



# BRIGHSTONE PARISH NEIGHBOURHOOD PLAN

Brook Hulverstone Mottistone Brighstone Limerstone

## Brighstone Parish Design Statement

DECEMBER 2015

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## BRIGHSTONE PARISH DESIGN STATEMENT

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This document has been produced as a companion to the Brighstone Parish Neighbourhood Plan. It is the successor to the Brighstone Parish Village Design Statement which was produced by the Brighstone Parish Plan Forum and published in 2008.

It has been necessary to update the 2008 document as many of its guidelines have now been incorporated into the objectives and policies of the Brighstone Parish Neighbourhood Plan as they are issues which can be controlled or influenced through the planning system. However, other matters are not regulated through land use planning and there is still a place for guidance which sets out what approaches may be best suited to the local area to ensure that its character is maintained or strengthened.

### What is a Parish Design Statement?

A Parish Design Statement describes the character of the area within a civil parish and provides simple guidance for the design of all future development based upon this character.

It is not the intention of this Parish Design Statement to stop change from happening; change is part of the life of a community, and the character of an area so valued today is founded on past changes, a record of how people have interacted with their environment.

Through its description and guidance this document seeks to influence development, helping it to 'fit in' by being harmonious with its setting and making a positive contribution to the character of Brighstone Parish. Its primary aim is to influence development which is not regulated through the planning system and give greater definition to the broad principles and policies of the Island Plan and Brighstone Parish Neighbourhood Plan, and other key local documents.



# Brighstone Civil Parish

## A rural parish

The present civil parish of Brighstone, known as Brixton until the 1890s, was formed in 1933 by the amalgamation of the three pre-existing civil parishes of Brighstone, Brook and Mottistone. In addition to these main villages, the parish includes the settlements of Thorncross, Limerstone, Hulverstone, Chilton Green, Brook Green and a number of other more dispersed farmsteads and houses. The neighbouring parishes are, from east to west, Shorwell, Calbourne, Shalfleet and Freshwater.

The parish covers an area of some 1,975 hectares (4880 acres) and is located in the southwest of the Isle of Wight off the south coast of England.



Its coastal boundary runs north westward from Shepherd's Chine, near Atherfield Point, westwards to a point in Brook Bay just to the east of Hanover Point, a linear distance of 8.1 km (5 miles). From each of its two coastal extremities the parish boundaries extend northwards to include the summit of the chalk ridge, and to the east of the parish a small area of the northern facing slope of the downs is also included. The eastern boundary passes close to, but does not include, Yafford Mill, which is in the adjoining civil parish of Shorwell. The mean distance from the coast to the northern boundary of the parish is about 3.1 km (1.9 miles), the distance being least towards the west and greatest towards the east.

## A rich landscape, natural and historic environment

The landscape, natural and historic environments of Brighstone Parish are amongst the richest and most valuable in the Isle of Wight. In fact, many areas are designated for their national and international importance. These features are an important part of the character of the parish and an ongoing record of the story of its people.

The whole parish lies within the Isle of Wight Area of Outstanding Natural Beauty (AONB) nationally recognized and protected for its beauty and character. The coastline of the parish lies within the Tennyson Heritage Coast which also extends some distance inland. Heritage Coasts are nationally protected as the best scenic and scientifically valuable coastlines in England. This coastline is also rich in fossilized remains from some 125 million years ago.

Chalk downland areas and the coastline are designated as Special Areas of Conservation (European designation) and also as Sites of Special Scientific Interest (national designation) for their wildlife interest and value.

A number of other significant areas of downland, woodland, wetlands and watercourses are locally designated as Sites of Importance for Nature Conservation.

People have lived in this area for thousands of years. The Longstone is a Neolithic structure associated with an adjacent long barrow. The chalk downland area has many bronze age burial mounds. The open chalk downland and heathland areas were first established as long ago as late Neolithic and early Bronze Age when trees were cleared to allow for grazing animals. Settlements developed at the base of the downland close to natural springlines. The more workable soils of the coastal plain were cultivated in open field or open field strip systems and this largely remained the case until the C17th which saw their gradual enclosure completed by the late C19th. Some downland and heathland areas were used for plantation forestry in the C19th and early C20th. A more intensive approach to agriculture developed in the years after the end of WWII and led to the loss of some historic hedgerows and installation of land drainage to assist in cultivation of wetter areas. A number of over-winter water storage reservoirs have been built in the eastern side of the parish to be used to irrigate crops during the summer.

There are many designated heritage assets throughout the parish including nationally listed buildings and structures, scheduled monuments. The Local List is collated by the Isle of Wight Council and gives details of many more locally significant buildings, structures, monuments and historic parks and gardens. Many of the settlements of the parish have Conservation Areas helping to protect their special architectural, historic interest and character and strengthened rather than diminished by change. The Conservation Area Appraisal documents give details of what makes these areas special and what may be pressuring their future.

In addition to these designated heritage assets there are many more undesignated historic features which contribute greatly to the character of the parish, including the network of historic paths and tracks a number of which connect settlement to the coast and downs and are still known today by name (Pumpfold Lane, Hoarstone Lane, Ridget Lane for example).

Local policies can be found in the Protecting Our Environment section of the Neighbourhood Plan. In addition to these the following guidelines should be used to influence development to help to conserve and enhance the parish's landscape and natural and historic environments.



Downland track and expansive views (JB)



The Dragon Tree (DM)



The Longstone (DM)



Tennyson Heritage Coast (DM)



Combe Valley (DM)



Brook Hill House (JB)



## Landscape setting and settlement

Brighstone Parish is beautiful. The surrounding landscape and the way in which settlements have formed in relation to it, give the parish a distinctive character and sense of place.

At 206m above sea level the highest point in the parish is on the far northeast boundary close to Gallibury Hump. The slopes of the downs dip dramatically into a combe running east to west across the parish, which at its base is about 65m above sea level. It is here at the junction of the Lower Greensand and Chalk where the natural springs occur such as the Buddle Hole Spring north of Brighstone. From this valley the land rises again to a range of sandstone hills with a height of between 110m (Rowdown) and 150m (Mottistone Common) and then dip, more gently than the chalk downs in the north, to the location of most of the main settlements, which nestle below the sandstone hills at 40m to 65m. A fairly flat coastal plain then runs to the cliff tops, which range from 30m to 10m above sea level with the incised Chines providing access to the beach and sea. Two important dips in the chalk downs between Brook and Shalcombe and Brighstone and Calbourne provide important routes for connection northwards out of the parish.

Settlement pattern varies throughout the parish from isolated farmsteads and cottages, through small hamlets, to larger hamlets such as Brook to the main settlement of Brighstone village. All of these have seen growth in the past and in particular during the C19th and C20th.

Villages and hamlets nestle below the downs traditionally giving shelter and access to naturally occurring springs for water. Historically most of the settlements would have exploited the grazing opportunities of the heathland and downland areas to the north and the arable open field cultivation of the coastal plain to the south. Footpaths, bridleways and old carriageways generally follow routes from settlement to the downs or the coast on a north south alignment. Exceptions are the Tennyson Trail (an old ridge way across the downs), the B3399 which connects the main settlements and the Military Road (A3055) along the coast which transect the parish from east to west. This pattern of historic tracks includes a number of hollow ways sunken into the sandstone hills many of which are named (Hoarstone Lane, Pumpfold Lane, Row Down Lane, etc).

Historic maps and documents provide information on the evolution of the settlements. The unpublished sketches of the Ordnance Survey undertaken in the late C18th are one such record showing the village of Brighstone, several hamlets and a number of farmsteads all located where the rough grazing of the Ferruginous Sandstone hills and the arable open field areas on the Wealden Clay beds meet. Much of the grazing land was probably common grazing at that time, with Mottistone Common being the only area which retains these characteristics today. Common grazing would also have taken place on the chalk downland ridge.

Further farmsteads and hamlets are seen located between the main settlements and the coastline, sited beside areas of rough grazing (Fernfield, Chilton Green, Hoxall, Brook Green, and Marshgreen). Sutton and Thorncross may have historically been larger hamlets and are located in the east of the parish in an area of good arable land.

## Brighstone Village:

Up to the middle of the twentieth century, the principle occupations of those living in the south-west of the Isle of Wight were agriculture and fishing. After the Norman conquest the land was allocated to a small number of powerful and often remote land owners who employed casual labour to work it. These peasants or serfs lived with their families close to the churches in primitive and usually wooden, dwellings, none of which survive today. When they could not find sufficient work to feed themselves they lived off the land, often keeping rabbits or *coney*s which they kept in warrens and took into the towns to sell. The breeding and harvesting of coney's formed an important part of the rural economy during the medieval period, providing both meat and skins. A medieval carving of one of these warreners with his coney can be seen below the parapet on the west side of the tower of Brighstone Church.



Warrener and his coney (rabbit). St Mary's Church, Brighstone. (DM)

As centuries progressed, a class of more successful yeoman farmers grew up, renting land from the absent landlords and living in more substantial houses of various sizes.

The earliest available map of the area which shows individual buildings, presumably the most important ones, is that published by John Speed in 1611. Very few such buildings are shown within the larger Brighstone area. One of these is *Bery Baron* at the south-west of Brighstone church. This must be Berry Barn, a prominent vernacular building standing on New Barn Road on the very edge of the village centre. These centuries earlier, in 1299, Berry Barn may have been the home of Geoffrey atte Berwe but the present building is unlikely to be so old.



Extract from John Speed's map, published 1611.



Berry Barn, front view (DM)



Berry Barn, rear view (DM)



From 1570 a large estate comprising the manors of Swainston and Brighstone was held by the absentee landlords, the Barrington family, and in 1630 following a death in the family it was found necessary to carry out a detailed survey and valuation. The Survey Book is held in the Isle of Wight Record Office and includes descriptions of most of the dwellings within the village of Brighstone. The manor house, Berry Barn, was one of the largest buildings and home to Richard Champion and was described as a *Mansion*. The descriptions of the layout of the various rooms and floors suggest a large medieval or early Tudor building of high status. In form it was not unlike the present Berry Barn although alterations to the façade have been carried out and various outbuildings and barns have been added over the last four centuries. Berry Barn may well be one of the most important vernacular buildings on the Isle of Wight.

In late 17<sup>th</sup> and early 18<sup>th</sup> centuries many of the more successful of the small farmsteads were rebuilt in stone and barns, stables and cartsheds were constructed in the farm yards.

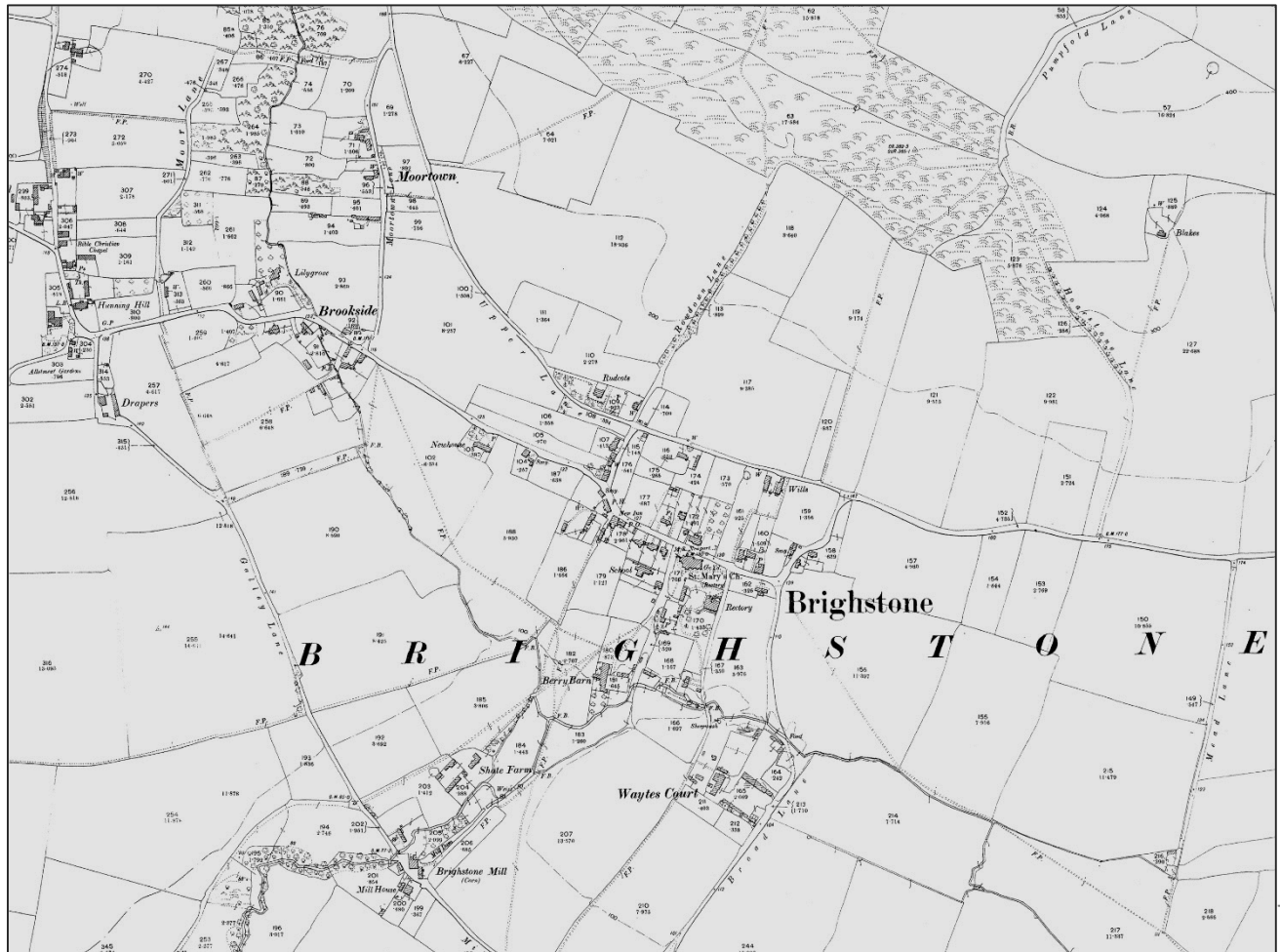
By the 19<sup>th</sup> century, the largest settlements in the parish, the Brighstone village of today, consisted of adjacent small settlements each centered around one or more of these small farmsteads. Thus we had Casses, Brook Side Farm, Willses, Drapers, the 'Old House' (formerly known as the 'New House') and several others. Most of these were owned by absentee landlords and some of the tenants cultivated the slopes bounding the water meadows which bordered the stream. Strips taken from these lands were frequently sub-let as allotments to the farm labourers who were able to grow food for their own families.

The Ordnance Survey unpublished drawings from 1793 together with 1840 Tithe Survey and map provide a detailed record of the area at that date. In 1793 a small collection of houses was shown close to St Mary's Church, at North Street and along part of Main Road. Other settlement was shown along a small part of Moortown Lane, at Brookside, around Brighstone Mill, around the farmstead of Waytes Court and at Hunny Hill and Drapers. Berry Barn remained as one of the larger buildings. There were clear gaps between these settlement areas and little coalescence took place until the late 19<sup>th</sup> century.



Ordnance survey unpublished drawings from 1793

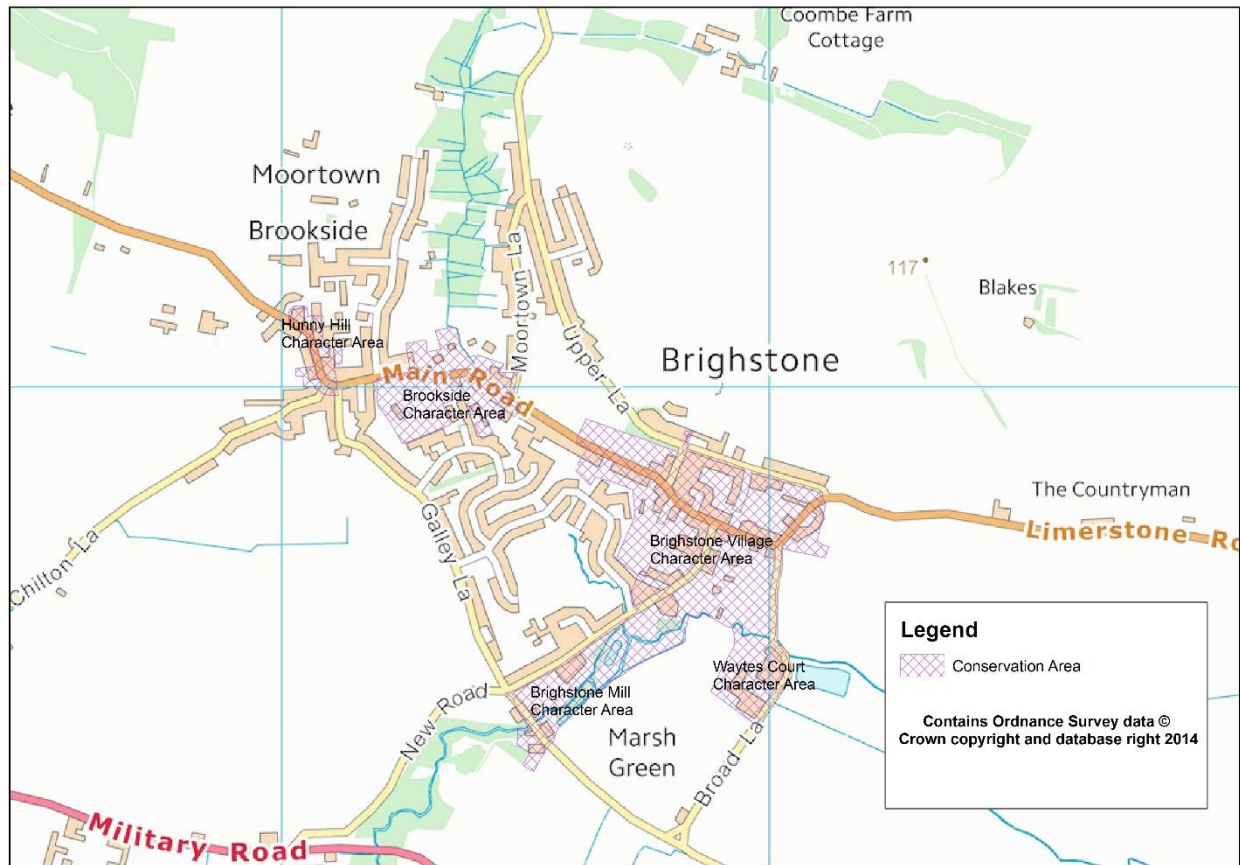
After the first world war, new building in the village accelerated rapidly, due mainly to the breaking up and selling of the Seeley Estates and also to the construction of New Road. Agriculture moved away from the built up area and improved transport links meant that there were now alternative forms of employment for a growing population. There was an even greater acceleration of building following the second world war and from 1970 the Brighstone Meadows Estate was developed to cover the former water meadows and their catchment slopes. Nearly all of the old farm buildings have now been converted to residential use and there has been much infilling where larger plots of land have split to accommodate dwellings.



Reproduced from the 1909 Ordnance Survey Map.

This map shows the size of Brighstone Village at the beginning of the C20th. Comparison with the late C18th map shows limited growth with a few additional buildings in and around the village center close to St Mary's Church. Hunny Hill, Brookside and Moortown are still shown as separate hamlet/settlement areas with no coalescence. New Road has yet to be created.





Ordnance Survey Open Data Map 2015.

Map showing the extent of building in the settlement today with the Conservation Area and Conservation Character Areas highlighted. In the 20th century development became focused around Moortown Lane; Moor Lane; between Galley Lane, the Main Road and New Road; and with some development along Upper Lane. This has led to a joining up of the former smaller historic settlements areas into one larger village.

The historic cores of the original smaller settlements can still be seen and are the focus of the character areas of the Brighstone Conservation Area within the village (descriptions taken from the relevant Conservation Area Appraisal document 2009):

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

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

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

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

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

Outside of the Conservation Area, Brighstone Village is a mix of C20th housing. The largest area of these is located on the 1970s/1980s estate consisting of Wilberforce Road, Meadows Close, Shippards Road, Pippin's Close, Ashley Way and Sirenica Close with bungalows, dormer bungalows and detached and semi-detached houses. Materials include tile roofs, pale mock stone walls with areas of render and/or hanging tiles. Fascias and garage doors are often brightly painted. Some more recent bungalows in the area have been built in brick. Driveways and open gardens give a spacious feel to the street scene. (Covenants on property deeds prevent enclosure of front gardens).

Similar but generally larger bungalows and dormer bungalows can also be found in Chilton Lane, Galley Lane, Moortown Lane, Brook Edge, and Moor Lane. Late C20th executive style homes are found and along Upper Lane, parts of Main Road and in New Road. These are large properties with a mix of building styles and materials. In the past Council/social housing has been built in the village at Upper Lane and as part of other small scale more recent developments.

Outside of Brighstone Village other settlements in the parish are much smaller. Limerstone to the east of the parish was historically a small hamlet around the Limerstone Farm. This expanded in the C20th with a number of houses being built close to Muggleton Lane and along the main road towards Brighstone. The hamlet of Thorncross consists of a small number of thatched stone cottages and a stone and tile farmhouse.





North Street. Stone cottages (Island stone and chalk) with ashlar quoins under thatch. (JB)



Waytes Court, Broad Lane. C17th farmhouse altered in C18th and C20th. Stone rubble built with some brick facing under thatch. (JB)



Main Road Brighstone. Large stone built house with mix of chalk and iron rich sandstone. Brick and ashlar quoins under thatch roof. (JB)



Main Road. Small detached stone cottage under thatch. (JB)



Semi-detached traditional stone built cottages under thatch on Main Road with one being having since been painted white. (JB)



The Rectory. C18th extended in C19th brick and stone rubble under slate roof. (JB)





Hunny hill. Traditional cottages of stone (Island stone, chalk and iron rich sandstones) under tile, slate or thatch roofs. Side facing the road edge. (SE)



Casses Court on Main Road Brighstone. Traditional stone (predominantly chalk) and thatch cottage on left with C20th bungalows from converted stone barns with brick quoins under tiled roofs and a shared courtyard. (JB)



Main Road Brighstone. Pre C19th and C19th detached houses, stone construction with brick and some ashlar quoins. (JB)



Main Road Brighstone (Village Centre) with view of St Mary's Church. C19th and C20th buildings of brick, stone and mock stone under slate roofs. (JB)



Main Road Brighstone. C20th cottages built to reflect traditional style. Mock stone with brick quoins under thatch. Set back from the road. (JB)



Moor Lane. C20th detached home in brick under tiled roof. C20th detached bungalows of brick or mock stone construction under tiled roofs. (JB)





Detached C20th houses on Main Road. Tiled roofs, mock stone and rendered walls. (JB)



Upper Lane Brighstone. Mid C20th mock stone semi-detached houses under tile roofs with brick quoins and chimneys. Set back from the road with front gardens.(JB)



Fortunes Way, Upper Lane, Brighstone. Mid C20th semi-detached bungalows in mock stone with brick quoins under tile roofs with central shared chimney stack. Set back from the road with front gardens and at a higher level due to natural topography. (JB)



Sirenia Close. Detached dormer bungalows of mock stone construction under tiled roofs. Shared/semi-detached garages between houses often with bright coloured garage doors. (JB)



Wilberforce Road. Similar late C20th bungalows and detached houses built in mock stone with wood and tile hanging cladding under tiled roofs. Woodwork and garage doors often painted bright colours. (JB)



Shippard's Road. Detached late C20th bungalows. Mock stone with rendered walls and tile hangings or wood cladding under tiled roofs. Woodwork and garage doors often painted bright colours. (JB)





View along Main Road from junction with Galley Lane. Detached pale brick bungalows under tiled roofs. (JB)



Moor Lane. Further view of Moor Lane showing detached bungalows and chalet/dormer bungalows of mock stone construction under tiled roofs. (JB)



Galley Lane. Larger detached dormer bungalows. Mock stone walls with tile hanging on some gable ends with eaves or dormer windows under tiled roofs. (JB)



Brookedge. C20th cul-de-sac off of Moor Lane. Detached bungalows of mock stone under tiled roofs with tile hanging wall treatments on gable ends. (JB)



Moortown Lane with mix of detached houses and bungalows. Some older properties built with local stone (including some built with chalk), a few C19th brick houses and many C20th infill houses and bungalows of mock stone and brick. (JB)



Ashley Way. Brick bungalows with tile roofs with view across to Upper Lane and Rowdown. (PH)





North Street. Late C20th semi-detached cottages of mock stone and brick quoins under tiled roofs. (JB)



Late C20th detached executive homes on New Road. Mix of design styles brick built with mock stone on main façade. Some have tile hanging. (JB)



C20th large detached executive style homes set back from Main Road Brighstone. Mix of building materials including stone, mock stone, brick and tile hanging wall treatments under tiled roofs. (JB)



St Mary's Court off of Main Road. C20th detached houses of principal elevation in stone with brick quoins other wall brick and slate roofs. (JB)



Terrace of C20th houses on Main Road. White rendered walls, stone porches and tiled roofs. (JB)

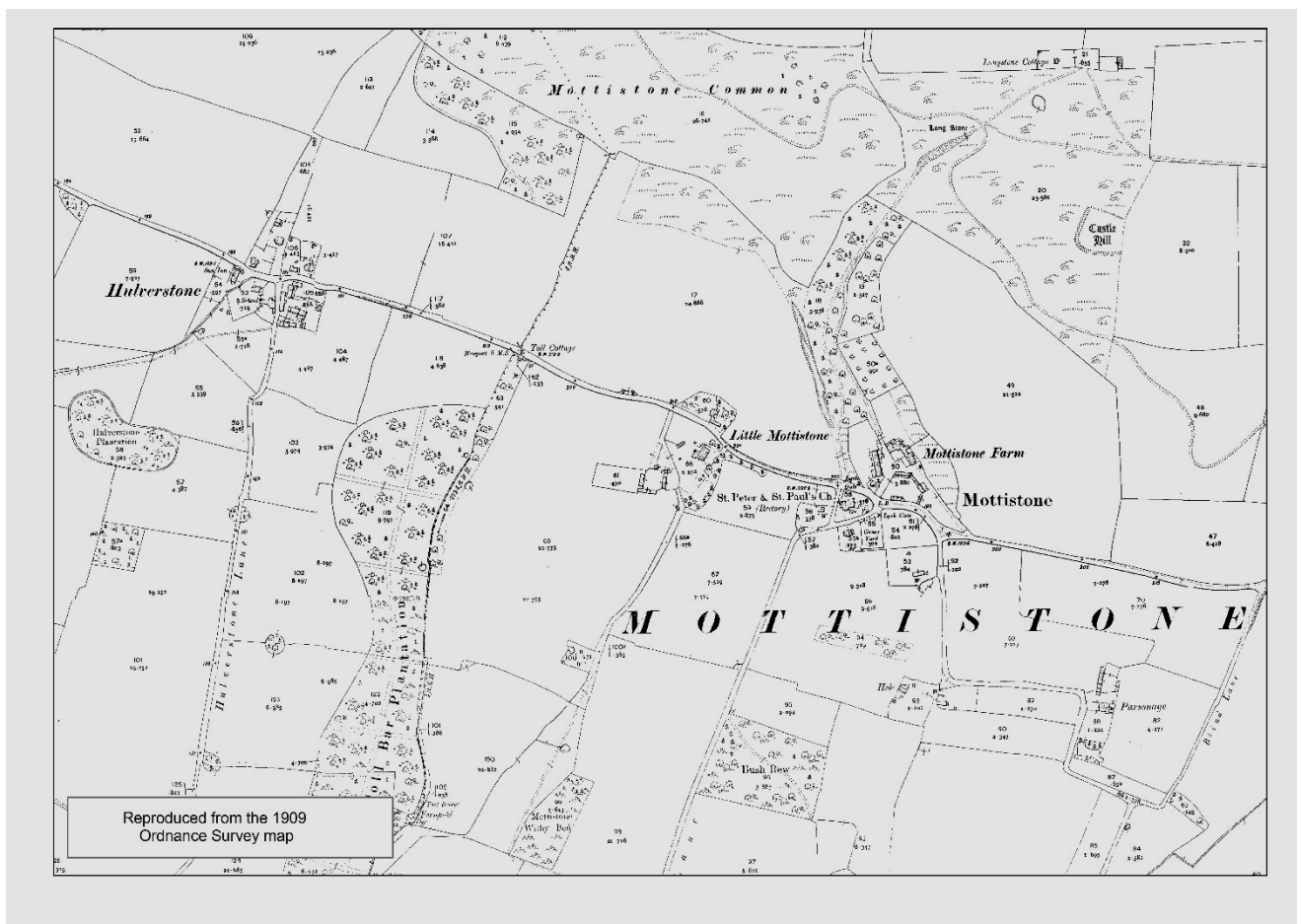
## Mottistone and Hulverstone:



1790s Ordnance Survey Drawings, British Library.

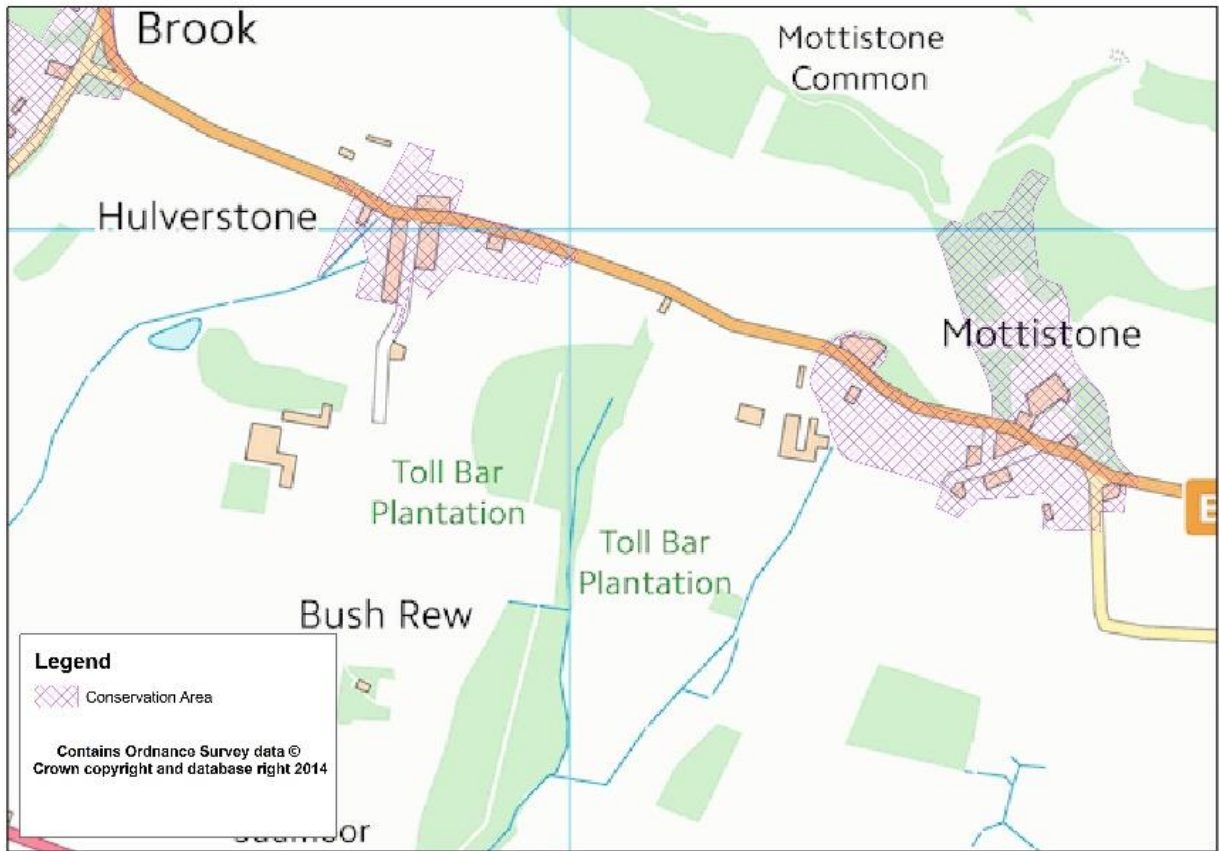
This shows two small hamlets at this period.





Extract of Ordnance Survey dating from 1909.

Some additional properties are shown in each area but essentially they remain very similar to the settlements shown in the late C18th.



Modern Ordnance Survey Open Data base map with Conservation Areas shown with hashed shading.

Mottistone is largely unchanged from the early C20th. At Hulverstone some mid C20th properties have been built along and to the south of the main road but the settlement is largely unchanged since the early C20th.

Conservation Area descriptions taken from the relevant Conservation Area Appraisal document 2009:

**Mottistone Conservation Area:** *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.*



Mottistone Manor. Elizabethan Manor house with remodeling of south east wing (Dower House) in the early C20th. Stone built with tiled and partially slated roofs. (JB)



C19th cottages in Church Lane. Building materials include stone with brick quoins and weatherboarding stained black. Slate roofs predominate. (JB)



View across the green at Mottistone showing one of a group of semi-detached C20th dormer bungalows with mock stone walls and tiled roofs. (JB)



**Hulverstone Conservation Area:** *Hulverstone is a small tightly enclosed hamlet set at the base of the downs with long distance views out towards the sea to the south. The settlement is characterised by its historic built environment located along either side of the main road. Boundaries are trees and hedges, or formed of historic stone walls or traditional style types of fencing. Although mainly residential, the agricultural origins of this settlement are still evident and contribute to both its character and overall setting.*



Hulverstone Manor, C17th with later alterations. Built in Isle of Wight stone with ashlar quoins. (JB)



Hulverstone showing stone buildings with mix of tile and thatch roofs. (JB)



Similar view showing stone cottage with brick quoins and tiled roof. (JB)



Stone built cottage with thatch and traditional farm workers cottage (Seely Cottage) stone built with slate roof, and on left a stone cottage with slate roof. (JB)



Mid C20th mock stone and tiled roof semi-detached houses in Hulverstone Lane. (JB)

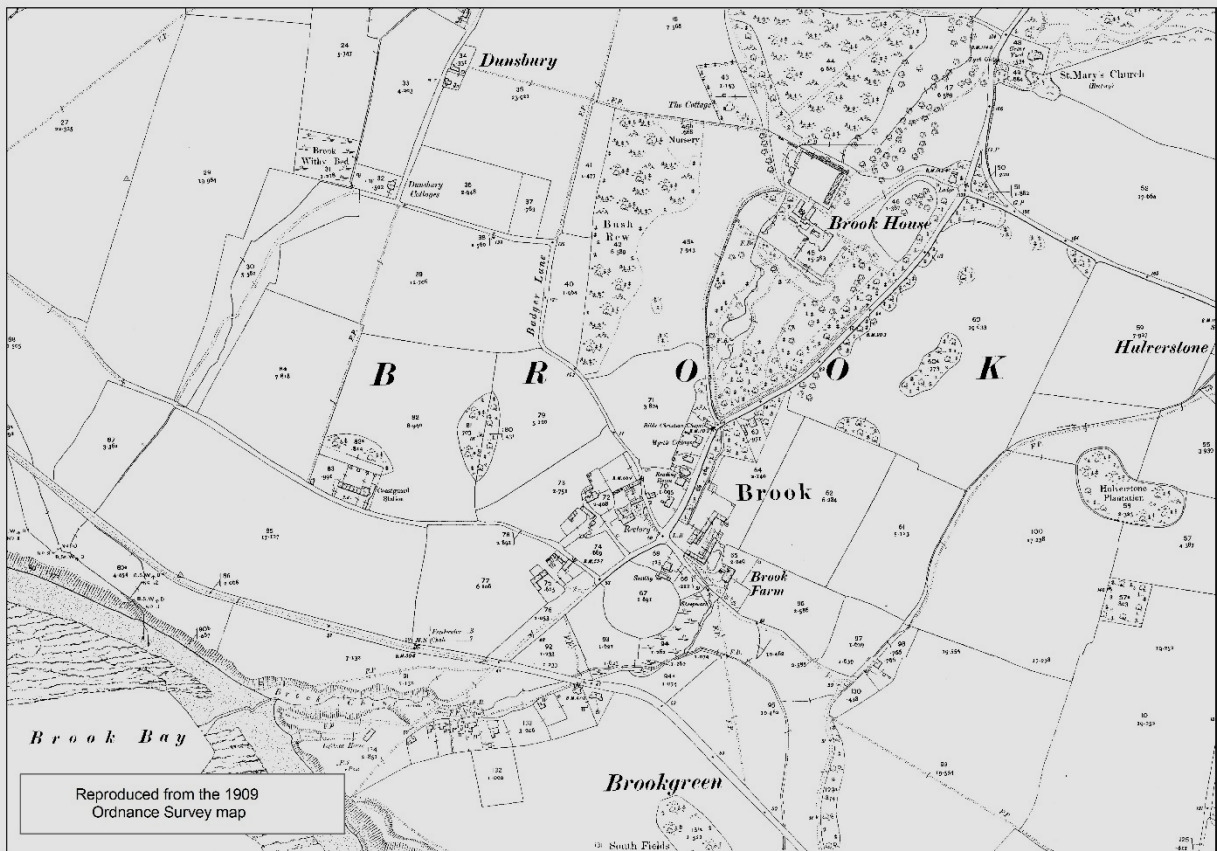
## Brook:



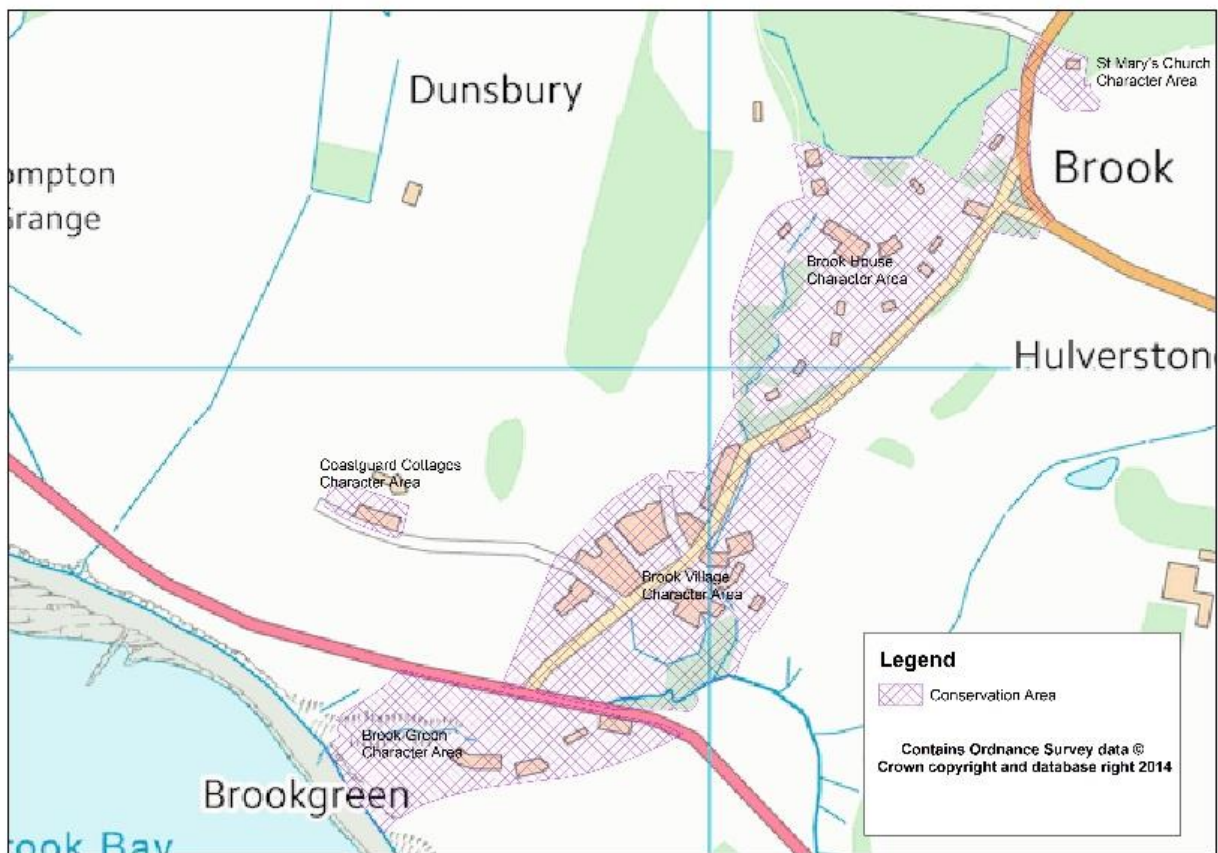
1790s Ordnance Survey Drawings, British Library.

These show Brook as a small settlement to the south of the grounds of Brook House. Properties are also located on the edge of Brook Green which was a focal point at the centre of the settlement prior to the construction of the Military Road in the C19th.





By 1909 further houses had been built in Brook Village and also at Brook Green. Also the terrace of Coastguard Cottages are now shown. The grounds of Brook House have yet to be developed.



The modern Ordnance Survey Map shows the development which has taken place in the grounds of Brook House in the late C20th. There is also further development in Brook Village.

The **Brook Conservation Area** consists of a number of character areas:

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

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

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

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

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





Detached cottages at Brook Green C18th and C19th mix of brick and stone walls with some rendered and/or white washed. Predominantly slate roofs with thatch also present. (JB)



C19th Coastguard Cottages viewed from Military Road. Rendered brick with slate roofs. (JB)



Brook Village Road. Large detached house with rendered walls and tile roof. (JB)



Brook Village Road looking across the green. C19th stone built houses with brick quoins and slate roofs. (JB)



Brook Village Road. C19th detached stone built houses with slate or tile roofs set back from road and opposite open green space. (JB)



Brook Village Road. Large detached stone house with tile roof. (JB)



Brook Village Road. C20th large plots with brick bungalow set back from road within former grounds of Brook House. (JB)



Brook Village Road. Dormer brick and tile bungalow with similar outbuildings set back from road in former grounds of Brook House. (JB)



Brook Farm Close. Late C20th detached brick houses with tile roofs. (JB)



## Limerstone:



## Limerstone

1793 Ordnance Survey Drawings, British Library.

This shows a small hamlet focused around Limerstone Farm.





The limited growth of this hamlet in the late C20th is shown on the modern Ordnance Survey map base. Some houses have been built to the north east of Limerstone Farm, along the main road to the east and west of Limerstone and on the eastern side of Muggleton Lane. This includes detached dormer bungalows and detached houses. Pre C20th properties include stone buildings with thatch, tile or corrugated asbestos roofs.



Limerstone Farm with stone buildings and tile roofs on domestic properties and corrugated asbestos on farm buildings. (JB)



Limerstone showing a mixture of pre C19th, C19th and C20th properties and styles. (JB)



Limerstone Road looking, east showing mix of C19th and C20th brick detached houses rendered and painted with slate or tile roofs. (JB)

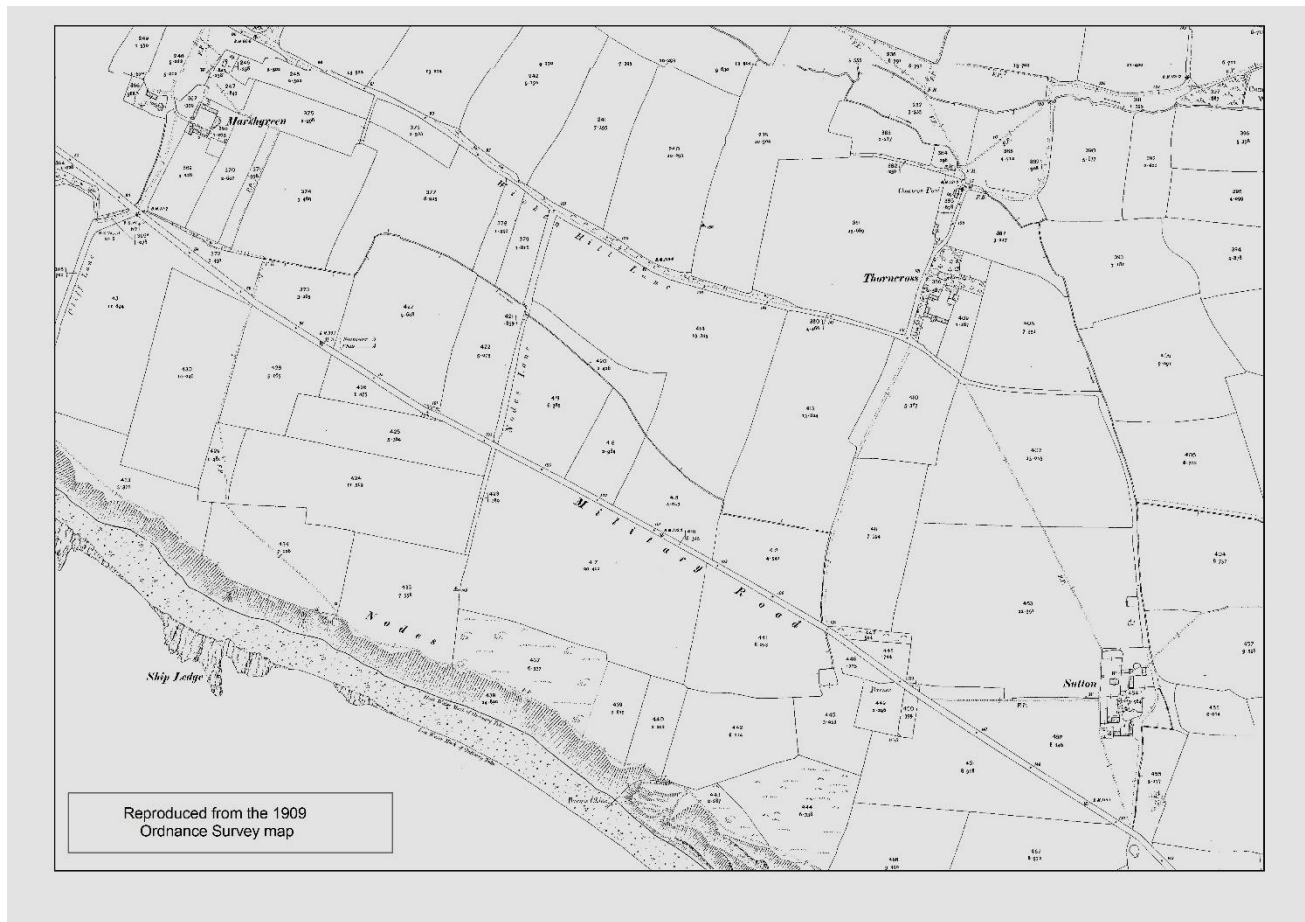


## Thorncross and Sutton:



1790s Ordnance Survey Drawings, British Library.

Small settlements are shown clustered around the farmsteads of Thorncross and Sutton. The edge of Marsh Green can also be seen in the west.



There is little if any change to these hamlets by the beginning of the C20th.





And today, other than changes to agricultural buildings with new barns being built in the mid C20th, there is very little change to these settlements. Houses are stone built with slate or thatch roofs.



Punthouse Lane, looking west showing stone built cottages with thatch roofs at Thorncross. (JB)



Similar view from Punthouse Lane looking, southwest to Thorncross and showing the Slate roof of Thorncross Farm. (JB)

The metalling of highways in the late C19th led to the upgrading of certain routes which now form part of the road network. Other routes were left unsurfaced including those with historic carriageway rights. This routes are now Byways Open to All Traffic. Further tracks which were used by people on horseback or foot are now Public Bridleways or Public Footpaths.

A key change in the area was the building of the Military Road in the mid C19th. Originally built to provide faster access along the coastline between fortifications and to defend against attack, the Military Road was improved and surfaced in the 1930s. It was then opened as part of a 'Marine Drive' connecting Shanklin with Freshwater via the Undercliff as part of the Island's appeal for visitors. This led to the development of a number of tourism accommodation and attraction focused sites along the coastline accessed off of this new route. Brighstone Holiday Centre is one such site and its character has been recognized through inclusion on the Local List.



View towards Brighstone Holiday Centre. Low lying complex of individual chalets and other larger buildings set around a large open space area. Some of the original chalets are on the local list as this was the first holiday camp in the UK, established in 1930. (JB)



Isle of Wight Pearl, Chilton Chine, Military Road. Large former holiday camp site, now tourist attraction. White washed walls under tiled roof. (JB)

Due to the topography of the parish, there are many long distance views from downland to coast, along the coastline and from the coastline to the downland. In many instances settlement areas can be seen as part of these views. Whilst all of these are valuable and need consideration the Brighstone Parish Green Space Audit has attempted to identify a number of significant views to and from the settlement areas of the parish.

The appearance of a settlement within the landscape and the evolution of the pattern of its development are fundamental to its character. Carefully integrating new development into a settlement reduces its impact and reinforces sense of place.

#### **BRIGHSTONE PARISH DESIGN STATEMENT:**

##### **LANDSCAPE, NATURAL AND HISTORIC ENVIRONMENT, SETTLEMENT PATTERN AND SETTING GUIDELINES:**

The following guidelines should influence all development whether or not formal planning permission is required. For matters which do require planning consent these guidelines can assist when complying with the Brighstone Parish Neighbourhood Plan policies which seek to conserve and enhance the landscape, natural and historic environments of the parish and the character and pattern of its settlements.

- 1: Developers are encouraged to consider the importance of open area and green spaces within and between the settlements of the parish in all proposals. Further information can be found in the Brighstone Parish Green Space Audit.
- 2: The distinctive outline of parish settlements should be protected, by ensuring that larger developments do not extend the village form or cause coalescence.
- 3: Important public views to and from parish settlements should be retained, by preventing the erection of structures or changes to buildings that would cause material harm to the landscape and AONB. Indicative views can be found in the Brighstone Parish Green Space Audit.
- 4: The layout of development sites should reflect the historic layout and pattern of settlements and this traditional form should be maintained.
- 5: Hedgerow and woodland replanting should use appropriate species to complement those already found in the immediate area.
- 6: The night sky of the parish must be protected from the effects of light pollution. Security lighting, where necessary, must be designed so as to be unobtrusive in the wider neighbourhood. If any additional street lighting is necessary it should be low intensity and designed to prevent spill over.



## Buildings; form and materials

The building traditions of Brighstone Parish are not limited to one particular vernacular style; several building traditions and key features are found and are sympathetic to each other. Brighstone Village itself has grown in the latter part of the 20th Century resulting in a more mixed style but retains a strong traditional vernacular with some good examples of modern development in keeping with village character. Other settlements have had less change and retain a strong character and sense of place.



Sandy Lane Cottage, Brighstone (KS)



Little Shate, Brighstone (JB)

Form:

Vernacular buildings are detached or, on occasion, semi-detached in form, exceptions being the terraced 19th Century Coastguard Cottages. Buildings tend to be set back from roads predominantly respecting the contours of the road and landscape by being in parallel to it, but occasionally at right angles. Front gardens, boundary walls or hedges, and highway verge or public green space are often present between buildings and the road, notable exceptions to this being some of the houses and commercial premises in North Street and Main Road Brighstone. This low-density development leads to an uncluttered look. In Brighstone the late 20th Century development is of a similar form in terms of front garden and open spaces.



### Traditional stone building materials (KS)



Erosion of chalk walls due to the use of cement mortar (KS)



Merriefields, Brighstone (KS)

## Materials:

In general the traditional buildings in the parish are stone with snecked stonework or stone cladding. Brick is also used as a building material for quoins on stone buildings, extensions to traditional buildings and construction of buildings (particularly mid to late 19th Century). Where brick is used a Stretcher or English bond is favoured.

## Roofing:

Thatch has been used as a traditional roofing material, and remains a prominent feature in the whole of the parish; an important part of its character. On some older buildings, slate, as a cheaper and more durable material, has been used to re-roof traditional buildings in the past; red clay tile is also used across the Parish as an alternative and also as a material of choice on more recent buildings.

## Windows, Doors, Porches:

Window styles include Georgian sashes on larger buildings such as Brook House and the Old Rectory Brighstone, but more frequently small cottage casement windows are seen such as at Sandy Lane Cottage and Coombe Farm Cottages. Dormer windows feature strongly with 'eyebrow' style on thatched and some tiled roofed cottages, and gabled dormers on others. Upper storey windows are often significantly smaller than those on the ground floor. Casements are usually painted white. Doors tend to be solid or part glazed and of a rural/cottage style. Porches vary from the grand (Old Rectory Brighstone), to more humble gable roofed enclosed or open styles.

Responding to local building forms and patterns of development reinforces sense of place. The use of local materials, building methods and details enhances local distinctiveness.

### BRIGHSTONE PARISH DESIGN STATEMENT:

#### BUILDINGS FORM AND MATERIALS GUIDELINES

The following guidelines should influence all development whether or not formal planning permission is required.

7. Respect must be given to individual site character and content, with good quality materials appropriate to the location in which they are being used.
8. Neighbouring properties should generally complement each other and mixing styles or mixing of historic references should be avoided.
9. Chimney stacks can be an integral part of the character of a building. Where this is the case they should be retained in any proposals for change.
10. Aerials and satellite dishes should be small and sited unobtrusively.

## Boundaries and enclosures

Boundaries and enclosures define property and ownership whilst also giving a distinctive pattern and character to settlements and wider landscapes. Traditionally, local materials such as stone walls, hurdles, and native species hedgerows kept clipped or layered was used to create boundary features and in the countryside to enclose areas for livestock. More modern materials can have an urbanising impact and may jar with adjacent boundary treatments that are more in keeping. This is particularly important for road and path facing plots.

### Walls:

Stone walls are a strong feature in Brighstone Parish both in the settlements such as in Brighstone Village alongside St Mary's Church and in Rectory Lane and the wider parish such as those at Pitt Place and in Brook. Although more permanent than fencing, stone walls still require maintenance and repair to ensure that they continue to contribute to the character of the parish. When such repairs are actioned care needs to be taken with the materials used when mortaring and pointing and when painting stonework.



Mead Lane, showing hedgerow and wall by cemetery. (JB)

### Hedges:

Both in village locations and in the wider countryside, hedges provide means of enclosure and as living structures they also provide food and shelter for wildlife. In rural locations outside village centres native hedge species are preferred and advice should be sought on what planting is appropriate<sup>1</sup>. In villages and settlements more ornamental species can be more appropriate, but care should be taken to ensure that these are in keeping. The use of fast growing conifer species for hedging can be particularly jarring in character and unless kept in check through regular clipping these hedges may lead to decreased light for neighbouring properties and an oppressive feel to adjacent public paths.

### Fencing:

In Brighstone Parish the main form of enclosure is hedging and stone walls. Fencing in villages and other settlements has the potential to quickly change character, particularly if low quality materials are used or colour varies due to the use of stains. If fencing is needed on plots fronting roads and paths, it should be low and of post and rail or post and wire construction rather than closeboarded.



Willses showing wall on boundary with Upper Lane. (KS)

<sup>1</sup> Such as through the Isle of Wight AONB Partnership



### Gates and driveways:

The character of vehicle and pedestrian gates at the entrances to property also play a major part in the 'street scene' and character of the parish. Simple gates of a rural character will help to strengthen the strong sense of place whereas overly ornate and grand structures will be urbanising unless they reflect the grandeur of the building to which they give access. Driveway treatments can also have an impact on the character of the parish and rural treatments such as gravel are preferred.

Development can either contribute to character or undermine it. Often it's as simple as recognising that every building is part of the greater pattern and character of any settlement. Sensitive treatment of boundaries helps to define the character of public spaces between buildings. Boundaries and front gardens are an important part of the character of the parish.

#### **BRIGHSTONE PARISH DESIGN STATEMENT:**

##### **BOUNDARIES AND ENCLOSURES GUIDELINES**

The following guidelines should influence all development whether or not formal planning permission is required.

11. Sites should be integrated into the wider settlement through the addition of planting of trees and hedges to soften boundaries. Existing trees, hedgerows and boundary features should where possible be retained.
12. New or changed boundaries should have a similar design and use of materials as those in their immediate surroundings, with walls, fences and garages being an integral part of the overall design.
13. Throughout the parish low hedges and low brick/stone walls are often found as means of enclosure marking boundaries between properties and roads tracks and lanes. This approach is encouraged for new boundaries or changed boundaries. Close board fences, large metal gates, over ornamentation and other urbanizing features should be avoided.
14. Traditional stone walls must be protected and maintained.
15. Drives, hard standings, garages and carports should be softened with planting with any existing mature planting retained and integrated into the landscape design. Large areas of non-permeable hard surfacing should be avoided. Surface materials should be carefully chosen to prevent any urbanisation of rural character and to minimise water run off issues.

## Sustainability and renewable energy

Living within environmental limits and seeking to minimise our impact on the quality of life of future generations is not a new concept. In fact the strong vernacular character of any area is largely due to the historic relationship that past people have had with their local environment. Local materials such as wood, stone and thatching reed would be used for building; land would be used for growing food and wood for fuel; settlement would develop in the safest and most conducive locations for shelter, water, work or trade. Our challenge today is to try and recapture elements of self-reliance whilst still enjoying the comfort and convenience of our modern lives. Even small changes can make a big difference if they are widespread in a community.

### Reduce, Reuse, Recycle:

Facilities in a community to allow people to participate in reducing waste by recycling and reusing materials for a different purpose can help to reduce resource use. Such facilities need to be carefully designed to be convenient, to cope with future levels of use and to complement their surroundings. Individual houses and in particular new build properties have the opportunity to incorporate domestic recycling features into their design.

### Water:

Greywater and rainwater run-off can be harvested and reused to decrease the use of drinking quality water for gardening or flushing toilet waste. Saving water in this way can also be money saving in the long-term as it can reduce water bills.

### Renewable energy:

Domestic production of heat and power can now be achieved with a number of small-scale technologies. The siting of equipment required to generate energy needs to take into consideration the surrounding area whilst also taking advantage of the source of the power/heat. The provision of wood burning stoves, heat pumps, solar panels (both electricity generating and water heating) and domestic wind turbines should be encouraged in all proposals for new development in the parish where their siting avoids any adverse impact on character. The use of certain technologies may be more restricted in Conservation Areas or in relation to Listed Buildings owing to their visual impact.

### Local Food:

Gardens are an important part of the character of a settlement. As well as being ornamental, gardens can be productive, allowing people to grow their own food and reduce food miles. New properties should consider the provision of adequate outside space to allow people to garden individually or communally. Sub division and infill development in current garden plots should maintain appropriate sized gardens for the existing property and any new properties created.



Solar water heating (DM)

### Sustainable Transport:

Using public transport, walking and cycling can all help to reduce the use of fossil fuels and reduce the carbon footprint of the community. Facilities to encourage these activities need to be designed to be convenient and in keeping.

Climate change may affect our quality of life and that of future generations in the parish. There are strong social, economic and environmental benefits in conserving our resources.



Rainwater harvesting (JB)

#### BRIGHSTONE PARISH DESIGN STATEMENT:

##### SUSTAINABILITY AND RENEWABLE ENERGY GUIDELINES

The following guidelines should influence all development whether or not formal planning permission is required.

16. Sympathetic adaptation of historically important buildings will normally be preferred to demolition and rebuild. Building materials should be reused and recycled wherever possible.
17. New development should include methods for the harvesting of rainwater and must include management of run-off to avoid potential overloading of existing drainage systems. The re-use of 'greywater' to reduce water consumption is also encouraged.
18. Domestic renewable energy technologies are encouraged, provided that they are appropriately sited without undue detrimental impact on the visual character of the immediate surroundings.
19. New development should, where possible, encourage the use of sustainable transport by providing routes for pedestrians and/or cyclists



## Quality of the public realm

Roads, paths, signs, verges, benches, bus stops and shelters, planters, bollards, verges, recreation grounds and greens all make up the public realm of the parish. An appropriate and locally distinctive design palette for these features and their on-going maintenance has a major role in the conservation and enhancement of the character of the Parish.

### Roads:

Island Roads has the contract to manage the roads, their surface, signs, lines, kerbing and other street furniture. All of these create an immediate impression of the villages, settlements and countryside areas of the parish.

Standardized approaches to their management may undermine the character of the parish and its villages and should be guarded against.



Bus shelter and path (JB)

### Street lights:

Also managed by Island Roads. The design and level of street lighting in villages and across the parish needs careful consideration. Recent changes from sodium lighting to low energy LED based lights has reduced unnecessary light spillage helping to conserve the night sky and rural character of the area and to reduce the overall amount of energy used.

### Public Rights of Way:

As part of the overall highways network, the footpaths, bridleways and byways in the parish are protected and maintained by the Isle of Wight Council. Signs, waymarkers, gates, stiles and the path maintenance regime all contribute to the ease of use, enjoyment and character of this important and historic network.

### Verges:

Highway verges, banks and open spaces such as the greens at Mottistone and Brook contribute greatly to the character of the parish. Their protection from erosion by traffic and by appropriate cutting regimes also allow them to act as important spaces for wildlife and in some cases amenity.

### Other Green Spaces:

In addition to the extensive network of Public Rights of Way there are large areas of Open Access Land and some Registered Commons within the parish. A Green Space Audit was completed by the Isle of Wight Council as part of the development of the Island Plan. The Brighstone Parish Green Space Audit supplements this, identifying a number of locally significant green space areas throughout the parish that add to its character.

### Recreation ground:

Brighstone has a large recreation ground and a separate smaller school playing field, both used by the wider community for sports activities and other village events. These are important open spaces within the village.



Recreation Ground (CK)



St Mary's Cemetery (JB)

### Cemeteries:

The cemeteries and churchyards across the parish are important as places of rest and for their contribution to wildlife. The quiet nature of these places contributes to the overall tranquillity of the parish.

### Planting, and public gardens:

The hedges, verges, trees and wildflowers alongside the roads through the parish are an important part of its rural and coastal character. If used, public planting schemes need careful consideration, siting and choice of plant species to ensure that they are in keeping. Brighstone Village has repeatedly won the Isle of Wight Best Kept Village Award, testament to the quality and care taken in the management of its public realm.

The public realm is made up of the parts of the villages and settlements that are available for use by everyone. They provide the setting for everyday life, and contribute to the character and sense of place of the parish. Often they are managed and maintained by public bodies or organizations under contract to public bodies.

## BRIGHSTONE PARISH DESIGN STATEMENT:

### QUALITY OF THE PUBLIC REALM GUIDELINES

The following guidelines should influence all development whether or not formal planning permission is required.

20. Excessive road markings, road signs and other street furniture such as bollards are discouraged. If essential these features should be constructed of traditional materials, rural in character and locally distinctive.
21. Overhead wires should, where possible, be placed underground, particularly where they are close to historic buildings, interfere with important views or are in a Conservation Area.
22. Important historic features such as milestones, post boxes etc. must be protected and maintained.
23. Maintenance and improvements to footways, roads and verges must be in keeping with the rural character of the parish.