Sea View Yacht Club Landing Stage and Slipway - Heritage Statement

SVYC - Heritage Statement

Sea View Yacht Club

12 August 2013

Final Report

9X2764

SEA VIEW YACHT CLUB
ISLE OF WIGHT

Royal HaskoningDHV
Enhancing Society Together

THIS PAGE IS LEFT BLANK

HASKONINGDHV UK LIMITED
INDUSTRY, ENERGY & MINING

2 Abbey Gardens
Westminster
London SW1P 3NL
United Kingdom
+44 20 7222 2115 Telephone
Fax
info@london.royalhaskoning.com E-mail
www.royalhaskoningdhv.com Internet

Document title	Sea View Yacht Club Landing Stage and Slipway - Heritage Statement SVYC - Heritage Statement
Document short title	Heritage Statement
Status	Final Report
Date	12 August 2013
Project name	Sea View Yacht Club Landing Stage and Slip Way
Project number	9X2764
Client	Sea View Yacht Club
Reference	9X2764/RHeritage001/304342/Lond

Drafted by	Freddie Scadgell	
Checked by	William Culley	
Date/initials check	…12/08/13……	……WEC…….
Approved by		
Date/initials approval	…12/08/13……	……WEC…….

HERITAGE STATEMENT SUMMARY
(Also see Figures 1 and 2 / Appendix A)

A search of the Isle of Wight Historic Environment Record (HER) identified forty-nine heritage assets within a 500m study area around the proposed landing stage and slipway demolition and extension works (the site) at the Sea View Yacht Club.

On completion of the works none of these heritage assets are anticipated to be either directly or indirectly (adversely) impacted. There will be some minor indirect impacts during construction, associated with noise and general construction related activity, to those assets in the 'immediate' vicinity of the site, including the Yacht Club itself, which is recorded as a heritage asset on the HER.

Although the works are taking place, and the proposed new landing stage and slipway structure will be located, within Seaview Conservation Area, the existing character of the conservation area, and setting of assets within the conservation area, is not anticipated to be significantly affected. The current landing stage and slipway is also not considered to contribute to the special character of the conservation area. In fact the scheme provides an opportunity to greatly improve the current amenities at the club, and the new landing stage and slipway will be replacing a deteriorating structure of no historical value, which was constructed and upgraded in the 1970s and 1980s.

Apart from the Yacht Club building (**24**) and former chapel (**25**) now part of the SVYC complex, other heritage assets which should be physically avoided and left undisturbed by the proposed works, include a concrete structure/possible military building (**45**) within the sea wall to the east and cables encased in sheathing running across the beach to a terminal on the sea wall (**46**) again to the east. The crown slip (**26**), stone slipway, should also be treated with caution and care.

Although the Yacht Club's setting on a prominent position at Nettlestone Point does contribute to its significance, the works are not anticipated to negatively impact upon the building's setting. This is for the following reasons:

- the new landing stage and slipway is a replacement of an already existing structure;
- the key elements of the yacht club's setting are views out to sea off of the club, and not down at the landing stage and slipway below;
- the new/replacement structure provides an opportunity to improve the aesthetics of the existing arrangement when viewed from the water; and
- The existing structure, which is in a state of disrepair, and is deemed unlikely to survive longer than the next five years in a safe and useable condition.

As a general rule of thumb, extra care and attention should be paid when moving and operating plant and other machinery at, around, to and from the site, in order to avoid any accidental damage to structures within the conservation area, with the exception of the existing landing stage/slipway. This includes the heritage assets outlined within this document and highlighted on Figures 1 and 2.

A tool-box talk prior to the commencement of works may be a prudent approach to the above, in order to help ensure no accidental damage occurs and to highlight the sensitive historic nature of the surrounding area.

It is not anticipated at this stage that archaeological watching brief(s) would be required during the proposed piling and other construction related activity, although this would need to be confirmed with the Planning Archaeologist at the Isle of Wight Council, and any requirements they may have would need to be adhered to as part of the proposed works.

Finally as the works are taking place within Seaview Conservation Area, further confirmation should be sought as to whether specific Conservation Area Consent is required, by way of further approval, prior to the works commencing.

CONTENTS

			Page
1	INTRODUCTION		1
	1.1	Project Background	1
	1.2	Purpose of the Document	1
2	METHODOLOGY		3
	2.1	Background	3
	2.2	Aim	3
	2.3	Objectives	3
	2.4	Isle of Wight Historic Environment Record	3
	2.5	National Record of the Historic Environment / English Heritage Archive	4
	2.6	Historic Maps	4
	2.7	Documentary / Internet Sources	4
	2.8	Heritage Site Visit	4
3	LEGISLATION, POLICY AND GUIDANCE		5
	3.1	National Legislation	5
	3.2	National Guidance	6
	3.3	National Planning Policy	7
	3.4	Local Policy	7
4	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND (OVERVIEW)		9
	4.1	Background (see also Appendix A and Figures 1 and 2)	9
	4.2	Prehistoric: Lower Palaeolithic (pre-30,000 BP) to Iron Age (700 BC - AD 43)	9
	4.3	Romano-British (AD 43 – AD 450)	9
	4.4	Early Medieval (Saxon) (AD 450 – AD 1066)	9
	4.5	Medieval (AD 1066 – AD 1540)	9
	4.6	Post-medieval (AD 1540 – 1900) / 20th Century	10
	4.7	Maritime	12
	4.8	Word War Two (1939 - 1945) / Modern	12
	4.9	Unknown	14
5	HISTORIC LANDSCAPE CHARACTERISATION		15
	5.1	Historic Landscape Characterisation	15
6	CONCLUSIONS		16
7	REFERENCES		17
FIGURES			18
APPENDICES			19
	APPENDIX A – Historic Environment Gazetteer		19

1 INTRODUCTION

1.1 Project Background

The proposed scheme at Sea View Yacht Club will comprise the phased removal of the existing landing stage and slipway and the construction of a replacement.

It is proposed that a new larger timber landing stage bordering the sea wall alongside the yacht club patio and the Esplanade will be constructed on timber piles. The landing stage will extend approximately 13m from the sea wall and run for approximately 40m.

A new timber access platform and ramp will link the Esplanade and the landing stage, running parallel with the existing sea wall. Localised modifications to the top of the sea wall will be required to allow for installation of the access platform.

The proposed works include the construction of a new timber slipway, approximately 40m in length and 5m in width, which will be erected on timber piles.

The total footprint of the proposed scheme will be approximately 610m², this is compared with a footprint of approximately 360m² for the existing structures. The new structure will be constructed from hardwood timber and will require approximately 80 piles in total (the existing structure has approximately 50 piles). Depending on the bedrock level at each pile location, piles will be installed using one of the following methods:

- For exposed sound bedrock - the bedrock will be cored out, piles installed and fixed with concrete;
- Where bedrock is over 2.5m below beach level - piles will be driven using a pile driving rig;
- Where bedrock is less than 1.5m below beach level - beach material will be excavated to the bedrock, the bedrock will be cored out, piles installed and fixed with concrete and beach material backfilled; or
- Where bedrock is between 1.5m and 2.5m below beach level - one of the above options will be applied, depending on the local conditions (adjacent piles, foreshore stability and wave exposure).

1.2 Purpose of the Document

In August 2013 Royal HaskoningDHV (RHDHV) was commissioned by the Sea View Yacht Club to undertake a heritage statement to accompany the planning application(s) for the phased removal of the existing landing stage and slipway and the construction of a replacement.

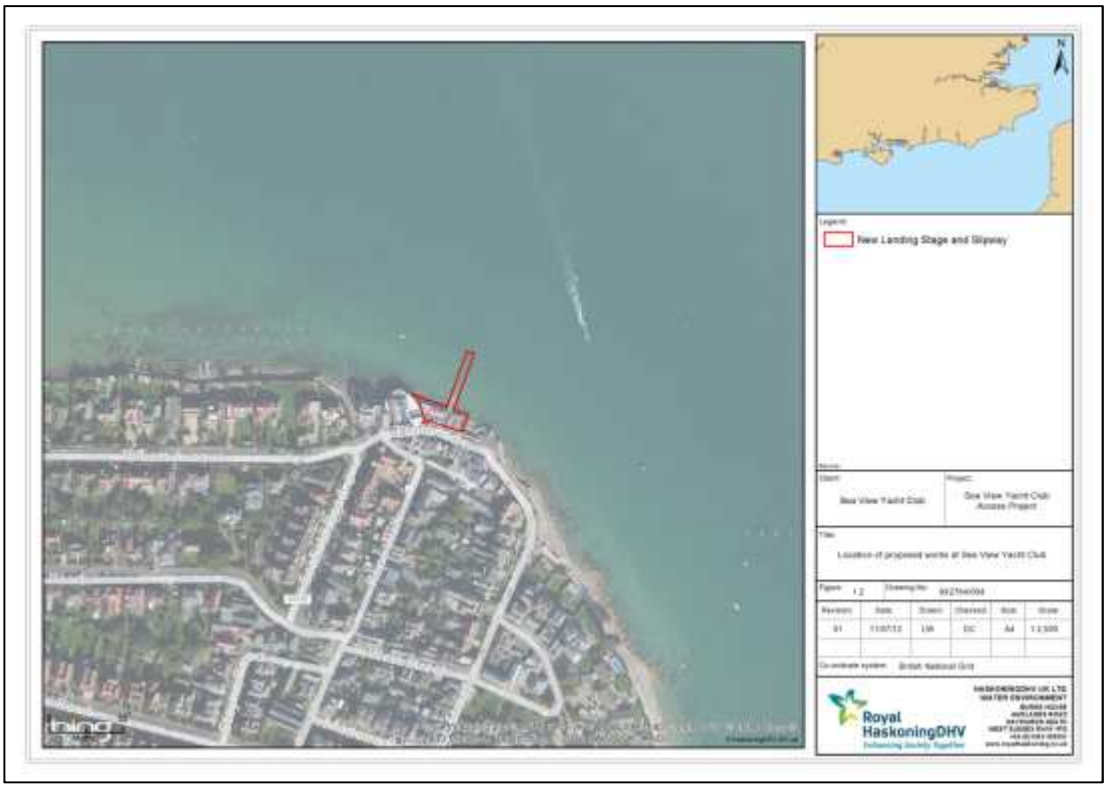


Plate 1 – Location of proposed works at Sea View Yacht Club.

2 METHODOLOGY

2.1 Background

A 500m study area around the Sea View Yacht Club (SVYC) was established for the purposes of this heritage statement; incorporating most of the village of Seaview, including the Conservation Area, foreshore and area immediately offshore of Nettlestone Point (see Figures 1 and 2).

A search of the Isle of Wight Historic Environment Record (HER), together with a search specific to designated heritage assets from the National Heritage List online (http://list.english-heritage.org.uk/) produced a total of 49 known or suspected heritage assets within the study area. Nine of these heritage assets are recorded within the 'immediate' vicinity of the proposed new SVYC landing stage and slipway (the site).

Each of the identified heritage assets within the study area was given a unique RHDHV number and included within a Historic Environment Gazetteer (see Appendix A).

This Heritage Statement has been undertaken in accordance with guidelines set out by the Institute for Archaeologists (IfA) Standard and Guidance for historic environment desk-based Assessment (IfA, 2012), and with cognisance of guidance on the production of heritage statements provided by the Isle of Wight Council (IOW Council Website, accessed August 2013).

2.2 Aim

The aim of this Heritage Statement is to identify and characterise the historic environment (archaeological and built heritage) resource within the immediate surroundings of the proposed SVYC works (the site) and surrounding study area, in order to provide an archaeological and historical baseline for the proposed development, assessing the level of any impact that the proposed works may have on known/potential heritage assets, the significance of any assets affected and a consideration of the contribution that the setting of any affected assets has on the asset's(s') significance.

2.3 Objectives

The objectives of the Heritage Statement are to:

- Identify all recorded and designated heritage assets within the study area;
- Assess the potential for previously unrecorded archaeological remains within the site;
- Identify and describe designated and undesignated built heritage assets within the site and study area; and
- Assess the potential impacts of the proposed works on known or suspected heritage assets.

2.4 Isle of Wight Historic Environment Record

Information on all known heritage assets within the study area was collected from the Isle of Wight Historic Environment Record (HER). There are 49 recorded heritage assets

that are located within or partially within, the study area (see Appendix A and Figures 1 and 2).

2.5 National Record of the Historic Environment / English Heritage Archive

A review of the online records from the National Record of the Historic Environment (NRHE), National Heritage List online (http://list.english-heritage.org.uk/), was conducted in August 2013, predominantly to check for designated assets and to cross reference with data provided by the Isle of Wight HER.

2.6 Historic Maps

A brief review of available historic Ordnance Survey maps, viewed online at www.old-maps.co.uk, enabled a picture of historic land use and change to be established and for any past activities that may have potentially removed heritage assets to be identified.

2.7 Documentary / Internet Sources

A number of documentary and internet sources were consulted in order to gain information on the archaeological and historical background of the study area. These are referenced in Section 7 below.

2.8 Heritage Site Visit

A site visit was conducted on Monday 05.08.13 with the Club Secretary of the SVYC, selected photos from which can be found within this document.

3 LEGISLATION, POLICY AND GUIDANCE

The Conservation and Design section of the Isle of Wight Council Website states, under 'Heritage Statements – Applications affecting heritage assets', that:

> '*In light of paragraph 128 of the National Planning Policy Framework applications affecting heritage assets or their setting require descriptions of significance to accompany the submitted drawings/plans. These statements will form part of the justification for the proposal and should demonstrate that consideration has been given to the protection of the heritage asset and/or its setting.*'
> (IOW Council Website - www.iwight.com/Residents/Environment-Planning-and-Waste/Planning/Conservation-and-Design/Heritage-Statements)

3.1 National Legislation

Ancient Monuments and Archaeological Areas Act (1979)
Under the terms of the act an archaeological site or historic building of national importance can be designated as a Scheduled Monument and is registered with the Department of Culture, Media and Sport (DCMS). Any development that might affect either the Scheduled Monument or its setting is subject to the granting of Scheduled Monument Consent. English Heritage (EH) advises the government on individual cases for consent and offers advice on the management of Scheduled Monuments.

There are no Scheduled Monuments in the immediate vicinity of the site or within the 500m study area. The nearest Scheduled Monument is approximately 1.5km to the west – Puckpool mortar battery (see Plates 1 and 2 below).

Plate 2 – Puckpool mortar battery.

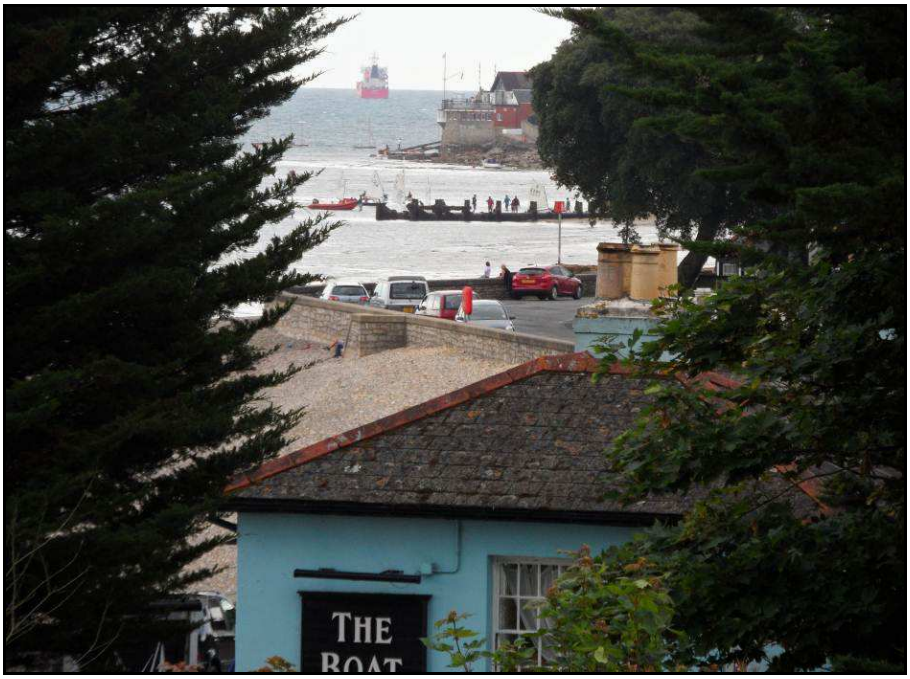


Plate 3 – View east towards SVYC from the eastern edge of Puckpool mortar battery.

Planning (Listed Buildings and Conservation Areas) Act (1990)
The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (buildings that are seen to be of special architectural or historic interest) and designation of Conservation Areas (areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance).

A Listed Building may not be demolished, altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of listing (in descending order):

- Grade I: buildings of exceptional interest;
- Grade II*: particularly important buildings of more than special interest; and
- Grade II: buildings of special interest, warranting every effort to preserve them.

There are eleven Grade II Listed Buildings within the study area, none of which are in the immediate vicinity of the site. However, the site and a large proportion of the study area fall within **Seaview Conservation Area** (Area 1 – The Historic Core).
(Isle of Wight Council, 2007)

3.2 National Guidance

English Heritage Register of Parks and Gardens in England
The Register of Parks and Gardens of Special Historic Interest in England is maintained by English Heritage and divides the sites into three grade bands similar to those used for Listed Buildings.

There are no Registered Parks and Gardens in the immediate vicinity of the site or within the 500m study area. The nearest registered park and garden is just over 1km to the west – Woodlands Vale Estate, which was recently registered at **Grade II** (2012).

The Woodlands Vale Estate was '*principally laid out between 1870 and 1912 by Somerset John Gough Calthorpe (Seventh Baron Calthorpe from 1910). It is one of the most complete surviving gentry estates on the Isle of Wight and one of the few remaining estates on the Isle of Wight with an open outlook to the sea.*'
(Isle of Wight Garden Trust Website, accessed August 2013)

Plate 4 – Extent of Woodlands Vale Estate (Grade II Listed) © 2008 Microsoft Corp.

3.3 National Planning Policy

National Planning Policy Framework (NPPF)
Designated and non-designated heritage assets are given protection under the National Planning Policy Framework (NPPF). Provision for the historic environment is given principally in Section 12 of the NPPF, which directs Local Planning Authorities to set out '*a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*'.

This requirement is framed by a presumption in favour of sustainable development and the policy recognises that the historic environment has a role to play in urban design (section 7), promoting healthy communities (section 8) and protecting Green Belt land (section 9).

3.4 Local Policy

Island Plan – Isle of Wight Core Strategy (adopted March 2012)

Policies relevant to the historic environment include:

- **SP5 Environment** – that states….
  '*The Council will support proposals that positively conserve and enhance the special character of the Island's historic and built environments. Development that has an adverse impact on the Island's historic and built environments should be avoided. All development proposals will be expected to demonstrate how they have taken into account the historic and built environment.*'

- **DM2 Design Quality for New Development** – that states….
  '*Development proposals which preserve or enhance a Heritage Asset or the setting of a Heritage Asset will be supported*.'

- **DM11 Historic and Built Environment** (is of most direct relevance).
  '*Policy DM11 (Historic and Built Environment) expands on the Council's general approach to the historic and built environments set out in Policy SP5 (Environment) and explains the approach that the Council will take in respect of the built and historic environment on the Island, giving specific guidance for planning applications.*'

Also outlined within the document is the Historic Environment Action Plan (HEAP):

> '*The HEAP is based on the Isle of Wight Historic Landscape Characterisation (HLC), which is part of a national programme sponsored by English Heritage. It identifies pressures on the historic environment and will assist in the management of change. The HEAP promotes the conservation of historic environment character by providing a practical programme of actions to assist landowners, farmers, community groups and individuals in the sustainable management of heritage.*'
>
> (Isle of Wight Council, 2012)

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND (OVERVIEW)

4.1 Background (see also Appendix A and Figures 1 and 2)

As stated in the Seaview Conservation Area Appraisal:

> '*The earliest reference to Seaview is during the 16th century when the French landed near what is now the Old Fort Café on the esplanade. Initially, settlement was very dispersed. A small hamlet of workers cottages had grown up around the salt making industry to the north of the High Street and early coastal houses, probably built for sea captains, concentrated near the Fort. The core of the village was also along the High Street where today 18th century houses survive fronting the west side.*'
> (Isle of Wight Council, 2007)

The information on the individual heritage assets outlined below is essentially précised from the HER full report (detailed description sheets) provided along with the search request data by the Isle of Wight HER.

A total of 49 heritage assets were identified within the study area. Each asset has been assigned a unique RHDHV number, is referred to in the text below in bold, outlined in the gazetteer (Appendix A) and shown on Figures 1 and 2.

4.2 Prehistoric: Lower Palaeolithic (pre-30,000 BP) to Iron Age (700 BC - AD 43)

Only one heritage asset dating to the prehistoric period is recorded as being located with the study area, an unstratified flint scraper tool (**1**) found in the garden of a house along Bluett Avenue.

4.3 Romano-British (AD 43 – AD 450)

No heritage assets dating to the Roman-British period are recorded as being located within the study area.

4.4 Early Medieval (Saxon) (AD 450 – AD 1066)

One heritage asset dating to the Saxon period crosses into the study area to the north-west, a limestone rubble linear feature (**2**) with posts on its landward side. Two of the posts have been radio carbon dated and calibrated to AD 690-865 and AD 670-890 respectively.

4.5 Medieval (AD 1066 – AD 1540)

No heritage assets dating to the medieval period are recorded as being located within the study area.

4.6 Post-medieval (AD 1540 – 1900) / 20th Century

The vast majority of heritage assets within the study area date to the Post-medieval period. The majority of these are buildings dating to the 18th and 19th centuries, and also later 20th century buildings, although there are a number of exceptions:

The possible site of a fort (**3**) (Nettlestone Fort) is marked on a map of *c*. 1570, commissioned by Lord Burghley. The structure is shown as circular in shape, and appears to be made up of curved sections, suggesting the masonry of a small, round stone tower. The fort is mentioned in accounts of 1654, 1655 and 1658, and is believed to have gone out of existence some time during the 18th century. However, a house remained on the site during the 18th century, known as 'Fort House' or 'Old Fort House' and the point of land/headland continued to be referred to as 'Old Fort' on 18th century maps. It's unclear whether the building (house) has anything to do with the original fort, although it is possible that it was built with the surviving masonry remains of the fort.

Evidence, to a certain degree of an anecdotal nature, suggests that both Nettlestone Fort and another fort at St. Helens can both, '*lay claim to being the fort mentioned in the reports of the French attack on the Island in 1545*', and If so, the '*date of construction must be before 1545*.'

A lasting reminder of the forts existence is the presence of Old Fort Café on the esplanade, immediate to the east of the Yacht Club site. It is reported that when the building was constructed, in place of an earlier thatched stone built cottage, '*some old walls, mud bonded, were discovered, relics of the fortress of 1540*.'

(Martin, 2006) / (Matthews and Chiverton, 1975)

Plate 5 - The Old Fort Bar/Café, Seaview Esplanade.

Other assets assigned a Post-medieval date include an anchor (**4**) observed on the beach to the west, immediately adjacent to the SVYC, which was recorded as part of the Isle of Wight Coastal Audit in 1998/1999 (IOW CC, 2000).

The street named 'Rope Walk' (**5**) located to the immediate south of the SVYC, which is presumably named after the presence of a former rope walk, an area where long lengths of material were laid before being twisted into rope.

Further to the west, Salterns slipway (**6**), constructed of stone, and observed on foreshore adjacent to Salterns Cottages during the IOW Coastal Audit, is recorded on an ordnance survey map of 1866.

As noted above in Section 3, there are eleven **Grade II Listed Buildings** located within the study area, these include: Old Rose Cottage (**7**) and Sandlands Cottage (**8**) situated within the southern section of the study area on Steyne Road. The former site of Lloyds Bank (then Jasmine House) and now Bank House (**9**) and Alton House (**10**) located next door to each other on the High Street.

West Cottage (**11**) is located on West Street, and at the western side of the study area a series of cottages are located together on Salterns Road: Saltern Cottage, By the Way, Otters, The Sprat and Salterns Old Cottage (**12**/**13**/**14**), all thought to have been occupied by salt workers in the early 1800s, and possibly earlier.

St. Peter's Church (**15**), Seafield House (**16**) and Vectis Cottage (**17**) are all also Grade II Listed.

In addition there are also six **Locally Listed Buildings**, three of which are actually 20th century in date, and none of which are in the immediate vicinity of the site. These are: No. 1 Pier Road/No. 4 High Street (**18**); Redcross Cottage (**19**) on Fairy Road; Guildford House (**20**) on Madeira Road; a red telephone box (**21**) also on Madeira Road; a terrace of Arts and Craft inspired holiday homes (**22**); and the Sports Centre (**23**) on Ryde Road.

The Sea View Yacht Club (**24**), see plate 6 below, is recorded on the HER, along with the former Wesleyan Chapel (**25**), now incorporated as part of the Yacht Club Site. Crown slip (**26**), a cobbled stone slipway, is located to the immediate west of the Yacht Club site, and is used by the club. Neptune Cottage (**27**) is also located in the immediate vicinity on the Esplanade opposite the club.

Plate 6 – Sea View Yacht Club (24). Photo taken looking west from the foreshore.

A further twelve buildings (**28**-**39**) are recorded on the HER within the 500m study area, none of which are in the immediate vicinity of the site or SVYC, with the exception being Nottingham Cottage (**34**) located on the Rope Walk. These buildings include a Non-Conformist Chapel (**31**) 'Beulah' and associated Church Hall (**32**), and the Seaview Hotel (**36**) on the High Street, which in 1942 was requisitioned together with Seaview Pier, and became HMS Osborne, the headquarters of the Royal Navy on the Island.

4.7 Maritime

There are four maritime assets (**40**-**43**) recorded within the study area, all recorded at the same location *c*. 300-350m from the site, off Nettlestone Point. All represent wreck sites (two cutters and two vessels) dating to the late 19th / early 20th century, and are recorded as having been stranded and lost.

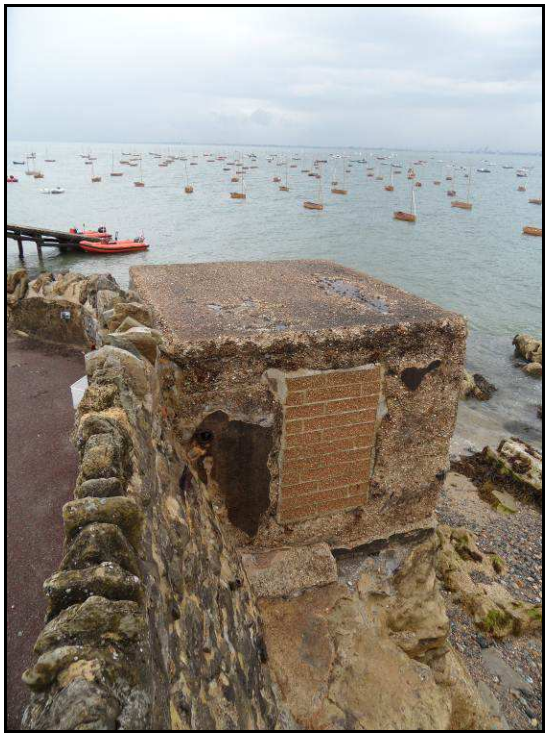
4.8 Word War Two (1939 - 1945) / Modern

Four heritage assets within the study area are recorded as being of World War Two (WWII) or Modern date. A WWII Boom Defence (**44**) submarine barrier, constructed of old railway metals and embedded in a concrete bed at angles, and also featuring large, spiked buoys chained together. This was recorded as part of the Isle of Wight Coastal Audit 1998/1999 (IOW CC, 2000).

A concrete structure (**45**) constructed against the sea wall at Nettlestone Point is recorded in the immediate vicinity of the SVYC, as well as cables encased in sheathing (**46**) observed running across the beach to a terminal on the sea wall during the IOW Coastal Audit (IOW CC, 2000). These are believed to be the very first cables laid to the Island (dating to pre-WWII) and went to the old Seaview Post Office and exchange just round the corner from the sea wall.

The entrance way to the concrete structure (**45**) is situated on the east side (now blocked up). This is not believed to be a defensive position, as no weapon apertures or loopholes are visible (this comment is included within the HER from the Defence of Britain Project local co-ordinator, 2001). Also, the entrance way being at the side and not the rear would make it impossible for any defender to leave if under attack. Other theories do however put the structure down as having a military function, a possible gun emplacement, possibly guarding the telephone cables coming from the mainland.

Further to the west there is also a 'Royal Engineers' Jetty (**47**). Remains of the jetty were noted, comprising a double row of sawn off iron girders, during the IOW Coastal Audit (IOW CC, 2000).



Plates 7 and 8 - Concrete Structure (45) and Cables (46).

4.9 Unknown

Two heritage assets of unknown date have been recorded within the study area, both towards the western side. Organic sediments were noted on the surface (**48**) during coring carried out by Wessex Archaeology to profile the palaeochannel running out from Barnsley Harbour/Creek. The coring was conducted in order to relate this area to other Solent intertidal locations and in order to retrieve samples.

Finally, there is record of an Inhumation (**49**) unearthed in 2001 on the beach at Seaview and excavated by police. The bones were inspected at the mortuary at St Mary's Hospital by members of the Archaeological Service.

5 HISTORIC LANDSCAPE CHARACTERISATION

5.1 Historic Landscape Characterisation

The Isle of Wight Historic Landscape Characterisation (HLC) describes the area, within which the site sits as, **Settlement** – **Nucleation** (**19th century**).

The HLC notes state that:

> "*The only buildings shown within this polygon on the OS 6" Unpubl are 'Old Fort', on the coast at the NE corner of the polygon, and 'Sandlands Cottage' (LBII) at the southern end of the polygon. Otherwise, the area was occupied by a loose grid of small semi-regular fields. By the time of the tithe map a small settlement had developed between the main road running south from the site of the old fort (later called High Street) and 'Ropewalk'. By 1862 development had spread east into 'Seahouse Field' and St Peter's Church had been built. By 1898 development had become denser and extended further to the SW. Nearly all the properties shown on the OS Landline within this polygon appear to correspond with those shown on the OS Landmark 1898 map.*"
> (IOW CC, 2008)

6 CONCLUSIONS

A search of the Isle of Wight HER found forty-nine records (heritage assets) within a 500m study area of the site (proposed SVYC works). Nine of these heritage assets are considered to be in the 'immediate' vicinity of the site.

The Sea View Yacht Club (**24**) itself is recorded within the HER, as is the adjoining, and now incorporated building, former Wesleyan Chapel (**25**).

There is evidence for the existence of a former fort (**3**) at Nettlestone Point, dating to the mid-late 16th century. Today this is attested by the presence of 'Old Fort Café / Bar' along the esplanade immediate to the south-east of the SVYC.

Neptune Cottage (**27**) is also located to the immediate south-east of the site. To the immediate east is a concrete structure (**45**) constructed against the sea wall, and cables encased in sheathing (**46**) observed running across the beach to a terminal on the sea wall. To the north-west / west is an anchor observed and recorded on the foreshore (**4**). Crown Slip (**26**) a cobbled stone slipway used by the Yacht Club, and beyond this further to the west the 'Royal Engineers' Jetty (**47**) is also present in the 'immediate vicinity' of the site.

None of the above heritage assets are anticipated to be adversely affected by the proposed works at SVYC. The Yacht Club site itself has gone through a number of alterations and extensions over time, and the planned replacement of what is a deteriorating structure on the foreshore, dating to the 1970s/80s, of no particular historical value, should in fact provide an opportunity for enhancing both the look and functionality of this important facility for what is a busy community-based club.

The concrete structure (**45**) and cables (**46**) to the immediately east should be left, retained as they are, untouched and unaffected by the proposed works.

With respect to setting considerations, due to the position of the landing stage and slipway low down on the foreshore in front of the Yacht Club site, although the new structure will be larger/longer, it will effectively be replacing an existing structure in the same location, and as such no indirect setting impacts are anticipated to occur either to heritage assets within the 500m study area or those further afield. The obvious assets further afield (such as the nearest Scheduled Monument – Puckpool mortar battery) were visited as part of the site visit.

The potential for as yet unknown heritage assets to survive on the foreshore is believed to be **low** directly off Nettlestone Point and SVYC, where it is sandy and rocky. This includes the potential for the survival of any structures/remains associated with the former fort, intertidal sites and deposits of geoarchaeological / palaeoenvironmental interest. Further to the west the potential is much higher, where there are a number of recorded intertidal sites at Springvale and Ryde East Sands, these include fish weirs, rectangular features, wooden post alignments, and Roman artefact scatters. The palaeochannel immediately to the west of the study area (the entrance to the former Barnsley Harbour/Creek) is also believed to be of much higher potential, as attested by the organic sediments (**48**) previously identified.

7 REFERENCES

In the order they appear in the report:

Royal HaskoningDHV (2013). *Sea View Yacht Club Landing Stage and Slipway Interim Environmental Report*, unpublished client report

National Heritage List online (http://list.english-heritage.org.uk/)
Accessed - August 2013

Institute for Archaeologists (IfA) (2012). *Standard and Guidance for Historic Environment Desk-Based Assessment*

Isle of Wight Council - *guidance on the production of heritage statements*
www.iwight.com/Residents/Environment-Planning-and-Waste/Planning/Conservation-and-Design/Heritage-Statements

Ancient Monuments and Archaeological Areas Act (1979)

Planning (Listed Buildings and Conservation Areas) Act (1990)

Isle of Wight Council (2007). *Seaview Conservation Area Appraisal*, Conservation & Design Planning Services

The Isle of Wight Garden Trust
www.iowgardenstrust.org.uk/article/registered-parks-and-gardens-of-special-historic-interest-on-isle-of-wight/
Accessed - August 2013

Communities and Local Government (2012). National Planning Policy Framework

Isle of Wight Council (2012). *Island Plan – Isle of Wight Core Strategy (including Waste and Minerals) and Development Management Development Plan Document*

Martin, R. (2006). *Minor Fortifications of the Isle of Wight*
http://web.archive.org/web/20121020072046/http://www.btinternet.com/~rob.martin1/fort/home.htm
Accessed – August 2013

Matthews, S.L. and Chiverton, R.J. (1975). *Memories of Old Seaview* (referenced in Martin, 2006)

Isle of Wight Council (2000). *Isle of Wight Coastal Audit Volumes 1 and 2*, prepared on behalf of English Heritage

Isle of Wight Council (2008). *Isle of Wight Historic Landscape Characterisation Final Report*, prepared on behalf of English Heritage

FIGURES

APPENDICES

APPENDIX A – Historic Environment Gazetteer

RHDHV ID No.	HER Ref No.	NRHE Ref No.	Easting	Northing	Record Type	Monument Type	Name / Description	Period
1	1584		462700	91700	Findspot	Findspot	Bluett Avenue, Seaview. Scraper from garden.	Prehistoric
2	1789		462249	92369	Monument	Linear Feature	Ryde East Sands. Limestone rubble linear feature with posts on its landward side. Two posts radiocarbon dated to 1235±15 BP, cal AD 690-865 (GrN-31047) and 1240±35 BP, cal AD 670-890.	Saxon (Early Medieval)
3	1208		462900	91700	Monument	Fort	Seaview, Nettlestone Point. Possible site of a fort (Nettlestone Fort). The fort is marked on a map of c. 1570, commissioned by Lord Burghley. Circular in shape, it appears to be made up of curved sections, suggesting the masonry of a small, round stone tower. Mentioned in accounts, 1654, 1655 and 1658, and went out of existence some time during the next century.	Post Medieval to 18th Century
4	3564		462860	91760	Findspot	Findspot	Nettlestone Point, Seaview. Anchor with large flukes observed on the beach adjacent to Seaview Yacht Club.	Post Medieval
5	1200		462800	91600	Monument	Ropewalk	Seaview Ropewalk. A street in Seaview called 'Ropewalk', presumably due to the presence of a former rope walk.	Post Medieval
6	3346		462580	91770	Monument	Slipway	Seaview. Salterns slipway marked on map adjacent to Nettlestone Salterns.	Post Medieval
7	10079	1274127	462725	91317	**Listed Building**	House	Old Rose Cottage, Steyne Road, Seaview. Built of stone rubble with tiled roof and casement windows.	18th Century
8	14455	1238542	462713	91379	**Listed Building**	House	Sandlands Cottage, Steyne Road, Seaview. 17th century. Two storeys. 18th century red brick and grey header casing. Steep pitch gable end old tiled roof.	18th Century

RHDHV ID No.	HER Ref No.	NRHE Ref No.	Easting	Northing	Record Type	Monument Type	Name / Description	Period
9	10068	1275639	462922	91574	**Listed Building**	House	Lloyds Bank, High Street. A stone building with later additions. Later 'Jasmine Cottage' and now 'Bank House'.	18th to 19th Century
10	10069	1216975	462923	91564	**Listed Building**	House	Alton House, High Street, Seaview. A house constructed of brick and coursed stone rubble with clay tiled roof and sash windows.	18th to 19th Century
11	10080	1239405	462854	91567	**Listed Building**	House	West Cottage, West Street, Seaview. Constructed of coursed stone rubble with brick quoins and slate roof.	18th to 19th Century
12	10086	1274672	462559	91689	**Listed Building**	House	Saltern Cottages, Salterns Road, Seaview. Cottages dating back to 16th/17th century, in their present form they are mainly 18th century. Possibly occupied by salt workers in the early 1800s.	18th to 19th Century
13	10087	1273650	462561	91706	**Listed Building**	House	By the Way, Otters, The Sprat, Salterns Road, Seaview. A 17th/18th century building with 19th century alterations. Possibly occupied by salt workers in the early 1800s.	18th to 19th Century
14	10088	1222380	462566	91718	**Listed Building**	House	Salterns Old Cottage, Salterns Road, Seaview. Part of a row of cottages which were occupied by salt workers in *c*. 1800, but which may be earlier.	18th to 19th Century
15	4067	1234528	462800	91520	**Listed Building**	Church	St Peter's Church, Church Street, Seaview. Built of stone rubble with ashlar dressings. Architect T. Hellyer.	19th Century
16	14244	1234307	462762	91648	**Listed Building**	House	Seafield House, Bluett Avenue, Seaview. The owner of the saltworks built Seafield House, *c*. 1815, now surrounded by early 20th century houses on south of Bluett Avenue.	19th Century
17	14246	1234529	462977	91569	**Listed Building**	House	Vectis Cottage, Circular Road, Seaview. Circa 1830, two storeys crazed rubble with rendered rusticated quoins.	19th Century
18	6272		462916	91490	Building	Shop	Nos. 1 Pier Road/4 High Street, Seaview (Wild Silk / Seaview Fine Arts). A 3.5 storey red brick building. **Locally Listed Building**.	19th Century

RHDHV ID No.	HER Ref No.	NRHE Ref No.	Easting	Northing	Record Type	Monument Type	Name / Description	Period
19	13870		462514	91580	Building	House	Redcross Cottage, Fairy Road, Seaview. Two storey late 18th century coursed rubble cottage. **Locally Listed Building**.	19th Century
20	14569		462899	91497	Building	Shop	Guildford House, Madeira Road, Seaview. Built by local Caws family as a commercial premises for Watson Bros Estate Agents. **Locally Listed Building**.	19th Century
21	6267		462873	91489	Monument	Telephone Box	Madeira Road, Seaview. K6 Red Telephone Box. **Locally Listed Building**.	20th Century
22	14533		462810	91630	Building	Terrace	Nos. 1-10 Seafield Road, Seaview. Terrace of 20th century Arts and Craft inspired holiday homes designed by Edward Caws. **Locally Listed Building**.	20th Century
23	14534		462613	91464	Building	Sports Centre	Isle of Wight Sports Centre, Ryde Road, Seaview. Corrugated asbestos on an iron framework, designed as a Badminton Dome. **Locally Listed Building**.	20th Century
24	10083		462876	91721	Building	House	Seaview Yacht Club, Esplanade, Seaview. Constructed of coursed stone rubble with slate roof and sash windows. Pebble dashed and timber framed extension.	18th to 19th Century
25	3499		462866	91713	Building	Non-Conformist Chapel	Seafield Road, Seaview. Former Wesleyan Chapel with date stone 1845, now occupied by boat builders. Adjoined and forms part of Sea View Yacht Club.	19th Century
26	3566		462840	91730	Monument	Slipway	Crown Slip, Seaview. Cobbled stone slipway.	19th Century
27	10082		462905	91693	Building	House	Neptune Cottage, Esplanade, Seaview. Cottage of uncoursed stone rubble with slate roof and sash windows.	18th to 19th Century
28	10057		462935	91596	Building	House	Wickens, High Street, Seaview. A cottage of brick construction with slate roof and sash windows.	18th to 19th Century
29	10067		462935	91603	Building	House	Fuchsia Cottage, High Street, Seaview. A cottage of colour-washed brick with slate roof and sash windows.	18th to 19th Century

RHDHV ID No.	HER Ref No.	NRHE Ref No.	Easting	Northing	Record Type	Monument Type	Name / Description	Period
30	10081		462850	91566	Building	House	Cottage to left of West Cottage, West Street, Seaview. Constructed of coursed stone rubble with slate roof.	18th to 19th Century
31	4068		462820	91540	Building	Non-Conformist Chapel	Seaview, Church Street. Beulah Chapel shown on 1866 OS map. It is now an independent Evangelical church.	19th Century
32	7692		462804	91543	Building	Church Hall	Steyne Road, Seaview. Church Hall associated with Beulah Chapel. Extant building.	19th Century
33	4382		462600	91560	Building	Non-Conformist Chapel	Ryde Road, Seaview. Methodist (Wesleyan) Chapel. Now a residential dwelling named 'Sea Tower'.	20th Century
34	10582		462890	91630	Building	House	Nottingham Cottage, Rope Walk, Seaview. Constructed of coursed stone rubble with brick quoins and gabled slate roof. Sash windows.	19th Century
35	13869		462547	91609	Building	Garage	Garage, Redcross Cottage, Fairy Road, Seaview. Extant Building. Stone.	19th Century
36	14801		462926	91591	Building	Hotel, Headquarters	Seaview Hotel (HMS Osborne). In 1942 the building was requisitioned, with Seaview Pier, and became HMS Osborne, the headquarters of the Navy on the Island.	19th Century
37	14512		462713	91401	Building	House	Sandlands, Steyne Road, Seaview. The Arts and Crafts influence is seen in Sandlands of *c*. 1900 in fanciful 'Old English' with timbered gable, tile hanging, moulded chimneys and a shaped gable pattern in brick.	19th to 20th Century
38	7915		462763	91583	Building	Meeting Hall	Hall, Fairy Road, Seaview. Hall shown on 1946 Ordnance Survey map. Extant Building.	20th Century
39	7916		462578	91557	Building	Assembly Rooms	Assembly Rooms, Ryde Road, Seaview. Shown on 1909 OS maps. By 1946 the site is occupied by a pair of semi-detached houses.	20th Century

RHDHV ID No.	HER Ref No.	NRHE Ref No.	Easting	Northing	Record Type	Monument Type	Name / Description	Period
40	30757		463230	91790	Maritime	Wreck	Emma. A cutter that was stranded and lost whilst at moorings in Seaview, 1882.	19th Century
41	30916		463230	91790	Maritime	Wreck	Sea Flower. A vessel that was stranded and lost whilst at moorings near Nettlestone Point, 1880.	19th Century
42	30933		463230	91790	Maritime	Wreck	Tartar. A vessel stranded and lost near Seaview, 1881.	19th Century
43	30874		463230	91790	Maritime	Wreck	Nesta. A cutter that was stranded and lost at moorings in Seaview, 1903.	20th Century
44	3347		462730	91860	Monument	Boom Defence	Seaview. WWII submarine barrier constructed of old railway metals embedded in a concrete bed at angles. Also large, spiked buoys chained together.	World War Two
45	3563		462930	91710	Monument	Military Building	Nettlestone Point, Seaview. Concrete structure constructed against the sea wall. Blocked in door to east. No other apertures.	Modern
46	3565		462940	91710	Monument	Site	Nettlestone Point, Seaview. Cables encased in sheathing observed running across the beach to a terminal on the sea wall.	Modern
47	3348		462820	91750	Monument	Jetty	Seaview. Royal Engineers' Jetty.	Modern
48	3349		462600	91800	Natural Feature	Natural Feature	Springvale. Organic sediments noted on surface. Coring was carried out by Wessex Archaeology to profile the palaeochannel, in order to relate to other Solent intertidal locations and to retrieve samples.	Unknown
49	4564		462650	91780	Monument	Inhumation	Seaview. Inhumation unearthed on the beach and excavated by police.	Unknown