



Historic England

BUILDING AND LANDSCAPE CONSERVATION

A delicious retreat: The marine villa and its setting in England, c. 1760 to c. 1840

A contextual study. Appendix.

Dr Kate Feluś

Discovery, Innovation and Science in the Historic Environment



Research Report Series 93/2022

A delicious retreat:
The marine villa and its setting
in England, c. 1760 to c. 1840
A contextual study
Appendix

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Introduction

This appendix accompanies the main report, *A delicious retreat: The marine villa and its setting in England, c. 1760 to c. 1840 – A contextual study* (Research Report 93/2022). This appendix contains baseline information on marine villa sites compiled while researching the study, comprising research notes on survivals and losses of marine villas in West Sussex, Hampshire and the Isle of Wight.

The sites listed here were all identified using National Library of Scotland (NLS) digitised historic Ordnance Survey (OS) maps (usually the second edition, 25 inches to 1 mile), dating from c. 1890 to c. 1910. For the Solent, the exercise started in Littlehampton in West Sussex and worked westwards along the coast to Dorset. For the Isle of Wight, it began at East Cowes and worked clockwise around the Island. Sites are listed below in that order.

Each section (one for each county: West Sussex, Hampshire and the Isle of Wight) is followed by a small selection of before and after maps for strategically chosen sites. These further illustrate typical patterns of layout, typical losses and some survivals.

This appendix does not list every site that was a marine villa – as originally conceived by its builder. This is because some villas were relatively distant from the sea, even though the sea would have played an important part in vistas and influenced the atmosphere and climate of the place. For the Isle of Wight, where marine villas were so numerous, only those closest to the sea are listed. Generally, to be listed here, the plot (as mapped by the second edition OS maps) had to demonstrate elements of designed landscape and horticultural interest, such as conservatories, kitchen gardens and glasshouses, walks, lodges and drives. Occasionally, a site (as plotted on the second edition maps) was modest, but the villa was architecturally interesting or particularly early. Such examples are also listed below, where they have come to light.

It should be noted that many marine villas had probably been lost by the time of the second edition OS maps, particularly where seaside towns had been burgeoning during the second half of the 19th century. Sandown on the Isle of Wight is a likely example of this.

On the Island, in particular, several of the sites that are plotted on the maps and therefore listed below have obscure histories. It was not possible to investigate these further within the limits of this largely desk-based study. Generally, these sites seemed to be relatively late examples. Often, the more elusive examples had generic, descriptive names, such as Westfield, East Cliff or Southland, which also made it harder to glean information on them. Sometimes names were changed over time, which again made it difficult to research the sites' histories. Moreover, occasionally, their names were reused for later, unconnected buildings.

Although the second edition OS maps were used consistently, other historic maps were consulted occasionally, including the Ordnance Survey Drawings (OSDs), Old Series OS maps, Greenwood's map of Hampshire and the Isle of Wight, tithe maps and the first edition OS maps. However, again because of the limitations of the study, only selective use was made of these. Further investigations could benefit from consulting these sources in a systematic manner, particularly the original OSDs because not all sheets are available online. However, it should be noted that the OSDs often pre-date many of the villas, so they are most useful for the earliest examples. Although they do sometimes illustrate the farms or other pre-existing properties from which villas were often created. All of these series of maps could help further research to clarify building dates and also, in some places, to establish the approximate date that the setting was eroded.

The following pages list the name and location of each marine villa, its building date – or an estimate of the date based on stylistic and other relevant information. They also include notes on the history, observations on the layout and components of its site (as plotted on the second edition OS map), plus references to where information has been found (almost all web-based). Also noted is the degree of survival or loss of the house and its setting. For the house it is usually clear whether it survives or not (though condition is usually unknown and it could have been altered and extended). For the landscape this is often less clear. Sites are listed as extant or not. Where the degree of either loss or survival is not total they are categorised as: largely intact, surviving partially or as fragments. These latter are explained below:

Category	Description
Largely	generally means that the boundaries are intact, the setting is probably legible as a designed landscape, but some elements have been compromised, for example a greatly extended/institutionalised house and/or limited development of a further dwelling inside the historic boundary.
Partially	means that the original boundaries and extent have been compromised, but enough remains that it may still be legible as a designed landscape on site.
Fragments	means the setting of the marine villa is substantially lost, but small pockets, possibly isolated, may remain.

West Sussex: Littlehampton to Aldwick

Sites are listed east to west.

Mewsbrook House, Littlehampton

Date: 1870
Extant? House, no.
Setting, no.

Built for Mr Louis Barnes. Castellated with a water tower. Setting of 3ha: with kitchen gardens, six tennis courts and glasshouses. Stables for six horses, garages for 10 cars. Became a hotel in 1924, called Rustington Towers. Burnt down in 1935. Mewsbrook public park (1930s) built around lake formed out of adjoining stream, in adjoining fields, not around garden of former house.

Reference: littlehamptonfort.co.uk/wp-content/uploads/2014/03/Robert-Bushby.pdf

Aldwick Cluster

Aldwick Place, Aldwick

Date: ? Pre-1828
Extant? House, no.
Setting, no.

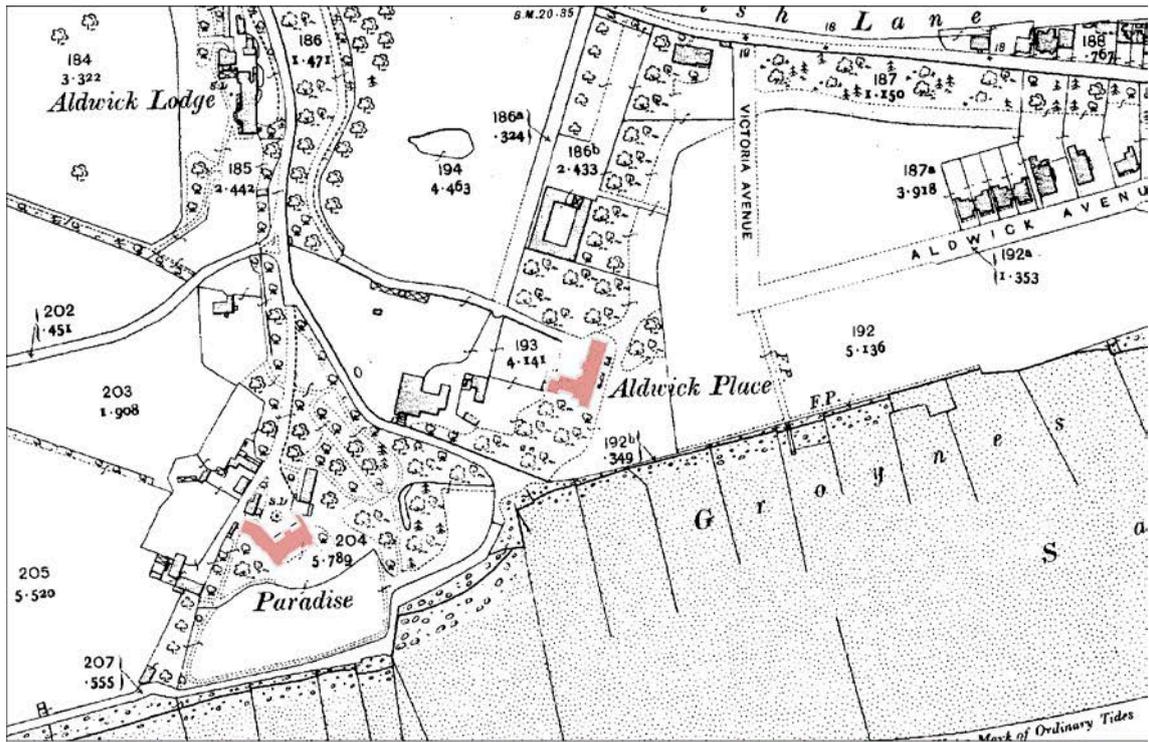
Aldwick Place was originally built by Alexander Williams, a wine merchant from Chichester. After him, it belonged to a General Stuart. Then, by 1828, to Sir Simon Clarke, followed by his widow. Sir Simon's will ordered a house in Aldwick to be sold. It became a prep school around the time of the First World War. Subsequently bought by Rowland Rank, who built a new house on the site in 1927. This, in turn, was demolished in the 1960s. *See Map 1.*

The Paradise (also known as Aldwick Villa), Aldwick

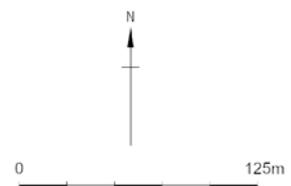
Date: 1790s
Extant? House, no.
Setting, no.

First built for Sir Thomas Brooke Pechell, baronet and MP. Description of garden in *The Bognor, Arundel and Littlehampton Guide* (1828). Seems to have been known as Aldwick Villa originally. Destroyed by fire in 1909.

Strange Garden House built on the site in 1930s, in a loosely Moorish style. No setting remains, bar a few possible trees. *See Map 1.*



Map 1: Aldwick Place and The Paradise, Aldwick. Background mapping – top: Extract from 1:2,500 OS map, 1912 © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024. Bottom: © Getmapping Plc and Bluesky International Limited.



Craigweil (Also known as The Pavilion, and sometimes spelt Craigwell), Aldwick

Date: Late 1780s or 1790s
Extant? House, no.
Setting, no.

Built by the Countess of Newburgh (Barbara Kempe), who died in 1797. At this time called The Pavilion. Then owned by William and Elizabeth Poyntz, of Cowdray. By 1828 it belonged to the Rev Henry Raikes, later to Sir Alexander Dixie, Capt RN (served at Trafalgar). From 1850 it was occupied by Colonel Austen, at which time it was still known as The Pavilion. Name changed by 1910 (2nd ed OS). Bought by Arthur Du Cros in 1917. King George V stayed here in 1929 for his convalescence. The house was demolished in c. 1938 (or 1934, sources differ) possibly after a fire. Craigweil housing estate was built in the grounds (12ha).

Reference: [wikipedia.org/wiki/Craigweil_House](https://en.wikipedia.org/wiki/Craigweil_House)

Colebrooke House, Aldwick

Date: ? c. 1850s
Extant? House, no.
Setting, no.

Possible early in-fill development within grounds of another property. Built post 1838 (tithe map) but named on OS map (1879). A block of flats (c 1970s) on its site now, called (confusingly) Craigweil Manor.

Barn Rocks, Aldwick

Date: By 1805, probably 1790s
Extant? House, no.
Setting, no.

Barn Rocks was one of the villas mentioned in 1807, when it was owned by Nathaniel Newnham. It was plotted and named on the OSD map of 1805. After Newnham's death, it was the property of Sir Edward Colebrooke. Date of loss of the house is not known.

West House, Aldwick

Date: ? Late 18th century
Extant? House, yes.
Setting, no.

The most westerly of the Aldwick cluster and the only surviving house, although landscape all lost. Villa-type residence possibly developed out of 18th-century farmhouse.

West House was certainly there by 1828 (*The Bognor, Arundel and Littlehampton Guide*), when it was the residence of Mrs Newnham, presumably the widow of Mr Newnham who built Barn Rocks. It is assumed she moved there after he died. The main house was called West Cottage in 1828. By 1838 it was the residence of Rev Charles Baumgarten.

The Lodge, now West Lodge, also survives. Regency Gothick, of the same date as the pointed windows of West House.

West House is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1027771](https://historicengland.org.uk/listing/the-list/list-entry/1027771).

West Lodge is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1027772](https://historicengland.org.uk/listing/the-list/list-entry/1027772).

Hampshire

Sites are listed east to west.

Lama House, Hayling Island

Date: 1897
Extant? House, no.
Setting, no.

Late example. Nothing remains.

Reference: thespring.co.uk/media/3032/c-no-47-a-collection-of-articles-on-hayling-island-vol-2.pdf

Alver House, Gosport

Date: c. 1840
Extant? House, yes.
Setting, partially.

Alver House was built for the Rt Hon John Wilson Croker. It is now the Alverbank Hotel. Some of its original landscape forms much of the public open space of Stanley Park (which also includes land that was not part of villa garden) and so the bulk of the setting is divided from house. *See* Map 2.

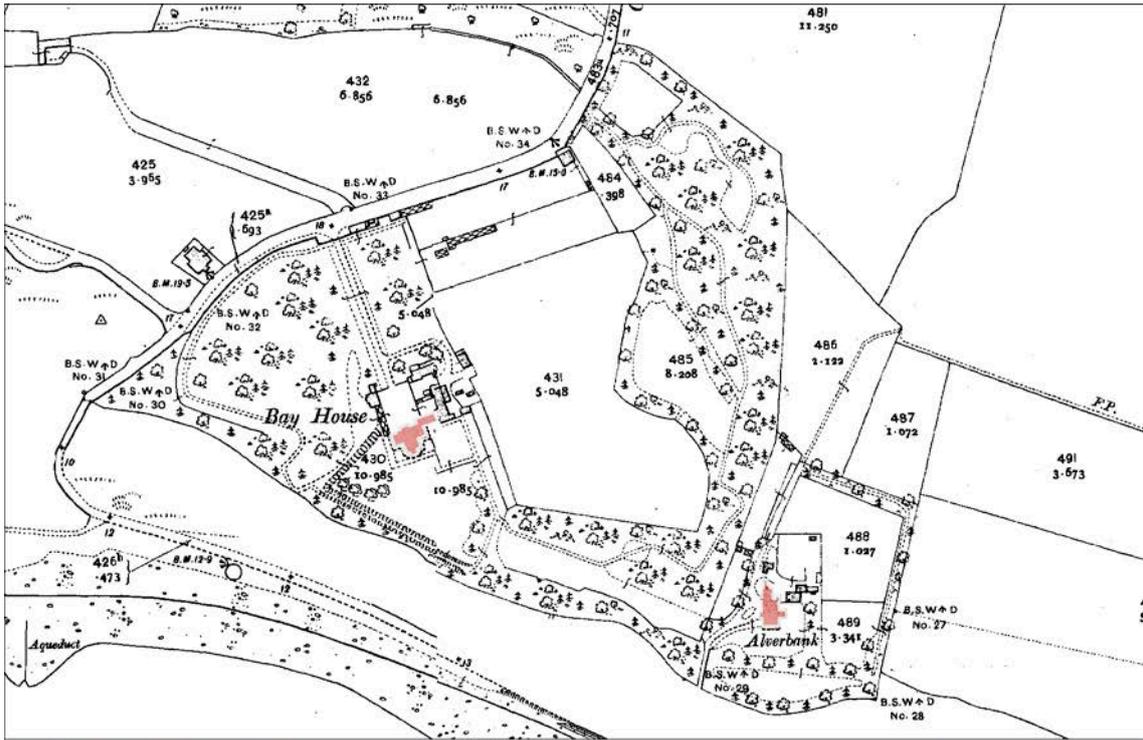
Reference: Hampshire Gardens Trust research.hgt.org.uk/item/alverbank-hotel/

Bay House, Gosport

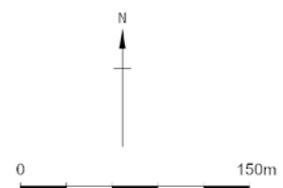
Date: 1838
Extant? House, yes.
Setting, fragments.

Designed by Decimus Burton as a seaside villa for Alexander Baring, 1st Baron Ashburton. Completed in 1842. It is now Bay House School. The landscape has been largely lost to modern buildings, with some peripheral development of static caravans in the west corner of the site. *See* Map 2.

Reference: en.wikipedia.org/wiki/Bay_House_School



Map 2: Bay House and Alver House (c. 1840), Gosport.
 Background mapping – top: Extract from 1:2,500 OS map, 1909 © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024. Bottom: © Getmapping Plc and Bluesky International Limited.



Seafield Park, Lee on Solent

Date: 1872
Extant? House, no.
Setting, partially.

Late example. Part of landscape survives as recreation ground.

Reference: Hampshire Gardens Trust
research.hgt.org.uk/item/seafield-park-recreation-ground-seafield-park/.

Hook House/The Hook, Fareham

Date: 1780s
Extant? House, no.
Setting, partially.

House has been demolished but the stables remains. Some housing development in middle of site, but substantial sections of the outer landscape appear to remain undeveloped. Condition unknown.

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/hook-park/.

Hamble Bank, Fareham

Date: Earlier 19th century
Extant? House, yes.
Setting, no.

Just south of Warsash. Very small villa on second edition map. Seemingly Farthing House and Hamble House, Newton Road. Some in-fill in garden. Possibly original trees. Scale of villa means little remains.

Farthing House and Hamble House are listed Grade II:
HistoricEngland.org.uk/listing/the-list/list-entry/1232719.

Warsash House, Warsash

Date: Early 19th century
Extant? House, no.
Setting, fragments (possibly).

18th-century farmhouse overlooking Hamble, remodelled in the early 19th century for a naval captain, who added to the property. Later redesigned, possibly in late 19th century. Elements remain from this phase (water tower and stables).

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/warsash-house/.

Brooklands, Fareham

Date: 1800
Extant? House, yes.
Setting, yes.

Quite far up River Hamble. Built by Admiral Sir Thomas Williams, designed by John Nash. Map evidence shows high level of survival of features.

Brooklands House is listed Grade II*:
[HistoricEngland.org.uk/listing/the-list/list-entry/1093503](https://historicengland.org.uk/listing/the-list/list-entry/1093503)

Garden Cottage is listed Grade II:
[HistoricEngland.org.uk/listing/the-list/list-entry/1249663](https://historicengland.org.uk/listing/the-list/list-entry/1249663)

Ice house is listed Grade II:
[HistoricEngland.org.uk/listing/the-list/list-entry/1263646](https://historicengland.org.uk/listing/the-list/list-entry/1263646)

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/brooklands/

The Copse, Hamble

Date: ? Later 19th century
Extant? House, no.
Setting, no.

2nd edition OS mapping shows what appears to be later 19th-century layout of relatively modest site. Possibly lost when adjoining the BP Oil Ltd terminal site was developed. The *Victoria County History* records that it was occupied by Mr H. Emmons in 1908.

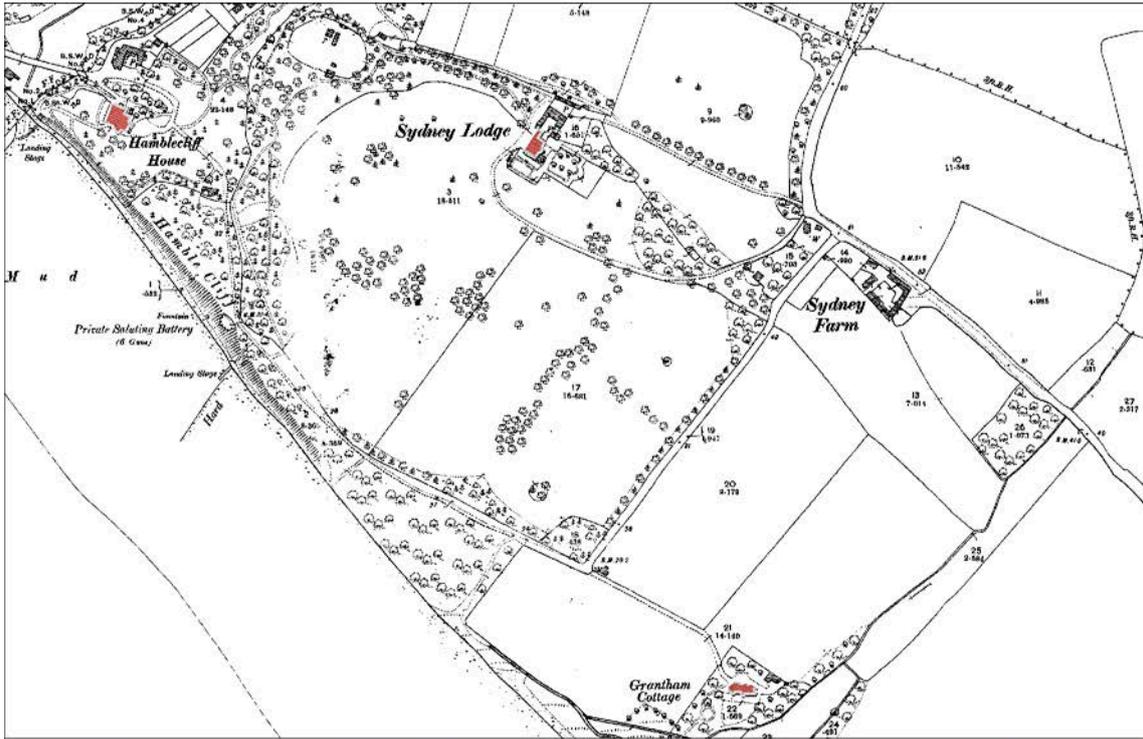
Reference: <https://www.british-history.ac.uk/vch/hants/vol3/pp469-471#highlight-first>

Grantham Cottage, Hamble

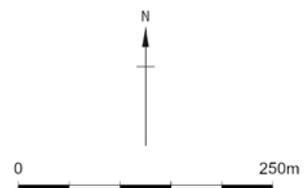
Date: ? Mid-19th century
Extant? House, no.
Setting, yes.

Another modest sized villa, possibly later 19th century and possibly associated with Sydney Lodge. House was apparently destroyed by a parachute mine in 1941. Site remains but covered in vegetation. It adjoins the BP Oil Ltd terminal site. *See* Map 3.

Reference: 'Street Names', <http://www.hamblehistory.org.uk/community/hamble-local-history-society-12978/articles/>



Map 3: Sydney Lodge (centre), with Hamblecliff (top left) and Grantham Cottage (bottom), showing the subdivision of sites, loss to housing and industrial development. Background mapping – top: Extract from 1:2,500 OS map, 1898 © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024. Bottom: © Getmapping Plc and Bluesky International Limited.



Sydney Lodge, Hamble

Date: 1790s
Extant? House, yes.
Setting, no.

House designed by John Soane, 1792–96, as marine villa for Agneta Yorke (stepmother of Earl of Hardwicke, of Wimpole). Site was purchased from a Major Goldman in 1936 by British Marine Aircraft (or Folland Aircraft Ltd, later Hawker Siddeley Aviation Ltd) for its access to the waterfront. The house is now an office; the landscape is partly industrial estate, partly housing. Landscape was continuous with Hamblecliffe House. *See* Map 3.

Sydney Lodge and the stable block is listed Grade II*:
[HistoricEngland.org.uk/listing/the-list/list-entry/1111924](https://historicengland.org.uk/listing/the-list/list-entry/1111924).

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/sydney-lodge/.

Hamblecliffe House, Hamble

Date: 1809
Extant? House, yes.
Setting, yes.

The landscape had a drive, walks, stables and coach house, and large walled kitchen garden. The house is now apartments. It was bought with Sydney Lodge by British Marine Aircraft in 1936. Much of landscape is undeveloped, unlike neighbouring Sydney Lodge, but it is hard to ascertain its condition, without site visit. *See* Map 3.

The house is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1111922](https://historicengland.org.uk/listing/the-list/list-entry/1111922) and the stable block is also listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1111923](https://historicengland.org.uk/listing/the-list/list-entry/1111923).

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/hamble-cliff/.

Netley Cliff House, Netley

Date: ? Early 19th century
Extant? House, no.
Setting, no.

Fairly modest plot and villa. The site has been redeveloped.

Netley Court, Netley

Date: Unknown
Extant? House, yes.
Setting, fragments.

Only one of small cluster of Netley villas to survive. It is now a care home and much extended, especially on landward side. Some limited landscaping may survive on water frontage.

Netley Towers, Netley

Date: Unknown
Extant? House, no.
Setting, no.

No further information.

Weston Grove, Southampton

Date: 1801
Extant? House, no.
Setting, no.

Marine villa built for William Chamberlayne (M.P. for Southampton 1818 -1829) in 1801. Fairly small scale designed landscape of parkland and drives, plus small garden area and glass house. The house demolished 1940. Southern corner is now pitch and putt golf course. Rest of landscape has been developed as housing.

Reference: <http://research.hgt.org.uk/item/weston-grove/>

Ridgeway House, Bitterne

Date: Unknown
Extant? House, no.
Setting, no.

The house was quite far up the River Itchen, but a similar distance as Brooklands is up the Hamble. The landscape was probably affected early on by the railway. A small fragment of tree cover appears to survive towards waterfront.

Westcliff Hall, Dibden

Date: c. 1844
Extant? House, yes.
Setting, yes.

A typical villa landscape, with many common elements mapped on the 2nd edition OS. This includes a short, curving drive with perhaps a reveal view of the house. The line of the drive is echoed by a modern fence line, there is a lawn from house to waterfront and a lodge at the gate. Lodge and gate piers remain, seemingly in good condition, but not listed. The salt marsh in front has since been reclaimed? The present house is c. 1844. The earlier house on site was called Mount Pleasant. The house is now a care home and much enlarged. The skeleton of the landscape appears to survive. Condition is unknown.

Reference: Hampshire Gardens Trust: research.hgt.org.uk/item/west-cliff-hall/.

Mount House, Dibden

Date: Pre-1797
Extant? House, no.
Setting, no.

Closer to the waterfront than Westcliff. There was a conservatory, and a small kitchen garden with glass. The pre-Victorian villa overlooked Southampton Water on the edge of mud flats. It was demolished in 1960 and the land is now a housing estate. The shoreline here substantially changed in the 20th century. The outline of edge of property remains as a road network.

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/mount-house/.

Dibden Lodge, Dibden

Date: Pre-1830s
Extant? House, no.
Setting, partially.

About 20 per cent of landscape survives as a recreation ground. There were two short drives, with lodges, curving towards house, a kitchen garden behind, some glass, paddock sloping towards waterfront.

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/dibden-lodge/.

Winterton Hall, Hythe and Dibden

Date: Pre-1840
Extant? House, no.
Setting, no.

Villa pre-dates the tithe map, so pre-1840. The 2nd edition OS shows a small house on the waterfront. There was a lodge, turning circle, lawn and conservatory.

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/winterton-hall/ and research.hgt.org.uk/item/hythe-and-dibden-villas/.

Langdown House, Hythe and Dibden

Date: 1797
Extant? House, no.
Setting, no.

The house was built for George Tate. It is not shown on the OSD map of 1797 but the map does show hedge lines from which parkland trees were formed. Linear patterns distinct on OS map (1909). The house was demolished in the 1960s and the area is now low-density housing. Some parkland trees remain.

Reference: Hampshire Gardens Trust research.hgt.org.uk/item/langdown-house/.

Sylvan Villa, Hythe and Dibden

Date: Pre-1909
Extant? House, no.
Setting, yes.

The villa was south of Tate's Copse on edge of Langdown Park. It was very small but it had typical features, including water frontage, turning circle, glasshouse, paths and possibly subsidiary buildings in woodland to south. The villa was built by 1909, but was probably older. It may have been lost due to the acquisition of land during World War II, or because of its close proximity to the oil refinery. The site is now divided from the waterfront by the railway line. Modern aerial mapping suggests the site is abandoned. Extent of vegetation suggests elements of garden might survive.

Copthorne, Fawley

Date: Pre-1779
Extant? House, no.
Setting, yes.

Copthorne is on the edge of the refinery site, overlooking Ashlett Creek and millpond. The house was on the road, so there is no drive but there are typical garden features. A house was marked in the same spot and with the same name on the OSD of 1797. By 1897 there was a U-shaped plot, fanning out for view of Southampton Water. By then, there was a roughly circular lawn on water side of house, a shrubbery along northern boundary and orchard down by water, and a subsidiary cottage (possibly for a gardener). Google Street View show cedars, stone pines, copper beech. The house shown on map of 1897 is probably not the original. Site may have been connected to Cadland estate.

Eaglehurst, Fawley

Date: Tower pre-1790; House by 1797.
Extant? House, yes.
Setting, yes.

A late 18th-century house and tower with later additions by Clough Williams-Ellis. The house looks out to sea, with the tower (which pre-dates it) directly in the middle of the view. There is a walled kitchen garden behind. By 1897 (OS map) evidence of radiating paths/vistas in eastern shrubbery, seemingly similar to arrangement at Boarn Hill Cottage. There are banked, mixed rhododendrons flanking the lawn on east side of shrubbery today.

The house is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1094366](https://historicengland.org.uk/listing/the-list/list-entry/1094366), the walled gardens is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1178676](https://historicengland.org.uk/listing/the-list/list-entry/1178676), the tower is listed Grade II*: [HistoricEngland.org.uk/listing/the-list/list-entry/1094367](https://historicengland.org.uk/listing/the-list/list-entry/1094367), and the steps and gateway to the tower are listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1178697](https://historicengland.org.uk/listing/the-list/list-entry/1178697).

Boarn Hill Cottage (now known as Cadland), Fawley

Date: c. 1775
Extant? House, no (not original).
Setting, yes.

The original house on the site was Boarn Hill, the cottage orné fishing pavilion belonging to Robert Drummond of nearby Cadland House. The house burnt down twice and is much altered. Its setting is a rare/unique example of a detached seaside pleasure ground laid out by 'Capability' Brown. The pleasure ground was restored in the 1990s.

The landscape is registered Grade II*:

[HistoricEngland.org.uk/listing/the-list/list-entry/1000280](https://historicengland.org.uk/listing/the-list/list-entry/1000280).

Rookcliff House, Milford on Sea

Date: 18th century
Extant? House, no.
Setting, no.

Reasonable sized property, with house near centre of triangular-shaped plot. By 1908 there was a lawn to south of house, with tree belt along some of the roadside, paddock to north, plus a kitchen garden? and glasshouses, a lodge, short drive, shrubbery walks, and an icehouse. The house was converted into flats after the Second World War and demolished in the 1960s. There were a number of smaller villas clustered around Rookcliff by the end of the 19th century, including Westover to the south. This house appears to survive (late Victorian in Tudorbethan style, much enlarged and now a restaurant), although garden now built on.

The Isle of Wight

Sites are listed working clockwise around the Island starting from East Cowes. As there were so many marine villas on the Isle of Wight only a small selection are illustrated here with historic mapping, c. 1900, and modern aerial photography. The chosen sites demonstrate a range of marine villa settings, their survivals and losses.

East Cowes

East Cowes Castle, East Cowes

Date: 1790s
Extant? House, no.
Setting, no.

Not strictly adjoining sea, but so important architecturally and in landscape terms that it is included here. Built by the architect John Nash for himself and extended several times. Humphry Repton advised on landscape. Demolished 1963. A small area of grass and non-historic trees, accessed from Hefford Road, corresponds approximately with the north end of the house. *See Map 4.*

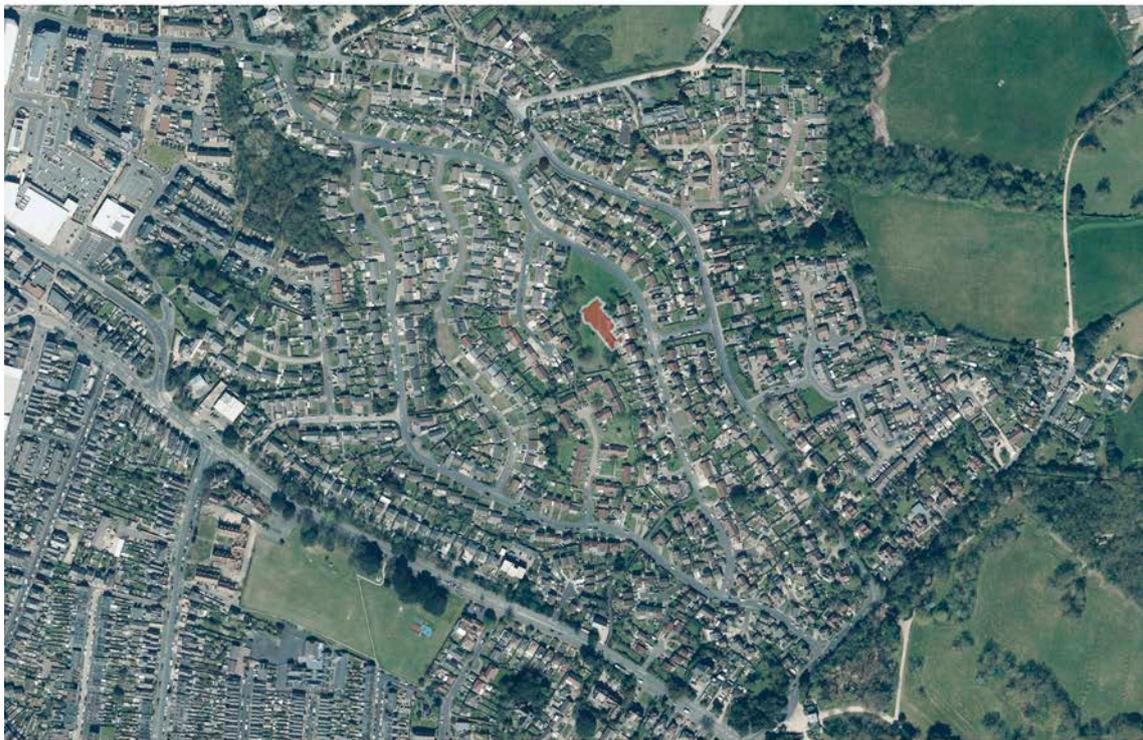
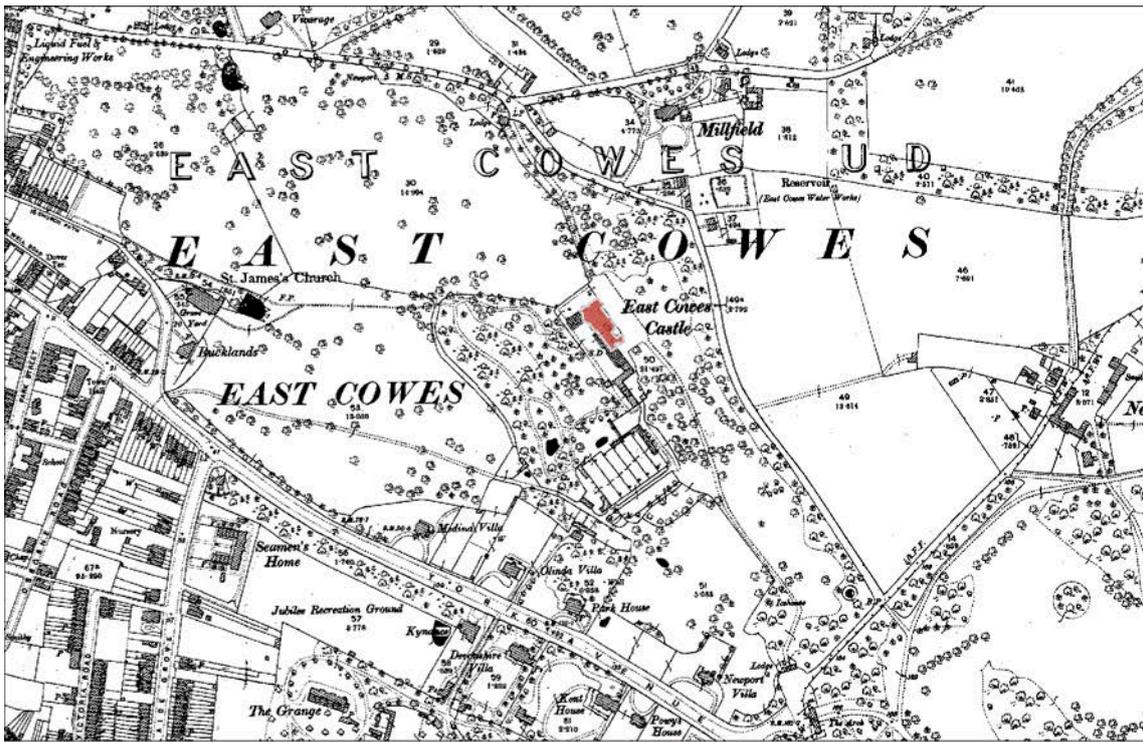
By 1908 the setting had already started to be eroded on its southern boundary by the development of smaller villas. The house was irregular in plan with two conservatories, set on a level terrace. Close by was a kitchen garden, on several terraces, with glass at the north end, facing south-west. The house was entered on north-east side, with shrubberies/woodland walks on the slope below the south-west side. It was set in parkland, with three entrance drives (one from the harbour, one heading from the direction of Newport and one from near the church) and also a couple of footpaths from near the church. There was an icehouse at the south-east end of the site and a number of small ponds. In the north parkland was a building, possibly a barn.

Slatwoods, East Cowes

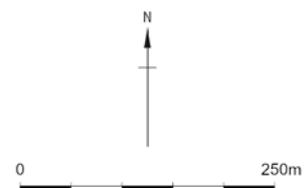
Date: ? by 1793
Extant? House, no.
Setting, no.

Slatwoods and St Thomas were situated next to each other. Slatwoods might be plotted on OSD of 1793. In late 18th and early 19th centuries same owner as Springhill.

By 1908 plot already eroded, seemingly. Cambridge Road, with some houses, had been built between Slatwoods and St Thomas. Unclear whether this eroded one or both settings. Slatwood's triangular plot, may have originally had beach frontage. Fragments of planting may survive next to the car park and in the back gardens of the houses on Old Road and Cambridge Road. A lodge (later, probably late 19th



Map 4: East Cowes Castle, East Cowes, had its southern boundary eroded by later smaller villas by 1898. Remains of landscape and the house lost by 1963. Background mapping – top: Extract from 1:2,500 OS map, 1898 © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024. Bottom: © Getmapping Plc and Bluesky International Limited.



century) survives and some of the route of drive. Masefield Rd may also have eroded Slatwoods' plot. Remaining designed landscape in 1908 included lodge, short drive and turning circle, kitchen garden with glass, circuit walk through shrubbery and trees, and a pond like East Cowes Castle, Norris and Springhill. Probably originally a similar scale to some of the smaller Southampton Water sites. *See* Map 5.

St Thomas, East Cowes

Date: ? Early 19th century
Extant? House, yes.
Setting, partially.

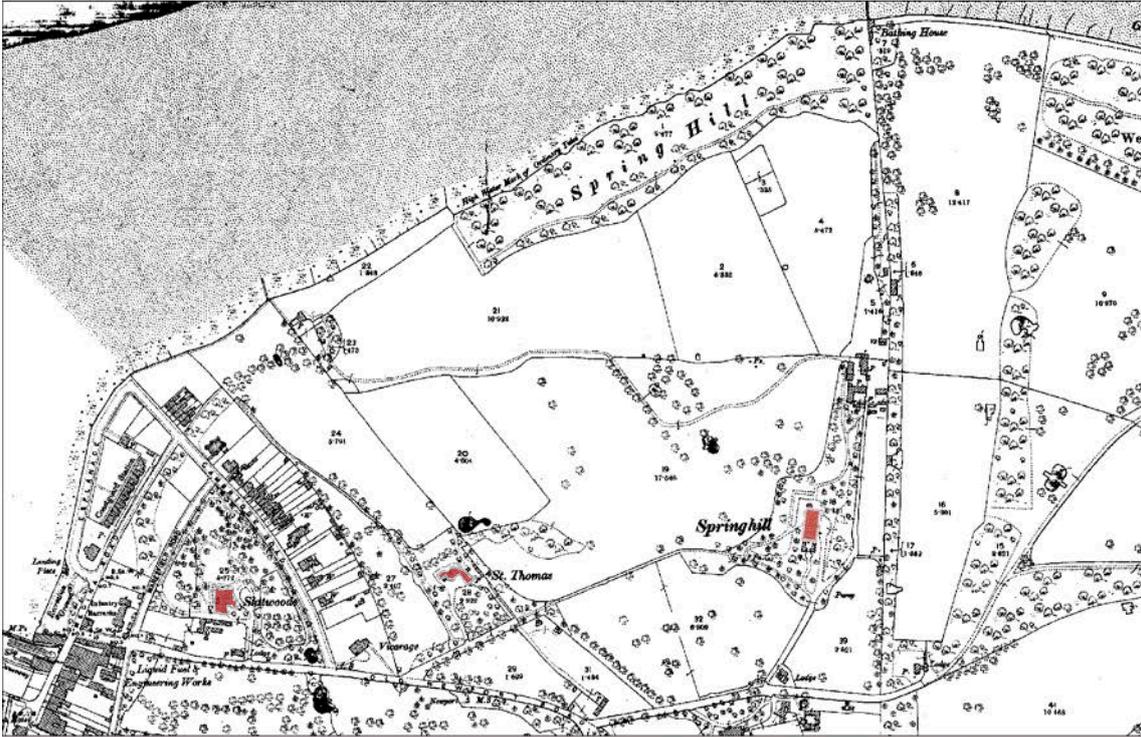
Situated between Slatwoods and Springhill. Rectangular plot, sloping down to beach frontage (prior to building of esplanade). Frontage still intact in 1908. At this date, no lodge, short drive from southern end of site to villa, more trees at house end, open towards the north, pond like other East Cowes cluster at north end, south of the beach. Today, house (assumed to be partly original) remains, but setting is a caravan/holiday park. *See* Map 5.

Springhill, East Cowes

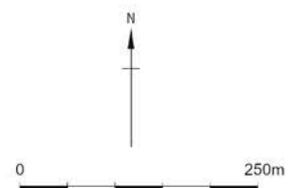
Date: 1790s/1860s
Extant? House, yes.
Setting, yes.

On the 1908 map, Springhill is shown as less extensive than Norris Castle and East Cowes, but larger than Slatwoods and St Thomas. A typical roughly triangular plot. Lodge and short drive to house, set in a shrubbery(?), with network of paths, fountain marked. Paths lead northwards to farm. Most of plot is largely open, with scatters of trees, lines suggesting former field boundaries. By 1908 some division with fences. Springhill Wood at northern end covers steep drop to sea – as coastal woods do at Norris. West end of northern (beach) boundary, open, not wooded. Small building, seemingly a water lodge, connected back to main villa by carriage drive. Present Shoreside Café on the site of water lodge. The wood has been extended across whole frontage since 1908; possibly connected to extension of East Cowes promenade? The present house is not the original, but on the same site. The boundaries are not eroded and the ensemble appears remarkably intact. Limited modern buildings near house and a barn / shed in north-east corner of site, but otherwise little erosion. *See* Map 5.

Reference: Historic England July 2019 *Designation review: Springhill consultation report 1463535*. HeritageGateway.org.uk/Gateway/Results_Single.aspx?uid=1467425&resourceID=7



Map 5: Slatwoods (left), St Thomas (centre) and Springhill, East Cowes (right). Springhill house is not original but the setting and ensemble is intact. Note the almost triangular-shaped plot, typical of many marine villas. Background mapping – top: Extract from 1:2,500 OS map, 1898 © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024. Bottom: © Getmapping Plc and Bluesky International Limited.



Norris Castle, East Cowes

Date: c. 1799
Extant? House, yes.
Setting, yes.

Discussed throughout main text. The castle is listed Grade I: [HistoricEngland.org.uk/listing/the-list/list-entry/1000927](https://historicengland.org.uk/listing/the-list/list-entry/1000927) and there is another Grade I building (farm and walled kitchen garden complex): [HistoricEngland.org.uk/listing/the-list/list-entry/1223182](https://historicengland.org.uk/listing/the-list/list-entry/1223182) plus a further 10 Grade II buildings/structures. The landscape is registered Grade I: [HistoricEngland.org.uk/listing/the-list/list-entry/1000927](https://historicengland.org.uk/listing/the-list/list-entry/1000927).

Osborne House, East Cowes

Date: 18th century, rebuilt 1845
Extant? House, yes.
Setting, yes.

Marine villa, much altered and expanded by Queen Victoria and Prince Albert. In a class of its own, so not typical and not investigated for this study.

The house is listed Grade I: [HistoricEngland.org.uk/listing/the-list/list-entry/1223802](https://historicengland.org.uk/listing/the-list/list-entry/1223802) and there are 21 other listed buildings/structures. The landscape is registered Grade II*: [HistoricEngland.org.uk/listing/the-list/list-entry/1000929](https://historicengland.org.uk/listing/the-list/list-entry/1000929).

Wootton

Woodside House, Wootton

Date: c. 1850s
Extant? House, no.
Setting, no.

In 1896, the house was set in small rectangular plot, with a long jetty and a boathouse on Solent, plus a lodge, short drive, conservatory and possible pergola off side of house, kitchen garden and orchard. Other evidence of designed landscape looks limited. The house has gone, and most of plot covered in holiday lodges of Woodside Bay Lodge Retreat.

Reference: Wootton Bridge Historical website woottonbridgeiow.org.uk/woodsidehouse.php

Underwood, Wootton

Date: ? 1860s
Extant? House, no.
Setting, largely.

In 1896 this was a small villa type property, in very wooded plot with little evidence of design. House has been much extended. Assume the nursing home, called Woodside Hall, is built on the site of the original 1860s house?

Oak Lawn, Wootton

Date: ? 1860s
Extant? House, yes.
Setting, largely.

From c. 1900 to 1920 property belonged to Lady Wemyss, daughter of 2nd Earl of Cowley, so seemingly the property was connected to Bodwen next door. The 1896 map shows lodge and drive, some glass, fairly wooded, with open areas. Little obvious design.

For more detail, see: woottonbridgeiow.org.uk/oaklawn.php

Bodwen, Wootton

Date: 1896
Extant? House, yes.
Setting, partially.

With Woodside House, Bodwen was the largest of cluster of fairly small villas. Possibly best location of the cluster, on point overlooking both the Solent and Wootton Creek. Map of 1896 shows setting with seemingly limited design, but it had a lodge with short 'in and out' drives, possible boathouse next to slip on creek, no conservatory attached to house but some glass on western side, possibly associated with a kitchen garden area. Today, Bodwen is a holiday home, and the plot covers 3.6ha. The lodge has been extended. Some development on southern side of plot.

Reference: Wootton Bridge Historical website: woottonbridgeiow.org.uk/bodwen.php

Lisle Court, Wootton

Date: Late 1880s
Extant? House, yes.
Setting, partially.

Modest sized property, overlooking the creek. Like other late 19th-century villas in the cluster, it had 'in and out' drives, a small subsidiary building that may have been a lodge and some glasshouses. Today, some limited development in the garden.

Reference: Wootton Bridge Historical website woottonbridgeiow.org.uk/lislecourt.php

Fernhill, Wootton

Date: Pre- 1794
Extant? House, no.
Setting, largely.

Fernhill was slightly inland, overlooking Wootton Creek (and millpond), which would have been impressive when the tide was high. Included here because it was much illustrated and was considered a marine villa at the time. It was also relatively early in date – pre-dating Norris Castle by several years. It had scale and all the typical constituent parts. The house is lost but the landscape today appears largely intact. There is some housing development, particularly along west edge, along entrance drive and on site of the house. Large modern hotel on lower ground adjacent to farm.

In 1896 Fernhill covered around 48ha, with house on west side of site running eastwards to the creek. It included farmland in the southern half, parkland in the northern half, a roughly elliptical kitchen garden approximately halfway between the house and the creek, and an adjoining farm. There was a drive to the house, woodland walks along valley on northern edge of site; and a lodge at the entrance.

Reference: Wootton Bridge Historical web site woottonbridgeiow.org.uk/fernhill.php

Quarr Hill Cluster

This cluster, along with the adjacent Binstead House/The Keys (see below), has a very complicated history of land tenure. All are carved out of Quarr Wood. Most marine villas of this cluster are c. 1850s–1860s. The four seafront villas (another six are set back from the coast) share the same characteristics of landscape design, as seen on the OS map (1907).

Reference: Isle of Wight Ancient Woodland Survey www.wildonwight.co.uk/publications/awi/iwawi_appendix_Quarr_Survey_PDF.pdf

Monksfield, Quarr

Date: c. 1850s–1860s
Extant? House, yes.
Setting, yes.

Seemingly intact, but some development in garden. In 1907 it had two boathouses and a lengthy landing stage to get out beyond the tidal mud, two lodges, a short drive, some glasshouses, and a circuit walk.

Quarrhurst, Quarr

Date: c. 1850s–1860s
Extant? House, no.
Setting, yes.

Quarrhurst has been recently demolished. The coach house survives but is derelict. The 2.22 ha plot was sold with planning permission in December 2019. It was on the market as a plot at £1,295,000.

The Boulders, Quarr

Date: c. 1850s–1860s
Extant? House, yes.
Setting, yes.

By 1907 The Boulders had ‘in and out’ drives, lodge, a conservatory attached to house and free-standing glasshouses, walks to beach. The house is intact but extended from original footprint seen on second edition OS map (1907).

Quarrthorpe, Quarr

Date: c. 1850s–1860s
Extant? House, yes.
Setting, yes.

On the second edition OS map (1907). The house has been extended from its original footprint. It remains largely intact and aerial mapping suggests in good condition. There is a modern house in the possible kitchen garden.

Binstead House (The Keys), Binstead

Date: Late 18th century
Extant? House, yes.
Setting, yes.

The setting shown on the OS map (1907) shows numerous typical marine villa characteristics, many of which seem to remain, judging by modern aerial mapping. By 1907 it had: terraced garden, conservatories attached to house and free-standing, zigzag paths, kitchen garden and several glasshouses, orchard and a bathing pool by the sea (perhaps tidal?), as well as a pool house/pavilion, a jetty to get beyond the tidal mud, and a lodge on seafront. There was also another jetty to the west, described as ‘boat harbour’ on second edition map.

The Keys house is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1234478](https://historicengland.org.uk/listing/the-list/list-entry/1234478).

History of land ownership here is very complicated. Isle of Wight Gardens Trust (IoW GT) has done research, see: wildonwight.co.uk/publications/awi/iwawi_appendix_Quarr_Survey_PDF.pdf.

Ryde

Ryde House, Ryde

Date: c. 1830
Extant? House, yes.
Setting, partially.

Ryde House is now a care home, with extra buildings. The western section of landscape is golf course. Site in divided ownership? Much more wooded than 100 years ago.

In 1908 roughly triangular plot, c. 24ha, house roughly central, approached by relatively long drive from lodge through parkland. Wood along beach at north end. Small pleasure ground with pools and walks heading to the landing stage. Small kitchen garden south of house, with glass.

The house is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1238460](https://historicengland.org.uk/listing/the-list/list-entry/1238460).

Buckland Grange, Ryde

Date: 1830s
Extant? House, yes.
Setting, no.

The entire plot is now filled with bungalows. The house survives (not listed). It was probably converted from an existing farm. In 1908 there was a short drive, house at southern end overlooking loop path, small pleasure ground, paddock down towards sea and section of wood on (presumed) steeper slope above beach, an orchard, some limited glass, and a stable block.

West Ryde Cluster

With their high status builders Buckingham Villa and Westfield were both especially prestigious: the largest properties in the group, and both with sea frontages. They were both probably already eroded by c. 1900 (*see below*). The adjoining Pelham Field was owned by Captain Pelham (*see Lisle Combe*), but not developed until after his period.

There were other smaller villas slightly higher up the hill, on the south side of Spencer Road. They include The Lawn(s), Corstorphine Lodge, Westwood and Gwydyr House. All appear to have been built within one land holding, some villas survive, but their plots are all eroded.

Another villa, Westmont, survives as part of Ryde School. Built for Dr John Lind in 1819–21, it is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1222121](https://historicengland.org.uk/listing/the-list/list-entry/1222121) but the setting is eroded.

Westfield, Ryde

Date: c. 1811
Extant? House, yes.
Setting, no.

Westfield was built for 2nd Earl Spencer. By mid-19th century it had Italianate gardens. The house was enlarged and an 'Osborne tower' added for Sir Augustus Clifford by Thomas Hellyer in 1855. Clifford also added the triumphal arch gateway in 1864 to bear the statue of a reclining stag that came from the Great Exhibition of 1851 (listed). The house survives (not listed) but the setting is full of bungalows. *See Map 6.*

Reference: McInnes, R 2017 *Fine mansions and fair villas of the East Wight*, p 38.

Buckingham Villa, Ryde

Date: 1812–13
Extant? House, yes.
Setting, fragments.

The villa was built for the Marquess of Buckingham, a founder member of the Royal Yacht Squadron. (He was made Duke of Buckingham in 1822). By time of 1908 map, the setting was already eroded. Since then it has been sub-divided and several other houses built in the plots. Today there appear to be some fragmentary remains of the setting, including potentially significant trees. *See Map 6.*

The house is Grade II listed:

[HistoricEngland.org.uk/listing/the-list/list-entry/1234363](https://historicengland.org.uk/listing/the-list/list-entry/1234363).

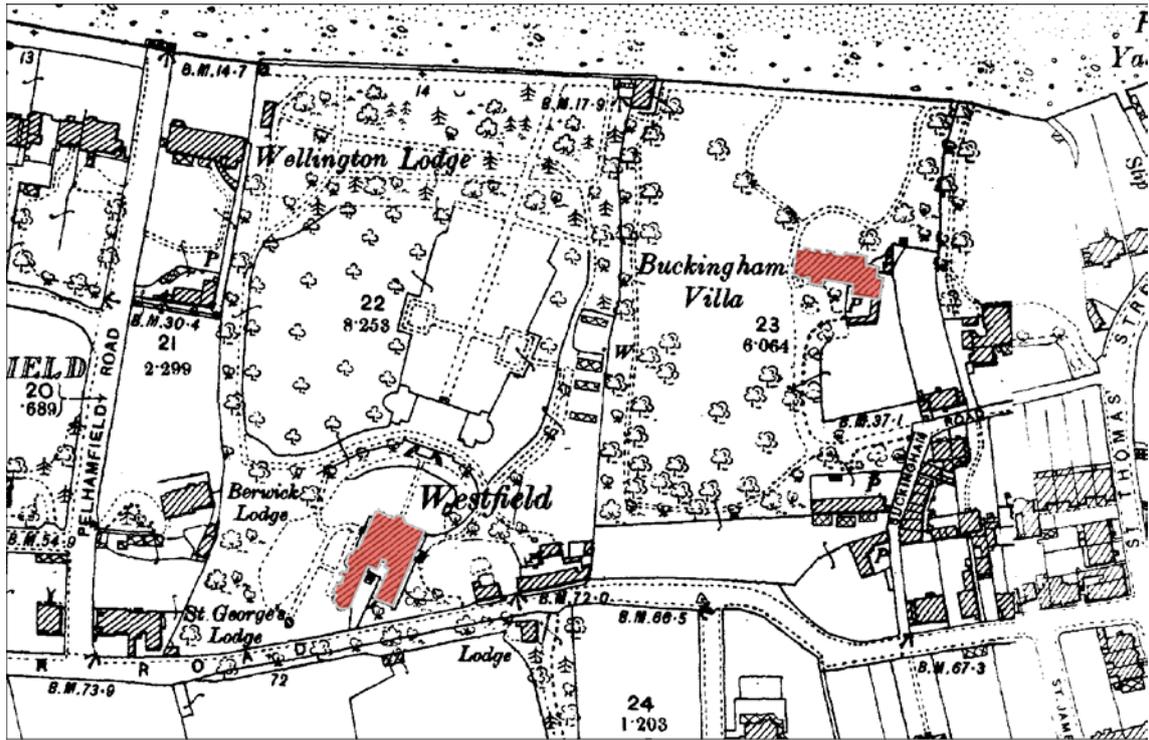
St John's, Ryde

Date: Pre-1796
Extant? House, yes.
Setting, fragments.

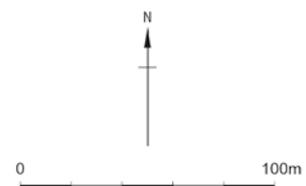
The estate was bought by Edward Simeon in 1796. Views by Humphry Repton were published in Peacock's *Polite Repository* in 1798, 1802 and 1806. The current historic house was built for Colonel Amherst in the 1820s. The site had already suffered from development by end of 19th century (including the railway). What remained of St John's in 1898 (second edition OS) largely remains today, although a fragment of what it was in its prime. Some development at southern and northern ends, but central lawn area and some perimeter shrubberies survive. The house survives as a school.

The 1820s house is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1276287](https://historicengland.org.uk/listing/the-list/list-entry/1276287).



Map 6: Westfield and Buckingham Villa, Ryde. Both villas remain, but the setting of Westfield has been lost to residential development. Buckingham Villa's setting is now subdivided, with some in-fill. Background mapping – top: Extract from 1:2,500 OS map, 1898 © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024. Bottom: © Getmapping Plc and Bluesky International Limited.



Appley Towers, Ryde

Date: Unknown
Extant? House, no.
Setting, no.

Appley Towers is totally lost. The earlier villa remodelled extensively c. 1870s. There is possibly some overlap with original landscape of St John's. Modern Appley Park may be remains of landscape of Appley Towers or originally part of St. John's.

Some 19th-century listed structures remain, for example, the farm:

[HistoricEngland.org.uk/listing/the-list/list-entry/1275128](https://historicengland.org.uk/listing/the-list/list-entry/1275128).

Reference: McInnes, R 2018 *Paradise Lost: The lost architectural heritage of the East Wight*.

Seaview

St Clare, Seaview and Nettlestone

Date: 1820s
Extant? House, no.
Setting, no.

The house was built by James Sanderson, same architect as Steephill Castle (therefore a little later in date than Norris and East Cowes). The house and landscape have gone, however, the kitchen garden walls, stables/farm and lodge seem to remain. Private houses in kitchen garden. A holiday park had been built on this site, most recently known as Harcourt Sands, but this closed in 2006 and the site is now largely derelict.

The property was marketed for redevelopment in April 2020 and a planning application was re-submitted April 2021 to renew the previous permission granted in 2015. See onthewight.com/harcourt-sands-approval-onthewight-speaks-developer/ and a newspaper report on plans from 2018, countypress.co.uk/news/16206369.development-plans-scrapped-harcourt-sands-land/. These plans also affect former site of the adjoining marine villa, Puckpool House.

Reference: McInnes, R 2018 *Paradise Lost: The lost architectural heritage of the East Wight*.

Puckpool House, Nettlestone and Seaview

Date: Pre- 1830
Extant? House, yes.
Setting, fragments.

Originally a Swiss Cottage. Built by Lewis Wyatt. Much larger wing added later in the 19th century, in a very different style.

By early 1860s, fortifications had been built in what is presumed to have been the northern beach side section of the designed landscape. Map of 1907 shows what remained of landscape: house sat near southern end, on higher ground. Pleasure ground around house, kitchen garden and orchard. Towards the sea, parkland divided into two compartments. Suggestion of what might have been circuit walk connecting to sea.

The house remains. It has been a holiday camp since 1930s. Much of remaining landscape now part of Harcourt Sands holiday park next door (*see* St Clare, above).

The house is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1222120](https://historicengland.org.uk/listing/the-list/list-entry/1222120), Lodge of c. 1830s remains on the seafront, listed, Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1274823](https://historicengland.org.uk/listing/the-list/list-entry/1274823). The fortification, Puckpool mortar battery, is a scheduled monument [HistoricEngland.org.uk/listing/the-list/list-entry/1012721](https://historicengland.org.uk/listing/the-list/list-entry/1012721).

Springfield House, Seaview

Date: Unknown
Extant? House, yes.
Setting, partially.

A site with an opaque history. Apparently already eroded by 1896, with development on north side adjoining beach and along the east boundary, too. Drives from north and east, no lodges marked, circuit walk through trees and shrubs. Not much more erosion by present day. House remains (unclear if original though), large extension to south, seemingly flats.

Seafield House, Seaview

Date: 1815
Extant? House, yes.
Setting, no.

This was a perfect gem of a typical marine villa and setting (c. 8ha). Constructed by the owner of the salt workings on the nearby Seaview Duver. The house remains but setting gone. In 1896 it had lodge, curving drive to make it seem longer, orchard, one glasshouse, shrubberies and lawn towards sea.

The house is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1234307](https://historicengland.org.uk/listing/the-list/list-entry/1234307).

For image, see McInnes, R 2017 *Fine mansions and fair villas of the East Wight*, p. 40.

Marine Villa (now known as Seaview House), Seaview

Date: Unknown
Extant? House, possibly.
Setting, fragments?

A small villa included in these notes because of name on map of 1898, plus sea frontage and some evidence of landscaping in 1898, including glass. Now, seemingly, flats.

Seagrove (Seagrove Manor), Seaview

Date: Unknown
Extant? House, probably.
Setting, partially?

Curiously poorly documented. The house appears to remain, but it is not listed. Nor is (?early 19th century) lodge, on corner of Seagrove Manor Road. There are also – possibly – some outbuildings and sections of historic wall. A small piece of the original setting is a playing field. In 1908 it had a lodge, drive, conservatory attached to house, detached glass suggesting kitchen garden, parkland and walks to beach. Pier Hotel had been built in the grounds on the seafront by 1892.

The Priory, Seaview

Date: ?1770s
Extant? House, yes.
Setting, partially.

Now Priory Bay Hotel. Presently (2022-23) closed. Subject to recent planning application (2018). IoW GT commented.

IoW GT summarised history: ‘The Priory (LB II), on the coast between Seaview and St Helens, was improved by Sir Nash Grose from 1776. There are many late 18th century and early 19th century descriptions and illustrations of the property which emphasise its winding cliff-edge woodland walks, sea views and “ancient watch tower”. The framework of the design still exists including the area of the modestly-sized landscape park.’

‘St Helen’s Priory’ house is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1274841](https://historicengland.org.uk/listing/the-list/list-entry/1274841), and the Priory Farm outbuildings are listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1222079](https://historicengland.org.uk/listing/the-list/list-entry/1222079).

Reference: IoW GT 2015 *Isle of Wight parks, gardens and other designed landscapes: Historic Environment Action Plan*.

Also mentioned in McInnes, R 2017 *Fine mansions and fair villas of the East Wight*, p. 33.

St Helens and Bembridge

Castle House, St Helens

Date: c. 1830s
Extant? House, yes.
Setting, yes.

Overlooking Bembridge harbour, a small villa with castellated additions. Limited designed setting on map of 1897, including a large conservatory, possible walled kitchen garden and orchard but few other features. The house and subsidiary buildings are holiday lets.

‘Gardens associated with a mid-19th century private house, originally occupying about 4.4 hectares. The site is now in divided private ownership.’
parksandgardens.org/places/castle-the-st-helens

The house is listed Grade II:
[HistoricEngland.org.uk/listing/the-list/list-entry/1234663](https://historicengland.org.uk/listing/the-list/list-entry/1234663).

Bembridge Harbour

It seems possible that some of the villas in this cluster, particularly those at the northern end, may have been built within the original landscape for Hill Grove (*see below*) – the setting for which, on the 1907 map, appears small in relation to the architectural importance of the villa. West Cliff, Northwells and Pitt House were all rather small scale for inclusion here, but are mentioned because they more or less had sea frontage. By 1907 there is evidence of development and probable erosion of the original properties. Another minor villa, Graylands, may be part of the property mapped as Northwells.

Northwells, Bembridge

Date: 1797
Extant? House, yes.
Setting, fragments.

The original part of Northwells was built in 1797. It is seen in the Brannon view of 1829 (*see figure 4.4 in the main report*).

The house is gothick with a veranda overlooking harbour. On the map of 1907, the landscaping is fairly limited, but the villa is early and architecturally interesting, so included here. A possible early subdivision of site may explain the small plot on that map. There is a modern extension dating from time of educational use. The school vacated the house in 1992. The house is now in private ownership and the plot appears fairly intact.

Northwells is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1365353](https://historicengland.org.uk/listing/the-list/list-entry/1365353).

Reference: McInnes, R 2017 *Fine mansions and fair villas of the East Wight*, p 41.

Hill Grove, Bembridge

Date: c. 1814
Extant? House, no.
Setting, no.

Hill Grove was designed by John Nash for Earl Ducie. Only the gate piers remain. The old series OS map is marked 'Hillgrove F'. The setting already showed signs of having been eroded by 1908. Hillgrove was owned at that date by Colonel Morton and it was he who laid out Ducie Avenue through the original plot.

The gate piers are listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1034327](https://historicengland.org.uk/listing/the-list/list-entry/1034327).

East Cliff, Bembridge

Date: Pre-1862
Extant? House, yes.
Setting, partially.

East Cliff is larger than others in the Bembridge cluster to its west. By 1907 there was a paddock/parkland setting down to sea, lodge, kitchen garden with glass and orchard to south of drive, a conservatory attached to house, a walk through an eastern shrubbery belt to sea, and a small building on beach. A drive that appears to split the site (1907 OS) led to Tyne Hall, the neighbouring villa (*see below*). On far side of drive was kitchen garden. All of the area south of central drive is now developed, although lawn and shrubbery between house and sea survive. The unusual distribution of lodges on OS map (1908) perhaps indicates erosion/development of an earlier estate by that date. The East Cliff plot is marked on first edition OS map (1862).

Tyne Hall, Bembridge

Date: First half 19th century?
Extant? House, yes.
Setting, yes.

Slightly smaller and less ornamented looking setting than neighbouring East Cliff. The house and landscape are intact but not listed. The house and landscaped setting are mapped on first edition OS map (1866). In 1907, the house faced north-east towards Spithead, flanked either side with shrubberies, with lawn running out towards beach to give vista of the sea. There was a lodge and a short drive, and possibly a kitchen garden on road side of house, with small glasshouse.

Sandown and Shanklin

The problem with Sandown, using this methodology, is that the town had already grown by the time of the digitised OS map (1907). So, sites that might once have been true marine villas may, by the early 20th century, have had development between them and the sea, or even been lost entirely including – notably – John Wilkes's Villakin.

Shanklin Chine cluster, Shanklin

Date: Early 19th century
Extant? Tower Cottage, no.
Everton House, no.
Chine House, yes.
" Setting, no.
Pleandean, house, yes.
San Souci, yes.

Tower Cottage was picturesque enough to warrant several known depictions, although its setting was limited, as was the case with several of the others in this cluster but they were in close proximity to the picturesque chine, so ornamental garden features were less needed.

Tower Cottage was an early example, but the others may be examples of infill development. Pleandean and Sans Souci houses remain, but landscape setting was always limited, as was the case with Belle Vue Mansion and The Hermitage.

Rylstone, Shanklin

Date: c. 1860
Extant? House, yes.
Setting, yes.

Rylstone had a bigger plot than most of the cluster and largely survives. It has the chine to its north and a kitchen garden to the south-west. The OS map (1907) also plots a circuit walk, so there is suggestion of design. The northern tip of site seems to have been popular with postcard photographers.

Rylstone belonged to the family of Maria Spartali, model for photographic pioneer Julia Margaret Cameron and the Pre-Raphaelites. The villa is now a hotel. There is a crazy golf course within the former kitchen garden. Much of the setting is public park.

In the listing entry the house is described as a cottage orné 'built of stone rubble with timber decorative treatment and roof mainly covered in fishscale tiles'. Rylstone is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1034300](https://historicengland.org.uk/listing/the-list/list-entry/1034300).

The c. 1860 Swiss style chalet is a café. It is unclear whether the chalet relates to the public garden or the private house. It is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1212924](https://historicengland.org.uk/listing/the-list/list-entry/1212924).

Luccombe

Chine Cottage, Luccombe

Date: 1830s
Extant? House, yes.
Setting, yes

Chine Cottage sits above the picturesque Luccombe Chine. There was a lodge and a curving drive (designed to appear longer and probably to take in views of sea and chine) a tower and a pond. The house and tower survive. The IoW GT considers this one of the most intact marine villa settings. It is likely to be highly vulnerable to coastal erosion/landslip. Adjacent access to the beach lost in a landslip in 2017.

The house is not listed. The 19th century lookout tower is listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1034296](https://historicengland.org.uk/listing/the-list/list-entry/1034296).

Rosecliff, Luccombe

Date: 19th century
Extant? House, no.
Setting, yes.

Just south of Chine Cottage. Original 19th-century house and other buildings, set in limited design on OS map (1898). House lost to landslip. Appears to be newer house on different site.

Bonchurch and Ventnor

There are many villas in Bonchurch. Some pre-date the building boom there in 1840s.

There are a number of smaller villas in limited plots: for example, the unnamed villa on map of 1898, (south of Undermount and Winterborne), plus Orchard Leigh and The Grange (both survive and are listed, their landscape settings limited and reduced/degraded). There are also others on the north side of the village road and therefore not fronting the sea. Only the largest (as of 1898) and those with beach frontage are listed below.

East Dene, Bonchurch

Date: 1820s
Extant? House, yes.
Setting, yes.

Built for Mr Surman. Acquired in 1830s by father of poet Algernon Swinburne. House most recently a centre for residential educational courses but closed as a result of financial consequences of the pandemic.

Highly intact ensemble, despite elements being in several separate ownerships.

By 1898 there was a lodge at the village end of a short (but dramatic) sunken drive, cut through rock to north side of house. A footbridge over drive-gully to new church. Large stable block adjacent to village. House was fronted by lawns sloping towards Monks Bay. Shrubbery to east side and walled kitchen garden beyond – laid out on terraces, with apse end and much glass. Glasshouses survived into 1980s. South of the walled kitchen garden was a farm, plus cottage with octagonal dairy. Just above the beach was a boathouse. All these elements (except glasshouses) survive.

The house is listed Grade II*:

historicengland.org.uk/listing/the-list/list-entry/1224413.

The former stables, now known as Turret House, is listed Grade II:

historicengland.org.uk/listing/the-list/list-entry/1224474.

The Lodge, dated 1854, is listed Grade II:

historicengland.org.uk/listing/the-list/list-entry/1224472 .

The cottage, known as Monk's Bay, with octagonal dairy, is listed Grade II:

historicengland.org.uk/listing/the-list/list-entry/1224878.

Undermount, Bonchurch

Date: 1820s
Extant? House, yes.
Setting, yes

Originally a farmhouse of 17th/18th century origin. House was remodelled as cottage orné c. 1820s. Later alterations. Compton was an addition of 1857 and is now a separate property. The whole forms a picturesque composition with Gothic and Jacobean details. Entered from the west by a tunnel, giving a similar sublime thrill to sunken rocky drive of East Dene. House and landscape now in divided ownership.

By 1898 the setting mainly consisted of sloping lawn, large conservatory attached to house, plus L-shaped range of glass to north-west and another glasshouse further down the garden, a shrubbery along boundary on west side, and a pool and stream

on east side near old church. On map of 1898, the setting has the appearance of early subdivision. Winterbourne may have been built in the original plot (it is very close to east end of villa), plus a smaller villa towards the beach, unnamed (as is Winterbourne) on the map. Main house (not Compton) now divided into apartments with communal gardens. The rocky pillar/outcrop that once had a flag pole is now subsumed in dense vegetation

Undermount is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1266777](https://historicengland.org.uk/listing/the-list/list-entry/1266777).

Westfield, Bonchurch

Date: c. 1850

Extant? House, yes.
Setting, fragments.

‘A substantial villa, of c. 1850, in spacious grounds’, as described by listing. The 1898 map plots little landscape design detail, but there was a distinctive, almost curved, conservatory range presumably built into slope, and loosely terraced lawns sloping to sea. There was a circular or octagonal building in north-east corner of site, slightly into slope. House survives, divided into apartments, with holiday lodges in the grounds.

The villa is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1246311](https://historicengland.org.uk/listing/the-list/list-entry/1246311).

Steephill Castle, Ventnor

Date: 1833–35

Extant? House, no.
Setting, no.

Preceded by Steephill Cottage, which was built by Rt Hon Hans Stanley, Governor of the Isle of Wight, 1770–80. See main text on Steephill Cottage. The castle was built by James Sanderson for John Hambrough. Landscape features of earlier cottage were seemingly incorporated into setting for the castle. A wooded knoll between site and sea was part of design. The castle was demolished 1969. It is an important example of a redeveloped site.

References: See main text and McInnes, R 2018 *Paradise Lost: The lost architectural heritage of the East Wight*, pp. 44–49.

St Lawrence

Lisle Combe, St Lawrence

Date: 1830s
Extant? House, yes.
Setting, yes

As originally built, it was known as Captain Pelham's Cottage and set in grounds of Sea Cottage (now Marine Villa), which was in ownership of same family. Boundary with Sea Cottage has changed over time. Discussed in detail in main text. Sir Richard Worsley's Grecian temple greenhouse is in the grounds, now ruined.

Lisle Combe is listed Grade II*:

[HistoricEngland.org.uk/listing/the-list/list-entry/1225493](https://historicengland.org.uk/listing/the-list/list-entry/1225493).

The temple greenhouse is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1266084](https://historicengland.org.uk/listing/the-list/list-entry/1266084).

Sea Cottage, St Lawrence

Date: 1792
Extant? House, yes.
Setting, yes.

One of the earliest intact examples, and one of the most influential. It was built for Sir Richard Worsley. Now known as Marine Villa, with Old Cottage attached. The boundary with Lisle Combe has changed over time. The garden of Old Cottage has former vineyard. A 1960s house sits between Old Cottage and Lisle Combe (*see above*).

Sea Cottage is listed Grade II*:

[HistoricEngland.org.uk/listing/the-list/list-entry/1225494](https://historicengland.org.uk/listing/the-list/list-entry/1225494).

Old Park, St Lawrence

Date: c 1820s
Extant? House, yes.
Setting, yes.

Enlarged from older farm to create a cottage orné. The 1896 OS map shows quite extensive landscape. The house was backed by a steep, wooded, partially terraced slope. There were lawns towards sea, an avenue (likely later development), a kitchen garden with glass, farm/stables and, right on cliff, a circular mound, which may have originally had flagpole, lookout or possibly battery.

The landscape largely intact. Until recently Old Park was a hotel, with 1960s accommodation block in grounds. Planning permission was granted in 2019 to return it to a private dwelling.

IoW GT summarised history: ‘Old Park was sold by the 1st Baron Yarborough to Thomas Haddon c. 1820. Haddon transformed the house from a simple farm into a marine villa.’

Old Park is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1224907](https://historicengland.org.uk/listing/the-list/list-entry/1224907).

Reference: IoW GT 2015 *Isle of Wight parks, gardens and other designed landscapes: Historic Environment Action Plan*.

Niton Undercliff

Mirables, Niton

Date: Pre-1808

Extant? House, yes.
Setting, partially.

In 1896 it had a short drive with large loop at entrance to villa, probably descending quite steeply, kitchen garden with glass, likely farm, octagonal building (dairy like East Dene?), conservatory in angle of house, a stream with pool running through a likely shrubbery. House now flats, seemingly. Some landscape features likely remain, but some neglected or subject to landslip.

House listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1271989](https://historicengland.org.uk/listing/the-list/list-entry/1271989).

The Orchard, Niton

Date: Pre- c. 1813

Extant? House, yes.
Setting, partially.

Originally, a large marine villa, now flats. Existing cottage orné remodelled/rebuilt in c. 1813. Extended by Sir Willoughby Gordon. Poet Algernon Swinburne of East Dene (*see above*) was a frequent visitor. His poem ‘A Forsaken Garden’ (1876) is thought to describe the garden at The Orchard. There is an aquatint (after John Gendall) illustrated in Ackermann’s *Repository of Arts* (1826) (*see figure 4.5 in main report*).

In 1896 The Orchard appears to have been intact with comprehensive landscaping, including typical elements such as two short entrance drives, farm at northern end of site, kitchen garden (facing south) with glass, zigzag path with steps in places, shrubbery, orchard, fountain (as seen in the Ackermann aquatint), paths to beach and bath house on beach. Some elements of landscape survive, but plot appears generally very overgrown.

House listed Grade II: [HistoricEngland.org.uk/listing/the-list/list-entry/1219610](https://historicengland.org.uk/listing/the-list/list-entry/1219610).

Beauchamp, Niton

Date: Pre-1824
Extant? House, no.
Setting, no.

Beauchamp was lost to a landslip in 2001.

The main road through the Undercliff had already cut through the landscape by 1898. George Brannon's *Vectis Scenery* (1824) describes: 'A pretty thatched cottage ... Nearly excluded from view by close plantations, it is the property of Mrs Bennett, of North Court.' Chronology of ownership in relation to The Orchard, which apparently also belonged to the owner of Northcourt at Shorwell, is unclear.

Puckaster, Niton

Date: Pre- 1827
Extant? House, yes.
Setting, yes.

A highly intact example. The landscape is discussed in the main text.

The villa is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1209273](https://historicengland.org.uk/listing/the-list/list-entry/1209273).

Reith Lodge, Niton

Date: Unknown
Extant? House, yes.
Setting, fragments.

Possibly mid to later 19th century. Relatively small scale, but with sea frontage. Map of 1898 suggests designed landscape: glasshouses, walks (possibly terraced), possible seat, landing stage and likely boathouse.

No further information on history of the present house. Although the house (now flats) survives, almost the entire designed landscape between house and sea has been lost. The landscape setting suffered from large landslip in 1994.

Gate piers are listed Grade II. Description suggests they originally related to another property, now gone: [HistoricEngland.org.uk/listing/the-list/list-entry/1209253](https://historicengland.org.uk/listing/the-list/list-entry/1209253).

Reference: iow.gov.uk/council/committees/Mod-Executive/12-3-02/Paper-G.htm and risknat.org/projets/riskydrogeo/docs/guide_pratique/Acivite1_Ateliers/Presentations%20Atelier1/A1P13-Coastal%20changes/vol2/g7.pdf.

Windcliff, Niton

Date: c 1838
Extant? House, yes.
Setting, partially.

With Mount Cleves, it was the western-most marine villa of the Undercliff (with the exception of the few short-lived villas at Blackgang). Villa survives, now Enchanted Manor guest house. Not listed. Extent of survival of landscape unknown, some housing development on periphery, suggesting original landscape in divided ownership. Bridge over stream can be seen from road from village to St Catherine's lighthouse.

By 1898 landscape was extensive, making good use of topography including springs and stream, shrubbery walks, small kitchen garden, several conservatories attached to house, bridge over stream and possible landscaping of valley to south of road to St Catherine's.

Mount Cleves, Niton

Date: Pre-1826
Extant? House, yes.
Setting, partially.

Mount Cleves is set quite far back from sea (around 600m), but it was a relatively early example, with significant landscape features, so is included here.

Setting was quite small, c. 2.8ha. The house called Clevelands could be early subdivision of site. Map of 1896 shows zigzag paths and steps leading up to the West Cliff above, pools, fountain, detached glasshouse and conservatory attached to house. Most notable landscape feature was its obelisk, shown in engraving of the villa by George Brannon (1835). Obelisk survives, but surrounded by vegetation.

Mount Cleves is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1209276](https://historicengland.org.uk/listing/the-list/list-entry/1209276).

The obelisk is also listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1209277](https://historicengland.org.uk/listing/the-list/list-entry/1209277).

Blackgang

Southland House, Blackgang

Date: Pre-1840s?
Extant? House, no.
Setting, no.

This villa probably never had an intrinsically interesting garden setting, but its position would have been what made it. The OS map (1896) may show a setting already eroded by landslip but still some evidence of zigzag paths, a possible garden building and conservatory attached to the house. Little information on history readily available except two web pages below, one of which says it was built in 1847, lost in c. 1908. There is a sale catalogue from 1847, so the house was probably built in 1830s or before. Historic image on website below shows building of similar style to East Dene, Lisle Combe and others.

The 1896 map shows two much smaller villas on north-east side: Highcliff now lost; and Five Rocks which appears to remain, clinging on, within the Blackgang Chine amusement park.

References: jsbookreader.blogspot.com/2012/07/southview-goes-west.html and jsbookreader.blogspot.com/2014/10/lowcliffe-and-southlands-from-cradle-to.html

Blackgang to Freshwater

On the south-west coast of the island, between Blackgang and Freshwater, there were no villas plotted in 1898.

It area was probably too bleak, the landscape uninteresting, ground unstable and very exposed to south-westerly winds. At the western end, the land rises too steeply from the sea for easy building sites.

Continuing to head clockwise around the Island, the first villa-type property is Brook House, which is about 1.6km from the sea but in a commanding position, the right scale and intact. Then, west of Freshwater is Farringford, famous as the home of Alfred, Lord Tennyson. Farringford is tucked behind the Downs and out of sight of the sea. Headon House sits above the Needles but its setting had very little design judging by historic maps. There is no evidence of marine villas around Totland, according to second edition mapping.

Yarmouth

West Hill, Yarmouth

Date: Pre-1846
Extant? House, yes.
Setting, fragments.

House and some possible ancillary buildings survive, but setting is now housing estate (c. 1960s). The map of 1896 shows eastern end of house had bay facing east. In landscape: paths through shrubbery, pool with island and bridge, sundial, some glass, stables, orchard. On the shore a boathouse and slip was marked, but it is unclear if they pertained to West Hill. *See* Map 7.

Little information readily found on history, probably because of generic name. House must have been built before 1846 as owner, Rawson Boddam Crozier, mentioned in notice of marriage of his son in *The Annual Register, Or, A View of the History and Politics of the Year 1846: Volume 88* (1847), p. 229.

Norton Lodge, Yarmouth

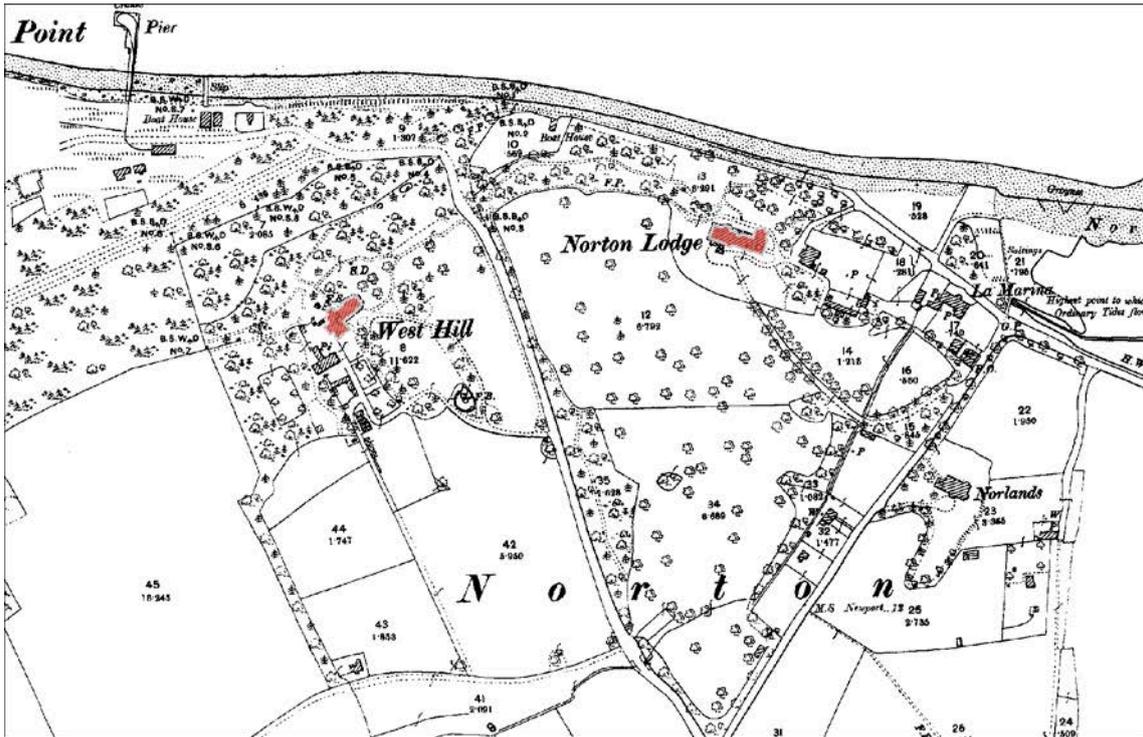
Date: 1760
Extant? House, yes.
Setting, fragments.

House remains (much extended), now part of the Norton Grange Coastal Village, a holiday resort. Not listed.

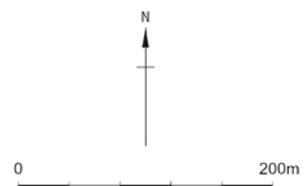
House dates back to 1760. Previously known as Norton Lodge. In early 19th century it belonged to Rear Admiral Graham Hamond. Acquired by Warner Leisure Hotels in 1966. *See* Map 7.

Original setting was bigger than neighbouring West Hill, c. 10ha. On 1896 map much of the roughly triangular plot was parkland; there were two drives to the house, one along a short avenue. The villa had two conservatories on the south side and a veranda on the north, overlooking Solent. Suggestion of circuit walk, especially through shrubberies to north of house and along western boundary. Likely kitchen garden close to house at northern end of site; some walls may survive. On the shore a boathouse is marked.

Reference: www.en.wikipedia.org/wiki/Norton_Grange



Map 7: West Hill and Norton Lodge, Yarmouth.
 Background mapping – top: Extract from 1:2,500 OS map, 1898 © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2023). Licence numbers 000394 and TP0024. Bottom: © Getmapping Plc and Bluesky International Limited.



The Mount, Yarmouth

Date: First half 19th century?
Extant? House, no.
Setting, no.

Small villa, east of town, likely to be early 19th century. Overlooked the Solent one way and the marsh of the stream that flowed into the Yar the other. By 1897 there was circuit of walks through shrubbery, surrounding three separate lawned areas. One with pool and fountain. Small glasshouse and other ancillary buildings in grounds.

Nothing remains (demolished in 1960s). Modern coastal road now goes through the site. Some trees from corner of the garden may survive.

Eastmore, Shalfleet

Date: Unknown
Extant? House, possibly.
Setting, no.

Even smaller setting than The Mount. Included here as so few marine villas on West Wight. Designed setting was limited (and would not be listed if in Undercliff, for example). By 1898 had lodge, very short drive, uninterrupted sea view, some perimeter planting. House may survive, or new building on footprint. Lodge survives (not listed), plus possibly some peripheral planting. Plot developed with modern bungalows.

Gurnard and Cowes

Woodvale or Wood Vale, Gurnard

Date: Pre-1834?
Extant? House, yes.
Setting, no.

House remains, although probably much altered. (Confusingly, there is now a hotel of the same name close by). Setting lost to development. By 1898 the villa had a lodge, short avenue, attached conservatory and other glasshouses, wood above a small stream and a walk to beach, which connected to a short circuit.

The Briary, Cowes

Date: Unknown
Extant? House, no.
Setting, no.

Small villa on Egypt Esplanade, mapped and named as The Briary on second edition map of 1908. Setting included short drive, walks, three separate glasshouses and orchard. No information on history found. Flats now on site of house.

The Hawthorns, Cowes

Date: Late 19th century?
Extant? House, yes?
Setting, no.

Possibly built in plot of The Briary. Also hard to find information on history. Appears later 19th century from Google Street View. Not listed.

Egypt House, Cowes

Date: c. 1880
Extant? House, yes?
Setting, fragments.

House listed here is late 19th century, but possibly on site of earlier house. This listed house likely to be a replacement of a much earlier villa. By 1907 the setting was limited, but included a circuit walk of lawn in northern half, and southern half of plot probably productive.

Egypt House is listed Grade II:

[HistoricEngland.org.uk/listing/the-list/list-entry/1223365](https://historicengland.org.uk/listing/the-list/list-entry/1223365).

Nubia House, Cowes

Date: 1871?
Extant? House, no.
Setting, no.

Small villa with limited setting, possibly with others built in its plot by 1907. Or maybe the other way around, given the late date?

Stanhope Lodge, Cowes

Date: Unknown
Extant? House, yes?
Setting, fragments.

This marine villa is included in the appendix because the plot was quite extensive (for Cowes) in 1907 although there is little obvious landscape design. The house (building date unclear), now seems to be flats. Difficult to find information on history, possibly because name changed? Some of plot intact and appears to be managed as a public open space.

Northwood House, Cowes

Date: c. 1800
Extant? House, yes.
Setting, partially.

House designed by Nash for G. H. Ward c. 1799, on the site of a previous property called 'Bellevue' (which, from its name, may have been an earlier villa). OSD map of 1793 shows small house surrounded by fields. Extensively enlarged by George J. J. Mair from 1837 onwards. By late 19th century the designed landscape setting was very extensive, of which much was parkland, as well as some pleasure ground. Earliest section of landscape was probably at eastern end, on high ground above and overlooking the Medina. The grounds had extensive walks and a kitchen garden on south-facing slope, on far side of church from house. Kitchen garden is lost, and modern flats have been built on its site. The core of the historic landscape around the villa is now a public park. Many historic trees survive, especially holm oaks, but they have grown unmanaged and now obscure views to the mouth of the Medina and back to the house, even in winter.

The landscape is not registered but the house is listed Grade II*:
[HistoricEngland.org.uk/listing/the-list/list-entry/1223779](https://historicengland.org.uk/listing/the-list/list-entry/1223779).

Marine Villa, Cowes

Date: By 1820
Extant? House, no.
Setting, no.

Of unknown date, and exact location also unknown. Designed by John Nash for Sir John Coxe Hippisley.

See Boynton, L in Arnold D (ed) 1996 *The Georgian Villa*, p. 128.

Westhill House, Cowes

Date: 1770s
Extant? House, no.
Setting, no.

Built by Admiral Hugh Christian after buying land in 1770s. Plot was bounded by Mill Hill Road, Gordon Road, Beckford Road and Birmingham Road. Villa was originally thatched.

According to local history website 'It was subsequently enlarged and given a slate roof. It passed from the Christian family to General Whitelocke, commander of the local military depot and Lieutenant Governor of Portsmouth, then to Viscount Fitzharris, Governor of the Island (1807) who helped found the Royal Yacht Squadron. In the 1820s it was acquired by George Ward, London merchant, who by 1858 was said to own four-fifths of the parish of Northwood. Westhill became the home of his unmarried daughters. When the last Ward sister died in 1886, Westhill House and its grounds were sold. After the local council refused to buy the house in 1907 it was demolished.'

Second edition OS map (1896) shows the plot was already eroded by development of town of Cowes. Therefore it is impossible to tell from this what its original setting was like.

Reference: northwoodvillage.org.uk/wp-content/uploads/nnAPR2013c.pdf



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