



THE OLD BREWHOUSE, BROOK, ISLE OF WIGHT

HERITAGE STATEMENT
FEBRUARY 2024

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1.0 INTRODUCTION

1.1 This statement is prepared in support of an application for Householder Planning Permission for refurbishment and minor alterations to The Old Brewhouse, including the relocation of the chimney stack, removal of the flat roof dormer and soffit boards, conversion of the garage into additional kitchen space and alteration to window and door openings and to make general improvements that will improve the thermal fabric and performance of the building. This statement has been produced by the Heritage Consultancy, is written by Adrienne Ridler-Lee MSc, and is commissioned by Charlie Luxton Design on behalf of the Applicants, Mr. and Mrs. Betts.

1.2 This report refers to information and policy within the National Planning Policy Framework 2023 (NPPF), the Brighstone Neighbourhood Development Plan (BNDP), Island Plan Core Strategy, and the Brook Conservation Area Appraisal (Adopted 2009).

1.3 Guidance from Historic England's 'The Setting of Heritage Assets' Good Advice in Planning Note 3 (GPA3), 'Managing Significance in Decision-Taking in the Historic Environment' Good Practice Advice Note 2 (GPA2), Historic England's Conservation Principals, and Historic England's Advice Note 10; Listed Buildings and Curtilage will be referenced.

1.4 This statement seeks to assess and report on the heritage context of the site and the proposal, and to identify the national and local policies and guidance relating to the proposed scheme. Consideration will be applied to the impact of the proposals in the context of the Brook Conservation Area and the Isle of Wight Natural Landscape.

2.0 BACKGROUND

2.1 Situated to the south west of the Isle of Wight, Brook is a village located approximately 7.5 miles to the south west of Newport and little more than 4 miles to the south of Yarmouth. The proposal site is located to the south of the village core, to the eastern end of Coastguard Lane which is a narrow no-through lane leading up to Coastguard Cottages.

2.2 The Old Brewhouse is within the Brook Conservation Area (fig.2) and the Isle of Wight Natural Landscape (fig.1), formally known as the Area of Outstanding Natural Beauty (AONB).

2.3 The coastal settlement is surrounded by an agrarian landscape, with the Downs to the north/north east. Historically, the primary industry was agriculture and fishing; today the Island is popular with visitors, being a popular holiday destination.

2.4 This statement has considered 3 designated assets in relation to the proposal; the Grade II listed Hanover House (see list description in Appendix 1) which is located directly to the east of The Old Brewhouse, the Conservation Area and the Isle of Wight Natural Landscape (known hereafter as the IWNL).



Figure 1. Map showing designated area of Isle of Wight Natural Landscape © Isle of Wight AONB Management Plan.

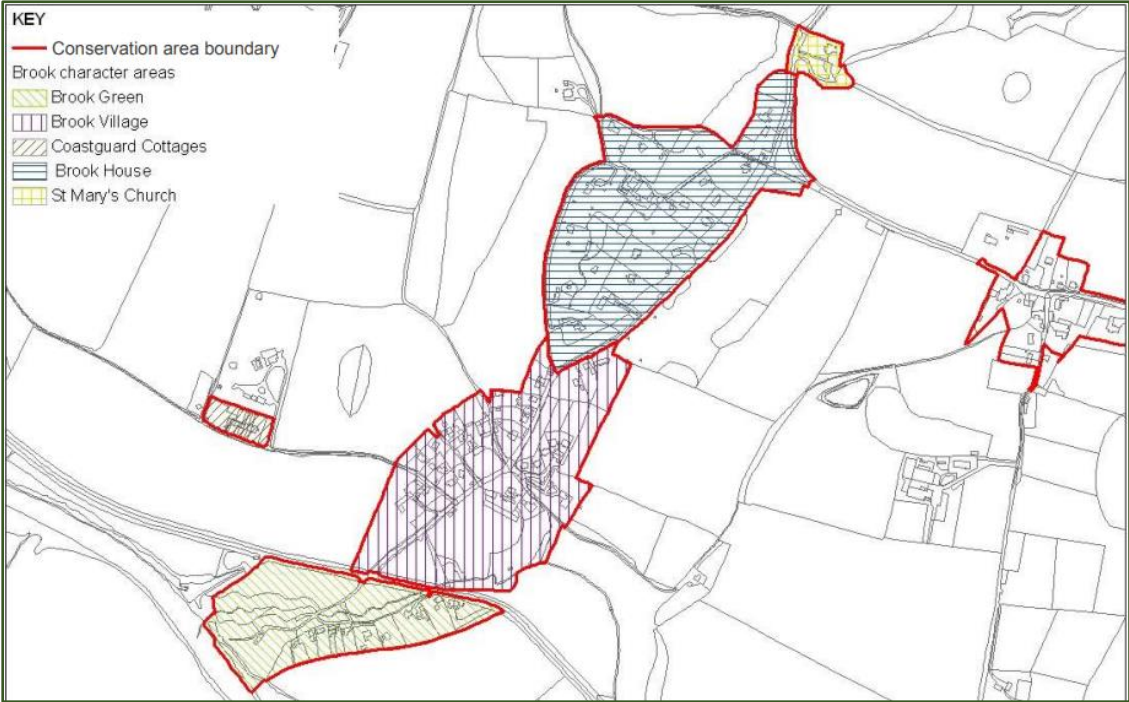


Figure 2. Brook Conservation Area map ©isleofwight.gov.uk

3.0 MAP REGRESSION

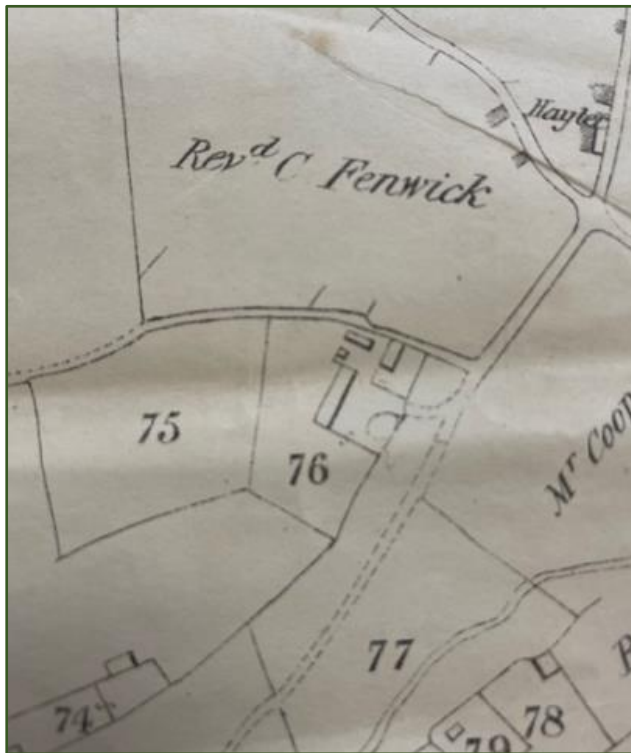


Figure 3. Tithe Survey map of 1843 illustrating Hanover House, with The Old Brewhouse to the west, and the long barn to the south. ©Isle of Wight History Centre.

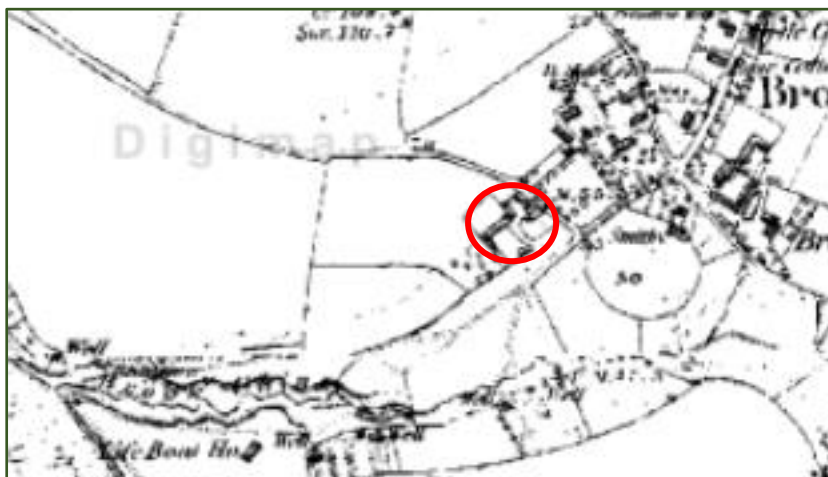


Figure 4. 1866 OS map. Hanover House, The Old Brewhouse and Barn indicated. ©Digimap 2023.

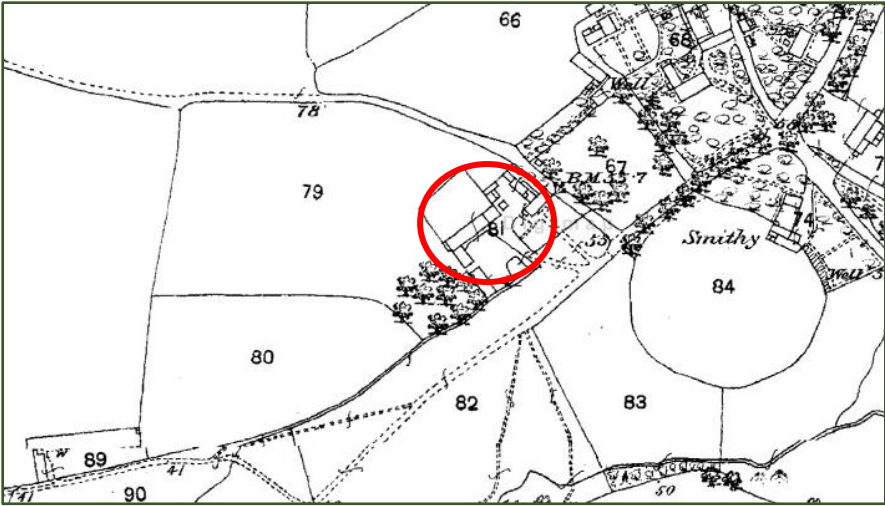


Figure 5. 1874 OS map. Hanover House, The Old Brewhouse and Barn Indicated with additional structures within the complex. ©Digimap 2023.

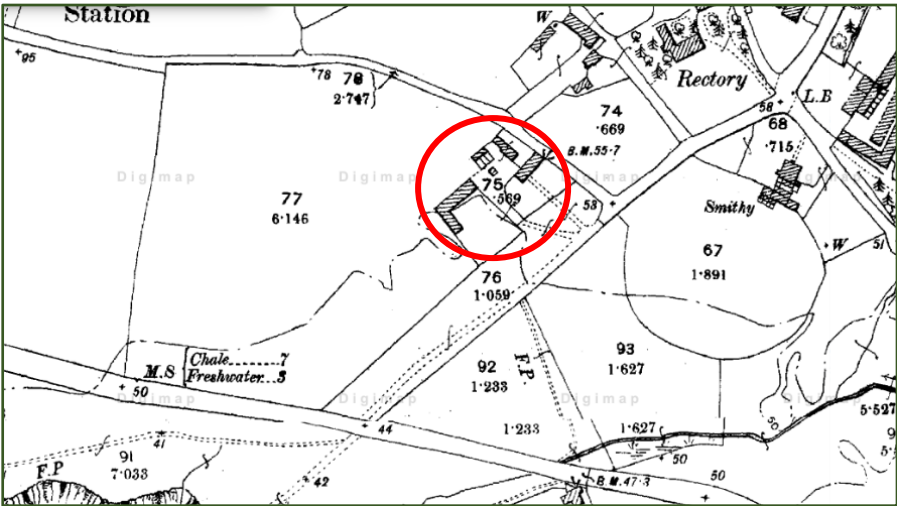


Figure 6. 1898 OS map. Hanover House, The Old Brewhouse and Barn Indicated with additional structures present in 1874 removed from within the complex. ©Digimap 2023.

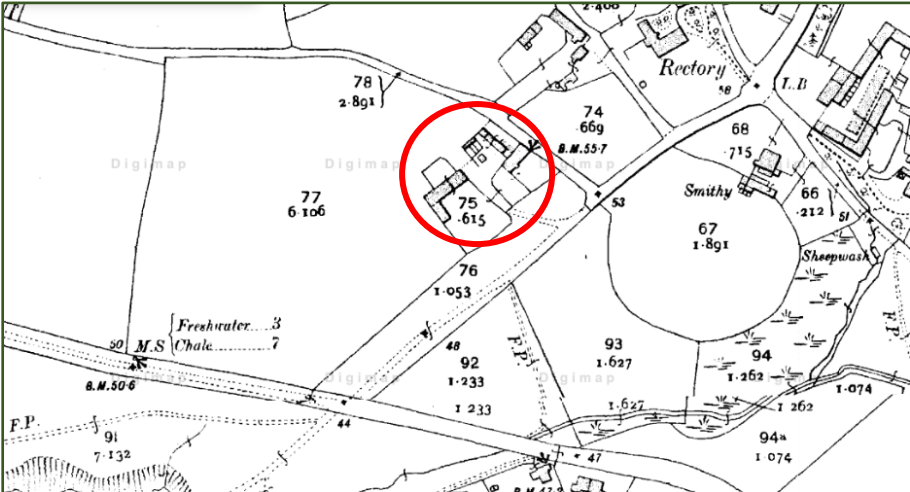


Figure 7. 1909 OS map. Hanover House, The Old Brewhouse and Barn Indicated. ©Digimap 2023.

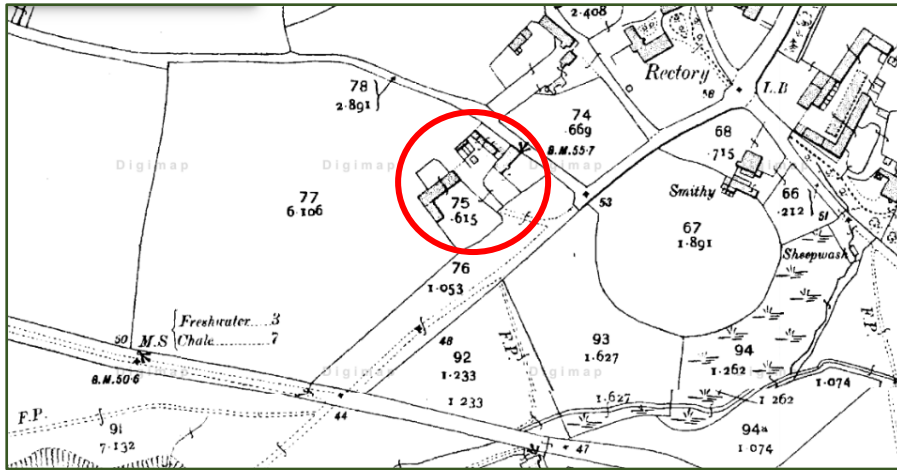


Figure 8. 1976 OS map. Hanover House, The Old Brewhouse and Barn Indicated with little change to buildings. ©Digimap 2023.



Figure 9. 1981 OS map. Hanover House, The Old Brewhouse and Barn Indicated. ©Digimap 2023.

3.1 Map regression dating back to 1843 (fig.3) illustrates that the existing buildings had all been constructed at this date, with additional structures being present in 1874 (fig.5), but removed by 1898 (fig.6). The OS map of 1909 (fig.7) appears to indicate the presence of the porch/extension to the east elevation of The Old Brewhouse with a wall separating the house from its outbuildings.

3.2 At the time of the Tithe Survey in 1843, James Howe Esq. and William Howe Esq. were both the owners and occupiers of the 'homestead', which was surrounded by meadows identified as Little Butt, Newhouse Green and Great Butt.

4.0 HISTORY



Figure 10. C20 drawing by artist D.M. Headley. Note single storey Brewhouse/wash house with pitched roof and chimney.

4.1 Brook, along with other settlements along the southern coastline of the Isle of Wight is rich in history and archaeology dating to the Mesolithic period (7-8000 BC). The coastline of Brook was once a river valley within a large land mass, surrounded by fertile lands. As sea levels rose, the land mass that now comprises the island was formed. During the Bronze Age, settlements formed in the area evidenced by the discovery of tools, coins and jewellery. During the Neolithic period land clearance took place to accommodate farming on this part of the island, although the inhabitants of Brook may have predominantly relied on hunting and fishing. The Downs above Mottistone look down upon Brook, and it is here that the Neolithic 'Longstone' sits; thought to have been positioned to guard an entrance to a tomb, it later served as a 'Moot Place' where the lords of the manor held court. During the Bronze Age period, farming techniques evolved within Brook, the intentionally designed agrarian landscape began to emerge and it is likely that many of the farms that we see today are constructed on the sites of Bronze Age holdings. In recent years, a well-preserved hurdle was revealed from within the cliff at Chilton Chine; its interwoven uprights still intact, being accurately dated to 2000 BC.

4.2 By the Iron Age, Island tribes had begun trading goods across the Roman Empire, most notably pottery known as Vectis Ware, remnants of which have been found in Brook.

4.3 Documented evidence shows that during the C11, the Mackerel family were the lords of Brook, with the manor being passed to the De Glamorgan family towards the end of the C13. During the C16 the Bowerman family came to own all of Brook, having been lords of the area from 1450 – 1792, with the Rev. Thomas Bowerman being the Rector of Brook until 1833.

4.4 The hearth tax returns for 1664 show that Brook House had 14 hearths, and that there were another 23 houses in the parish. It is likely that what is now known as Hanover House was one of those 23, being described in the list description as a 'C17 lobby entrance house', and commented upon in the Conservation Area Appraisal as being the earliest of the listed buildings. The term 'hearth' could also apply to fireplaces in other structures such as 'brew houses'.

4.5 In 1792, William Bowerman sold Brook Manor to Henry Howe, who accommodated troops in Brook during the Napoleonic Wars. It is believed that Hanover Point and Hanover House are named after a German regiment who were stationed in Brook to resist an invasion that never came. During 1797 there were 4500 soldiers stationed on the Island. In the 1860s another French invasion threatened the Island, which necessitated the creation of the first Military Road which runs to the south of The Old Brewhouse.

4.6 In the late 1850s the Howe family, then headed by John and William, who are noted as the owners and occupiers of Hanover House on the Tithe Survey Apportionment of 1843, sold the estate to Charles Seely, a wealthy mill and coalfield owner from Nottinghamshire. The 1855 sales particulars (fig.11) list Hanover House (fig.12) as 'A Comfortable Stone-built Cottage Residence, containing Two Sitting Rooms, Kitchen and Five Bed Rooms, Brewhouse, Dairy, Stable and good Garden', demonstrating that the Brewhouse was indeed in existence within the grounds of the house at this time; the name of the existing building substantiated by this historical detail.

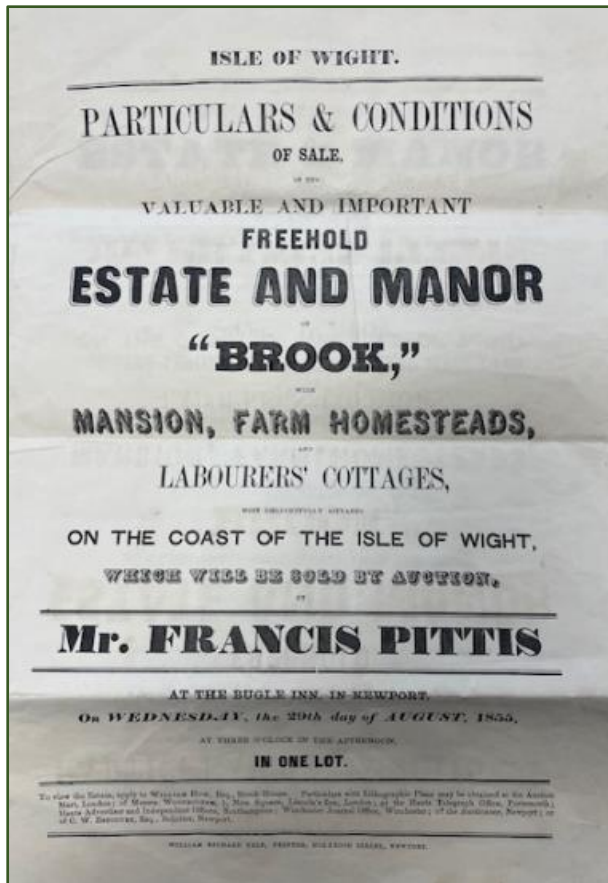


Figure 11. 1855 Sales particulars for the Estate and Manor "Brook" ©Isle of Wight History Centre.

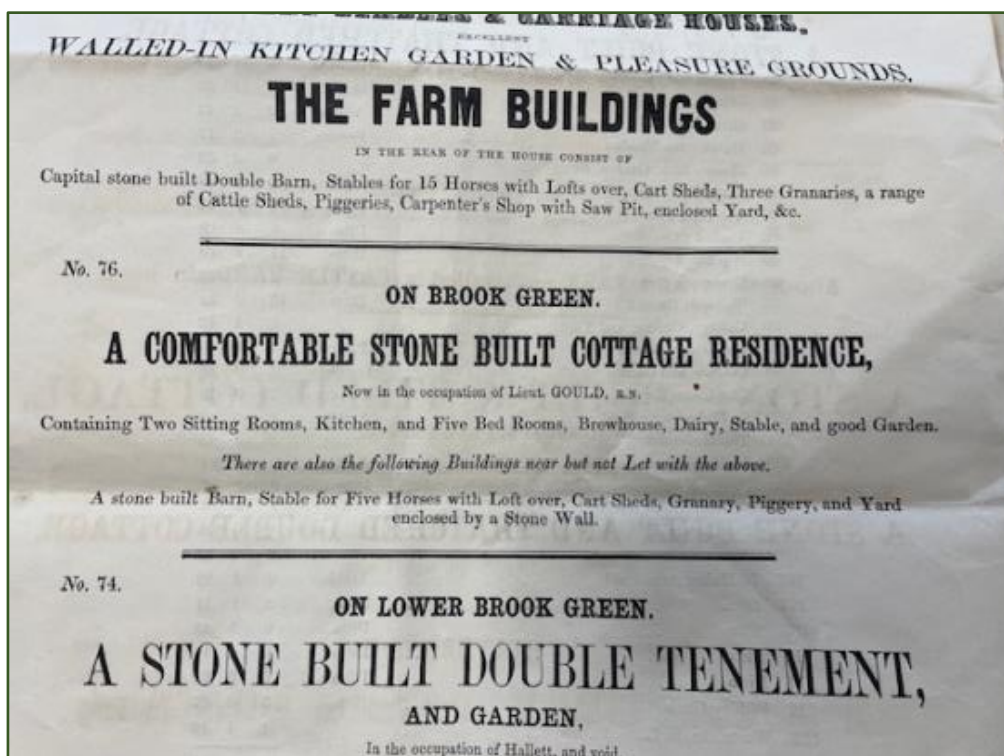


Figure 12. 'Lot.76' from the 1855 sale describing Hanover House; Brewhouse listed. ©Isle of Wight History Centre.

4.7 Hanover House comprised the primary residence for Hanover Farm. The 1861 census lists 'Farmer' Benjamin Jacobs as the tenant, in 1871 it was occupied by the Blakes, by 1881 Fred Priddle, and by 1891 Ellen A Way, a widow lived there alone. James Wheeler was the last dairy farmer to live at Hanover Farm.

4.8 Following James Wheeler, the Pragnell family lived at Hanover, with Daisy Pragnell working as a gardener to the Seely family at Brook during the 1920s and 1930s.



Figure 13. Dairy farming at Hanover Farm, early C20 ©Brook Village History Website.

4.9 By the early 1930s, brother and sister Herbert (Bert) and Margeret (Madge) Morris rented Hanover House off the Sealy family, and founded a village shop known as H & M Morris (figs. 14 & 15). Both Madge and Burt and their respective spouses, Walter and Gladys also established a successful tea room out of the premises, and fed troops and land girls during WWII. The shop and tea room were the hub of the village, saving local people a weekly trip to Newport to shop for groceries. The 4 family members operated the shop until their retirement in 1969. A family member who still resides in the village grew up at Hanover House during this period, and has previously written a memoir of her of her time growing up at the property.

4.10 The memoirs describe The Old Brewhouse as the following;

“On entering this dark building the first thing you notice is the huge open fireplace, a brick-built copper for boiling on Monday mornings, with a small hole beneath to house the fire. Again, another small hole in the outside wall to the right, possibly to let the steam escape through, although the cat use to sit there quite contentedly. The iron mangle with big wooden rollers stood nearby with the tin washing tubs, (presumably for coloured and white washing!) hung on the wall, although the tin bath was hung on the outside wall. A large butler sink stood in another corner, which was used for all the washing up, no modern water system indoors”.

“Through into the inner shed, the shop’s stock room for non-perishable goods. Wooden safes lines one wall, for bacon joints, cheeses etc. There were also stone jars of pickled eggs. Later a large fridge replaced these safes. In another section of this shed were soap powders, specially remember the loose Lux flakes. Back through the wash house into a further section, known as the oil shed. This housed a huge tank filled with paraffin. A small tree stump used for chopping wood and sticks, was mutilated by years of axing. Sacks of potatoes with huge weighing scales were nearby”.

4.11 The short memoir gives insight into what life was like at the time; a glimpse into a bygone era. The description also demonstrates the evolving purpose of the building from a brewhouse into a wash house that served the house and the business. It also appears that the building was then separated into different areas, with the large fireplace in working use confirming the presence of the historic central/off centre chimney stack as seen in figure 10, an illustration by the C20 artist D.M. Headley . The local resident cannot recall the building ever being a small brewery, but can remember hops growing up the telegraph poles along Coastguard Lane.



Fig.14 Hanover House during the mid C20 when operated as the village shop. ©Brook Village History Website.



Fig.15 Hanover House during the mid C20 when operated as the village shop. ©Brook Village History Website.

4.12 Little documented evidence exists that is specific to the Brewhouse, but sales particulars from 1958 by the direction of The Right Hon. Baron Sherwood of Calverton (Hugh Sealy created the Baron on 14th August 1941) list Hanover Stores, with Mr. H. F Morris as the tenant, and Hanover Field and Buildings (lot 51) described in the particulars as 6.641 acres, comprising a substantial stone brick and thatch roofed barn and outbuildings with adjoining yard (fig.16). The Brewhouse is not identified as such.

4.13 Recollections from members of the Brook Historical Society, and a local resident who grew up at Hanover House, recall the Brewhouse being operated as a 'wash house' during the 1950s and early 60s, which would have made a far more useful ancillary building to the shop and tea rooms than a Brewhouse.

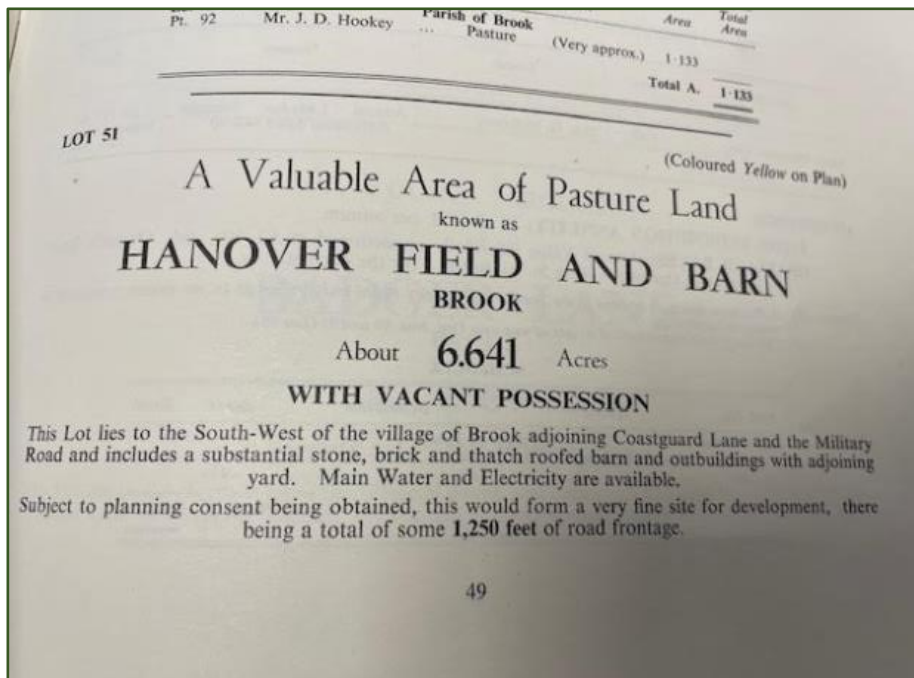


Figure 16. Sales particulars from the 1958 particulars, including the Brewhouse which is identified as an 'outbuilding'. ©Isle of Wight History Centre.

Pl. 583 In Hand ... 1 449
 ... Woodland ... Est. ... 15 313
 ... 060 090
 Total A. 12 373

LOT 22 (Coloured Pink on Plan)

The Residence and Village Stores
 known as
HANOVER HOUSE
 BROOK

Description	Area	Tenant	Tenancy	Rent
Hanover House	0.625	Mr. H. F. Morris	Annual 11th October Tenancy Agreement dated 16.12.47.	£50 0 0

OUTGOINGS:
TITHE REDEMPTION ANNUITY: Informally apportioned at 4s. 3d. per annum.
RATEABLE VALUE: £48. Rates paid by Tenant.

This Charming and picturesque property standing within its own grounds in the village of Brook and within close proximity to the sea and beach at Brook is constructed of partly cement rendered stone walls with a tile and stone slab roof. It also comprises the Post Office, Stores and Cafe. The accommodation, which is on three floors, includes the following:—

ON THE GROUND FLOOR: Entrance Porch and Small Hall leading to Tea Room with bow window and tiled fireplace. Living Room with tiled fireplace. Kitchen. Shop and Post Office.

ON THE FIRST FLOOR: Three Bedrooms.

ON THE SECOND FLOOR: Large Attic.

THE OUTBUILDINGS comprise a stone and partly tile and slate roof workshop and store, small lean-to timber garage.

Main Electricity. Main Water. Drainage into the Estate Sewer. Telephone at present installed.

NOTE:—The tenant claims the following as tenant's improvements: electric wiring throughout, all sanitary fittings and large garage building.

SCHEDULE

Ord. No.	Tenant	Description	Acres	Total
Ed. of 1908				
Parish of Brook				
Pl. 75	Mr. H. F. Morris	House and Garden	Est. 315	
Pl. 76		Garden	Est. 310	
			Total A.	625

The acreage for Ord. No. Pl. 76 is only very approximate due to road widening.

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Figure 17. Sales particulars from the 1958 particulars, including the Brewhouse which is identified as an 'outbuilding'.
 ©Isle of Wight History Centre.

4.14 The Brewhouse was converted into a residential dwelling during the late C20, with much alteration to the building. The once single storey building was raised to accommodate living space on the first floor; evidence of which is visible in the stonework to the west facing elevation (fig.21). The front (fig.19) and rear (fig.20) elevations have been much altered, the remains of previous building fabric difficult to decipher; it is possible that some walls were rebuilt at the time of extension upwards. The building retains no historic fixtures or fittings internally.

4.15 Hanover House is described in the list description as being a 'C17 lobby entrance house', it is conceivable that the other 2 buildings on the site, i.e. the former Brewhouse and the stone barn with thatch roof originate from a similar date, or incorporate material from earlier structures that were constructed to accompany a C17 dwelling set within a coastal, agrarian landscape. Within the north elevation of The Old Brewhouse are fragments of red clay tiles/pottery (figs.40 & 41) within the stone rubble.

4.16 HISTORIC ENVIRONMENT RECORD (HER)

4.17 A search carried out, and a map (fig.18) provided by the Isle of Wight Historic Environment Record team reveal no documented archaeological evidence that will be impacted upon, or that will hinder the proposal.

1. HER Number Site Name Record Type 1519 - MIW1622 Brook Monument. Curvilinear feature identified from maps. Monument Types and Dates CURVILINEAR ENCLOSURE (Post Medieval - 1540 AD? to 1900 AD?)
A caption on display material from the 1990s suggests that this feature might be the village pound. D-shaped enclosure depicted on the Mudge survey 1973/4. Roughly circular on OS mapping (1862, 1898 and 1909 digitised OS maps)
See also HLC UID HIW1408 Round enclosure also appears to be shown on the OS 1793 Unpubl and also on the tithe map (named 'The Round' in the tithe schedule). This round field still exists today within the area of the former green. Visible on hillshades created from LiDAR data.
National Grid Reference
SZ 3895 8367 (point) SZ38SE

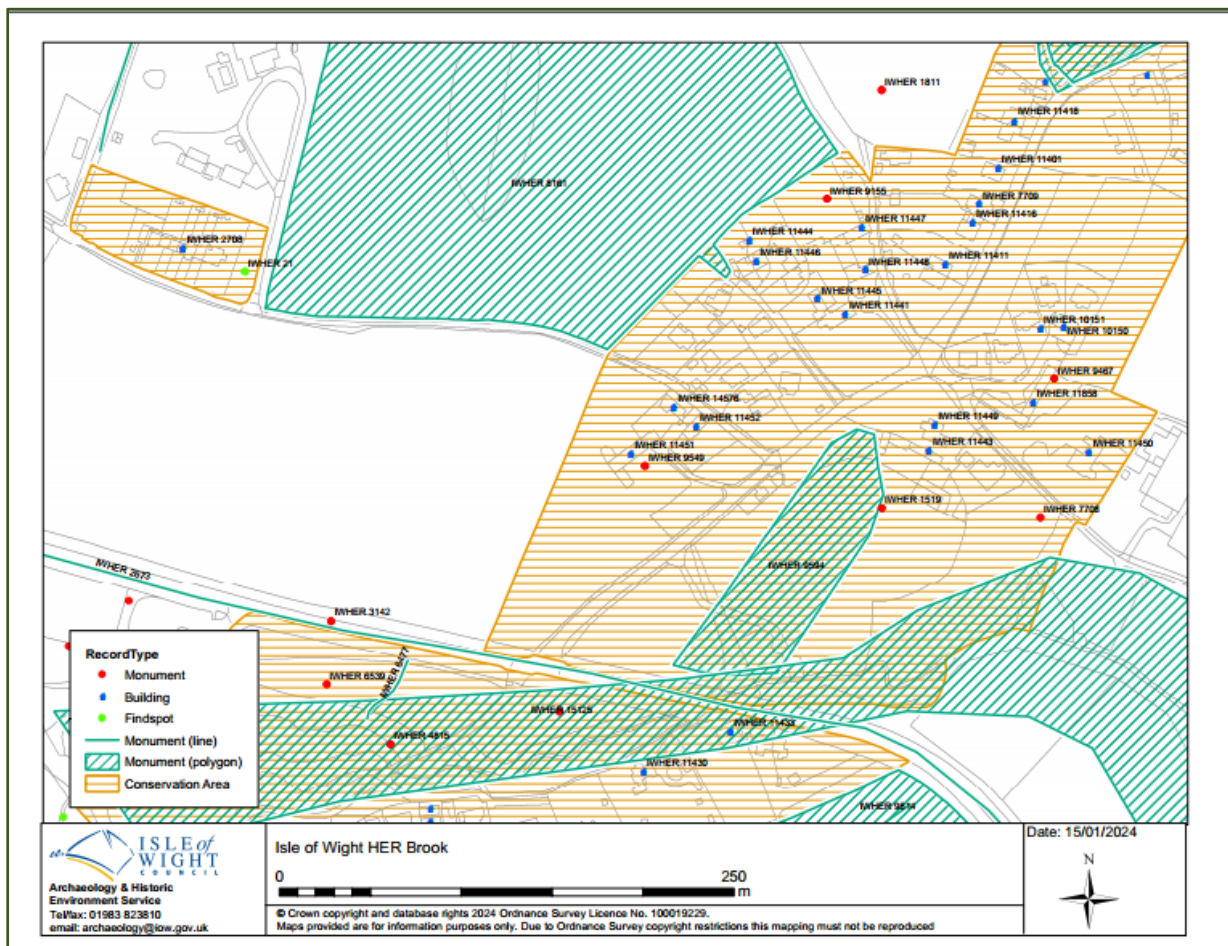


Figure 18. A map supplied by the Isle of Wight HER Office identifies buildings (blue), monuments (red) and find spots (green). Nearest 'find' spot located to the west of site near Coastguard Cottages.

5.0 RELEVANT PLANNING HISTORY

5.1 The Isle of Wight Planning website details 2 planning applications that refer to The Old Brewhouse.

5.2 On the 26th April 2002 an application for a 'Porch' was received (ref. P/00755/02), and later granted permission. There are no associated documents to illustrate or describe where the porch was for.

5.3 On the 31st October 2023 the Applicants (current owners) submitted an application (ref. 23/01935/HOU) for the 'Refurbishment of house including alterations to fenestration and removal of conservatory (sunroom) and chimney. The application was refused by reason of its size, design and appearance of the proposed fenestration, the proposed removal of the chimney and the inclusion of a rooflight.

5.4 This new application has considered the guidance offered in the Decision Notice for the application mentioned in paragraph 5.3 (ref. 23/01935/HOU), and seeks to address the points made by the Officer in order to inform a new application which demonstrates design that is sensitive to the neighbouring heritage asset, and the Conservation Area/IWNL.

6.0 BUILDING DESCRIPTION AND PROPOSALS

6.1 The Old Brewhouse is a 4 bedroom, 2-storey residential dwelling, constructed of stone rubble, with hung red clay tiles at 1st floor level underneath a hipped red clay tile roof. A single red brick stack with corbeled detailing is located to the north elevation.

6.2 The north facing principal elevation (fig.19), looking onto Coastguard Lane comprises 5 black UPVC casement windows with leaded lights; there is a general inconsistency in size which creates a visual imbalance. The front door which leads off the entrance driveway into the downstairs hallway is timber panelled with 9 lights. To the left of the elevation is a tri-folding garage door of timber with modern traditional style door furniture.

6.3 The rear elevation (fig.20) comprises 4 white UPVC casement window openings ; 2 x 3 lights, and 2 x 2 lights on the first floor, and 1 single opening on the ground floor, set between a double UPVC door opening and the existing conservatory which spans approximately half of the ground floor elevation. To the right of the rear elevation is a UPVC tri-folding door which leads into the garage, mirroring the doors to the front elevation. The conservatory is constructed of white UPVC on a red brick base, with evidence of a doorway opening being blocked to the east facing elevation. A double sliding glazed door opens onto the garden. The conservatory is aged and is incongruous to the setting, and the design and character of the building, concealing historic stonework within.

6.4 The west facing elevation of The Old Brewhouse is constructed of stone rubble, with no window or door openings. Inconsistency within the stonework demonstrates evidence of the heightening of the building (fig.21). Corbeled stonework (fig.22) within the side elevations indicates the previous conversion of the

former stone barn/brewhouse into a residential dwelling; the stones contributing in a minor way to the support of the heightened elevation above.

6.5 Within the garage is an internal door opening to a small single storey extension located to the east, which is visible on maps from 1909. This small extension used to provide access from the rear of Hanover House, but now houses the boiler and hot water tank for The Old Brewhouse. The pitched roof of the extension/porch comprises red clay tiles on the north pitch, and a dated photovoltaic style panel (fig.28) on the south facing pitch.

6.6 Internally, there are no historic features or clues to the building's past. The building which underwent a change of use in the late C20 comprises modern fixtures and fittings, including a stone fire place opening with a modern wood burning stove in the living room (fig.23) a modern kitchen, tiled and laminate floorings and plastered walls and ceilings.

6.7 The external fittings, such as rainwater goods, soffits and fascia boards are in poor condition and would benefit from replacement. The building is surrounded by gravelled and paved areas, with a lawned area to the rear/south, which looks towards the historic barn within the grounds of Hanover House, and towards the coastline beyond the Military Road. The garden is bordered by a low stone wall to the west and south and a brick store/garage to the east (accessed from Hanover House grounds) along with a timber shed and red brick wall which separate the once connected grounds of The Old Brewhouse and Hanover House.

6.8 The proposal seeks consent to improve the construction and aesthetic value of The Old Brewhouse by implementing a simplified and harmonious design. At present, the soffits, fascia boards and flat roof dormer, along with the attached rainwater goods are inconsistent and angular due to the low pitch of the roof (figs.37 & 38). The scheme intends to remove these modern additions and broaden the ridge line to create a continuous and uninterrupted eaves line. The side elevations are currently concealed to a small degree by the over-lapping hipped roof.

6.9 This application intends to remove the C20 red brick chimney stack, and reinstate the stack towards the centre of the building, which respects the historic use and form of the building (figs. 10 and 24); albeit in its new purpose as a dwelling. The chimney stack will not be working, its presence purely to maintain and restore the roofline and identity of the building from viewsheds within the Conservation Area and surrounding landscape.

6.10 A new window is intended to be installed at first floor level in the west facing elevation to allow more natural daylight into the main bedroom. This application addresses the inconsistency of window size and design, and intends to minimally alter/increase the size of some windows to create a design balance within the front and rear elevations; the existing display does not in any way reflect the vernacular layout of windows within the Conservation area. The first-floor windows to the rear are to comprise 4 openings; 3 of 2 lights with glazing bars, and a single light with glazing bar to the family bathroom. The front elevation will have an additional window opening created over the stair to allow natural daylight to permeate the area which

mitigates the need for the previously applied for rooflight, and the use of artificial lighting.

6.11 The existing conservatory is to be removed and replaced with an oak framed pergola with 4 posts, intentionally modest in design as to reveal the stonework on the rear elevation. The existing doorway opening to the left of the rear elevation (leading from the pergola to the living room) will be maintained. The plans intend to extend the kitchen into the garage space to provide a kitchen/dining area commensurate with a 4-bedroom family home. The rear UPVC garage doors are to be removed; the opening moved slightly to the west to incorporate the kitchen doors; a design which will reduce the number of openings and UPVC within the historic fabric.

6.12 This proposal seeks to improve the thermal fabric of the building by the following:

- Insulating all walls internally, preserving all existing stone and red clay tiles viewed externally.
- Adding insulation on top of the existing slab and insulating between and on top of the rafters to create a near passive home, which would allow the decommissioning and removal of the existing oil powered central heating and hot water system, to be replaced with a low energy infrared system.

Energy efficiency, renewable technology and natural construction material is at the forefront of these proposals. The Applicant intends to remove all UPVC openings, and replace with responsibly sourced timber. The decommissioning of the oil-fired central heating system will allow for the removal of the oil tank (visible from Coastguard Lane) which will reveal the north elevation of the original porch; the view of which is currently obscured (fig.39). Please see Design and Access Statement for more details.

7.0 ASSESSMENT OF SIGNIFICANCE

7.1 The Old Brewhouse is not a designated heritage asset, but is located to the immediate west and to the rear of Grade II listed Hanover House of which it once formed part of the small complex of associated farm buildings. The building is also within the IWNL and the Conservation Area. This assessment seeks to report proportionately on the significance of the heritage assets affected, and to what degree the listed building will be impacted by the proposed scheme as guided by paragraph 194 in the NPPF.

7.2 Hanover House is individually commented upon in the Conservation Area Appraisal:

1. The field between Hanover House and the A3055 is particularly important to the setting of the settlement and provide a strategic and visual break between Brook and Brook Green to the south.
2. The section detailing 'Setting' (page 13) the Appraisal comments upon the mixture of traditional stone C18 and C19 cottages, with 3 larger farmsteads with large stone farmhouses located to the southern end of the village. The traditional smaller buildings are generally set close to and facing the roadside.

The ancillary farm buildings, such as barns and granaries, date from the C18 through to the C20, with a prominent complex of late C18 buildings at Hanover Farm.

3. The paragraph on 'Qualities and materials' comments upon Hanover House, being the earliest of the listed buildings dating from the C17 with C19 and C20 alterations. The rendered walls and roof are mentioned, as is the 'off-centre' chimney stack. The appraisal mentions the surviving associated outbuildings such as the C18 barn, and cart shed; there is no mention of The Old Brewhouse.

7.3 The NPPF defines 'Significance' as follows:

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

7.4 The purpose of this statement is to place the heritage assets in their historical context and describe the characteristics and appearance; an important component of the evidence gathering exercise, which enables understanding of the site's significance and contribution of the setting to significance.

7.5 Historic England's 'Conservation Principles' (2008) explain how the understanding of how a place has evolved and how a combination of different values contributes to the significance of an individual asset; they are as follows:

- Evidential value; evidence of past human activity.
- Historical value; the association of a place with past people or events.
- Aesthetic value; sensory appreciation that may be designed or fortuitous.
- Communal value; the meaning of a place for people who relate to it.

7.6 The setting of Hanover House, and The Old Brewhouse contributes to significance. The buildings are historically relatively standalone, with open views to the south. Both buildings are visible from the south looking north with Hanover House able to be considered as a local landmark at the entrance to the village from the south.

7.7 The open agrarian landscape, with the downs to the immediate north is characterised by its link to the coast; the old Lifeboat House approximately 100 metres south of the A3055, and Coastguard Cottages intentionally constructed on raised ground looking south towards the Channel, both of which contribute strongly to the distinctiveness and identity of the area. The area retains strong visual links with its original landscape setting, which comprises a retention of original plot sizes and boundary detail.

7.8 There is a symmetry of construction between many of the local buildings with most of the older buildings being constructed of locally sourced stone. Chimneys are a predominant feature, and many within the area feature corbelled detailing, as seen on Hanover House. The existing late C20, red brick stack of The Old Brewhouse was

constructed at the time of conversion, and whilst it mirrors vernacular design, its construction from engineering brick is incongruous to the palette of building materials seen on historic buildings within the Conservation Area; the chimney stack possesses no individual or historic merit. Post C18 buildings mostly feature slate roofs, with earlier buildings having red clay tiles. Hanover House has a lower course of stone slates. Hanover House retains its open setting, with open farmland to three sides; east, west and south; the remaining presence of the former farm buildings allowing the observer to understand the buildings in their historic context from the south looking north, and from the east looking west. The Old Brewhouse is not visible upon entering Coastguard Lane off Brook Village Road as it is concealed by Hanover House (fig.26).

7.9 The former Hanover Farm, parts of which date to the C17 possesses **evidential value** in its documented evidence as one of the earliest houses in the village; its phases of construction dating from the C17 through to the C20; identifiable and commented upon in its list description. The layout of the barns around a simple, open courtyard demonstrates the historic 'flow' and functionality of the yard; commonplace in complexes of this nature during the C18/C19. The purposes of the buildings reflect the historic, and evolving requirements of the occupiers, such as the brewhouse transitioning into a wash house to serve the busy shop and tea rooms, and the eventual redundancy of the long stone barn as farming practices changed. First hand accounts, such as the memoirs of a previous resident, also contribute to evidential value, as the description of how the buildings functioned and how life was during the 1940s and 50s, illustrates a bygone era.

7.10 **Historical value** is provided by the documented links to owners and occupiers of Hanover Farm/House, and how the buildings were used. Until the 1920s, the property was still farmed; its tenants well recorded. Daisy Pragnell, whose family resided at Hanover, worked for the landowners; the Seelys'. Today Brook is famed for its connection with John Edward Bernard Seely, aka 'Jack'. Galloping Jack as he was often referred, fought in WWI and was joined by his home bred horse, Warrior; said to be the inspiration for Michael Morpurgo's 'War Horse'. Warrior served from 1914 – 1918 and was one of the few horses to return home, of which he did to Brook. Newspaper articles and magazines referred to him as 'the horse the Germans could not kill'.

7.11 During the Napoleonic and both World Wars, Hanover House contributed to the war effort, to such an extent that it is said its name derives from a German regiment. During WWII, the tea rooms would serve refreshment to soldiers and land girls, as well as village residents who relied upon the cherished village shop for supplies, and a place to meet and socialise; it is said that the shop was the 'lynchpin' of the village for many years'.

7.12 The site that comprises the former Hanover Farm provides strong **aesthetic value**, in that it is an identifiable range of buildings as the observer enters brook from the south. The style and construction of Hanover House provides architectural value, and is elegantly juxtaposed against its neighbouring buildings of alternate purpose and design, providing the ability to appreciate the contrasting buildings. As the

observer walks from the west of Coastguard Lane towards Brook, the complex is visible (once over the brow of the hill) and identifiable to the south of the settlement. Whilst The Old Brewhouse provides aesthetic value by virtue of its historic relationship with the Grade II listed House, and its location on the footprint of a historic barn, the existing aesthetic form could be enhanced to sympathetically complement its neighbour and setting within the Conservation Area/IWNL.

7.13 The Conservation Area has great **communal value** as a whole as the close-knit community, some of whom are lifelong residents, cherish the village and the individual buildings that contribute to the character and history of Brook. Whilst it is known and fondly recalled that The Old Brewhouse was once a wash house for the shop and tea rooms, in its current purpose as a residential dwelling, it does not possess the individual level of communal value that Hanover House does, but it does contribute to the group value of the buildings that comprise the historic complex. The village is also enjoyed by many visitors from both the mainland and abroad, who can appreciate the historic village and the buildings that contribute to its individual character and overall identity.

8.0 IMPACTS OF PROPOSALS UPON SIGNIFICANCE

8.1 The proposals seek to make improvements to The Old Brewhouse, that are sympathetic to the Conservation Area, the IWNL and the Grade II listed Hanover House.

8.2 The original conversion of the former brewhouse/washhouse in the late C20 could be considered to have had a negative impact upon the significance of Hanover House, as the change of use and raising of the elevations/roof to accommodate a first floor irrevocably altered the identity and historic purpose of the single storey building, however without a future use, many redundant farm buildings face decay and inevitable loss and the readaptation of The Old Brewhouse constituted a pragmatic approach to a redundant building.

8.3 The overall design of The Old Brewhouse could be sensitively improved to enhance its individual aesthetic appearance, and its visual impact in relation to Hanover House. The modest alteration to window and doorway openings will reduce the amount of modern UPVC material in what remains of the historic stonework. The scheme intends to replace the UPVC frames with timber framed casement windows, which will be far more respectful, and in keeping with the Conservation Area. The proposed timber framed windows will also reduce the detrimental impact of inappropriate windows (UPVC) in the Conservation Area, and will restore the traditional use of natural and sustainable materials within the building.

8.4 The introduction of an additional window in the front elevation (north facing) at first floor level allows natural daylight to permeate the stair area, reducing the need for artificial light. The proposed window provides visual balance and symmetry in the elevation, and mitigates the previous desire for a rooflight, which would interrupt the valued 'dark skies and the tranquillity of the IWNL'. An additional and modest window is intended for the west facing elevation to provide light into the larger of the bedrooms.

8.5 The conservatory is incongruous in design to all buildings within the same viewshed; its removal will greatly enhance the immediate setting by revealing the south facing wall, and reintroducing the historic open space which a pergola will not overly interrupt. The proposed pergola is to be of locally sourced timber, with 4 posts; the design subtle and not visually dominant within the Conservation Area. Glimpses of the top of the frame may be achievable from the south east looking west/north west, and from the west looking east, but the timber material will subtly blend into the natural surroundings of the landscape.

8.6 The minor amendments to the roof are subtle and will accommodate substantial physical, environmental and visual improvement below at eaves level by introducing a continuous edge to the baseline of the roof which will replace the existing haphazard, angular fitting of soffits, fascia boards and rainwater goods which comprise an untidy and jarring visual experience. The proposed alteration to the ridge is subtle and will remain subservient to the height of Hanover House and will not interrupt or be to the detriment of views to and from the Grade II listed asset, nor will it in any way alter the character of the buildings within their historic setting, or the Conservation Area.

8.7 The removal of the existing chimney stack, and the reinstatement of a stack towards the centre of the roof (off-centre), respects the traditional historic design of the building, and that of Hanover House which also has an off-centre stack. The construction of the stack will reflect that of other chimneys in the Conservation Area and be of red brick with a corbeled detail as seen in the existing stack; this will maintain its identity as a building with a chimney in the street scene.

8.8 The alterations to The Old Brewhouse seek to improve and simplify the aesthetic value of the building. The intended plans will enhance the existing building individually, within its context to the neighbouring Hanover House, and within the Conservation Area. The proposals have no negative impact upon the historic, aesthetic, evidential or communal values that the buildings individually, or as a group possess.

8.9 The proposed scheme will have a positive impact upon the significance of the Grade II listed Hanover House and the Conservation Area. Views across the field between Hanover House and the A3055 will remain mostly unaffected, but improved to a great degree by the removal of white UPVC fittings which are visually dominant and disruptive within this key view.

8.10 It is acknowledged that any change in built form, design or scale within a Conservation Area or near to a designated heritage asset can cause an impact to some degree. In this instance, any perceived harm is to be at the very lowest end of the scale, and is outweighed by the overall benefits of the proposal.

CONCLUSION

This application follows a previous application which was refused due to a number of plans that were considered to contradict policies within the NPPF and the Brighstone Neighbourhood Development Plan. This application has noted the Officer's comments, and seeks to meet and respond to national and local policy in order to sensitively improve the building.

The improvements to The Old Brewhouse comprise modest alterations that are in keeping with the local area, are of appropriate and considerate design and scale, and incorporate the use of traditional materials. The intended replacement timber framed casement windows, and the modest alteration to the fenestration along with the removal of the existing soffits, fascia boards and flat roof dormer will provide balance and an enhanced aesthetic experience. The improved insulation, removal of the inefficient oil powered heating/hot water system and its replacement with a low energy infrared system will enable the building to become more sustainable and energy efficient, transitioning it into the C21 and safeguarding it for future generations to enjoy.

The proposed works are of high-quality design, are sensitive and complimentary to the character of the Conservation Area and the IWNL; aiming to improve, preserve and enhance the character of not only the building, but the immediate and wider setting. The proposed scheme will not impact upon any of the designated heritage asset's contributing factors to their significance, or the observer's ability to appreciate and enjoy the buildings within their setting.

The proposal sympathetically considers the traditional design of the building and its historic purpose; whilst it may not be achievable to fully restore the agricultural character, works such as reinstating the chimney to its historic off-centre position (albeit in the north facing pitch of roof, not south) contribute to and respect the historic form and character of the building.

It is concluded that there are no harmful impacts that outweigh the benefits of the proposal.

REFERENCES

National Planning Policy Framework (2023)

Brighstone Neighbourhood Development Plan (BNDP)

Island Plan Core Strategy

Isle of Wight Natural Landscape Management Plan

Historic England's 'The Setting of Heritage Assets' Good Advice in Planning Note 3 (GPA3)

Historic England's 'Managing Significance in Decision-Taking in the Historic Environment' Good Practice Advice Note 2 (GPA2)

Historic England's Conservation Principles

Historic England's Advice Note 10; Listed Buildings and Curtilage

Isle of Wight Historic Environment Record

Isle of Wight History Centre

Brook Village History Group

APPENDIX 1 – LIST DESCRIPTION

Official list entry

Heritage Category: Listed Building

Grade: II List Entry Number: 1209296

Date first listed: 27-Mar-1994

List Entry Name: HANOVER HOUSE

Statutory Address 1: HANOVER HOUSE

The building or site itself may lie within the boundary of more than one authority.

District: Isle of Wight (Unitary Authority)

Parish: Brighstone

National Grid Reference:

SZ 38849 83716

Details

BRIGHSTONE

SZ38SE BROOK 1354-0/7/18 Hanover House

House. C17 lobby entrance house, refronted in C19 and altered in C20. Stuccoed front. Roof has lower courses of stone slates with tiles above and off central brick chimneystack. Gable ends with kneelers. Irregular fenestration, mainly casements, but ground floor has 2 sashes. Gabled weatherporch with kneelers. Left elevation has C20 bay. Ground floor left room has beam with 2-inch chamfer and lambs tongue stops and C17 4 centred arched stone fireplace with blank spandrels. Right side room also has beam with lambs tongue stop and stone fireplace and there is another stone fireplace on the 1st floor.

APPENDIX 2 – FIGURES/DIAGRAMS



Figure 19. North facing front elevation showing inconsistent size and design of fenestration and inconsistency in style and materials.



Figure 20. South facing rear elevation illustrating visual impact of white UPVC and inconsistency in fenestration. Note irregular and angular arrangement of roof/rainwater goods.



Figure 21. West facing elevation stonework; differences indicate former heightening.



Figure 22. Corbeled stonework.



Figure 23. Living room (with opening into conservatory) with modern stone fire surround with wood burning stove. ©Spence Willard.



Figure 24. Drawing by artist D.M. Headley showing thatched barns, Hanover House and the single storey Brewhouse/wash house with central chimney.



Figure 25. Looking north from Brook Village Road. Hanover House, The Old Brewhouse & historic stone barn, in comparison to figure 25.



Figure 26. Looking west along Coastguard Lane from junction with Brook Village Road. The Old Brewhouse concealed by Hanover House.



Figure 27. View from kitchen/dining area looking south towards rear opening doorway and garden beyond ©Spence Willard.



Figure 28. Looking north between The Old Brewhouse and rear of Hanover House. Note photovoltaic panel on single storey pitched roof.



Figure 29. View to south east across garden towards old long stone barn.



Figure 30. View from rear of The Old Brewhouse looking south.



Figure 31. Looking east from within Coastguard Lane towards The Old Brewhouse and Hanover House.



Figure 32. Historic boundary wall of The Old Brewhouse looking north towards C20 development.



Figure 33. Looking east from highest point of Coastguard Lane; Hanover House, The Old Brewhouse and barns in viewshed.



Figure 34. Looking east from western end of Coastguard Lane/north end of Footpath BS51. Brook not visible from this viewpoint.



Figure 35. Looking north east from southern point of Footpath BS51. Hanover House, The Old Brewhouse not visible.



Figure 36. Looking north from Brook Village Road towards Hanover House, The Old Brewhouse and barn.



Figures 37 & 38 showing untidy arrangement of soffits, fascia boards and rainwater good due to poor design/construction of existing roof.



Figure 39. Oil tank to the north of porch; visible from Coastguard Lane.



Figure 40. Clay tile/pottery set within stone rubble elevation.



Figure 41. Clay tiles/pottery within stone rubble elevation.