the south and east. The historic functional relationships between the village and the lake have largely disappeared, although the historic quay and estuary provide a valued recreational setting to the conservation area along its northern boundaries.
- 3.2** The architectural interest of the conservation area is primarily the modest scale and traditional materials used for the majority of the historic residential buildings. The church and manor house are grander in scale, as befits the principal buildings in the village. The attractive variety of architecture is complemented by mature trees and vegetation providing a green backdrop in several views within the area.

Key characteristics of Shalfleet Conservation Area

- **Strongly residential character with limited evidence of former industrial and commercial uses.**
- **Predominance of traditional materials for buildings including a good survival of vernacular materials, particularly natural stone, some with brick quoins and detailing, thatch although tiled roofs predominate, and chimneys .**
- **Principal buildings set back and separated from the street, the majority addressing the street.**
- **Consistent scale of development, generally two storeys.**
- **A pleasing variety of building styles.**
- **Good connections between the settlement and its immediate setting via a network of public footpaths.**
- **The dominance of the church, the churchyard and the fields to the south and west.**
- **Tranquil spaces around the church village hall and idyllic views, particularly in the northern area.**
- **The cluster of medieval and Georgian cottages at the crossroads.**
- **The well tended garden grounds around Shalfleet Manor.**
- **Caul Bourne winding through the village within belts of substantial trees and vegetation.**
- **The sounds of rustling trees, bird song and running water.**
- **Interesting roofscape with subtle weathered roofs nestled amongst the trees and vegetation.**

4 Location and general character

Location

- 4.1** Geologically, the Isle of Wight is remarkably varied for its size, with distinct regions of contrasting landscapes and land use patterns. The landscape is dominated by the central ridge of chalk and upper greensand running from west to east across the centre of the Island, and by a further block of chalk and upper greensand downland in the south-east. Shalfleet is a parish about midway between Newport and Freshwater, to the north of the central ridge of chalk. The parish is divided into three distinct and different areas by the two main roads running east to west. The parish covers some 20 square kilometres, is bounded on the north by the Solent, to the west by the communities of Yarmouth and Thorley parish, and to the south by Calbourne parish, Brighstone parish, and the downs. Within the parish are the settlements of Bouldnor, Cranmore, Hamstead, Newbridge, Ningwood, Shalfleet and Wellow.

General character

- 4.2** Shalfleet lies within the 'northern lowlands' Historic Landscape Character area. This area encompasses much of the land to the north of the central chalk ridge. It is mainly a lowland area but is moderately hilly in parts, although the land does not rise above the 75 metre contour. The area is characterised by its extensive Solent coastline and by the creeks, inlets and estuaries punctuating that coastline. Drainage is provided by streams flowing northward into the Solent. The village is located within a shallow valley formed by one of those streams, the Caul Bourne, which is three miles (five kilometres) long from its source to its end at the Newtown River Estuary just below Shalfleet. The estuary contains an important Site of Special Scientific Interest (SSSI).
- 4.3** The village itself consists of a historic core with a grouping of cottages to the east of the church, with further development to the north separated by the main road from Yarmouth to Newport (the A3054). There is significant modern residential development to the west (outside the conservation area), south west and east of the historic core.

Economic profile

- 4.4** The area is predominantly rural; so the economic activity sited within the parish is based around agriculture, leisure and tourism, home working, and local services. Employment is mostly with small scale businesses. The village itself is primarily residential, with some limited commercial activity, principally the New Inn public house and, outside the conservation area, the Shalfleet boatyard.

5 Historic Interest

Archaeological interest

- 5.1** Whereas land close to the chalk downland was important for settlement and agriculture the clay soils to the north of the central chalk ridge supported much less intensive land use. However, one area to the north of the chalk near Thorley and Wellow, within Shalfleet parish, contains easily worked and relatively fertile soils overlying Bembridge limestone. Air photographs reveal crop marks and soil marks here suggestive of prehistoric activity. The Shalfleet Hoard discovered in 2009 (1st century BC to 1st century AD) comprised bowl ingots and a gold coin of late Iron Age date and is an illustration of early occupation of the area.
- 5.2** Salterns for the production of sea salt have a history extending back to the 11th century along the Hampshire coast and later on the Isle of Wight and production reached a peak in the mid 18th century. Seawater was channelled into trenches leading to large, shallow gravel bottomed ponds where much of the water was allowed to evaporate in the sun. Salterns are shown on the peninsula between Western Haven and Shalfleet Lake on 1793 OS 6" surveyor's drawing, and on subsequent 19th century maps. As with other local salterns, there was a building and a quay shown in association with the sun pans and feeding ponds. There is therefore potential for remains of this industry immediately to the north of the conservation area.

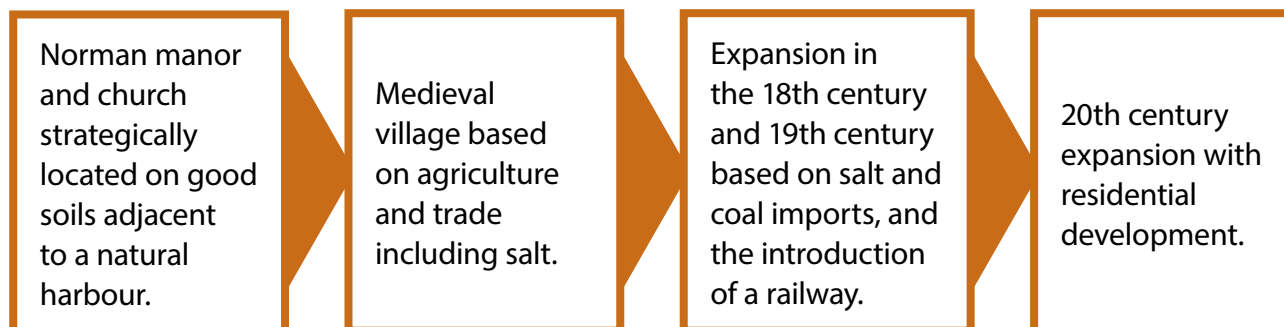
5.3 The name Shalfleet means ‘shallow stream’, which in this case is the Caul Bourne. Shalfleet has been known by various names in earlier centuries including Scealdanfleot in the 9th century, Seldeflet in the 11th century, Scaudeflete in the 12th century and Schaldeflet, Eskaudfflete, Scheldflute, and Chaldfut in the 13th century.

Historic interest

- 5.4** Shalfleet is one of only four Domesday manors situated on the Hamstead clays and had a church mentioned in Domesday Book. The church and manor house lay close to a natural harbour at the head of Shalfleet Lake and this may explain its early significance. The earliest above ground fabric in the village is contained in the church, with later fabric mainly dating from the medieval period in some of the cottages adjacent. The current manor house dates back to the 16th century although is probably on the site of earlier buildings. The prosperity of the village in the 18th century based upon salt production and agricultural produce is represented by the New Inn, which replaced an earlier Church House and the number of cottages along the main road. There is very limited expansion of the village to the east in the 19th century, with the addition of a Wesleyan Methodist chapel and paired villas, but much more significant residential growth in the 20th century.
- 5.5** Many of the island’s settlements date from the Saxon period and later, in the reign of Henry III, Henry Trenchard, held the manors of Shalfleet and Chessell. In 1439 the manor of Chessell was separately acquired by John Gymminges. In the 15th century Shalfleet manor was owned by the Waller family and subsequently the Kempe family in the 16th century. The manor was purchased by the Worsley family for £900 in 1591 and it remained in their possession until 1780, when it was sold to the Barrington family and then passed by marriage to the Simeon family.
- 5.6** Shalfleet Quay was an important location for the transportation of goods and traffic including coal so that Shalfleet soon became an important source of coal for the west of the island. The quay also received livestock, flour, beer, cement and luggage and other supplies coming to and from the mainland. In addition, shingle from dredging channels (used for ballast), fish from the Solent and salt from the Newtown salt marshes were all landed at Shalfleet Quay. The saltworks seem to have been abandoned by 1908, but the stone building by the quay and the quay itself survived in use.
- 5.7** From the late 20th century residential development has expanded the village to the south of Church Lane and to the west of the churchyard and Warlands Lane.

Timeline

Figure 1: Historic timeline. For further sources see appendix 1

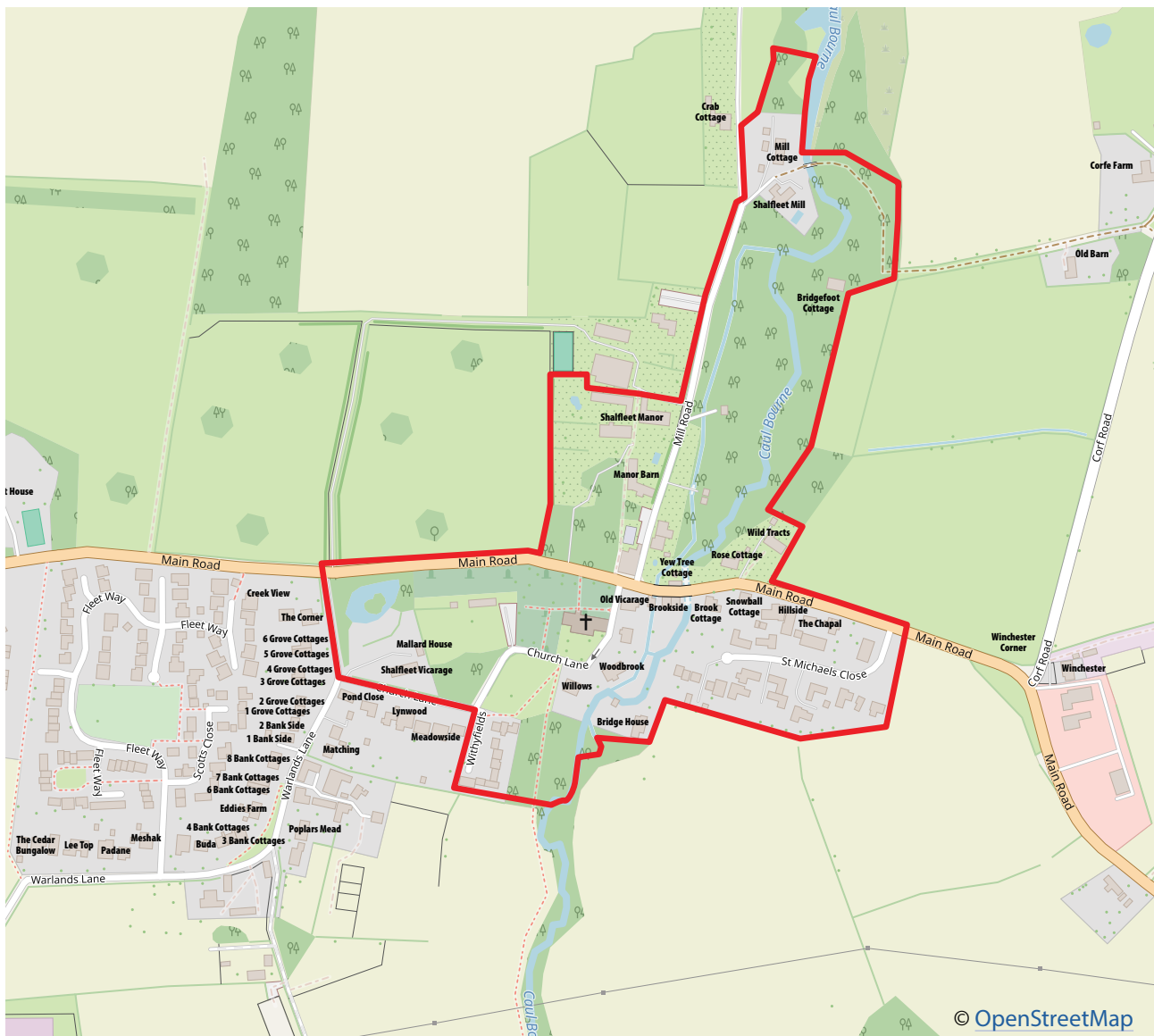


6 Spatial analysis

Settlement type

- 6.1 Shalfleet is a compact nucleated village centred around its church and adjacent manor. The principal route through the village is east-west, from Yarmouth to Newport, with a north-south route following the Caul Bourne stream and associated mill race running parallel which connects with Shalfleet lake. The historic core is concentrated around the crossroads with the church, manor house and Old Vicarage. The New Inn stands on the site of an earlier 'church house'¹. 18th century development extends to the east along the A3045 and sporadically along Mill Lane to the north, culminating in the mill itself with associated dam shown on historic maps.

Figure 2: Shalfleet Conservation Area (indicated in red)



¹Marion Brinton – Farmhouses and Cottages of the Isle of Wight (119 and 120)

Boundaries

- 6.2** The boundaries to the conservation area are drawn tight to the churchyard and the field immediately to the west, and tight to the boundary of the immediate gardens of Shalfleet Manor to the north. The conservation area extends to the north with the boundaries drawn along the west edge of Mill Lane but incorporating the Caul Bourne within the eastern boundary. The Caul Bourne forms the south-eastern boundary of the area where it winds through private gardens within substantial tree belts. The eastern boundary is drawn tightly around St Michaels Close.

Character areas

- 6.3** The majority of the conservation area is characterised by low density development of detached cottages and houses, properties on the edges of the area having a rural backdrop, and the open green spaces around the churchyard, the village hall and Withyfields Green. This is character area 1. To the south-east is an area of distinctly different character comprising suburban residential development at higher density along St Michaels Close and incorporating some buildings dating from the 19th century expansion of the village. This is character area 2. For further assessment see section 7.

Open and green spaces

- 6.4** There are four locally important open or green spaces within the conservation area.

The churchyard is an attractive space containing serried rows of mellow headstones, many of which have interesting striated edges and segmental arched and shouldered heads. The tombs to the north-west section of the churchyard are Victorian in date and of different character. The space is managed for wildlife with meadow grasses and contains gravel paths and is bounded by low stone walls to the west, south and east. It is screened along its northern edge by vegetation which provides some protection from the environmental impacts of the road which passes through the village. The southern and eastern sections of the churchyard are elevated above the adjacent lanes and provide a tranquil setting in which to experience the principal building in the conservation area.

The field (known as The Meadow) to the west of the church bounded by the churchyard wall to the east and Mallard House to the west: This is an open space associated with the village hall and adjacent car park. It is managed as a mown open area with a significant chestnut tree contained within the space.

Withyfield Open Space comprises an informal green space in two sections. The upper field of semi-suburban character containing seating and selected trees is part screened along its southern edge from a lower more informal green space approached along a footpath. The lower space is enclosed by woodland and tree belts to the south.

Woodland to east of Caul Bourne at its northern end. A footpath leads across a bridge at the head of Shalfleet Lake adjacent to Shalfleet Mill and continues south through a woodland belt of native species. This woodland walk has an enclosed, tranquil and secret character that is very distinctive in the context of the conservation area.

Trees

- 6.5** The conservation area has significant areas of vegetation and trees that contribute positively to the character of the area. Specifically, there is a significant tree in the field adjacent to Shalfleet village hall (see page 8), a large willow in the rear garden of Willows and an important group of trees to the south of the pumping station along Mill Lane, adjacent to the Old Malthouse.

Setting

- 6.6** The conservation area is now primarily approached from the east and west through a largely rural landscape. The fields to the north of the western approach, part of the Shalfleet Manor estate, are largely screened by hedgerows with a narrow grass verge at the boundary of the road. To the south side modern housing development is visible. To the east of the western boundary the road bends slightly before dropping down to junction with Mill Lane and Church Lane. The approach from the east is less developed through a more open setting bounded by hedgerows with an abrupt change in character at the boundary of the conservation area, which is drawn immediately to the entrance to St Michaels Close. The road bends and dips quickly to reach the junction at the centre of the village. The northern approach to the conservation area is from Shalfleet Lake, through land now owned by the National Trust. This part of the setting contributes particularly strongly to the historic character of the conservation area as it illustrates its former historic connections to the mainland.

Figure 3: View of Shalfleet Lake from the bridge by Shalfleet Mill looking north



Views

- 6.7** There are a number of important views that enable an understanding of the special character of the conservation area and the contribution made by the setting to an ability to appreciate its significance. The most important comprise:

- view on the A3054 adjacent to the layby of the church looking east across the historic junction where the road crosses over the stream. The topography of the village is particularly noticeable in this view with the attractive thatched roofs of the cottages along the south side of the road rising up in the view;
- view on the A3054 to the west of the entrance to Shalfleet Manor looking south-east towards the tower of the church of St Michael;
- views from the west and south west in Withyfields looking east and north-east towards the church of St Michael;
- views from Mill Lane looking south towards the central junction with the A3054. Mill Lane was the historic route from Shalfleet Lake and the attractive double gables of the New Inn and the informal roofscape of the old vicarage with its prominent stack can be appreciated on the other side of the junction;
- view north and north east from the bridge over stream adjacent to Shalfleet Mill looking over lake. This is one of the only places to see river and quay from within the conservation area and it is particularly idyllic;
- view from Mill Lane looking west opposite Shalfleet Manor Farm. This is one of very few views that enable an appreciation of the wider rural and agricultural landscape within which the village is located. Although the house and farm buildings are outside the conservation area and are of limited architectural significance their agricultural character make an important contribution as part of the setting.

Figure 4: View south from Mill Lane towards the A3054 and the New Inn



7 Architectural interest and built form

- 7.1** The architectural interest of the Shalfleet conservation area overall is contained in its compact nucleated layout with development concentrated around a single crossroads. With the exception of the New Inn, Shalfleet Manor, Shalfleet Mill and the church, development is modest in scale and form.

Character area 1

- 7.2** This is the area around the crossroads with the small stone cottages, many of which are thatched, the church and associated open space of the churchyard, village hall and Withyfield opposite and Mill Lane with a notable rural setting. The majority of buildings are traditional cottages interspersed with some later detached houses. The buildings are generally two storeys and modest in scale. The properties generally address the roads and have small front gardens, although around the crossroads they tend to be back of pavement, with more generous spaces to the sides or rear. The architectural character of the majority of historic buildings is modest, 18th century formality. A particularly distinctive building material found across the conservation area is natural Island stone used in both dressed and rubble stone forms, some with brick quoins and detailing, almost always left natural, unpainted. Roofs comprise predominantly clay tile with terracotta ridges and thatch. Slate tends to be on the later Victorian properties. Chimneys are common and important contributors to the roofscape. There is a notable absence of barge boards on traditional properties but where present, these are timber. Rainwater goods vary in material and design. Boundary treatments are typically stone walls and where timber enclosures have been added these vary from hit and miss fencing to trellis, but almost all are softened by the presence of vegetation, mitigating the visual impact. Windows are predominantly casement with the notable exception being the sliding sash in the New Inn. Windows were originally timber although plastic, UPVC replacements have appeared in a number of properties.

Character area 2

- 7.3** The distinct character area around St Michaels Close comprises a suburban layout of detached houses in generous and largely open plots along the south side of the close. Houses are also grouped around common parking areas. The appearance and character of the area is the result of its development over a short period of time, in comparison to the greater time depth evident in the more historic character area. The materials are overwhelmingly brick and tile with a mix of timber and plastic windows. Boundaries are more open and the area has a suburban character.

8 Heritage assets

- 8.1** The conservation area contains a number of statutorily listed buildings and at time of writing a locally listed building, Shalfleet Church Hall. There are no registered landscapes or scheduled monuments. The assets listed below are the ones currently within the boundary that are on the National Heritage List for England (NHLE). This list is continually updated and

clarification of whether any building within the conservation area is listed can be sought from the council's website or from Historic England which maintains the NHLE.

Listed buildings

- **Church of St Michael the Archangel** Grade I (List UID 1219684).
- **Shalfleet Manor** Grade II* (List UID 1292685).
- **Monument to W Way at St Michael the Archangel** Grade II (List UID 1209385).
- **Monument approximately one metre north of the east end of the nave** Grade II (List UID 1219703).
- **Two Coffin chests one metre north of the east end of the nave** Grade II (List UID 1209384).
- **The Old Rectory Church Lane** Grade II (List UID 1291342).
- **Shalfleet Bridge** Grade II (List UID 1291356).
- **Brook Cottage** Grade II (List UID 1292686).
- **Rose Cottage** Grade II (List UID 12129730).
- **Brookside Creek cottage** Grade II (List UID 1292684).
- **New Inn** Grade II (List UID 1219658).

Locally important buildings and positive contributors

8.2 The following buildings have been identified as being of historic or architectural interest and therefore make a positive contribution to the special character and appearance of the conservation area. The assessment has used the checklist provided by Historic England in their guidance.² It should be noted these buildings help shape the character of the area and the omission of a building from this list does not necessarily imply it does not contribute positively.

- **Bridgefoot Cottage**, a late 19th/early 20th Century detached brick cottage.
- **Mill Cottage, Mill Lane**, 19th century brick and rubble stone cottage with tile hanging and clay tile roof, and timber casements.
- **Shalfleet Mill**, dressed rubble stone with orange brick dressings and painted weatherboard on mill. Historic mill and attached house are significant survivors illustrating the industrial past of the village.
- **The Old Malthouse, Mill Lane**, dressed and rubble stone walls with clay tiled roofs, timber casement windows.
- **Orchard Cottage, Mill Lane**, painted rubble stone with clay tiled roof, modern timber casement windows.

²Conservation Area Appraisal, Designation and Management Historic England Advice note 1 (second edition) published February 2019 pages 20 to 21, paragraph 49, highlighted box and table 1.

- **Yew Tree Cottage**, 18th century or earlier rubblestone with red brick dressings and modern windows.
- **The Old Chapel**, mid-late (c1870) 19th century polychrome brick Wesleyan Methodist chapel with slate roofs now converted to residential which illustrates the expansion of Shalfleet and social changes taking place in the 19th century.
- **Corve Cottage and Ivy Cottage**, mid-late (c1870) 19th century red brick villa pair with slate roofs and modern windows, illustrating, like the chapel, the changes and expansion of the village in the Victorian period.
- **Village Hall**, random coursed natural stone with tiled roof, and leaded windows. Late 18th century barn, converted in the 20th century in an Arts and Crafts style to a Church Room and later the village hall.

8.3 In addition to the above buildings there are the following positive features:

- Short section of stone wall by Old Vicarage and steps to east end of churchyard.
- Stone boundary wall along east side of Mill Lane by the old Malthouse.
- Caul Bourne although it is not easily appreciable for most of its length.
- The stone boundary wall by the Old Vicarage and the south side of Church Lane alongside Withyfield and Willows.

8.4 There are a small number of negative features largely related to electrical infrastructure and signage which are visual clutter. These are identified as potential opportunities for enhancement in Section 9.

9 Challenges and opportunities

9.1 The principal challenge is to support the continued commercial uses in the village, primarily the New Inn, and to manage the environmental impact of traffic as it passes through the village. The loss of historic windows and their replacement with poorly designed windows with inappropriate details and materials that harm the appearance of properties, is also an issue.

9.2 There are a number of negative features within the conservation area that present future opportunities for enhancement. These include:

- visually intrusive telegraph poles on the west side of Mill Lane;
- visually intrusive telegraph poles and wires to west of church over church car park;
- traffic signage scattered along the north verge of the A3054 main road close to the western boundary of the conservation area;
- a long stretch of close boarded fence of suburban character on the south side of the A3054 east of the junction with Warlands Lane;
- a concrete access drive down to the water pumping station on Mill Lane;

- the loss of some front boundary treatments and introduction of vehicular parking in front gardens;
- the poorly maintained layby adjacent to the churchyard on the A3054;
- presence and noise of the vehicles passing through the village on the A3054
- ad-hoc advertising in the form of A-boards.

Appendix 1: Sources of further information

- **A History of the County of Hampshire: Volume 5**
Ed. William Page (London, 1912), British History Online www.british-history.ac.uk/vch/hants/vol5
- **The Buildings of England: Hampshire and the Isle of Wight**
Ed. Nikolaus Pevsner and David Lloyd published YALE 2002
- **An archaeological and historical landscape survey of the Newtown Estate, Calbourne, Isle of Wight**
CKC Archaeology March 2000
- **Isle Of Wight Historic Landscape Characterisation Report, 2008**
Isle of Wight Council and English Heritage
- **Shalfleet Parish Community Plan**
Shalfleet Parish Council 2010
- **Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition**
Historic England Advice Note 1 Swindon. Historic England

If you have difficulty understanding this document, please contact us on 01983 823340 and we will do our best to help you.

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