

LANDFORD VILLAGE DESIGN STATEMENT

5 Settlement Pattern

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One of the first stages in the production of this VDS was to conduct a survey of the parish, which for convenience purposes was divided into the five areas described below. The survey entailed walking the roads and lanes taking notes and photographs. Of particular interest were buildings characteristic of this area and any of their special features. Land usage was also recorded as part of the landscape survey with particular interest in the mature trees and old hedges.

5.1 Stock Lane & Landford Wood

Situated at a higher level than most of the village, this area has very little commercial activity other than farming, forestry and two caravan sites. This has been the situation for many centuries although cottage industries must have played their part in the past. The area was created from two previously distinct estates, namely Landford Manor and Melchet Court.



Landford Wood House

Stock Lane loops round in a northerly direction to rejoin the A36 opposite North Common Lane, and is a journey through the history of Landford. Starting at Landford Bridge, the first building is St Andrew's Church which was rebuilt in 1858. The graveyard contains a wealth of local history with its residents as diverse as Samuel Greatheed (died 1829), owner of Landford Lodge, and Mary Stanley (died 1797), Queen of the Gypsies.



Coach house, arch and Landford Manor from Stock Lane

Next to the church is Landford Manor, which has existed for many centuries. It was rebuilt around 1600 and many changes have taken place since then. It had always been known as Landford House until its promotion to Manor House in the early twentieth century. The grand building, the title that came with it and the vast amount of land owned and controlled by the occupants, has long since been a major influence in the area. In 1950 the estate was broken up and sold in lots, effectively separating the Manor House both from its land and the former power it exerted over the village. However, the magnificence of the building, the archway and gates, and the adjacent Coach House are certainly worthy of their listed building status.

It is a short distance to Manor Farm House. Its agricultural buildings are relatively modern but adjacent stands the remains of the huge gable wall of the old tithe barn. A fire in 1969 destroyed much of the ancient structure and the barn was never rebuilt. Manor Farm was known to exist in 1515 and probably existed centuries before that.

The narrow winding lane passes through open countryside, flanked by hedges and significant trees, past isolated farmhouses and two caravan sites, until reaching the Landford Wood entrance into Melchet Park. This was the tradesman's entrance to Melchet Court until 1935 when the estate was sold.



North Lodge Landford Wood

The North Lodge and South Lodge houses with the attached walls and gatepiers serve to create impressive features on this rural lane. Passing through this entrance reveals a small hamlet of traditional (and some historic) dwellings, situated either side of a lane with its wide grass verges and mature trees.

Further along Stock Lane, the area is more wooded and passes by a gravel track where the old sawmills used to stand. The lane continues past White Cottage into open countryside and more farm dwellings, before finally reaching its northern junction with the A36.

Accessed from the A36, Wickets Green Farm can be found opposite North Common Lane. This ancient building has a history dating back to the 15th century or earlier, when it was either built or extended.



Wickets Green Farm

Due to its social importance and history, ecological environment, unique and historic buildings, and overall visual quality, Landford Wood is an especially important part of this area. Recent developments have diluted the character of the area, but fortunately not enough to have damaged its overall special quality.

Most of the houses in this area of the parish are detached, traditional style, two storey properties, some of which are very old. Although in the minority, the modern housing has tended to adopt the 'style of the day' rather than follow traditional lines resulting in a mixture of two storey houses, bungalows and chalet bungalows being built.

The sparsely populated nature of the area allows isolated properties to develop their own particular character.



Stock Lane Farm

The farming activities of the area inevitably result in a wide variety of agricultural buildings ranging from older brick and corrugated iron barns to the more modern (and larger) steel or concrete framed structures clad with asbestos sheeting. Many of these buildings feature in the panoramic views across the open countryside.

Building materials vary although brick is the dominant feature for walls. Other walling materials and finishes include tile hanging, painted render and timber. Stone is incorporated in various forms as a feature in a few of the more prominent structures. Roofs (more often gable ended) are finished with plain clay tiles, profiled concrete tiles, slates, and thatch on one important building.

Property boundaries are mainly hedges but some of the older or significant buildings have brick-built front boundary walls capped with half round bricks. Main entrances are often fitted with timber or metal five-bar field gates.

5.2 North Common & Earldoms

This area lies to the northwest of the A36, and much of the history of this area has been connected with farming and forestry. The sparsely populated hamlet around North Common Lane formed the northern limits of the main village and included a number of trades and services which the village and the surrounding area would have relied upon. For example, the bakery and blacksmith are known to have existed in this location.

In the northern part of this area, close to the A36, the remains of possible Iron Age earthworks can still be seen. This takes the form of a circular raised area encircled by a ditch, covering 5.5 acres. The site could have been the location for a castle or fort. Perhaps the adjacent 'Castle Copse' provides a clue? It was damaged by contractor's vehicles during road improvements and is now partly covered by trees. English Heritage has classified this as a protected Scheduled Monument of national importance.

To the west, there is evidence of a settlement with mediaeval origins at Witterns Hill Farm on the edge of Langley Wood. The path through the woods is bounded by mediaeval banks, built to guide cattle and pigs when they were moved between commons and copses. Much of this area is steeped in history and includes a large number of listed buildings. Being classed as open countryside has protected the area against any major development, thus retaining its historical and rural character.

The most spectacular building within this area is Landford Lodge. It was built in the mid eighteenth century as Breach House and sold to Sir William Heathcote of Hursley in 1776. He substantially rebuilt the house in a more Palladian style.



Landford Lodge

The general character of the area today is one of large houses on generous plots of land fringed by more modest farm buildings and open countryside. Virtually no new buildings are present in the area although extensions to existing properties are evident. These extensions are mainly compatible and complementary to their original structures.

This area is mainly farmland on the eastern side, with Hamptworth golf course and Langley Wood dominating the western side. The elevated location provides magnificent views over open countryside to wooded areas beyond. The neatly mown fairways of the golf course provide a contrasting open space.

The river Blackwater flows along the southern edge of this area, creating lakes and ponds along its route where it forms the Landford/Redlynch parish boundary.

The general nature of settlement is focused around North Common Lane where most of the houses in this area are situated, although they are few and far between. The lane also includes The Cedars Nursing Home, a listed building (originally Northlands House) which has recently undergone substantial expansion. North Common Lane is now set back some way from the A36 following the straightening and widening of the main road in the 1970's but this has given the area a very secluded character.

Barrows Lane is primarily the drive leading to Landford Lodge. It also leads to Landford Trees, which along with Hamptworth Golf Course (accessed from outside the parish), are the only significant commercial activities, apart from farming, to be found in the immediate locality. All the roads are little more than rural, single track lanes and most are accessed from the A36. These are not through routes and the amount of traffic using the lanes is very light.



Langley Wood Footpath



Cedars Nursing Home

Buildings in the area are generally quite large, comprising one and a half/two storey detached properties which have retained a great deal of the charm of their rural past. The inevitable re-building of a few properties and the need for agricultural dwellings has tended to dilute their traditional character.

However, many original buildings still exist, albeit tastefully extended, and retain many of their historic features and styles. The differing yet traditional styles and materials used in properties in this area make visually attractive and interesting groups of buildings. The ample and sometimes large spaces between each

property, allows each building to express its own distinctive character producing a pleasing overall combination of buildings and open space. The mixture of properties in this area ranges from Landford Lodge, a grand country mansion, to Cobweb Cottage which was formerly a pair of "one-up-one-down" estate workers cottages.

In spite of the very different styles, heights, sizes and materials used, the area has a unique quality.



Cobweb Cottage

Materials used for walls include brickwork, render, timber weatherboarding, painted brickwork and tile hanging. Roofs include plain clay tiles, concrete tiles, slate, thatch and corrugated iron sheeting. Hedges combined with grass verges define the edges of roadways, retaining the character of a rural country lane. The occasional wall and wooden fence have been erected instead of hedging, which appears out of keeping with the rest of the area.

5.3 Lyndhurst Road from Pound Hill to Lane End Farm

Lyndhurst Road is classified as the B3079 that leads south off the A36 towards Bramshaw.

This area lies to the south of The Earldoms on the western side of the A36 and up until about 1800, this area formed the hub of the village. Lyndhurst Road only extended as far as Lane End Farm (a fairly obvious choice of name at that time). At the junction with the A36, it is possible that Pound Cottage or its predecessor would have been the toll-gate keeper's house. It is well established that the roads were turnpiked around this location.



Pound Cottage

Currently this area still contains a fair proportion of the important commercial and community buildings, including the farm shop, hotel, pub, restaurant, garden centre, Methodist chapel, school and village hall, with light industrial activities located in redundant agricultural buildings at Whitehouse Farm and Bridge Farm.

The countryside around this area is predominantly used for agricultural activities but with a relatively small but increasing amount of land being used for the grazing of horses. Several woods can be seen around the perimeter of this area but Captains Copse forms an important wooded feature within the area itself, providing an interesting back drop to Manor Cottages and adjacent properties. The copse is well managed with many new trees recently planted by the owners. Ecologically this provides essential refuge for all forms of wildlife.



Manor Cottages



Poplar trees on the River Blackwater at sunset

The two ancient ponds, surrounding trees and shrubs that exist in the lay-by off the A36 would also provide a haven for wildlife if it were not for the amount of traffic and poor treatment by its human visitors. Views of St Andrew's Church and Landford Manor can be seen, retaining that traditional rural atmosphere. The Blackwater meanders through this area, made attractive by the trees that grow on its banks. Landford Mill once operated from this river but no physical sign of its existence remains today. Where the river runs parallel to Glebe Lane, the background of poplar trees, complete with nesting rooks, is a visual and environmental asset to this area. It is rich with flora and fauna and the blankets of daffodils and bluebells in springtime are especially valued.

The overall pattern of the area is a mixture of small clusters of dwellings, farm buildings (now often used for light industrial activities), commercial buildings (along the A36) and significant open spaces between. As a result, the area maintains a predominantly rural character and a low density built environment.

The roads vary from the busy A36 trunk road to the unclassified Glebe Lane and Hamptworth Road. Despite their varied status, all roads become exceptionally busy during the morning and evening peak periods. This indicates that 'rat runs' through the smaller roads, mostly from other villages, are causing an unnecessary impact on the level of activity normally expected and catered for. During these peaks the volume, speed and size of vehicles inhibits walking, cycling and horse riding activities. Pavements are few and occur only on one side of Lyndhurst Road and a very small section of the A36.



Glebe Lane



Brookside

Traditional buildings account for a reasonable proportion of this area but the infill and replacement building policies permitted by the former Salisbury District Council along Pound Hill have allowed properties to be inserted into sites which would have been considered unsuitable in previous years. Not only have the sites become inappropriate but the properties themselves have been designed more with building fashions in mind rather than with traditional styles and materials. As a result, the street scene is an uncomfortable mixture of incompatible character punctuated by open spaces allowing views through to the countryside beyond.

Most buildings are fairly standard two storey structures with a few bungalows here and there. Almost all dwellings are arranged as ribbon development with the exception of Brookside which forms a small cul-de-sac of eight dwellings, and four other properties located to the west of the garden centre.

Boundaries between roads, houses and fields are mostly traditional hedges with the occasional wall and fence. Grass verges separate edges of roads from property boundaries and most have been left in a natural state where wild flowers are able to grow, and which is so important for wildlife.

A great many buildings have been extended over the years, some to a better standard than others, leaving a distinct shortage of smaller properties. One of the exceptions is Brookside where few houses have been altered since their construction in the 1950's. A major disadvantage to some extended properties is that side boundaries have dictated the extent of the increase in the property. This has the effect of either moving the side of the property up to or near to the boundary, or losing the scale and proportion of the original structure.

In this area, building materials vary widely, including bricks, render and tile hanging used for walls, and plain clay tiles, profiled concrete tiles, slates and thatch for roofs.

5.4 Lyndhurst Road from Lane End Farm to the southern boundary, including Forest Road.

This area covers the southern half of Lyndhurst Road to its boundary with Nomasland and the parish of Bramshaw. It has virtually no history of settlement prior to around 1900. Before this date Hamptworth Common lay to the west of Lyndhurst Road and Landford Common to the east, linking it almost seamlessly with Plaitford Common. These commons encircled the forested areas to the south and formed a natural open space between Landford and the relatively newly formed Nomasland. Smallholdings began to be created on the Hamptworth Common side of Lyndhurst Road. The amount of land required meant that the dwellings were constructed some distance apart. Most of these can still be seen today but nearly all have been extended from their original structures.



Beech Grange

From the 1950's onwards, the spaces between the original buildings began to be built on. Ultimately, this created the ribbon development on the west side of Lyndhurst Road. The development of Forest Road and the three drives leading off it were created between 1955 and 1965. This completed the continuous development from Landford to Nomasland, losing all individual identity between the two villages. The last major development took place in the 1970's when the Beech Grange estate was built with further infill taking place along both Lyndhurst Road and New Road in more recent times.

As the village has extended southwards, so too have the important local facilities. The recreation ground, post office and village shop can be found in this area.

For most of the 20th century, the bakery produced bread, pastries and cakes for the village and surrounding areas, but this closed and subsequent permission granted for its demolition and replacement by housing.

Ground levels rise as Lyndhurst Road progresses south, providing views over the adjacent open countryside, and the many trees lining the road help retain that rural atmosphere. The lack of development on the Landford Common side of the road provides a pleasant panorama, although even this is being increasingly covered by unsightly buildings, a mobile home and fencing associated with equestrian activities.



Traditional property, Lyndhurst Road



Forest Road

Beyond the crossroads towards Bramshaw the ground levels out and the countryside becomes more wooded in keeping with the environment beyond the parish boundary. Most of this area is covered by a 'blanket' Tree Preservation Order, highlighting the age and importance of the trees in this setting. Taking the Forest Road towards Nomansland, the ground continues to rise and the best views from this area can be seen from the apex of the steep inclines forming Pear Tree, Whitehorn and Oakleigh Drives.

The high voltage overhead electricity distribution system complete with massive steel pylons dominate and blight the open countryside. The system crosses the corner of Landford Common, Lyndhurst Road and continues through to Nomansland and Hamptworth.

Travelling south from Lane End Farm, the ribbon development on both sides of Lyndhurst Road is a suburban mix of two storey houses, bungalows and chalet bungalows. The occasional traditional style building can still be found. The wide grass verges, ditches and hedges put the properties into a rural context.

Beech Grange has a character all of its own, with bungalows and chalet bungalows repeated in an open plan layout typical of the 1970's era.

The southern section of Lyndhurst Road from Beech Grange onwards, has housing on the western side only with similar wide grass verges, ditches and hedges as the northern section. Infill development has significantly reduced the spaces between buildings and has produced a range of buildings of different types and styles, and a mix of bungalows and two storey houses. Properties generally have wider frontages than their counterparts in the north of the road and most properties have long rear gardens. These two factors have started the recent trend of tandem development (building one house behind another) which is regrettable, as it compromises the privacy of neighbouring properties and often extends the built environment into open countryside.

The three drives off Forest Road add another dimension in the variety of building styles in Landford. These were all constructed at a time when planning constraints were more relaxed. Bungalows were very much the order of the day and stone (artificial or natural) was popular.

The only building type which is typical and distinctive in this area is the traditional two storey property (two-up-and-two-down) found throughout the New Forest. Although many were built much later than elsewhere in the 'Forest', they still retain the New Forest 'look', but with variations on the theme. Some have square bay windows, others have been altered and added to over the years, but the original character is still very much in evidence.

Apart from Beech Grange where the building sizes and styles are repetitive, building sizes, types and styles are mixed with the tendency for more recently constructed or extended properties to be as large as the site will allow.

Walls are predominately of red brick. Some buildings have painted render, painted brickwork or timber cladding, all of which add variety to the street scene. Roofs are finished with plain clay tiles, profiled concrete tiles or slate.

Boundary hedges are favoured for most properties, and some contain significant trees that add to the rural character of the area. This also helps to screen the housing.

5.5 New Road/Partridge Hill/Sherfield English Road/Giles Lane



Traditional property, New Road

New Road cuts across the southern edge of Landford Common, connecting the A36 at Partridge Hill with Forest Road running up to Nomansland. Originally it was no more than a track across a large area of uninhabited common land. In 1895 the church sold its holding of land to a builder, amongst other people, for £15 an acre. By 1901 there were thirteen properties and occupants included a gardener, wheelwright, undertaker and market gardener. Most of the others were employees at the Schultz Gunpowder Company near Fritham.

Other areas in this parish were inhabited long before New Road, mainly by smallholders and farmers. Being outside the main village, the original farmhouses were very isolated and few and far between. It is likely that the population of this area had more to do with Plaitford in those days, since Landford was based much further to the north-west of the village than it is today. Unless the Plaitford connection had an influence, it is puzzling to know how or why this area became as densely populated as it is, being so remote from any village centre. Certainly in more recent years, Salisbury District Council policies have supported infill between and behind existing properties, which contrasts to Test Valley Borough Council policies over the adjoining Hampshire boundary that prohibit housing development in this area of the countryside.

Giles Lane has developed in a totally different manner from the rest of the area. This lane has seen very little change over the centuries apart from the former sand/gravel extraction operation located on the parish boundary, which has now become the main industrial area in Landford. This industrial complex is situated in a relatively remote location, screened by trees and mainly hidden from view. Other industrial and commercial activities are located at Landford Common Farm off New Road and around the petrol station on Partridge Hill (A36).

The surrounding countryside in this area consists of small open fields used for agriculture or equestrianism. The most important natural feature is the area known as Landford Common, significant for its historical associations, ecological importance and as a prominent feature for much of the village. Landford Common contains several Bronze Age burial mounds, three of which are designated by English Heritage as Scheduled Monuments. This gives them the status of nationally important archaeological sites. Other burial mounds on Landford Common have been destroyed by agricultural activities, but the fact that they existed and the discovery of Bronze Age axes in areas off Sherfield English Road and Partridge Hill suggest that prehistory settlements existed in this area.

As with many other parts of the village, streams and watercourses form the parish boundary. In the case of the stream which crosses Plaitford Common to the south of New Road and the A36 near the Shoe Inn, this also forms the Wiltshire/Hampshire county boundary.

New Road offers good views of open countryside from both sides of the road, but on reaching the A36 and turning south along Partridge Hill, the character becomes built up with few opportunities to catch glimpses of countryside beyond the houses that line both sides of the road. A similar effect continues along Sherfield English Road until buildings stop abruptly to give way to open farmland. Giles Lane is primarily a country lane flanked on either side by farmland until reaching the industrial complex where the buildings take over the view.

Focusing on the housing clustered along the busy A36 at Partridge Hill, this settlement appears isolated from the main village. The car sales, garage, petrol station, carpet showroom and nearby pub provide local employment and some retail needs of the locality.

In New Road, Landford Common Farm is now a Stud and the barns converted to industrial units. These have been screened with trees from some directions but still have an adverse visual impact from other aspects. The complex generates additional vehicular traffic.

A long established caravan park (Green Hill Farm) exists to the south-east of New Road adjacent to a sensitive SSSI. It is reasonably well screened from the highway.

Situated off New Road is a business providing commercial vehicle hire, 24hr recovery, vehicle servicing, MOT and storage facilities. This was originally a repair workshop for agricultural machinery.

This area contains a mixture of two storey buildings, chalet bungalows and bungalows. Virtually all are detached. The infill policies of the planning authority have created (with the exception of Giles Lane) the ribbon development with few spaces between buildings. Bungalows dominate Sherfield English Road while in New Road, two storey buildings are the norm. Some of the original buildings in New Road, dating back to the latter part of the 19th century, can still be detected, despite the alterations and extensions that have taken place since their construction. There is a discernible theme running through these properties which distinguishes them from the later buildings.

Along Partridge Hill the buildings on either side of the road are very mixed in terms of age, height and style. Tandem development (one property behind another) probably occurs more in this part of the parish than in any other, which is unfortunate as it often intrudes into open space and has an adverse impact on the character of the area.

Hedges form most of the boundaries to properties, with gates and entrances compatible with a rural setting. However, there is a growing tendency, particularly with recently constructed properties and renovation projects, to erect grand, over elaborate entrance features and gates in an attempt to enhance the status of a property, which simply creates a suburban appearance to the locality.

5.6 Settlement Summary

The parish of Landford has a diverse landscape that can be divided into two distinct areas. To the north of the River Blackwater and to the east of the A36 trunk road lies mainly open countryside that is essentially still very rural in appearance. Here you will find the old farm buildings constructed of brick with clay tiled roofs and their corrugated iron barns, often painted black. Historically this is the area that was first settled and contains the country houses and oldest dwellings in the parish. Irrespective of modernization, they still exhibit their traditional styles and use of traditional materials. Much of the land is used for grazing cattle, some horticulture and also a large swathe around the north of the parish consists of natural woodland with some commercial forestry.

To the south of the Blackwater and primarily west of the A36 lies the area that was until enclosure in 1861 part of the New Forest, that is to say Landford Common. Following enclosure, the south and west side of the Common was opened up for housing development. That also applied to the section of the Southampton road known as Partridge Hill and along Sherfield English Road. Initially the dwellings were of the typical New Forest cottage referred to as 'two-up-and-two-down' style. However, from about 1950 onwards there was considerable pressure to build more housing. A steady process of infill took place along Lyndhurst and New Road, and housing was extended up Forest Road and the three Drives were built. Consequently this part of the parish has a far more urban feel to it with its mixture of mainly detached bungalows, chalet bungalows and houses forming a continuous development. This continued with the development of Beech Grange in the 1970's. The building styles and materials used simply reflect the times when they were built.

Besides farming, local employment is provided by the small amount of light industry scattered across the parish. There is one main industrial site in Giles Lane for mainly light engineering businesses and transport operations. Other businesses operate from redundant farm buildings, but there are no large scale employers in the area. Landford has a higher than average retired population and to some extent is a dormitory village for those who have to commute to work outside the area.

Appendix 2 contains the history and description of some of the important historic buildings in Landford, along with a list of all such buildings in this parish.

Similarly, Appendix 3 contains details of those buildings in the parish that are not officially recognised but which are of special note and contribute to the character of the area.