

TO THE PRESIDENT AND MEMBERS  
OF  
THE ISLAND DEVELOPMENT COMMITTEE

74 AND 72 STOPFORD ROAD

DEVELOPMENT OF SITE E AND OTHER LAND CONTAINED BETWEEN

ST. SAVIOUR'S ROAD AND STOPFORD ROAD

Introduction

In 1984 the Housing Committee began consideration of how it might redevelop the site of the gas holder purchased from the Gas Company and now known as Site E together with a considerable number of other properties belonging to the Public of the Island lying closely contained between the town brook on the west, Stopford Road to the north and St. Saviour's Road to the east.

The Public Works Department specifically asked the Housing Department in its consideration of these redevelopment plans to avoid any means of vehicular access to St. Saviour's Road in close proximity to the junction of that road with Wellington Hill because of the extreme road traffic congestion which occurs at that junction at all hours of the day.

In June 1984 the Land Office was asked to enter into negotiations with the owner of the property 'Navarimo' which belongs to [REDACTED]. This is a large house well maintained and standing in spacious lawns and gardens.

Since that date there has been a number of meetings of officers of all of the technical departments concerned in company with the Architect appointed by the Housing Committee, [REDACTED] and all parties generally felt that Navarimo presented the best opportunity to gain access not only to Site E and all of the other properties but also to a very important road improvement scheme which involves a completely new road running north and south generally in the position shown on sketch plans and on the drawing attached to this report.

Negotiations with [REDACTED] have been attenuated but two valuations have been received and a report has been prepared suggesting the purchase of [REDACTED] property and it is clear to the Architect, [REDACTED], that if the road can be constructed there would still be development potential within the grounds of Navarimo which would allow for the construction of three-storey block of flats.

At a recent meeting of the Island Development Committee to consider the purchase of Navarimo the subject was deferred pending examination of an alternative means of breaking through into Stopford Road through property belonging to [REDACTED] and also a [REDACTED].

On 26th November, 1985, I visited number 74 Stopford Road and met [REDACTED] who was very co-operative and gave me a conducted tour of all of his property which is outlined in purple on the simple extract from the Ordnance Survey which is attached to this letter.

Also shown outlined in green on that plan is 72 Stopford Road which was purchased in 1983 by [REDACTED] for £40,000. I have been led to believe that since that date [REDACTED] has expended much money on repairs, improvements and redecoration and the property looks to be exceedingly good condition.

The property belonging to [REDACTED] comprises at the northern end a yard or car park of 374 square feet and an average width of just over 20 feet. To the south of the yard there are two small offices with an area of 425 square feet and to the south again wrapping round [REDACTED] property there is [REDACTED] plumbers store with a total ground floor area of 760 square feet. At first floor level there is a self-contained flat occupied by a [REDACTED] [REDACTED] and [REDACTED] keeps the rent of this large flat at only £20 per week. The accommodation comprises of stairs up with substantial lounge, kitchen, bathroom and two bedrooms. The whole property is in good structural and decorative repair.

Since receiving instructions from [REDACTED] I have also discussed with a representative of the Department of Public Building and Works the alternative route for the new road breaking through into Stopford Road and he concurs with the opinion that [REDACTED] and [REDACTED] property would produce only a very narrow access with quite sharp radius curves onto the established road of Stopford Road and there patently would be no building potential left over.

### Conclusions

Despite the fact that number 72 Stopford Road is markedly short of open space about the building it is my opinion that this dwelling could now readily sell for up to £50,000. [REDACTED] felt that it was inappropriate at 48 hours notice to put a price upon his property and from our general discussions it was [REDACTED] opinion that to gain access to a major development through this narrow site would hardly be practical.

On balance it would seem that even though the purchase of Navarimo will be expensive it does produce optimum road traffic conditions for not only the new residential development but also the projected new road leading to the south and as there will be building potential as well this appears to be the more appropriate location.

↓  
[REDACTED]  
States Land & Property Officer

27th November, 1985

MORNING DAWN

2 STOREY HOUSE

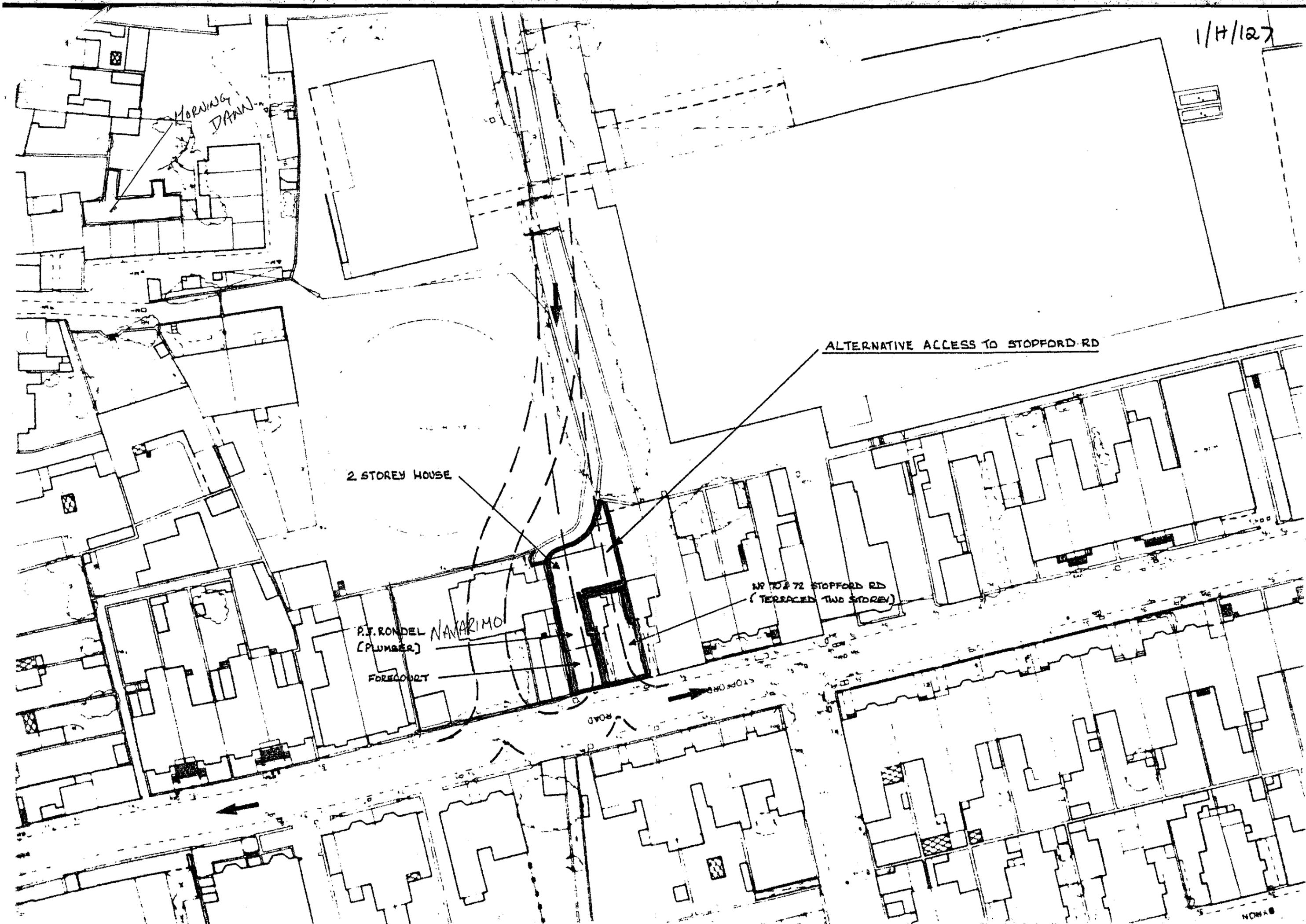
ALTERNATIVE ACCESS TO STOPFORD RD

NO 70 & 72 STOPFORD RD  
(TERRACED TWO STOREY)

P.F. RONDEL NAMARIMO  
(PLUMBER)

FORECOURT

STOPFORD ROAD



MORNING  
DRAW

2 STOREY HOUSE

P.J. RONDEL NAKARIMO  
(PLUMBER)

FORECOURT

ROAD

