

# Heritage Statement (HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

Paragraph 128 of the National Planning Policy Framework has been considered in the preparation of this statement

For Barton Estate Property Limited.

Barton Manor, Whippingham, Isle of Wight, PO32 6LB

Modification of Barton Manor, the introduction of a new terrace, the refurbishment and improvements of the Indoor Swimming Pool and surrounds, the new Biomass Building and the conversion



# Heritage Statement

(HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

## 1.0 Introduction

The purpose of this Heritage Statement is to outline how paragraph 128 of the National Planning Policy Framework has been considered in the preparation of the proposals. This Heritage Statement will form part of the justification for the proposal for the works to Barton Manor House and the introduction of a new Terrace, improvements to the Indoor Swimming Pool and its surrounds, the new Biomass Building and the conversion of the Coach House and Cottage. It will attempt to outline the character of the estate, its buildings, and surrounding area, and to explain how the proposals would affect it and justify why the proposals in these locations are necessary.

## 2.0 The Site's History

### 2.1 Description

The recorded history of Barton dates back to medieval times. In 1275 an Oratory was founded here at a house owned by John de Insula of Wootton, then rector of Shalfleet and Thomas de Winton, rector of Godshill. This Oratory was planned for the retreat of six priests and a clerk, following the rule of Saint Augustin.

The Oratory was endowed with numerous parcels of land, farms, grazing land, two mills in Newport, - one of them Cross Mill, and a warehouse in Southampton.

In 1389 Winchester let Barton Oratory get on without care and in 1390 the Arch-priest left the premises and the buildings fell into a state of dilapidation. He later returned and in 1403 a formal contract was entered into between Arch-priest Love and a mason, Richard Lathbury, to undertake the necessary repairs and continue in the service of the Oratory as required. The Oratory continued to function until 1439.

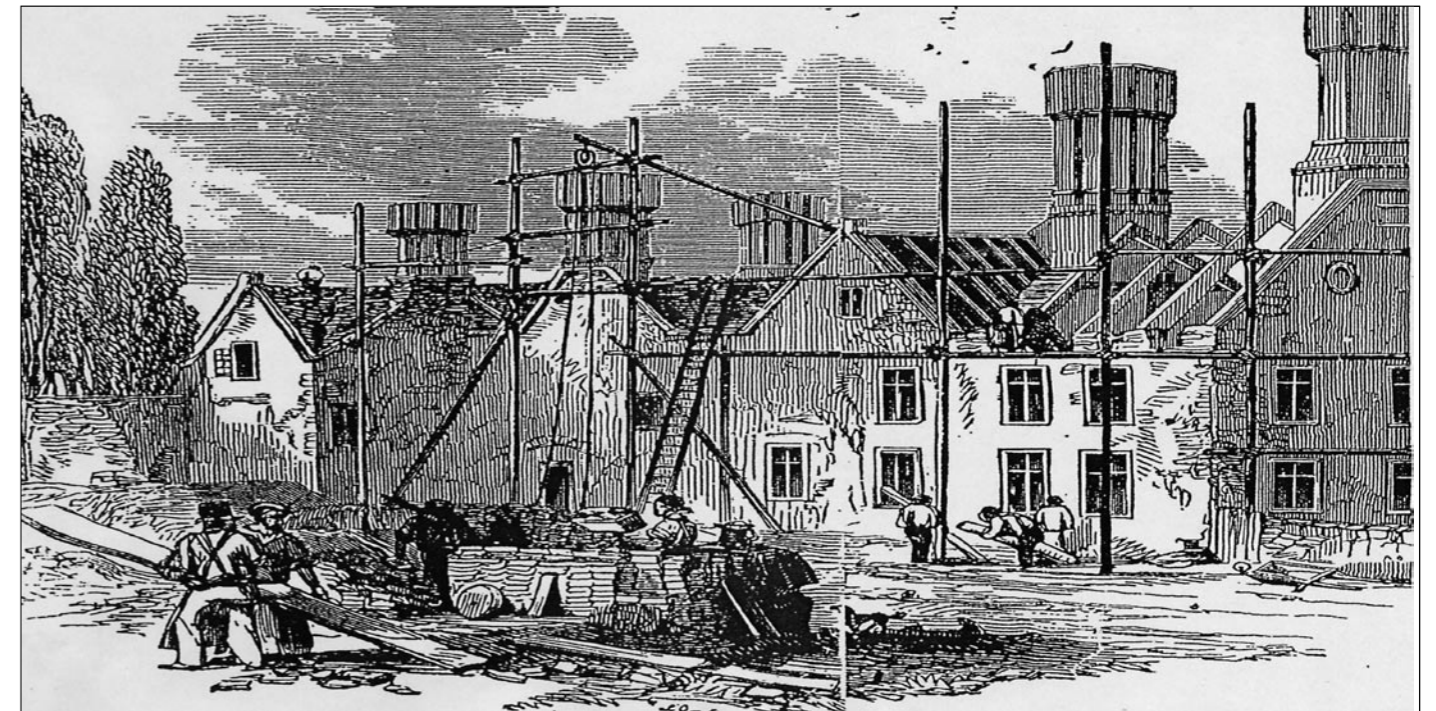
That year, Winchester College was running short of funds. All the Barton lands were given to the College by the Arch-priest of Barton, Walter Trengof. Barton was owned by Winchester College for the next four hundred years, leasing out the lands to a variety of tenants. The duty of maintaining a priest at the chapel at Barton continued with Winchester and there was still a chapel there until the first year of the reign of Edward VI. In 1547 an act was passed to abolish all chantries, Barton among them, as protestant feeling was against them.

The lands at Barton Manor itself include the more workable plateau gravels and a sheltered valley sloping to the sea. This was seen as a good holding to rent, and a substantial Jacobean house was constructed. It included several small lancet windows which may have survived from the Oratory building. In 1790 Barton was the residence of Lord Clanricarde.

When the Queen rented Osborne in 1844 the lease was for one year, to enable the royal couple to assess its suitability as their family home. Obviously they decided it was too small, as a new building was started as soon as they bought Osborne in 1845. The same year they bought Barton Manor from



1832 - ILLUSTRATION OF BARTON MANOR PRIOR TO QUEEN VICTORIA PURCHASING IT - COURTESY OF IOW SOCIETY



1845 - ILLUSTRATION SHOWING RESTORATION OF BARTON MANOR - COURTESY OF LONDON ILLUSTRATED NEWS

1.0 Introduction

2.0 The Site's History

2.1 Description

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## 2.0 The Site's History cont...

### 2.1 Description cont...

Winchester College for £18,600. The house would provide additional accommodation for the equerries, diplomats and visiting family.

The whole house was remodeled according to Albert's designs. The interior was gutted and the old panelling removed. A suite of kitchens was added that could be used to prepare additional food for Osborne when the need arose. However, much of the external walling and chimneys of the house were carefully repaired with matching bricks and masonry made at their own brickyard.

Albert had the old farm buildings to the east removed. In their place he designed gardens and planted many trees that would enhance the view from the house.

Barton Farm was run as the 'home farm,' without a tenant. It was to supply the royal needs as well as to run as a commercial farming enterprise. Prince Albert created a 'model' farm, not so much as to set an example to his neighbours but to give them more ideas that they could freely copy if the new techniques proved useful.

To the west of the house Albert had an extensive range of modern stone and brick farm buildings constructed in 1852, with quarry tiles or slate roofs. The stone and tiles were used on elevations of the buildings that showed as you approached the complex with the cheaper materials inside. These buildings incorporated the latest innovations. The main building housed two steam engines, one used to pump water up to Osborne for use in the house and fountains, and the other to drive a shaft that ran the length of the building to belt-drive a chaff cutter, a mill, a threshing machine, corn elevators and other machinery.

The work at the farm continued after Albert's death in 1861. Andrew Toward, who was land agent at Barton to Albert, retired in 1871.

From the lodge gates at Barton on the main East Cowes to Whippingham Road an avenue of Elm trees was planted leading to the house. An avenue of Elm and Scots Pine was planted from the Alverstone Lodge towards Barton. These Elms died in the 1970's Dutch Elm disease epidemic. Albert had a large Cork Oak plantation made to the north of the house, and many of those trees survive to this day.

At Barton, a pond was built that could be used for skating if the winter weather permitted. This was first constructed in 1861, and enlarged and made more watertight in 1872.

When Queen Victoria died in 1901, her son Edward soon gave Osborne House to the nation where much of the building became a convalescent home for officers. However he retained Barton as a holiday home on the Island. He continued the work that his father had originally started on the gardens, building the terraces leading down to the lake and the walled garden. More trees were planted. King Edward used the house for entertaining. In 1909 the Tsar of Russia, Nicholas II, and his family paid a visit to Barton.



1850 - WATERCOLOUR OF BARTON FARM BY W.L. LEITCH - COURTESY OF IOW SOCIETY



APPROX. 1870 - BARTON MANOR AS A WORKING MODEL FARM

## 2.0 The Site's History cont...

### 2.1 Description cont...

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## 2.0 The Site's History cont...

### 2.1 Description cont...

Mount Cottages were built between 1901 and 1907. They are a pair of semidetached cottages built of stone in the style of Barton Manor itself. After King Edward's death in 1910, Royalty appeared to lose interest in Barton Manor, and in 1922 the Barton Estate with Barton and Woodhouse farms was sold. Crown Estates continued to own the outlying farms.

The Tillett family was the next owners of Barton Manor. Mr Tillett continued to run the estate in much the same way as had been done during royal ownership. The farms provided an occupation for many people, as the photographs taken in 1922 show. Families had worked for generations on the estate, and several still lived there in 2005.

In 1922 the estate was profitable and the house a pleasant place to live. Princess Beatrice, the Queen's youngest daughter, visited Mrs Tillett several times. Mr Tillett created a billiard room, and one of the coach houses was turned into a motor car house.

The remainder of the farm buildings were still in their original use, including Albert's dairy. This had tiled floors and walls to keep the milk cool on the stone shelves and an elaborate central fountain cooling the air in the summer.

During World War II life at Barton changed. Officialdom visited and said that all the iron railings around the Osborne fields rented by the Tilletts, and the ornate gates, were to be taken for scrap. This would have caused considerable inconvenience to the farm, and the loss of the V&A embossed gates would have been sad. So Mr Ivor Tillett offered the authorities the boiler and engine from the engine house at Barton instead thus saving the railings and gates, which could still be seen in 2005, and are currently being renovated by the owner to be put back up.

Barton Manor was host to several visitors during the war. German officer prisoners of war were quartered at Barton while undergoing treatment at Osborne Convalescent Home for Officers. There were FANYs at Barton, short for Female Auxiliary Nursing Yeomanry. Parts of the farm were occupied by Canadian soldiers for a time. These soldiers left in June 1944 with the D-Day invasion.

In 1952 the Tillett family moved to Devon and Barton Manor was sold and the Estate was split up into its constituent farms.

Barton Manor house had a variety of owners after the Tilletts left. The first was Peter McDonald, M.P. for the Island. For a short time, after the Member of Parliament, Barton Manor was a school, and then it was owned by Miss Holt and later by Lady Price.

In 1976 Anthony Goddard and his wife Alix bought Barton Manor and set about planting a vineyard on the warm sunny slopes, just six acres to begin with. They also threw open the grounds to the public and people found that Barton Gardens were well worth visiting. The wines themselves, bottled on the premises, also attracted much attention. Gold medals were won by the Goddards in national competitions, and Anthony became President of the British Vine Growers Association. The wine was



1867 - PHOTOGRAPH OF BARTON YARD BY DESDERI - COURTESY OF IOW SOCIETY



1870 - PHOTOGRAPH OF BARTON YARD FROM FARM HOUSE BY JABEZ HUGHES - COURTESY OF IOW SOCIETY

## 2.0 The Site's History cont...

### 2.1 Description cont...

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## 2.0 The Site's History cont...

### 2.1 Description cont...

drunk at Buckingham Palace and the Houses of Parliament. The vines were extended to fifteen acres. Barton was firmly on the Isle of Wight Tourist scene, with visitors leaving with their wine-tasting glass and perhaps a bottle of wine to take home.

In 1987 the Barton home farm buildings came up for sale. These adjoined Barton House and were no longer needed for farming. The Goddards purchased them, not only because the size of their vineyard and tourist business had expanded to bursting point, but also because they wanted to restore the old buildings to something like their former glory. The buildings were ideal for expanding facilities for the visiting public.

The Goddards employed an enthusiastic three man team, as well as working on the project themselves. They created an award winning restoration development from the old farm buildings. Four out of five of the buildings required re-roofing. The former two storey granary had been used to store 150 tonnes of fertilizer on the first floor. Despite massive iron beams and brick arches, this weight had caused one end of the building to subside, requiring a complete rebuild. Parts of other buildings and walls were taken down to provide the necessary VR or C bricks – C for Cubit who carried out Albert's designs. The lathe and plaster work was in a sorry state and had to be removed, but the original pine rafters were in good condition after 150 years. The original sliding door gear was still in excellent condition, and the doors still hang on it.

Of the old buildings, the cart shed and granary became the kitchen, restaurant and function room. The stabling became the toilets and shop, and the dairy became the ticket office. The old farm yard became a very pleasant place to sit, enjoy the sun and eat. Excellent use was made of these redundant old farm buildings.

Barton Manor Vineyard was all set for many more years in Goddard ownership, but then came the Lloyds crash. Mr Goddard was a Lloyds name and funds had to be found to shore up Lloyds. So regretfully the Goddard's had to sell Barton Manor in 1993.

Robert Stigwood bought Barton that year for £1.15million. He had arrived in Britain from Australia with £3 in his pocket in 1959 and soon became an agent for various pop stars. The Bee Gees and Cream were among his clients, and he worked with the Beatles and Brian Epstein.

The Isle of Wight and Barton Manor captured his interest, the house, the gardens and initially the vineyard. However, within a few years the vines were taken out, and the Manor grounds were no longer open daily to the public. Robert Stigwood entertained his friends and spent much of his time quietly at Barton, flying in and out by private helicopter to his own landing pad.

For several years the grounds have been given over to the Island Hospice to use for a fundraising event four times a year, and many availed themselves of the opportunity to enjoy Barton and have the chance to see a wonderful old house set in superb gardens. Mr Stigwood could be seen hospitably moving amongst the crowds. But otherwise he was rarely seen around the Island.



1875 - PHOTOGRAPH OF BARTON FARM GATES - COURTESY OF ROYAL ARCHIVES AT WINDSOR & IOW SOCIETY



(NOT DATED) - WATERCOLOUR OF BARTON MANOR UNSIGNED

## 2.0 The Sites History cont...

### 2.1 Description cont...

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## 2.0 The Sites History cont...

### 2.1 Description cont...

One family to own Barton farm were the Grist, who were strict Plymouth Brethren. Mr RJ Billings bought Barton Farm from the Grist in 1964 and John Broughton came from Dorset to become farm manager. The farm soon included Woodhouse as well, and several fields were rented from Osborne. The farm covered a very large mixed acreage. Mr Billings wanted a corn drier put in, which involved digging a twelve foot pit. Unfortunately the plans for Albert's entire drainage system had been mislaid during the war, so everywhere the men dug they broke through more drainage pipes and the proposed pit flooded. Water had been pumped from the large underground reservoir across to Osborne. It took the men twelve weeks to dig the pit and mend the pipes.

In 1971 Richard and Ann Orlik bought Barton Farm from Mr RJ Billings to add to their Kingston Farm holding and managed it themselves. In 1973 they built a new rotary milking parlor to replace the two obsolete existing dairy units. It was capable of milking 300 cows, although it started in 1974 with 200. The number increased to 300 by 1985, all from home reared stock. In late 1984 the EU introduced milk quotas and a system that depended on increasing production became uneconomic. The herd was sold in 1985.

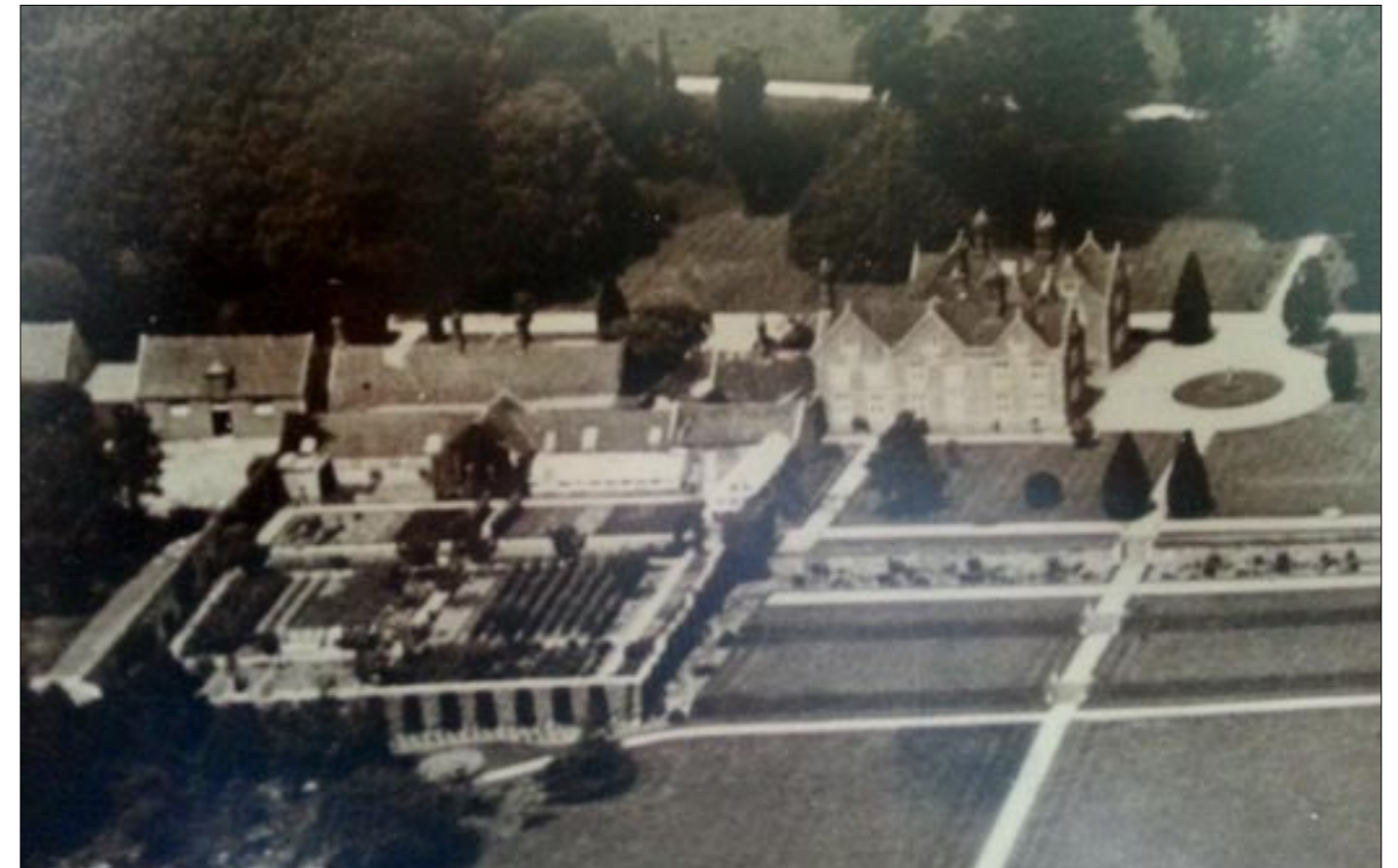
In 1987 the farm house and original farm buildings at Barton were sold to Mr Goddard and the farm was renamed New Barton Farm, with a new farm house built near Mount Cottages. Heathfield farm land has been included into New Barton Farm since 1996.

In 2005 the manor was sold by Robert Stigwood to Panaghis N.F. Lykiardopulo and his wife, who were part of the Lykiardopulo family of Greek shipping owners. In 2009 Mrs Lykiardopulo became the sole owner of the estate and in March 2012 placed the estate on the market. The estate was sold in June 2012 to the current owners.

The site comprises part of the Barton Manor Estate, which lies 0.5km southeast of the Royal Estate at Osborne on the outskirts of East Cowes. This application specifically refers to the manor house, the indoor swimming pool, the coach house, cottage, and carport. These buildings constitute a large part of what can be considered the private dwelling; although the part of the estate relevant to this application is privately owned as a residence, the estate's buildings are numerous and extensive, and some ancillary buildings are used for work purposes or as rental properties. Not all of the wider estate's 20 buildings are owned by the applicant, nor are they all listed or even from the same period.

Barton Manor itself lies within a Registered Garden of an Estate with Recorded Heritage Assets, is Grade II listed, and is part of the history of the Royal Family. This Heritage Statement considers the effect of any renovation on those assets and their setting, and on the wider estate.

Information courtesy of Sarah Burdett of IOW Society from her book on Whippingham.



APPROX. 1920 - PHOTOGRAPH OF BARTON MANOR SHOWING GREEN HOUSE- COURTESY OF ROYAL ARCHIVES AT WINDSOR



(NOT DATED) - PHOTOGRAPH BY RYDE PHOTOGRAPHER, JABEZ HUGHES OF MR TOWARD (LAND AGENT) & DAUGHTER AT BARTON MANOR - COURTESY OF ROYAL ARCHIVES AT WINDSOR

## 2.0 The Site's History cont...

### 2.1 Description cont...

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# Heritage Statement

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## 2.0 The Site's History cont...

### 2.2 Existing Building - Barton Manor

Barton Manor enjoys a location surrounded by immaculate croquet lawns, ponds, a maze, a private beach and forests. Some of the surrounding landscape looks the same as when the Royal Family and their dignitaries would visit in the early 20th Century. The swimming pool building, carport and cottage sit within a walled garden containing a tennis court.

The house itself enjoys well preserved historical facades, which are of simple proportions and ornamentation. The interiors are airy and feature traditional joinery.

The existing exterior materials consist of:

The stonework is a mixture of Binstead, Ventnor Green and Iron Stone with lime mortar and galletting. See Appendix 1 of the Design & Access Statement for further details. All dressed stone work is in Portland Limestone and the flagstones running around the perimeter of the building are believed to be York stone. The original glazing was kept in place by lead work which was changed over time to cast iron, and now it is seen that repairs and replacements have been carried out in timber.



PHOTOS FROM THE ROYAL ARCHIVES AT WINDSOR

### 2.3 Assets of Barton Estate

Barton Manor is located centrally within the Barton Estate (HER3605) and along with its gardens and Osborne Parks belonged to the Royal Estate of Victoria and Albert from the mid 19th Century.

The Manor is one of thirteen buildings of Heritage Significance on the estate, five of which are listed, and eight of which are designated buildings of local importance. Three monuments and a series of fishpond earthworks, some of which are understood to be associated with the medieval oratory, are also recorded as assets. Appendix 3 provides details on each asset, courtesy of the Isle of Wight Archeology Unit.

Barton Manor Listing details:

"Whippingham Barton Manor SZ 59 SW7/133 II 2. 1853 with some earlier origins. An Augustinian Oratory was founded here in 1272 and was suppressed in 1439. A house was built on the site in the early C17. This had largely fallen into ruins in the middle of the C19. The whole estate was purchased by Queen Victoria and the Prince Consort in 1853 and the house almost entirely rebuilt in the old stone in Jacobean style. The North-East front is E shaped. Two storeys and attics 5 windows. Built of stone rubble with ashlar quoins stone galletting and rubble plinth. Tiled roof with clustered brick chimney stacks. Five gables of which the apices and angles are surmounted by finials. Also two similar gables to the inner face of the outside projecting wings. In the centre is a porch with two storeys over, similarly gabled with round headed archway. Casement windows with stone mullions. In the North-West wall of the southern most projecting wing are 3 blocked lancet windows from the mediaeval Oratory. The south-west front has 3 gables and 6 windows, all of 2 tiers of 2 lights with stone mullions and transoms. Edwardian panelling to interior." (English Heritage)



PRINCESS MARY, PRINCE EDWARD AND BOYS, 1909

## 2.0 The Site

2.2 Existing Building - Barton Manor

2.3 Assets of Barton Estate

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## 3.0 Details of the proposals

As mentioned in the Design & Access Statement for the same application, the owners are a young family with slightly different requirements to the previous owners. Having now lived in the house for a year they wish to adapt the Manor and Estate in places to modernise and provide suitable comfortable modern-day living requirements. Whilst these requirements are at the forefront of their brief they are passionate about retaining the historical elements of the Estate and want any new works to remain true to the history of the buildings and Estate.

The owners wish to build on the potential afforded by the ancillary buildings by allocating them uses. The Cottage and Coach House, now both empty and unused, are to be joined in function to be used intermittently as holiday accommodation for a disabled relative. The carport, rendered all but useless by the proximity of suitable garages, is to be used to provide heating for the estate by housing new biomass boilers. The dilapidated indoor swimming pool is to be remodeled, and given a new lease of life by aesthetic sympathetic renovation and remodelling both internally and externally.

Two ground floor windows on the Southeast facade are to be replaced with two new French doors to suit the room behind's new purpose as a kitchen/dining space. By creating access to the new kitchen and articulating a new terrace space, this new space will become a central hub of family life. The new access to the remodelled pool by both the existing door, and the opening up of the existing archway to the improved pool terrace, will improve circulation greatly by eliminating the need for swimmers to pass through the wood panelled sitting room and facilitate easy access of the walled garden to fetch home grown produce from the very productive kitchen garden.

Where the two new French doors are to be situated, in order to preserve the rhythm of the facade, the existing stone transoms will be retained, and the new doors fitted beneath. The doors will be of the same style and proportions as the existing windows yet be constructed in timber. The new door frames will be recessed into the existing stone window surround so they will not be read from the exterior. The area's scrubby landscaping is to be refined by the addition of hard landscaping to match that of surrounding areas, and to be extended along the Northeast wall to create a path to the newly accessible archway to the pool terrace via new stone steps. It is intended that the redefinition of this outside space will lead to its increased use, and the impressive facade will be enhanced by the formal setting and the terrace will act as a platform from which to enjoy the garden views, making it a more usable family space.

The indoor swimming pool, currently in disrepair and an unattractive sight from much of the wider landscape, will be remodelled. The defunct hot tub, sauna, shower and changing rooms will be removed. The space will use Victorian visual influences reinterpreted in a contemporary fashion to integrate with the site. The Victorian details will be redolent of the estate's past. The existing modern but dated fenestration and polycarbonate roof lights will be removed, and replaced with stone walling and a gable front to blend with the surrounding buildings and walled garden and a glass pitched rooflight. The planted roof will integrate the building with the garden and soften the edges helping to reduce the overall massing of the building.



AIRIAL PHOTOGRAPH ILLUSTRATING EXISTING BARTON MANOR, WALLED GARDEN AND OUTBUILDINGS



AIRIAL PHOTOMONTAGE ILLUSTRATING PROPOSED PLANTED ROOF & PITCHED ROOF LIGHT TO INDOOR SWIMMING POOL BUILDING AND PLANTED ROOF TO NEW BIOMASS BUILDING

## 3.0 Details of the proposals

# Heritage Statement

(HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

## 3.0 Details of the proposals cont...

The current carport structure is an unattractive ill conceived building given its prominent location on axis to the covered link from the manor house to the outbuildings. Currently the carport presents a flat asphalt roof, red brick and green stained timber cladding, and is visually alien given its location. It is to be given a new function and be remodelled accordingly. The biomass building will be the central point from which all heating and hot water for the manor house, indoor swimming pool, Coach House and Billiard Rooms will originate. Horizontal Western Red Cedar cladding will be used as new cladding to blend with the large timber planters already present in the walled garden, and will silver down in time to marry in with the stone work found on the two adjacent buildings. Stone plinths will anchor the building to the walled garden and create a visual link between the manor house and the Coach House.

The existing Coach House and Cottage is unused and currently offers little to the site, with windows and doors in desperate need of replacement and dated and tired interior decor. The renovated Coach House will offer high specification, comfortable (for disabled use) and private holiday accommodation for visiting relatives, in much the same way as Barton Manor used to offer visitors of Osborne House. The modern "fire house doors" will be replaced with a double skin. The outer skin will consist of coach house doors, which for the extended periods when the Coach House is not in use will offer security, and will be aesthetically in keeping with the nature of the Estate. The inner skin will consist of a new contemporary glazed screen through which front door access will be afforded along with the flooding of daylight into the internal spaces. A new French door will allow access onto a new terrace. This French door is designed in the same maner as the contemporary glazed screen on the other side of the Coach House living space.

For more in depth details of the proposals please see the associated Design & Access Statement.



EXISTING VIEW OF BARTON MANOR HOUSE AND THE INDOOR SWIMMING POOL BUILDING FROM THE CROQUET LAWN



PROPOSED VIEW OF BARTON MANOR HOUSE AND THE INDOOR SWIMMING POOL BUILDING FROM THE CROQUET LAWN

## 3.0 Details of the proposals cont...

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## 4.0 Analysis of the impact of the proposals

### 4.1 Impact of proposals on the wider landscape and the Grade II Listed Barton Manor

#### Changes to Barton Manor and introduction of new Terrace

- The introduction of the two new French doors has no effect on the rhythm of the façade or the aesthetic, and the design solution is carefully detailed so it fits in seamlessly with the existing windows
- The new terrace in its proposed location, if anything, improves the setting of the Listed Barton Manor providing a formal platform from which it shows itself. It has no impact on the wider landscape other than being of benefit as it provides an outdoor space from which the expansive gardens and estate can be appreciated

#### Changes to Indoor Swimming Pool

- The impact of the proposed pitched glass skylight on both the wider landscape and the adjacent listed Barton Manor has been seen as a possible concern. We have taken this concern very seriously and taken great lengths to ensure that the impact will be a positive one and that it will only enhance the estate and the setting of Barton Manor. The owners in no way wish to impose a building on such a sensitive site that could harm the setting or be to the detriment of the existing Barton Manor. We have designed the building to intergrate with the existing site and estate to help reduce its impact and result in an integrated design
- Link to the garden - We have used stone work to match that existing on the garden wall in order to link the new indoor swimming pool façades to the garden, as well as taken this stone work inside the building to clad the internal face of the existing garden wall so it looks like the original garden wall element is part of the building, blurring the inside and outside. The use of Welsh Green slate internally and then pulling it out of the building also helps to link the building to the garden. The use of a planted roof has introduced a new element of vegetation on a different level on The Estate. This more informal planting softens the edges of the building and links it back to the garden.
- Link to Barton Manor - We have replicated the proportions of the middle gable from the South East Elevation of the manor house along with the Portland stone detailing. We have also used stone work to match that existing on the manor house to link the new indoor swimming pool façades to Barton Manor.
- Link to original glass green house - There is evidence at Barton Manor that a green house was located in the approximate position where the indoor swimming pool building now stands. It is with this in mind that the owners wish to retain the link with the past with the use of a pitched glass skylight to replace the existing polycarbonate roof light. See photographs from approx 1920 in this report and Item 6.2 in the accompanying Design & Access Statement.



EXISTING SOUTH EAST FACADE WITH NO TERRACE AND OUTDOOR ACCESS



PHOTOMONTAGE ILLUSTRATING SOUTH EAST FACADE WITH ACCESS VIA FRENCH DOORS TO NEW TERRACE

## 4.0 Analysis of the impact of the proposals

### 4.1 Impact of proposals on the wider landscape and the Grade II Listed Barton Manor

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(HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

## 4.0 Analysis of the impact of the proposals cont...

### 4.1 Impact of proposals on the wider landscape and the Grade II Listed Barton Manor cont...

#### Changes to Indoor Swimming Pool cont...

- Link to walled garden - The use of contemporary glazed screens on both front and side elevations facing onto the existing walled garden allows for an uninterrupted view out of the swimming pool building to the walled garden beyond, visually linking the two. The pool terrace acts as a transition zone between the Indoor Swimming Pool and the walled garden functions, and also allows for a platform from which to sit, relax and view the walled garden or game of tennis being played on the enclosed tennis court
- New contemporary materials & detailing to show new addition to the site - The use of contemporary glazed screens set within the new façades on both front and side elevation defines the building and its treatment as a new element on the estate
- Old traditional materials & detailing to show the link to the listed elements of the site - The use of the stone work, Portland stone detailing, and gable with pitched skylight all work together to link the new swimming pool building back to the listed and traditional elements found on the Estate
- With all of this in mind we have used careful reference to Victorian Bath Houses to develop the aesthetic of design yet kept it contemporary in feel and execution and in doing so has reduced the visual impact on both the wider landscape and Barton Manor

#### Conversion of Carport to new Biomass Building

- The addition of the aesthetically pleasing cladding and new planted roof has only enhanced the overall aesthetic of the building and reduced the visual impact on both the wider landscape and Listed Buildings

#### Changes to Coach House and Cottage to form new Coach House

- The demolition of the existing flat roof extension and the creation of the formal terrace, along with the replacement of all the existing windows and fire house doors with a new contemporary glazed screen and new set of matching French doors to the terrace has helped improve the aesthetic quality of the courtyard facing elevation and the overall aesthetic of the building and by bringing it back into use has reduced the visual impact on the wider landscape and Listed Buildings

## 4.0 Analysis of the impact of the proposals cont...

### 4.1 Impact of proposals on the wider landscape and the Grade II Listed Barton Manor cont...

# Heritage Statement

(HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

## 4.0 Analysis of the impact of the proposals cont...

### 4.2 Statement of need

Proposals are to satisfy the current need to:

- Upgrade elements of the existing estate that are in need of work
- Integrate and improve existing buildings that are unattractive and do not fit with the history or provide a positive contribution to the overall aesthetic of the estate
- Bring buildings back into use that previously have been left uninhabited
- Provide a high specification holiday unit with accommodation for disabled use
- Provide heating via Biomass to Barton Manor, the indoor swimming pool, the Coach House and Billiard Rooms using fuel from wood chip from Barton Woodland
- Provide comfortable modern-day living with formal outdoor terrace
- Provide main access point to indoor swimming pool via Terrace and not panelled Sitting Room in the Manor House
- Provide pedestrian access to the walled garden from the new location of the kitchen to collect home grown produce from the kitchen garden

PROVIDE DESIGN SOLUTIONS THAT ARE SYMPATHETIC TO THE SETTING & LISTED BUILDINGS THAT CONTRIBUTES TO THE OVERALL HISTORY OF THE SITE IN A POSITIVE WAY

## 4.0 Analysis of the impact of the proposals cont...

### 4.2 Statement of need

# Heritage Statement

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## 5.0 Setting

Below are photographs showing different areas and building found on the Estate as it stands today to show the overall extent of the Estate.



FARMHOUSE



TWO STOREY BARN



PRIVATE WOODLAND



BARTON MANOR FROM LAKE



BILLIARD ROOMS



TWO STOREY BARN



BARTON MANOR



FORMAL LAWNS



FORMAL GARDENS



BARTON MANOR

## 5.0 Setting

# Heritage Statement

(HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

## 5.0 Setting cont...

Below are photographs showing the portions of the estate where changes are proposed as they stand today.



BARTON MANOR FROM THE CROQUET LAWN



COTTAGE, ENTRY TO WALLED GARDEN AND BILLIARD ROOMS



COTTAGE, COACH HOUSE, CARPORT AND INDOOR SWIMMING POOL AS VIEWED FROM WITHIN THE WALLED GARDEN

5.0 Setting cont...

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# Heritage Statement

(HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

## 5.0 Setting cont...

Below are photographs showing the portions of the estate where changes are proposed as they stand today.



EXISTING CARPORT STRUCTURE - NORTH EAST ELEVATION



EXISTING COTTAGE, COACH HOUSE, CARPORT AND INDOOR SWIMMING POOL AS VIEWED FROM WALLED GARDEN WITH BARTON MANOR IN BACKGROUND

## 5.0 Setting cont...

# Heritage Statement

(HER 3605 - Barton Manor and Registered Parks and Gardens (Osborne))

## 6.0 Contribution

The proposals are seen to contribute to the existing situation in providing well thought out design solutions that help to unify the site and tie all the buildings together to read as one entity. Common materials and detailing are used yet new elements are detailed to read as such, but blend in seamlessly.

## 7.0 Conclusion

The proposals are not detrimental to the character or setting of the existing listed building externally, nor do they have any adverse effect on the views to or out from Barton Manor. If anything the proposals restore uniformity to the group of buildings as a whole and create a more structured and formal setting for the Barton Manor.

The setting of the building is undisturbed by the proposals. The character of the works in its intended execution is respectful in both setting, detail and finish to the original manor house. The works are seen to be beneficial to the setting of the original manor house.

The additional benefit of remodelling certain elements of the site and property is that it helps to modernise the existing facilities and manor house, making it more user friendly with the access to outdoor space and secondary accommodation for holiday use.

The proposals are seen as a positive contribution to the existing setting and are in no way detrimental to the wider landscape, listed buildings or the parks and gardens.



ORIGINAL PLANS - DATE UNKNOWN

6.0 Contribution  
7.0 Conclusion

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# Appendix 3

## Isle of Wight County Archaeology and Historic Environment Service Monument Full Report

12/01/2010

Number of records: 17

SMR Number	Site Name	Record Type
944 - MIW996	Barton.	Monument

Site of Medieval oratory and moated manor house.

### Monument Types and Dates

MOAT (Medieval - 1066 AD to 1539 AD)	Evidence	DOCUMENTARY EVIDENCE
PRIVATE CHAPEL (Medieval - 1066 AD to 1539 AD)	Evidence	DOCUMENTARY EVIDENCE

### Description and Sources

#### Description

(Name at SZ52069440) In 1275 John de Lisle bestowed the manor of Barton upon Barton Oratory. The manor remained with the chaplains of Barton until 1439 when the archpriest granted it to the wardens and scholars of Winchester College. Manor purchased of Winchester College in 1853 by the Prince Consort, and now forms part of the Osborne estate. Sir. John Oglander described the house - probably converted to the use of the tenant in the mid 15th century as 'very ancient moated round, with a drawbridge and a church now converted into a barn'. [Page, W. (ed), 1912. The Victoria History of the Counties of England: Hampshire and the Isle of Wight, vol 5, p.198-9, London: Constable]

The Oratory or Priory of Barton, dedicated to the Holy Trinity, was founded 1275 by Thomas de Wyrnton and John de Insula (de Lisle). It followed the Augustinian rule and had an establishment of 6 chaplains and a clerk. In 1439 Oratory was appropriated to Winchester College who maintained a chaplain there until reign of Edward VI (2). [Doubleday, A. (ed), 1903. 'The Victoria History of the Counties of England: Hampshire and the Isle of Wight' vol 2, 180-1. London: Constable]

SZ52009445. In the south wing of the Jacobean manor house (PRN 946) there are three blocked lancets, re-used presumably from the Oratory. In the corresponding wall of the North Wing is a similar window, not blocked. None of the outbuildings, neither of Barton Manor nor of the adjoining Barton Farm, predate the Manor House. No traces of the moat and disused church described by Oglander survive. [.]

Sources - None recorded

### Location

National Grid Reference	SZ 520 944 (point)	SZ59SW	Point
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### Administrative Areas

19th Century Parish	Whippingham, Isle of Wight
Civil Parish	Whippingham, Isle of Wight, Isle of Wight

Address/Historic Names - None recorded

### Designations, Statuses and Scorings

Associated Legal Designations - None recorded

### Other Statuses and Cross-References

Area of Outstanding Natural Beauty	Active
Sites & Monuments Record - 944	Active
OS - 5	Active

### Ratings and Scorings

Condition (IoW)	Not known
-----------------	-----------

### Land Use

Associated Historic Landscape Character Records - None recorded

### Other Land Classes

Geology	plateau gravel
Landuse	Not known

### Related Monuments

945	Barton Manor.	Functional Association
946	Barton Manor	Functional Association

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

# Appendix 3

SMR Number	Site Name	Record Type
945 - MIW997	Barton Manor.	Monument
String of 3 Fish Ponds with a ruined weir of massive stone blocks. Presumably connected with the Medieval		
<b>Monument Types and Dates</b>		
FISHPOND (Medieval - 1066 AD to 1539 AD)		
Evidence	EARTHWORK	
<b>Description and Sources</b>		
<b>Description</b>		
To the south of Barton Manor are a string of 3 fish ponds with a ruined weir of massive stone blocks. If Kökeritz is correct in applying the name Rodmeresdon (- 'Hill of the Reedy Pool', occurs 1324) to the high ground to the north, the 'Reedy Pool' must refer to these ponds, unless there was previously a natural pool in the valley. The pond 150m W. of Barton Farm appears to be a water filled gravel pit. [Ordnance Survey Field Investigator 1955]		
The fish ponds are presumably connected with the Medieval Oratory of Barton (PRN 944) [Vicky Basford 17.9.81.]		
<b>Sources - None recorded</b>		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 520 943 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Area of Outstanding Natural Beauty		Active
Sites & Monuments Record - 945		Active
OS - 5		Active
<b>Ratings and Scorings</b>		
Condition (IoW)	Damaged	01/01/1955
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Geology	plateau gravel	
Landuse	Not known	01/01/1955
<b>Related Monuments</b>		
944	Barton.	Functional Association
946	Barton Manor	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

SMR Number	Site Name	Record Type
946 - MIW998	Barton Manor	Monument
Augustinian Oratory founded 1275 and suppressed 1439		
<b>Monument Types and Dates</b>		
PRIVATE CHAPEL (Medieval - 1275 AD to 1439 AD)		
Evidence	DOCUMENTARY EVIDENCE	
<b>Description and Sources</b>		
<b>Description</b>		
Augustinian Oratory founded here 1275 and suppressed 1439. [List of Buildings of Special Architectural or Historic Interest: Borough of Medina (Cowes area), DOE, 9 August 1979, p. 51, SZ59SW 7/133]		
<b>Sources - None recorded</b>		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 5200 9445 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Monarch UID - 461708		Active
Monarch UID - 461708		Active
Area of Outstanding Natural Beauty		Active
Sites & Monuments Record - 946		Active
<b>Ratings and Scorings</b>		
Condition (IoW)	No evidence on ground	01/01/1986
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Geology	plateau gravel	
Landuse	Not known	01/01/1986
<b>Related Monuments</b>		
944	Barton.	Functional Association
945	Barton Manor.	Functional Association
10055	Barton Manor, Whippingham Road, Whippingham, East Cowes	Functional Association
10055	Barton Manor, Whippingham Road, Whippingham, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

# Appendix 3

SMR Number	Site Name	Record Type
13136 - MIW4002	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
FARMHOUSE (Mid C19 - 1850 AD to 1860 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Copings and kneelers. Stone window dressings and mullions. Stoneporch with coping and kneelers on west elevation. East - west wing M shaped roof. Large fluted chimneys of red brick. Date stone of 1903.(1) [1. C. Slawson/A. Pragnell]		
Circa 1850. Part of Queen Victoria and Prince Albert's restoration of the Barton Manor Estate. Neo - Jacobean. Two storey stone rubble with irregular stone quoins. Steeply pitched tiled roof with gable end. Finialed saddlestones to gables, kneelers. Tall heavy capped red brick chimney stacks. The north front has off centre slightly projecting gabled bay. Four windows. Two, 3 and 4 light stone mullioned casements. External chimney stack at west end of this front. The west side has double gable end.. Projecting stone gabled porch with side lights, 3 centred chamfered arch.. Entrance also on east side with 3 window wing. Picturesque. (2) [2. List of Buildings of Special Architectural or Historic Interest; Borough of Medina (Cowes Area), DOE, 9 August 1979, p.52 SZ59SW 7/135]		
Tithe Apportionment no.340, Whippingham Tithe map. (3) [3. CRO JER/T/336]		
the former farmhouse is an almost convincing version of an early C17 one in stone, with varied gables, small mullioned windows and brick chimneys like those on the Manor itself. [Lloyd and Pevsner, 2006, p.296]		
Photograph [A. Sim, June 2002, August 2004]		
<b>Sources</b>		
Bibliographic reference: DOE. 1979. List of Buildings of Special Architectural or Historic Interest: Borough of Medina, Isle of Wight (Cowes area). p.52		
Bibliographic reference: Lloyd, D.W. and Pevsner, N.. 2006. The Buildings of England: The Isle of Wight. p.296		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51858 94387 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations</b>		
Listed Building (II) - 419970	BARTON MANOR FARMHOUSE	Active DIW1348
<b>Other Statuses and Cross-References</b>		
Sites & Monuments Record - 13136		Active
<b>Ratings and Scorings - None recorded</b>		

<b>Other Land Classes</b>	
Land Ownership	Private
<b>Related Monuments - None Recorded</b>	
<b>Finds - None recorded</b>	
<b>Associated Events/Activities - None recorded</b>	
<b>Associated Individuals/Organisations - None recorded</b>	

# Appendix 3

SMR Number	Site Name	Record Type
13137 - MIW4003	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
STABLE (C18 - 1701 AD to 1800 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Gabled South elevation. Uncoursed stone with copings and kneelers. Ventilation ducts on roof.(1) [1. C. Slawson]		
Tithe Apportionment no.340, Whippingham Tithe map. (2) [2. CRO JER/T/336]		
Photograph - modernised [A. Sim, August 2004]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51891 94397 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Sites & Monuments Record - 13137		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13138	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13139	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13140	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13141	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13142	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

SMR Number	Site Name	Record Type
13138 - MIW4004	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
CART SHED (C18 - 1701 AD to 1800 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Gabled ends of uncoursed rubble with copings and kneelers. Double brick arches with central metal pillars - three of.(1) [1. C. Slawson/A. Pragnell]		
Tithe Apportionment no.340, Whippingham Tithe map. (2) [2. CRO JER/T/336]		
Photograph - modernised		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51928 94414 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Area of Outstanding Natural Beauty Sites & Monuments Record - 13138		Active Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13137	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13142	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

# Appendix 3

SMR Number	Site Name	Record Type
13139 - MIW4005	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
STABLE (Mid C19 - 1850 AD to 1860 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Copings and kneelers. One large brick chimney rising from eaves on North side of Eastern end.(1) [1. C. Slawson/A. Pragnell]		
Tithe Apportionment no.340, Whippingham Tithe map. (2) [2. CRO JER/T/336]		
Photograph - modernised [A. Sim, August 2004]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51879 94338 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Sites & Monuments Record - 13139		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13137	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13142	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

SMR Number	Site Name	Record Type
13140 - MIW4006	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
SHED (Mid C19 - 1850 AD to 1860 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Tithe Apportionment no.340, Whippingham Tithe map. (1) [1. CRO JER/T/336]		
Photograph [A. Sim, August 2004]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51866 94374 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Sites & Monuments Record - 13140		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13137	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13142	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

# Appendix 3

SMR Number	Site Name	Record Type
13141 - MIW4007	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
STABLE (C18 - 1701 AD to 1800 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Stone door and window dressings and quoins with stone door arches. East elevation brick. South end has large chimney. E shaped building. Stone and brick walls. See SMR card for illustration of building.(1) [1. C. Slawson/A. Pragnell]		
Tithe Apportionment no.340, Whippingham Tithe map. (2) [2. CRO JER/T/336]		
Photograph [A. Sim, August 2004]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51903 94368 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Sites & Monuments Record - 13141		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13137	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13142	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

SMR Number	Site Name	Record Type
13142 - MIW4008	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
COW HOUSE (Early C19 to Mid C19 - 1801 AD to 1850 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Vented roof, running length of building.(1) [1. C. Slawson/A. Pragnell]		
Tithe Apportionment no.340, Whippingham Tithe map. (2) [2. CRO JER/T/336]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51936 94396 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Area of Outstanding Natural Beauty		Active
Sites & Monuments Record - 13142		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13137	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13138	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13139	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13140	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13141	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

# Appendix 3

SMR Number	Site Name	Record Type
13143 - MIW4009	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
FARM BUILDING (Mid C19 - 1850 AD to 1860 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Stone door and window dressings. NE end may have been coach house - wide doorway with clock above it, so possibly western end would have been stabling. See card 13145.(1) [1. G.C. Terry. 1987]		
Tithe Apportionment no.340, Whippingham Tithe map. (2) [2. CRO JER/T/336]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51954 94426 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Area of Outstanding Natural Beauty		Active
Sites & Monuments Record - 13143		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13144	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13145	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

SMR Number	Site Name	Record Type
13144 - MIW4010	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
FARM BUILDING (Mid C19 - 1850 AD to 1860 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Copings. Kneelers. Parapet. Fluted brick chimneys. Window with stone mullion at western elevation.(1) [1. C. Slawson/A. Pragnell]		
Circa 1850-60. Neo-Jacobean style. formerly part of stables. One storey stone rubble with irregular stone quoins. Possibly re-used earlier masonry. Gable and tiled roof with clustered brick chimney stack, the gables with saddlestones and kneelers, the wall raised above eaves with chamfered coping. Central slightly projecting gabled bay. Stone mullioned 2 light casements. Ledged doors to centre with 2 windows set higher up between. Picturesque. Forms a group.(2) [1. List of Buildings of Special Architectural or Historic Interest; Borough of Medina (Cowes Area). DOE, 9 August 1979. p.51]		
Whippingham Tithe map. (3) [3. CRO JER/T/336]		
Photograph [A. Sim, August 2004]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51973 94433 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations</b>		
Listed Building (II) - 419968	BARTON MANOR COTTAGES	Active
<b>Other Statuses and Cross-References</b>		
Area of Outstanding Natural Beauty		Active
Sites & Monuments Record - 13144		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13143	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13145	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association

# Appendix 3

SMR Number	Site Name	Record Type
13145 - MIW4011	Barton Manor Farm, Whippingham Road, East Cowes	Building
<b>Monument Types and Dates</b>		
COACH HOUSE (C18 - 1701 AD to 1800 AD)		
<b>Description and Sources</b>		
<b>Description</b>		
Copings and kneelers. Clock in gable at eastern end.(1) [1. C. Slawson/A. Pragnell]		
Tithe Apportionment no.340, Whippingham Tithe map. (2) [2. CRO JER/T/336]		
<b>Sources</b>		
Graphic material: Historic Buildings Record Photographs.		
<b>Location</b>		
<b>National Grid Reference</b>		
SZ 51977 94421 (point)	SZ59SW	Point
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		
Area of Outstanding Natural Beauty		Active
Sites & Monuments Record - 13145		Active
<b>Ratings and Scorings - None recorded</b>		
<b>Land Use</b>		
<b>Associated Historic Landscape Character Records - None recorded</b>		
<b>Other Land Classes</b>		
Land Ownership	Private	
<b>Related Monuments</b>		
13143	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
13144	Barton Manor Farm, Whippingham Road, East Cowes	Functional Association
<b>Finds - None recorded</b>		
<b>Associated Events/Activities - None recorded</b>		
<b>Associated Individuals/Organisations - None recorded</b>		

SMR Number	Site Name	Record Type
3605 - MIW5120	Barton Manor	Monument
Leased by Queen Victoria and Prince Albert in 1844 following their purchase of Osborne and purchased by them in 1853. House almost totally rebuilt by Prince Albert who also built a model farm on site		
<b>Monument Types and Dates</b>		
GARDEN (Post Medieval - 1540 AD to 1900 AD)		
Evidence	DOCUMENTARY EVIDENCE	
GARDEN (Post Medieval - 1540 AD to 1900 AD)		
Evidence	DOCUMENTARY EVIDENCE	
<b>Description and Sources</b>		
<b>Description</b>		
House on site of C13 oratory or priory (PRN 946). Described by Sir John Oglander in C17 as 'ancient moated round' (PRN 944), in ownership of Worcester college from late middle ages. A survey by the college in 1776 refers to pleasure grounds and wilderness. Leased by Robert Pope Blachford (owner of adjacent Osborne estate) in 1785. Barton was leased by Queen Victoria and Prince Albert in 1844 following their purchase of Osborne and purchased by them in 1853. House (LB II) almost totally rebuilt by Prince Albert who also built a model farm on site. Surviving design dates partly from Victorian period and partly from period when property owned by Edward VIII, with more recent additions. Property now privately owned but grounds currently opened to public. [Isle of Wight Gardens Trust: unpublished assessment of Barton Manor.]		
Classified features with separate PRN's: HOUSE (manor house LB II, PRN 10055). FARM HOUSE (LB II, PRN 13136). LODGE x 2 (LB II - North lodge and south lodge). ESTATE COTTAGE x 2 (West cottage PRN 13143, East Cottage PRN 13144 - both LB II). STABLE x 3 (PRNs 13141, 13137, 13139). COACH HOUSE (PRN 13145). COW HOUSE (PRN 13142). SHED (PRN13140). CART SHED (PRN 13138). MOAT, MANOR HOUSE (PRN 944). FISHPOND(S) (PRN 945) ORATORY (PRN 946) GARDEN TERRACE, WALK, WOODLAND, WALLEG GARDEN, ANIMAL MEMORIAL (to Queen Victoria's collie), SUNDIAL, FOUNTAIN, STEPS, BOAT HOUSE, WATER GARDEN (created 1968), VINEYARD (planted from 1976), MAZE (created 1994) [.]		
Added to Island's Local List of Buildings, Structures, Parks and Gardens of Architectural or Historic Interest – 2001		
Barton Manor is a well preserved example of a simple Victorian garden layout with Edwardian and later additions. The garden provides a historic setting for Barton Manor House. The main significance of the garden consists in its historic association with the Royal family and the probably influence of Prince Albert on the garden design. Notable trees planted by Prince Albert include Cupressus Lambertiana. Edward VII built terraces and walled kitchen garden [LLBSPG Consultation Document. December 2008. Statement of Significance]		
<b>Sources</b>		
Document: Isle of Wight Council. 2009. The Local List of Buildings, Structures, Parks and Gardens of Special Local Architectural or Historic Interest.		
Document: Isle of Wight Council. 2008. The Local List of Buildings, Structures, Parks and Gardens of Special Local Architectural or Historic Interest.		
<b>Location</b>		
<b>National Grid Reference</b>		
Centroid SZ 5194 9428 (MBR: 1078m by 599m)	SZ59SW	Area
<b>Administrative Areas</b>		
19th Century Parish	Whippingham, Isle of Wight	
Civil Parish	Whippingham, Isle of Wight, Isle of Wight	
<b>Address/Historic Names - None recorded</b>		
<b>Designations, Statuses and Scorings</b>		
<b>Associated Legal Designations - None recorded</b>		
<b>Other Statuses and Cross-References</b>		

# Appendix 3

Local List of Buildings, Structures, Parks and Gardens of Architectural or Historic Area of Outstanding Natural Beauty	Active
UDP Historic Parks & Gardens	Active
Sites & Monuments Record - 3605	Active
<b>Ratings and Scorings</b>	
Condition (IoW)	Extant 01/01/1999
<b>Land Use</b>	
<b>Associated Historic Landscape Character Records - None recorded</b>	
<b>Other Land Classes</b>	
Land Ownership	Private
Landuse	Cultivated land, undetermined 01/01/1999
Landuse	Garden 01/01/1999
Landuse	Other landuse 01/01/1999
Landuse	Undetermined woodland 01/01/1999
<b>Related Monuments - None Recorded</b>	
<b>Finds - None recorded</b>	
<b>Associated Events/Activities - None recorded</b>	
<b>Associated Individuals/Organisations - None recorded</b>	

SMR Number	Site Name	Record Type
10055 - MIW7554	Barton Manor, Whippingham Road, Whippingham, East Cowes	Building
Rebuilt in a Jacobean style in 1853 using materials from previous early 17th century house.		
<b>Monument Types and Dates</b>		
MANOR HOUSE (Mid C19 - 1853 AD)		
Covering Building TILE		
Material		
Evidence	EXTANT BUILDING	
Main Building	STONE	
Material		
<b>Description and Sources</b>		
<b>Description</b>		
1853 with some earlier origins. An Augustinian Oratory was founded here in 1272 and was suppressed in 1439. A house was built on the site. In the early C17. This had largely fallen into ruins in the middle of the C19. The whole was purchased by Queen Victoria and the Prince Consort in 1853 and the house almost entirely rebuilt in the old stone Jacobean style. The NE front is E- shaped. 2 storeys and attics, 5 windows. Built of stone rubble with ashlar quoins. Stone galleing and rubble plinth. Tiled roof with clustered brick chimney stacks. 5 gables of which the apices and angles are surmounted by finials. Also 2 similar gables to the inner face of the outside projecting wings. In the centre is a porch with 2 storeys over, similarly gabled with round headed archway. Casement windows with stone mullions. In the NW wall of the southernmost projecting wing are 3 blocked lancet windows from the Medieval Oratory. The SW front has 3 gables and 6 windows, all of 2 tiers of 2 lights with stone mullions and transoms. Edwardian panelling to interior.		
[List of Buildings of Special Architectural or Historic Interest: Borough of Medina (Cowes area), DOE 9 August 1979, p.51, SZ59SW 7/133]		
The present "Barton Court House" or rather what remains of the ancient building was probably erected in the early part of the reign of James 1. The S. front was apparently altered about 50 years later...Upon the purchase of the manor by HRH the Prince Consort, the house was entirely remodelled, vide plan and the N. & W. fronts rebuilt, the S. and E. portions remaining practically as they were in the 17thC and early history. (2).		
[2. Percy Stone. Architectural Antiquities of the I. W. 1891 Vol. 1, p.61-64.]		
Title Apportionment no.340, Whippingham Tith map. (3)		
[3. CRO JER/T/336]		
Barton Manor is a partly C17 house, on the site of a small Augustinian oratory founded in 1275 but suppressed in 1439. It was leased by the Queen and Prince Albert when they first occupied Osborne, and bought by them in 1853. The house was remodelled as an annexe to Osborne in 1845-6 under Thomas Cubitt, in association with Prince Albert. Cubitt retained the early C17 E and S frontages, built of roughly coursed limestone, but reconstructed the interior entirely, as well as providing new N and W sides - unusually for him (perhaps uniquely) in the same essentially Jacobean style as the retained parts. The main (E) frontage is one of the most impressive of the period among Island houses, although straightforward in its elements. It is E-shaped; the deep wings are gabled on their front and side elevations, with simple mullioned windows. The porch is tall and gabled with a three-centred doorway. Unexpectedly the ground floor of the N wall of the S wing has three lancets, which must remain from the C13 oratory (they appear on a drawing predating the 1845-6 alterations). There is a single lancet similarly placed on the opposite wing, but its stonework is restored and it may not be in its original position. The S façade of the house is of six bays under three gables, with windows of classical shape with crossed mullions and transoms (they too appear on a pre-1845 drawing). All the gables have small finials at their tops and bases, restored in 1845-6. The older house had a notable set of brick chimneys with ribbed sides and massive tops; one, at the back of the SE wing, was retained as a model for others formed in the reconstruction. The house itself was reduced in size, and a model farmstead was built to the W and SW.		
[Lloyd and Pevsner, 2006, 295-296]		
Photograph		
[A. Sim, June 2002, August 2004]		
<b>Sources</b>		
Photograph: Slawson, C.. 17/09/1986. Barton Manor. Film B3 228 Frame 63.		
Bibliographic reference: DOE. 1979. List of Buildings of Special Architectural or Historic Interest: Borough of Medina, Isle of Wight (Cowes area).		
Bibliographic reference: Lloyd, D.W. and Pevsner, N.. 2006. The Buildings of England: The Isle of Wight. 295-296		

# Appendix 3

Monograph: Photocopy (P. Stone).

**Location**  
**National Grid Reference**  
 SZ 52000 94442 (point) SZ59SW Point

**Administrative Areas**  
 19th Century Parish Whippingham, Isle of Wight  
 Civil Parish Whippingham, Isle of Wight, Isle of Wight

**Address/Historic Names - None recorded**

**Designations, Statuses and Scorings**  
**Associated Legal Designations**  
 Listed Building (II) - 419910 BARTON MANOR Active DIW1346

**Other Statuses and Cross-References**  
 Monarch UID - 461708 Active  
 Area of Outstanding Natural Beauty Active  
 Sites & Monuments Record - 10055 Active

**Ratings and Scorings - None recorded**

**Land Use**  
**Associated Historic Landscape Character Records - None recorded**

**Other Land Classes**  
 Geology Bembridge Marls  
 Geology river terrace drift  
 Land Ownership Private

**Related Monuments**  
 946 Barton Manor Functional Association  
 946 Barton Manor Functional Association

**Finds - None recorded**

**Associated Events/Activities - None recorded**

**Associated Individuals/Organisations - None recorded**

SMR Number	Site Name	Record Type
14294 - MIW10257	North Lodge, Barton Manor Estate	Building

**Monument Types and Dates**  
 LODGE (Mid C19 - 1850 AD)

**Description and Sources**  
**Description**  
 Circa 1850. Part of Queen Victoria and Prince Albert's reconstruction of the Barton Manor Estate. One of a pair of identical lodges each side of the drive. T-shaped. One storey and attics in Neo-Jacobean style. Built of stone rubble with stone quoins, chamfered coping to walls. Steeply pitched tiled roofs having gable end with gables facing road. Central ridge. Grouped Neo-Jacobean red brick chimney stacks. In the gable ends facing road with saddlestones are 2-light attic casements and 3-light ground floor casement, stone mullioned, and central projecting stone gabled porches. Royal Coat of Arms and those of Prince Albert in gable ends and each side on 1st floor level to inner fronts, cell in stone. Wings of same height to north and south. Picturesque.  
 [List of Buildings of Special Architectural or Historic Interest: Borough of Medina (Cowes area), DOE 9 August 1979, p.52, SZ59SW 7/111]

Of stone with simple gables and brick chimneys resembling those on the manor house. Prince Albert produced a preliminary design for one of the lodges. The S lodge dates from 1848, the N one from 1850.  
 [Lloyd and Pevsner, 2006, p.296]

**Sources**  
 Bibliographic reference: Lloyd, D.W. and Pevsner, N., 2006. The Buildings of England: The Isle of Wight, p.296  
 Bibliographic reference: DOE, 1979. List of Buildings of Special Architectural or Historic Interest: Borough of Medina, Isle of Wight (Cowes area), p.52

**Location**  
**National Grid Reference**  
 SZ 51428 94091 (point) SZ59SW Point

**Administrative Areas**  
 19th Century Parish Whippingham, Isle of Wight  
 Civil Parish East Cowes, Isle of Wight, Isle of Wight

**Address/Historic Names - None recorded**

**Designations, Statuses and Scorings**  
**Associated Legal Designations**  
 Listed Building (II) - 419972 NORTH LODGE TO BARTON MANOR, BARTON MANOR ESTATE Active DIW1349

Registered Park or Garden (II\*) - 1926 Osborne Active DIW122

**Other Statuses and Cross-References**  
 Monarch UID - 1380014 Active  
 Area of Outstanding Natural Beauty Active  
 Sites & Monuments Record - 14294 Active

**Ratings and Scorings - None recorded**

**Land Use**  
**Associated Historic Landscape Character Records - None recorded**

**Other Land Classes**  
 Land Ownership Private

**Related Monuments - None Recorded**

**Finds - None recorded**

**Associated Events/Activities - None recorded**

**Associated Individuals/Organisations - None recorded**

# Appendix 3

SMR Number	Site Name	Record Type	
14295 - MIW10258	South Lodge, Barton Manor Estate	Building	
<b>Monument Types and Dates</b>			
LODGE (Mid C19 - 1848 AD)			
<b>Description and Sources</b>			
<b>Description</b>			
<p>Circa 1850. Part of Queen Victoria and Prince Albert's reconstruction of the Barton Manor Estate. One of a pair of identical lodges each side of the drive, T-shaped. One storey and attics in Neo-Jacobean style. Built of stone rubble with stone quoins chamfered coping to walls. Steeply pitched tiled roofs having gable end with gables facing road. Central ridge. Grouped Neo-Jacobean red brick chimneystacks. In the gable ends facing road with saddlestones are 2-light attic casements, stone mullioned, and central projecting stone gabled porches. Royal Coat of Arms and those of Albert in gable ends and each side on 1st floor level to inner fronts, all in stone. Wings of same height to north and south. Picturesque.</p> <p>[List of Buildings of Special Architectural or Historic Interest: Borough of Medina (Cowes area), DOE 9 August 1979, p.53, SZ59SW 7/112]</p> <p>Of stone with simple gables and brick chimneys resembling those on the manor house. Prince Albert produced a preliminary design for one of the lodges. The S lodge dates from 1848, the N one from 1850.</p> <p>[Lloyd and Pevsner, 2006, p.296]</p>			
<b>Sources</b>			
Bibliographic reference: Lloyd, D.W. and Pevsner, N.. 2006. The Buildings of England: The Isle of Wight. p.296			
Bibliographic reference: DOE. 1979. List of Buildings of Special Architectural or Historic Interest: Borough of Medina, Isle of Wight (Cowes area). p.53			
<b>Location</b>			
<b>National Grid Reference</b>			
SZ 51442 94074 (point)	SZ59SW	Point	
<b>Administrative Areas</b>			
19th Century Parish	Whippingham, Isle of Wight		
Civil Parish	Whippingham, Isle of Wight, Isle of Wight		
<b>Address/Historic Names - None recorded</b>			
<b>Designations, Statuses and Scorings</b>			
<b>Associated Legal Designations</b>			
Listed Building (II) - 419974	SOUTH LODGE TO BARTON MANOR, BARTON MANOR ESTATE	Active	DIW1497
Registered Park or Garden (II*) - 1926	Osborne	Active	DIW122
<b>Other Statuses and Cross-References</b>			
Monarch UID - 1380016		Active	
Area of Outstanding Natural Beauty		Active	
Sites & Monuments Record - 14295		Active	
<b>Ratings and Scorings - None recorded</b>			
<b>Land Use</b>			
<b>Associated Historic Landscape Character Records - None recorded</b>			
<b>Other Land Classes</b>			
Land Ownership	Private		
<b>Related Monuments - None Recorded</b>			
<b>Finds - None recorded</b>			
<b>Associated Events/Activities - None recorded</b>			
<b>Associated Individuals/Organisations - None recorded</b>			

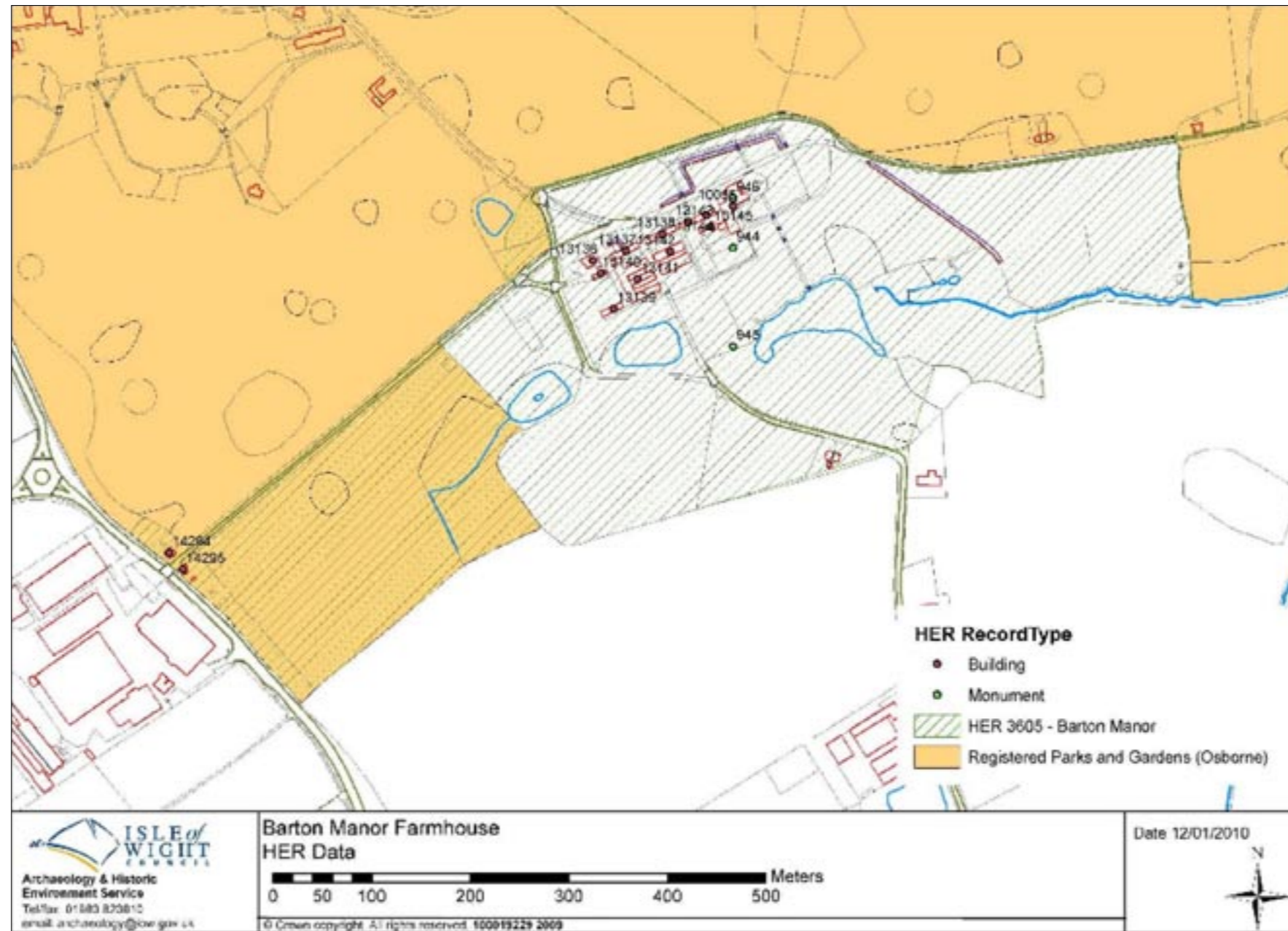
## Appendix 3 - Full Isle of Wight Archaeology & Historic Environment Report for Barton Manor Estate

- Courtesy of previous Planning Application TCP/3077/A- dated 30/03/2012

Mattinson  
associates.

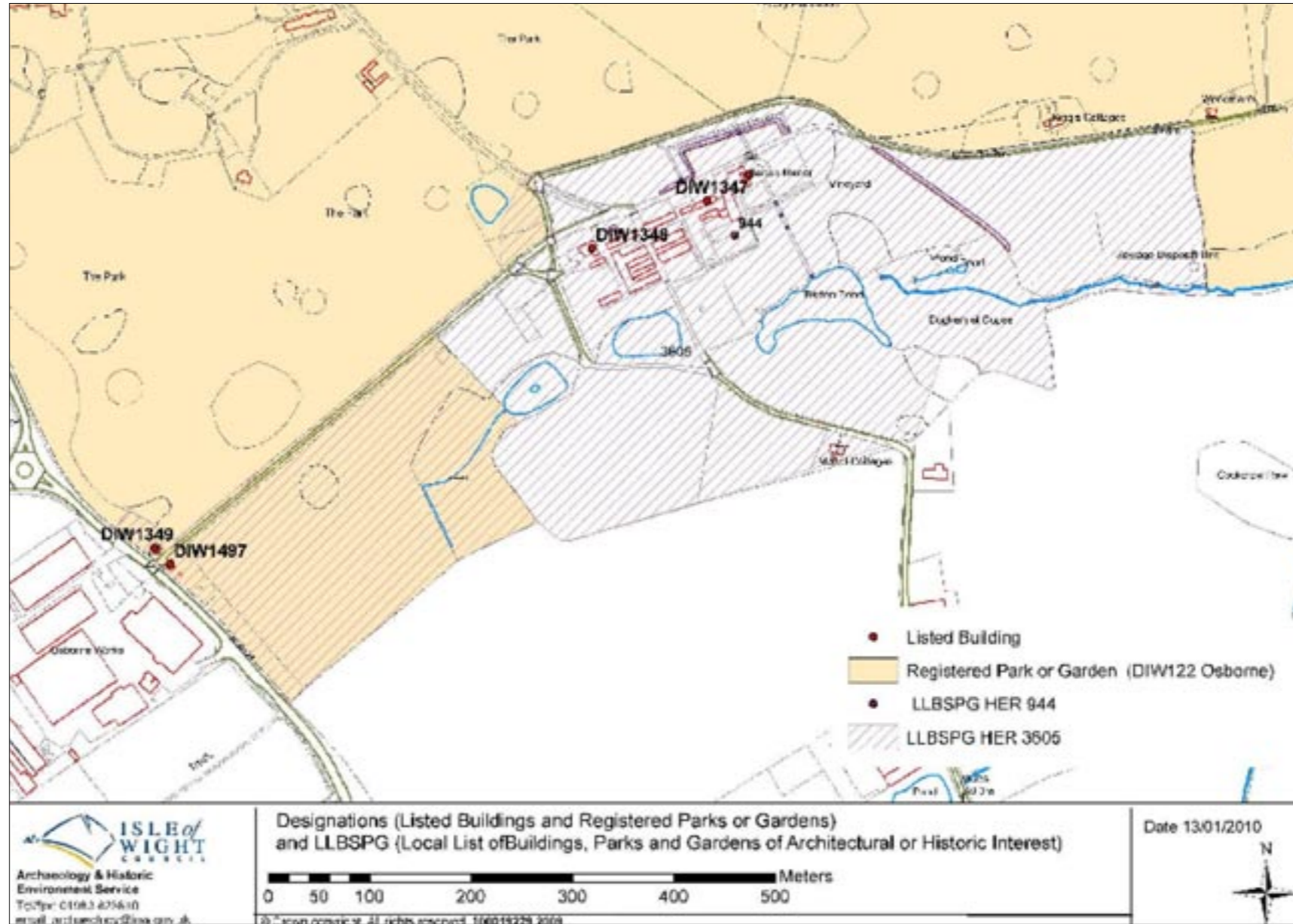
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# Appendix 3



Barton Manor Farmhouse - HER Data - courtesy of Isle of Wight Council

# Appendix 3



Barton Manor Farmhouse - Designations (Listed Buildings and Registered Parks or Gardens) and LLBSPG (Local List of Buildings, Parks and Gardens of Architectural or Historic Interest) - courtesy of Isle of Wight Council