

Shalfleet Conservation Area Appraisal



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.

1.0 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 to the north, west and south, 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.
- 1.3 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.¹
- 1.3 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.
- 1.4 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/or enhance,

¹ [Historicengland.org.uk/advice/find](https://historicengland.org.uk/advice/find)

the value of property within it. These controls include planning policies in the Local Plan² which pay special attention to the desirability of preserving or enhancing the character or appearance of the area; 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 from the local planning authority before works are contemplated.

- 1.5 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. The purpose of this document is to support the effective management of the area to sustain its special character and appearance. The information within the appraisal should be used to inform development proposals at an early stage to ensure the best chance of success at application.

2.0 Summary Statement of Special Interest

- 2.1 The 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 west. 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.
- 2.2 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.

² The relevant Local Plan at the time of this appraisal is The Island Plan Core Strategy 2012 available online at The Isle of Wight Council website

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 timber, brick and clay but also including local stone;
- 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;
- Tranquil spaces around the church and idyllic views, particularly in the northern area
- Caul Bourne winding through the village within belts of substantial trees forming the SW boundary of the Conservation Area

3.0 Location, General Character and History

Location

- 3.1 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, to the east by Calbourne Parish and the south by Brighstone Parish and the Downs. Within the

parish are the settlements of Bouldnor, Cranmore, Hamstead, Newbridge, Ningwood, Shalfleet and Wellow.

General Character

- 3.2 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 3 miles (5 km) 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).
- 3.3 The village itself consists of an historic core with a later 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 and south west of the historic core.

Historical development

- 3.4 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.

Economic Profile

- 3.5 Because the area is predominantly rural, the economic activity sited within the parish is now 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.

4.0 Historic Interest

Archaeological interest

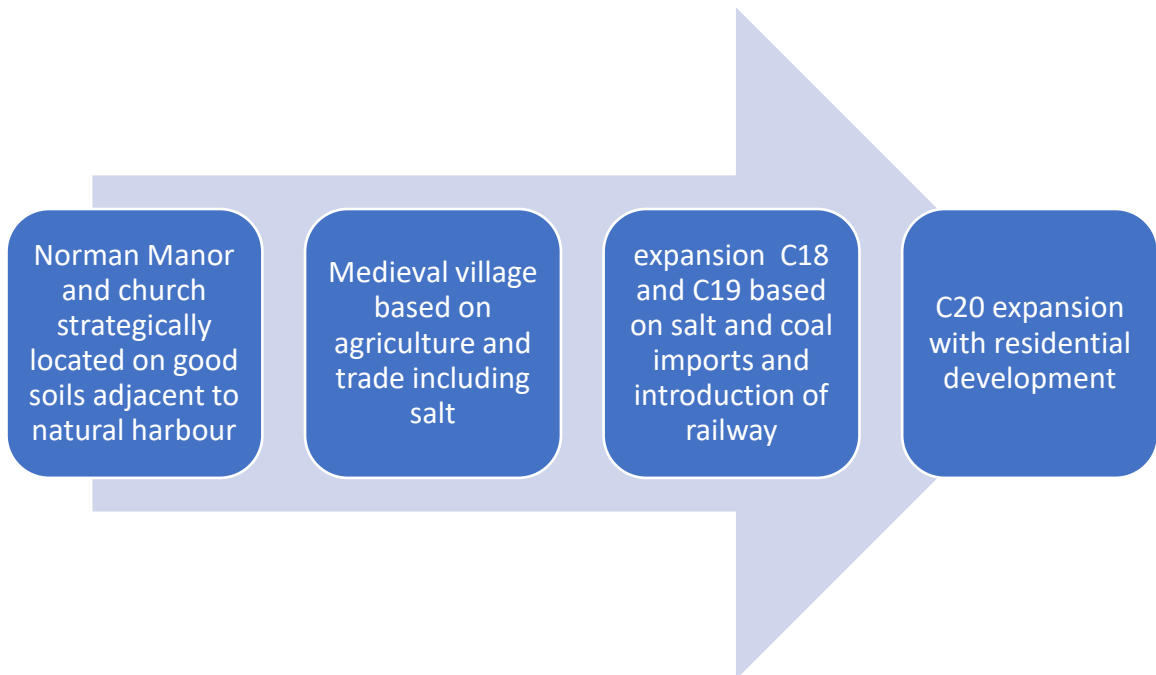
- 4.1 Whereas land close to the chalk downland was important for settlement and agriculture the clay soils to the north of the central chalk ridge supported much less intensive land use. However, one area to the north of the chalk near Thorley and Wellow, within Shalfleet parish, contains easily worked 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- 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.
- 4.2 Salterns for the production of sea salt have a history extending back to the C11 along the Hampshire coast and later on the Isle of Wight and production reached a peak in the mid C18. 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.

Historic Interest

- 4.3 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 *Scealdanfleet* in the 9th Century, *Seldeflet* in the 11th Century, *Scaudeflete* in the 12th Century and *Schaldeflet/Eskaudfflete/ Scheldflute/ and Chaldflut* in the 13th Century.
- 4.4 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.
- 4.6 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.

- 4.7 From the late C20 residential development has expanded the village to the south of Church Lane and to the west of the churchyard and Warlands Lane.

Timeline



Further sources see appendix I

5.0 Spatial Analysis

Settlement type

- 5.1 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 the west which connect 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”³. 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.

³ Marion Brinton: Farmhouses and Cottages of the Isle of Wight (119 and 120)

Boundaries

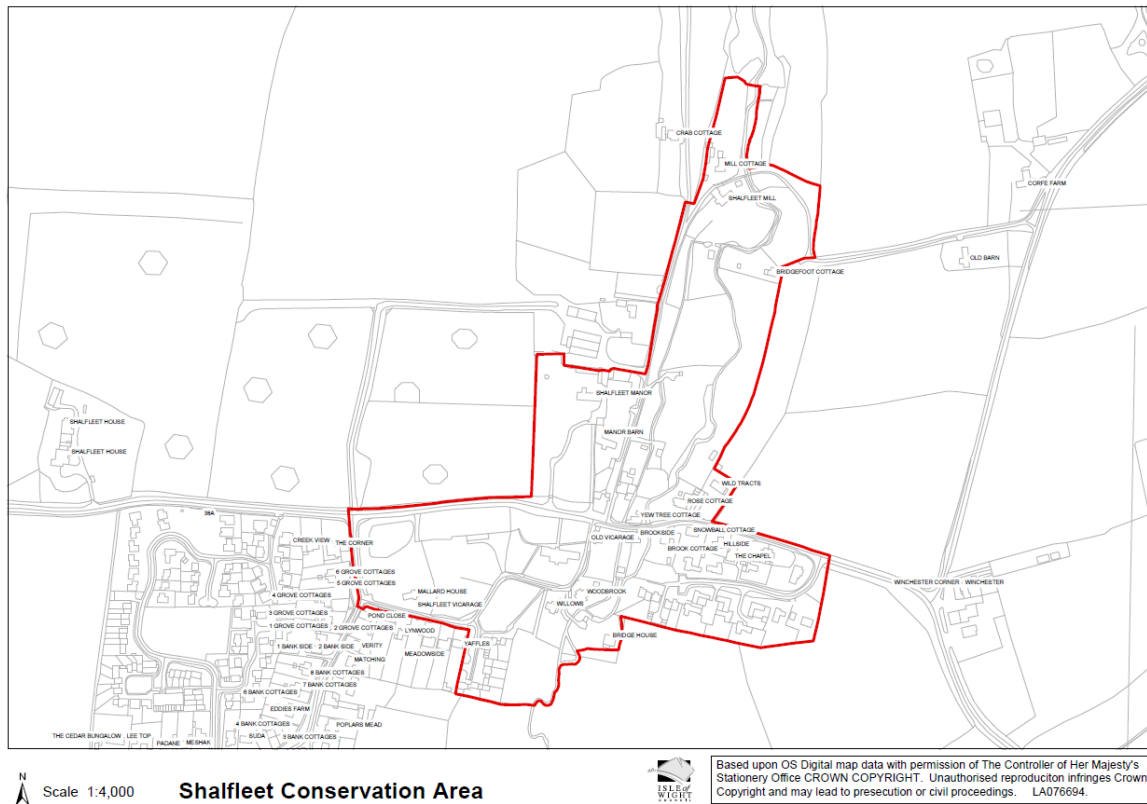


figure 1: Shalfleet Conservation Area

- 5.2 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.

Character areas

- 5.3 The majority of the conservation area is characterised by low density development of detached cottages and houses. To the south west 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.

Open and green spaces

- 5.4 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 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

- 5.5 The conservation area has significant areas of vegetation and trees along its southern and eastern boundaries. In addition, there is a significant tree in the field adjacent to Shalfleet village hall (see above), 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 and views

- 5.5 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 and Church Lanes. 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 east of 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.



View of Shalfleet Lake from the bridge by Shalfleet Mill looking north

Views

5.6 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.



View south from Mill Lane towards the A3054 and the New Inn

6.0 Architectural Interest and Built form (overall or individual character areas)

- 6.1 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. The majority of buildings are cottages interspersed with some detached houses. 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 local, Island, stone used in both dressed and rubble stone forms. Boundary treatments are often stone walls, and other vernacular materials including tile and brick are common. Windows were originally timber and usually of the casement type, although plastic, Upvc replacements have appeared in a number of properties.
- 6.2 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 grouped around common parking areas. The materials are overwhelmingly brick and tile with a mix of timber and plastic windows.

7.0 Heritage Assets

- 7.1 The conservation area contains a number of statutorily listed buildings. There are no registered landscapes and no local list of buildings.

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 approx. 1m north of east end of nave Grade II (List UID 1219703)
2 Coffin chests 1m north of east end of 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)

- 7.2 Although the council does not maintain a local list, 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 ⁴

⁴ Conservation Area Appraisal, Designation and Management Historic England Advice note 1 (second edition) published February 2019 pages 20-21, paragraph 49, highlighted box and table 1

- 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;
- 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

7.3 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
- Stone wall along N side of main road by Old Vicarage

8.0 **Assessment of Condition (*Using Historic England Heritage at Risk Criteria*)**

8.1 The condition of the conservation area is generally good. The properties are generally well-maintained and apart from some doubt about the future of the New Inn there is no vacancy.

9.0 **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 use of inappropriate and unsustainable plastic windows is also an issue. 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 poorly maintained concrete access drive down to the water pumping station on Mill Lane;
- The loss of the boundary treatment to Old Chapel and Hillside with the front area used for parking and gravel spilling out across the footway;
- The poorly maintained layby adjacent to the churchyard on the A3054
- Ad hoc advertising in the form of A boards on the verge adjacent to the New Inn

Appendix I: Sources of further information

A History of the County of Hampshire: Volume 5, ed. William Page (London, 1912), *British History Online* <http://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. IOW 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.