

# SJC

## PLANNING

SJC Town & Country Planning Consultancy

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### PLANNING, DESIGN & ACCESS, HERITAGE STATEMENT

*Minor alterations to the tower, and siting of four  
beach huts*

*Appley Tower, Appley Beach, Ryde, IW, PO33 1NS*

December 2021

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## 1.0 PREFACE & INTRODUCTION

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- 1.1 This application seeks planning permission and listed building consent for the renovation, repair and reuse of Appley Tower, together with the siting of four additional beach huts alongside the existing crescent of huts.
- 1.2 This statement highlights the main planning and design considerations that are applicable in this application; it is acknowledged that Appley Tower is a much loved community asset, forming the backdrop of many photographs throughout the year, serving as a meeting place and talking point for many who ask 'just what is it?'.
- 1.3 As stated above, this application also proposes an additional four beach huts, to be sited (and used) as a continuation of the existing beach huts which are popular and understood to have a waiting list due to continuing demand and the popularity of Appley Beach.
- 1.4 This statement is intended to provide an overview of the proposals, as well as demonstrate the need, it has been written in support of the proposal and details the appropriate local and national planning policy frameworks.

## 2.0 SITE DESCRIPTION

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- 2.1 This general area is busy regardless of the season or weather; the huge sandy beach and low water depth together with the wide walkway, woodland, play park and nearby car park, make this ideal for summer splashing as well as winters walks.
- 2.2 The two cafes (to the west and east of Appley Tower, on Garden Walk and Appley Walk respectively) provide a welcome rest stop for many, and with several seating benches to be found along the seawall walk, there are plenty of excuses to stop and take in the scenery which includes Ryde Pier, the harbour and hovercraft to the west, Puckpool Hill to the east, with Gunwharf, Portsmouth and Southsea to the north across the Solent.
- 2.3 The area is served by two car parks, one at Appley Park and another at Puckpool. The tower is situated an equal distance from both.

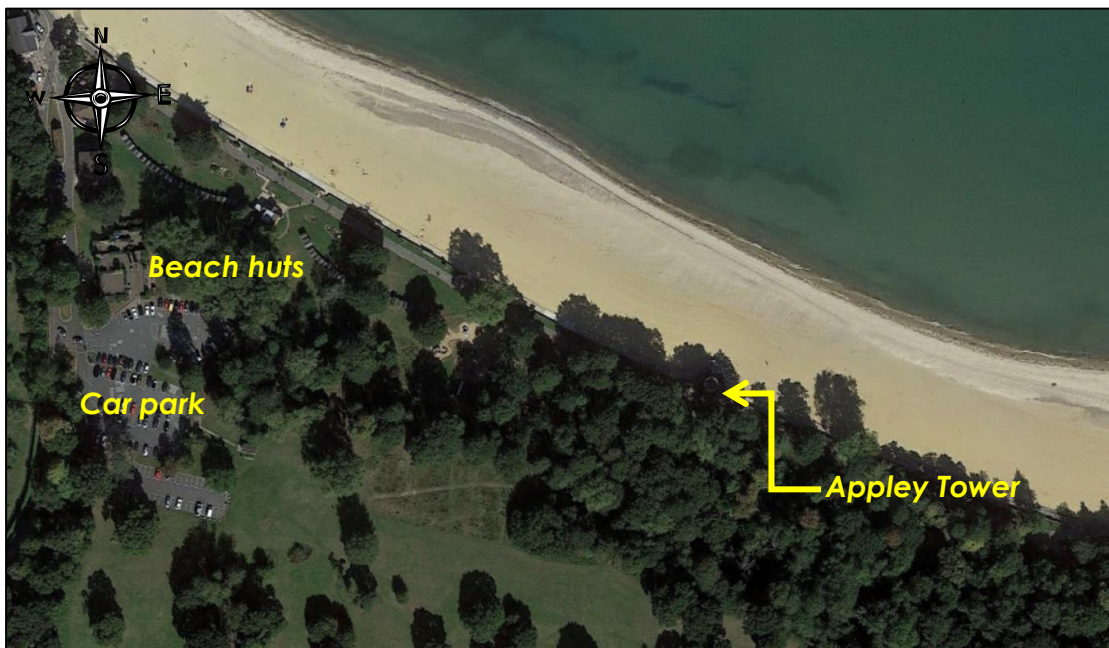


Figure 2.1 – Google Earth extract, © 2021

- 2.4 The site is not located within any Area of Outstanding Natural Beauty (AONB) or conservation area, although Appley Park to the immediate south of Appley Tower (and included within the siting of proposed beach huts) is designated as an Open Space, Ancient Woodland, Site of Importance for Nature Conservation as well as being within the Key Regeneration Area for Ryde and to the north is a RAMSAR:

Solent & Southampton Waters, Flood Zones 2 & 3, Solent Protection Area – SPA , Site of Special Scientific Interest – SSSI – Ryde Sands & Wootton Creek.

- 2.5 As would be expected, the land falls towards the sea, in this case, land to the south is significantly higher than the beach to the north. Appley Park contains a number of large, mature trees including several oaks, which provides a welcome buffer to the housing and general busyness of Ryde, making this area an ideal spot to relax, repose and enjoy the sights and sounds of the sea.



Figure 2.2 – taken on a busy summer day, looking towards Southsea, this photograph demonstrates that even when busy, solitude can be found.



Figure 2.3 – taken on Boxing Day 2021, when the beach was 'busy'.

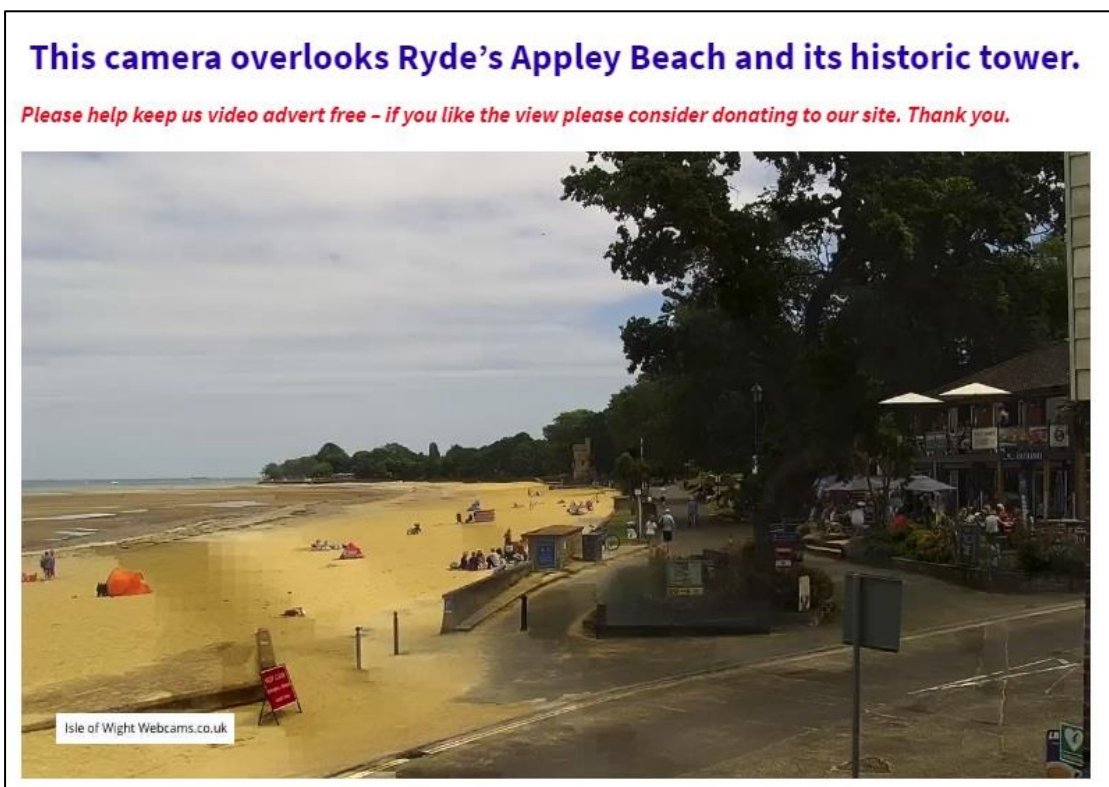


Figure 2.4 – this image was captured via webcam on 7<sup>th</sup> July 2019, pre-pandemic, and shows the beach on a typical summer day. Whilst busy, the expansive of beach provides ample space. Image supplied by client.

## 3.0 BACKGROUND, inc NEED

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### Background to the application

- 3.1 Appley Tower is a grade II listed building, but unlike privately owned buildings or even commercial buildings like those found on the high street, the use of Appley Tower remains very limited and because of this, it is a financial burden to the owners despite being regarded by many as a valuable addition to Ryde. That being said, make no mistake, this a much-loved burden to have, but as is common with any building in any location, a viable use must be found and if possible, one that actually uses a building.
- 3.2 Natural Enterprise Charitable Trust (hereafter referred to as 'Natural Enterprise') is a local charity which many will be familiar with; the full history and development of Natural Enterprise can be found by visiting their website<sup>1</sup>. Fundamentally, Natural Enterprise is about securing sustainable communities, enhancing the natural environment and promoting opportunities for all. In many ways, Appley Tower is the perfect project for Natural Enterprise; the tower is much loved, it has huge potential, and has a high degree of 'public ownership' but it is in need of longer-term protection and planning – simply staying as it is, is not an option.
- 3.3 The proposed beach huts will provide a form of income to help keep Appley tower open and provide for future repairs and maintenance.

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<sup>1</sup> <http://www.naturalenterprise.co.uk/pages/about>

## 4.0 DESIGN & ACCESS STATEMENT

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- 4.1 The design element of this statement is broken down into subheadings; scale, mass, layout, appearance and access, although all are inextricably linked.
- 4.2 It is immediately clear that the general area has a high amenity value; it includes woodland, parkland and of course, the huge sandy beach together with Appley Tower, a couple of cafes, public car park and children's play areas.
- 4.3 As demonstrated by the accompanying plans, the proposed works do not fundamentally alter Appley Tower itself, nor impact upon the existing uses (and is not considered to reduce the public's enjoyment of the area). The four beach huts have been positioned so that they will simply be an extension of the existing row.

### Scale & Mass

- 4.4 The alterations to the Tower do not impact upon the scale or mass at all; in this regard, the application relates to the use and the permissions needed for the changes / renovations required as a result of it being a listed building.
- 4.5 The proposed beach huts follow the typical sizes and dimensions of those found in many beachside locations, including this. Although there is a small variation in size (including height) from hut-to-hut, they are all of expected proportions, size and scale. There are certainly none that dominate or aesthetically appear to jostle for position.

### Layout

- 4.6 Internally, the proposal to the Tower changes little (the proposed works have been discussed with a conservation officer to enable this application to be as detailed as necessary, without becoming overwhelmingly complicated and detailed). The change of use will allow people to enjoy the inside of the building (during several site visits, visitors to the Tower were heard to be talking amongst themselves asking each other just what it was and what it is used for – this application will provide a purpose and opportunity for both the potential commercial interest, as well as the public).

- 4.7 The layout of the proposed beach huts has simply taken the existing 'crescents' and added four, extending the line. In a short space of time, it is unlikely to be noticeable where the extra units have been placed at all. It is especially important to consider that being on Isle of Wight Council owned land, this application has been discussed in great depth and permission has been given, subject to planning permission, to site the four beach huts in this location.

### **Appearance**

- 4.8 The use of materials plays a crucial part in whether a proposal 'blends in' or stands out. In this case, the repairs to the Tower will use traditional materials, always opting to repair where possible and only replacing materials where essential to protect the long-term integrity of the building. The coastal location of the Tower does mean that it is subjected to weathering, although thankfully this is typically less than buildings in more exposed locations, such as on the southern coastline of the Island for example.
- 4.9 Internally, the proposed alterations are considered sympathetic and necessary for the health and safety of the public, who will once more have access into the Tower. Given the constraints of the existing listed building, it is not possible to comply with all current 'new build' accessibility requirements (steps, gradients and so on) but wherever possible provisions are made to ensure that the maximum public benefits are achieved, with the minimum impact to the listed building.
- 4.10 Externally, the alterations to the Tower are minimal and besides the repairing of masonry and stonework, the only changes raising the height of the wall at the entrance door to reduce the risk of falling (for the health & safety of users).
- 4.11 The proposed beach huts will take on the existing aesthetic, blending seamlessly with the neighbouring beach huts.





Figure 4.1 – existing beach huts, the proposed will be located in the centre of the existing row, as indicated above.



Figure 4.2 – looking towards the beach, with the public toilets shown and the proposed location of the huts visible.

## Access

- 4.12 In this instance, because the proposal is essentially improving the condition of the Tower together with improving (so far as is possible) the public access, it is considered to comply. Given that this is a listed building, it is acknowledged that there will not be the full accessibility standards as would be expected within a new leisure building (for example) but it is intended that there will be an improvement which is both practical as well as sympathetic to the building itself.

- 4.13 In terms of the beach huts, they will comply with the current Building Regulations at the time of construction.
- 4.14 Access around the buildings themselves are of course covered by Building Regulations.
- 4.15 As a general addition to the application, two free standing discreet interpretation boards, like those used at Golden Hill Park (Figure 4.3, below) are to be sited near to the base of the Tower in the flower beds.



Figure 4.3 – example of an interpretation board used by Natural Enterprise

## 5.0 PLANNING STATEMENT

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- 5.1 The local and national planning frameworks govern the way that land is used, ensuring that any potential developments (regardless of what they propose) are sustainable and based upon clear planning objectives.
- 5.2 Locally, the Island Plan Core Strategy (Island Plan) provides the local planning framework, providing the perimeters of what is, and what is not acceptable.

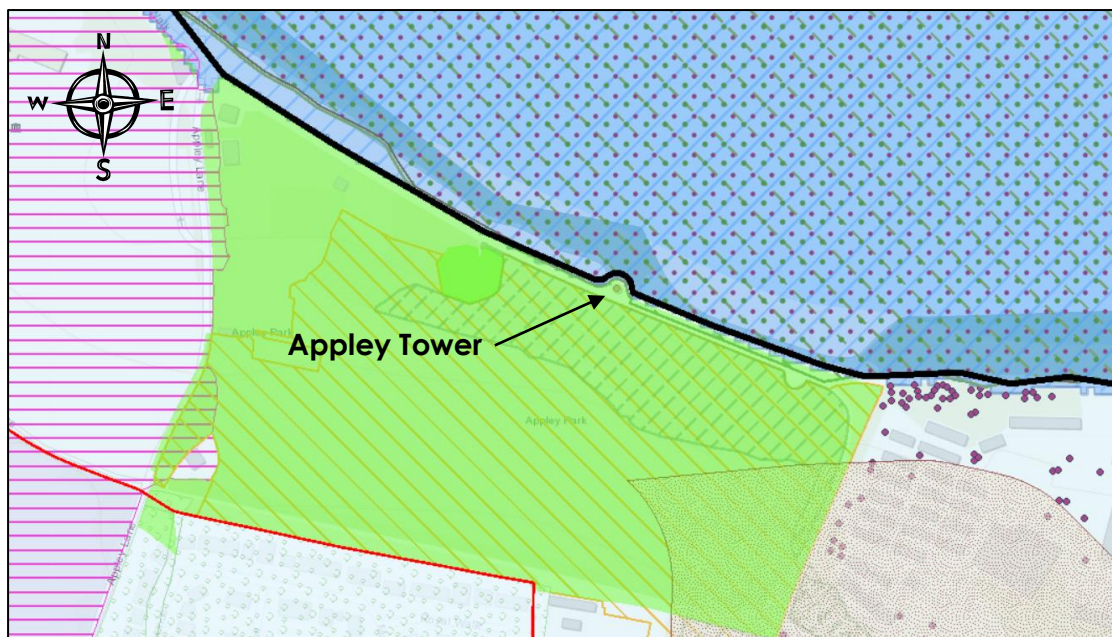


Figure 5.1 – Extract from the Island Plan Core Strategy, © 2021, showing Appley Tower in context within the wider area

### Local Planning Policy Framework (Island Plan)

- 5.3 Having reviewed the Island Plan Core Strategy, I suggest that the following policies are considered most relevant when determining this application:
- **SP1, Strategic Policy** – this policy primarily supports development within the settlement boundaries (or immediately adjacent to the defined boundary). In this instance, the proposal is not to create any additional dwellings, but to redefine and provide purpose for Appley Tower, as well as the siting four beach huts alongside the existing. It is therefore considered to comply with this policy.

- **SP5, Environment** – the proposal is within a designated area (as identified within the Open Space Audit) as well as a listed building in the case of the Tower. The considerations of this application have been thorough in investigating the type of use, the intended market (including opening hours, customers and the impact to both the immediate and wider areas).

The proposed beach huts are an obvious continuation within the existing line of huts, which are understood to be heavily in demand; ground rents will be paid to the Isle of Wight Council and so general revenues not only for Natural Enterprise.

- **DM1, Sustainable Build Criteria for New Development** – as Appley Tower is listed, the required works need to be sympathetic to the character and fabric of the building; it is often the case with listed buildings that compromises are made to ensure that the integrity of the building remains whilst achieving certain building control standards (and in some cases / areas, are exempt from having to meet a particular requirement or level). Wherever possible, materials and techniques used will be sustainable without causing concern or complications to the listed building.

In the case of the beach huts, although they are not to be used for any overnight sleeping accommodation, where needed, they will be fully compliant with the current legislation at the time of construction.

- **DM2, Design Quality for New Development** – this policy ensures that the design of any proposal is sensitive and appropriate to the individual setting. Design is largely subjective, however DM2 stresses the importance of developing a 'sense of place' ensuring that the locality plays a part of the (re)development process. Factors such as physical built form are highlighted as being an integral part of any proposal, as are considerations of the topography, water courses, hedges and trees, and both built and natural form.

Given that this application is for the restoration of a much-loved, prominent and key marker building (the Tower) there has been a great deal of attention to ensure that this proposal does not clash, compromise or conflict with the local community or other community assets.

The proposed siting of the additional beach huts is within the row of existing beach huts, and whilst the view of the beach will be reduced by a small margin from the

pathway, it must be considered that the view itself (from that particular location) is broken already by the back of the toilet block.

- **DM8, Economic Development** – there are two fundamental objectives to this application; firstly, a much loved listed building is reused (and as a result the longevity is secured) and that an economic function is created, both by the reuse of Appley Tower, but also by the four additional beach huts.

Policy DM8 specifically states that applications which are for “The conversion and reuse of buildings” will be supported by the local planning authority; the additional beach huts whilst not create employment opportunities, would likely result in a greater footfall within the area, which would lead to secondary spend to the local cafes, ice-cream stands and so on. This is setting aside the economic benefits to Natural Enterprise and the subsequent works to public sites (potentially across the Island) that will be made possible as a result of increased revenue.

- **DM11, Historic and Built Environment** – this proposal provides the opportunity to safeguard the future of Appley Tower, providing certainly and a redefined purpose for what is a distinctive and much-loved building. The bullet points of what the IW Council would support read like a list of what the objectives of this application are:
  1. *“Deliver economic led regeneration.*
  2. *“Relate to the continued use, maintenance, rescue/refurbishment, repair and re-use of heritage assets and historical places, especially where identified as being at risk, or likely to become at risk.*
  3. *“Relate to the conservation, enhancement and enjoyment of the Island’s heritage assets and public realm.*
  4. *“Consider and balance the relationship between the quality of place, economic, social and environmental characteristics.*
  5. *“Be informed by sufficient evidence to reveal impacts upon the significance of heritage assets and their settings which may include the Council’s Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document.”*

The proposed works and the proposed use have been carefully considered and discussed in depth with a conservation officer to ensure that the integrity of the building and indeed, the wider area, is maintained, together with ensuring that the works are sensitive and appropriate. It is clearly the case that the application fulfils

each of the above points of DM11 and given that this application is being made by an organisation such as Natural Enterprise, it is the benefit to the community which has driven this application forward.

The location of the proposed beach huts is viewed as a continuation of the existing huts, which provide a colourful and attractive feature of this part of Appley and the seafront. There is no discernible visual impact to the immediate, nor wider area.

- **DM12, Landscape, Seascape, Biodiversity and Geodiversity** – With much of the Island being designated an AONB or a conservation area, there is a need for many proposals to acknowledge the positive opportunities that such constraints may bring, whether it is the use of higher quality materials, additional thought regarding landscaping, or reduced use of external lighting to maintain the dark skies, to name just a few.

It is often the constraints that give the property the very qualities that make them so desirable to live in, walk in and spend time in. In this case, Appley Tower is a listed building, and whilst enjoyed by many serving as a meeting point for walks, beach picnics and so on, it is largely a puzzle as to what it actually is or the function that it serves (or even served).

The proposal works to Appley Tower are in keeping with the historic fabric of the building, and ensure that any future use is accessible to as many people as possible. The proposal for additional beach huts is seen to generate funds and enable development, rather than be a standalone development even though either are independent of each other

- **DM14, Flood Risk** – obviously being situated immediately on the edge of the beach, there is an element of potential flood risk, but it must be balanced against the existing use, the proposed use, the potential likely increase in risk and the longer term benefits and gains.

In this case, there is no greater risk to flooding created elsewhere as a result of either the works to Appley Tower or from the additional four beach huts; surface rainwater will simply run off directly to the beach as it does at present.

Despite the proximity to Appley beach, the site is in a somewhat sheltered position and whilst the Solent can indeed be rough, it is unlikely that water caused by wave action alone will cause water to breach either Appley Tower or the beach huts, but a combination of extreme tidal events *and* storm surge. The tower itself, being an existing building, is already at risk of this and the works proposed seek to repair existing and improve the potential against flood damage. The beach huts are generally used when the weather is dry and although it is common to see owners enjoying them with a deck chair and hot drink in the winter, it is most unusual to see any being used during wet weather, especially with northerly winds and rough seas (when risk from flooding is more likely).

It must be stressed that due to the location, any flood event is likely to be based on tidal surge and storm event(s) both of which are predictable.

Given the existing risk, the existing use and the fact that beach huts need to be by the beach by their very nature, and the proposed works to the tower would not increase the potential risk in any way, it is considered that the proposal is suitable and compliant with DM14.

### **National Planning Policies**

- 5.4 The National Planning Policy Framework (NPPF) revised July 2021, focuses on local planning policies and promotes sustainability throughout the planning process. As a policy document, it reinforces the importance of locality, context, developing a sense of place and purpose.
- 5.5 Promoting choice, sustainability and planning for people, whether individuals, local communities or in the national interest(s) it is largely considered an enabling document with three roles run throughout: economic, environmental and social.
- 5.6 The NPPF clearly reinforces the necessity to consider flood risk, ensuring that developments use a 'sequential test' to make sure that the sites coming forward are those which are most suitable first and foremost. This proposal is largely exempt from this approach as the tower is existing and beach huts by their very nature, need to be on or very near to the beach.

5.7 Paragraph 90 specifically reiterates the importance of protecting and enhancing a sense of place, especially when it relates to a historic asset (such as Appley Tower) – *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

*a) the desirability of **sustaining and enhancing** the significance of heritage assets, **and putting them to viable uses** consistent with their conservation;*

*b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*

*c) the desirability of new development making a positive contribution to local character and distinctiveness; and*

*d) **opportunities to draw on the contribution made by the historic environment to the character of a place.**”*

5.8 Spread over many paragraphs, it is clearly evident that the intention of conservation is not to simply prevent change, but to plan, manage and implement change where and when appropriate, and when in the best interests of the heritage asset and the community. The proposals to Appley Tower are made to restore the tower in the short term, and safeguard the fabric and integrity in the longer term. It is recognised that the best way to preserve an asset is usually through use.



## 6.0 HERITAGE STATEMENT

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- 6.1 Appley Tower has, as readers might expect, an unusual history. It is understood that it was built as a folly in connection with Appley Tower House and dates to around 1875. Whilst many of the estate buildings no longer exist (including Appley Tower House itself) the tower serves a reminder of the grand influence of the landed gentry in years gone by, which stretches throughout much of Ryde. For obvious reasons, Osborne and East Cowes are more commonly associated with the wealthy elite of the 1800s, but Ryde was the home to many people of influence, money and social standing.
- 6.2 In common with all follies, there is rarely a specific purpose other than to intrigue and fascinate, and Appley Tower is still raising questions over the purpose and function many years later.
- 6.3 In more recent years, Appley Tower has been used as a café, a shop selling tourist items and even as somewhere to get your fortune read. However, it now stands empty and requires an investment of funds to bring this much loved building up to a standard where it can be used and enjoyed by the public once more.
- 6.4 For completeness, the official listing details are provided below, with Figure 6.1 providing the extract from Historic England's mapping records for ease of reference.



Figure 6.1 – extract from Historic England to show the listed building, © 2021

## **Appley Tower, grade II**

*"Early to mid C19. Situated on seashore to the East of the Esplanade and originally part of the Appley Towers estate. Fairly squat tower of coursed rubble with ashlar dressings. Splayed base, machicollation and crenellated parapet, corbelled turret with slit lights. Two light casements to East and West with cusped ogee shaped arches to light, in rectangular rusticated ashlar surrounds, drip moulds over. Towards the sea, a rectangular stone bay window with inclined face, on stone brackets. Three lights to front, 1 each side, transomed, 4 centred arches to lights. Hipped tiled roof over with overhanging bracketed eaves. Stone steps with rubble parapet curve up from East side to a small terrace in front of rectangular entrance bay facing South. Four centred arch to blocked door in ashlar surround. Above on wall a plaque with the Appley Arms. Below terrace, on ground floor, another 4 centred doorway in plain ashlar surround. Curiosity value."*

- 6.5 Due to the setting, as well as the prominence of the building, much discussion and development of the plans were undertaken in consultation with the Conservation Project Officer of the local planning authority. This resulted in small changes, mainly to materials as well as greater detail added to the plans themselves. It is considered that the proposal now reflects those comments and is a sustainable form of development, and ensures that the integrity of Appley Tower is maintained.
- 6.6 The changes are necessary to ensure the safety of the visiting public, as well as to protect the long-term future of the Tower. The building cannot remain unused and empty, it needs a use, it needs an active function and although it is unlikely to be used for community meetings and so on, following permission, the community will be able to enjoy the internal space once more.
- 6.7 The Heritage Environment Record (HER) is provided as an appendix.

## 7.0 CONCLUSION

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- 7.1 This application follows much work by Natural Enterprise, Isle of Wight Council and Ryde Town Council in assessing what would be a realistic, sensible, and sustainable solution to conserve and enhance the public enjoyment of Appley Tower.
- 7.2 This proposal is for repair and minor renovation works to Appley Tower, together with the siting of four beach huts at Appley.
- 7.3 The proposal considers the need to preserve this highly unusual, and greatly valued asset, which is admired and loved by many; the proposal to reuse the building will once again open it up to be enjoyed by the public to the maximum potential.
- 7.4 This proposal to site four beach huts within the existing line of beach huts is a modest development, and being 'in the middle' of the row, will not impact the aesthetic of the area. The construction method is lightweight and as expected, does not require more traditional methods of foundations, infrastructure installations and so on.
- 7.5 If there is any further information that you require, I trust that you will contact the agent.

***Simon J. Craddock***

February 22C

Appendix A – provided by the Isle of Wight Council.

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

### **Report**

**17/11/2021**

#### **SMR Number Site Name Record Type**

2680 - MIW2665 Appley Tower Building

Early-mid C19. Fairly squat tower of coursed rubble with ashlar dressings

#### **Monument Types and Dates**

FOLLY (C19 - 1801 AD to 1900 AD)

Evidence EXTANT BUILDING

#### **Description and Sources**

##### **Description**

Early to mid 19th century. Situated on seashore to the east of the Esplanade and originally part of the Appley Towers estate.

Fairly squat tower of coursed rubble with ashlar dressings. Splayed base, machicollation and crenellated parapet, corbelled turret with slit lights. Two light casements to east and west with cusped ogee shaped arches to light, in rectangular rusticated ashlar surrounds, drip moulds over. Towards the sea, a rectangular stone bay window with inclined face, on stone brackets. Three lights to front, 1 each side, transomed, 4 centred arches to lights. Hipped tiled roof over with overhanging bracketed eaves. Stone steps with rubble parapet curve up from east side to a small terrace in front of rectangular entrance bay facing south. Four centred arch to blocked door in ashlar surround. Above on wall a plaque with the Appley arms. Below terrace, on ground floor, another 4 centred doorway in plain ashlar surround. Curiosity value.

[List of Buildings of Special Architectural or Historic Interest: Borough of Ryde, Isle of Wight, DOE 18 May 1972, p.1, SZ6092 3/127]

Appley Tower photographed but inaccessible due to earth moving operations in vicinity.  
[Field visit F. Basford, R. Loader, 25.3.1999 (coastal audit)]

Appley Tower is a seaside folly of c.1875 which belonged, confusingly to the vanished house called Appley Towers. It is circular and castellated, with a tall rounded turret corbelled out on one side and, facing the sea, an oriel resting on a bracket.

[Lloyd, D.W. and Pevsner, N. 2006. 'The Buildings of England: The Isle of Wight', New Haven and London: Yale University Press, p.243]

This grade II listed building is a squat circular castellated tower of coursed rubble with ashlar dressings. A tall rounded turret is corbelled out on one side and there is an oriel window on a bracket facing the sea. The tower has a plaque with the arms of Sir William Hutt and a motto which reads 'Vouloir et Pouvoir'... In 1872 George Young sold Appley Towers estate to Sir William Hutt. The new owner constructed a seaside folly at the northern edge of his estate on a natural rocky protuberance shown on the 1862 OS 25 inch map. This folly is known, confusingly, as 'Appley Tower'. Sir William Hutt also appears to have acquired the eastern half of St John's Wood and to have extended the seaside promenade to the boundary with St Clare since the promenade continues to this position on the OS 1898 25 inch map.

[Basford, V., 2008 (draft) IW Gardens Trust Local Historic Parks and Gardens draft entrance]

Folly associated with Sir William Hutt. Was used as a tea rooms during the Victorian period and possibly served as a lookout post for enemy aircraft during the Second World War [Williams, I., (2008) Monumental Follies of the Isle of Wight, p63-67]

Constructed in the C19th of coursed rubblestone with ashlar dressings. Various stones were used including a range of Palaeogene limestones (including Nettlesandstone, Feather-stone and Bembridge limestone) with Upper Greensand Sandstone with occasional blocks of Monk's Bay Sandstone (Carstone).

[King, A. (2016) Strategic Stone Study: a building stone atlas of the Isle of Wight. P14]  
Plaque above door reads 'Vouloir est Pouvoir'

### **Sources**

Bibliographic reference: DOE. 1972. List of Buildings of Special Architectural or Historic Interest: Borough of Ryde, Isle of Wight.  
Photograph: Loader, R.. 25/03/1999. Appley Tower (CA 16.33). CA 16.33.  
Photograph: Basford, F.. 25/03/1999. Appley Tower (CA 15.10). CA 15.10.  
Bibliographic reference: Williams, I.. 2008. Monumental Follies of the Isle of Wight.  
Bibliographic reference: Lloyd, D.W. and Pevsner, N.. 2006. The Buildings of England: The Isle of Wight.  
Bibliographic reference: McInnes, R.. 2017. Fine Mansions and Fair Villas of the East Wight: an architectural overview of the East Wight.  
Report: King, A.. 2016. Strategic Stone Study: a building stone atlas of the Isle of Wight.  
Index: Isle of Wight Council Conservation Team. 2015. Photographs obtained from IWC Conservation and Design Team.  
Unpublished document: Basford, V.. 2008. IW Gardens Trust Local Historic Parks and Gardens draft entrance.

### **Location**

#### **National Grid Reference**

SZ 6083 9228 (point) SZ69SW Point

#### **Administrative Areas**

19th Century Parish St. Helens, Isle of Wight  
Civil Parish Ryde CP, Isle of Wight

#### **Address/Historic Names - None recorded**

#### **Designations, Statuses and Scorings**

##### **Associated Legal Designations**

Listed Building (II) - 1365309 APPLEY TOWER Active DIW2035

##### **Other Statuses and Cross-References**

Sites & Monuments Record - 2680 Active

##### **Ratings and Scorings**

Condition (IoW) Extant 01/01/1998

### **Land Use**

#### **Associated Historic Landscape Character Records - None recorded**

#### **Other Land Classes**

Geology (Solid) HEADON BEDS AND OSBORNE BEDS  
(UNDIFFERENTIATED)

Landuse In use as building 01/01/1998

#### **Related Monuments - None Recorded**

#### **Finds - None recorded**

#### **Associated Events/Activities**

EIW163 Isle of Wight Coastal Audit (Event - Survey. Ref: IWSMR 6086)

#### **Associated Individuals/Organisations - None recorded**