



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

Hulverstone Conservation Area

Appraisal

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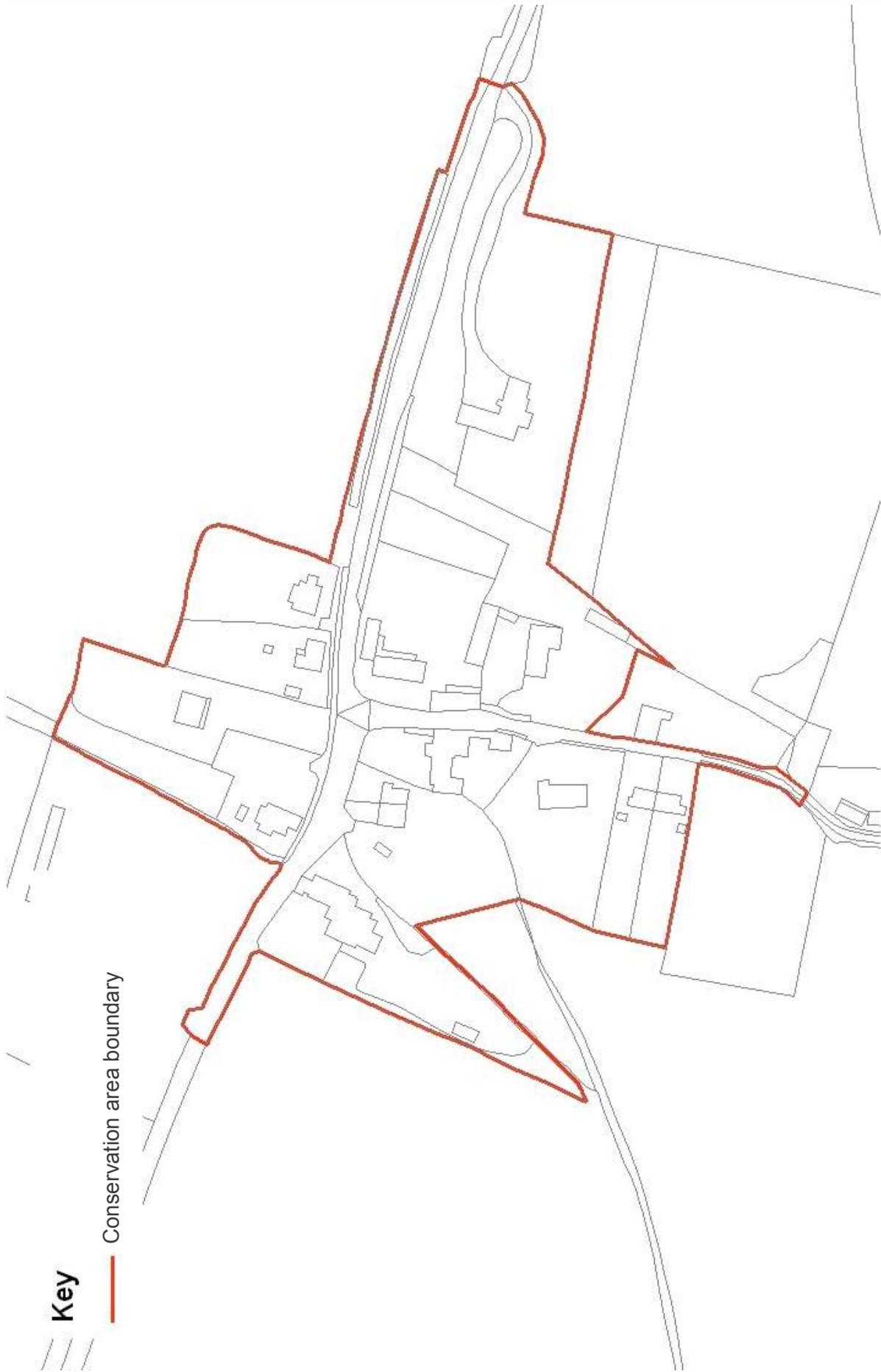
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Key

— Conservation area boundary

Introduction

Local Planning Authorities have a duty under The Planning (Listed Buildings & Conservation Areas) Act 1990 to designate as conservation areas any areas considered to be of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance.

The character area boundaries are inevitably subjective in complex environments, and are based not only on architectural, land-use or historic attributes, but on the dynamic experience of walking or driving through an area. Map based boundaries are taken into consideration, but sensational qualities such as the awareness of enclosure or openness and degrees of noise and activity are also important in defining edges to character areas and the conservation area.

In coastal areas, the boundaries may follow the line of the mean low water mark which is the extent of the jurisdiction of the Council and so is used for consistency.

The legislation also makes provision for schemes to enhance the area, so the inclusion of areas of potential allows for schemes to be put forward which will improve the Area in keeping with its own individual character, and to the same high standard.

Designation **does not** mean that development cannot take place within the proposed conservation area or within its setting. Designation means that special consideration is required for applications within the conservation area to ensure that any demolition is justified and that schemes (which are acceptable on all other planning grounds are of a suitable design and of a high enough standard. This additional level of consideration allows Members to insist upon the best possible standards of design within a conservation area, and allows them

to refuse the poor and mediocre with confidence.

Hulverstone Conservation Area (proposed)

The area reviewed by the Council (with the assistance of Kevin Stubbs, Historic Building Consultant) falls within the parish of Brighstone and does not contain any previously designated conservation areas. The proposed conservation area contains the settlement of Hulverstone, located on the south west of the Island. Hulverstone is a very small hamlet on the road between Brighstone and Brook. In the past it was a rural agricultural community with inhabitants employed on the land. The only community facility is the public house, The Sun Inn.

The settlement lies on the edge of the gently undulating coastal plain at its junction with the rising landscape of the downs to the north. It is bisected by the main road linking Brighstone and Brook. To the south of this road, the land stretching down to the coast is divided into large arable fields with some extensive areas of woodland. To the north there are again large arable fields, but as the land rises it gives way to plantations and woodland reaching to the southern fringe of the downs.

Historic development of the settlement

The first documentary reference to the hamlet is in 1190 as Hunfertheston. It has been suggested that the hamlet can be identified as the Domesday Book reference to a Manor of Vlvredestune (1086). The earliest Ordnance Survey map evidence for the settlement of Hulverstone is that of 1862. This shows a very small cluster of buildings around the T-junction between the principal east-west road and the track leading towards the coast. The settlement comprised: The Sun Inn, the Manor Farm House and farm complex, and seven other buildings.

Archaeology

Most settlements contain archaeological evidence which helps to explain their origins and the way of life of former inhabitants. However, the historically diverse nature of settlement within the proposed conservation area makes it difficult to define specific areas of archaeological potential. The likelihood of the occurrence of archaeological material is related specifically to previous land usage. A number of prehistoric flint implements have been discovered in the past around the settlement, particularly in the area around Mottistone Common and Mottistone Down. These flints range from Mesolithic microliths to Neolithic and Bronze Age scrapers.

Archaeological remains of any period could be found within the proposed conservation area and any proposals to carry out works which include ground disturbance are likely to require an archaeological evaluation and assessment. The results of this archaeological work may show that impact of proposed development on archaeological remains is inappropriate or needs to be modified.

Character of the conservation area

The proposed Hulverstone Conservation Area covers the small hamlet concentrated around the T-junction between the B3399 and Hulverstone Lane. The settlement form is that of linear development along the main road and Hulverstone Lane. The roads at the entrance into the hamlet are narrow, but widen towards the centre creating a more open focal point at the T-junction. The boundaries to the properties are in some cases hedged and treed, but for others there are traditional stone walls and fencing. Views through the length of the settlement are terminated at either end by prominent buildings; the longer distance views are of the downs to the north and the sea to the southwest. The settlement contains four listed buildings and a number of buildings of particular significance dating from the late

19th century or early 20th century. The predominant building materials in the settlement are stone, with tile, thatch or slate roofs; there is also a little brick detailing. The historic buildings are predominantly located face on to the adjacent roads, with the occasional exception.

Although Hulverstone is very small, the historic interest of the proposed conservation area derives from the fact that early documentary evidence for the origin of the settlement is still represented by the 17th century Manor Farm, its surrounding complex of former agricultural buildings and the later 18th and 19th century cottages. The predominant use of local stone for these buildings provides a further link to the landscape and geology of the area. The buildings within the village represent a mix of traditionally detailed local vernacular architecture within an historic setting on the edge of the downs and coastal area.

Condition and the capacity for change

The proposed conservation area is fortunate in that it has not suffered from the considerable inappropriate modern development within this historic landscape that other areas are often subject to. Therefore, the intrinsic character of the proposed conservation area and its historic character have survived intact.

Hulverstone has accommodated very little new development, apart from a small amount of 20th century development. Further modern development of this type would not be encouraged. Back-land development or sub-division of the traditional plots on the historic road frontages would also not be appropriate.

The survival of the historic plot plan form of the settlements in the proposed conservation area means that the capacity for new development within the boundaries of the settlements is minimal and significant

new development areas would be detrimental to the intrinsic historic character and plan form of these settlements.

As with any other developed areas, the proposed conservation area is under pressure from modern living. The key pressures are:

- **Parking.** The loss of boundary treatments, such as traditional walls or hedgerows, to provide off road parking. This can detract from the traditional rural character.
- The use of modern building materials and the pressures of meeting current building regulations (for example, requirements for insulation and the use of double glazing). This has become noticeably prevalent on the Island and steps should be taken to control the type, design and profile of any replacement windows.
- The conversion of historic farm buildings to modern uses. It is important that any conversion scheme respects the intrinsic agricultural nature of these historic buildings and that inappropriate openings and modern detail is avoided. These buildings are often prominent within the landscape and have a great historic relevance to agricultural history of the conservation area.
- Pressures for development and redevelopment. This may lead to inappropriate infill dwellings and inappropriate extensions to buildings of local interest. This, in turn, may adversely affect open spaces and views through out the area.

Public realm and paving

The hamlet is essentially a small rural settlement and is characterised by the lack of urban features such as paved footpaths and hard road edgings.

Trees, open spaces and landscaping

Key characteristics:

- Low stone walls with hedges are important enclosure features, contributing to the character of the area.
- Scattered examples of larger individual trees through out the proposed conservation area.
- Sense of compactness and enclosure within the centre of the settlement.
- Glimpsed long distance views to the downs and the coast.

A significant part of the character of the proposed conservation area is derived from the contribution made by trees, hedges, open spaces, and other natural elements contained within it. A number of important trees within the area have previously been identified and are protected with Tree Preservation Orders. The designation of the proposed conservation area will extend some protection to all trees over a certain size within its boundary.

Hedgerows form part of a predominant boundary feature in this conservation area, particularly to the roadside and to garden boundaries, usually in conjunction with low stone walls. Open spaces within a conservation area are important as they help to define the built environment and create a sense of place. At Hulverstone the sense of space is created by the large open cottage gardens and the slight widening of the road between the T-junction and The Sun Inn.

The most prominent manmade feature in the hamlet is the large number of well maintained low stone boundary walls, particularly those adjacent to the main road. The important views noted throughout this appraisal contribute to the character and setting of the conservation area. Care needs to be taken to ensure that these are not lost or compromised by inappropriate development or poorly sited services.

Although Hulverstone has the feel of a tightly enclosed settlement with its hedges and boundary walls, there are glimpsed long distance views to the north and south. To the north are the woodlands at the base of the downs and the more pastoral landscape above. To the south, particularly from the carpark and road adjacent to The Sun Inn, there are important and magnificent panoramic views over the rolling arable landscape and down to the coast.

Sounds and smells

The hamlet is dominated by the road through the centre and the accompanying traffic sounds and smells. However, during lighter periods of traffic, the quieter countryside sounds and more agricultural smells proliferate. The main activity within the hamlet is generated by the through traffic, whilst the Sun Inn provides a popular local watering hole. The settlement is dominated by residential use, with the public house the only commercial use present. However, the agricultural origins of the settlement have not disappeared and still provide character.

Typical details

- Most of the older buildings in the area are constructed of materials from local sources. The predominant construction material is stone.
- Chimneys and chimney pots are a predominant local vernacular feature.
- There is a good mixture of roofing materials including thatch, tile, and slate.
- Windows and doors are generally traditionally designed and made of timber, although the use of inappropriate replacement windows is beginning to impact detrimentally on the area.
- There are many examples of historic manmade boundary features.

The details listed above all contribute to the

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

Positive elements

- Quiet rural settlement.
- Retention of original plot sizes and form. The lack of back-land development or sub-division of the traditional plots.
- Traditional local building materials.
- Retains strong visual links with its original landscape setting.
- Many original boundary details survive.
- Retains trees and hedgerows in-keeping with its rural setting.

Negative elements

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



Proposed Hulverstone Conservation Area

Character

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.

Setting

The Hulverstone Conservation Area is a small hamlet, formed by a concentration of development around the T-junction in the centre. The older buildings lie immediately adjacent to the roadside, with several late 19th and early 20th century buildings interspersed and set further back into plots.

The main road narrows on entering the hamlet from the east, lying between two banks of hedgerows. In the centre of the settlement, the main road widens out between the T-junction and the Sun Inn, before again narrowing and passing between field hedgerows. Hulverstone Lane, running south, is initially restricted in width by buildings on the immediate roadside and then by a high hedgerow to the east and garden boundaries to the west. The lane narrows further as it leaves the proposed conservation area, between high hedgerows.

Very little modern development has occurred in the hamlet, and is predominantly located south of the main road on Hulverstone Lane, comprising of only four dwellings.

Qualities and materials

There are four listed buildings within the settlement and a further seven unlisted buildings that have been identified as being of particular significance, providing a positive contribution to the character of the proposed conservation area. Hulverstone Manor Farmhouse and associated ancillary outbuildings form an important core of historic buildings to the eastern side of the T-junction. The farmhouse (Grade II) dates from the 17th century, with later alterations, and is built of local stone with ashlar quoins and a slate roof over with two brick chimneystacks. It is a particularly 'solid' building and forms an important end-stop to views through the hamlet when travelling



east. Adjacent lies an 18th century brewhouse (Grade II) constructed of stone rubble with red brick dressings, a slate roof and end brick chimney stacks. Inside, a beehive-shaped bread oven survives. To the south of Hulverstone Manor Farmhouse lie two important 18th century stone barn type outbuildings which help to retain the rural setting of this important farmhouse within the village.

To the north of the main road are four buildings: Elm Cottage, The Laurels, The Old Cottage, and Bank Cottage. Elm Cottage lies at the western end of the proposed conservation area and forms an important gateway into the village, with the early 18th century Sun Inn opposite. Similarly, The Old Cottage (Grade II) lies towards the eastern end of the hamlet and helps to form a gateway into the settlement with Hulverstone Manor Farmhouse. The Old Cottage probably originates from the 18th century and has a thatched roof, whilst Elm Cottage appears to date from the late 18th or early 19th century and has a clay tile roof. The Laurels and Bank Cottage are both later in date.

To the west of the T-junction lies The Old School House and Garden Cottage. The Sun Inn (Grade II), an important focal point, lies south of the main road at the western end of the settlement; it dates from the early

18th century and is constructed of colour washed stone rubble with a thatched roof and end painted brick chimney stacks. The garden and car park command extensive views southwest across the adjacent countryside to the sea beyond.

Trees and open spaces

Trees and hedgerows form an important part to the setting of the hamlet and the buildings within. They are predominantly located at the edge of the roadsides before entering the settlement, on both the main road and the narrow lane to the south. Hedgerows also form important green boundaries to plots, softening the harder urban character around the wider road area at the centre of the hamlet.

Views and vistas are important in defining the character of the proposed conservation area. Within the hamlet, views are terminated by prominent buildings or by narrowing of roads. From the centre of the settlement, extensive views can be gained between buildings, most notably to the north, towards the downs. From the western end, in the vicinity of The Sun Inn, extensive views are afforded towards the sea.

Further information

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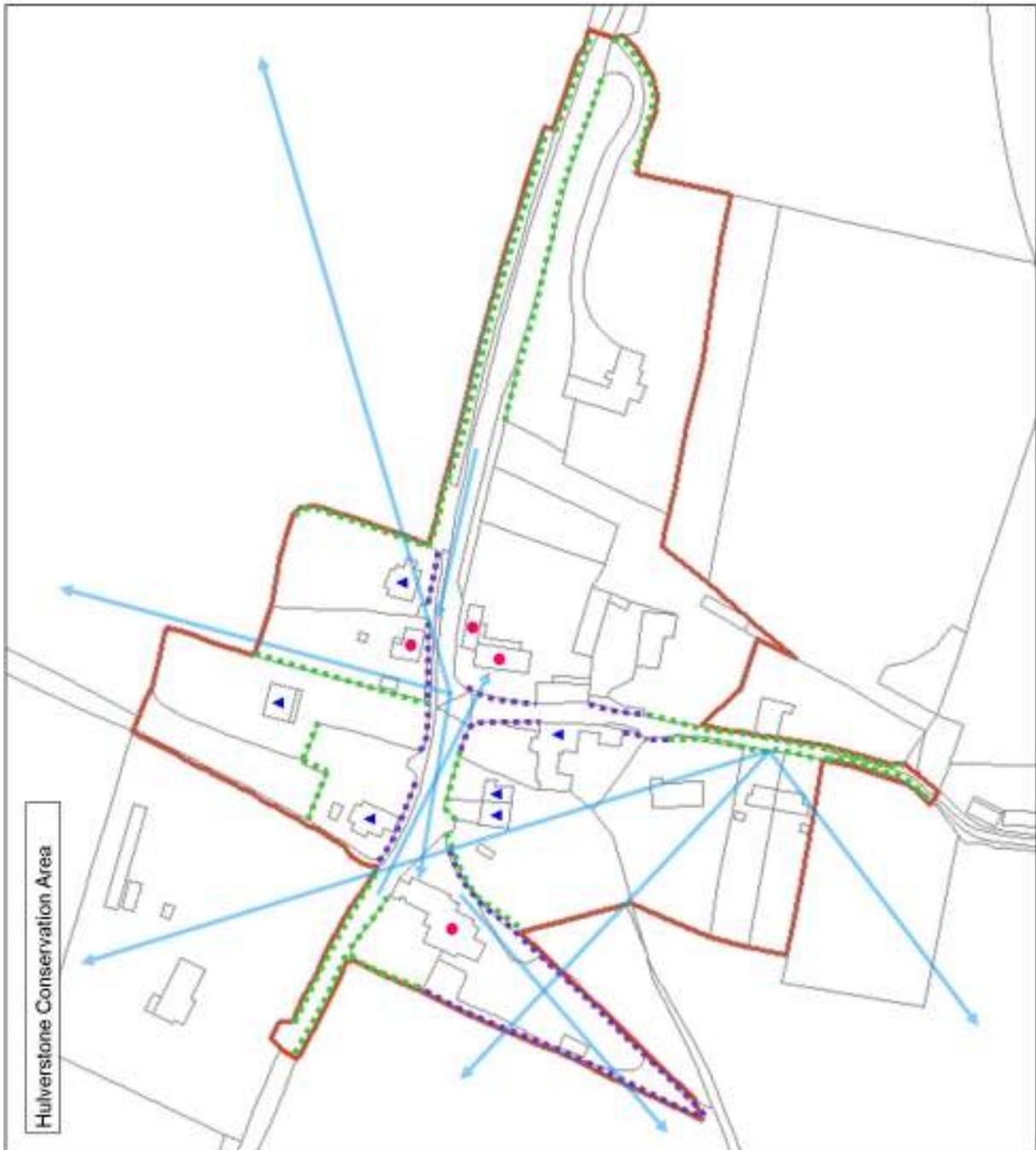
The Victoria County History of Hampshire - Volume 5 (p.215 - 217)

Maps

Ordnance Survey :
1862 25 inch edition
1882 reprint of 1862
1898 25 inch edition
1908 25 inch edition

Appendix A - Detailed Map

Hulverstone Conservation Area



Key

— Conservation Area Boundary

● Listed Building

▲ Proposed Article 4(2)

⋯ Green Feature (representative location)

⋯ Traditional Boundary

→ Important View

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Hulverstone Conservation Area

Appendix B - Hulverstone Boundary Description

Detailed Boundary Description

Starting at the point on the B3399 on the east side of the drive to Hulverstone Farm, following the property boundary to the south, until meeting with Hulverstone Lane and turning south, crossing the lane, then turning north and continuing up to the southern boundary of West View 2. Following this boundary, then heading north along the boundary of West View 1, Westwards, and The Old School House, until meeting the boundary of the Sun Inn and turning southwest. Continuing along the boundary of the Sun Inn until reaching the B3399, heading west and encompassing the grass verges on entrance to the settlement, crossing the road, and turning east to encompass the adjacent grass verges before continuing east to meet the southwest corner of the boundary to The Elms. Following the boundary of The Elms and the small parcel of land to the rear, turning east and continuing north boundary to Hulverstone House and continuing along the northern boundaries of The Old Cottage and Bank Cottage. Rejoining the B3399 and continuing east along the road, encompassing the green verges, until rejoining with the start point.

South down the east hedge line of the lane, then across the lane and north up the west hedge line to the south boundary of West View. West along the boundary of the land of West View, then north along the west boundaries of West View, Westwards, The Old School House and Garden Cottage to the boundary of The Sun Inn. Southwest, then northeast along the boundary of the land of The Sun Inn to the point where it joins the B3399. West along the south hedge line of the road, then cross the road and east along the north hedge line to the boundary of the land of Elm Cottage. North, then east, then south along the boundaries of the land of Elm Cottage and The Laurels. East along the north boundary of the land of The Old Cottage and Bank Cottage. South along the east boundary of Bank Cottage to the B3399. East along the north hedge line of the road, then cross the road to the point south of the road at the east edge of the land of Hulverstone Farm House.