

Heritage Assets at Risk in the Medina Valley

January 2014

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The Isle of Wight Council wishes to thank the Isle of Wight Gardens Trust for their expertise and assistance in undertaking the field work and assessments of historic parks and gardens that have informed this document.

1. General Introduction

- 1.1 The Isle of Wight has a rich and varied architectural past, and its historic environment encompasses listed buildings, conservation areas, scheduled ancient monuments, historic landscapes, sites of archaeological interest and non-statutorily designated buildings or sites, which are collectively known as heritage assets.
- 1.2 The National Planning Policy Framework (NPPF) requires that local planning authorities should set out a '*positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats*'. The NPPF sets considerations for the development of local plan policy that will enable the delivery of sustainable development and it is sustainable development that is the golden thread running throughout local plan making and decision taking. This is articulated in paragraph 2 of the NPPF which states that, '*one of the core dimensions of sustainable development is the protection and enhancement of the historic environment*'.
- 1.3 The NPPF (para 19) goes onto state that '*local plans should include a clear and positive strategy for the conservation and enjoyment of the historic environment in the area, including heritage assets most at risk through neglect, decay and other threats*'.
- 1.4 The Isle of Wight Council's strategic planning policy approach to the historic environment is set out in policies SP5 and DM11 of the Island Plan Core Strategy. However, the preparation of subsequent Development Plan Documents provides the council, as the local planning authority, the opportunity to further take into account the approaches set out in the NPPF at the local level.
- 1.5 English Heritage has already produced a Heritage at Risk Register to identify Grade I and II* listed buildings (which includes Grade I, II* and II churches), conservation areas, registered battlefields, scheduled monuments, registered parks and gardens and protected wrecks at risk of irreversible decay due to neglect and vacancy.
- 1.6 This document applies this general approach to a local level by identifying secular¹ Grade II listed buildings and locally listed heritage assets considered to be 'at risk' within the area identified as the Medina Valley in the Core Strategy. It is intended that this document will help inform the preparation of the AAP with regards to a dedicated policy approach towards a *positive strategy for the conservation and enjoyment of the historic environment*, but also to raise awareness of these assets and help secure their future.
- 1.7 It should be noted that this register does not include assets such as archaeological sites and monuments, historic landscapes or wrecks unless they already form part of the Local List. The Historic Environment Record contains almost 1,900 entries (excluding stray find spots) in the Medina Valley AAP area it has not been possible to include these assets as part of this register. However their exclusion does not

¹ Non-religious buildings

suggest that they do not contribute positively to the Islands historic environment² and that none of these assets are in poor condition or at risk.

- 1.8 **Inclusion within this document is not intended to criticise owners of the assets, but to focus attention on them to seek solutions, both within and outside of the planning system, to help secure their future.**

2. Heritage at Risk

- 2.1 English Heritage's 'Heritage at Risk Register' already identifies a number of heritage assets within the Medina Valley that are considered to be at risk. These are:
- Northwood House, Cowes
 - Hammerhead Crane, Cowes
 - Church of St Mary, Church Road, Cowes
 - Church of St Thomas, Newport
 - Carisbrooke Conservation Area
 - Cowes Conservation Area
 - Newport Conservation Area
- 2.2 As these assets have already been included within the national Heritage at Risk Register and there is an awareness of their issues, they have not been separately assessed and included within this local document.
- 2.3 For this document the council has developed the approach to include secular Grade II listed buildings and assets included on the Local List register (which includes buildings/structures/parks and gardens), to reflect the definition of Heritage Asset in the NPPF³, and more importantly to emphasise the importance of these heritage assets to the character of the Medina Valley.
- 2.4 It should be noted that this register does not include the non-designated heritage assets such as archaeological sites and monuments, historic landscapes or wrecks unless they already form part of the Local List.

² Historic environment is defined in the NPPF as 'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed fauna'.

³ Heritage Assets are defined as: A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

3. Listed Buildings

- 3.1 A building or structure is placed on the national statutory list if it has architectural or historical significance. Placing a building on the list offers a level of protection from demolition or unsympathetic development.
- 3.2 To qualify for listing, buildings must possess special architectural or historic interest. On the Isle of Wight, virtually all buildings built before 1700 are listed. Between 1840 and 1914, the Victorian and Edwardian periods, only buildings of definite quality are listed. 20th century buildings are considered if they are of exceptional quality. A building cannot be listed if it is less than ten years old.
- 3.3 Within, or partially within, the Medina Valley there are currently 430 listed building entries on the national list (an entry can sometimes include more than one building), and they are classified in the following way:

Grade I

- 3.4 These are buildings of exceptional architectural or historic interest and within the Medina Valley include, for example, The Parish Church of St Mary in Carisbrooke High Street, Newport Roman Villa in Avondale Road and Carisbrooke Roman Villa. There are 6 Grade I buildings/structures within the Medina Valley.

Grade II*

- 3.5 These are particularly important buildings of more than special interest. There are 13 Grade II* buildings/structures within the Medina Valley.

Grade II

- 3.6 These are buildings of special architectural interest that warrant every effort being made to preserve them. This grade includes the majority of listed buildings and there are 411 in the Medina Valley.
- 3.7 The English Heritage Risk Register identifies the Grade I and II* listed buildings (and all churches) and so only the secular Grade II listed buildings are included in this local register.
- 3.8 Structures other than buildings can also be classified as Listed Buildings and these can include items such as telephone boxes, milestones, monuments and tombs. Within this report, any monuments and/or memorials that have been assessed as being at risk have been listed as priority E because whilst they have been assessed as being in need of repair they cannot be occupied and therefore it is considered that they do not have the same opportunities for repair as buildings as they cannot be occupied. This however doesn't mean that they aren't at risk; rather it reflects the difficulties in finding appropriate and viable uses for such structures.

4. Parks and Gardens

- 4.1 English Heritage is responsible for the 'Register of Parks and Gardens of special historic interest in England'. The main purpose of this Register is to celebrate designed landscapes of note and encourage appropriate protection.
- 4.2 The 'Register of Parks and Gardens' includes designed landscapes of all ages. A sliding scale of significance is employed: the more recent the site, the higher the level of interest required for inclusion on the Register. Designed landscapes which are less than 30 years old are unlikely to be considered unless they are of outstanding importance and under threat. Whether or not a site merits national recognition through registration will depend primarily upon the age of its main layout and features, its rarity as an example of historic landscape design and the quality of the surviving landscape. Cemeteries, institutional landscapes and other types of designed landscape each have particular characteristics that warrant recognition through the Register.
- 4.3 Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance.
- 4.4 There are currently over 1,600 sites included on the Register, divided into three grade bands to give added guidance on their significance.
- 4.5 The grading criteria are as follows:
 - Grade I sites are of exceptional interest
 - Grade II* sites are particularly important, of more than special interest
 - Grade II sites are of special interest, warranting every effort to preserve them
- 4.6 The majority of the sites identified on the Register are awarded a Grade II status. Around 27% of the 1,600 sites are awarded a Grade II* status, and a further 9% are classified as Grade I.
- 4.7 The Isle of Wight has a total of nine sites on the 'Register of Parks and Gardens of special historic interest in England'; eight of which are Grade II sites and one (at Osborne House) is Grade II*. Out of the nine sites none are within the Medina Valley boundary, but two do adjoin it. These are the Grade II Norris Castle and the previously mentioned Grade II* Osborne House.
- 4.8 Registration as a Park and Garden is a 'material consideration' in the planning process, meaning that the Council must consider the impact of any proposed development on the landscapes' special character.

5. Locally Listed Buildings, Structures, Parks and Gardens

- 5.1 Some heritage assets may not be significant enough to be included as a designated heritage asset, but are worthy of local recognition. These have been included on the Council's Local List of heritage assets. The Local List includes many schools, churches and public houses designed and built by local architects and certain parks and gardens of historic and/or architectural interest.
- 5.2 Some of the buildings are in Conservation Areas which means that permission would be required from the council for their demolition. Furthermore, the architectural or historic interest of these heritage assets can be given weight during the consideration of any development proposals submitted to the council. The Local List currently identifies 30 entries within the Medina Valley.

6. Assessment of Risk for Buildings and Structures

- 6.1 Table 1 sets out the assessment criteria used to assess the buildings and structures in this document. It has been modelled on English Heritage's guidance and has been used by other local authorities. The assessment process works across the table from left to right, and buildings are assessed for inclusion in this register on the basis of condition and occupancy.

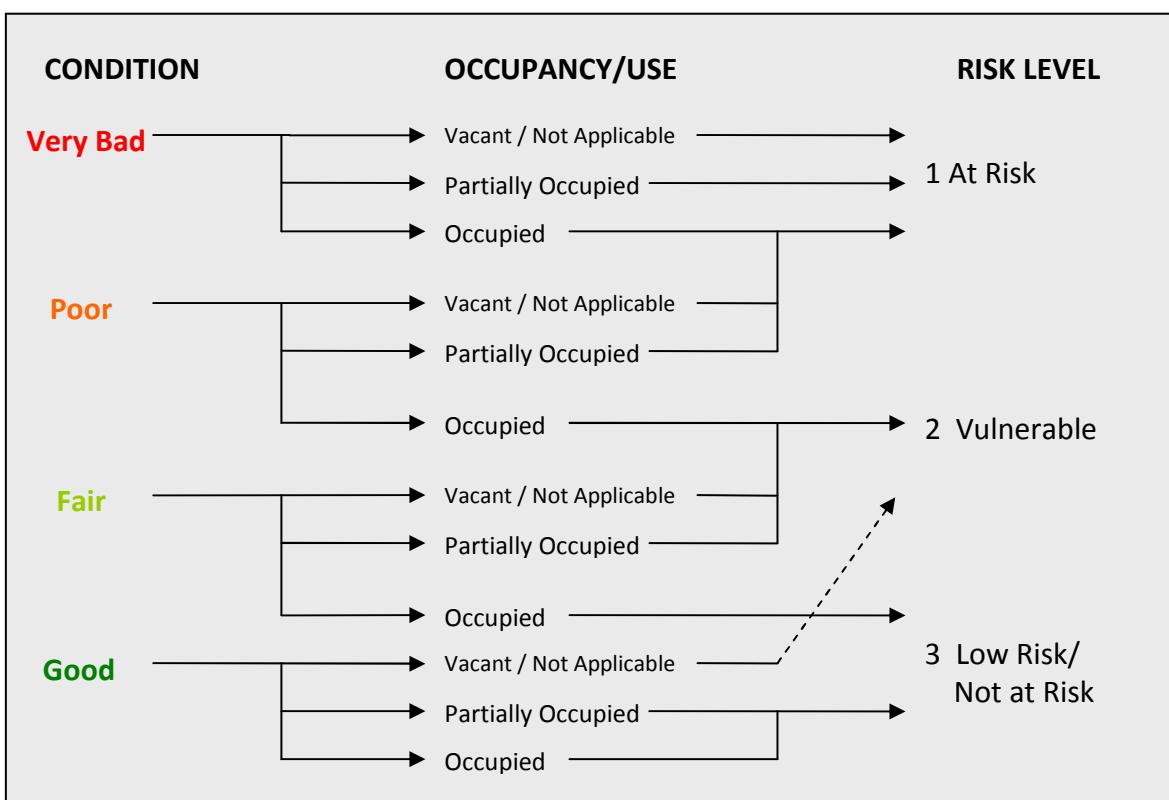


Table 1: Assessment of risk for Buildings and Structures, model taken from English Heritage, Buildings at Risk Survey form - Revised 2012)

Condition

6.2 The condition of the building or structure is the first consideration and has been assessed in line with the 4 categories set out in Table 1 above.

6.3 Condition has been graded as follows:

Site Name:	
Designation:	Grade II
Condition:	Very Bad
Occupancy:	Vacant
Risk / Priority:	1 / B
Ownership:	Private

- **Very Bad:** a building/structure where there has been structural failure or where there are clear signs of structural instability; (where applicable) there has been a loss of significant areas of roof covering, leading to major deterioration of the interior; or where there has been extreme vandalism or a major fire or other disaster affecting most of the building.
- **Poor:** a building/structure with deteriorating masonry and/or a leaking roof and/or defective rainwater goods, with damage caused by weather penetration, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, or where there has been vandalism, fire, or other disaster which has affected part of the building.
- **Fair:** a building/structure which is structurally sound but in need of minor repair or general maintenance.
- **Good:** structurally sound building/structure, weather and water tight, not threatened by infection of fungus or insects, and with no significant repairs needed.

6.4 Condition was first assessed in 2012, with a further visual inspection of each building identified as being at risk being undertaken in August 2013. In order to ensure that assessment of condition was undertaken in a consistent manner the survey of the condition assessed the following relevant elements: roof coverings; chimney stacks; rainwater goods; wall surfaces; windows and doors; decorative finishes; external works; interiors (only where accessible); general soundness; protection against the elements; general visible condition. Condition was assessed by undertaking a site visit to each building/structure.

Occupancy

6.5 The occupancy of the building is then assessed (refer to Table 1 above), based on a visual survey and any information held relating to the building/ structure (usually based on previous planning applications and pre-application discussions).

Site Name:	
Designation:	Grade II
Condition:	Very Bad
Occupancy:	Vacant
Risk / Priority:	1 / B
Ownership:	Private

6.6 Occupancy is noted as 'vacant', 'part occupied' or 'occupied'. Where the structure being assessed is not capable of occupancy such as a monument, occupancy is 'not applicable' and inclusion is solely based on condition.

Risk Level

- 6.7 Once the occupancy has been established Table 1 above can be followed to identify the level of risk faced by the building/structure. Buildings considered to be 'at risk' are in need of some immediate action to prevent further deterioration or collapse. The Medina Valley Heritage at Risk Register also features a number of buildings considered to be 'vulnerable' (risk level 2), but not yet 'at risk'. Usually these buildings are in a 'fair' or 'good' but deteriorating condition, and are either vacant or partially occupied. These are however included in the register in the next section of this document.

Site Name:	
Designation:	Grade II
Condition:	Very Bad
Occupancy:	Vacant
Risk / Priority:	1 / B
Ownership:	Private

Priority

- 6.8 Once a building is identified as 'at risk' or 'vulnerable' and included on the register, priority for action is assessed on a scale of A to F:

A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.

B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.

C Slow decay; no solution agreed.

D Slow decay; solution agreed but not yet implemented.

E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).

F Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

Site Name:	
Designation:	Grade II
Condition:	Very Bad
Occupancy:	Vacant
Risk / Priority:	1 / B
Ownership:	Private

Significance

- 6.9 A brief statement of significance is also provided for each building and structure identified as being at risk. This is to further aid understanding of the importance of the building or structure to the Medina Valley (and potentially beyond) and to provide a context for the risk and priority assessment. The NPPF defines significance (in relation to heritage) as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

7. Assessment of Risk for Parks and Gardens

7.1 Table 2 below sets out the assessment criteria used to assess Local List historic designed landscape sites, generally referred to as 'Parks and Gardens'. It is modelled on current English Heritage guidance and methodology and uses their identified indicators for assessing sites at risk. The assessment process works across the table from left to right and sites are assessed for inclusion in this register on the basis of condition and vulnerability.

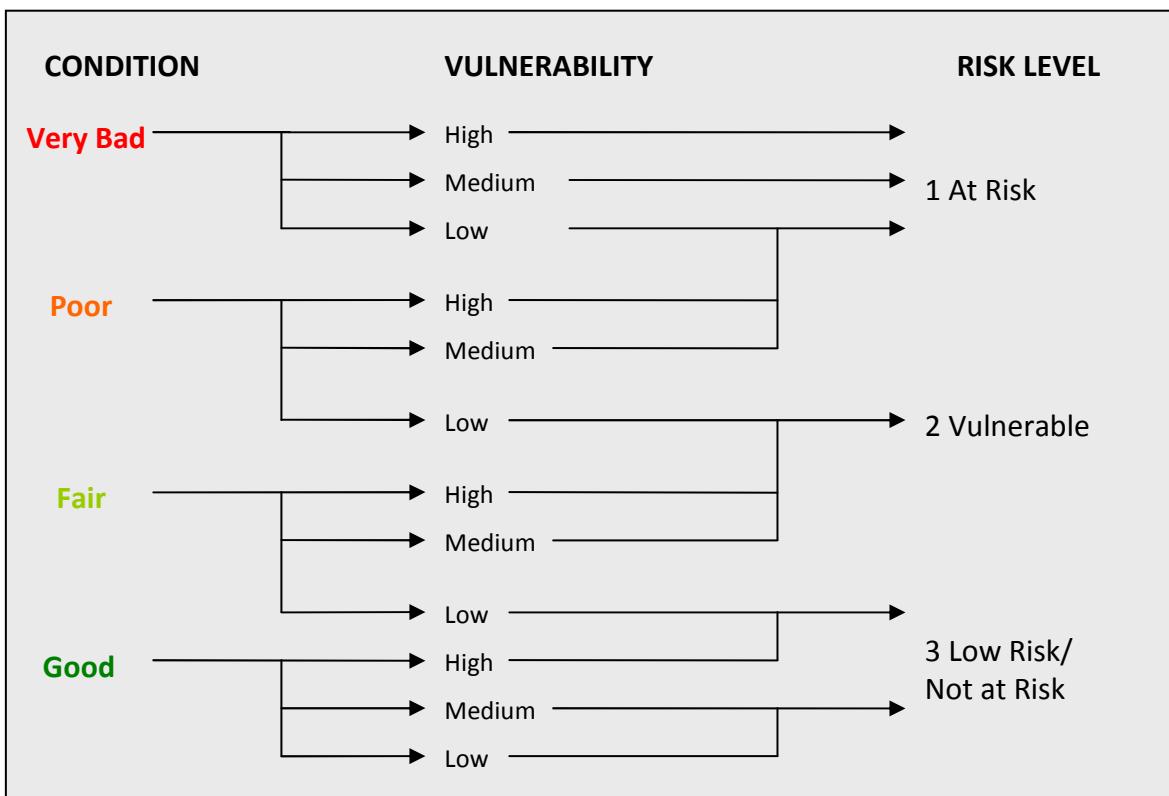


Table 2: Assessment of risk for Parks and Gardens, model adapted from English Heritage, Buildings at Risk Survey form - Revised 2012)

Condition

7.2 The overall condition of a site is the first consideration and has been assessed in line with the 4 categories set out in the table.

Condition has been graded as follows:

- **Very bad:** a park or garden with extensive significant problems.
- **Poor:** a park or garden in generally unsatisfactory condition with major localised problems.
- **Fair:** a generally satisfactory park or garden but with significant localised problems.
- **Good:** a park or garden in an optimal or generally satisfactory state.

- 7.3 Condition was assessed by undertaking a walk-over and visual inspection of each site during July and August 2013. The condition of architectural and landscape features was judged against what would be expected with good continuous maintenance. Particular attention was paid to those features which contributed to the quality, historic interest and local significance of the site at the time it was included on the Local List. For example in a public park these might include entrances and gates, boundary walls and railings, paths, seats, water features and planting together with views in, out and within the site.
- 7.4 The assessments were undertaken by the Isle of Wight Gardens Trust, which is an independent charity, run by volunteers, engaged in caring for the Island's historic parks, gardens and designed landscapes. The assessments were then discussed with Council officers for verification.

Vulnerability

- 7.5 This is the second key indicator in determining the level of risk to an historic designed landscape and has been assessed as 1 of 3 categories set out in Table 2.

Vulnerability has been graded as follows:

- **High:** where there is uncertainty about the future of the conservation of the historic park and garden.
- **Medium:** where the site is considered overall benign to the historic interest but there are some complexities.
- **Low:** where the historic park and garden are managed as designed or management is compatible with the historic interest.

- 7.6 Vulnerability was assessed by looking at the site's current use and its original intention; ownership and in particular where sites are now in multiple ownership; and planning proposals in the 3 previous years. Management of the site was also assessed on the basis of whether or not there was a conservation management plan or equivalent. These plans were not assessed but the existence of a plan was taken as an indication that there was a conservation intent.

Risk Level

- 7.7 As for buildings and structures, the table can be followed to identify the level of risk faced by a park and garden site. Parks and gardens considered to be 'at risk' are included in the register in the next section of this document. The Medina Valley Heritage at Risk Register also features a number of parks and gardens considered to be 'vulnerable' (risk level 2), but not yet 'at risk'. Usually these are in a 'fair' or 'good' but deteriorating condition. These are however included in the register in the next section of this document.

Priority

7.8 Once a park and garden site is identified as ‘at risk’ or ‘vulnerable’ and included on the register, priority for action is assessed on a scale of A to F:

- A** Immediate risk of further rapid deterioration or loss of integrity⁴; no solution agreed.
- B** Immediate risk of further rapid deterioration or loss of integrity; solution agreed but not yet implemented.
- C** Slow decay or loss of integrity; no solution agreed.
- D** Slow decay or loss of integrity; solution agreed but not yet implemented.
- E** Basic repair and maintenance being undertaken but future use(s) or management not identified.
- F** Basic repair and maintenance being undertaken; future use(s) or management identified, but either not yet formally agreed or implemented or insufficient information available to confirm that slow decay or loss of integrity will be prevented.

Significance

7.8 A brief statement of significance is also provided for each site to aid understanding of its local importance and to provide a context for the risk and priority assessment. The NPPF defines significance (in relation to heritage) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

⁴ Integrity is defined as the survival of features or fabric which combine to make the site of sufficient significance to be included on the Local List.

8. Heritage Assets At Risk or Vulnerable in the Medina Valley

- 8.1 All 441 assets, comprising of 411 Grade II listed buildings and 30 locally listed assets which included 4 parks and gardens and 2 cemeteries within the Medina Valley were visited and subject to a visual assessment. Officer site visits were undertaken between June and August 2012, with a re-evaluation of those identified at risk or vulnerable being undertaken in August 2013
- 8.2 Site visits were also undertaken by the Isle of Wight Gardens Trust, which assessed the 4 parks and gardens and the 2 cemeteries during the months of July and August in 2013. The following list of buildings and structures are only those which are considered to fall within the risk levels 1 and 2. A suggested priority rating for action has also been given.
- 8.3 Correspondence was sent to the owners notifying them of the Heritage Assets at Risk register, the assessment process, the intention to include their asset within the register and the fact that the register would be made public. At this stage comments from the owners were invited on whether they agreed with the reasons given for including their property on the register and whether they had any future plans to conserve the asset. The responses to this were used to determine whether the asset remained on the register. This approach mirrors that taken by English Heritage in compiling the national Heritage at Risk register.



Site Name:	Granary at Werrair Farm, Northwood	Currently braced and boarded, an agreement is in place with the owners for its restoration with work at the end of 2013.
Designation:	Grade II	
Condition:	Very Bad	
Occupancy:	Vacant	
Risk / Priority:	1 / B	
Ownership:	Private	
Significance:	18 th century timber framed granary with corrugated iron sheeting roof situated on the edge of a former farm group. This is the largest known granary on the Isle of Wight and is therefore of local importance. It is of strong visual character and forms a functional relationship with the farm holding and wider context.	



Site Name:	Frank James Memorial Hospital, Adelaide Grove, East Cowes	Majority of windows have been damaged and are boarded up. Although fenced off the building is continuing to suffer from vandalism and neglect. Planning permission has been granted for the conversion to residential units, but the works have not been fully implemented.
Designation:	Grade II	
Condition:	Very Bad	
Occupancy:	Vacant	
Risk / Priority:	1 / B	
Ownership:	Private	
Significance:	A purpose built hospital of 1903 in Dutch style, built	

of red brick with tiled roof with artistic fine features and ornate chimneys typical of the period. It is a significant building in East Cowes, in a prominent location with a strong connection to local identity and character.



Site Name:	Chapel to South West of Entrance to Northwood Cemetery, Newport Road, Cowes	Visible attempts at temporary stabilisation works to the rear of the chapel believed to have been undertaken c.2009. All windows have been boarded up. Although the building is secure it appears to be suffering from neglect. The use of plastic rainwater goods, damaged stonework and blocked gutters was also noted.
Designation:	Grade II	
Condition:	Very Bad	
Occupancy:	Vacant	
Risk / Priority:	1 / C	
Ownership:	IWC	
Significance:	Built c.1870 as one of a pair of chapels in Northwood Cemetery. Constructed of stone rubble with tiled roof having gable end with kneelers. The Chapel positively contributes to the overall setting of the locally listed cemetery.	



Site Name:	Former Stable Range at Northwood House, Ward Avenue, Cowes	The northern wing of the stable range is occupied and is well maintained. The southern wing is vacant and is in very poor condition.
Designation:	Grade II, CA	
Condition:	Poor	
Occupancy:	Part Occupied	
Risk / Priority:	1 / C	
Ownership:	Charitable trust	
Significance:	Mid C19 th L-shaped stable range built of stone rubble with a hipped slate roof. Part of a group of substantial historic buildings, importantly set within a locally listed park close to the centre of Cowes. The stable range forms an important part of the group listing including the Grade II* Northwood House.	



Site Name:	St Cross Mill, St Cross Lane, Newport	The building is occupied but is in poor condition with no agreed solution.
Designation:	Grade II, CA	
Condition:	Poor	
Occupancy:	Part Occupied	
Risk / Priority:	1 / C	
Ownership:	Private	
Significance:	A significant building in the history of Newport, this mill is an almost complete original structure from the early 19th century, with some late 19 th century	

machinery. The basement has several courses of stone which may date back to the monastic mill. Forms part of the Historic Town Centre character area of Newport Conservation Area.



<i>Site Name:</i>	Cement Chamber Kiln (former Medina Cement Works, Stag Lane, Newport	The original kiln lies inside the concrete shroud of later adaptations.
<i>Designation:</i>	Locally Listed	
<i>Condition:</i>	Poor	
<i>Occupancy:</i>	N/A	
<i>Risk / Priority:</i>	1 / A	
<i>Ownership:</i>	IWC	
<i>Significance:</i>	19 th and 20 th century cement works including partial remains of a 19 th century brick chamber kiln. Owned by Charles Francis, who was associated with technical developments in cement production. It is reputed that the Medina Cement produced here was used in Osborne House.	



<i>Site Name:</i>	Wall at rear of No's 78, 79 & 80, High Street, Newport	The wall is in poor condition with spalling masonry and damaging vegetation growth.
<i>Designation:</i>	Grade II, CA	
<i>Condition:</i>	Poor	
<i>Occupancy:</i>	N/A	
<i>Risk / Priority:</i>	1 / C	
<i>Ownership:</i>	Private	
<i>Significance:</i>	A distinctive 17 th century wall built of stone rubble with red brick copings and 3 header bands which forms part of the character of the conservation area. The wall follows the building line along the back of the pavement in this area of Pyle Street and therefore contributes to the street scene.	



<i>Site Name:</i>	Medina View, Trinity Road, East Cowes	The property has been vacant for sometime and is slowly decaying with no solution agreed.
<i>Designation:</i>	Locally Listed	
<i>Condition:</i>	Poor	
<i>Occupancy:</i>	Vacant	
<i>Risk / Priority:</i>	1 / C	
<i>Ownership:</i>	Private	
<i>Significance:</i>	With an engraving dating the building to 1745 this is thought to be one of the oldest houses in the town and is a tiny remnant of old East Cowes. It is an attractive building with a variety of old brickwork which contributes to the historic interest of the town.	



Site Name:	Warehouse (former AB Cooke), Little London, Newport	The building is an important local landmark which is slowly decaying. A solution has been agreed (through a planning permission), but no works have commenced.
Designation:	Locally Listed	
Condition:	Poor	
Occupancy:	Vacant	
Risk / Priority:	1 /D	
Ownership:	Private	
Significance:	Built in 1901 the building provided the first permanent electricity supply for Newport, and later Cowes. The former power station represents an important contribution to the overall development of Newport, and remains in a substantial and recognisable form, retaining its historic features and layout. The building is a visually important local landmark, due to its distinctive and recognisable form.	



Site Name:	11, 13 & 17 Castle Road, Newport	As a group listing No's 11 & 17 appear to be structurally sound and well maintained
Designation:	Grade II, CA	
Condition:	Fair	but No. 13 is suffering from a lack of maintenance and appears to be unoccupied.
Occupancy:	Part Occupied	
Risk / Priority:	2 /C	
Ownership:	Unknown/Unregistered owner	
Significance:	Constructed late 18 th / early 19 th century, cement rendered with gable end slate roofs. This grade II listed building forms part of a group within the Carisbrooke Road Character Area of Newport Conservation Area. Terrace housing is important to the character of this area and these properties add to the long views of the artisan terraces along Castle Road.	



Site Name:	38 Quay Street, Newport	Slate roof is hidden behind the cornice and parapet. The building is structurally sound but suffers from a lack of maintenance and has been vacant for a number of years.
Designation:	Grade II, CA	
Condition:	Fair	
Occupancy:	Vacant	
Risk / Priority:	2 / C	
Ownership:	Private	
Significance:	Early 19 th century building of three storeys stucco with rusticated ground floor. Forms an important part of the street scene in Quay Street which is part of the historic core of Newport. It displays a particularly high standard of architectural detailing.	



Site Name:	99 Castle Road, Newport	Two-storey weather boarded property constructed around 1840. Building has been vacant for several years which has led to its slow decay and lack of maintenance.
Designation:	Grade II	
Condition:	Fair	
Occupancy:	Vacant	
Risk / Priority:	2 / C	
Ownership:	Private	
Significance:	An unusual weather boarded building in Castle Road with artistic features including the windows, rustic plank fence and the glazed roof veranda. Known to have a Second World War air raid shelter buried in the front garden which adds to the archaeological interest of the area.	



Site Name:	Former Wash House to the Coastguard Cottages, Albany Road, East Cowes	Former wash house, now outbuilding, built in 1882 in Gothic style. Appears to be used for storage.
Designation:	Grade II, CA	The masonry walls are beginning to show signs of decay.
Condition:	Fair	
Occupancy:	Part Occupied	
Risk / Priority:	2 / C	
Ownership:	Private	
Significance:	An architecturally impressive and externally unaltered example of a later 19th century wash house which forms part of a group of buildings at a coastguard station. The coastguard station also includes coastguard cottages, former officers' house and a former boathouse. Constructed of a locally popular yellow sand coloured brick.	



Site Name:	Kitbridge Farmhouse, Forest Road, Newport	Farmhouse appears to be structurally sound but suffering from a lack of maintenance. The property appears to be partly occupied.
Designation:	Grade II	
Condition:	Fair	
Occupancy:	Part Occupied	
Risk / Priority:	2 / C	
Ownership:	Unknown/Unregistered owner	
Significance:	Early 19 th , possible 18th century farmhouse, cement rendered and of two storeys. The farmhouse forms part of Kitbridge Farm. It is of strong visual character and forms a functional relationship with the farm holding and the wider rural context.	



Site Name:	Part of Parkhurst Prison, 1 Nicholson Street, Newport	The lack of maintenance suggests that the building has been vacant for several years.
Designation:	Grade II	
Condition:	Fair	
Occupancy:	Vacant	
Risk / Priority:	2 / C	
Ownership:	Private	
Significance:	Designed by Sir Joshua Jebb and constructed in 1842-44, was originally the Deputy Governor's House but later used as offices. Forms part of a group listing with other Prison Service buildings. Retaining strong links with the Parkhurst Prison the building is both nationally and locally significant.	



Site Name:	The Guildhall, High Street, Newport	Until recently part of the building housed the Newport Tourist Information Centre, now a section of the building is used as a museum whilst the rest of the building remains vacant.
Designation:	Grade II*, CA	
Condition:	Fair	
Occupancy:	Part Occupied	
Risk / Priority:	2 / C	
Ownership:	IWC	
Significance:	Constructed in 1819, by the renowned architect John Nash, the Guildhall is a landmark building at the centre of Newport. Situated within the Historic Town Centre Character Area of Newport Conservation Area, key views of the Guildhall and its later clock tower from the High Street are important. As one of the town's most significant buildings the Guildhall is a key feature in Newport's overall character.	



Site Name:	Chapel to South East of Entrance to Northwood Cemetery, Newport Road, Cowes	Appears to be in a fair condition due to the recent undertaking of restoration works. However included on the register due to vacancy and continual structural problems despite efforts to repair.
Designation:	Grade II	
Condition:	Fair	
Occupancy:	Vacant	
Risk / Priority:	2 / E	
Ownership:	IWC	
Significance:	Built c.1870 as one of a pair of chapels in Northwood Cemetery. Constructed of stone rubble with tiled roof having gable end with kneelers. Chapels positively contribute to the overall setting of the locally listed cemetery.	



<i>Site Name:</i>	Northwood Cemetery, Newport Road, Cowes	While trees in the three older parts of the cemetery have been assessed as good, the condition of monuments in these areas, together with the east and west boundary walls and, in particular, the two listed chapels evidence significant localised problems.
<i>Designation:</i>	Locally Listed	
<i>Condition:</i>	Fair	
<i>Vulnerability:</i>	Medium	
<i>Risk / Priority:</i>	2 / F	
<i>Ownership:</i>	IWC	

<i>Significance:</i>	The chapels and boundary wall at the cemetery are Grade II structures. It possesses a good landscape, has a good association with local events and is one of the Islands most attractive Victorian cemeteries. Northwood is the second oldest municipal cemetery on the Island after Ryde. It has survived well and has several significant monuments relating to important people from their period.
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<i>Site Name:</i>	Carisbrooke Cemetery, Whitcombe Road, Carisbrooke	The cemetery is accessed through an impressive entrance drive. The south-western area appears neglected with monuments in poor condition and overgrown by vegetation. The Lodge and its curtilage, whilst outside the defined area of the local list entry, are an important and highly visible part of the historic designed cemetery landscape.
<i>Designation:</i>	Locally Listed	
<i>Condition:</i>	Fair	
<i>Vulnerability:</i>	Medium	
<i>Risk / Priority:</i>	2 / F	
<i>Ownership:</i>	IWC	

<i>Significance:</i>	One of the Island's oldest and largest public cemeteries, which contains several locally important monuments. The cemetery has a Gate Lodge, Chapels and a Gateway which has recently been rebuilt so the building features are fairly complete.
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<i>Site Name:</i>	Springhill, Holy Cross	The main part of the Local List site comprises the Convent, with its immediate grounds, parkland, former kitchen garden and ancillary buildings. This use was compatible with the original intention, but is now redundant and the proposed sale makes the future conservation of the historic park and garden uncertain.
<i>Designation:</i>	Locally Listed	
<i>Condition:</i>	Fair	
<i>Vulnerability:</i>	Medium	
<i>Risk / Priority:</i>	2 / E	
<i>Ownership:</i>	Private	
<i>Significance:</i>	Former grounds to Springhill Estate. Purchased by William Goodrich in 1794 and named Springhill by 1813. House rebuilt from 1863. Neatly proportioned 19 th century local brick dwelling in good condition.	

9. Analysis

- 9.1 Of the 441⁵ assets within, or partially within, the Medina Valley only 9, (2%), have been identified as being 'at risk' and 11 (2.5%) as 'vulnerable'. These do not include Northwood House, the Hammerhead Crane, St Thomas' Church (Newport) and St Mary's Church (Cowes) as these buildings and structures are already included on the national Heritage at Risk Register. The remaining 421 assets were categorised as low risk/not at risk and therefore are not included in this document.

- 9.2 Table 3 shows that of the 9 assets at risk, only 3 (less than 1%) are rated priority A or B which means that they are at immediate risk (shaded red). Each of these is therefore considered in more detail below.

	Priority					
	A	B	C	D	E	F
1 At Risk	1	2	5	1		
2 Vulnerable			7		2	2

Table 3: Matrix of Risk Level and Priority

Priority Cases

Priority A – Immediate risk of further rapid deterioration or loss of fabric; no solution agreed

Cement Chamber Kiln at Stag Lane

- 9.3 The Cement Chamber Kiln at Stag Lane is identified as being a priority, due to its immediate risk of further rapid deterioration or loss of fabric with no solution being agreed. The surrounding area has had a long history associated with cement works and associated uses. Most of the structures previously connected with the cement industry on the site have been cleared, however remnants of this old lime kiln dating back to the 19th century remain. Due to the overgrown nature of the site the kiln could only be viewed from distance during the survey, but as stated in its Local List nomination it is known in part due to previous surveys undertaken by the council, to be very dilapidated. It is thought the original kiln lies inside the concrete shroud of later adaptations. It is adjacent to the new Vestas development on the River Medina.

Priority B – Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented

Granary at Werrar Farm

- 9.4 The Granary at Werrar Farm is a Grade II listed building and is in very poor condition. The building is a timber framed structure with some remaining timber cladding and corrugated sheet roof covering. It is supported on stone staddlestones, some of

⁵ Total includes 411 Grade II listed buildings and 30 locally listed assets (including 4 parks and gardens and 2 cemeteries).

which appear to have been previously replaced with brick piers. The southern bay has recently collapsed and much of the timber frame and cladding has deteriorated. The granary has recently been secured with bracing to prevent any further loss of the structure. Planning permission has been granted for the Granary's relocation within the farmstead, and its reconstruction and restoration for use as a dwelling. The permission was conditioned with a timescale and works are programmed to begin by the end of 2013.

Frank James Memorial Hospital

- 9.5 The former Memorial Hospital is showing visible signs of decay including the loss of the majority of original windows; the overgrowth of vegetation around the site; and many broken roof tiles, all of which are contributing to the building's overall deterioration. Although not visible on the survey, it is known that the interior of the building is also suffering from neglect in the form of the removal of certain walls and floors and ceiling coverings. The former Memorial Hospital has been secured on a number of occasions to prevent further vandalism and subsequent deterioration of the building. The Council are speaking with an individual who has expressed an interest in restoring the building and are hopeful that works can commence at the earliest opportunity for its conversion to residential use.
- 9.6 The remaining 17 assets are categorised as follows: 6 assets at risk are prioritised C and D which means they are experiencing slow decay; 11 assets are vulnerable with 7 of these prioritised as C (slow decay – no solution agreed) and 4 assets categorised as priority E and F (either under repair with no user or repairs in progress but use not implemented). This would suggest that continued monitoring of the condition of these assets is required to see whether their risk level increases and therefore their priority changes.
- 9.7 It is also recommended that the owners of all the 20 assets identified as being at risk or vulnerable are written to, with the issues and concerns being highlighted to them along with potential future opportunities and ways in which the Council may be able to assist in bringing any assets back into use and/or a reasonable state of repair and secure its removal from the Register.

10. Overall Conclusions and Recommendations

- 10.1 Generally speaking the health of the heritage assets considered in the scope of this survey within the Medina Valley is good, with less than 5% being identified as at risk or vulnerable.
- 10.2 Three assets are identified at risk and are priority cases. The Granary at Werrar Farm has bespoke approaches agreed and in place to address its condition. However, the Cement Chamber Kiln and Frank James Memorial Hospital will need further monitoring and solutions sought with relevant parties. Annual monitoring and ongoing liaison with the owners of these assets will help to better understand the

issues/complexities involved. A positive approach involving discussion and advice will help the council drive forward solutions in the hope that these buildings can be repaired and be removed, or have their risk priority downgraded, from this register.

- 10.3 Continued monitoring of the condition of the remainder of the assets in this document is required to understand whether their risk level increases and therefore their priority changes.
- 10.4 To follow on from this assessment document, it is suggested that the following steps are undertaken:
 - **The owners of the 20 assets identified as being at risk or vulnerable are written to, with the issues and concerns being highlighted to them along with opportunities for future action.**
 - **The assets identified as being at risk or vulnerable are subject to on-going monitoring through the monitoring of the Island Plan.**
 - **There is an annual review of this document, with all assets in the Medina Valley being (re-)assessed.**
 - **Further consideration be given to developing bespoke policy-led approaches to those buildings identified as being most at risk.**

11. Next Steps and Monitoring

- 11.1 The findings of this document highlight the built heritage considered to be at risk within the Medina Valley and will inform the policy approach to the issue in the Council's Local Plan documents.
- 11.2 Assets will be removed from the register when they are fully repaired and their future secured.
- 11.3 It is recommended that a review of this document be undertaken on an annual basis as part of the Local Plan monitoring process.

For further information:

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USEFUL ADDRESSES

Ancient Monuments Society
www.ancientmonumentsociety.org.uk/

English Heritage
1 Waterhouse Square
138 - 142 Holborn
London
EC1N 2ST
www.english-heritage.org.uk

Illustrated regional registers available on:
www.english-heritage.org.uk/caring/heritage-at-risk/

Hampshire Buildings Preservation Trust
www.hampshirebuildings.org.uk/index.htm

Heritage Lottery Fund
www.hlf.org.uk/Pages/Home.aspx

Isle of Wight Gardens Trust
www.iowgardenstrust.org.uk

Institute of Historic Building Conservation
www.ihbc.co.uk

National Heritage Training Group
[www.nhtg.org.uk /](http://www.nhtg.org.uk/)

SAVE Britain's Heritage
www.savebritainsheritage.org

Society for the Protection of Ancient Buildings
www.spab.org.uk

The Architectural Heritage Fund
www.ahfund.org.uk

The Georgian Group
www.georgiangroup.org.uk

The Victorian Society
www.victoriansociety.org.uk