

Isle of Wight Society Newsletter

May 2015

Issue No. 117

Yarmouth Railway Station wins 2015 Conservation Award



The 2015 Isle of Wight Society Conservation Awards in conjunction with the RIBA New Build Awards were presented on May 1st at the Royal Yacht Squadron Cowes by kind invitation of the Lord Lieutenant, Major General Martin White. These awards were the 42nd to be presented by the Society.

The major award was presented to **Yarmouth Railway Station**** owned by Jules and Sarah Russell. The derelict 1888 station has been restored and carefully extended to provide a restaurant, bike hire shop, and a signal box bird hide. All the patterned brickwork has been matched, chimneys rebuilt and a new canopy added to provide a covered outdoor sitting area. The original railway sidings now have a terrace of garages, again with brickwork matching that of the station. The character of the old station has been carefully replaced and the derelict building enhanced.

The architect was Andrew Court and the builders were Stoneham Construction.

The high standard of entries this year was exceptional, and many properties were worthy of winning!

Bridlesford Lodge Farm hop kilns received a **Special Commendation of Merit** from the judges. Mrs Judi Griffin stuck out for restoration of the late 19th century kilns, believed to be unique in England, when they could easily have been flattened to provide more car parking! The 19c building had been unused for many years and was seriously cracking. The walls were underpinned and repaired and the roof completely rebuilt in a similar fashion to the original. The entrance structure and stairway to the first floor were created from angle iron to reflect the farm buildings nearby. The building now houses a fascinating Farm Heritage Centre. The Designer was Lincoln Miles and building work was carried out by Brady Builders.



Briddlesford Farm Hop Kilns



Buddle Homestead Barn

Certificates of Merit were given to the following owners:

a) Mr & Mrs Mark Levy for the **Buddle Homestead Barn** at Niton. A very derelict 18th century stone barn has been neatly converted by the owners to become a holiday let. A first floor was cleverly created by raising the roof six inches and inserting roof lights.

The Architect was Steve Clutterbuck and the builders were RPL Construction.

b) Wroxall PCC for the work carried out on restoration of **Wroxall Church of St John the Evangelist**. There was much decayed stonework which had to be restored. The spire had to be completely re-slatted after restoration of the gables and the clock was refurbished.

The work was carried out by G J Banks (IW) Ltd.



Wroxall Church of St John the Evangelist

c) Mr & Mrs Piers Verey, for **Little Budbridge Farm House**. This was for the very careful restoration of a derelict farmhouse dated 1731 with earlier foundations Listed Grade II. Original features were revealed and all the stone work repaired with lime mortar externally and lime based renders inside. The west wall had been coated in tar many years ago, and this was cleaned off. Blocked windows and doorways were re-instated to reveal the house as it would have been perhaps 300 years ago.

All the work by numerous craftsmen was enthusiastically overseen by Adam Ridett of ARID Design Limited.

d) Peter and Linda Redburn for **Westfield, Highfield Road, Shanklin****. A derelict hotel within the Conservation Area was demolished and the stone saved to build this new 16 apartment block. Careful study of the old building recorded the coursing of the stone work and banding, and this has been used again in the new building with excellent effect. Similar

stone buildings still exist in the same road, so this is an excellent example of retaining the character of the area.

The Architect was Sean Macmillan of Elmstone Design LLP, and the builders were DN Associates.



Little Budbridge Farm House



Westfield, Highfield Road, Shanklin

e) The Solesmes Congregation Group of Abbeys owners of **Quarr Abbey**, for the careful work carried out on the stabilisation of the old walls and reroofing the barn and old stables. The lime mortar repairs will prevent further deterioration of the ancient walls. The urgent work needed to the roof of the main barn now means that the dangerous structure can be used again. All the timber work was carried out on site using the same methods of construction as in medieval times.

Design was by Oxley Conservation, and the work was carried out by Stoneham Construction



The Old Barn & Walls at Quarr Abbey

f) English Heritage for two projects at Osborne, viz. the restoration and conversion of the **Sovereign's Gate** to two holiday cottages and the vital repair and conservation work at **Swiss Cottage**. Builders G J Banks(IW) Ltd. repaired the roof at Sovereign's gate and inserted roof lights to the bedrooms above the arch. The vertical blinds in the windows were repaired and brought back into use.

At Swiss Cottage everything seems just as it always was. However, major work was undertaken to prevent structural collapse of the ceilings and the gazelle shed was brought into use as a tea shop. This freed the caretakers' rooms in Swiss Cottage for interactive exhibition space.

The builders were Mountjoy, Isle of Wight.

The Architect for both projects was David Brown from English Heritage



Sovereign's Gate and Swiss Cottage at Osborne

The IWS judges, Chairman Helena Hewston, Colin Arnold, Sarah and David Burdett, Wilf Curtis, Paul Martin and Newman Smith also visited seven other properties and would like to congratulate all of them for the very good work carried out. In other years all would have had certificates, but there is a limit on the number that can be awarded in any one year! These properties are listed below:

West Penthouse Fort Albert**

Here the splendid refurbishment of 1860s fort with 1970s conversion created a new en suite bedroom on the anti-aircraft gun platform and the remainder of the apartment was upgraded, retaining many of the original character features.

Architect - Gian Giblett.

Builders - Round the Island Building Ltd

Hanover House Brook

Here conservation removal of cement render from a very old stone house, and repointing with lime mortar, should give the building several hundred more years of life.

Project Team – Wight Heritage Preservation



West Penthouse, Fort Albert



Hanover House Brook

The Old Parsonage, Mottistone**

Renovation of the house, and an extension using timber and stone have given the building a new lease of life.

Architect - Coleman Cotter, then of Rainey Petrie.

Builders – MCM Construction

Northcourt Gardener's Cottage**

Rebuilding and extending the gardener's cottage, restoration of the garden walls and re-creating the glass house have complemented this walled garden, and rescued the ruined old gardener's cottage outside the walls.

Architect - Coleman Cotter, then of Rainey Petrie.

Builders - MCM Construction.



The Old Parsonage, Mottistone



Northcourt Gardener's Cottage

At **All Saints Church Godshill** the west window and wall was about to detach itself from the remainder of the church and fall down the hill. Expert care from the craftsmen of G J Banks (IW) Ltd has restored the wall, tying it in to the rest of the church with steel reinforcing, some of it concealed deep within the walls. Straps tie in the roof again to the wall and the window mullions were rebuilt in stone and tile.

The architect was Andrew Townsend Architects of Farringdon, Oxfordshire.

Daish's Hotel Shanklin**

Renovation of several areas of the old hotel and the creation of a 12 bedroom extension matching the existing structure called for great ingenuity on the part of the architect, Sue Atkinson from Rainey Petrie. The result has been most successful, matching the character of the existing buildings in render, brick and stone.

The builders were Sovereign Construction Eastbourne and Round the Island Builders.



All Saints Church, Godshill



Daish's Hotel Shanklin

Note: Properties mark with a double asterisk (**) were also visited by RIBA Judges.

We would like to thank our sponsors for their help in putting on the Awards Evening, especially the Lord Lieutenant, Maj.Gen. Martin White for hosting the event. The following businesses also sponsored the event: Istock Ltd, W Hurst & Son, NSR Floloring, Wight management, B R Homes, Context Design & Print, Topline Windows, ARID Design Ltd, and CPRE.

News from East Cowes

Town Centre Redevelopment

This time last year the Isle of Wight Society asked HCA (Homes and Community Agency) just what their plans were for East Cowes. Since then we have been looking at the issues and created our own plans for the town. We had several meetings with Red Funnel and their representatives, and with the County Council highways department. Last November we found that Red Funnel had not consulted the people of Dover Road, despite assurances to us that they had. In their plan, Dover Road disappears under the new enlarged marshalling yard.

The chairman of the East Cowes Group of the Isle of Wight Society was invited to attend a consultation exercise in March 2015, where there were 33 consultants and 7 people from East Cowes. We tried to make our case for a traffic interchange near the centre of the town. We think that all are in favour of splitting the chain ferry traffic and the Red Funnel traffic. But until we see the planning application we will not know whether all our work has fallen on deaf ears.

Frank James Hospital

The IWC served an Urgent Works Notice on the owners of Frank James Hospital on 13th April 2015. If the necessary work is not started within a week then the Council will employ builders to do the work to make the building safe and watertight.

This follows the CADO – Community Against Delinquent Owners – kind grant of £10,000 to pay for the work needed should the owners not do it. In these cash strapped times, our Local Council cannot afford money to do the repairs to listed buildings where the owners are letting the building collapse to the ground. Conservation Officer, Lee Byrne, showed contractors the work needed, and they costed out what jobs could be achieved for £10,000. Depending on the lead in times by the contractors, work may have been started by the time this newsletter goes to print!

A Planning Application for Frank James was submitted last autumn, and revised this spring after we and others made several objections, some of which have been taken on board. It may go before the Planning Committee in May. We just wish the owners would sell the building and let someone else develop it – as long as the plans are suitable.

What will happen to the Isle of Wight County Council?

from David Burdett

The Isle of Wight Society endeavours to preserve the character of the Island. There is always change and the Society presents the views of members to the local authorities through comments on County Structure Plans such as the current Core Strategy Plan and individual planning applications governed by these overall plans.

In 1896 the Island community, that had been governed from Winchester by the Hampshire County Council, obtained its independence with its own governing County Council. There was an existing local layer of governance through Urban District Councils. The Island had strong agricultural and ship building industries and many thriving local businesses serving the needs of an island community. The profits from these activities tended to remain in and be invested in the Island. The taxes raised by local councils was spent locally as decided by each community.

As time passed, national legislation drove local governance into larger representative bodies. Many Urban District Councils were merged. This gave greater income to the larger councils but local representation was sometimes weakened, as in the case of East Cowes when combined with West Cowes who had a larger population. Subsequently the Urban District Councils were merged into Borough Councils and local councils disappeared. Again the taxes paid to the Borough Councils tended to be invested in the centres of population with their greater representation.

As time passed the duties of the County Council grew and the greater proportion of taxes were paid to the County coffers rather than the local councils. In the 1990s the decision was made nationally to combine the Borough Councils into Councils governing larger areas and the Isle of Wight residents were invited to vote for representatives on a Unitary Authority, basically a renamed County Council. What the national legislation encouraged at the same time was the re-creation of Town and Parish Councils. However this happened very slowly on the Island and took twelve years to complete. Many slowly developing local councils do not have an infrastructure to carry out local duties compared to those councils of a hundred years ago.

As the responsibilities of the County Councils grew, central government had found it necessary to provide funds for the local authorities to meet increasing infrastructure and management costs. Counties with large populations and city councils enjoy comparatively large incomes from local taxes per square mile of their jurisdiction. The Isle of Wight currently has a population of about 140,000. There are about 80,000 households, not all of which pay local taxes. The major industries have declined on the Island. These have been replaced generally with smaller companies. The major growth in the retail sector has been national chain stores that have replaced the smaller retail units. While these chain stores pay considerable business rates these companies generally have no allegiance to the Island. Their profits are returned to head office and are invested elsewhere.

The outgoing government announced in its early days that it was supporting "Localism". It was proudly announced that decision making would as far as possible be transferred to local communities. What was not stressed so publicly was that the government wanted to reduce its responsibility for national expenditure. Health, education, the armed forces and other matters of the state are costing the government an increasing amount of money. Therefore they have decided that if a community wants something such as toilets and tourist information centres the community must pay for them. The pressure on the national government is such that, instead of reducing the support for local councils slowly so that the system of funding local services can be adjusted without major upheaval, local authorities are finding that they have to reduce their budgets by millions of pounds each year. At the same time local authorities are penalised if they increase their local taxes sufficiently to replace the lost income.

The Isle of Wight Council has had to ask the new town and parish councils to take on the responsibility for many of the services previously covered by the county. The residents who have volunteered to represent their local communities did not realise what they were going to be asked to do when they were elected. Running a local authority is similar to running a business and takes training, experience and work to manage it successfully.

The national government claims that unemployment is being reduced. There is little public comment on the number of County Council staff who have been made redundant or who have left because of the poor morale created by the financial situation. Over the years the Council has lost many officers with years of experience and a lot of local knowledge. The work load that the Council can take on is reduced by the cutback in staffing levels. The Society's particular concerns are with the planning department and the cultural services. In the Council-run budget debates with representatives of the voluntary sector, the caring organisations looking after residents' welfare very rapidly agreed that cultural services such as the library service could be dispensed with in favour of health and education services. While the Council puts forward the point that they must concentrate on their statutory duties, the Society feels that a good quality of life needs more than just being kept alive. For example the Walking Festival is not only an attraction for visitors, the footpaths and bridleways are part of keeping Islanders healthy. We are wondering who will maintain the paths if further economies have to be made.

We have seen through the problems with the Cowes Enterprise College, that the Hampshire County Council are starting to handle some of the Island's educational administration. Is this a trend that will continue? We saw what happened when decision making was taken away from the local communities. The town and parish councils are not yet robust enough to take on much of the load of local administration. We fear that inappropriate

developments will be permitted by an authority based in Winchester through lack of local knowledge of the Island and interest in it. The national government has said that it needs the work of the voluntary sector to maintain services. It would appear that civic societies such as CPRE and the IoW Society, as well as many others in different disciplines, who have experience of local matters, will be needed to support community councils as the onus of management of local services is passed down to the local representatives.

A Message from The Chairperson

The **Conservation Awards** ceremony has passed successfully and remarks made on the quality of entries. The entries continue to reveal interesting conservation projects to support the heritage of the Island. The dedication and attention to detail is worthy of praise. To recognise quality provides a "feel-good factor" for all of us. Next on people's agenda is the General Election and the big financial issues of paying for everything. I am confident that the trend to obtain grants for building work will continue and provide the quality of restoration and conservation that the Society promotes.

The reshaping of the County Council continues to cause a shaking of heads and suggestions of gloom and doom but the change of focus of where to obtain money is a necessary way forward. The resilient Isle of Wight resident will continue to achieve great things because they have good networking contacts and self confidence.

Our Awards do help the building industry, its craftsmen and women and the heritage of the Island so we are already looking forward to the entries for 2016.

The Annual General Meeting is our next event on 1st June at Ryde Castle Hotel. From 11.30 am you will have the opportunity to see the renovation which gained the Conservation Award last year, following the fire. Further details are printed in the newsletter but I can write that the guest speaker will be on the subject of Dark Skies. I think everyone enjoys the magic of a starry sky and the movement to improve our chances of seeing stars is serious in its intentions and has information about how we can contribute.

I look forward to seeing as many of you as possible at this event. We need 25 persons to attend to be quorate.

With regards to you all. Helena Hewston (Chair)

A Message from the Treasurer

Many groups and societies are finding the management of the budget more and more difficult in these financially tight times, with expenditure being greater than income. However I wish to ask life members who have not given anything to the Society for many years, to consider making a donation. Also many Societies benefit from bequests made by members in their wills. Perhaps you may like to consider this in the future.

Society Information

Chairman: Helena Hewston, 3 Sunnyside, Main Road, Newbridge

Tel: 555099. e-mail: sybug@aol.com

Treasurer: John Barnes, 51 Cambridge Road, East Cowes.

Tel: 293010. e-mail: jandabarnes51@gmail.com

Executive Committee: Chairman, Treasurer, Colin Arnold (Ryde), David Burdett, Sarah Burdett, Wilf Curtis (East Cowes), Newman Smith (Cowes)

Monthly meetings for members are held at the East Cowes Heritage Centre at 7.30 pm on the fourth Tuesday of each month except August and December, chaired by Mrs Sarah Burdett, Tel: 296718. e-mail: 9urdett.sd@gmail.com.

The contact address for the Society is:

East Cowes Heritage Centre,
8 Clarence Road, East Cowes, P032 6EP.

Tel (01983) 280310.

e-mail: eastcowesheritagecentre@onwight.net

Web site: www.isleofwightsociety.org.uk

Annual General Meeting of the Isle of Wight Society

This event will take place at Ryde Castle Hotel following a talk on “Dark Skies” at noon on Monday 1st June, 2015. A Two-course lunch will be available following the meeting, but pre-booking will be essential. Price and menu choice will be made available shortly. To reserve a place for lunch please contact East Cowes Heritage Centre on 01983-280310 or by e-mail to jandabarnes51@gmail.com

Agenda for the AGM

1. Apologies for Absence
 2. Minutes of the 2014 AGM
 3. Matters Arising Therefrom
 4. Reports: (a) Chairman , (b) Treasurer
 5. Election of Officers:
 - (a) Chairman, (b) Vice-Chairman, (c) Minutes Secretary, (d) Treasurer, (e) Newsletter Editor, (f) up to 4 Members to the Executive Committee
 6. Nominations of Area Representatives to the Executive Committee
 7. Appointment of Independent Examiner of Accounts
 8. Subscription rates for the Year beginning 1st January 2016
 9. Amendments to the Constitution
 10. Any Other Business Suitable for an AGM notified in writing in advance.
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Proposed Amendments to the Constitution

The Executive Committee at a recent meeting set out the following proposals for amendments to the Society’s Constitution. To be carried each amendment needs the support of two-thirds of members present at the AGM.

The Proposed Amendments are:

SECTION IV – SUBSCRIPTIONS

To replace existing section with:

The Annual Subscription shall be fixed at the preceding Annual General Meeting of the Society.

SECTION VI - ANNUAL AND SPECIAL GENERAL MEETINGS

(d) Quorum

To replace first sentence with “10% or 12 members present, whichever is the greater, shall constitute a quorum for such meetings.

SECTION XVII - WINDING UP

Final sentence to read "On dissolution the minute books and other records of the Society shall be deposited with the Isle of Wight Council's Record Office."

Subscriptions

Isle of Wight Society subscriptions became due in January 2015, and should have been paid by March 31st, 2015.

The rates are:

Full Membership	£8.00	Joint Full Membership	£15.00
Senior Membership	£7.00	Joint Senior Membership	£13.00
Corporate Membership	£20.00	Junior Membership	Free

Subscriptions should be paid direct to the Society Treasurer, (details above), or by bank transfer to the Society account:

Name: Isle of Wight Society

Bank: Lloyds

Bank Code: 30-95-99

Account No. 00331217

It is proposed that these rates, having been increased for 2015 be maintained for 2016

A Birthday Message to Civic Voice

from its Chairman, Dr Freddie Gick

On 17th April Civic Voice celebrated its 5th Birthday! Passing this significant milestone in our short history prompts us to pause and reflect on what has happened in those five years, how our organization has grown from an idea to become the nationally recognized voice of a 150,000 strong movement.

It is all too easy to take for granted the evolution of the new body led by a small elected Board with a staff of only two people in 2010, attempting to meet the expectations of its members with only the most modest of financial resources. It is very much to the credit of those early contributors that the organization got off the ground at all!

Competing for the attention of the media, politicians and its members, Civic Voice has built steadily a reputation for punching well above its weight.

Early successes involved influencing the development of the NPPF through both Ministerial meetings and letter writing campaigns, launching a programme praised by Ministers to reduce street clutter, conducting annual surveys and introducing the ever expanding Civic Day programme. These and the extensive lobbying activities all helped to establish Civic Voice as a presence both nationally and locally.

The sound base established in its first three years provided an opportunity for further growth in the next stage of development. The twin challenges of building our ability to influence decision making nationally and strengthening the movement we represent have led us to identify and seize opportunities to work with strategic partners in initiating programmes that raise our national profile while providing tools that support the success of our Civic Societies.

During the last year we have worked with the Departments of Transport, Communities and Local Government and Culture Media and Sport, the CIHT, Prian, the War Memorials Trust, the Imperial War Museum and English Heritage in developing programmes in Street Design, Community Rights and War Memorial surveying. We have also worked with John Thompson and Partners in developing a campaign and booklet on Collaborative Planning and with English Heritage on compiling Local Lists.

Each of these has been achieved because of the increasing visibility and credibility we have generated through our APPG for Civic Societies, meetings with Government Ministers and officials, being seen to make valued contributions to national debates, senior level roundtable discussions and select Committee hearings.

While Civic Voice can develop programmes and opportunities, their value is determined by the extent to which they meet the needs of our members. The credit for the success of any of our initiatives is due to the effort and enthusiasm with which they are taken up by individual societies.

Throughout all of our work we are mindful that Civic Voice is nothing other than its members. It is our members at our Convention who decide on our campaigns, our members who assign our priorities and carry the message of the movement to their local communities. The participation of over 200 societies in Civic Day is a measure of the success of this process, as is the fact that over 290 societies contribute financially to our work.

As we look to the future we can see only further giant strides that we can take together in building a generation of people who can claim that they really are proud of where they live. Our partner organisations enthusiastically endorse what we are doing and join readily in teams like the Localism Alliance that we establish to achieve challenging goals on a national basis.

Our own big challenge now is to develop a secure source of sustainable funding to underpin our future. Continuing to build our membership base, encouraging more societies to join fully in the family that is our movement has to be a priority for the next couple of years.

In the meantime, let's congratulate ourselves on reaching our fifth birthday, full of pleasure at what we have achieved together and of enthusiasm for the exciting challenges that lie ahead.

I would be failing in my duty if I didn't at this stage pay tribute to Ian Harvey who is responsible for a great deal of what has been achieved and who is now enjoying a well deserved holiday for the next month – so, for once, don't expect him to respond to your calls or emails!

With best wishes for a Happy Fifth Birthday,

Freddie Gick, Chairman

RIBA (IW) AWARDS

The Royal Institute of British Architects is one of the most influential architectural institutions in the world, and has been promoting architecture and architects since being awarded its Royal Charter in 1837.

The 30,000-strong professional institute is committed to serving the public interest through good design, to advance architecture by demonstrating benefit to society and promoting excellence in the profession.

The RIBA Isle of Wight Architecture Awards are an important way in which architecture of the highest quality can be recognised and design excellence acknowledged.

This is the seventh year that RIBA(IW) have joined with the Isle of Wight Society in presenting their awards. The judges made the award of Best Work to an Existing Building jointly to the **West Penthouse at Fort Albert** and **Northcourt Gardener's Cottage at Shorwell**.

The refurbishment and additions to an apartment on the roof of Fort Albert have been undertaken by Gian Giblett of Wight Architecture for the owner, Julian Boardman Weston. The project represented a considerable technical challenge in waterproofing the existing listed building. By a meticulous process of stripping back the elements of the building the architects have revealed the underlying character of this fortified structure. A contemporary staircase leads up to the most spectacular views across the Western Solent, and in the living room a splendid curved track of glazing reflects the arc of the historic gun emplacement. The builders employed were Round the Island Building.

The Northcourt Gardener's Cottage at Shorwell refurbishment by architect Colman Cotter, then of Rainey Petrie Design, for the owners John and James Harrison is the remaking

of the gardener's accommodation that served the extensive walled garden of Northcourt Manor. Built either side of the red brick garden wall the building has been beautifully crafted. To the garden side the building is very delicate and large windows capture the rays of the sun and frame the enclosure of vegetation. The architect's great skill has been to reveal that the garden wall is always present whilst making a dwelling that is both intimate in scale to provide a homely feeling. The builders employed were MCM Construction Ltd.

The RIBA award of Best New Building was made to **The Sett**, a contemporary house in Totland. Designed by Dow Jones architects, this new dwelling provides a family home for a writer and designer. The project begins from a careful understanding of the site as the house reaches out and around a fruit orchard framing the trees and bringing the outside landscape into the home. An economical timber frame clad with black boarding makes the building sit quietly in its surroundings, whilst inside a movable wall gives flexibility and a sense of drama to the use of space. While the interior utilises inexpensive materials, they have considered down to the last detail to give the home a feeling of precision and refinement. The project built on a modest budget shows the benefits that good architecture and thoughtful design can bring. The owners are Joseph Kolhmaier and Sarah Simms, and the builders of this new building were DN Associates.



The Sett

RIBA judges looked at New Builds and works to existing buildings, and also visited separately from the IWS judges: Daish's Hotel, Shanklin, the Old Parsonage, Mottistone, Westfield Highland Road, Shanklin, and Yarmouth Station.

They also visited:



Comfort Cottage



Free Place, Main Road, Wellow

Comfort Cottage, Love Lane, Bembridge for works to existing buildings carried out by MCM Construction Ltd, to the designs of architect Steve Clutterbuck of Clutterbuck Edwards.

Free Place, Main Road, Wellow, where works to the existing building were carried out by Jason Richie & Jamie Corbett to the designs of architect Sean Macmillan of Elmstone Design.

Sea Vista, 76 Baring Road, Cowes, a new build, erected by Round the Islands Building to the designs of architect Gian Giblett of Wight Architecture.

The Wight House, High Street, Yarmouth, for works to existing buildings designed by architect Henry Murray Smith, carried out by Stoneham Construction Ltd.



Sea Vista



The Wight House

Editor's Notes:

1. Further Photographs of Award entries will be added as soon as possible.
 2. The Editor is always pleased to receive articles for future editions of the newsletter.
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