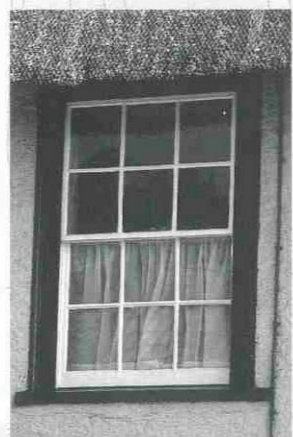


These are key features in the conservation area and the points relate to the numbered areas on the map.

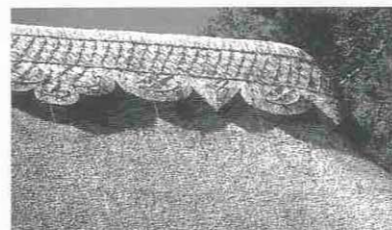
- 1 The 15th century Manor House (Grade II) is a substantial timber framed structure with a first floor jetty. In the 17th century the brick east range was added to make today's main facade. Restoration has been aided by grants from the District and County Councils. The farm complex also contains an 18th century 3-bay barn and an early 19th century timber-framed 5-bay barn on staddle stones.
- 2 The Mill buildings are prominent. There has probably been a mill at Bickton from earliest times. In the 19th century Messrs Neave & Co of Fordingbridge employed about 25 people keeping the mill working day and night. This site has recently been redeveloped retaining much of the 19th century granary although the mill and mill house have been replaced. The result illustrates some of the problems to be confronted when a building can no longer be used for its original purpose. Is it possible to retain its character? How much does the detail of the design, such as windows and doors, affect the success of the result?
- 3 The unlisted cottages east of the Mill are important survivals of the typical cottages that made up the whole hamlet in the past.
- 4 The style of thatch used is an important characteristic of the New Forest. Longstraw is the traditional material with a plain, flush wrapover ridge. The cottages in Bickton avoid the popular but non-traditional and unnecessarily elaborate block-cut 'fancy' ridges.



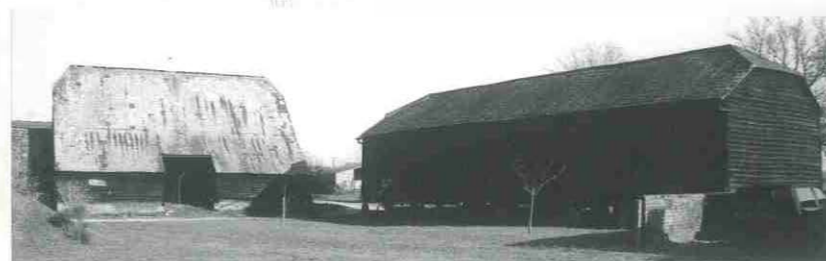
Bickton Manor Farm



The Old Malt House thatch detail



Unnecessarily elaborate ridges should be avoided



Bickton Manor Farm Barn and Granary

These are some of the things that make Bickton special - they need to be looked after:

History

- The plot layout which probably dates to the medieval period.

Buildings

- The brick and timber frame cottages with thatched roofs.
- The 19th century white painted cottages with slate roofs.
- The manor farm - grouping of farmhouse, barns, cartsheds and granary.

Archaeology

- In a long established settlement there are likely to be the remains of earlier buildings.

Landscape/Townscape

- The spacious plots with cottages mainly set back from the road.
- Low level front boundaries of picket fences or hedges.

Setting

- The mill buildings are a major landmark on the riverside.

Potential for enhancement

- Removal of overhead cables.
- Replacement of some front boundaries with more appropriate materials.



Mill Dam