

HERITAGE STATEMENT FOR LAND ADJACENT TO SHANKLIN MANOR, MANOR ROAD, SHANKLIN ISLE OF WIGHT, PO37 6QS



Commissioned by Paul Creer

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Heritage Statement for land at Shanklin Manor, Isle of Wight

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1.0 NON-TECHNICAL SUMMARY OF HERITAGE STATEMENT

1.1 As required by the NPPF and the Isle of Wight Council's Island Plan Core Strategy policies, this Heritage Statement has identified all Heritage Assets within a 500m radius of the site and identified the impacts of the proposed development on their Heritage Significance.

1.2 The results of the desk-based research, site walkover survey and assessment of sightlines to and from the site show that the proposed development will not give rise to any harm to the setting of the Grade II Listed summerhouse and attached wall associated with the walled garden (IWHER 9226). There will be no negative impacts upon the significance of the Shanklin Conservation Area.

1.3 The proposed development will have no physical impacts upon any of the known or unknown potential buried Heritage Assets within the site or the wider HER search area. There are no proposals to attach any structures or fixtures to any Listed Buildings and the proposals will not cause harm to or detract from the character or appearance of the Listed wall.

1.4 The proposed development will have no visual impact upon almost all the Heritage Assets, apart from a minor visual impact on the view of the Listed wall (part of IWHER 9226) from within the site itself. This minor visual impact is reversible and the screening of the container with netting and plants will greatly lessen the minor visual impact on the wall from within the site.

1.5 The site walkover survey, aerial photograph and map regression have identified that there are no structures or features within the site relating to the use of the land on the western side of the Listed wall as a formal or informal garden. The demolition debris on site, including concrete, stone, bricks and cement) on the site has accrued in previous use of the land as a builders yard, including the remains of the demolished swimming pool associated with the 20th Century Shanklin Manor Hotel and is not the remains of any structures, such as a former rockery or fernery originally within the site itself, as suggested in the IW Council pre-application advice to the client (iw23/8/15008).

1.6 The construction of the 20th Century tennis court, which survives in good condition between 0.10m and 0.18m below a covering of demolition debris and soil, has removed any remains of the small structure shown to the north of the site on the 1898 OS and 1931 Estate sale mappings. This area is not subject to any of the proposed works on the site.

1.7 Sightlines from and to the site from all of the known Heritage Assets, including the Big Meade and Highfield Road Character Area of the Shanklin Conservation Area, have demonstrated that the site is not visible from any of them.

1.8 The presence on the site of considerable depths of builders yard demolition debris show that the excavation of small water feature to a depth of 0.60m will not impact upon the survival of any unknown buried archaeological deposits within the site.

1.9 As there is demonstrably no harm or loss of Heritage Significance to any of the Heritage Assets on and around the site, as well as within the wider 500m radius HER search area, it is recommended that there are no Historic Environment reasons for refusal of the planning application which this Heritage Statement accompanies.

1.10 It is also suggested that no archaeological watching brief is required during the possible future creation of the small water feature if it is sited over an area of dumped demolition rubble.

2.0 INTRODUCTION AND SCOPE OF STUDY

2.1 This Heritage Statement has been researched and prepared by Dr Ruth Waller of Past Wight Heritage Consultancy on behalf of Mr Paul Creer.

2.2 The Heritage Statement focusses on a vacant parcel (0.2792 hectares) of woodland to the east of Shanklin Manor, Manor Road, Shanklin, Isle of Wight, PO37 6QS. The site which is the focus of the proposed planning application is referred to as the “site” throughout this report.

2.3 The centre of the site is at National Grid Reference SZ 57839 80777. The location of the site is shown bounded in red on Figure 1 below:

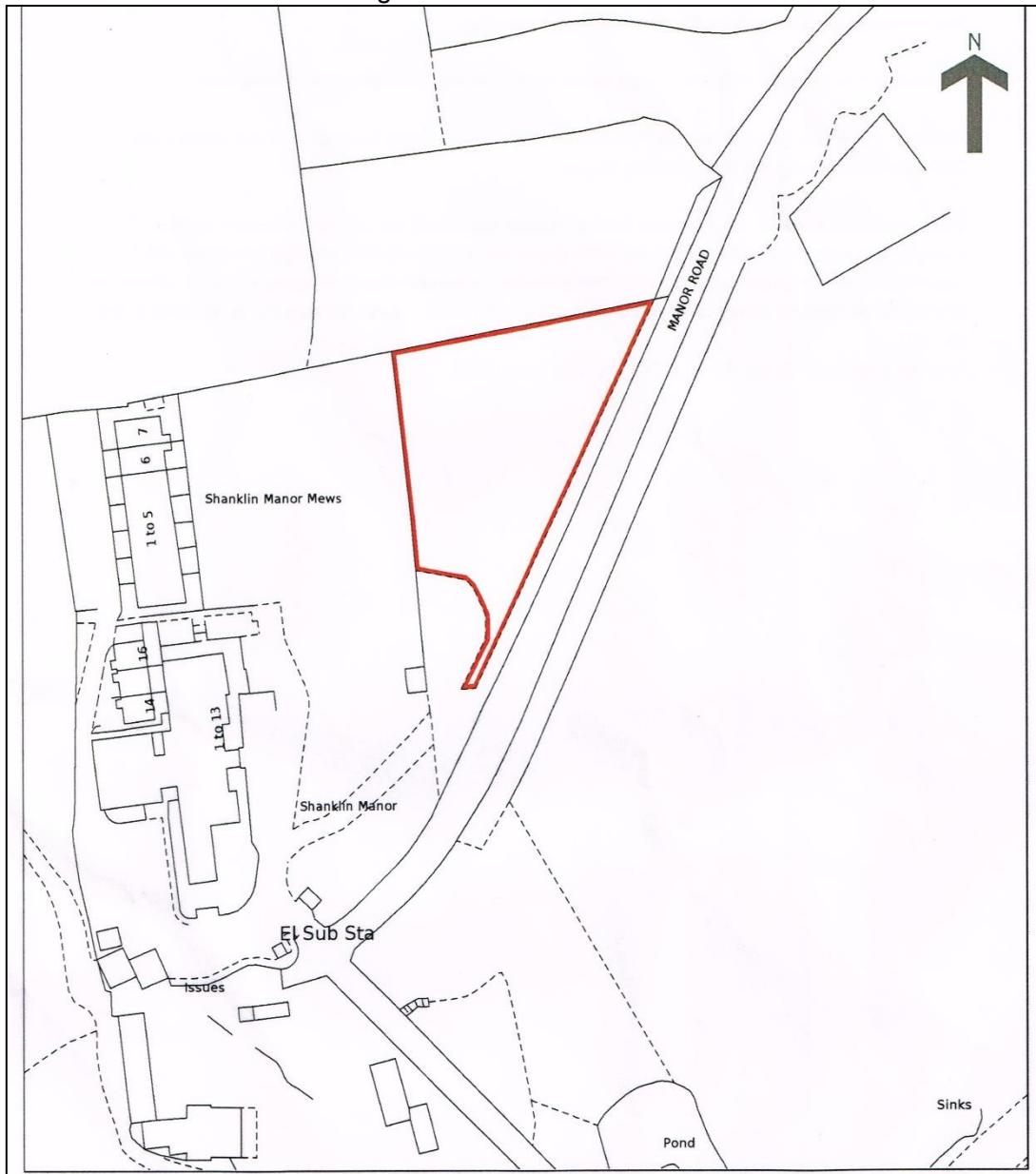


Figure 1: Location plan of the site

2.4 The current planning proposal involves the insertion of an unfixed and removable container onto the tarmac of the existing tennis courts, removal of dumped material to level the drive area and the possible future creation of a small water feature to create and improve biodiversity and natural habitats on the site.

2.5 Pre-Planning application advice response (Ref: iw23/8/15008) was provided by the IWC's Planning Department after a site visit on 18th September 2023. This stated that:

“Officers are likely to support development within the site however, this would be subject to the specific site constraints inclusive of biodiversity and heritage concerns being fully addressed...”

2.6 The Heritage Constraints identified in this advice were:

- 2.6.1 Grade II Listed Building and wall – Summerhouse within grounds of Shanklin Manor;
- 2.6.2 Undesignated Heritage Asset – Shanklin Manor;
- 2.6.3 Site within Shanklin Conservation Area;
- 2.6.4 Potential other structures that could be listed within the site.

2.7 In accordance with the requirements of the National Planning Policy Framework (DLUHC, 2023) and the policies of the Isle of Wight Council's Island Plan, this Heritage Statement presents the results of desk-based research into the available archaeological and historic evidence for the site and an area of 500m in diameter around it with data gathered from the Isle of Wight Historic Environment Record (IWHER), the IW County Records Office (IWCRO), other online sources, a site walkover survey and site visits to assess all sightlines from identified Heritage Assets to the proposed site.

2.7 Visits were carried out to the Historic Environment Record on 23rd January 2024 and to the Isle of Wight County Records Office on 22nd January 2024. A site walkover survey and assessment of the sightlines to and from the designated Heritage Assets were carried out on 30th January and 2nd February 2024.

3.0 CONTEXT OF HERITAGE STATEMENT

3.1 The Government issued the National Planning Policy Framework (DCLG 2012) in March 2012, it was updated on 20th July 2021 (MHCLG) and updated again in December 2023 (DLUHC, 2023). The NPPF takes an integrated approach to the historic environment and it defines 'Heritage Assets' as being:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (DLUHC, 2023, Annexe 2: Glossary, pg 70).

3.2 Paragraph 200 of the National Planning Policy Framework requires:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities

should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

3.3 The Island Plan Core Strategy and Development Management Policies were adopted by the Isle of Wight Council in March 2012 as the local development plan setting out the Isle of Wight Council’s vision for development up until 2027. A revised Island Planning Strategy (IPS), taking into account the December 2023 changes in the NPPF, is due to be considered by the full Council and adopted in 2024. Until the adoption of the new IPS, the 2012 Core Strategy is in operation. 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. Policy DM 11 includes the following issues:

“7.186 In new development, it is important to retain historic reference points which create a sense of local identity and distinctiveness. This includes historic features such as ancient roads, green lanes and byways and settlement patterns. It is important to remember that it is not only the historic buildings and features that are important but also the spaces between and within these assets. Proposals need to take account of these characteristics to ensure that they respect the context within which they sit, be it a historic monument, building or streetscape. The insensitive development of a heritage asset, or land surrounding it, can have negative consequences, such as loss of local identity and even, in extreme circumstances, the loss of the asset altogether. The Council will not support proposals which result in such a negative impact upon the built and historic environment.

7.187 To ensure this, the Council will require that all development proposals demonstrate that design has been conceived through a full assessment of the context of the local areas, particularly where the local areas have special character or features of interest. This full assessment should be in the form of a Heritage Statement, which should assess the impact of the significance of the heritage asset. Using this approach should result in proposals which emerge from a robust design process that requires an understanding of local context. Where Heritage Statements are required, they will need to demonstrate that a full assessment of the impact of a proposal upon the significance of a heritage asset has been made. The Council will consider proposals taking into account the role the heritage asset plays in its local context and the wider Island context ensuring that all economic, social and environmental factors are considered.”

3.4 This Heritage Statement has been compiled as a full assessment of the impact of the development proposal on the significance of known and potential Heritage Assets on and around the site and has been compiled in accordance with current best heritage practice and local and national standards and guidelines, including:

- The Code of Conduct of the Chartered Institute of Field Archaeologists, December 2014, updated October 2021, revised October 2022.
- Chartered Institute for Archaeologists – Standards and Guidance for archaeological desk-based assessment, December 2014, updated October 2020.
- Chartered Institute for Archaeologists - Standard and guidance for the archaeological investigation and recording of standing buildings or structures Published December 2014, updated October 2020
- Historic England – Conservation Principles, Policies and Guidance for the sustainable management of the historic environment, 2008.

- Historic England – Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015.
- Historic England – Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2015, updated 2017.
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019.

4.0 GEOLOGY

4.1 The new British Geological Survey mapping of the Island (Hopson and Farrant, 2015) shows that the site lies on bedrock deposits of the Sandrock Formation. These are interbedded sandstone and argillaceous rocks, interbedded formed between 126 and 100 million years ago during the Cretaceous period.

4.2 There are no Superficial (formerly called drift) deposits on the site.

4.3 The British Geological Survey's online Geology of Britain Viewer (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) shows that there are three borehole records within the vicinity of the site:

4.3.1 SZ58SE52 recorded sandy clay and clay deposits to a depth of 15.50m at 0.28km to the north-east of the site in 1989;

4.3.2 SZ58SE53 recorded clay and sandy clay deposits to a depth of 15.20m at 0.31km to the north-east of the site in 1989;

4.3.3 SZ58SE15 recorded the sinking of a well in 1946 through sandy clay and clay deposits until water was reached at 42 metres depth at 0.27km to the north-east of the site.

5.0 IDENTIFICATION OF HERITAGE ASSETS

5.1 Known Heritage Assets are described in this report using the accepted archaeological and historical periods and the names and dates for these are given in Figure 2 below.

Period name	Dates
Palaeolithic period	2.6 million years to 8000 BC
Mesolithic period	8000 BC to 4000 BC
Neolithic period	4000 BC to c. 2300 BC
Bronze Age period	c. 2300 BC to c.700 BC
Iron Age period	c. 700 BC to 43 AD
Roman period	AD 43 to c. AD 400
Anglo-Saxon period	AD 400 to AD 1066
Medieval period	AD 1066 to AD 1485
Tudor period	AD 1485 to AD 1603
16 th Century	AD 1501 to AD 1599
17 th Century	AD 1601 to AD 1699
18 th Century	AD 1701 to AD 1799
19 th Century	AD 1801 to AD 1899
20 th Century	AD 1901 to AD 1999

Figure 2: Dates for Archaeological and Historical periods

5.2 The known Heritage Assets, both designated and undesignated for a radius of 500m around the site are shown in Figure 3 below followed by a description (period by period) of

known Heritage Assets and an assessment of the potential survival for unknown Heritage Assets on the site. The abbreviation IWHER means that the Heritage Asset is designated as being of local importance by inclusion on the Historic Environment Record database (HER). The abbreviation NHLE refers to the National Heritage List for England.

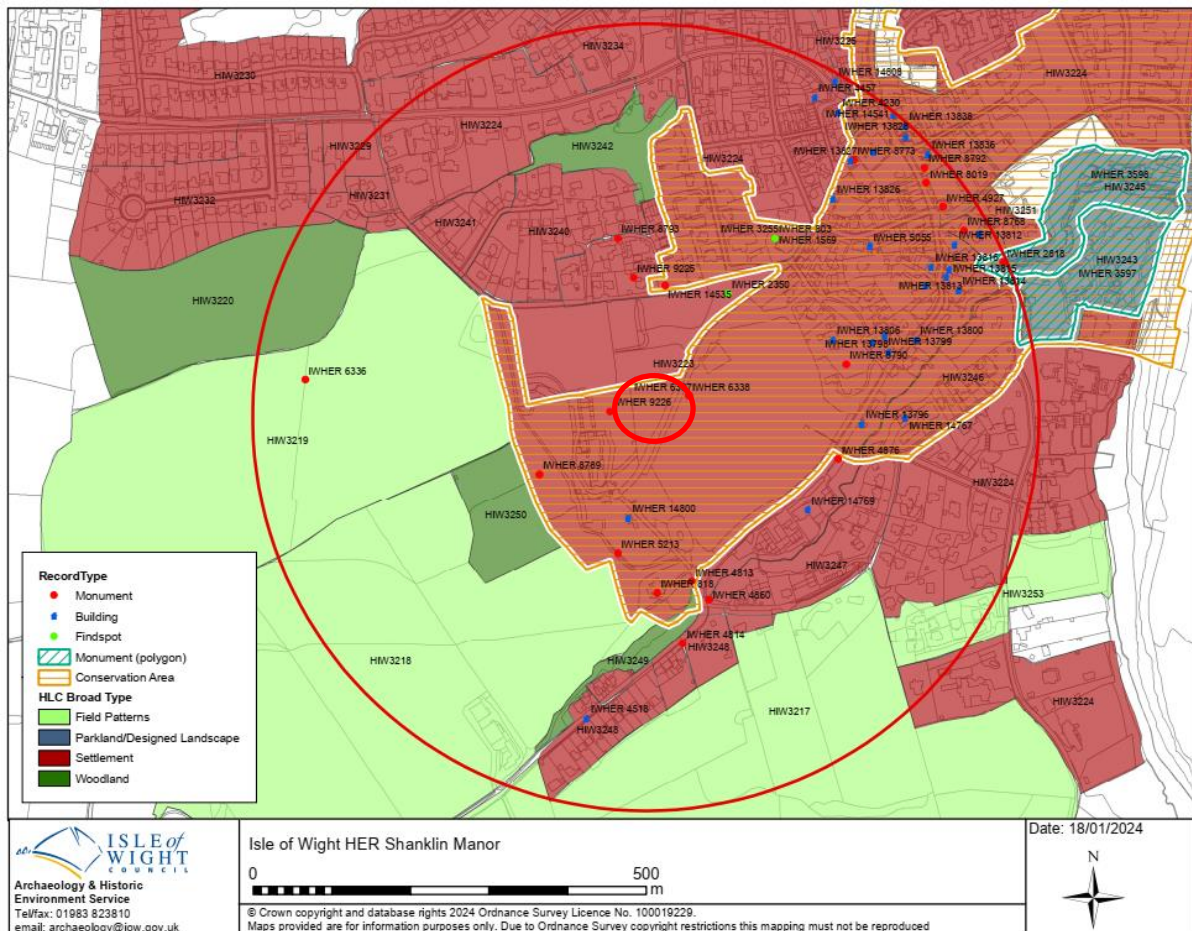


Figure 3: Results of HER search 500m radius for land at Shanklin Manor.

5.3 Details of all the Heritage Assets in the search area are given by period below:

5.3.1 There are no known Heritage Assets dating to the Palaeolithic period within the site. There is one Palaeolithic handaxe (IWHER 803) recorded approx. 300m to the north-east of the site within the wider HER search area and is judged to be of Local Heritage Importance. This is not indicative of Palaeolithic activity within the site itself. **Consequently, the potential for the presence of buried remains of this date on the proposed development site is Low.**

5.3.2 There is no known evidence for Mesolithic activity within the site or the HER search area. **Therefore, the potential for the presence of Mesolithic buried remains within the proposed development site is Low.**

5.3.3 There is no known evidence for Neolithic activity within the site or the search area. **The potential for the presence of buried remains of Neolithic date within the proposed development site is Low.**

5.3.4 There is no known evidence for Bronze Age activity within the site or the wider HER search area. **The potential for the presence of Bronze Age buried remains within the proposed development site is classed as Low.**

5.3.5 There is no known evidence for Iron Age activity within the site or the search area. **The potential for the presence of Iron Age buried remains on the proposed development site is Low.**

5.3.6 No known Heritage Assets of Roman date lies within the site or the search area. **Therefore, the potential for the presence of buried Roman deposits on the proposed development site is classed as Low.**

5.3.7 As Shanklin Manor is mentioned in the Domesday Book of 1086AD as being held by six freemen of King Edward, with Livol also holding a hide, before the Conquest, there is evidence of at least a Late Saxon settlement around the area, but there is no known evidence for Anglo-Saxon (Early Medieval) activity within the site or the wider HER search area. **Therefore, the potential for the presence of buried remains of the Anglo-Saxon period is classed as Medium.**

5.3.8 There are no known Heritage Assets of Medieval date within the site, however there are three Medieval Heritage Assets within the wider HER search area.

5.3.8.1 IWHER 5213 records the Domesday Books place-name “Sencliz” which Kokeritz (1940) identifies as being derived from the two Old English words “scenc” meaning “cup”, referring to Shanklin Chine and “hinc” meaning “bank or rising ground”.

5.3.8.2 IWHER 818 is the 13th Century St Blasius Church (dedicated to St John until c. 1900) which lies approx. 150m to the south of the site. It is designated as being of National Importance as a Grade II* Listed Building (NHLE 1034290) and lies within the Shanklin Conservation Area. Founded by Geoffrey de Lisle as a Manorial Chapel c 1170 AD, the Medieval church was much altered in the later 19th Century when the adjacent Manor house was rebuilt.

5.3.8.3 IWHER 2350 records an unglazed pottery 15th Century pitcher fragment found in an allotment garden approx. 190m to the north-east of the site.

5.3.8.4 The Medieval political and legal institution of Shanklin Manor is recorded in the Domesday Book of 1086 AD but the property called Shanklin Manor which lies approx. 70m to the west of the site is not recorded as the Medieval Manor House in the IWHER. The Domesday Book records the Lord of the Manor as Gosselin Fitz-Azor, son of Azor. Gozelin’s daughter married Hugh de Lisle (originally the de Insula family) in 1100 and the manor remained in the de Lisle family for over 600 years. After 1765, the Manor passed to the Popham family and, in 1816, to John Popham’s daughter Mary, wife of the Rev. Richard Walton White (Page, 1912).

5.3.8.5 The Manor House itself is thought to have been built by Thomas Dennys or his son Sir Edward in the 17th Century (SDHS 2018 pg 6) and was restored and enlarged by Mary’ Popham’s son, Mr. White-Popham, in 1883 and is said to occupy the same site as the Medieval Manor House (Page 1912). The extent of the 17th Century building is probably shown on the 1866 OS map in Figure 13 with the enlarged building shown on the 1898 OS mapping in Figure 14 .

5.3.8.6 When the Shanklin Estate was purchased by the local council in the 1931, much of the land, including Big Meade and what is now Shanklin Cricket Club, was put into public ownership. The house itself was sold to the Workers’ Travel Association as a hotel for the underprivileged and then turned into a tourist hotel in 1979 and has been extensively renovated. It was then sold 1979 to become Shanklin Manor House Hotel. Further development saw the site of Quality Street become Shanklin Manor Mews,

which formed part of the hotel. The hotel continued until it underwent its extensive refurbishment and restoration to form the current apartments.

5.3.8.7 With no evidence for Medieval occupation within this site, **the potential for the presence of buried Medieval remains on the proposed development site is classed as Medium, simply because of its proximity to the possible site of the Medieval Manor House.**

5.3.9 There is no known evidence for Tudor activity within the site or the wider search area, therefore, **the potential for the presence of buried remains of these dates is considered to be Low.**

5.3.10 There is no known evidence for 17th Century activity within the site but there are two Heritage Assets within the search area which date to this period:

5.3.10.1 IWHHER 13796 is the record of a house thought to date to the 17th Century at Church Road approx. 280m to the east of the site. This lies within Shanklin Conservation Area and is of Regional (Medium) Heritage Significance. It is not, however, indicative of 17th Century activity within the site. Therefore, **the potential for the presence of buried remains dating to the 17th Century on the site is considered to be Low.**

5.3.10.2 Recorded under the IWHHER number of 9226 the 18th Century Productive Walled Garden (see below) is the former Summer House lying approx. 40m south of the site. It is thought to have been constructed in the 17th Century although modified in the 18th Century and therefore is discussed in section 5.3.11 below.

5.3.11 There are four Heritage Assets recorded within the HER search area which date to the 18th Century:

5.3.11.1 An 18th Century Productive Walled Garden belonging to Shanklin Manor Hotel (IWHHER 9226) is recorded at 20m to the west of the site. Although the Isle of Wight Garden's Trust Survey of the garden describes it as a "walled kitchen garden", the arrangement on the 1810 Mudge mapping (Figure 10 on page 16) and the 1866 6-inch mapping (Figure 13 on page 19), it appears to have been a more formal garden arrangement of lawns, possibly fruit trees and rose garden as described in the 1931 auction particulars (IWCRO WHP/1011), as shown in an undated photograph in SDHC's Edwardian Shanklin publication (2023, pg 29) shown in Figure 4 overleaf, rather than a kitchen garden which is described in the 1931 auction catalogue as being to the west of the Manor House buildings.



Figure 4: Undated photograph of IWHER 9226 from east (SDHC, 2023, pg 29).

5.3.11.2 The former summerhouse and attached wall also recorded under the IWHER 9226 record are designated as being of National Importance as Grade II Listed buildings (NHLE 1212622). Whilst the summerhouse is thought to have possibly originated in the 17th Century, it has been altered in the late 18th and 19th Centuries.

5.3.11.3 Attached to the summer house is a section of early 19th Century brick diaper patterned garden wall about 9ft high with stone coping, which lies 3m to the east of the site of the proposed container location. As this is included in the Listed Building description, the Heritage Significance of the 19th Century wall is discussed in section 6 of this report.

5.3.11.4 The remaining 18th Century Heritage Assets are shown in the table in Figure 5 below:

IWHER number	Type	Details	Designation
8789	Garden	Garden at Shanklin Manor 130m to south-west of site	IWHER (local)
13800	House	The Dell Mill (former mill) in Church Road 360m to east of site	Conservation Area; Local List
13837	Hotel	Daish's Hotel, High Street 460m to north-east of site	Listed Building (II) – 1034295 Conservation Area.

Figure 5: 18th Century Heritage Assets within the IWHER search area.

5.3.11.3 The Heritage Significance of these 18th Century Heritage Assets are identified in Section 6 of this report. Although the 18th Century productive garden (IWHER 9226) lies only 20m to the west of the site, the presence of the 19th Century wall defining its eastern limit suggests that **the potential for the presence of 18th Century buried deposits within the site is classed as Low.**

5.3.12 There are no Heritage Assets of 19th Century date within the proposed development site. Thirty-five other 19th Century Heritage Assets lie within the wider HER search area and the details of these are shown in the table in Figure 6 below:

IWHER number	Type	Details	Designation
3598	Wild Garden	Shanklin Chine tourist attraction. 500m to north-east of site	Conservation Area; Local List
4230	Chapel	Documentary evidence only of Zion Chapel, no evidence on ground 480m to north-east of site	IWHER (local)
4457	Chapel	Shanklin Bible Christian Chapel 340m to south of site	IWHER (local)
4518	Toll House	Documentary evidence only 340m to south of site	IWHER (local)
4813	Lych Gate	1894 Lych Gate at St Blasius' Church 180m to south of site	Listed Building (II) – 1365374 Conservation Area.
4814	Milestone	On Church Road, c. 1826 370m to north-east of site	Listed Building (II) – 1212473 Conservation Area.
5055	Parish Rooms	Grange Road, c.1860 370m to north-east of site	Listed Building (II) – 1212574 Conservation Area.
8768	Garden	At Chine House 480m to north-east of site	IWHER (local)
8773	Garden	At Daish's Hotel 460m to north-east of site	IWHER (local)
8790	Garden	At Shanklin Rectory 340m to east of site	IWHER (local)
8792	Garden	At Vernon Cottage 490m to north-east of site	IWHER (local)
8793	Garden	At Westhill 220m to north of site	IWHER (local)
9225	Productive Walled Garden	At Westhill 160m to north of site	IWHER (local)
13797	House	Jessamine Cottage, Church Road 370m to east of site	Listed Building (II) – 1365373 Conservation Area.
13798	House	Holme Cottage, Church Road 340m to east of site	Listed Building (II) – 1212419 Conservation Area.
13799	House	Myrtle Cottage, Church Road 350m to east of site	Conservation Area; Local List
13806	House	The Rectory, Rectory Road 330m to east of site	Listed Building (II) – 1034292 Conservation Area.
13808	House	Chine House, Chine Road 470m to east of site	Listed Building (II) – 1034288 Conservation Area.
13812	Public House	The Crab Inn, Church Road, 560m to north-east of site	Listed Building (II) – 1212445 Conservation Area.
13813	House	Old Thatch, Church Road, 420m to north-east of site	Listed Building (II) – 1289546 Conservation Area.
13814	Hotel	Glenbrook Hotel, Church Road 420m to north-east of site	Listed Building (II) – 1034291 Conservation Area.
13815	House	Pencil Cottage, Church Road 420m to north-east of site	Listed Building (II) – 1034289 Conservation Area.
13816	Shop	Ye Olde Wine Shoppe, Church Road 420m to north-east of site	Listed Building (II) – 1212388 Conservation Area.
13826	House	10 Pomona Road, 370m to north-east of site	Conservation Area
13827	House	Sixay, Pomona Road, 420m to north-east of site	Conservation Area
13828	House	2 Eastcliff Road; 490m to north-east of site	Conservation Area

13836	House	Vernon Cottage, Eastcliff Road 500m to north-east of site	Listed Building (II) 1212522 Conservation Area;
13838	House	Providence Cottage, High Street, 500m to north-east of site	Conservation Area Local List
14511	Hotel	Holliers Hotel, Church Road 380m to east of site	Conservation Area
14535	Gate Piers	Gate piers to Westhill Manor 160m to north of site	Conservation Area Local List
14541	Shop	Keats Cottage, High Street, 500m to north-east of site	Conservation Area Local List
14767	Hotel and House	Priory Manor Hotel, Priory Road 330m to east of site	Conservation Area
14769	House	Old School House, Church Road, 230m to south-east of site	IWHER (local)
14800	Farm building	Old Tea Rooms, The Coach House, Manor Road, 90m to south of site	Conservation Area
14808	Library	Shanklin Community Library, Victoria Avenue, 500m to north-east of site	IWHER (local)

Figure 6: 19th Century Heritage Assets within the wider IWHER search area.

5.3.13 The potential for buried deposits of 19th Century date to be classed as Low

5.3.14 There is one Heritage Asset dating to the 20th Century present on the site. The tennis court associated with the Shanklin Manor Hotel are shown on the 1977 1:2500 mapping (Figure 17 on page 21), but not on any of the earlier mappings, including the 1931 Auction catalogue map or the 1947 6-inch OS mapping. It is suggested that the tennis court was constructed when the associated hotel was sold to private owners in the 20th Century.

5.3.15 There are also nine Heritage Assets dating to the 20th Century within the wider HER search area with the details given in the table in Figure 7 below:

IWHER number	Type	Details	Designation
3255	AA battery	Documentary evidence, location unknown.	IWHER (local)
3597	Public Park	Rylstone Gardens 520m to north-east of site	Conservation Area and Local List
4860	Loopholed wall	Church Road, 190m to south-east of site	IWHER (local)
4876	War Memorial	Plaque, Upper Chine Road, 240m to east of site	IWHER (local)
4927	War Memorial	High Street, 480m to south of site	Listed Building (II) – 1468919 Conservation Area. Local List
6336	Pluto pipeline	Marker in Hungerberry Copse 410m to west of site	IWHER (local)
6337	Pluto pipeline	Marker in Shanklin Manor Road 70m to north-east of site	Conservation Area.
6338	Pluto pipeline	Marker in Shanklin Manor Road 70m to north-east of site	Conservation Area.
8019	War Memorial	Bench, High Street, 490m to north-east of site	Conservation Area. Local List

Figure 7: 20th Century Heritage Assets in wider IWHER search area.

5.3.16 The presence of 20th Century tennis courts on the site leads **the potential for buried deposits of this date to be classed as High**

5.3.17 The Heritage Significance of all the Heritage Assets identified in Section 5 are discussed in Section 6 of this report on page 31 and the impacts of the proposed development are those identified of being of Heritage Significance are discussed in Section 7 on page 34.

5.4 SHANKLIN CONSERVATION AREA

5.4.1 Figure 8 below shows that the site sits within the Shanklin Conservation Area.

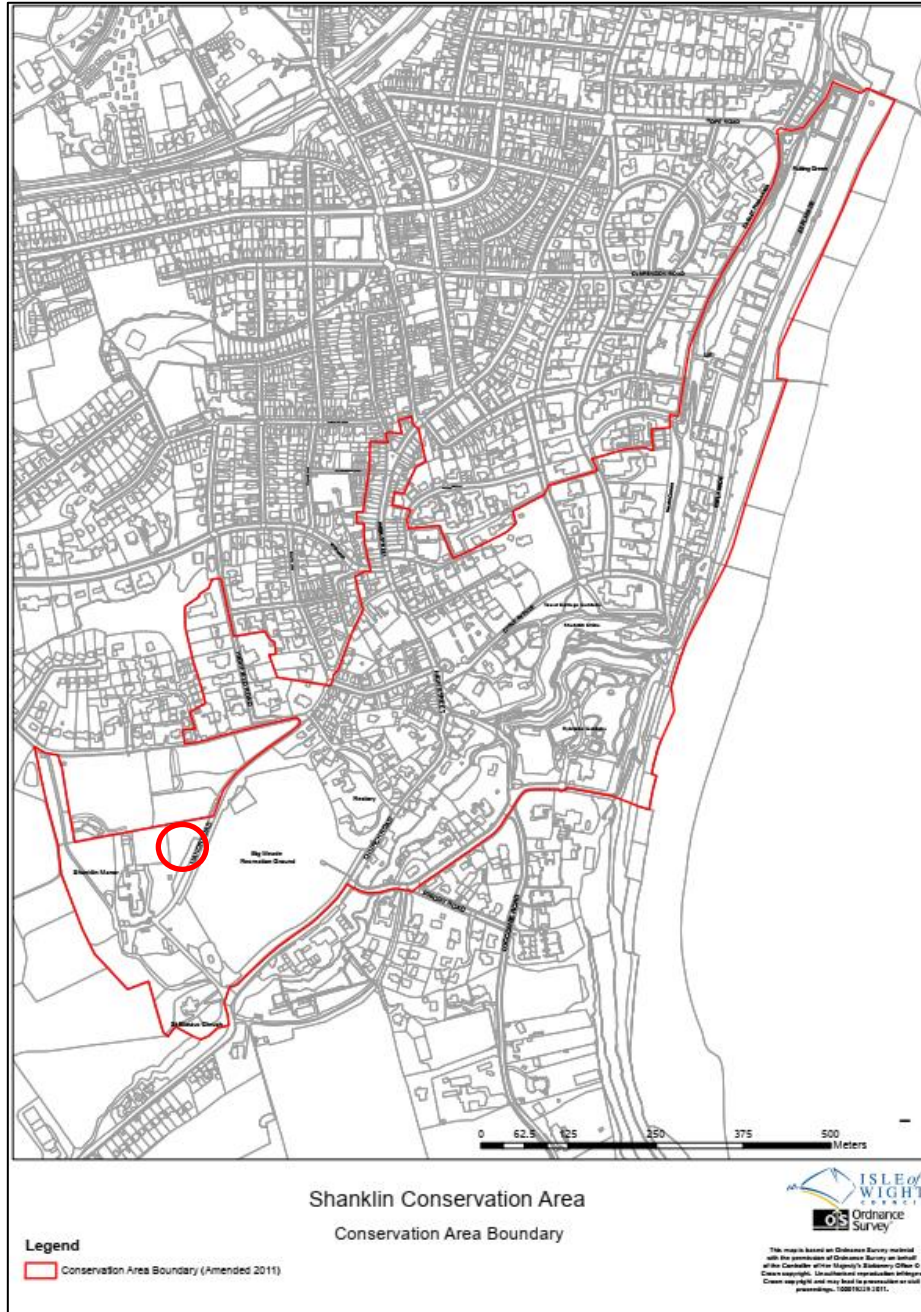


Figure 8: Map of the Shanklin Conservation Area (shown in red)

5.4.2 Local Planning Authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate areas of special architectural or historic interest of which the character or appearance is desirable to protect or enhance as “Conservation Areas”. Such designation means that special consideration is required for planning

applications in Conservation Areas to ensure that any demolition is justified and that schemes are of suitable design and of a high enough standard.

5.4.3 Shanklin Conservation Area was first designated in 1971 and amended in 2011 to include the Big Meade and Highfield Road character area in which the site lies. The Shanklin Conservation Area Appraisal was adopted by the Isle of Wight Council in April 2011.

5.4.4 The Shanklin Conservation Area Appraisal defines the character of this Character Area as a "Residential quarter some of the early grander residential buildings in Shanklin with high stone boundary walls. Shady, lush and green open spaces complement this predominantly residential area. The built environment dates late 18th and early 19th century represents the growth of Shanklin as a pleasant and fashionable town around an original medieval manor rebuilt in 1883."

5.4.5 The impact of the proposed development on the character and significance of the Shanklin Conservation Area is discussed in Section 7 on page 34 of this report.

5.5 HISTORIC LANDSCAPE CHARACTERISATION

5.5.1 For several years English Heritage funded a national Historic Landscape Characterisation (HLC) Project and the Isle of Wight HLC was completed by the IWCHAS in 2008 (IWHLC).

5.5.2 Historic Landscape Characterisation is a method of identifying the time-depth of the settlements, fields patterns and woodland of an area using historic mapping. The HLC of the area around the site is shown with the labels "HIW" on Figure 3 on page 8.

5.5.3 The site lies within HLC area HIW 3223 which is the probable Medieval Historic Settlement Core. This is the dispersed settlement around the Manor House site with Big Meade probably being a "Green" (pastureland) associated with Shanklin Manor.

5.5.4 Details of the other HLC areas around the site are shown in the table in Figure 9 below:

HLC number	Type	Details
3217	Enclosed fields	Post-med unidentified enclosed fields
3218	Enclosed fields	Post-med unidentified enclosed fields
3219	Enclosed fields	Post-med unidentified enclosed fields
3220	Ancient Woodland	Hungerberry Copse
3224	Settlement	19 th Century Suburban settlement
3225	Settlement	19 th Century Urban settlement
3229	Settlement	20 th Century Suburban settlement on undated field patterns
3230	Settlement	20 th Century housing estate on possible Medieval field patterns
3231	Settlement	Late 20 th Century residential infill Suburban settlement
3233	Settlement	20 th Century Suburban settlement on possible Medieval field patterns
3234	Settlement	20 th Century Suburban settlement on 19 th Century allotments
3240	Settlement	20 th Century residential infill settlement
3241	Settlement	20 th Century residential infill settlement on small irregular fields of unknown date
3242	Secondary woodland	Late 20 th Century secondary woodland on 19 th Century irregular field patterns

3243	Public Park	Rylstone Gardens 20 th Century park on post-med fields
3245	Designed landscape	Shanklin Chine 19 th Century on coastal slope of unknown date
3246	Settlement	20 th Century residential infill settlement on probable Post-med fields
3247	Settlement	20 th Century residential infill settlement on probable Post-med fields
3248	Settlement	20 th Century cluster settlement on possible Medieval field patterns and undated woodland
3249	Woodland	19 th Century plantation woodland
3250	Woodland	19 th Century plantation woodland on possible Medieval field patterns
3251	Settlement	20 th Century residential infill settlement
3253	20 th Century fields	20 th Century reorganised small-irregular field patterns

Figure 9: Table of details of HLC areas around the site.

5.5.5 The HLC on this occasion does not add any information not available from other sources to the knowledge about the site and the Heritage Significance of Heritage Assets impacted upon by the proposed development.

5.6 HISTORIC MAP REGRESSION

5.6.1 The earliest map to show the site is one of the original survey sheets for the Ordnance Survey of England surveyed around 1793 and published in 1810 (which covered the Island as a key military coastal defence area). The surveys are called the “Mudge” maps after Lieutenant Colonel Mudge who supervised the work and include details which were not drawn onto the revised First Edition Ordnance Survey map of 1860’s. The section of the Mudge map showing the site is shown in Figure 10 below:



Figure 10: The section of the 1810 Mudge mapping showing the site.

5.6.2 The Mudge mapping appears shows a small U-shaped building sitting to the north of the lane that is now Manor Road with a productive garden to the north and probably a lawned area to the east. The land on which the site now lies is shown to the west of the garden in a triangular area to the west of Manor Road.

5.6.3 Following the Tithe Commutation Act 1836, which allowed tithes to be paid in cash rather than goods, parish records called Tithe maps and Apportionment Schedules were created to record the names of all owners and occupiers of land in each parish. Individual tithe owners sometimes prepared maps for their own use to show who owned what land. Tithe maps and schedules dating from 1838-1847 exist for all Isle of Wight parishes and are preserved in the Isle of Wight Record Office.

5.6.4 The Shanklin Tithe map (IWCRO JER/T/300) dates to 1845 and the accompanying apportionment records the land owners and land use for the area around the Manor House, as shown in Figure 11 below:

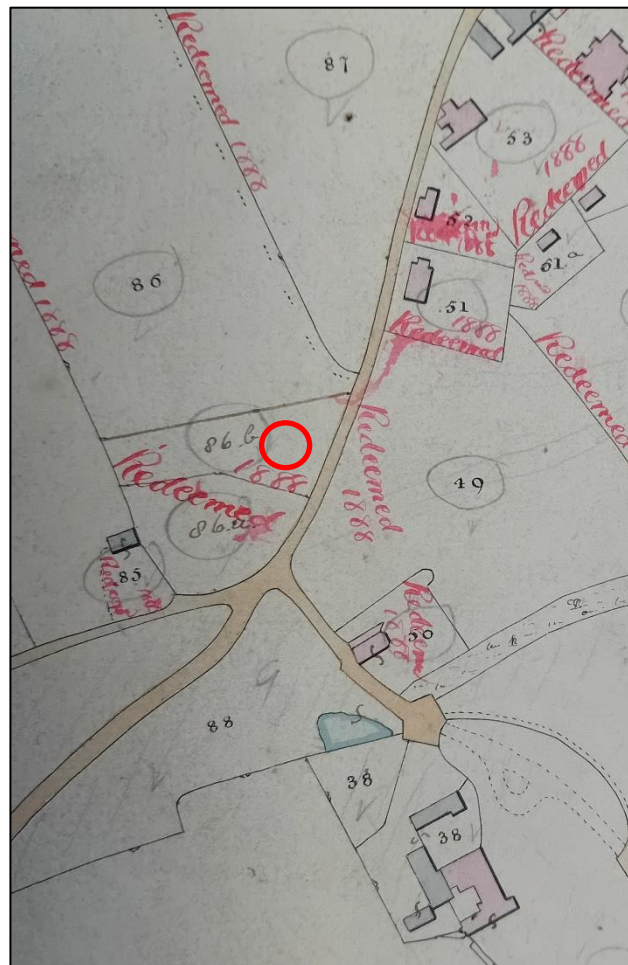


Figure 11: The section of the 1845 Tithe mapping showing the site.

5.6.5 The Manor house building is not shown on this mapping, apart from the small structure shown as plot 85, owned by The Rev. White, his wife Mary and John Warder in the occupation of Willam Williams with the plot described as “Smith’s shop” and the land-use described as “garden etc”. The site itself probably lies within plot 86a which is in the occupation of Lilly James and, described as “garden etc” is called “part of Sheep Paddock. It is probable that this section of the tithe mapping is not as accurate as the other historic mapping as the Tithe Assessor writes in the introduction that “I find that certain lands...called or known by the name Shanklin Manor Farm...of which lands the Reverend Richard Walton White and Mary his wife are owners...are covered from render of all tithes both great and

small in kind by a prescriptive and customary payment of the annual sum of three pounds in lieu thereof to the incumbent of the said Parish of Shanklin”.

5.6.6 The details of the surrounding land parcels recorded on the tithe map are shown in the table in Figure 12 below:

Land parcel number	Owner	Occupier	Name of parcel	Land use
38	Rev. Archdeacon Hill (Glebe)	Himself and others	Parsonage House	Garden etc
49	Rev. Richard W White, Mary his wife and John Taylor	John Taylor	Upper Cox's Meadow	Pasture
50	Rev. Richard W White, Mary his wife and John Taylor	John Taylor	House etc	Garden etc
51	Rev. Richard W White, Mary his wife and Samuel Pring	Elizabeth Freeman	Cottage etc (Spring Cottage added later in pencil)	Garden etc
85	Rev. Richard W White, Mary his wife and James Warder	William Williams	Smith's shop	Garden etc
86	Rev. Richard W White, Mary his wife and James Warder	James Warder	Part of Shop [sic] Paddock	Arable
86a	Rev. Richard W White, Mary his wife and Lilley James	Lilly James	Part of Sheep Paddock	Garden etc
86b	Rev. Richard W White, Mary his wife and Lilley James	Lilly James	Part of Sheep Paddock	Garden etc
87	Rev. Richard W White, Mary his wife and James Warder	James Warder	Meadow	Arable
88	Rev. Archdeacon Hill (Glebe)	Himself and others	Meadow	Pasture

Figure 12: Table of 1845 Tithe map land parcel details

5.6.7 The First Edition 6-inch Ordnance Survey map of 1866 (Figure 13 overleaf) shows the presence of two buildings on the site of the Manor House, with a formal garden laid out to the west of the surviving brick wall and the summer house. The site sits within the land between the garden wall and Manor Road. No features are shown within the site itself.



Figure 13: Section of 1866 6-inch OS mapping showing the site.

5.6.8 The 1880 1:2500 OS mapping (Figure 14 below) also shows the site with no structures and an area of trees immediately to the south.

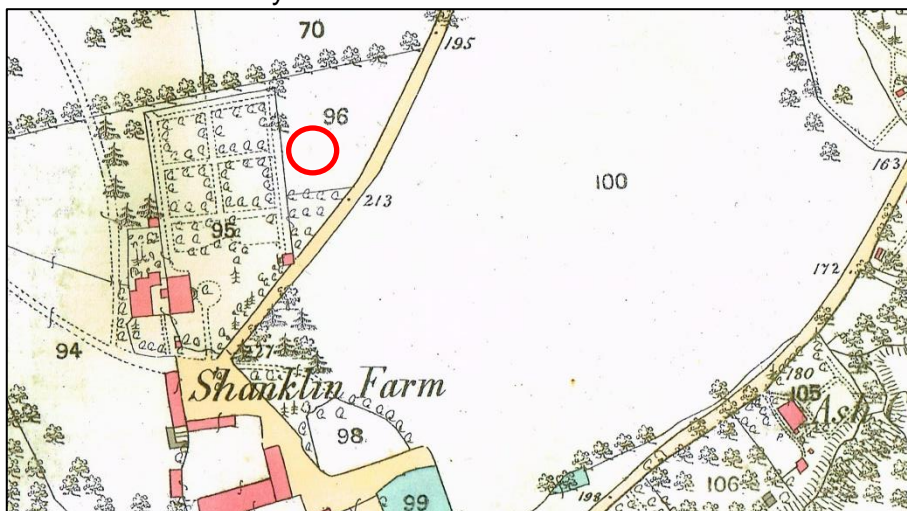


Figure 14: 1880 1:2500 OS mapping

5.6.9 The rebuilding and extension of the Manor House by Francis White Popham in 1883 is clearly shown on the 1898 6-inch OS mapping (Figure 15 overleaf) with the formal garden to the west of the site not shown in detail. Also shown are the wooded area to the south of the site and some probably garden related structures to the north-western boundary, however the site of the proposed container siting is still shown with no structures on it.

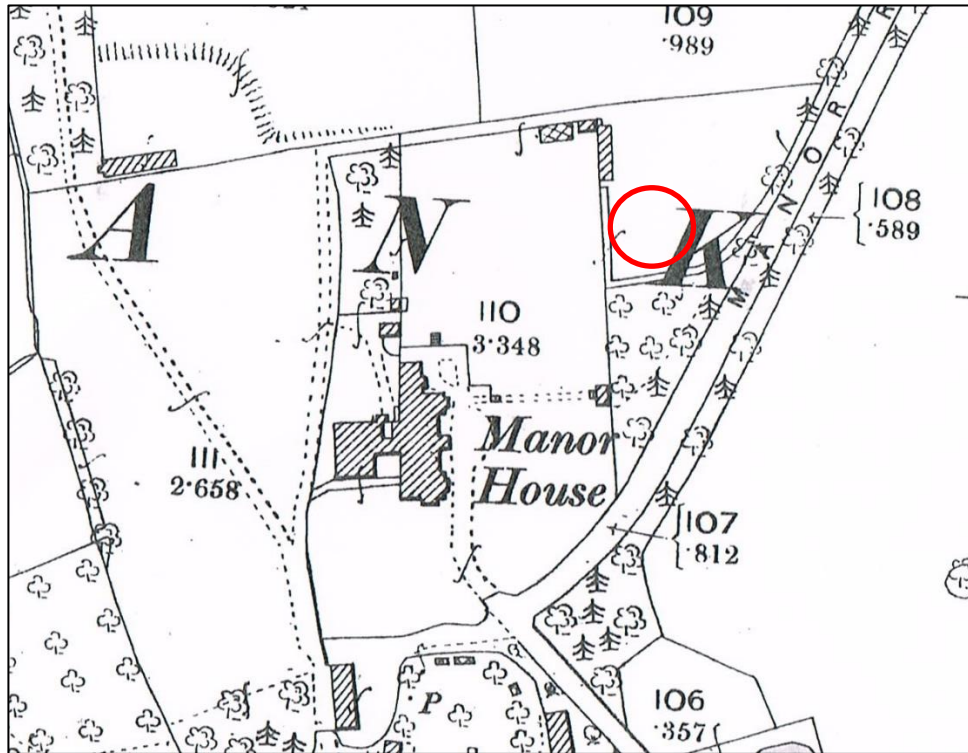


Figure 15: 1898 OS 6-inch mapping

5.6.10 No changes are shown on the 1899 and 1909 6-inch or the 1908 1:2500 mappings, which still show the site with no structures on it. When the Shanklin Estate was put up for auction in 1931, the auction catalogue (IWCRO/WHP/1011) describes the kitchen garden as "...occupies a sheltered position on the west of the house" and the catalogue describes the area to the west of the site as: "There is a walled-in-lawn, with flower bed and rose walk and areas of ornamental timber and flowering shrubs. Approached by a paved walk from the front door is a picturesque ivy-clad summer house." The Estate sale plan of 1931 is shown in Figure 16 below with the site shown as Lot 22:

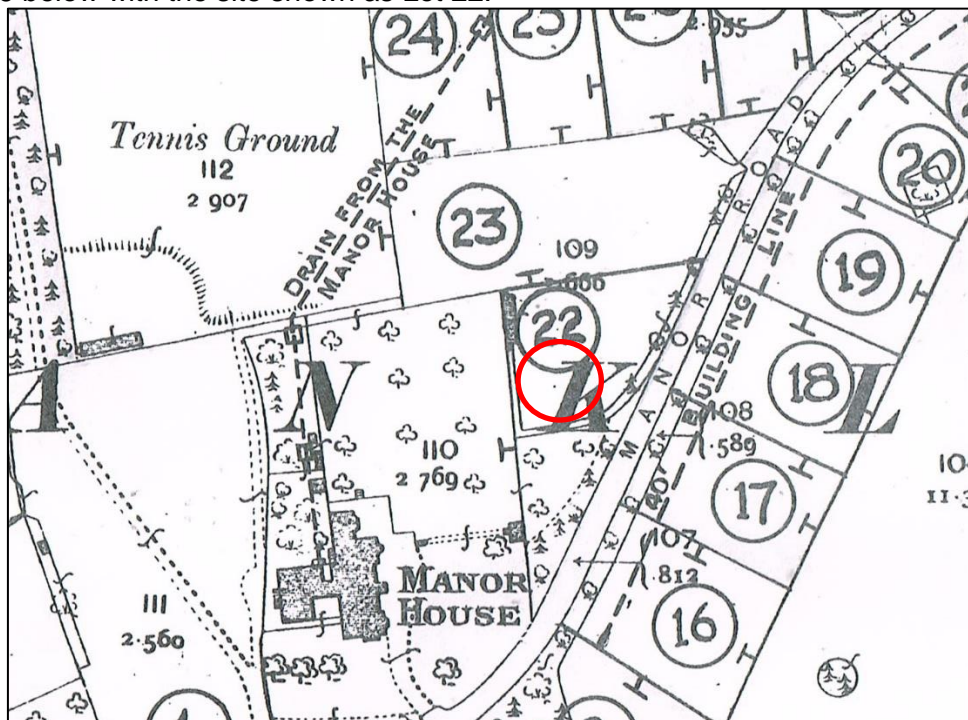


Figure 16: Part of the 1931 Estate sale map.

5.6.11 No change is shown on the 1949 6-inch OS mapping, when the Manor House buildings were in use as a Workers Travel Association hotel, but by 1977, just before the Manor House Hotel was sold to private owners, the 1:2500 mapping shows that a tennis court had been constructed on the north-western part of the site (Figure 17: below):

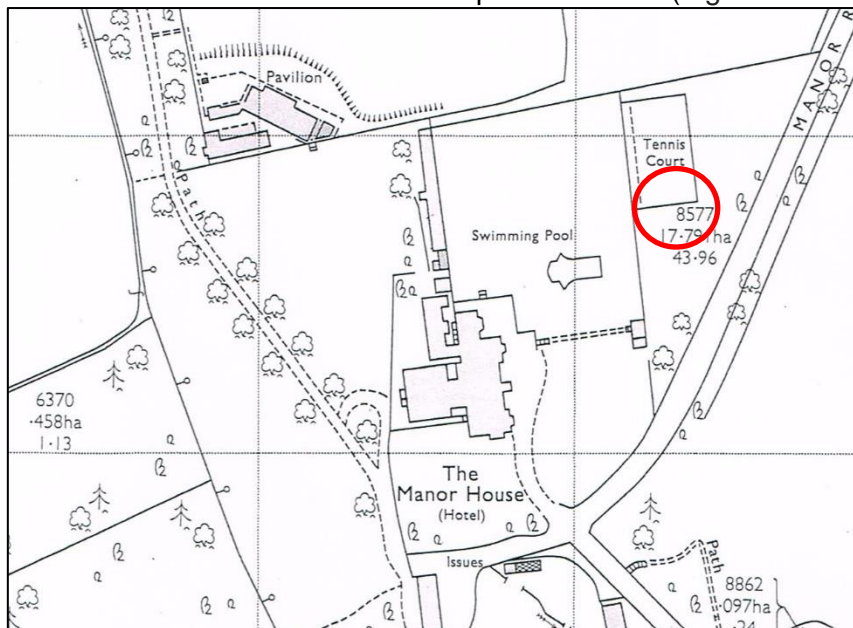


Figure 17: 1977 1:2500 OS mapping showing the location of the swimming pool

5.6.12 This map regression exercise has shown that the site proposed for the siting of the container remained free from structures until the tennis courts were built sometime between 1949 and 1977.

5.6.13 In particular, there is no evidence of any garden structures associated with the Manor House or the later Manor House Hotel within the location on which the container is proposed to be sited.

5.7 AERIAL PHOTOGRAPHS

5.7.1 Aerial photographs from online sources (Britain from Above, Historic England Archive, National Collection of Aerial Photographs and Cambridge University Library) were searched as well as those held by the IWHER.

5.7.2 The earliest aerial photographs showing the site are photographs EPW024565 to 024571 and EPW024575 to 024577 dating to 1928 from the Britain from Above website. Photograph EPW024577 shows the site in greatest detail and is shown in Figure 18 overleaf. This shows that the site contains no structures and appears to be grassed with a light covering of trees:



Figure 18: Aerial Photograph EPW024577 1928 ©Britain from Above

5.7.3 The 1946 RAF vertical photographs held at the IWHHER (RAF/1946/flights 11+12) do show the site, but are taken at a height which makes it difficult to see the actual details of the structures on the site. Viewed under magnification by eye, photographs 3005, 3006 and 3007 do show the tennis courts in the same position on the site as shown on the 1977 1:1250 mapping shown in Figure 17, with the rest of the site under light tree cover as shown on the 1928 aerial photograph in Figure 18 above.

5.7.4 A 1971 BKS vertical aerial photograph held at the IWHHER (BKS/1971/152542) is taken at scale of 1:1000 which makes seeing the detail of the structures on the site difficult. However, under magnification it was possible to see the tennis court and no other structures on the site (Figure 19 below):



Figure 19: Aerial Photograph BKS/1971/152542

5.7.5 The CUCAP 1986 aerial photographs (RC8-IT-215) do show the site but it is obscured by the foliage of trees, as is the Aerofilms 1993 aerial photograph no. 1085 (Run 27/93c/586).

5.7.6 The aerial photographs, therefore, show that the site was clear of all structures in 1928 with light tree cover, by 1946 the tennis courts were present along with light tree cover and in 1971 the tennis courts were still present on site

5.8 SITE WALKOVER SURVEY

5.8.1 A site walkover survey and assessment of sightlines from all the Heritage Assets within the HER search area were carried out on 29th January and 2nd February 2024.

5.8.2 The site slopes down considerably from the south to the north and is covered with large and deep deposits of builder's rubble including broken up concrete, tiles and bricks from the demolished swimming pool shown on the 1971 aerial photograph (Figure 19) and the 1977 OS mapping (Figure 17). The site was used as a builder's yard for dumping demolition rubble resulting in substantial layers and piles of concrete, over 150 bags of bricks, roof tiles, thermalite, water pipes, sand and cement. A few mature trees line the northern and eastern edges of the site, with the remaining trees and undergrowth being more recent.

5.8.3 The site walkover survey assessed the surface of the ground for any sign of possible buried or surface features. No features were present, apart from the steps leading down to the tarmac surface of the tennis court, of which a small area was cleared to ascertain the depth below the surface, which was measured at between 0.10m and 0.18m below the existing ground surface. The tarmac surface of the tennis court was measured by ground probing as 32 feet (9.75m) north to south and 16 feet (4.87m) east to west. The steps were cleared to show how much the site sloped down to the location of the container siting and are shown in Figure 20 below. The small area cleared to show that the tarmac surface of the tennis court is shown in Figure 21 overleaf:



Figure 20: Steps leading down to tennis court looking south from site.



Figure 21: Small area cleared to show depth of tarmac tennis court surface

5.8.4 The site of the container is shown in Figure 22 below with the exact position of the corners defined by the yellow hi-vis vests on top of four upright iron bars. This position lies on top of the existing tarmac tennis court surface at a distance of 3.0m to the east of the Listed wall (HER 9226). The height from the surface of the tarmac in this location to the top of the Listed wall was measured at 4.04m.



Figure 22: Location of container from south-east

5.8.5 The remainder of the site is covered by piles of debris from the demolition of the swimming pool and other waste material. One area of the land has been cleared of debris down to the original ground surface to identify the depth of the debris which was measured at approx. 0.70m deep and is shown in Figure 23 below:



Figure 23: Depth of cleared debris in centre of site

5.8.6 The large pile of debris in the centre of the site does not contain any remains of structures that once existed on the site itself, but consists of very thick concrete and other building materials from the use of the site as a demolition dump as shown in Figure 24 below:



Figure 24: Demolition debris pile in centre of site.

5.8.8 No features associated with the former garden (HER 9226) were visible on any part of the site or in the area marked with one small building in the north-west corner as shown on the 1898 6-inch OS mapping and on the 1931 Estate sale map. This is not present on the 1928 aerial photograph (Figure 18) and it is highly likely that any buried remains associated with this structure were removed by the construction of the tennis court. The area to the immediate north-east of the wall is shown in Figure 25 below:



Figure 25: Area of small structure location in the north-east of the site

5.8.9 Visits were then made to all the Heritage Assets (designated and undesignated) which were identified in sections 5.3 to 5.7 above to ascertain whether there were sightlines to the site which may impact upon the significance of the Heritage Assets. Visits were also made to areas of the Shanklin Conservation Area to identify whether there were any visual impacts on the significance of the Conservation Area.

5.8.10 The sightlines from the Listed wall and summer house (IWHER 9226) are shown in Figure 26 overleaf:



Figure 26: Sightline from IWHER 9226

5.8.11 The sightlines from the undesignated Shanklin Manor Hotel are shown in Figures 27 and 28 below/overleaf:



Figure 27: Sightline 1 from Shanklin Manor



Figure 28: Sightline 2 from Shanklin Manor Hotel

5.8.12 The sightlines from the Lychgate (IWHER 4813) and St Blasius's Church (IWHER 818) are shown in Figures 29 and 30 overleaf. Neither location has any sightlines to the site itself, being screened by trees and the higher south-western end of Big Meade. Similarly, the sightline from the Coach House (IWHER 14800) is screened by a wall and trees as shown in Figure 31 overleaf.



Figure 29: Sightline from Lychgate (IWHHER 4813)



Figure 30: Sightline from St Blasius's Church (IWHHER 818)



Figure 31: Sightline from Coach House (IWHHER 14800)

5.8.13 There were no other Heritage Assets within the IWHHER search area which had sightlines to the site. Sightlines from areas within the Big Meade and Highfield Road Character Area of the Shanklin Conservation Area were also screened by trees and other buildings with the views towards the site from the Big Meade and the sunken lane to the immediate east of the site being shown in Figures 32 to 34 overleaf:



Figure 32: Sightline from Big Meade car park towards the site



Figure 33: Sightline from centre of Big Meade towards the site



Figure 34: Sightline from sunken lane immediately east looking westwards into site.

5.9 SUMMARY OF HERITAGE ASSETS IDENTIFIED

5.9.1 Sections 5.1 to 5.8 of this report have identified the following Heritage Assets which may be impacted upon by the proposed development:

5.9.2 Buried archaeological remains on the site:

5.9.2.1 There is Medium potential for the presence on site of buried archaeological remains dating to the Anglo-Saxon, Medieval periods and the 20th Century (tennis court);

5.9.2.2 There is Low potential for the presence on site of buried archaeological remains from the Palaeolithic, Mesolithic, Neolithic, Iron Age, Bronze Age, Roman, Tudor, 17th Century; 18th Century and 19th Century periods.

5.9.3 The Listed wall (with attached summer house) of the formal garden (IWHER 9226) lies 3m to the west of the proposed site of the container.

5.9.4 The setting of the Big Meade and Highfield Road Character Area of the Shanklin Conservation Area;

5.9.5 Any potential for the survival of garden features to the north-west of the site shown on the 1898 OS mapping is judged to be very low as the site walkover survey did not identify any features and it is highly likely that the construction of the tennis court removed any associated buried remains.

5.9.6 It is also extremely unlikely that any other 18th- 20th Century structures or formal garden plantings existed within the site as the historic mapping and aerial photography show only a few trees within the site.

5.9.7 It is judged that none of the other Heritage Assets identified within the IWHER search area around the site will be impacted upon by the planning proposals, they will therefore not be discussed in the discussions of Heritage Significance and impact of the proposals in the rest of the report.

6.0 HERITAGE SIGNIFICANCE OF IDENTIFIED HERITAGE ASSETS

6.1 Significance is defined as the five different types of value which are placed on Heritage Assets (English Heritage 2008):

6.1.1 **Evidential value** is the potential of a Heritage Asset to yield evidence about past human activity from the physical remains which survive from the past.

6.1.2 **Historic value** is the way in which the people, events and aspects of life from the past can be connected through a Heritage Asset to the present. This can be illustrative (the perception of a place as an aid to understanding the past) or associative (linked to a notable person, event or movement which gives the historical value particular resonance).

6.1.3 **Aesthetic value** is the way in which people draw sensory and intellectual stimulation from a Heritage Asset. This includes design value which related to the aesthetic qualities generated by the conscious design of a building and embraces form, proportions, massing, views and vistas, materials and craftsmanship.

6.1.4 **Communal value** is the meanings of a Heritage Asset for the people who relate to it through usage, collective experience and memory. These can be commemorative or symbolic.

6.1.5 **Social value** is associated with Heritage Assets that people perceive as a source of identity, distinctiveness and social interaction

6.2 The Heritage Assets which could potentially be impacted upon by the development proposals identified in Section 5 above have been grouped into five distinct groups for the identification of the significance of their heritage values:

6.2.1 Potential buried archaeological Anglo-Saxon and Medieval remains below the surface of the site (Medium potential):

- The Evidential value of these potential remains is judged to be Medium as they could provide irreplaceable evidence of past human activity on the site in association with possible Anglo-Saxon and Medieval activity at the possible site of the original site of the Manor House. It is unlikely that any such remains would be of National Importance and have been judged to be of potentially Local or Regional importance.
- The Historic value of potential buried remains is Medium as they would provide information which could illustrate the links between the use of land associated with the centre of the operation of land at a possible pre- or post-Norman Conquest Manor House;
- The Aesthetic value of potential buried remains is Low as they are not visible at present and do not provide any sensory stimulation;
- The Communal value is judged to be Medium as, although there are currently no meanings for people to relate to at present, there is the potential for increasing the collective knowledge of local residents of the activities on this site;

- The Social Value of any information about the past residents and human activities on the site is judged to be Medium as local residents could identify with the people living and working at the centre of the Manorial settlement.

6.2.2 Potential buried archaeological 20th Century remains of the tennis court (proven to survive on site):

- The Evidential value of the surviving tarmac surface of the tennis court is judged to be Low as they can only provide limited information of the 20th Century use linked to the nearby Shanklin Manor Hotel. These remains are judged to be of limited Local importance.
- The Historic value of the tennis court remains is also Low as they are less than 100 years old and represent private recreational use;
- The Aesthetic value of the tennis court is Low as they are not visible at present and do not provide any sensory stimulation. They are also constructed only of a tarmac surface with no related structural elements;
- The Communal value is judged to be Low as, although there may be residents or tourists who used the courts, they do not hold much potential for increasing the collective knowledge of the local community of the activities on this site;
- The Social Value of any information about the past residents and human activities on the site is judged to be Low as although local residents could probably identify with the hotel guests using the tennis courts, they will not provide additional information about the limited period during which they were operations.

6.2.3 The fabric, form and setting of the 18th Century Listed Wall and productive garden and attached 17th Century summer house (IWH9226):

- The Evidential value of the summer house and wall is judged to be High as they are designated as being of National Importance as a Grade II Listed building. The 18th Century wall is associated with the formal garden identified in section 5.3.11 above as more likely to have been a rose garden/decorative fruit trees with lawn than a kitchen garden to supply the medieval Manor House with vegetables and produce. The summer house is thought to date to the 17th Century but has been modified in the 18th Century.
- The Historic value of the fabric, form and setting of the Listed structures is High as they are associated with the 17th or 18th Century use of the Shanklin Manor estate lands.
- The Aesthetic value of the Listed structures is also Medium as their design, form and fabric of the building contribute to the historic nature of the immediate setting of the 18th Century Manor House complex;
- The Communal value is judged to be Medium as there are associations for local people to relate to as a formal garden and summerhouse of the 18th Century Shanklin Manor before it was converted into a hotel;
- The Social Value of the Listed Building is also Medium as a source of identity in which some local residents may have engaged in social interaction with whilst walking in the grounds of the Shanklin Manor Hotel;

6.2.4 The potential for the presence of buried remains from all other periods (Low potential):

- The Evidential value of these potential remains is judged to be Medium as they could provide irreplaceable evidence of past human activity on the site in prehistoric to Roman, Tudor and later periods, but it is unlikely that any such remains would be of National Importance and have been judged to be of potentially Local or Regional importance.

- The Historic value of any potential buried remains from these periods is Medium as they could provide information which could illustrate the pre-18th Century land-use, but again, these are unlikely to be of National Importance and have been judged to be of potentially Local or Regional importance.
- The Aesthetic value of potential buried remains is Low as they are not visible at present and do not provide any sensory stimulation;
- The Communal value is judged to be Low as there are currently no meanings for modern people to relate to;
- The Social Value of any information about the past residents and human activities on the site is judged to be Medium as local residents could identify with the people living and working around the Manor House site at any period in the past.

6.2.5 The setting of the Big Meade and Highfield Road Character Area of the Shanklin Conservation Area;

- The Evidential value of this Character Area of the Conservation Area is High as it evidences the grand residential buildings with green open spaces of late 18th and early 19th century growth of Shanklin as a pleasant and fashionable town around an original medieval manor;
- The Historic value of the Conservation Area is also High as historical research can identify the people associated with the growth of this residential area in the late 18th and early 19th Century;
- The Aesthetic value of the Conservation Area is also High as the design, form and fabric of the buildings, lanes and open spaces retain the sense of the residential area around the Church and Manor House and its development in the late 18th and 19th Centuries;
- The Communal value is judged to be High as there are many associations for local people to relate to whilst visiting and living within the Character Area;
- The Social Value of the Listed Building is also High as source of identity with Big Meade as an historic open space, the use of the sunken lane by walkers and visitors and the grand residential residences contributing an historic sense of place.

6.2.6 Summary of Heritage Significance of identified Heritage Assets

Heritage Assets	Heritage Significance
Potential buried archaeological Anglo-Saxon and Medieval remains below the surface of the site	Medium
Potential buried archaeological 20 th Century remains of the tennis court	Low
The fabric, form and setting of the 18 th Century Listed Wall and productive garden and attached 17 th Century summer house (IWHER 9226):	High
Potential buried remains from all other periods	Medium
The setting of the Big Meade and Highfield Road Character Area of the Shanklin Conservation Area	High

Figure 35: Summary of Heritage Significance of Heritage Assets

7.0 Impacts of proposed development on Heritage Assets

7.1 The proposed development includes:

7.2 Camouflaged Container:

7.2.1 The proposals include the insertion of a removable container onto the tarmac surface of the former tennis court approx. 3m to the east of the Listed garden wall (IWHER 9226). The container measures 6.09m in length, 2.43m width and 2.89m in height and is shown in Figure 36 below. This will be placed on top of 0.10m high concrete blocks which have been recovered from the demolition debris already on the site and will be camouflaged with dark netting with plants (bramble, ivy, wild rose & honey suckle which are already growing in this area of the site) trained to completely cover the container to reduce any visual impacts and also to create a habitat of flowers and fruit. The tarmac surface of the 20th Century tennis court is stable and in good enough condition to support the weight of the container and currently covered with disused building waste including sand/grit, gavel, soil & ballast. The container will not be fixed to the tarmac surface, making any visual impacts non-permanent.



Figure 36: Proposed container

7.2.2 The tarmac of the 20th Century tennis court currently lies approx. 0.10m -0.18m below the existing ground surface in the area proposed for the container. The Listed wall was measured at 4.04m high from the surface of the tennis court at the location proposed for the container. This site was chosen as the lowest and flattest section of the site and positioned 3m to the east of the wall so that it can not be seen from the Listed summer house and the non-designated former Shanklin Manor Hotel buildings. The top of the container, sitting on the concrete blocks will be 2.99m, at least 1m below the current top of the Listed wall.

7.2.3 The site visit identified that there will be no physical impact on the Listed wall or its foundations as it will be sited on top of the existing tarmac tennis court surface at least 3m east of the wall. The dumped material already on top of the ground surface between the container and the wall will be left in place to protect any buried foundations of the wall and

the camouflaging netting with plants will provide protection to stop any of the dumped material being eroded by rainwater falling from the roof of the container.

7.2.4 The site walkover survey identified that there will be no physical impact of the container on any of the other Heritage Assets.

7.2.5 As the top of the container will be at least 1m below the top of the Listed wall, it will not be visible from the summerhouse or any area to the west, including the former Shanklin Manor Hotel buildings or the area of the former walled garden (IWHER 9226). There will, therefore, be no visual impacts on the significance of these Heritage Assets.

7.2.4 The container will only be visible (and will be camouflaged) from within the site itself which is private property with no access to the general public. The visual impact on the Heritage Significance of the Listed wall as viewed from within the site will be minimal and will not detract from any of the Aesthetic Significance, being camouflaged, within the site itself. As the container will not be fixed to any part of the site, any minimal visual impact within the site itself will be reversible.

7.2.5 The visits to all the Heritage Assets identified in the wider IWHER search has shown that there will be no visual impact on all of them as the container will only be visible whilst on site, which is private property. As Figure 34 shows, the site of the container is screened by existing trees from the sunken lane which is the only part of the Shanklin Conservation Area which could be visually impacted on by the proposed container siting. The camouflaging and colour of the container will ensure that there is no visual impact on the Heritage Significance of any part of the Conservation Area.

7.3 Possible small water feature

7.3.1 There is the possibility of the creation of a small water feature to enhance biodiversity on the site. The location for this has not yet been decided but will be sited over an area with the deepest covering of existing demolition debris on the site and will not go below the surviving pre-demolition dumping ground surface. The water feature will be no larger than 3.65m x 1.8m and will be no deeper than 0.60m.

7.3.2 The site walkover survey, aerial photography and map regression confirmed that there are no surviving garden features at all within any area of the site. The water feature will also be sited away from the tarmac surface of the 20th Century tennis court, so that there will be no physical impact on any known Heritage Assets.

7.3.3 As Figures 23 and 24 show, the depth of the existing dumped building demolition debris on the site is at least 0.70m on top of the former ground surface. Therefore, it is judged that there will be no physical impact on any currently unknown potential surviving buried remains of any period identified in section 6 above.

7.4 Removal of some of the dumped debris

7.4.1 On the advice of the Isle of Wight Council's Tree Officer, some of the dumped debris material on the drive will be removed to provide a less steep slope. The Council's advice includes the installation of Tensar Triax TX160 geogrid matting over the drive area to stabilise the dumped material, followed by topsoil and turf.

7.4.2 The site walkover survey, aerial photography and map regression confirmed that there are no surviving garden features at all within any area of the site and, as Figures 23 and 24 show, the depth of the dumped deposits in the drive area are considerable, so that the

original ground surface below them will not be physically impacted by the removal of the material.

7.4.3 It is judged that any removal of the dumped debris material on the drive will not physically or visually impact the Heritage Significance of any of the known Heritage Assets or unknown potential buried Heritage Assets within the site.

7.5 The projected impacts on the Heritage Significance of the Heritage Assets are summarised in the impact/significance matrix in Figure 37 below:

Impact/Significance Matrix	Evidential Value	Historic Value	Aesthetic Value	Communal Value	Social Value
Buried Anglo-Saxon and Medieval remains	Medium	Medium	Low	Medium	Medium
Physical Impact on values	None	None	None	None	None
Visual Impacts on values	None	None	None	None	None
20th Century tennis court	Low	Low	Low	Low	Low
Physical Impact on values	None	None	None	None	None
Visual Impacts on values	None	None	None	None	None
18th Century wall	High	High	Medium	Medium	Medium
Physical Impact on values	None	None	None	None	None
Visual Impacts on values	None	None	Low and reversible on site only	None	None
18th Century garden and 17th Century summer house	High	High	Medium	Medium	Medium
Physical Impact on values	None	None	None	None	None
Visual Impacts on values	None	None	None	None	None
Buried remains all other periods	Medium	Medium	Low	Low	Medium
Physical Impact on values	None	None	None	None	None
Visual Impacts on values	None	None	None	None	None
Shanklin Conservation Area	High	High	High	High	High
Physical Impact on values	None	None	None	None	None
Visual Impacts on values	None	None	None	None	None

Figure 37: Impact/Significance Matrix for land adjacent to Shanklin Manor

8.0 CONCLUSIONS.

8.1 As required by the NPPF and the Isle of Wight Council's Island Plan Core Strategy policies, this Heritage Statement has identified all Heritage Assets with a 500m radius of the site and identified the impacts of the proposed development on their Heritage Significance.

8.2 The proposed development will have no physical impacts upon any of the known or unknown potential buried Heritage Assets within the site or the wider HER search area.

8.3 The proposed development will have no visual impact upon almost all of the Heritage Assets, apart from a minor visual impact on the view of the Listed wall (part of IWHER 9226) from within the site itself. This minor visual impact is reversible and the screening of the container with netting and plants will greatly lessen the minor visual impact on the wall from within the site.

8.4 The site walkover survey, aerial photograph and map regression have identified that there are no structures or features within the site relating to the use of the land on the western side of the Listed wall as a formal or informal garden. Any concrete and stone debris present on the site has been dumped as part of the use of the site as a builders demolition dumping ground, including the remains of the swimming pool associated with the 20th Century Shanklin Manor Hotel and is not the remains of any structures, such as a former rockery or fernery originally within the site itself, as suggested in the IW Council pre-application advice to the client (iw23/8/15008).

8.5 The construction of the 20th Century tennis court, which survives in good condition between 0.10m and 0.18m below a covering of demolition debris and soil, has removed any remains of the small structure shown to the north of the site on the 1898 OS and 1931 Estate sale mappings. This area is not subject to any of the proposed works on the site.

8.6 Sightlines from and to the site from all of the known Heritage Assets, including the Big Meade and Highfield Road Character Area of the Shanklin Conservation Area have demonstrated that the site is not visible from any of them.

8.7 The presence on the site of considerable depths of demolition debris from the removal of the swimming pool shows that the excavation of small water feature to a depth of 0.60m will not impact upon the survival of any unknown buried archaeological deposits within the site.

8.8 As there is demonstrably no harm or loss of Heritage Significance to any of the Heritage Assets on and around the site, as well as within the wider 500m radius HER search area, it is recommended that there are no Historic Environment reasons for refusal of the planning application which this Heritage Statement accompanies.

8.9 It is also suggested that no archaeological watching brief is required during the possible future creation of the small water feature if it is sited over an area of dumped demolition rubble.

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