



Conservation Management Plan

Ryde Town Hall

November 2023



The Goddard Partnership Limited

Historic Buildings, Design
and Conservation Consultants

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RYDE TOWN HALL Conservation Management Plan

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A. THE REPORT

A.1. INTRODUCTION

- A.1.1. The purpose of this document is to provide a structure for the conservation, repair and maintenance of the buildings fabric through adopted policies and to clarify the need for conserving the building. The report should be used to inform the client of the current state of condition of Ryde Town Hall, it's significance and what works are likely to be required over the next 10 years.
- A.2. This document will then form a basis for the management of change to asset over the coming years, initially determining the extent of the repairs needed, and in providing a basis for how any permanent use can be accommodated while still protecting the building's considerable historic interest.
- A.3. The inspection has been carried out in accordance with our form of tender and letter dated 10th May 2023 SJG/POT/10582 and our Conditions of Appointment.
- A.3.1. Instructions to proceed with the Report were received from Ryde Town Council ('the client') by email on 22nd May 2023
- A.3.2. Hereinafter the Conservation Management Plan will be referred to as the CMP.
- A.3.3. The CMP has been prepared utilising the ICOMOS practice note "Understanding and assessing cultural significance"¹
- A.3.4. This report was carried out in accordance with Historic England 2019 Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. This report is produced in line with the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA 2020).

A.4. ACKNOWLEDGEMENTS

- A.4.1. The Goddard Partnership Limited would like to express their thanks to the staff at Ryde Town Council for their assistance in connection with Inspection.
- A.4.2. Particular thanks are extended to the current owner, in allowing access to the building for the purposes of carrying out the condition survey.
- A.4.3. The section on the development and history of the building has drawn together through a re-examination of information held be the Isle of Wight Records Office, and combined with the excellent work of Dr Elain Harwood (Historic England), contained within Appendix A of the HCC Feasibility Study (June 2021).
- A.4.4. The Goddard Partnership Limited (TGP) have consulted Isle of Wight Council Conservation team, regarding elements of the existing fabric, the need for emergency repair works to safeguard the fabric in the short term while a wider consultation and assessment is carried out to secure the future of the building.
- A.4.5. We are grateful to Mr Lee Byrne (Conservation Officer), in providing details of the permissions for the insertion of the balcony, including the drawings of the proposal that the Council have on file.

¹ https://australia.icomos.org/wp-content/uploads/Practice-Note_Understanding-and-assessing-cultural-significance.pdf

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A.5. EXTENT OF REPORT AND SCOPE

- A.5.1. The purpose of the Conservation Management Plan (CMP) for Ryde Town Hall has been to establish its current condition, which can be used as a basis for planning the repairs works needed over the coming years. In addition to the condition survey of the building, further research has been completed to supplement the existing understanding of the history and development of the building and completed by HCC and published in their Feasibility Study which was completed in June 2021.
- A.5.2. The current CMP should form the cornerstone of the assessment of the impact of any new proposals for the building and how this will affect their significance. There are many areas of the building where the impact of new work can offer an opportunity to enhance the asset where less sensitive alterations have been completed in the recent past.
- A.5.3. The analysis of the development of the building has not attempted to re-draft information which is already available, but to add a further layer of detail in respect of the chronology and how this relates and contributes to the significance of the Town Hall.
- A.5.4. The study has focussed on the building bounded by the current street pattern, including Lind Street, St James' Street and Market Street to the north.

A.6. LIMITATIONS

- A.6.1. This report is provided for the private and confidential use of the client. The Goddard Partnership Limited and the consultants named above, accept responsibility to the client alone that the report is prepared with the skill, care and diligence to be expected of a competent Chartered Surveyor, but accept no responsibility whatsoever to any person other than the client.
- A.6.2. Directions right or left are taken facing the front elevation. This elevation faces approximately south.
- A.6.3. All measurements and dimensions mentioned are approximate or nominal only and should not be relied upon where accuracy is required.
- A.6.4. No access could be gained to the following areas;
- Timber floor voids
 - Roof of the Cupola
 - Disabled WC
- A.6.5. No further assessments have been made regarding the service installations, as these were inspected in June 2021. The findings of this inspection remain, with no work having been completed since.
- A.6.6. Although we have been able to inspect the main walls, this work has only been completed from ground level with the upper sections of the walls inspected using binoculars and a telephoto lens fitted to a digital camera. It is therefore possible that defects in these areas may be hidden from view and will only become apparent once access is in place.

We cannot therefore confirm that these areas are free from defects.



View east along Lind Street towards Ryde Town Hall. Circa 1890

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A.7. ISSUE AND TRACK CHANGES RECORD

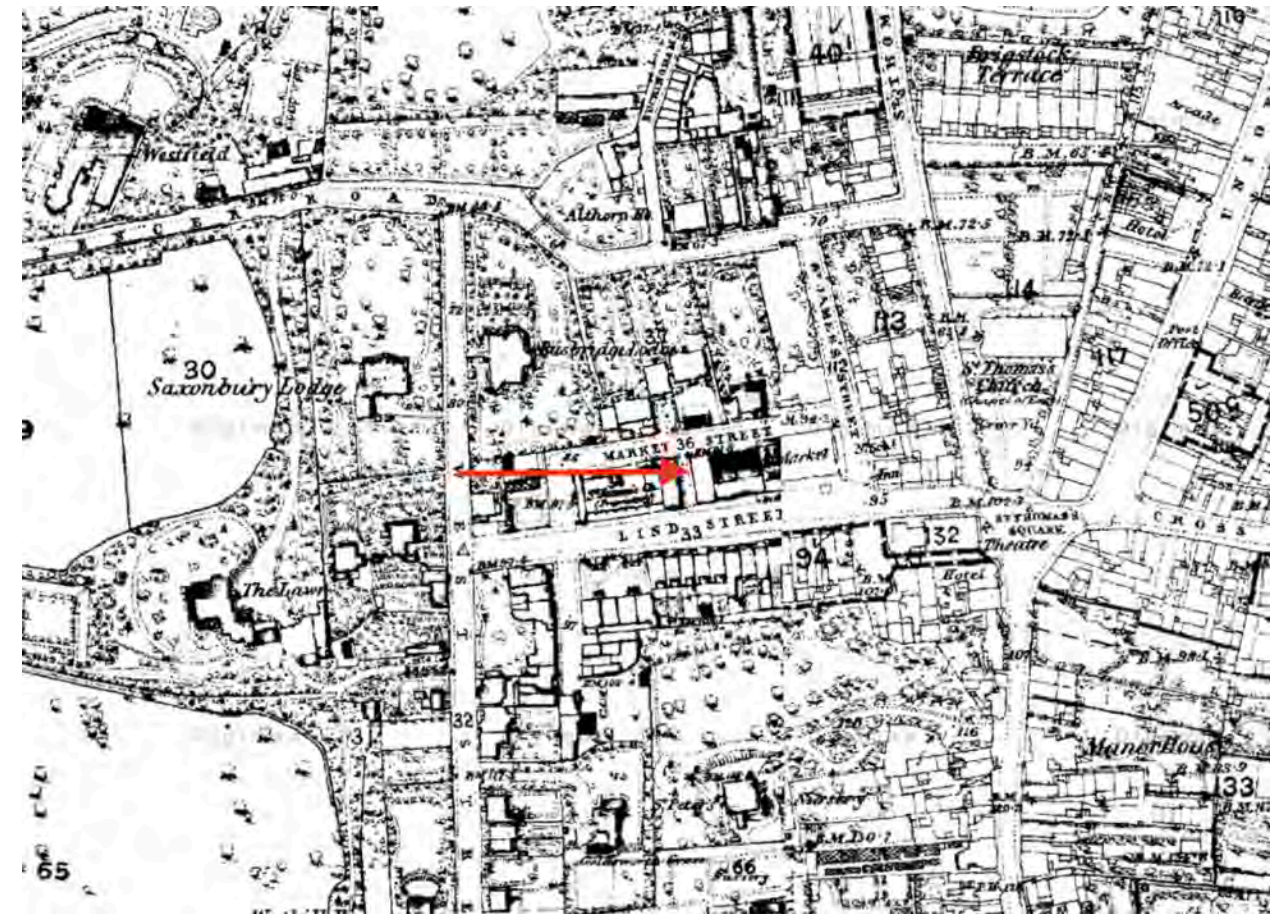
Revision	Date	Status	Circulation
A	17th November 2023	For Comment	
B	15th December 2023	Final Draft	HE/ Conservation Officer/ RTC
C	24th February 2024	Final	Ryde Town Hall Working Group, Historic England, Isle of Wight Council Conservation Officer

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A.8. Site LOCATION

A.8.1. Ryde Town Hall
Lind St.
Ryde
PO33 2NL

Grid Reference: SZ 59060 92617



Ryde 1860s Red Arrow Indicates Town Hall Image Source: Digi - Maps 2023

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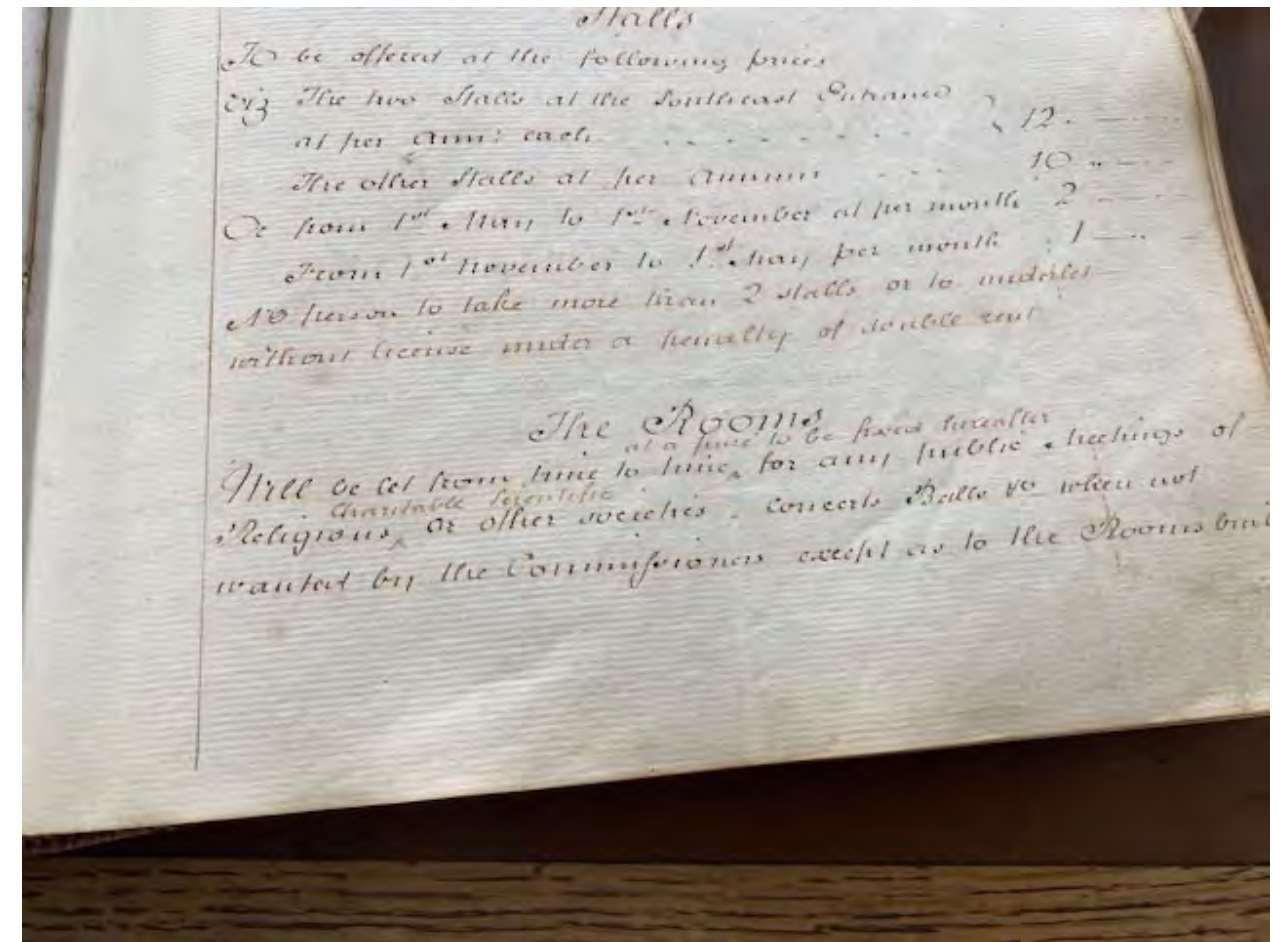
B. EXECUTIVE SUMMARY

B.1. History

- B.1.1. Ryde Town Hall was originally conceived as the administrative and commercial centre of Ryde as it rapidly grew from being a relatively modest village on the north coast of the Isle of Wight into a bustling and fashionable seaside town, with strong links to the mainland.
- B.1.2. In its heyday, Ryde welcomed the rich and famous often at the invitation of Queen Victoria, with the town forming a stopping off point en-route to Osborne House. This was in part facilitated by the construction of the pier.
- B.1.3. The building form of the Town Hall was a confident statement of the importance of Ryde in how it was perceived by those visiting. The architectural language used in the design echoed a similar vocabulary to similar administrative buildings in a Neo Classical style built during the same period including those in Brighton.
- B.1.4. Successive alterations included the addition of a first floor to the Eastern end of the building, and the re-facing of the south facing elevation, with the addition of new windows in the otherwise modestly detailed facade. These areas having originally housed the market, which formed the commercial hub of Ryde. At the western end of the existing building more of the original work remains. An examination of the town plans of 1864, would seem to indicate that the fire engine (donated as Engine House on the plans) was located on Lind Street, and not on Market street as originally thought. This plan would also appear to indicate that the horses used in connection with the fire engine were housed in open stalls placed on the inside of the north wall (shown dashed on the plans), with a central courtyard beyond (shown with no hatching). The square within the courtyard may possibly have been a water trough (see image right).
- B.1.5. More recently the building has fallen out of use, and it has largely remained derelict for the past 10 years with a series of failed attempts to regenerate the site as a music venue, and to provide healthcare support functions within the town. The building is therefore at significant risk, of further deterioration unless another sustainable use or uses can be found. This report has been conceived to create a framework for this work to start.
- B.1.6. Dr Elain Harwood (Historic England) prepared a very comprehensive history of the building and its context within the town, and no attempt has been to repeat or duplicate her scholarly work within the context of this report. The historical analysis within this report is designed to complement and build upon what has been completed before.

B.2. Significance

- B.2.1. The significance of the Town Hall comprises a series of layers stemming from its original design and use, but also encompassing its more recent history. The different layers in the development of the building contribute to its overall value. Changes arising from the fire in 1933, now form an integral part of the building, with the carefully detailed handrails which rise to the second floor providing clear evidence for this phase of work.
- B.2.2. The building includes evidence of cultural, aesthetic and historic value, and these are described in more detail in the report. The war memorial is one of the more recent changes to the fabric, but it is also one of the most significant, both in terms of its design, but also in its relationship in connecting the building and the town to those who lost their lives in conflicts. It would potentially merit, an increased designation and being separately listed.
- B.2.3. The existing form of the building provides a varied combination of spaces in size and layout which in part reflect the changing functions of the building. The more recent timber studwork and plasterboard partitions have further divided the spaces, but evidence of the original layouts of the rooms remain in the finishing of some of the C19th tiled floors. This evidence would potentially allow the earlier form of the building to be reinstated.
- B.2.4. Some conflicts have been identified where harm has resulted from its most recent period of use. This includes the introduction of the balcony and the addition of the passenger lift, and although both offer some public benefit in our opinion, the balcony does not outweigh the visual and physical harm. The type of lift installed without a pit being required, has reduced the degree of harm to a minimum however.



Excerpt from the minutes of Ryde Borough Council proposing that the rooms can be let out to local society's and groups



OS One Inch Series Street Map Ryde (Hampshire XCI.10.11) Surveyed 1864, published 1866 (in two parts and joined by author)

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- B.2.5. Significant improvements could be made in the management of new work and how this impacts on the fabric. The integration of new service installations continue to present challenges, but they must be more carefully planned to limit harm. It should however be expected that the level of service provision will increase, increasing the challenges of how these may be concealed from view.
- B.2.6. No new review of the services has been completed, where they will need to be renewed completely. The siting of the incoming supplies must however be reconsidered, on the basis of the current high level of harm close to the historic core of the original building.
- B.2.7. Some of the areas of repair recommended within the report have the potential to reinforce the significance of the original design and will contribute to improving the condition of the Town Hall.



South Elevation Circa Early 20th Century Showing the Glass Canopy Removed in 1950



Artist's impression circa mid 19th Century

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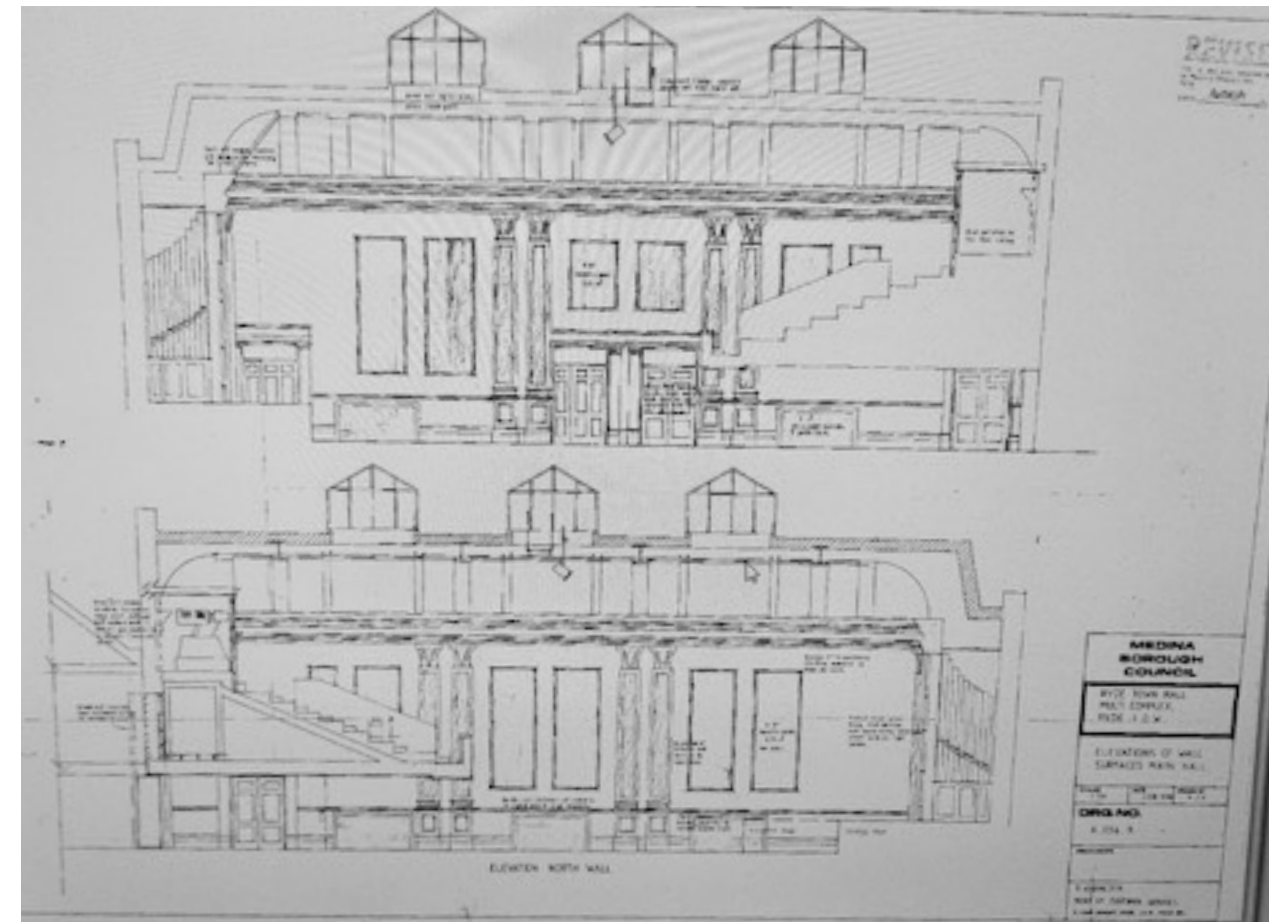
B.3. Future Development

Repairs and New Works

- B.3.1. During the course of the review in preparation for the Conservation Management Plan, it is evident that significant and extensive repairs are needed to safeguard the Heritage Asset. Although minor repairs will not require listed building consent, there will be aspects which will require more significant interventions, and consent will be needed. This will include areas of structural improvement, particularly in the south eastern corner of the building where the extent of movement is at its greatest. We anticipate this will need methods of stitching the existing fabric, with the possibility that some underpinning *may* also be needed. This will need to opinion of a suitably experienced structural engineer, with the support of a geotechnical investigation (see Further Investigations, below). This is reviewed in further detail within the Condition Report appended to the CMP.
- B.3.2. The condition report for the building also highlights the longstanding issue of the lean to the clocktower. This remains a concern, and on the basis of our review this is likely to have occurred where it was a later addition and the load paths imposed on the existing fabric resulted in the lean; holding works should therefore be expected.
- B.3.3. Any new alterations such as those described above, or the demolition/ removal of the existing fabric (no matter how recent) will require listed building consent.
- B.3.4. A review of the local authority website would suggest that at least some of most recent changes, are not entirely consistent with the details shown on the approved plans and so these are 'in breach'. Where there is no Statue of Limitation, responsibility for the correction of these breaches will fall to the owner at the time. On the basis of our inspection however, for the most part these changes would almost certainly be removed and corrected as part of the plans for any new development. The local authority recognise this is the current situation and no enforcement action is planned for on the basis of the current breaches².
- B.3.5. Work has been undertaken in the past which has not always been completed using the most appropriate conservation methods and techniques and this has sometimes eroded the significance of the asset and the materials used in its construction. This has included the use of cement pointing in the soft stonework, the use of manmade slates and for the render repairs. Other materials not normally approved for use on listed building have been more successful, including the use of metal cappings to the parapets. These can remain in the immediate term where they are protecting the historic fabric³.
- B.3.6. The introduction of the gallery in the main auditorium has had a very significant and a negative impact on the scale of the main space, notwithstanding the significant damage it has caused to the fabric in providing the connections to the existing structure for support. The reason for such changes were no doubt well intentioned to increase the commercial viability of the venue, but in so doing causing visual and physical harm to the asset. The removal of some of the interventions should therefore be considered a priority, but while still recognising the commercial imperative which will be needed to sustain such a large building.
- B.3.7. It is our considered opinion that a single function or purpose for the building would be in danger of repeating similar commercial challenges again in the future.
- B.3.8. The management of all the repairs that are required should be improved, with maximum retention of historic fabric being critical. Although this may in part be covered by the statutory approval processes, the skills of the contractors completing the work, as well as those specifying and inspecting it must be at the highest level. This will need to be coupled with the funding available for the repairs and the bearing on what can be achieved and to what standard.

² Confirmed by Lee Byrne, IOW Conservation Officer Nov 2023

³ *ibid*



Plans for the insertion of the gallery (Listed Building Consent: LBC/20510A/M/8444 (1990))

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- B.3.9. On the basis that the building is relatively large, and funds for repairs are likely to be extended over a period, with the work needed to be phased. The highest priority should be to ensure that the building is wind and weather tight, and although there are currently a number of active leaks these are relatively few in number. Temporary holding works may be needed, but provided these allow the retention of historic fabric, they should not be discounted. Indeed, this would be a preferable solution to the loss of historic fabric for a less expensive repair which in time will erode the significance of the building.
- B.3.10. A Condition Report is included as part of the CMP and this identifies the principal defects at the Town Hall and their priority.
- B.3.11. Regular and on going maintenance should be expected to continue into the future, although once the all the urgent works have been completed, this should limit the extent to which further substantial injections of funding are needed
- B.3.12. In the immediate term the management and removal of vegetation should be increased to reduce the rate of deterioration, even while later phases of the work remain pending.
- B.3.13. The retention of the Town Hall as a single entity, albeit potentially with different occupiers split across the building should be considered a high priority, as the commercial success of one element would have the potential to support other less viable uses. If one section of the property is sold, this would have the potential curtail an ongoing funding stream which will be needed for the whole over the longer term. In our opinion, this should be resisted.
- Interpretation and Learning*
- B.3.14. The current level of interpretation to assist learning about the site is non existent, particularly where the building forms a very important chapter in the development of the town. This requires improvement.



Shooting Party

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B.4. Further Investigations

B.4.1. We would recommend further investigations are completed in the following areas

- Rodding and CCTV survey of the existing drainage systems (particularly to the SE corner)
- Investigation of the load paths for the support of the cupola
- Investigation into the condition and expected residual life span of the concrete roof deck over the auditorium
- Borehole and or trial hole investigation in the south east corner of the building.
- Structural engineers' review of the areas highlighted in the condition report.
- Asbestos Report
- Paint analysis (main auditorium, but all expected to be post 1930's fire).

B.5. Review of the plan

B.5.1. The Conservation Management Plan will need to be reviewed periodically to allow the reassessment of the site and how the processes of repair and conservation have secured the heritage which is currently at Risk or under threat. The timeline for the review may be influenced by changes in the use and occupation of the building, the completion of significant works which may contribute and enhance the understanding of the Town Hall or after a fixed period, but not more than every 5 years.

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C. LEGISLATION

C.1.1. Legislation relating to listed buildings is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. At its core (and the other legislation which complements it) is an understanding of the importance or significance of the building.

C.1.2. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (amended 2016) states that:

“In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

C.1.3. This document is designed to allow these aspects to be considered.

C.2. National Planning Policy Framework (NPPF 2023)⁴

C.2.1. The NPPF (HCLG 2023) constitutes the Government's current national guidance and policy regarding development in the historic environment. The guidance is a material consideration and it includes a policy framework for decision-takers to follow, which will ultimately allow how changes to the asset are assessed.

C.2.2. Section 16 of the National Planning Policy Framework (NPPF) 2023 sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

C.2.3. Paragraphs 195-214 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.”

C.2.4. Paragraph 200 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 200).

C.2.5. Paragraph 201 requires LPAs to identify and assess the “the particular significance of any heritage asset”.

C.2.6. This CMP provides a framework for the areas of the asset which may more readily accept change and where they may have an impact on the significance of the whole. The CMP provides a gazetteer of the principal items of significance, but additional items may need to be added and considered in relation to any proposals for the alteration of the building in the future.

C.2.7. LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets. Putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 196/203)



June 1931: Fire destroys the roof, and substantial damage to the building

⁴ https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

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- C.2.8. Paragraph 205 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).
- C.2.9. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:
“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”
- C.2.10. The key element of this definition is that it does not suggest conservation to be the same as preservation. Conservation should be seen as proactively maintaining and managing change and not on a reactive approach to resisting change. Conservation should amount to a change that at least sustains the significance of a heritage asset.
- C.2.11. Paragraph 206 deals with substantial harm to, or total loss of, significance of a designated heritage asset. Harm is possible not only as a result of removing an element an asset, but also where a new intervention may have a negative impact on the remainder.
- C.2.12. Where a development proposal will lead to less than substantial harm, to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate the optimum viable use (NPPF 208)
- C.2.13. Harm is defined by Historic England as a change which erodes the significance of a heritage asset. The conservation of heritage assets are recognised as of benefit to the public, and this can sometimes be offset by would might be considered a public benefit.
- C.2.14. In weighing applications that directly or indirectly affect the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 209).
- C.2.15. LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance, the impact, and to make this evidence publicly accessible and for any archives deposited with a local museum or other public depository (NPPF, 211).

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D. DESIGNATIONS:

D.1. The following designations apply to Ryde Town Hall

D.2. HERITAGE CATEGORY: LISTED BUILDING

Grade: II

List Entry Number: 1217046

Date first listed: 18 May 1972

List entry name: The Town Hall

Statutory address: The Town Hall, Lind Street.

D.2.1. Summary

D.2.2. *A former market house with the Council Chamber above 1830 /1831*

D.2.3. Reasons for Designation

D.2.3.1. *Restored after a fire in 1933. Architect James Sanderson. Coursed stone cut in imitation of bricks. The ground floor of the original portion has a portico built across the pavement consisting of four round Doric columns flanked by two heavy flattened, cemented and rusticated archways, one on each side and also across the pavement. Entablature above this. Above the latter similar portico of four Ionic columns with iron railings flanked by two small solid portions (containing staircases), which are flanked by Doric pilasters and contain one round-headed window each, with smaller pilasters and architraves over. Behind the portico on the first floor three large sash windows in architrave surrounds and on the ground floor three round-headed doorways with semi-circular fanlights. Cornice and parapet above the buildings, with piers at corners and paired, flanking pediment over portico. Small tower above in three stages. The lower portion square with slightly projecting bay to each face flanked by Doric pilasters and containing segment headed window in moulded surround. The corners have wrap round Doric pilasters, Greek Key frieze and cornice, blocking course with urns above angles: rather Soanian. The middle section has a clock face each side with the cornice arched over and the angles levelled and slightly recessed. The whole is surmounted by a cupola of eight composite columns with a copper dome crowned by a weathervane. A two storied extension of the later C19 in similar style to the East. Square headed arcading to ground floor with banded rustication, eight recessed tripartite windows. First floor windows set in stuccoed arched recesses with moulded arches over on acanthus leaf decorated imposts. One storey addition of five windows to West.*

D.3. CONSERVATION AREA

D.3.1. Ryde Town Hall is within the Ryde Conservation Area



South Elevation



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E. Historic Background

E.1. General

- E.1.1. Ryde was originally two villages one by the sea and a larger one on the hill above. It was Henry Player a Hampshire brewer that made the first real developments after buying the estate to the town by forming a new road to the quay at lower Ryde and soon leases were granted for buildings. The Architect James Sanderson was commissioned to build Brigstocke Terrace in 1826, but it was the Lind family who built most of the new housing. The town grew exponentially after the construction of the pier in 1813 - 1814.
- E.1.2. In 1829, an act was passed by the town council, for, among other things a market for the town.
- E.1.3. Architecturally, the original town hall belonged to a group of public buildings during the 1820s and 1830s, that adopted the Neo classical style. These styles originated from ancient Greece and Rome. Municipal buildings were styled in this way as a tribute to the birth of democracy in these two nations. The new Market Hall was quite an ambitious and refined building compared with the rest of the town.
- E.1.4. The original building was single storey, apart from the centre bay where a first floor temple with an open tetra-style portico and two small end pavilions were sited upon a tetra-style ground floor colonnade. In 1833 Ryde Town Hall was the largest building on the Isle of Wight.
- E.1.5. The market house consisted of a fish market at the west end, along with butchers' shops, the centre a corn market and a general market. The town hall was located above the corn market. It was a large room where balls were occasionally held.
- E.1.6. The market's popularity was short lived, in 1848 and was described as a "heavy pecuniary burden on the rate payers"
- E.1.7. The western end of the building then became a library and lecture room for the Ryde Literary and Scientific institution. A portion of this wing was also used to house the town's fire engine. In 1863 a meeting was held to discuss a plan to convert the western end of the building 'to a room for the transaction of public business'.
- E.1.8. After the town became a municipal borough, improvement works commenced on the town hall which included a new cupola designed by local architect Thomas Dashwood that housed a clock, with Mary Harriette Player Brigstocke, being the 'main influence for purchasing'⁵ the clock.
- E.1.9. In 1868 an assembly hall was built above the eastern range designed by Francis Newman. During the build the market was held beneath the new council chamber which was itself used for concerts. The new additions made at this time were of a slightly different greyer stone in larger ashlar than Sanderson's material choices of the earlier phase.
- E.1.10. It was during the 1868 phase that a new home was found for the fire engine and the west wing was converted into a second office for the town clerk.
- E.1.11. In 1869, Newman, who was the captain of the local Isle of Wight Rifles organised a drill with the brigade to test the strength of new floor which was to be found wanting reinforcement!
- E.1.12. The market function appears to have been defunct by 1894.
- E.1.13. The building had been restored to its former glory by May the following year and following this no major work was carried out until 1990 when Nigel Hayton⁶ (County Surveyor) converted the hall into a cinema and theatre with a large raked balcony that included the projector and dressing rooms. The building was re-opened in 1991 and was renamed The Ryde Theatre.



Market and Town Hall as built in 1831

⁵ stmarysryde.org, Ryde AudioTrail RSHG

⁶ <https://database.theatrust.org.uk/resources/theatres/show/1157-ryde-theatre>.

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E.2. Freemasons

- E.2.1. The foundation stone for the building was laid by the physician Dr John Lind on the 14th of May 1830 and was assisted by several Masters of Isle of Wight Lodges. Dr Lind himself donated £500 to the construction costs along with a significant donation from the Freemasons of the island.
- E.2.2. A ceremonial trowel was produced for the occasion, which was actually used twice, once for the laying of the foundation stone and once for the cope stone in 1831. The trowel is engraved either side recording those that were involved in both ceremonies. The top side refers to several lodges of the Ancient and Honourable Fraternity of Freemasons in the Isle of Wight. The reverse is engraved with those involved in laying the copestone, including W Bro. William Collier Gloster Sheriden of the East Medina Lodge no.175 assisted by many freemasons including Thomas Dashwood who was at the time a Senior Warden of the lodge.
- E.2.3. East Medina Lodge then held meetings in the town hall in 1831 and 1844 before a building was found to permanently house the lodge in John Street in Ryde, in 1848.

East Medina Lodge No 175



Meetings of East Medina Lodge no 175		
Meeting at Ryde		
Rectons Hanoverian	New York-----made no returns in 1786	?--1786
Brigade	is noted in Ahiman Rezon 1804,1807 and 1813	
East Medina Lodge	The Bugle Inn, The Esplanade.	1813
Ryde, Isle of Wight	Yelfs Hotel, Union Street.	1817
	Vine Inn, Castle Street.	1819
	Yelfs Hotel, Union Street.	1819
	Private Rooms Brigstock Terrace.	1830
	Pier Hotel, Esplanade.	1831
	Free School, Melville Street.	1831
	Town Hall, Lind Street.	1831
	Sheridans Hotel, Union Street.	1835
	Pier Hotel, Esplanade.	1836
	Old Manor House, High Street.	1843
	No 5 Lind Street.	1843
	Town Hall, Lind Street.	1844
	Pier Hotel, Esplanade.	1844
	No 1, Colanade.	1845
	Masonic hall, John Street, Ryde.	1848

List of the early meetings of East Medina Lodge

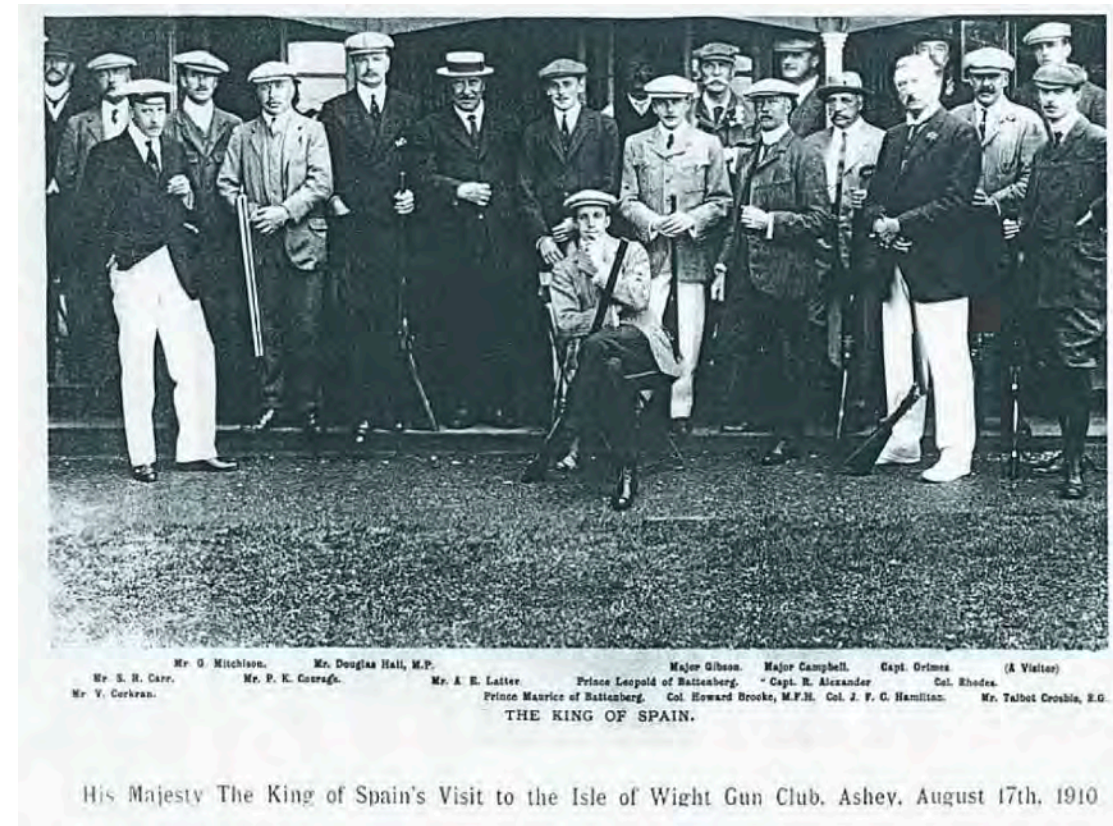


The silver trowel used for laying both the foundation Stone and the copestone 1830 and 1831 respectively

RYDE TOWN HALL Conservation Management Plan

E.3. Visiting Royalty

- E.3.1. A notable visitor of the building was King Alfonso X of Spain in 1910. It was during this visit that he took part in a shooting competition at the Isle of Wight Gun Club, which he consequently won.
- E.3.2. The Town Hall was also visited by Queen Elizabeth II in 1965 when she was invited to inspect the Borough regalia and the Brigstocke collection of glass and china. Her Majesty also signed the visitors book during her visit.



RYDE TOWN HALL Conservation Management Plan

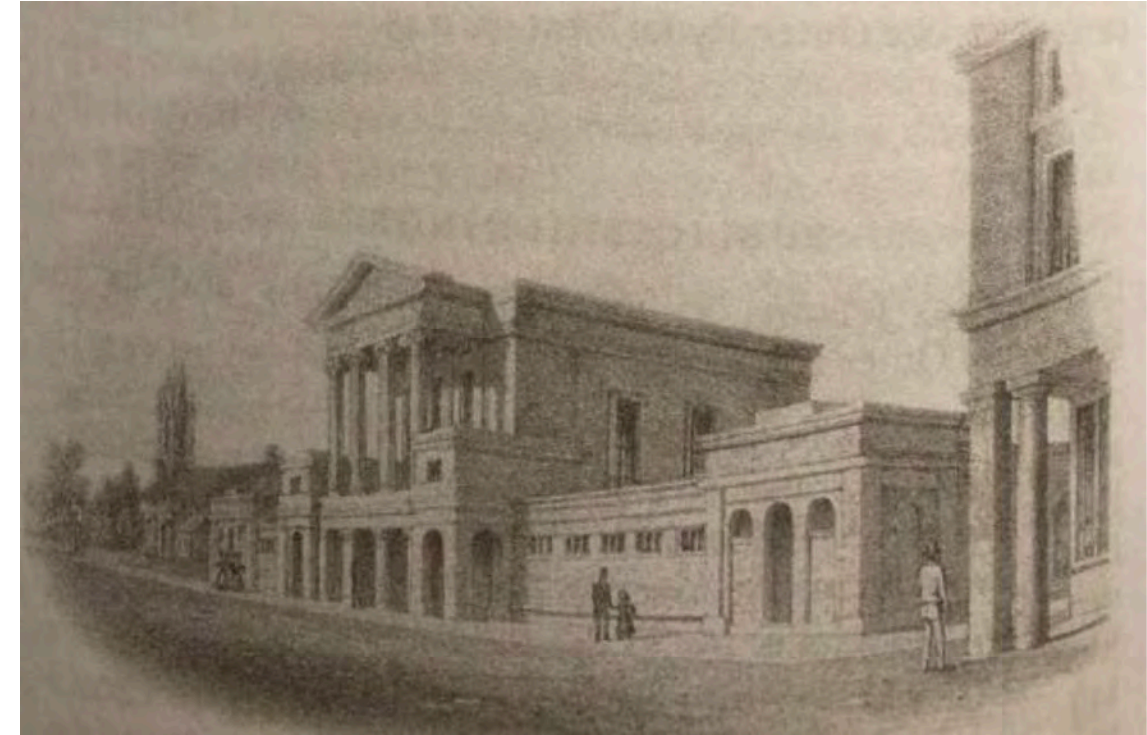
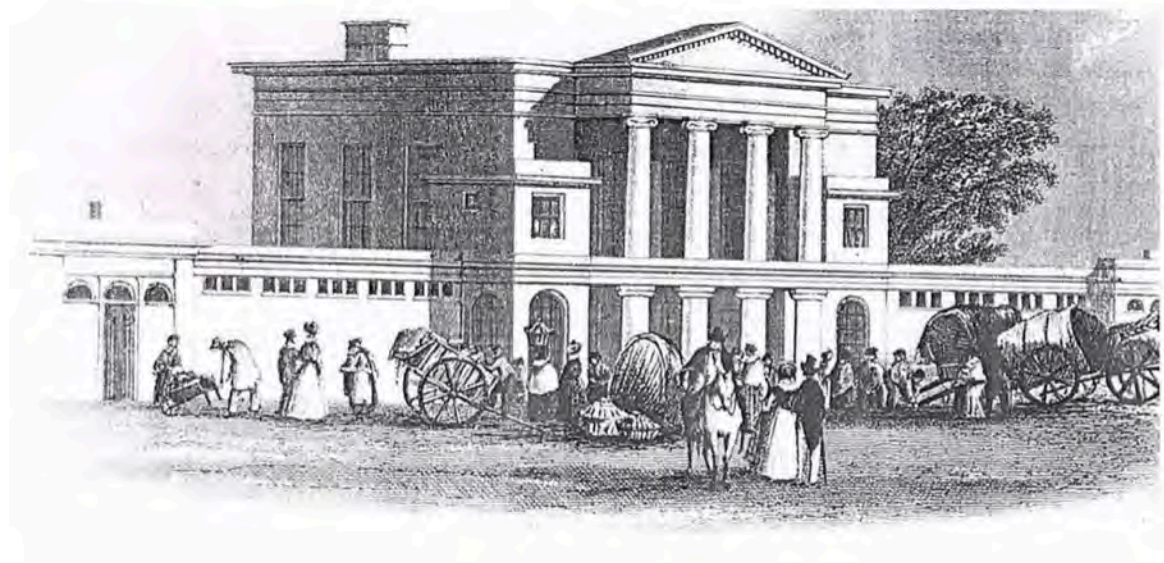
E.4. Summary Timeline

- 1830 / 1831 The Market Town Hall was erected over the site of the corn market on Lind Street. Designed in the Neo classical style James Sanderson who was a pupil of the celebrated architect James Wyatt. The foundation stone and the cope stone were both laid by two Worshipful Master Freemasons and assisted by the brethren of the lodges of the Isle of Wight.
- 1840 An application for Magistrates to hold Petty Sessions in the Town Hall was successful
- The Literary and Scientific Institution is shown as occupying the western end of the building on the 1864 town plan, with the organisation noted as being founded 'before 1848'.⁷
- 1867 The building was altered and extended by Francis Newman in the Italianate style and at the same time a tower with a tall cupola designed by Thomas Dashwood was affixed to the roof with a clock. The east wing was increased to two storeys and a new assembly hall was created capable of seating 750 people.
- 1868 The first meeting of the Borough Council was held in the Town Hall on the 22nd December 1868.
- 1869 Formal opening of the new Assembly Hall.
- 1870 The Ryde School of Art was founded by Mr Benjamin Barrow, and based at the Town Hall. The school was supported by the Department of Science and Arts in South Kensington, and through the payment of fees. The school subsequently moved to a purpose built site on George Street.
- 1897 An organ was installed to commemorate Queen Victoria's long reign.
- 1902 A glass canopy was added to the entrance. This was subsequently taken down in 1950.
- 1933 A fire started in the roof on 6th June, it was thought that the sun's rays overheated the zinc roof. It took the fire brigade two and a half hours to control the fire but unfortunately, among the losses, was the organ installed in 1897.
- 1934 Work began to restore and reconstruct the hall to the designs of Eiloarth and Sons and Inman a London-based Architect. The building was reopened on 1st June 1934 by Alderman E Hayden, Mayor.
- 1990 Apart from the removal of the glass canopy to the entrance in 1950 very little alteration took place in the Town Hall until 1990 when the main hall was converted into a theatre and cinema. The building was renamed the Ryde Theatre which officially opened in 1991.
- February 2005: Temporary closure following the discovery of cracks below the clock tower.
- 2010 The building closed and was put on the market.
- 2013 The building was sold for £300,000, but has not reopened since.

⁷ Harwood, Dr E, *Ryde Town Hall, Lind Street, Ryde, Isle of Wight* (2021)

RYDE TOWN HALL Conservation Management Plan

F. EARLY IMAGES OF RYDE TOWN HALL



Isle of Wight Fire Brigades Federation: <https://www.iwbf.co.uk/special-features/leaders/captain-henry-buckett>

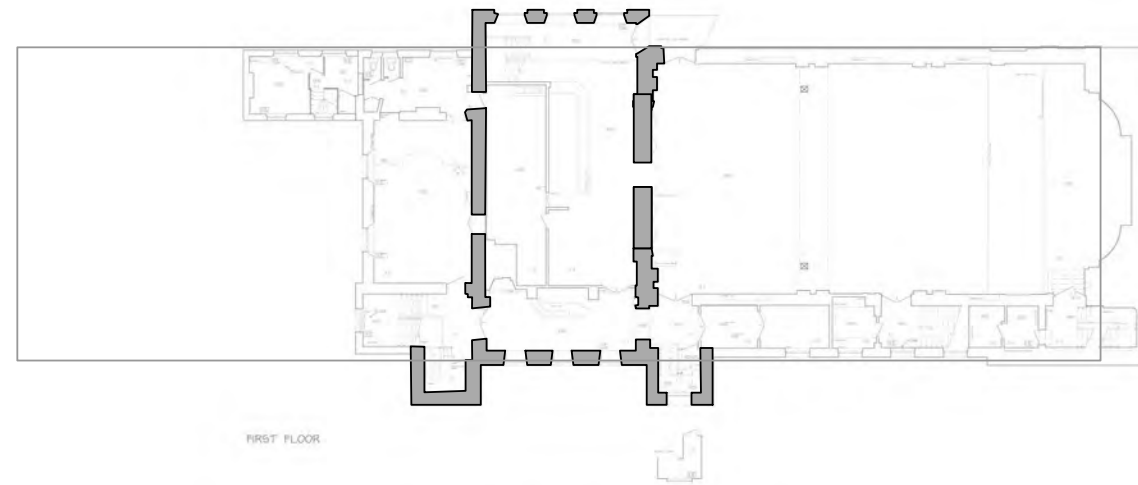


Figure 1 South Elevation Circa Early 20th Century Showing the Glass Canopy Removed in 1950

RYDE TOWN HALL Conservation Management Plan

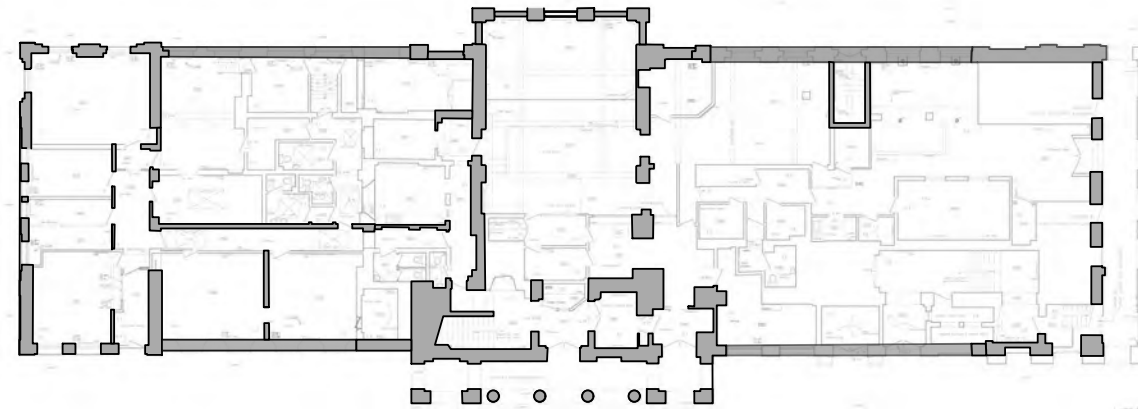
G. Building Phasing Plans

First Floor



1829 - 1831

Ground Floor

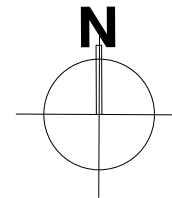


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Revisions:



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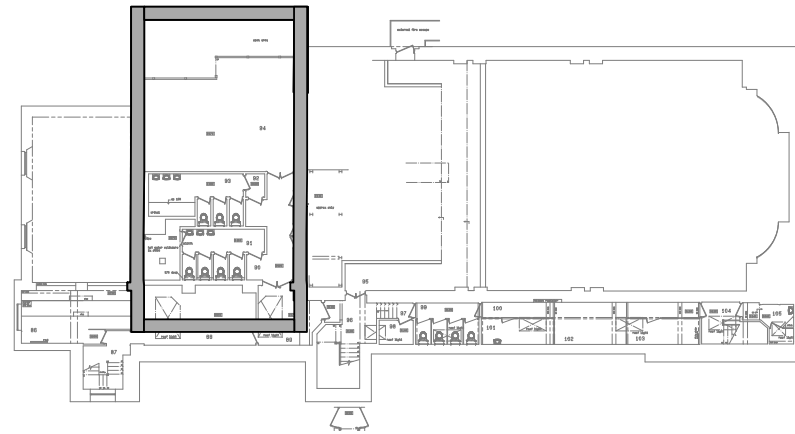
e: office@thegoddardpartnership.com

w: www.thegoddardpartnership.com

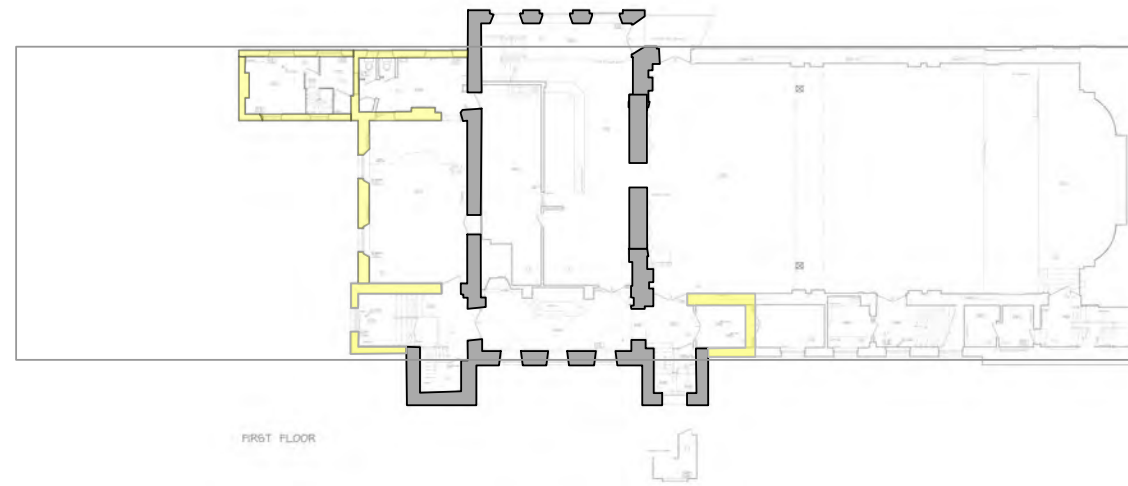
Client	Ryde Town Council
Project	Ryde Town Hall CMP
Drawing	1829 - 1831
Scale	NOT TO SCALE
Date	December 2023
Drawing No.	1238 / 102
Revision	

RYDE TOWN HALL Conservation Management Plan

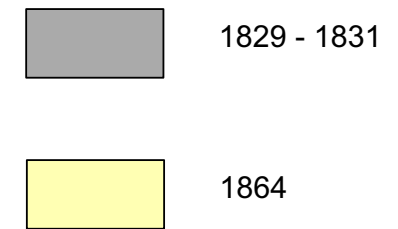
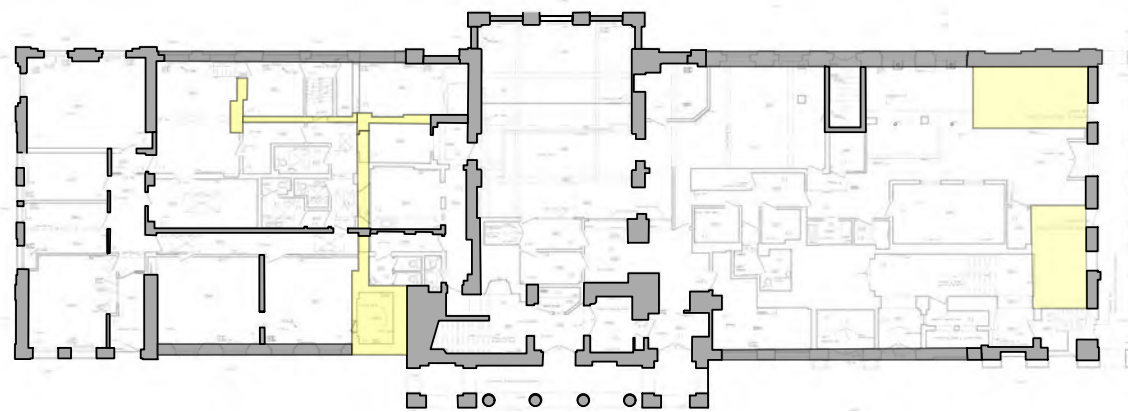
Gallery Level

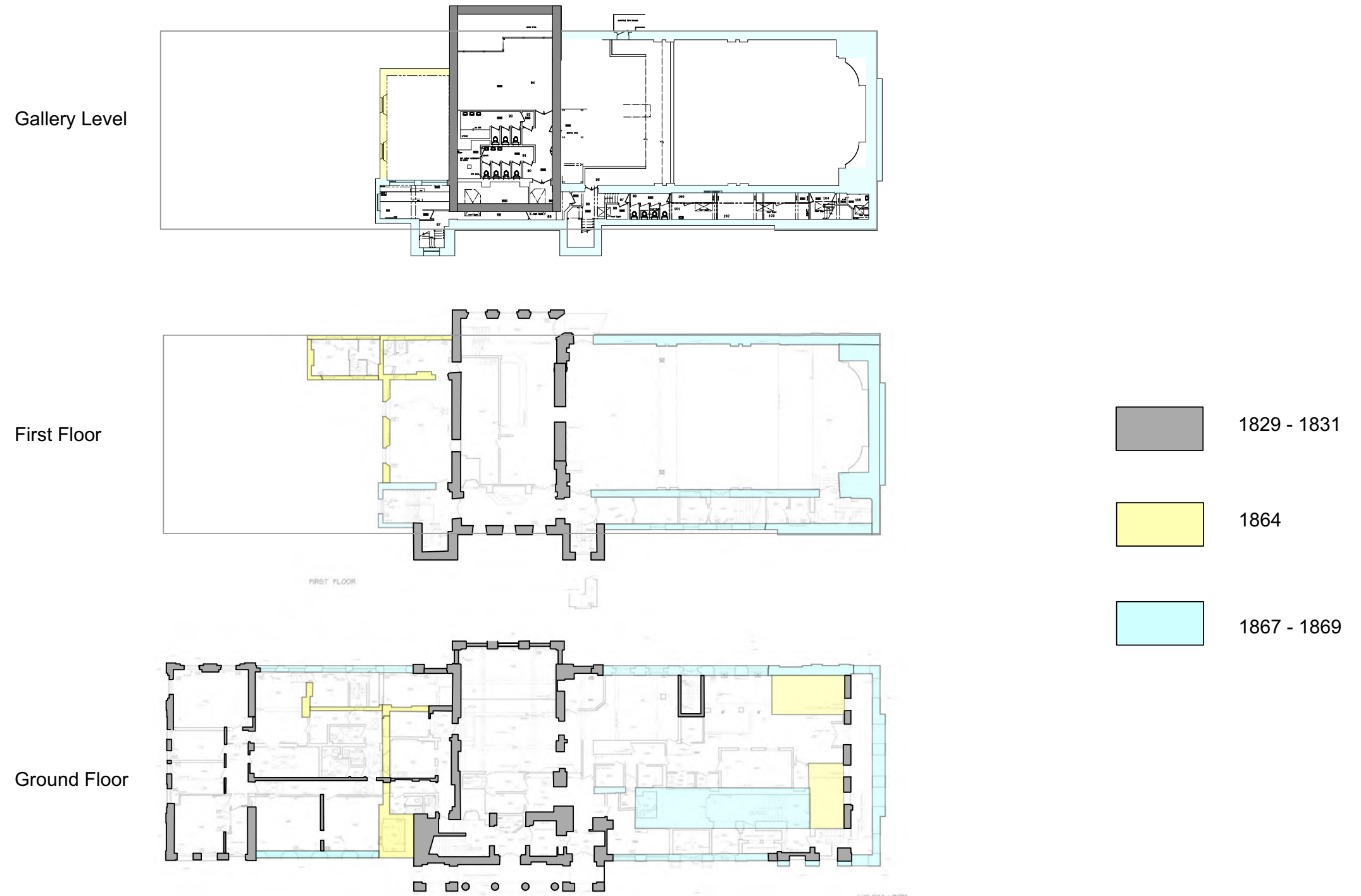


First Floor



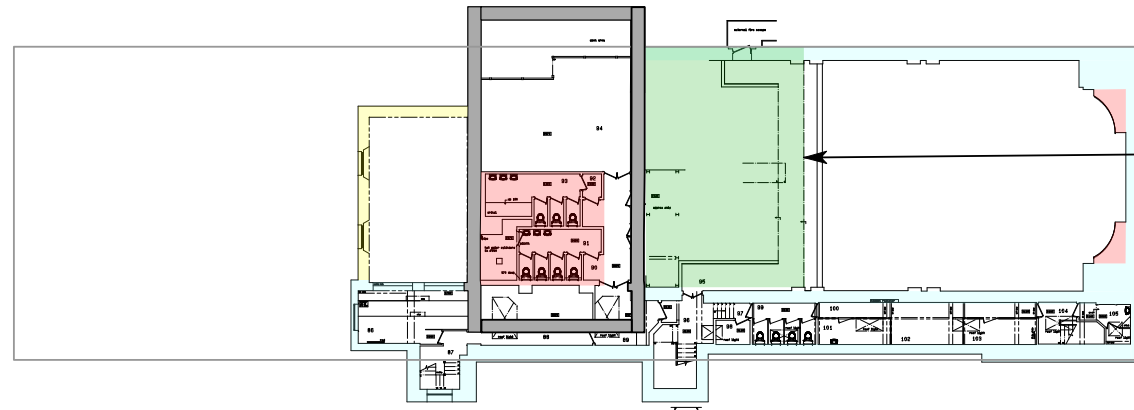
Ground Floor





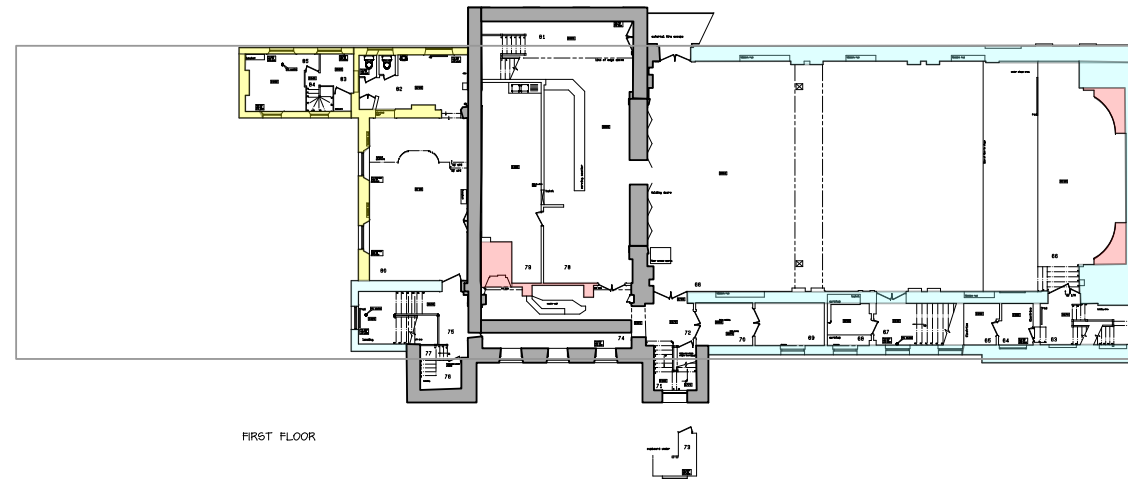
RYDE TOWN HALL Conservation Management Plan

Gallery Level



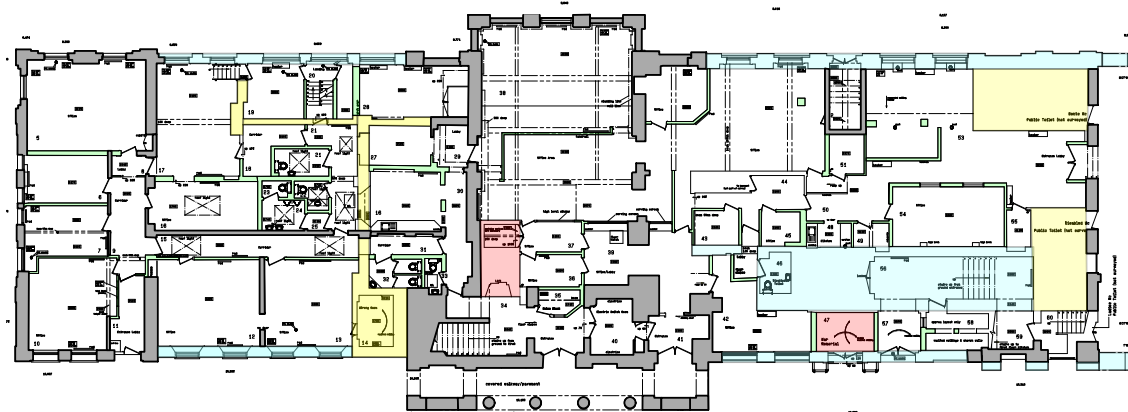
Balcony and control room added to auditorium 1992

First Floor

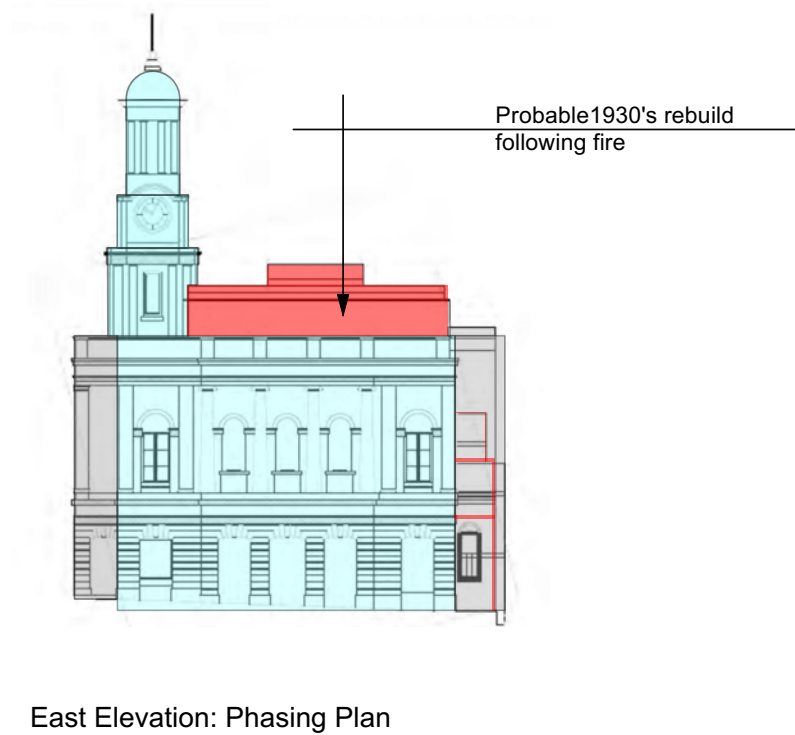
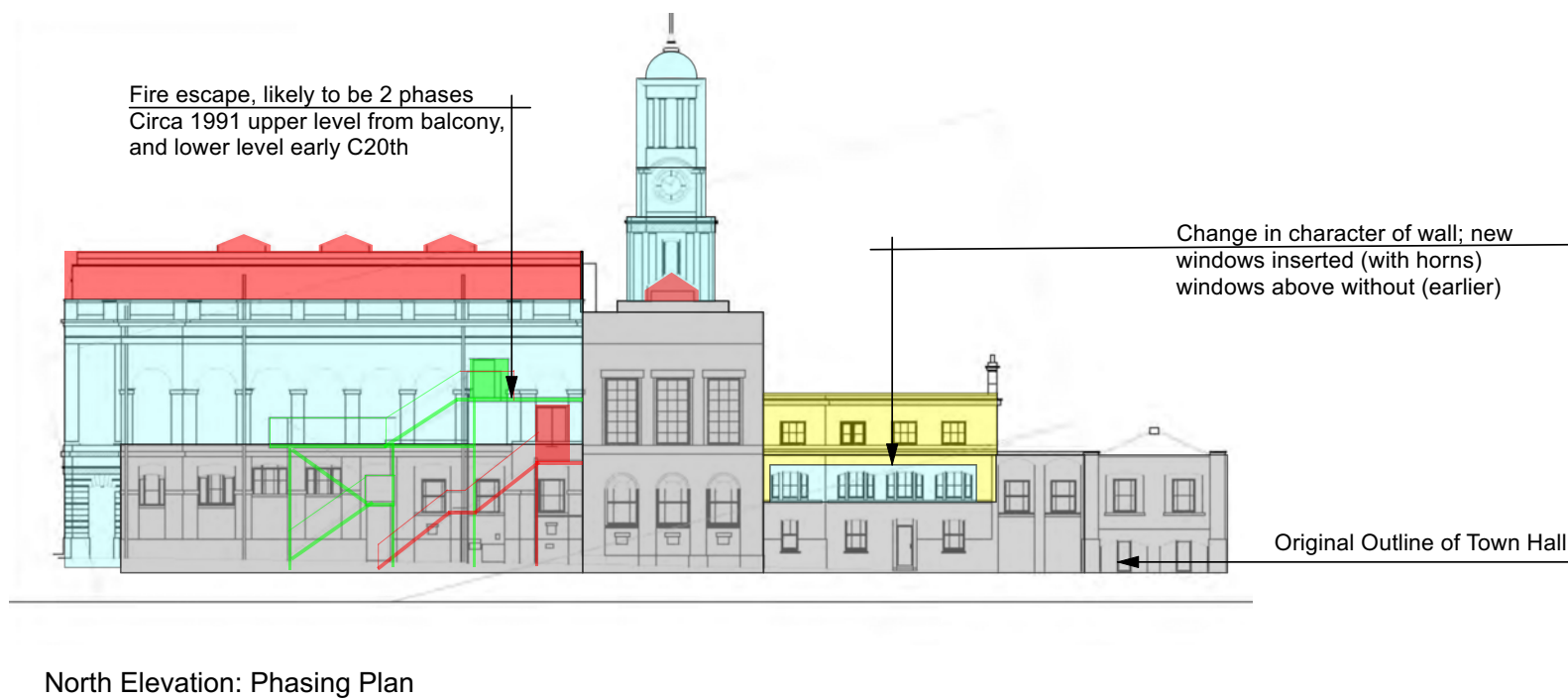
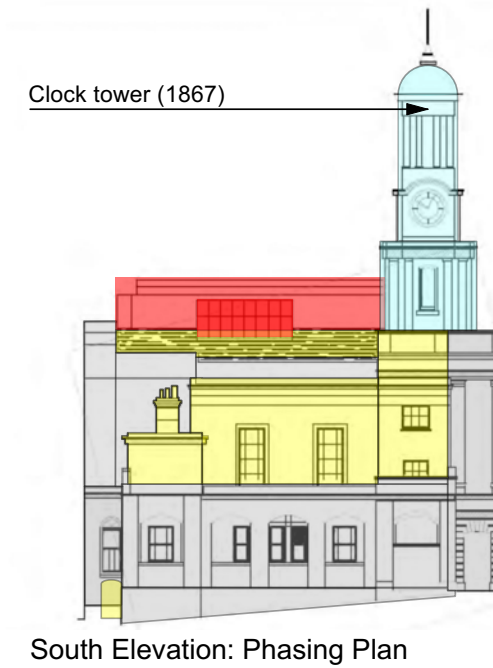
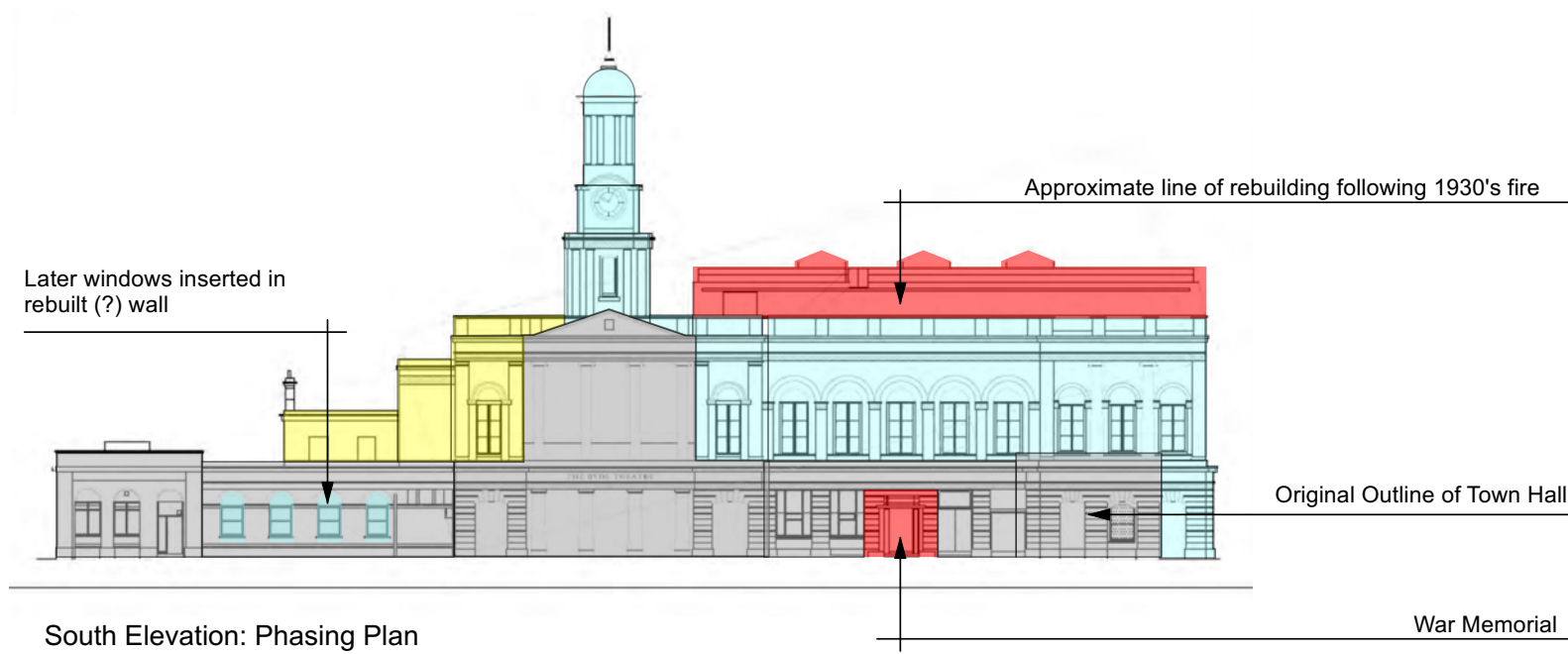


- 1829 - 1831
- 1864
- 1867 - 1869
- 1934
- 1990

Ground Floor



RYDE TOWN HALL Conservation Management Plan



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Estimated Construction Phasing

Grey	1829 - 1831
Yellow	1864
Cyan	1867 - 1869
Red	1934
Green	1990

Revisions:

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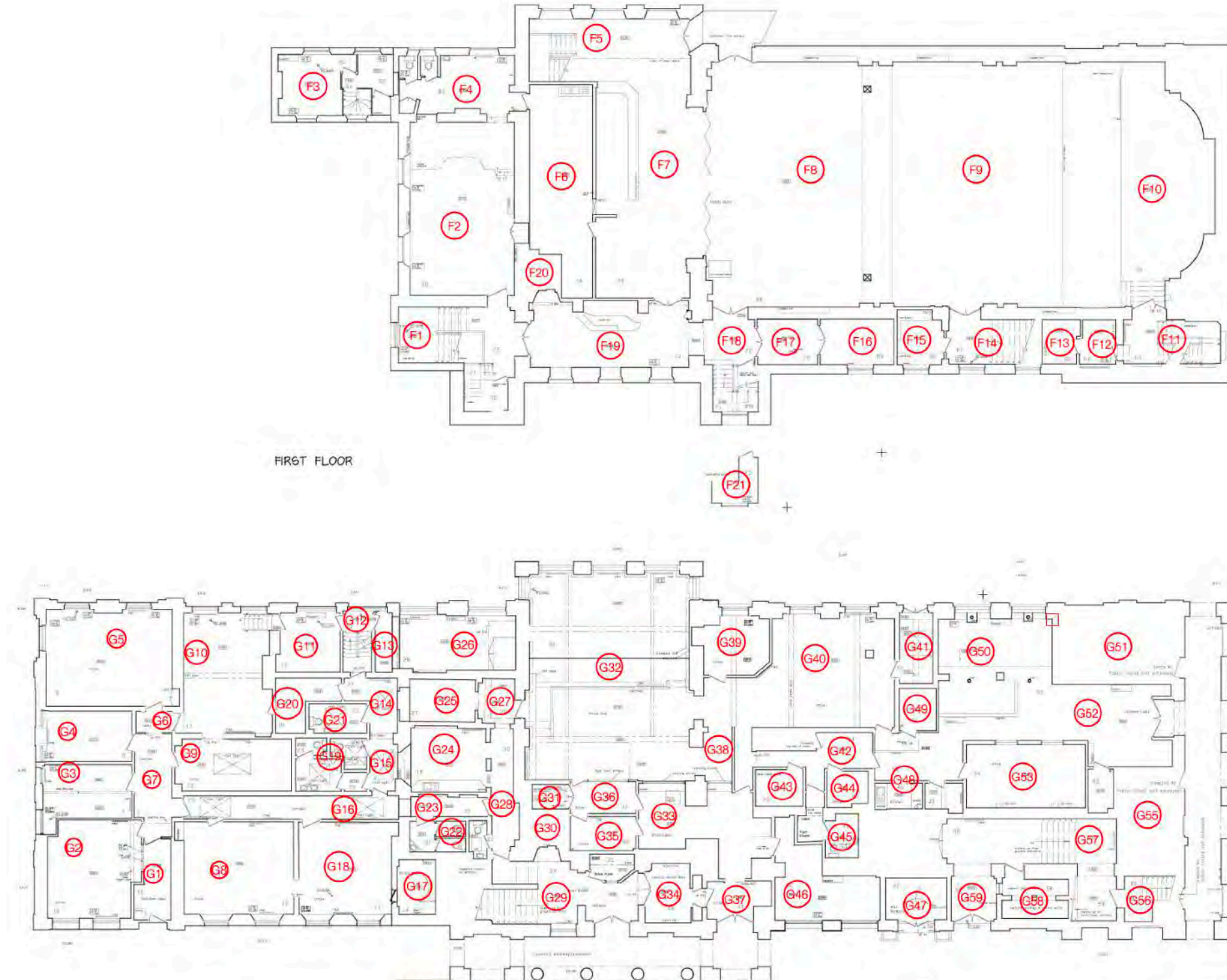
w: www.thegoddardpartnership.com

Client Ryde Town Council
Project Ryde Town Hall CMP
Drawing Phasing Elevations
Scale NOT TO SCALE
Date February 2024
Drawing No. 1238 / 104 **Revision**

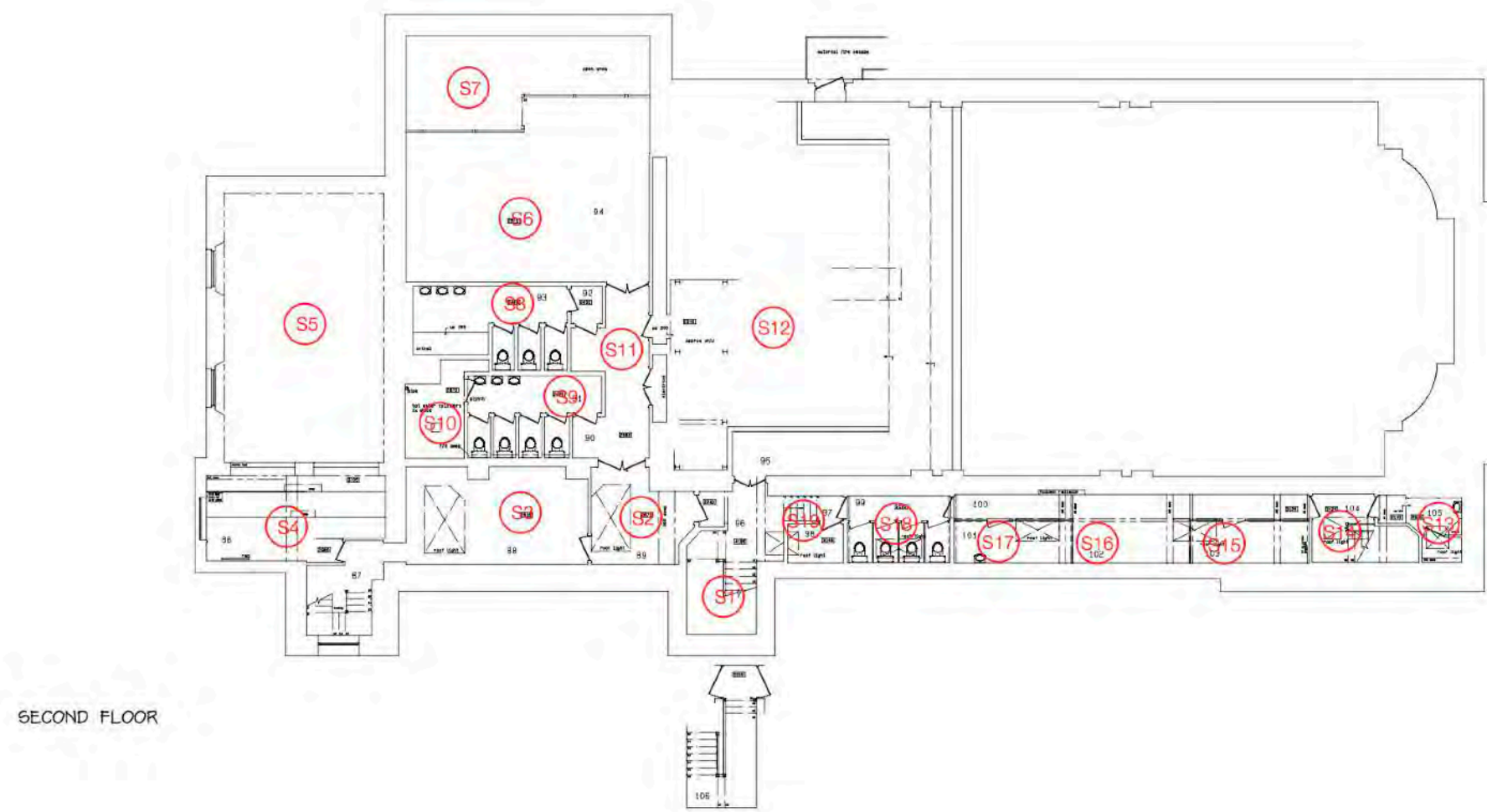
RYDE TOWN HALL Conservation Management Plan

H. ROOM REFERENCE NUMBERS 2023

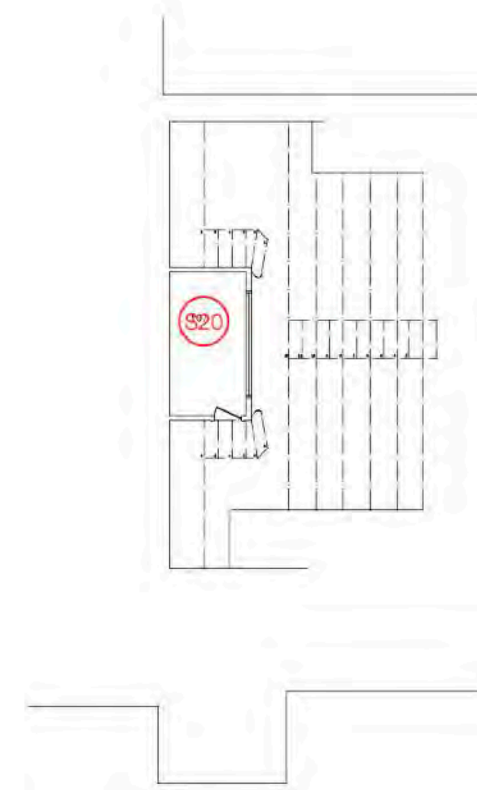
H.1. The condition report and assessment of significance has been cross referenced to the follow room identifiers as shown on the drawings below



RYDE TOWN HALL Conservation Management Plan



SECOND FLOOR



SECOND FLOOR
HIGH LEVEL CONTROL ROOM

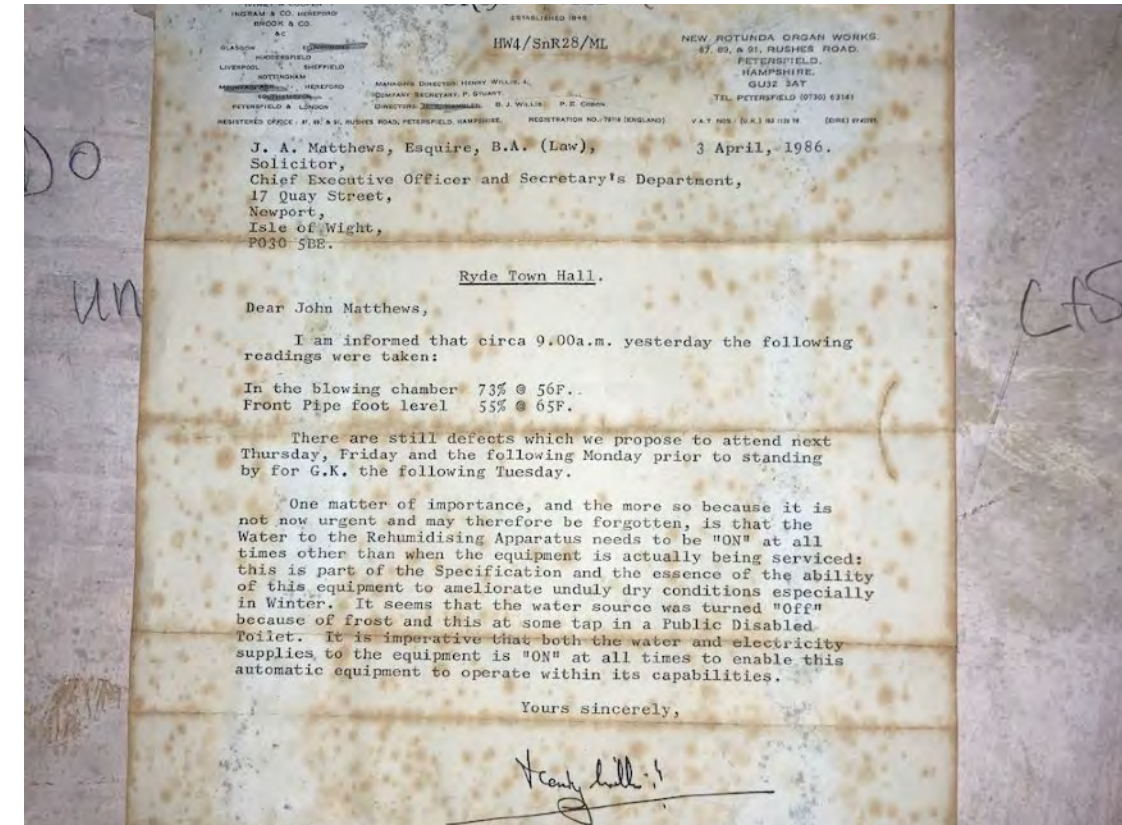


MEZZANINE LEVEL

RYDE TOWN HALL Conservation Management Plan

I. SIGNIFICANCE

- I.1. Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as *'the value of a heritage asset to this and future generations because of its heritage interest'*.
- I.2. Such interest may be archaeological, architectural, artistic or historic' and it may derive *'not only from a heritage asset's physical presence, but also from its setting'*. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.
- I.3. The levels of significance reflect the relative importance of the element under examination, which should form the basis of the ability of the element to accept change.
- I.4. The following categories have been considered as part of the review of the Town Hall. This follows the methodology outlined in *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2*, published by Historic England
- I.5. The following descriptions of significance are directly quoted from Historic England's publication *Statements Heritage Significance Advice Note 12*⁸
- I.6. Archaeological interest**
- I.6.1. *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- I.7. Architectural and artistic interest**
- I.8. *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- I.9. Historic Interest**
- I.10. *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*



Records of the organ works

⁸ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

RYDE TOWN HALL Conservation Management Plan

J. SIGNIFICANCE GAZETTEER: EXTERIOR

J.1. MAIN FACADE

J.1.1. The main and most notable part of the south (front) elevation is the tetra-style Ionic portico and pediment which is mounted on a doric basement that was originally used as a market.

J.1.2. Brighton Town hall, built in the same year, but designed by a different architect displays the same doric columns on the ground floor portico and ionic columns on the first floor portico, both have a pediment above.

J.1.3. The upper portico of Ryde Town Hall was originally narrower than the ground floor. In 1867 the two flanking upper wings were brought forward making both the first and ground floor the same width. The Stuc Pierre work was added at the same time.

J.1.4. This part of the frontage is of high social, cultural and aesthetic significance.

Significance: Very High



Brighton Town Hall built the same year as Ryde Town Hall



Ryde Town Hall, June 2023

RYDE TOWN HALL Conservation Management Plan

J.2. CUPOLA AND CLOCK

J.2.1. The cupola added in 1867 was donated and designed by Thomas Dashwood (son of Thomas Dashwood who built the original town hall and market) the first mayor of Ryde after it became a borough. The clock was donated and presented by Miss Mary Harriet Player Brigstocke. This marks a pivotal moment in the history of the building as the eastern market was built over at the same time providing amongst other rooms a Council Chamber capable of seating 75.

Work includes the use of wrought iron beams to support the tower, and terracotta urn decoration, and a copper 'fish scale' design domed roof

J.2.2. Significance: Very High

The cupola and clock are of high cultural, social, scientific (clock movement) and aesthetic significance.



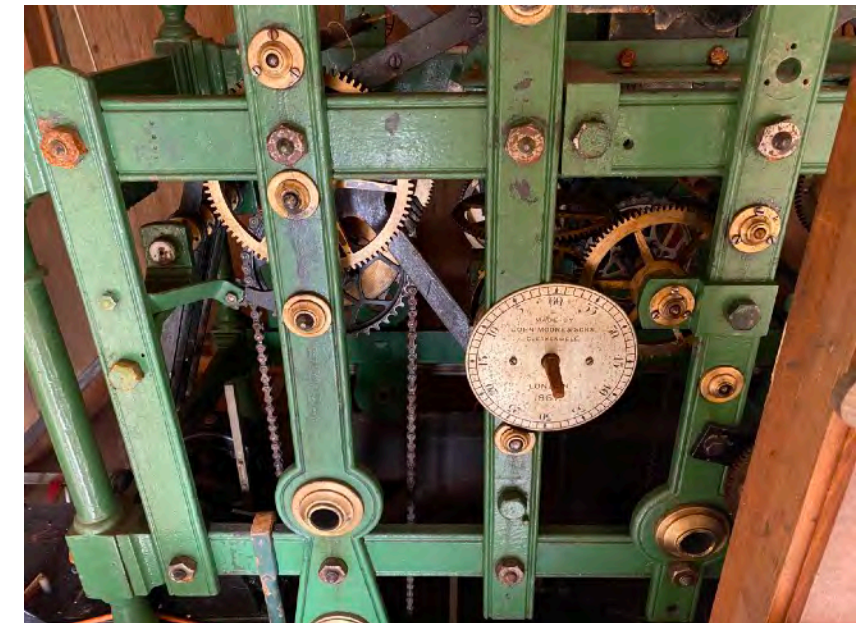
Within the Clock Tower



The clock and cupola viewed from the east



Clock drive gears



The clock mechanism showing the makers name John Moore and sons Clerkenwell 1867

RYDE TOWN HALL Conservation Management Plan

J.3. MATERIALS

J.3.1. The town hall includes the use of stones sourced from the island, in conjunction with Medina cement for the stucco work.

J.3.2. **Significance: Medium**



Locally sourced stone including, Bembridge 'Firestone'



Medina cement render, with Isle of Wight stone and local bricks

RYDE TOWN HALL Conservation Management Plan

J.4. RYDE BOROUGH CREST

- J.4.1. Carrying the Ryde Town motto of Amoenitas, Salubritas, Urbanitas meaning delightful, healthful and elegant. The crest was granted to the town in 1869.
- J.4.2. The arms are argent in base of waves of the sea, a schooner yacht under sail proper within a bordure azure charged with eight estoiles Or. Crest: On a wreath of the colours upon a rock a sea horse proper charged on the body with two estoiles.
- J.4.3. All mounted on a cast plate and bolted to the balustrade.
- J.4.4. **Significance: High**

The Ryde Borough Crest is of high cultural, social, and aesthetic significance.



The town crest situated in the upper portico



The Ryde Borough Crest

RYDE TOWN HALL Conservation Management Plan

J.5. RYDE TOWN WAR MEMORIAL

J.5.1. A five panel bronze plaque. The memorial was unveiled and dedicated on 13th August 1922 by the Marquis of Carisbrooke, CCVO Alderman Arthur Andrews, JP, Mayor.

J.5.2. The memorial bears themes of 361 service men from the borough and district of Ryde that gave their lives in the great war. A further white stone plaque has been added naming the casualties of the second world war. These original stone panels have been supplemented by a further list of names from the St Helens / Nettlestone area.

J.5.3. Very high quality craftsmanship, and Arts and Crafts design, potentially worthy of increased and separate designation.

J.5.3. **Significance: Very High**

This war memorial is of high Cultural, Social, Aesthetic Significance



First World War Memorial



Arts and Crafts design to glazed side panels



View from Lind Street



Second World War Memorial

RYDE TOWN HALL Conservation Management Plan

J.6. STREET LIGHTS

J.6.1. The scarified pavement on the east end of the building is the remnants of the original market surface, scarified for grip. Although this has undoubtedly been relaid when the eastern arcade was added in 1867. This is contemporary with a section of pavement found in St Martin's Square, Chichester that has gained recognition through the city's conservation statement but is not listed.

J.6.2. The tops of the lamp standards are modern

J.6.3. This pavement is of medium significance. The surface is still in use and is showing signs of wear consistent with age.

J.6.4. **Significance: High**

The lamp standards are of high Cultural, Social, Aesthetic Significance



RYDE TOWN HALL Conservation Management Plan

J.7. PURBECK STONE PAVING

J.7.1. The scarified pavement on the east end of the building is the remnants of the original market surface, scarified for grip. Although this has undoubtedly been relaid when the eastern arcade was added in 1867. This is contemporary with a section of pavement found in St Martin's Square, Chichester that has gained recognition through the city's conservation statement, but is not listed.

J.7.2. This pavement is of medium significance. The surface is still in use and is showing signs of wear consistent with its age.

J.7.3. **Significance: Medium**

The pavement is of medium Aesthetic Significance



RYDE TOWN HALL Conservation Management Plan

J.8. EXTERIOR IRONWORK

- J.8.1. The ornate ironwork framing the light between the central two columns of the portico is of a later date than 1867. Stylistically it appears to be later and maybe from the arts and crafts period framing a gas light. Likewise the two lamp posts that are east and west of the portico. Although no record of their installation or manufacture exists stylistically they are late Victorian early 20th century
- J.8.2. The work includes a combination of wrought and cast iron elements.
- J.8.3. The ironwork is of aesthetic, artistic and scientific significance.
- J.8.4. **Significance: High**



RYDE TOWN HALL Conservation Management Plan

J.9. FIRE ESCAPE STAIRS

J.9.1. Of limited significance. Currently results in aesthetic harm to the North Elevation, although provides essential secondary means of escape from the assembly room, and the gallery.

Significance: Very Low



RYDE TOWN HALL Conservation Management Plan

J.10. OPENINGS FOR FIRE ENGINES

J.10.1. Pintol hinges remain to either side of the opening, which are likely to relate to the use of this part of the building by the local fire service

J.10.2. **Significance: High**



RYDE TOWN HALL Conservation Management Plan

J.11. EXTERNAL JOINERY

J.11.1. The joinery used across the building includes work from the primary phase of construction. Historic glazing also remains in some windows.

J.11.2. **Significance: High**



RYDE TOWN HALL Conservation Management Plan

K. SIGNIFICANCE GAZETTEER INTERIOR

K.1. Assembly Room

K.1.1. One of the more striking rooms within the building. Although the assembly room was damaged by fire in the 1930's the interior was reconstructed with fine applied plasterwork.

K.1.2. The current hall was converted into a theatre in 1991 by Nigel Hayton with a proscenium arch and Balcony that housed a sound and projection room. This room was used as a music venue for ten years hosting notable groups, including The Stranglers. The original decor is still in place but is need of conservation.

K.1.3. The date of the current decorative scheme is unknown (likely to be 1991), and further investigation using paint analysis is recommended to establish the form of the original scheme.

K.1.4. The overall volume of the assembly room is believed to be consistent with the original phase of construction, but it has suffered harm with the addition of the balcony. An opportunity exists for this to be enhanced by the removal of the balcony.

K.1.5. **Significance: High (scale of the auditorium)**



Roy Brinton Collection & Paul Kingswell Collection



RYDE TOWN HALL Conservation Management Plan

K.1.6. Significance: High (Decorative Plaster)-

K.1.6.1. The plastered ceiling has a high level Aesthetic Significance.

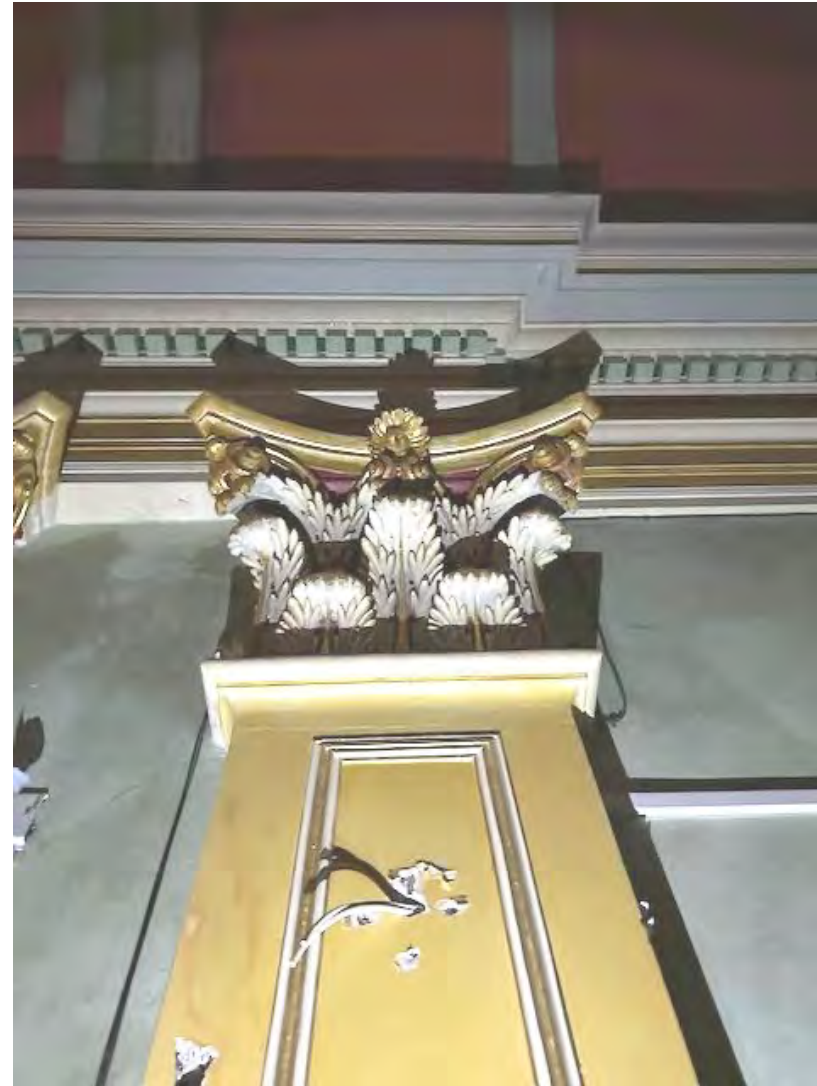
K.1.6.2. Note, that some of the plaster to the western end has been replaced using modern plasterboard (**Low**)

K.1.7. Decorative Scheme:

K.1.7.1. Further research (paint samples needed), but all post 1930's fire in the assembly rooms.



1930's dry lining with Plaster of Paris pilaster strips



Pilaster strip, with acanthus leaf detail



Paint analysis required to decorative scheme. Believed to be redecorated 1991

RYDE TOWN HALL Conservation Management Plan

K.2. Balcony

K.2.1. The balcony was inserted into the main auditorium in 1990-91

K.2.2. **Significance: Very low (Harmful)**

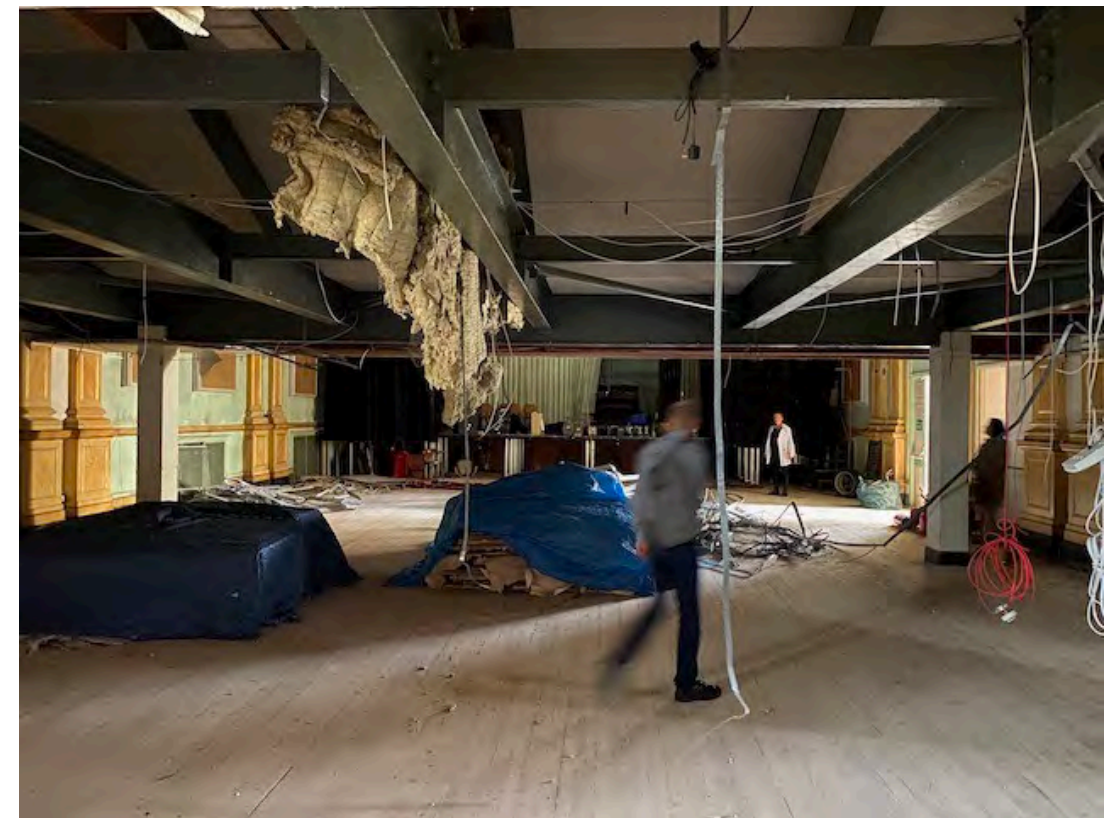
The balcony is a modern insertion and it has resulted in visual and physical harm to the fabric.



Steelwork cut through moulded plasterwork



Modern Balcony inserting in 1990. Note painting over former glazed openings at roof level



Steelwork structure (exposed following partial strip out) supporting balcony. Significant 'harm' to scale of the auditorium

RYDE TOWN HALL Conservation Management Plan

K.3. Organ:

K.3.1. The current organ replaced the original that was lost in the fire of 1933. The original organ was installed as a memorial to Queen Victoria's long reign in 1898.

K.3.2. The reference to the organ can be found <https://www.npor.org.uk/search/boa>

K.3.3. **Significance: Medium**



RYDE TOWN HALL Conservation Management Plan

K.4. DECORATIVE PLASTER DETAILING

- K.4.1. Acanthus leaf corbels support the springing of the plastered arches at the base of the stairs in the entrance lobby area. Believed to be contemporary with construction of the first floor auditorium
- K.4.2. Similar details extend to the western end of the building
- K.4.3. **Significance: High**



RYDE TOWN HALL Conservation Management Plan

K.5. FIRE SURROUNDS

K.5.1. There is a fine cast iron fire surround within the electrical cupboard at ground floor adjacent to the entrance.

K.5.2. A similar fire surround remains in the staff flat and in the western end of the building. Others have been boarded over

K.5.3. **Significance: Medium to high**



RYDE TOWN HALL Conservation Management Plan

K.6. Council Chamber

K.6.1. Mayoral honours board in F2. This is of high cultural and social significance recording mayors from the time of Ryde Boroughs inception and should be conserved with care.

K.6.2.



Council Chamber Gallery

RYDE TOWN HALL Conservation Management Plan

K.7. Strong room

K.8. The former strong room cupboard remains. Likely to be a remnant of the use of the building by the Scientific Institute. Retain as part of any proposal.

K.9. Some historic interest.

K.9.1. **Significance Low**



RYDE TOWN HALL Conservation Management Plan

K.10. Main Staircase

- K.10.1. Although having suffered damage to the cast iron balusters, the main staircase to the auditorium remains. No longer compliant.
- K.10.2. The stairs are not considered to be exceptional.
- K.10.3. **Significance Low**



RYDE TOWN HALL Conservation Management Plan

K.11. Existing Toilets

- K.11.1. Many of the sanitary facilities are modern, but isolated areas of the 1930's work remains. These are likely to have been inserted as part of the overhaul following the fire,. Items include diagonal set urinals, simple washbasins, and high level cisterns etc to the wc's
- K.11.2. Opportunity for recording (level 3), and fittings from this era are often unsuitable for use in contemporary publicly accessible buildings.
- K.11.3. **Significance: Low- Medium**



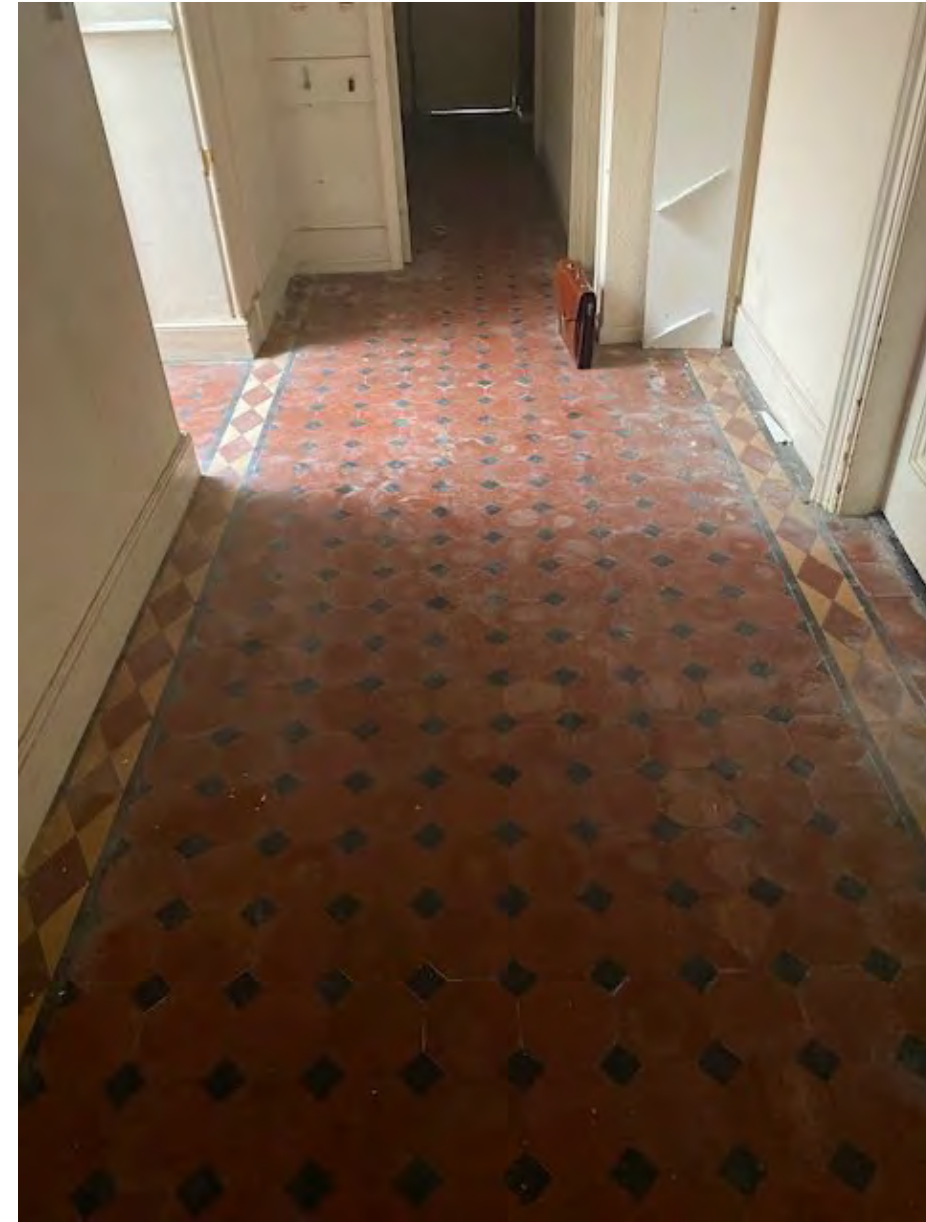
RYDE TOWN HALL Conservation Management Plan

K.12. TERRACOTTA FLOOR ROOM G1

K.12.1. Western entrance hall victorian encaustic tiles. Whilst the tiles are of medium significance they are a decorative element of the building. The pattern belies the 'over' building of different stud walls through time and it is hoped that the tiles still exist under the walls.

K.12.2. **Significance: Medium**

The floor is of medium Aesthetic Significance, where it is not original fabric, but it does allow the line of the later partitions to be traced.



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K.14. Internal Joinery West Range

K.14.1. The internal joinery is largely in poor condition and much has changed over the years. There are however several features of note that should be preserved including a fine door case between G1 and G5 this door case is of high significance with a four panelled door, the bottom two panels being raised and fielded and the top two now glazed. The door case with semi circular pediment and wide decorative architrave in the design of two pilasters is equally of note.

K.14.2. **Significance: High**



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K.1. 1930's Staircase:

K.1.1. The staircase which leads to the second floor is a good example of a utilitarian service stair in oak. This work is part of the rebuilding following the fire in 1931.

K.1.2. **Significance: Medium**

K.2. East Service Stairs

K.2.1. Painted stairs, Victorian

K.2.2. **Significance Low**



East service staircase C19.



1930's stairs following the fire (oak)

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K.3. Structure of Original Market

K.3.1. The regularly spaced cast iron columns which are evident on the 1860's plans for the market remain with G50 and the rooms alongside. These are believed to have marked the divisions between the stalls, and they therefore have a high significance

K.3.2. Significance High



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L. CONCLUSION

- L.1. Over its nearly two hundred year history Ryde Town Hall has witnessed many changes. Originally built to house the market with meeting rooms above it became a landmark building within the town, and an expression of civic pride and the aspiration for the community it served.
- L.2. During its history, the building has been host to many local societies, including The Literary and Scientific Institute, Ryde School of Art and the local Freemasons' lodges.
- L.3. The installation of the organ to mark Queen Victoria's long reign enabled the main hall to be used for dances and functions adding to the cultural significance of the building.
- L.4. In latter years the building has served as both council chamber and music venue and there are many who will have fond memories of various bands playing there, both residents and holiday makers alike.
- L.5. Architecturally the central part of the building adopted a Neo-classical tetra-style frontage, which was a common feature for municipal buildings nationally at the time paying homage to the democracies of the classical period. The scale of the Town Hall and confidence of the design was a very bold statement for an emerging town, but it showed a clear intention of the importance of Ryde and how it wished to be perceived.
- L.6. The building has remarkably survived two fires and narrowly missed the bombs dropped by the Luftwaffe in the Second World War. It now stands empty, slowly deteriorating and subject to vandalism and it is feared that without prompt intervention many of the assets identified within this document will be lost.
- L.7. Lessons from previous failures need to be considered when looking to the future with flexibility and agility now essential to allow the building to respond to changes in use and to respond to need. Although some of more recent challenges have been documented, even the original use of the building as a market hall soon lead to closure, within less than 70 years of it having been built. A multi-functional approach has always been at the heart of the use of the building, allowing risk to be spread and in our opinion this should also allow it the greatest chance of lasting success into the future.
- L.8. The layers that these reflect these changes deserve to be safeguarded, but also with the flexibility for new work to be added.
- L.9. Ryde Town Hall remains a landmark, but in recent years its decline has been all too clear for visitors and local residents to see. Ryde has always been a very important gateway to the island and a connection to the mainland, and the Town Hall is at its heart. The gentle rusting of the town crest facing Lind Street and its motto of Amoenitas, Salubritas, Urbanitas meaning delightful, healthful and elegant, remain at the town's core and the repair and the conservation of the Town Hall, is critical to the whole.

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