

Ryde, St John's Conservation Area

Conservation Area Appraisal

*Adopted
April 2011*



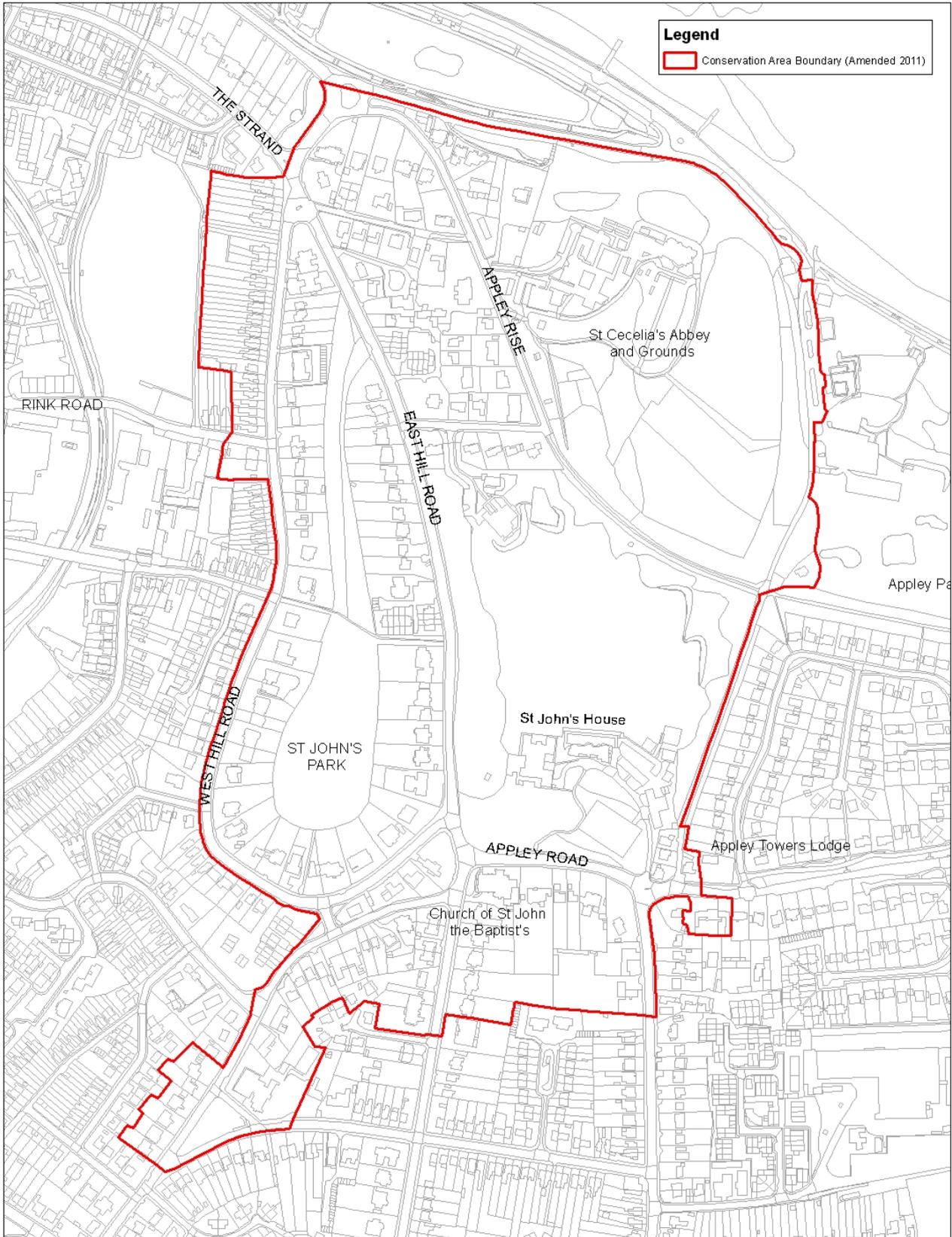
Conservation and Design
Planning Services

01983 823552
conservation@iow.gov.uk



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Ryde St Johns Conservation Area
Conservation Area Boundary



1 Introduction

1.1 The Isle of Wight Council recognises that a quality built environment is an essential element in creating distinctive, enjoyable and successful places in which to live and work. Our Ecoland Sustainable Community Strategy and Island Plan Core Strategy recognise that our historic environment assets attract investment and tourism, can provide a focus for successful regeneration and are highly valued by local communities.

1.2 As part of a rolling programme of conservation area designation and review, the Council designates parts of Ryde, St John's as a Conservation Area. Local Planning Authorities have a duty under The Planning (Listed Buildings and 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 conserve or enhance.

1.3 The legislation also makes provision for schemes to enhance the area. Therefore, the inclusion of areas of potential allows for schemes to be put forward that will improve the area, in keeping with its own individual character, and to a high standard. Further policy guidance and information for land and property owners can be found on page 23 of this document.

1.4 Designation **does not** mean that development cannot take place within the conservation area or within its setting. Designation means that special consideration will be given to applications within the conservation area to ensure that any demolition is fully justified and that schemes (which are acceptable on all other planning grounds) are of a suitable design, are high quality and appropriate to the special character. This additional level of consideration allows the Council to insist upon the best possible standards of design within a conservation area, and equally to refuse development proposals on the grounds of poor design or quality.

2 Ryde, St John's Conservation Area

2.1 The Ryde St John's Conservation Area was first designated in December 1988. It falls within the parish of Ryde and is located to the

east of Ryde. Ryde Conservation Area (to which it is, in part, attached) was first designated in December 1969.

2.2 This appraisal has been produced using information contained within Historic Environment Records (HER), the Historic Landscape Characterisation (HLC), the Historic Environment Action Plan (HEAP), and the Isle of Wight Records Office. Information has also been obtained from the Isle of Wight Garden Trust (IWGT), Ryde Social Heritage Group and the Historic Ryde Society.

2.3 The special interest of the Ryde, St John's Conservation Area can be summarised as follows: it incorporates a large part of the area's 19th century architecture, mainly grand villas, Italianate in style, situated within generously sized gardens. Although St John's is formerly part of St Helen's, it is closely linked to the outward suburban expansion of Ryde. The conservation area also includes historic landscaping associated with St John's House, the Abbey of St Cecilia and the mid-Victorian Church of St John the Baptist.

3 Location, context and setting

3.1 Ryde, St John's is located on the eastern outskirts of Ryde making it, essentially, a residential suburb (there are no industries or retail outlets). The area is linked to other settlements by the A3055. Newport, the Isle of Wight's administrative centre, is 10 km (6 miles) to the west; Seaview is a short distance to the east. Directly to the south is enclosed pastureland. The wider area is hilly, linked to the coast by roads that drop down to the coastal plain. From some aspects there are clear views across Ryde.

3.2 The geology of the area is comprised of Bembridge Limestones and Bembridge clays. Soils are mainly heavy, easily waterlogged clay, with lighter soils over gravel deposits. The area is heavily wooded, mostly secondary woodland (with trees that have regenerated naturally on previously unwooded sites), rather than ancient woodland. The main church in the area is the parish Church of St John the Baptist.



Fig. 1—Unpublished OS Map 1793

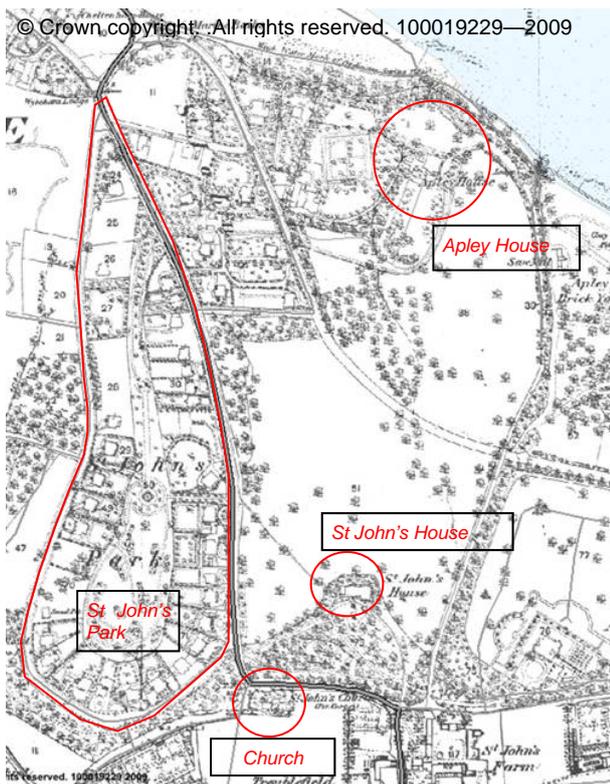


Fig. 2—OS Map, 1st Survey, 1862 (pub. 1864)

4 Historic development of Ryde, St John's

4.1 The recorded history of the area dates back to the beginning of the 13th century and has its origins in the medieval Preston Manor. The name Apley (meaning a clearing where apple trees grow) is believed to derive from a

13th century farm (the name appears as Apley on the unpublished Ordnance Survey (OS) Map of 1793, Fig. 1). In the mid 14th century the land was owned by Thomas Vavasour (or possibly Vavasour). On his death in 1360 the land was divided between his 3 daughters one of whom married John Turberville, a name corrupted in later centuries into Troublefield. The 1793 OS Map also shows the area where Monkton Mead Brook emerges as a clear division separating Apley from Ryde. In medieval times this area was even wider: the addition of a sluice gate in the 18th century created a lagoon behind the beach and marshland along the course of the brook. Thus, although St John's is now considered to be a suburb of Ryde (which developed from the late 18th century onwards), it was previously part of St Helens.

4.2 The 1793 OS map shows Apley House, a house which in the early 18th century was the home of David Boyes a notorious smuggler. Today the site is occupied by St Cecilia's Abbey. St John's, a house built in 1769 by Lieutenant-Colonel William Amherst (1732-1781), also appears on the 1793 OS Map. The house was named after St John's in Newfoundland following the battle to reclaim it from the French in 1762, a battle in which Amherst was Commander-in-Chief. The house was bought by Edward Simeon in the 1790s and he extended the estate, buying up much of

the surrounding land. The original house and part of the original estate now form Bishop Lovett Middle School. By comparing the historic maps it can be seen that, although the buildings have been added to, the boundaries of these two historic estates are more or less unchanged.

4.3 The 1860s map (Fig. 2, page 2) shows the Church of St John the Baptist (built in 1843, formed into an ecclesiastical parish in 1844) and the residential development of St John's Park (built in the 1850s): both were built on land that was formerly part of the extended St John's estate. With regard to St John's Park, the map on page 4 (the 1908 OS Map superimposed over a present-day map, Fig. 3), shows that, in the intervening years, even though some of these houses have been replaced or added to, the outline of the development, with its inner parkland, is also essentially unchanged.

5 Archaeological potential

5.1 Evidence in the area shows continuity of settlement from the Neolithic period onwards. Archaeological finds listed on the historic environment record (HER) include a hoard of 12 Bronze Age palstaves (a type of axe) found at St Johns Park, sherds of Roman or Iron Age pottery and evidence of a possible Roman cemetery in the vicinity. An examination of the unpublished OS Map of 1793 (Fig. 1, page 2) shows a dispersed settlement pattern but little evidence of a medieval field system: rather the field pattern appears to derive from 16th to 18th century enclosure. Further information on the area can be obtained from the historic landscape characterisation (HLC) maps and descriptions.

5.2 This document does not identify all the known heritage assets within the conservation area, therefore any omission of any building, feature or space should not be taken to imply that it is of no interest.

SPATIAL ANALYSIS

6 Character areas

6.1 The Ryde, St John's Conservation Area covers an area that contains previous designed landscapes and planned settlement. The road layout, the building density, the architectural details and the presence of open spaces are all characteristics derived from the area's historic development: this, in part, has

been determined by the topography and geography of the area but the major determining factor is previous land ownership and usage.

6.2 Based on this spatial analysis it is also possible to discern 3 distinct character areas within the conservation area (Fig. 4, page 5). There is clear delineation (almost east from west) along the A3055 (East Hill Road): this separates St John's Park and the Church of St John the Baptist from the historic estates of Appley House (St Cecilia's) and St John's House (Bishop Lovett Middle School). This spatial division is visually apparent in the aerial photograph on page 6 (Fig. 5).

Area 1: Appley and St John's
 Area 2: The Church of St John the Baptist
 Area 3: St John's Park

6.3 In coastal areas, the boundaries may follow the line of the mean low water mark, extending to include the whole of any pier, any part of which is within the mean low water mark which is the extent of the jurisdiction of the Council and so is used for consistency.

7 Key views and vistas

7.1 Views into and out of the conservation area are mostly obscured by trees. However, these trees make a significant visual impact and separate it from the more urbanised feel of Ryde: this is most noticeable on the drive from the Esplanade up onto East Hill Road or when viewed from along the coast.

7.2 Other important views are towards the church, from Appley Road, East Hill Road and Alexandra Road. Views across Ryde from the church are mainly obscured but may be possible from certain vantage points. There are a number of important views in and out of the St John's Park character area: the view down East Hill Road, from Appley Road, with the belt of trees on the east and the regular stepping down of the villas on the west; the views out from West Hill Road across Ryde and to the Solent.

CHARACTER ANALYSIS

The analysis of the character of these individual areas is examined in depth in the following chapters.

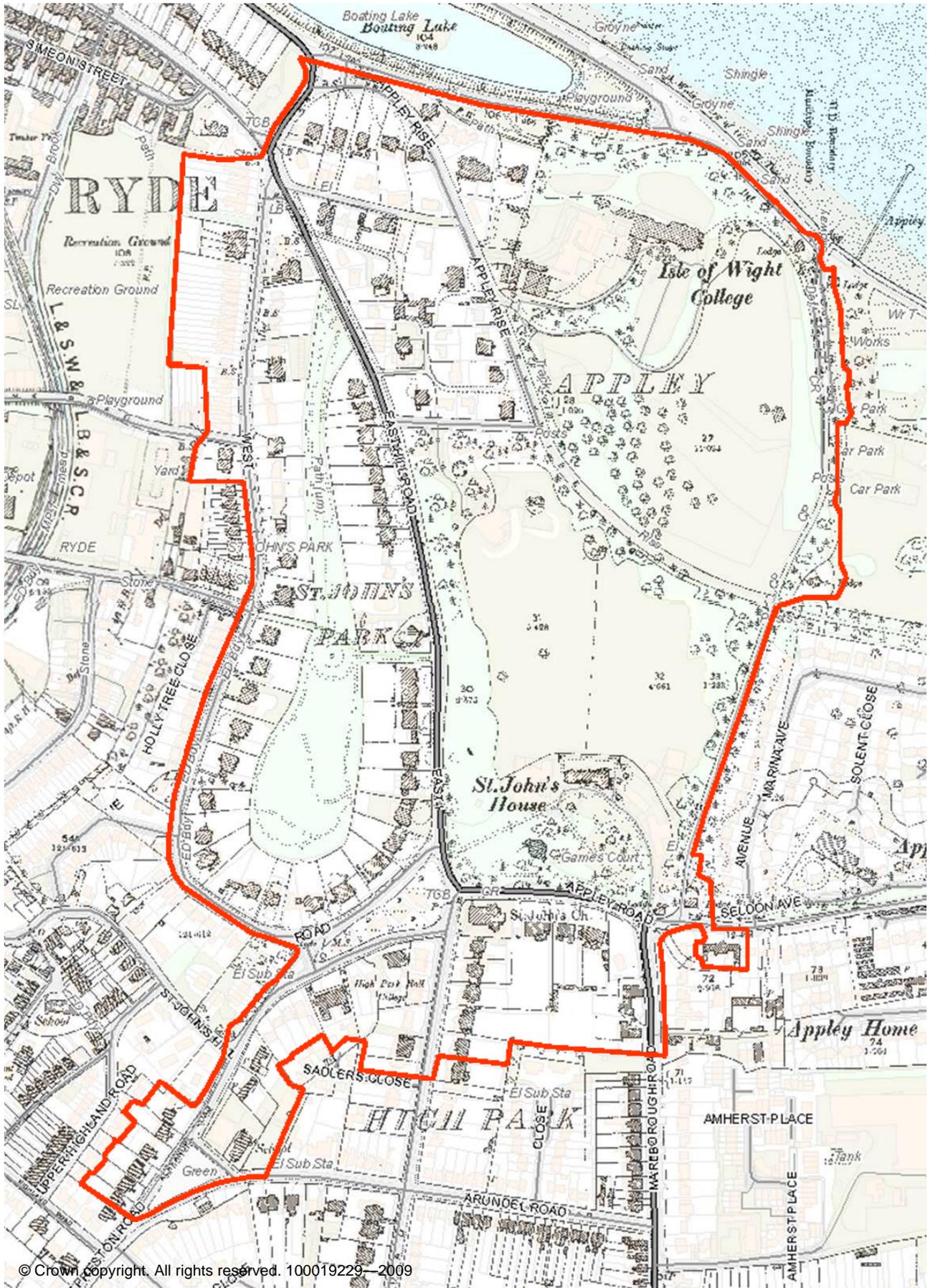
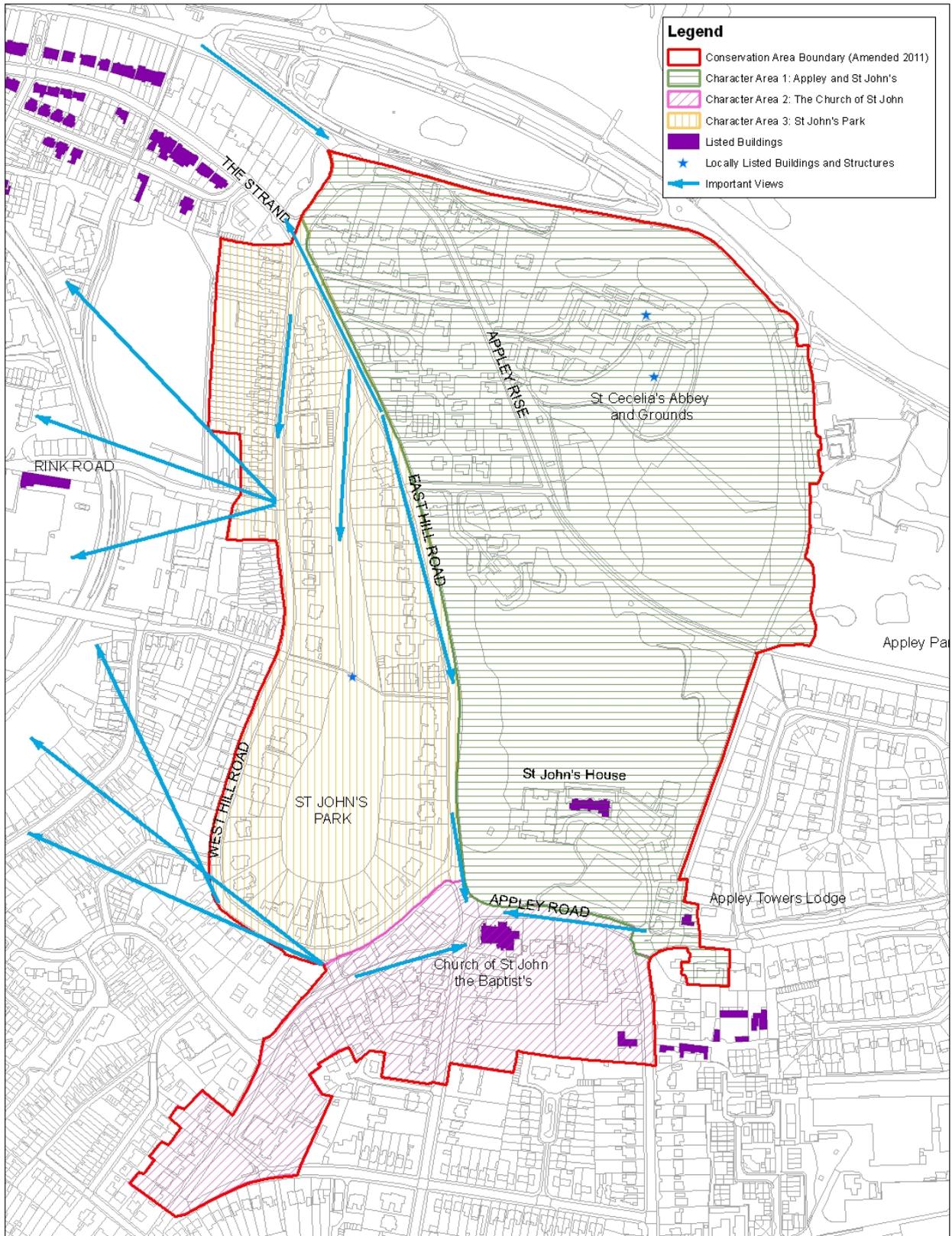


Fig. 3—OS Map 3rd Edition, 1907, published 1908, superimposed over present day map



Ryde St Johns Conservation Area
Character Areas and Key Views





Ryde St Johns Conservation Area
Conservation Area Boundary

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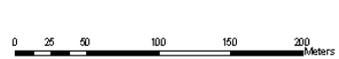
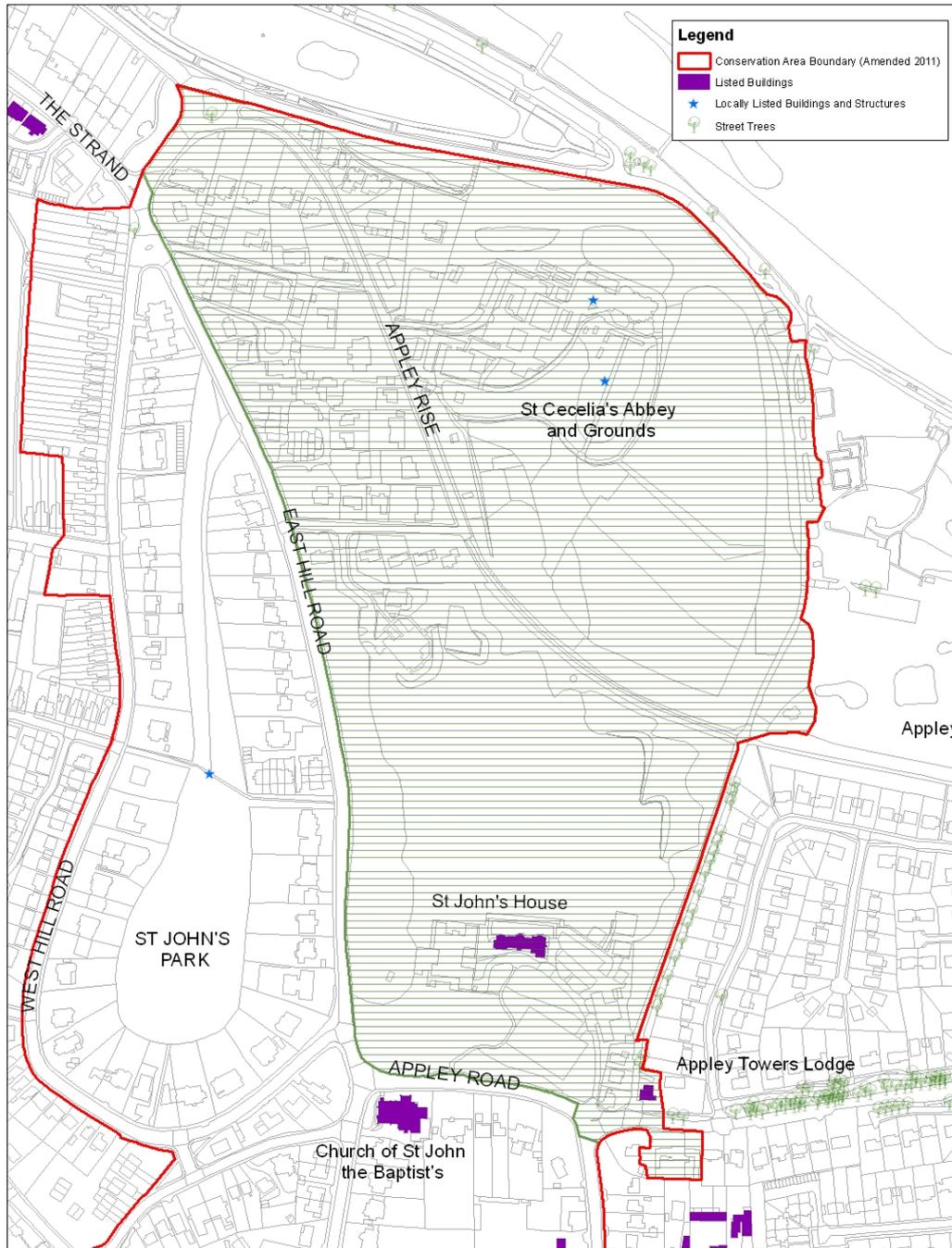


Fig. 5—Aerial photograph, 2005

Character Area 1: Appley and St John's



Ryde St Johns Conservation Area

Character Area 1: Appley and St John's

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Summary of special interest

This is a pleasant, quiet area, diverse in use, the original settlement pattern of which is clearly displayed in its boundaries. There is a mix of 19th and 20th century architecture; elegant 19th century villas, some of it Italianate in style, sit beside 20th suburban housing. Remnants of 18th and 19th century parkland have a significant visual impact and some areas, semi-contained and semi-concealed by trees, feel shadowy, secluded and enclosed although overall the area is spacious and green reflecting its suburban nature.



Fig. 6—St Cecilia's

8 Appley and St John's

8.1 The Appley and St John's Character Area is centred on the historic estates of Appley House (also written as Apley) and St John's House. These houses are amongst the earliest in the area and retain, in part, their original landscape setting. The area is bound by Appley Road to the south and East Hill Road to the west.

9 Historic development

9.1 Although the recorded history of this area dates from the medieval period, Appley House and St John's House can be dated to no earlier than the 18th century. Appley House is the older of the two and is said to date from the 1720s, built for the smuggler David Boyes (or Boyce) who traded in illicit goods between France and England. In the 19th century it was the home of the engineer and manufacturer of steam engines Nathaniel Clayton (1811-1890) who was also a keen yachtsman and member of the Royal Yacht Squadron. At some point the grounds were remodelled by the garden designer Edward Milner (1819-1884) whose redesign included a large walled garden, vineries and a peach house.

9.2 From 1879 Appley House was used as a private school (the Isle of Wight College) before being taken over in 1906 by Benedictine Nuns who relocated from Northwood House. The remains of the original house are incorporated within the Abbey (including vaulted cellars, possibly used by Boyes for the storage of wines and spirits). The Abbey (1906-7) was designed by Edward Goldie: it has a tower topped by a wooden



Fig. 7—St John's House

louvred belfry under a pyramid roof (Fig. 6). The Abbey grounds contains open parkland to the south of the house, trees and a garden area (see aerial photograph, Fig. 5, page 6).

9.3 To the south of the Abbey is St John's House, built by William Amherst (1732-1781) in c.1769. The house was bought by Edward Simeon in 1796 and the following year he employed Humphrey Repton to landscape the grounds down to the seashore. Little remains of this landscaping, the lodges and shore-side buildings have all been demolished but the house, constructed in local stone, survives to this day. It is now occupied by Bishop Lovett Middle School (Fig. 7) which took over the house in 1947. It is a listed building (Grade II) and is mentioned in Lloyd & Pevsner (2006) for its architectural merit.

9.4 At one point the St John's estate covered quite a wide area: the Simeons purchased more and more land in the early part of the 19th century only to gradually lease or sell it off again in the latter part of the century. The estate extended from Monkton Brook to the west, Westridge Cross to the south and St Clare's to the east, enclosing the house and grounds of the Appley estate. The aerial photograph (Fig. 5, page 6) shows the extent of development that has taken place to the north of the house on part of the original St John's estate. Some of these buildings date from the mid 19th century but they are not associated with the development of St John's Park. It is not known if they were built on demand or by speculative builders but, as elsewhere, they were built to a high specification and were to be occupied by



Fig. 8—Wilmington House

wealthy and noteworthy people, most likely as second (or even third and fourth) homes. Or they may have been rented or borrowed for the summer season. Ryde was extremely fashionable during the 19th century: from the 1850s the names of all noteworthy arrivals to the Island and descriptions of balls and soirees were published in the local paper (the Isle of Wight Observer) under the heading the 'Fashionable List'.

9.5 According to Kelly's Directory of 1891, the Right Honourable Lord Rollo was residing at Wilmington House (Fig. 8), Lieutenant-General Sir Campbell Ross resided at Lothian House and Colonel Clement Carey occupied Melmoth Lodge. The postcard from 1905 (Fig. 9) shows a number houses in front of the boating lake and these are shown circled on the map (Fig. 10): Melmoth Lodge is the one on the far left of the postcard, nearest to the lake. From the superimposed map it can be seen that, over the years, the grounds of these properties have been divided with infill development, characteristically 20th century suburban housing. A new primary school has also been built within the grounds of the middle school.

9.6 St John's Lodge on Appley Road also belonged to the St John's estate. It was built in c1871, the date when the estate was sold to John Peter Gassiot (1797-1877), a businessman and amateur scientist (he was associated with public demonstrations of electricity). At this time there were only 20 acres of land remaining and the entrance to the estate was relocated from the bottom of St John's Hill where there were originally two

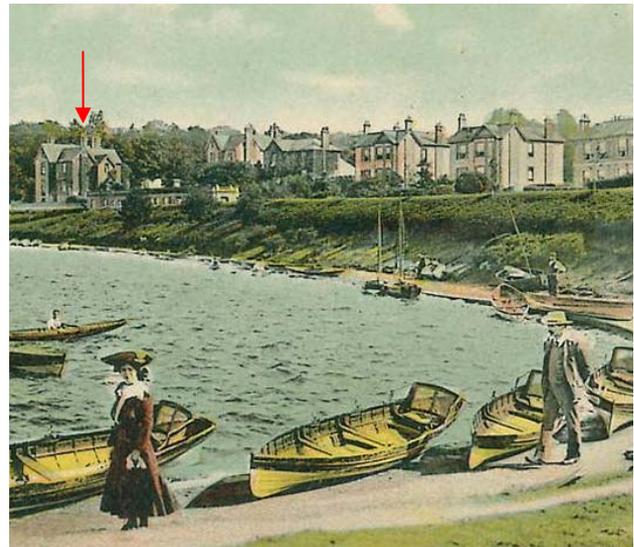


Fig. 9—Postcard, 1905 (Bartie's Postcards)

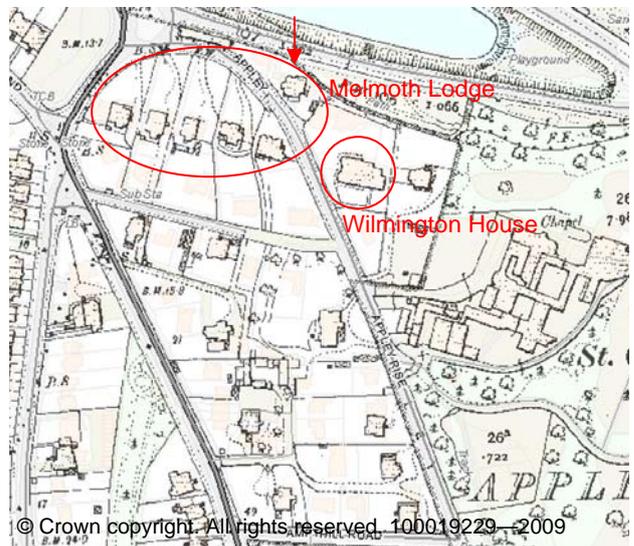


Fig. 10—OS 1908 Map, superimposed

picturesque lodges designed by Humphrey Repton. Gassiot had another wing added to the main house and the remaining estate re-landscaped by W.B Page of Southampton (a 7-sided folly still exists on the edge of the grounds).

9.7 St John's Lodge, the replacement lodge, stands adjacent to Appley Towers Lodge, one of the remaining lodges of the former Appley Towers. This house (demolished in the 1950s) was also built on land previously owned by the Simeons. It was one of the grander houses on the Island designed by the Ryde architect Thomas Hellyer for George Young, a Ryde entrepreneur associated with the Ryde Pier Company and the creation of the railway. In 1870 Appley Towers was owned by Sir William Hutt and he had the small tower on the coast



Fig. 11—Appley Coach House and Cottage

built (confusingly, called Appley Tower). The remaining lodge (listed, Grade II) is neo-Jacobean in style, in brick with shaped gables. The nicely proportioned Middle Lodge is also included in the conservation area: this may also have belonged to Appley Towers but there is no direct evidence that this is the case.

9.8 Also included in the character area are the Old Stables, Appley Coach House and Appley Cottage on Appley Road (Fig. 11) opposite Appley Upper Lodge. These distinctive buildings also relate to the Appley Towers estate.

10 Qualities, materials and local details

10.1 The style of architecture makes a strong contribution to the character of the area as a large number of the mid-late 19th century houses built to the north of St John's House are still in situ (see map, Fig. 10, page 9). Some of the large houses were built in the Italianate style popular at the time due to the influence of Osborne House: Appley Rise House even has its own 'Osborne tower' (Fig. 12). The 'Osborne tower', also known as a 'belvedere' tower (meaning, literally 'fair view') was an architectural feature considered to be an essential element of the style.

10.2 Most of the 19th century houses are two or three storey in height, have slate roofs and are built from a mix of local stone and buff-coloured bricks (stone construction with brick dressings or brick construction with stone dressings) or built completely in buff-coloured bricks. Buff coloured bricks are common to



Fig. 12—Appley Rise House

certain areas of Ryde and reflect the status that they had compared to red brick (at the beginning of the 19th century bricks in general were considered to be an inferior building material). The OS Map of the 1860s (Fig. 2, page 2) shows a brickyard adjacent to Appley House: this was gone by the time of the OS Map of 1897 but it is unlikely that the bricks were used in this area because of the nature and quality of the clay. St Cecilia's Abbey (1906-7) was also built in buff-coloured brick and its louvred tower and extensive slate roof fits neatly with the surrounding architecture (Fig. 6, page 8).

10.3 Mid 19th century windows are timber, mostly sliding sash with small glazing panes: many houses retain these. There are also fine examples of more unusual windows, typical of the Italianate style (such as the arched windows in Appley Rise House, Fig. 12).

10.4 There are a number of 20th century properties within this part of the conservation area, mostly single or two storeys in height dating from the mid to late 20th century. With regard to more recent developments, no building can be described as a model scheme but some are more sympathetic to the scale, height and building materials of their surroundings than others.

10.5 There are 2 listed buildings within this character area, both Grade II: St John's House and Appley Towers Lodge. St Cecilia's Abbey and its grounds are on the Local List of Building, Structures, Parks and Gardens of Architectural and Historic Importance (the 'Local List'). Other buildings of interest in the



Fig. 13—Trees & boundary walls, Appley Rise

area are Wilmington House (Fig. 8, page 9), Appley Rise House (Fig.12, page 10) and St John's Lodge.

10.6 Mature trees contribute significantly to the Appley and St John's Character Area (Fig. 11) and make the area feel less urbanised than other parts of Ryde. Equally, the openness created by large gardens and the spaces between properties (despite the 20th century infill development) also contributes to this less urbanised feel.

10.7 Boundary walls contribute to the character of the area, particularly the stone boundary walls along Appley Rise (Fig. 13) and the red brick boundary wall of the Abbey to the north, running parallel to the coast (Fig. 14) (although this wall was described as an 'atrocious' by the local paper when it was first built in 1907). Also of interest is the former entrance of the Abbey on Appley Rise which consists of a pair of vermiculated gate piers (Fig. 15).

10.8 Abbey Lane, for the most part, was previously excluded from the conservation area) but is now included (there are a number of 20th century properties built in the grounds of the mid 19th century houses). This unusual unmade road is a highly visible feature and appears much as it must have done for over a century, flanked by characteristic stone boundary walls which give only glimpses into the gardens of the houses nearby.



Fig. 14—Northern boundary, St Cecilia's Abbey

11 Public realm

11.1 The character of the street scene is greatly enhanced by historic street furniture and historic surfaces and this is often overlooked during development work and the installation of underground services. For the most part the surfaces are tarmac, often patchwork, but there are original limestone kerbs and gulleys which should be retained.

11.2 Along the upper part of Appley Rise there are sections of grass verge rather than tarmac pavement. This, along with the shingled surface of Abbey Lane, makes the area feel less urbanised.

12 Green spaces and biodiversity value

12.1 The Appley and St John's Character Area contains a large area of open space, retained from its original use as landscaped gardens. The areas use as a school and an Abbey means that the open space has been retained. In other regards, individual gardens contribute to the feeling of openness. From some aspects the presence of this openness is obscured by trees but these trees also make a positive contribution to the character of the area in the form of covered walkways and semi-concealed views (Fig. 13).

12.2 Some of the oak trees in the area may be several hundred years old, remnants of the 18th century parkland. There are also examples of exotic trees, the largest recorded examples on the Island. The wooded character of the area also allows red squirrels to flourish.

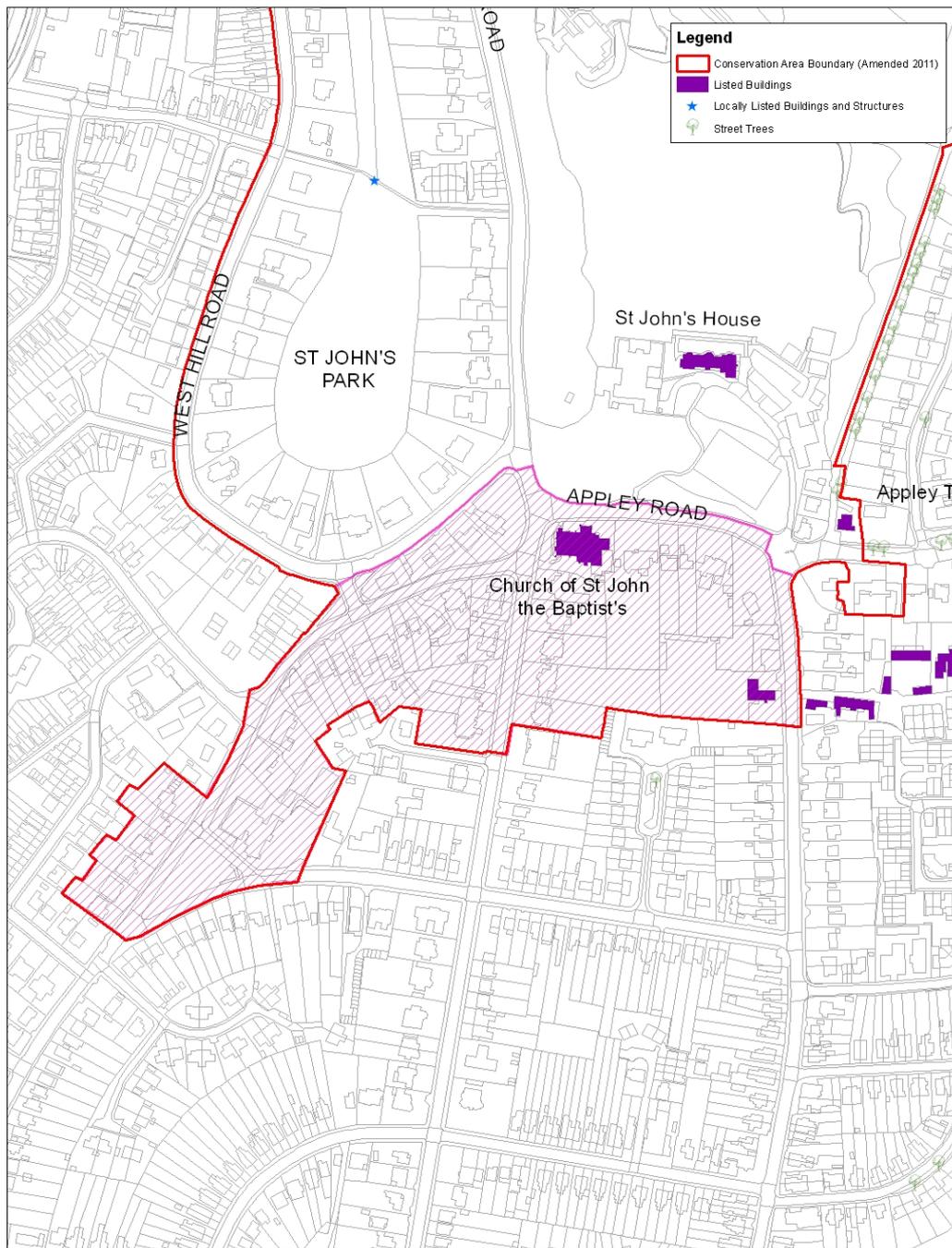


Fig. 15—Former entrance to the Abbey

13 Key views and vistas

13.1 As mentioned above, views into and out of the area are mostly obscured by trees, which when seen from the coast and from East Hill Road make the area appear secluded and separate it from the more urbanised feel of Ryde: this is most noticeable on the drive from the Esplanade up onto East Hill Road or when viewed from along the coast.

Character Area 2: The Church of St John the Baptist



Ryde St Johns Conservation Area
 Character Area 2: The Church of St John

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Summary of special interest

This is primarily a peaceful residential area which radiates southwards from the church, a church which sits prominently and comfortably at the junction of several roads. At times the area is awash with the chatter of children travelling to and from school, a pleasant contrast to the background murmur of constant traffic. 19th century villas sit beside 20th suburban housing, essentially linear ribbon development, situated within generously proportioned gardens.



Fig. 16—Church of St John the Baptist

14 The Church of St John the Baptist

14.1 The Church of St John the Baptist is located at the top of a hill, at the junction of East Hill Road, Appley Road and High Park Road, opposite Bishop Lovett Middle School (Fig. 16). The Church of St John the Baptist Character Area includes the church and the residential buildings immediately to the south, the east and the west.

15 Historic development

15.1 The area south of Appley Road is associated with Troublefield Farm and Troublefield Copse, the origins of which derive from the medieval Preston Manor. The farm, with its semi-regular fields, is depicted on the 1793 map (Fig. 1, page 2): it is identified again on the OS Map of 1864 (Fig. 2, page 2), adjacent to St John's Farm, but then disappears from the maps. On the OS Map of 1908 (Fig. 3, page 4) St John's Farm now appears as Appley Home Farm which suggests that the farm was incorporated into the St John's estate and then re-sold, possibly a reflection of the changing fortunes of the Simeon family. The church was also built on land owned by the Simeons although in this case the land was specifically donated. Appropriately, the new church was consecrated in the name of St John the Baptist.

15.2 As previously mentioned, this area of Ryde used to be part of the parish of St Helens and the church, built in 1843 and created an ecclesiastical parish in 1844, continued to be part of the Chapelry of St Helens until 1979.



Fig. 17—West elevation

The original church, designed by Ryde architect Thomas Hellyer, was smaller than the present church, aisle-less and cruciform built for the parishioners from the small village of Oakfield to the south east. With new residential developments at Elmfield and St Johns Park the church had to be extended. These additions, completed by 1870, were also by Hellyer, and included side aisles, vestry and gallery (complete with turreted stairway and clock, Fig. 17). Further alterations were carried out in 1953 to specifications by ecclesiastical architect Sir Charles Nicholson. The Old Parsonage on Appley Road was the home of the first incumbent of the newly extended church but the first vicarage was on High Park Road, adjacent to the church. The present vicarage is on Victoria Crescent.

15.3 The 1793 (Fig. 1, page 2) shows a road cutting across the area. Comparing this map with later maps it appears that this road has changed little in the intervening years, although it only became East Hill Road in 1848 when it was officially laid out from the church to the Strand. The Strand, at that time was the eastern boundary of Ryde and the location of a boundary stone, still in situ, is clearly marked on the 1908 OS Map). A toll gate was positioned at the church end of East Hill Road, collecting money from those travelling into Ryde.

15.4 The 1860s OS Map shows nothing in the area except the church and the farm: the 1908 superimposed map (Fig. 18, page 15) shows how the area has developed. Of particular interest is the line of uniform villas (one since lost to redevelopment) extending



Fig. 19—Edwardian house, High Park Road



Fig. 20—Marlborough Road

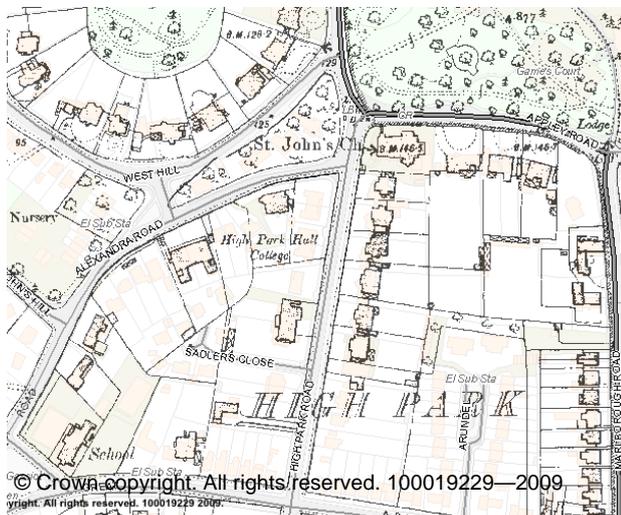


Fig. 18—OS Map 1908 superimposed

south along High Park Road: it is not clear if these villas were part of a planned linear development which was later curtailed. All the buildings on this map are still in situ except one of the villas (the one farthest south) on High Park Road. On the opposite side of the road is an unusual Edwardian house (Fig. 19), atypical for the area.

16 Qualities, materials and local details

16.1 The Church of St John the Baptist Character Area includes the houses on Appley Road, High Park Road and Alexander Road, an eclectic but representative mix of houses built between the latter part of the 19th and the early part of the 20th centuries. As there is such a mix of houses, the materials range from grey and buff coloured stone to yellow and red coloured bricks, from low pitch hipped grey slates roofs to high pitch red clay tiled roofs,

from two storey neo-classical villas to modest pre-second world war bungalows.

16.2 The Church of St John the Baptist is listed, Grade II. The other listed buildings in the area are St John's Farm Lodge and St John's Cottage, now known as 14 & 16 Marlborough Road, listed Grade II (Fig. 20). Parts of these buildings are believed to date from the late 16th or early 17th centuries, presumably when the buildings belonged to Troublefield Farm.

16.3 Unlisted buildings of interest are the series of uniform villas on the east side of High Park Road, an Edwardian property on the west side of High Park Road (Fig. 18), 9-11 Alexander Road (once High Park Hall College) and No 1 Alexander Road (Fig. 21, page 16). Also included are the converted stable and coach house along and the Oakfield Primary school along Alexander Road.

16.4 There are also a number of boundary walls that enhance the character of the area: in particular, the stone walls surrounding the church and fronting properties along parts of Appley Road, Marlborough Road and Alexander Road; the brick walls and piers along the west side of High Park Road; and the rendered, neo-classical balustraded wall on the east side of High Park Road (Fig. 22, page 16).

17 Public realm

17.1 The character of the street scene is greatly enhanced by historic street furniture and historic surfaces and this is often



Fig. 21—1 Alexandra Road

overlooked during development work and the installation of underground services. Again, as with other areas, most surfaces are tarmac, often patchwork, there are also original limestone kerbs and gulleys which should be retained.

18 Green spaces and biodiversity value

18.1 The Church of St John the Baptist Character Area contains a number of mature trees, mainly in the grounds of the church and in the area south of the church in the gardens of the properties on High Park Road and Marlborough Road. The high number of trees contributes to the overall wooded nature of the Ryde, St John's Conservation Area.

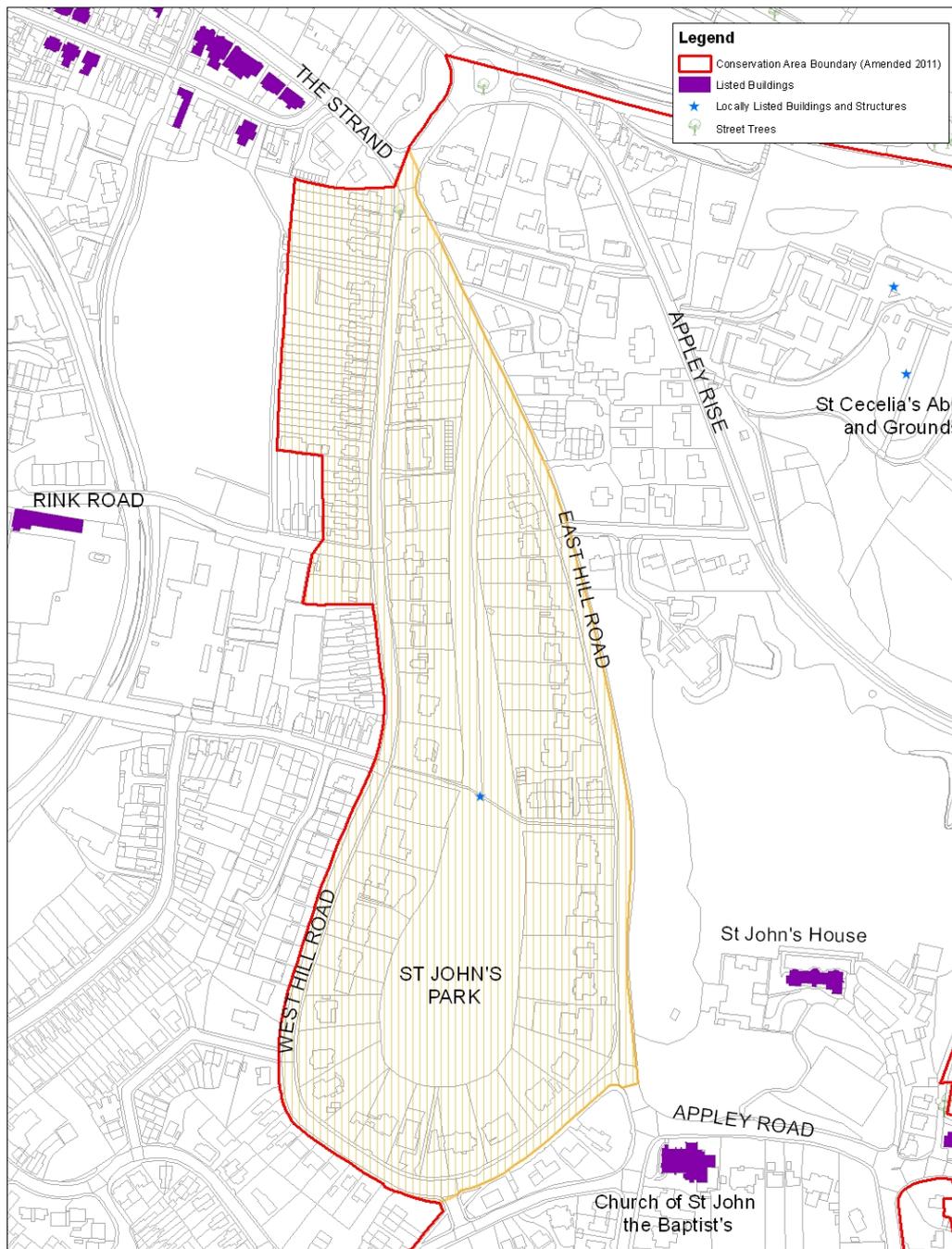
19 Key views and vistas

19.1 The most important views in this character are towards the church, from Appley Road, East Hill Road and Alexandra Road. Views across Ryde from the church are mainly obscured by infill development but may be possible from certain vantage points.



Fig. 22—High Park Road

Character Area 3: St John's Park



Ryde St Johns Conservation Area
Character Area 3: St John's Park

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0 15 30 60 90 120 Meters



Summary of special interest

Climbing gently from the seafront, St John's Park is a fine example of 19th century residential planning on a grand scale: these 19th century residences retain many of the characteristic decorative features of Italianate architecture, the richness of which matches the area's elevated position dominating views across Ryde, a dominance assisted by the thickly wooded parkland at its core. The woodland and gardens contribute significantly to the spaciousness of the area. Towards the north-west is a distinctive row of Victorian and Edwardian houses which retain many original features.



Fig. 23—View along West Hill Road

20 St John's Park Character Area

20.1 The St John's Park Character Area is located on the western side of the conservation area and is centred on the mid-19th century irregular tear-drop development of St John's Park. It is an area of gently undulating woodland surrounded by residential dwellings located on East Hill and West Hill Roads (Fig. 23). Also included is the late Victorian terrace located at the bottom of West Hill Road.

21 Historic development

21.1 This area of land appears on the 1793 map (Fig. 1, page 2) as a series of semi-regular small fields and not as ancient woodland as its current layout may suggest. In the early 19th century the land was acquired by the Simeons and became part of the St John's estate. Parts of this estate were being leased in the 1830s and the area began to be developed in the 1850s. Development was facilitated by the laying out of East Hill Road and the pressing need for Ryde's outward expansion, a demand for building land probably elevating local land prices.

21.2 The design for St John's Park was by Thomas Hellyer, although none of the houses are known to be directly by him. The choice of the irregular tear-drop shape may have been determined by geography rather than aesthetic design and the overall concept (substantial villas on substantial plots) may have been inspired by a similar scheme at East Cowes. Surviving draft leases show that the position of the houses and the terms to be observed by each tenant were strictly controlled by



Fig. 24—Leavington House

Simeon's Surveyors. To preserve the seclusion of the park itself, houses were kept at least 80 ft (24 m) from the inner boundary. Since there was no single developer the style of the houses varied but all had to be at least £600 in value when built – most were actually more than this. One of the builders believed to be involved was John Harbour of Ryde who had a brickyard at Binstead (as mentioned previously, although the 1860s OS Map, Fig.2, page 3, shows a brickyard adjacent to Appley House it is unlikely that the bricks were used in this area). Again, as elsewhere, the houses were built in a mainly Italianate style, the pervading style of the period through the influence of Osborne House (and, again, as elsewhere, Osborne towers appear in various forms).

21.3 St John's Park was described in the Isle of Wight Observer of 17th January 1957 as a "great addition to the environs of Ryde... Evergreens and flowering shrubs are thriving most luxuriously. Several sites are taken on building leases and villas are in the course of being erected." (HRS) An interesting footnote is that the hoard of 12 palstaves (a Bronze Age axe) mentioned on page 3 were discovered in 1858 when digging the foundations for Leavington House (Fig. 24): these were donated by Sir John Simeon to the Isle of Wight Philosophical Society.

21.4 By 1868 most sites around the park had been filled and this fashionable new suburb was virtually complete. There were gaps in the development, most notably at the northern area of West Hill Road: it is not quite clear why this is the case but it may have been



Fig. 25—Section of remaining wall, East Hill Rd

due to the fact that this area is subject to flooding. The houses facing east on East Hill Road would have looked over countryside; the houses on West Hill Road are facing over Ryde. However, the stunning views across Ryde were available to both sides as the houses on West Hill Road are set slightly lower.

21.5 The status of the area is confirmed by an examination of Kelly's Directory of 1891: the addresses are littered with Majors and Captains, Major-Generals and Colonels, Generals, Lieutenants, Lieutenant-Generals, Surgeon-Generals, Commanders, a couple of Knights of the Realm and a Lady or two. These keyholders had access to the inner park through private gates: on the 1860s and 1890s OS Maps the park is laid out with a fountain, flower beds, specimen trees and meandering pathways; later two tennis courts were added (and possibly even a bandstand). There were two entry gates to the park on East Hill Road: the piers of these still remain together with sections of wall (Fig. 25).

21.6 Over the years some of the original houses have been lost, others have been converted into flats, and some expanded by the addition of extensions on a massive scale infilling the land between the houses. However, the original shape of the park and boundaries, including in some places characteristic iron railings, are still visible even though the inner park is now completely overgrown with trees. In most cases the 80 ft (24 m) space between the properties and the inner park boundary is still respected, except in one or two cases of extreme redevelopment.



Fig. 26—Victorian/Edwardian houses

The parkland is now owned by a group of individuals, mostly locals, who bought the site in the 1990s to prevent development. Public access is permitted throughout the site and many surrounding properties still have private gates onto the park.

21.7 The St John's Park Character Area also includes development to the north-west side of West Hill Road, a series of pleasing detached and semi-detached two storey properties. They are modest accommodation in comparison with the elaborate villas to the south east. The area on the 1860s OS Map appears vacant but by 1908 the area is complete (Fig.26).

22 Qualities, materials and local details

22.1 The St John's Park area is characterised by the large detached villas constructed in the mid-19th century. The fact that no one builder or architect has been identified with the construction probably explains why there is no uniformity in design. Most of the houses are three stories in height (and the associated plots are commensurate with their size and scale) and have bay windows extending over two storeys: after that, except for the value that is placed on the Italianate style of architectural vocabulary, the houses vary greatly.

22.2 Some of the houses are constructed in random Island stone, some have painted render and some, particularly those on West Hill Road, are constructed in the muted yellow brick familiar to other parts of Ryde. Roofs



Fig. 27—No. 60 West Hill Road

tend to be shallow pitched, mainly natural slate: where tiles are used the pitch is steeper.

22.3 In terms of decorative details, of particular importance are the window and door dressings, the extensive use of quoins, dentil mouldings, balustrading (both stone and iron), and the use of polychromatic brickwork on the conjunction with porches and projections. The concentration of these features in one particular area is found nowhere else on the Island.

22.4 Many of the buildings have original timber sash windows with original glass still in situ, some have original ironwork at the balconies in tact. Many of the original boundary walls and gates are still present, complete with original landscaping to large front and back gardens (Fig. 26).

22.5 The St John's Park Character Area also includes development to the north-west side of West Hill Road, a series of pleasing detached and semi-detached two storey properties. They are modest accommodation in comparison with the elaborate villas to the south east. The area on the 1860s OS Map appears vacant but by 1908 the area is complete. They are constructed in a mix of red and buff brick (some rendered) under low pitched slate roofs typical of the late Victorian/Edwardian period. They have two storey bays, some canted, with occasional decorative details (contrasting brick banding and quoins, terracotta keystones, roof finials, etc). In some instances, there are original timber sash windows with original glazing retained.



Fig. 28—New Lodge

22.6 In some parts, unsympathetic infill development has occurred over the years (particularly in the central and northern areas) but, for the most part, the open aspect and the survival of the architecture means that the character has been retained.

22.7 There are no listed buildings within the St John's Park Character Area but there are many notable buildings. As mentioned above, the style of the area is Italianate but each building is virtually unique, and some of these are of significant architectural interest to be mentioned in Pevsner: Argosy, its neighbour Vista Marina, Victoria (or Victorian) Lodge and New Lodge, described as the best house in the group (Fig. 28).

22.8 The parkland of St John's Park is on the Local List of Buildings, Structures, Parks and Gardens of Architectural and Historic Importance (listed June 2008) because of the contribution it makes to the character of the area.

22.9 Boundary walls make a significant contribution to the character of the area. Of particular interest are the old walls and gate piers of the inner parkland (Fig. 24, page 18) constructed in the 1860s. At the northern end, the prominent modernist blocks of Collingwood Court are surrounded by a colonnaded garden wall which is also part of this original boundary.

22.10 The stone boundary wall at the junction of Rink Road (named after the roller skating rink) is also of interest, not least because it contains an original stone cartouche (Fig. 29, page 21): it is not clear what the origin



Fig. 29—Stone wall and stone cartouche

or the meaning of this is (the wall may have been the boundary of a garden owned by one of the properties on West Hill Road).

23 Public realm

23.1 The character of the street scene is greatly enhanced by historic street furniture and historic surfaces and this is often overlooked during development work and the installation of underground services. Again, as with other areas, most surfaces are tarmac but there are original limestone kerbs and gulleys which should be retained.

24 Green spaces and biodiversity value

24.1 The large gardens contribute to the green appearance and the feeling of openness but, undoubtedly, the major contribution comes from the inner parkland. Although the parkland is overgrown and is now predominantly wooded this open space has an overwhelmingly positive impact on the area. Originally landscaped parkland the area is now dominated by self-seeded trees. Within the grounds of the villas themselves a more formal tree planting has taken place (including exotic specimens) although this is being eroded by the need to provide car parking space for subdivided villas.

24.2 Equally important is the wooded area to the east of East Hill Road, part of the grounds of Bishop Lovett Middle School.



Fig. 30—High Park Road

25 Key views and vistas

25.1 There are a number of important views in and out of the St John's character area. These include views down East Hill Road with the belt of trees on the east side (in the grounds of Bishop Lovett School) and the regular stepping down of the villas on the west side and views out from West Hill Road across Ryde (Fig. 30) and to the Solent.

25.2 From outside the area, the buildings and inner parkland of St John's Park are highly visible from various aspects of Ryde and from the Solent.

CONDITION ANALYSIS

The preceding chapters have defined the character of the Ryde, St John's Conservation Area and listed a host of positive elements that are essential for its continued existence as an area of special interest. However there are a number of factors that are recognised to have a cumulative negative affect.

Problems, pressures and the capacity for change

P1 Poor quality public realm. Although there are examples of limestone kerbs and gulleys which add to the character and appearance of the area, this is interspersed with concrete kerbs. Equally, poor road surfaces and ill matched materials have a negative impact. In other areas where there is no paving (for example, along parts of Appley Rise and Abbey Lane) this should be retained to prevent the urbanisation of the area.

P2 Parking. The creation of hardstandings for vehicles within gardens can result in the loss of green space and historic boundary treatments. It can also lead to the loss of habitats and biodiversity. In particular parking contained within the forecourts of the larger multi-occupancy properties impacts visually on the character of the area. In other areas, particularly on Appley Rise and Amphill Road, on road parking adds to congestion, particularly during school time, close to the primary school.

P3 Through traffic. Traffic on East Hill Road is fairly constant (it is the A3055, one of the main through roads for traffic across the Island). During school time congestion increases in the area, close to Bishop Lovett School and on Amphill Road, close to the primary school.

P4 Development and redevelopment. Pressure for development and redevelopment may result in applications for inappropriate infill dwellings and inappropriate extensions to buildings of local interest which fail to respect the size, scale and materials of the original buildings. Such applications will not be supported. In particular, the St John's Park Character Area has suffered from the intrusion of unsympathetic development. (The northern part of St John's Park was originally excluded from the conservation area for this reason. It is now included to recognise that even negative

or neutral areas have potential for enhancement and to protect the original boundary walls of the parkland.

P5 Replacement window and doors. The loss of traditional windows and doors is gaining momentum. Care should be taken to retain existing windows and doors and where replacements are required consideration should be given to the type, design and profile of any replacements.

P6 Inappropriate boundary treatments. These can alter the character and appearance of an area. For example, around the Abbey grounds there is pre-fabricated concrete, barbed wire and corrugated iron (Fig 14, page 11).

P7 Increased clutter from multi-occupancy residence. For example, dustbins, letter boxes, utility provision, car parking spaces, etc are often insensitively sited. Equally, overhead cables, satellite dishes and television aerials can have a negative impact.

P8 Trees. Trees are important across the conservation area and should be maintained. Some of the oak trees in the area may be several hundred years old, remnants of 18th century parkland. There are also examples of exotic trees, the largest recorded examples on the Island. The wooded character of the area also allows red squirrels to flourish.

P9 Environmental. Given the location of the area there are numerous environmental pressures from climate change including erosion and flooding, either tidal or from Monkton Mead Brook. See Shoreline Management Plan (SMP2) for a full assessment.

Potential for enhancements

E1 A key opportunity for improvements will be the Council's Highways PFI project involving renewal and like for like replacement across the Island from 2013 and to include road surfacing, street furniture, road signs and lighting. This is an opportunity to safeguard the local distinctiveness through improving the poor aesthetics of the public realm, in particular the cluttered streetscape and mismatched surface finishes in the historic core. Poorly sighted, mismatched or decrepit signs, bins, road markings and bollards should be removed. The general approach to all

highways works throughout the conservation area will follow the less-is-more principle and an audit of the public realm should be undertaken to inform decision making. Detailed guidance is contained in the Council's Guidance for Works on Highways and the Public Realm document. Existing limestone kerbs and historic surface finishes will be retained and carefully repaired. Where cost savings permit, natural or traditional materials will be sought, stretches of historic material re-laid and specific local designs replicated in order to sustain important local character.

E2 Outside of the PFI project, the Council will work in partnership to secure sensitive public realm enhancement schemes in the conservation area. We will work with the Town Council to identify public realm improvement projects which will sustain the historic interest and local distinctiveness of the conservation area.

E3 The Council will continually seek improvements to both vehicle and pedestrian movements whilst respecting the character of the area.

E4 Within the designated conservation area boundaries, the Council will apply stricter policies and tighter controls on all types of development, paying particular attention to the need to sustain and enhance the character of the conservation area in line with PPS5 and to consider its setting and its seascape (Policy DM13). Where new designs are proposed in the conservation area or its setting, the LPA will seek to encourage ingenuity and quality in design, appropriate to its particular historic context. The need to sustain various characteristics such as the historic plan form, views, traditional materials and relationships between buildings will be key considerations in determining applications within the designated area. Proposals which lack quality materials or applications which are poorly detailed will not be supported. Key information on the external finishes, profiles and fenestration detailing will be sought as part of the application in order that the effect of a proposal on the character of the conservation area can be determined.

E5 In line with English Heritage guidance on sustaining and enhancing the character of a conservation area, residential dwellings will be subject to an Article 4 Direction to remove certain permitted development rights. This will

control certain types of development and prevent the loss of original material. Where loss is acceptable steps should be taken to control the type, design and profile of certain features (for example, replacement windows).

E6 Where appropriate the LPA will work with owners and the Town Council to improve the local environment and take action to address disamenity, unlawful development, inappropriate land uses and to secure investment in and sensitive management of vacant land or buildings in the area.

E7 Stricter control on multi-occupancy, including the possible use of Article 4 Directions. Consideration should be given to design solutions for the siting of shared utilities (to avoid clutter) and landscaping

E8 The Council will monitor applications which affect the amenity value of trees (measuring over 750mm radius at 1.5m above ground level) in the designated area. It will continue to promote good tree management to ensure that trees are retained and the special arboreal characters of the three areas are sustained.

E9 The Council will continue to work with relevant bodies and organisations on the environmental issues regarding the Harbour and the coastal defences in line with the Council's commitment to the SMP2

GENERAL GUIDANCE

In recognition of the fact that the historic environment makes a very real contribution to our quality of life and the quality of our places, the **Government Statement on the Historic Environment for England**, (DCMS, 2010) established this vision :

That the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation.

The historic environment should be seen as a vital contributor to improving the quality of place, and quality of life, for all. By supplying a focus for civic activity and offering opportunities for learning and recreation the historic environment can also be the foundation for more engaged and active communities. At its most basic, in providing distinctive local features and a tangible link to the past, the historic environment is often central to local identity in both urban and rural areas. Conserving the historic environment resource for future generations also accords with the principles of sustainable development.

These wider objectives for the historic environment are reflected in **Planning Policy Statement 1: Delivering Sustainable Development**, (ODPM 2005) which says that, *... planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by [amongst other things] protecting and enhancing the natural and historic environment, the quality and character of countryside, and existing communities.* The Council appreciate that our historic built environment is an essential element in creating distinctive, enjoyable and successful places in which to live and work. Our **Eco Island** vision and **Local Development Framework Core Strategy** recognizes that our natural and built environment attracts investment and tourism, provides a focus for successful regeneration and is highly valued by Island communities.

Managing change

It is acknowledged that change is inevitable. While it is right to provide protection and support for our past, this must be managed intelligently, with an appropriate balance of priorities and an understanding of what could be gained or lost. *"In shaping places,*

Government at all levels must give priority to creating high quality environments for those who use them, developing and implementing policies which seek to retain local distinctiveness and give due weight to the obligation to protect, enhance and promote the historic environment." (The Government Statement on the Historic Environment for England, (DCMS, 2010))

Recent revisions to national planning policy guidance are informed by the known public benefits provided by the historic environment.

Planning Policy Statement 5 (Planning for the Historic Environment, CLG, 2010) was introduced in March 2010 to replace PPG15 and PPG16. The PPS does not change existing legal framework for the designation of scheduled monuments, listed buildings, conservation areas etc and existing law sets out the basis on which the various consents or licences may be required.

The new PPS employs the term heritage asset in relation to conservation areas, listed buildings, locally listed features, historic landscapes, all sites on the Historic Environment Record (HER) including old buildings and archaeology, whether designated or not. PPS5 states that *"once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting."*

This approach governs how change is managed in a Conservation Area. Large scale change requires "clear and convincing justification" (HE9) for loss of significance affecting any designated asset, particularly with regards proposals incorporating substantial harm to a building or feature of significance within a Conservation Area. This justification needs to consider the various public benefits as outlined above and include marketing and other reasonable endeavours to secure the continued conservation of a heritage asset. PPS5 Policy HE7 defines the process of place-shaping as one where the desirability of enhancing or better revealing the significance of the conservation area is a key consideration, including, where appropriate, through sensitive development of elements which do not contribute to the significance of the designated area. In these circumstances,

LPA's are encouraged to support design which is appropriate for its context and which makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment and makes a positive contribution to economic vitality and sustainable communities. This additional level of consideration allows members and officers of the Council to insist upon the best possible standards of design for new developments within a conservation area or affecting its setting. Small scale changes are considered in Policy HE4 which specifically requires local authorities to consider whether the exercise of permitted development rights would undermine the aims for the historic environment, thereby supporting the use of Article 4 Directions in conservation areas.

For all proposals in a conservation area or affecting its setting, Policy HE6 now requires that an authority only validate applications which provide sufficient information regarding a) the significance of any heritage asset and b) the proposed impact to it/them. Further detail on what information to provide is available at our website www.iwight.com/conservation or please call 01983 823552 in office hours. Applicants are also advised to contact the Archaeology Service at archaeology@iow.gov.uk or phone 01983 823810 for access to the council's Historic Environment Record (HER).

Windows

The Council will always encourage the repair and refurbishment of original windows in Conservation Areas. The fabric of an original window i.e. timber, historic glass and fixtures and fittings are an important part of the historic interest of the window which itself forms an integral part of both the character and the appearance of a property.

It is also important to note that the Council's commitment to Ecoland priorities includes measures to support sustainability and therefore the re-use of traditional buildings and the harnessing of their embodied energy is eminently sustainable. For the same reasons, it is also preferable to retain historic windows as opposed to installing new, industrially manufactured windows of plastic materials such as UPVC. As such, the local planning authority supports the preservation of original timber or metal windows in buildings of historical or architectural value. When original

timber or metal windows are beyond repair and this has been fully justified by the submission of a detailed specialist report, the preference will be for the like for like replacement of the decayed windows, incorporating the retained glazing and fixtures and fittings, where possible.

Replacement with alternative windows, in terms of design or materials, will generally only be considered when the existing windows are of an inappropriate design, e.g. not contemporary with the architectural style of the building. Sensitive upgrading can be undertaken to improve the thermal performance of a historic building, most commonly this is through sash refurbishment, hidden draughtproofing, upgrading loft insulation and installing secondary glazing. Further ways to achieve a reduction in energy loss can be found in English Heritage's advisory note *Energy Conservation in Traditional Buildings* (2008).

Improvements to later or modern replacement windows will be sought where the units are poorly detailed, of inappropriate material and fail to enhance the character and qualities of the conservation area.

Changes requiring planning permission

At the time of writing, ordinary unlisted dwellings do not require planning permission for the changing of windows. However, if a property contains flats or incorporates a commercial element, planning permission is likely to be required.

When a conservation area is designated, alterations to Permitted Development Rights come into effect whether an Article 4 Direction is designated or not. Detailed advice should be obtained from the Council's planning office or via the Planning Portal website. General advice regarding the most common issues within a conservation area is as follows. Please note this advice is correct at the time of writing.

Extensions and alterations to dwellings

At the time of writing, the determination as to whether an extension requires planning permission is primarily determined by virtue of the location, ground coverage and dimensions of the alteration. The materials employed on any alteration or extension should be of similar

appearance to the existing. Any roof extension or addition which would materially alter the shape of the roof (including dormers on any elevation) will require planning permission. Cladding any part of the exterior of a dwelling house within a conservation area (e.g. in artificial stone, timber or tiles) requires planning permission.

Garages and outbuildings

At the time of writing, planning permission is usually required for garages and outbuildings, particularly if they would be situated on land forward of or between the side elevation of a dwelling and boundary of the curtilage of the dwellinghouse.

Satellite dishes

At the time of writing, a satellite dish is not permitted on a chimney, wall or roof slope which faces onto and is visible from a highway or on a building which exceeds 15 metres in height.

Solar panels and micro generation

At the time of writing, the erection of solar panels on a non listed building is permitted where the installation, so far as is practicable, is sited to minimise the effect on the external appearance of the building and the amenity of the area.

Up to date advice relating to other types of proposals can be obtained from the Council's planning office or via the Planning Portal website.

Design of new development

PPS5 policies HE7, HE9 and HE10 require attention to the extent to which design contributes positively to the character, distinctiveness and significance of the historic environment. Irrespective of architectural style, a building will fit into its context if it observes the conventions of scale, height, building line, alignment, and materials that have been used previously in the conservation area. Further guidance can be found in Building in Context (CABE) and New Development in Historic Areas (English Heritage).

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 a 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.

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

Demolition of structures

At the time of writing, conservation area consent must be obtained for any proposal to totally demolish a building with a cubic content greater than 115 cubic metres or a structure such as a wall if it is higher than 1 metre adjacent a highway and 2 metres elsewhere. Where total loss of (or substantial harm to) the significance of a heritage asset is proposed, a case should be made on the grounds that the proposal is necessary to deliver substantial public benefits and that for example, no alternative location or design will achieve this appropriately.



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Acknowledgments

Thanks to Richard Smout (County Archivist), Roy Brinton (Ryde historian) and Vicky Basford (Isle of Wight Gardens Trust).

Appendix A—Boundary description

- Start at the junction of the Strand, Appley Rise, East Hill Road and West Hill Road.
 - Turn west and follow the boundary between no.1 West Hill Road and Stone Cottage and Salsette Court on the Strand.
 - Turn south and follow the rear boundaries of nos. 1 to 67 (odd) West Hill Road.
 - Turn east and continue along the boundary between nos. 67 and 69 West Hill Road.
 - Turn south and continue along West Hill Road to meet the junction of West Hill Road and Alexander Road.
 - Turn south west on to Alexandra Road, until no. 40 Alexandra Road.
 - Turn north east and cross Alexandra Road and continue along Great Preston Road (including Gassiot Green).
 - Continue to no. 21 Great Preston Road and turn north across Great Preston Road.
 - Continue north along the eastern boundary of Oakfield Primary School.
 - Turn north west and continue along the northern boundary of Oakfield Primary School.
 - Turn north east and continue along the rear boundaries of nos. 21, 19, 17 and 15 Alexandra Road.
 - Turn south east and follow the boundary lines between nos. 6 and 7 Sadlers Close.
 - Turn east and follow the southern boundary of nos. 7 and 8 Sadlers Close.
 - Turn south and continue along the boundary between no. 9 Sadlers Close and nos. 14, 16 & 18 High Park Road.
 - Turn east and continue along Sadlers Close to meet High Park Road.
 - Turn north and continue along High Park Road to no. 9 High Park Road.
 - Turn east and follow the boundary between no. 9 High Park Road and Highfield Court, High Park Road.
 - Turn north and follow the rear (eastern) boundary of no. 9 High Park Road to meet the southern boundary of no. 7 High Park Road.
 - Turn east and continue along the boundary of no. 7 High Park Road and nos. 14 and 16 Marlborough Road.
 - Turn north and continue along Marlborough Road to meet the junction of Marlborough Road and Appley Road.
 - Turn east and continue along Appley Road, past Irwin Lodge House.
 - Turn south and continue along the boundary between Irwin Lodge House and the Old Stables.
 - Turn east and continue along the rear boundary of the Old Stables, Appley Coach House and Appley Cottage.
 - Turn north and continue along the boundary of Appley Cottage to Appley Road.
 - Cross Appley Road and turn west along Appley Road to Appley Upper Lodge.
 - Turn north and cross Appley Road and continue north along the eastern boundary of Appley Upper Lodge.
 - Turn west and continue along the northern boundary of Appley Upper Lodge to meet Appley Lane.
 - Turn north and continue along Appley Lane to the junction of path ways south west of Middle Lodge.
 - Turn east and continue along the southern boundary of Middle Lodge.
 - Turn north and continue along the eastern boundary of Middle Lodge.
 - Continue north and rejoin Appley Lane, continue along Appley Lane to the junction of Appley Lane and North Walk.
 - Turn north west and continue along North Walk to junction of North Walk and Canoe Lake Road.
 - Turn west and continue along Canoe Lake Road (south of Canoe Lake) to the traffic island at the junction of Canoe Lake Road, the Esplanade and Appley Rise.
 - Turn south and continue to start point of the junction of the Strand, Appley Rise, East Hill Road and West Hill Road.
-