

Appendix H-1

Heritage Impact Assessment



**JERSEY FUTURE HOSPITAL
HERITAGE IMPACT ASSESSMENT**
ISSUE 01
APRIL 2018

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JERSEY FUTURE HOSPITAL: HERITAGE IMPACT ASSESSMENT

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SECTION 1.0

INTRODUCTION

1.1 BACKGROUND

1.1.1 Commissioning and Authorship

This report has been commissioned by Gleeds Management Services Ltd on behalf of the Department for Infrastructure. The purpose of the report is to examine the impacts on heritage arising from the proposed Future Hospital development in St Helier.

The sections on standing buildings have been written by Will Holborow (BA, BArch, ARB, MA(Cons), AABC, IHBC) an Associate and Senior Heritage Consultant at Purcell. The sections on early history and archaeological potential are based on a previous assessment of the General Hospital site undertaken by Heritage Planning Services in 2017. These sections have been reviewed and amended by Katharine Barber (BAHons) History and Archaeology, MCIfA, an Associate and Senior Heritage Consultant at Purcell.

1.1.2 Previous Planning Application

The previous outline planning application (application reference PP/2017/0990) was for the construction of a new hospital with associated landscaping, highways and infrastructure works, including the addition of 2 No. half-decks of parking to Patriotic Street carpark, following the demolition of the Stafford Hotel, Revere Hotel, 33-40 and 44 Kensington Place, including Sutherland Court, and parts of General Hospital. Following a public inquiry in November 2017, the Planning Inspector's report (2nd January 2018) recommended that the application be refused. The recommendation was agreed by the Minister in his decision notice of 9th January 2018.

1.1.3 Current Planning Application

The current outline planning application (April 2018) is for:

'the demolition of Stafford Hotel, Revere Hotel, 36-40 and 44 Kensington Place including Sutherland Court, and parts of the General Hospital including: Peter Crill House, Gwyneth Huelin Wing, link block, engineering block and chimney, 1960s and 1980s blocks on the Parade, temporary theatre block and Westaway Court. Phased construction of new hospital buildings at the General Hospital site and at Westaway Court, refurbishment of the Granite Block for continued non-clinical hospital use, improvements and construction of one half-deck of parking to Patriotic Street Car Park, and all associated landscaping and public realm, highways and access, plant and infrastructure works. Fixed matters: Means of Access. Matters reserved (by parameter plans): Scale and Mass; Siting; Landscaping; Appearance and Materials.'

The 'red line' boundary of the development area is shown on drawing no. PL100 'Parameter Plan – Planning Application Boundary'.

The impact of the proposed development has been assessed on the basis of the parameter drawings PL100 – PL105.

Since the previous planning application, the site area proposed for development has been extended to include additional land on Kensington Place, the existing hospital buildings facing the Parade (the 1960 Block and 1980s Block) and Westaway Court.

1.1.4 Relationship to other Planning Documents

This statement incorporates a desk-based archaeological assessment prepared by Purcell. This examines the development of the site prior to 1860, and its potential to yield archaeological evidence from earlier periods. It incorporates much of the material previously submitted in the report by Heritage Planning Services (June 2017), that formed one of the supporting documents with the previous planning application. A separate archaeological assessment of the Westaway Court site has been prepared by Heritage Planning Services (February 2018). This is referred to in this report and included as a supporting document (Appendix H-2) with the outline planning application.

An Environmental Impact Statement (EIS) has been produced by Arup and Gleeds. Volume I, Chapter II 'Heritage' identifies relevant planning policies, methodologies, baseline data on key heritage assets, describes impacts of the proposed development and proposes mitigation methods. Volume I, Chapter 15 comprises a Townscape and Visual Impact Assessment (TVIA). This includes an analysis of the character of the local townscape and the wider landscape, and the visual impact of the proposed hospital development.

1.1.5 Aim

The aims of this study are to:

- Analyse the development of the site prior to 1860, and its potential to yield archaeological evidence from earlier periods.
- Clarify the historical development of the site since 1860, including all of the area within the 'red line' boundary
- Explain the heritage significance of the Granite Block, entrance lodge and neighbouring buildings
- Assess the impact of the proposed development on the significance of the Granite Block, entrance lodge and other heritage assets in the vicinity, including their setting
- Identify any heritage benefits that can be secured from the proposed development
- Propose a mitigation strategy
- Identify potential heritage benefits that may follow from future stages in the hospital's development

INTRODUCTION

1.2 SITE

1.2.1 Site Location

The site is located on the west side of St Helier. It comprises the major part of the existing General Hospital site and adjoining sites in Kensington Place which are in the process of acquisition for the hospital development including Sutherland Court, the Stafford Hotel and the Revere Hotel. It also includes Westaway Court, located between Parade Gardens and Savile Street.

The red line boundary is shown in Figure 1.1 of the Environmental Impact Assessment and on the parameter plan JFH-HSL-MI-ZZ-DR-A-PLI00-S2.P01.

1.2.2 Heritage Assets within the Site and its Setting

The closest Listed Building or place to the proposal development is the General Hospital of 1860, a Grade I listed Site of Special Interest. The listing is reproduced in Appendix A. It covers the Granite Block itself (built as a hospital infirmary and completed in 1863), the entrance lodge (completed in 1877) and the forecourt between them.

There are numerous other heritage assets in the area which will not be physically affected by the proposals but whose setting may be affected by the development. A list of these heritage assets is contained in Appendix B.

1.3 METHODOLOGY

1.3.1 Site Visit

A first site visit was undertaken on 25th October 2017 to inspect the interior and exterior of the Granite Building, and listed sites in the vicinity of the proposed development to assess the impact on their settings. Further site visits were made on 1st, 6th and 7th March 2018 to re-examine the impacts of the revised development proposals, and to examine those parts of the site that were not included in the previous planning application.

Graeme Le Sueur, Estates Manager, Health and Social Services Department has been most helpful in guiding the author round the Granite Block and other parts of the existing hospital and sharing information about the history and development of the hospital buildings.

1.3.2 Study Area

The Study Area places the development in its local and historic context and provides a more robust impact assessment in context. The data has been obtained from the States of Jersey Listed Buildings or Places database and the Historic Environment Record compiled by Heritage Planning Services.

Direct physical impacts to assets away from the development itself will not occur and therefore it is the impact to the setting of those assets that needs to be considered.

As part of this review the scope of heritage assets was defined as:

- All Grade 1 and 2 designated assets whose setting will be affected by the development;
- All designated assets in the streets immediately adjacent to the development;
- All non-designated assets (e.g. archaeological sites) within 500m.

SECTION 2.0

HERITAGE DESIGNATIONS AND PLANNING POLICY

2.1 LEGISLATION

The legal protection for heritage assets in Jersey is rooted in the Planning and Building (Jersey) Law 2002. The legislation and policy refers to Sites of Special Interest, including 'listed buildings' or 'listed places'. There are currently no conservation areas in Jersey. Buildings and places are listed in Jersey because they have a special interest that is of public importance. Most of them will be listed because they are of special historical or architectural interest, and others may have archaeological or cultural significance. All listed buildings and places are of special interest but the grade provides an indication of the significance of the asset:

Grade 1	Buildings and places of exceptional public and heritage interest to Jersey and of more than Island wide importance, being outstanding examples of a particular historical period, architectural style, building type or archaeological site.
Grade 2	Buildings and places of special public and heritage interest to Jersey, being important, high quality examples of a particular historical period, architectural style, building type or archaeological site, that are either substantially unaltered or whose alterations contribute to the special interest.
Grade 3	Buildings and places of special public and heritage interest to Jersey, being important, good quality examples of a particular historical period, architectural style, building type, or archaeological site; but with alterations that reduce the special interest and/or have particular elements worthy of Listing.
Grade 4	Buildings and places of special public and heritage interest to Jersey, being good example of a particular historical period, architectural style or building type; but defined particularly for the exterior characteristics and contribution to townscape, landscape or group value.

2.2 POLICY

2.2.1 Jersey Island's Plan 2011 (Amended 2014)

Chapter 3 of the Island Plan deals with the Historic Environment.

Para 3.3 states that

'the historic environment of Jersey is all-pervasive and it cannot in practice be preserved unchanged. We must ensure that the means are available to identify what is of value in the historic environment; to define its capacity for change; and, when proposals for change come forward, to assess its impact on the historic environment and give it full weight, alongside other considerations.'

Para 3.4 mentions the need for a 'realistic and imaginative approach to alteration and change of use to reflect the needs of a rapidly changing world.

Para 3.5 states that:

There should be a general presumption in favour of the preservation of the character and integrity of protected areas, buildings and places, except where a convincing case can be made for alteration or, in exceptional cases, demolition. While the protection of a building or place should not be seen as a bar to all future change, the starting point for the exercise of control is the requirement to have regard to the desirability of preserving the building, place or its setting or any features of particular architectural, archaeological or historic interest which it possesses. The key to this is to ensure the heritage asset is properly assessed and understood before proposals for change are drawn up.

Para 3.14 advises that:

The issues that are generally relevant to the consideration of all applications affecting Listed buildings and places are;

- the importance of the building or place; its intrinsic architectural, archaeological, historic or other interest and rarity;*
- the particular physical features of the building or place (which may include its design, plan, materials or location) which justify its protection;*
- the building or place's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby;*
- the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other protected buildings or sites).*

Policy HE1 sets out the presumption in favour of the preservation of the architectural and historic character and integrity of Listed Buildings and Places, and their settings. In particular, HE1 states that:

Permission will not be granted for [inter alia] 'extensions, alterations and changes which would adversely affect the architectural or historic interest or character of a Listed building or place, and its setting.'

Paragraphs 3.38 – 3.49 deal with Archaeology. Policy HE5 states that:

The Minister for Planning and Environment will require an archaeological evaluation to be carried out, to be paid for and provided by the developer, for development proposals which may affect archaeological remains: this information will be required as an integral part of the planning application in order to understand the archaeology and the potential impact of the development proposals upon it.

Development which would involve significant alteration or cause damage, or which would have a significant impact on archaeological resources and the setting of visible archaeological resources, will only be permitted where the Minister for Planning and Environment is satisfied that the intrinsic importance of the resource is outweighed by other material considerations, including the need for and community benefit of the development.

Policy GD5 sets out the need to protect or enhance skyline, vistas and the setting of landmark and Listed Buildings and Places.

Policy SP4 states that 'A high priority will be given to the protection of the Island's natural and historic environment.'

2.3 GUIDANCE

2.3.1 Guidance on Setting

Setting is defined as 'the surroundings in which a listed building or place is experienced, its local context, embracing present and past relationships to the adjacent townscape and landscape within the context of Jersey'.

So far as other jurisdictions are concerned, their approach is consistent with the Island's definitions. See, for example, English policy and guidance:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (National Planning Policy Framework, 2012).

'The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.' (Conservation Principles, 2008).

The key point to note is that views can contribute to the setting of a heritage asset, but they are not the only aspect to be considered.

Supplementary Planning Guidance published by the States of Jersey includes Planning Advice Note 6 *Managing change in historic buildings* (2008). This contains advice on setting in para 14 which is broadly consistent with the definitions above.

Although outside the jurisdiction of Jersey, it may be noted that Good Practice Advice note on setting has been published by Historic England⁰¹. This provides useful guidance on what should be taken into account in assessing setting; it advocates a sequential approach to assessing impacts on setting.

2.3.2 Archaeological Guidance

The statement has been prepared in line with the Standard and Guidance for Historic Environment Desk-Based Assessment. The Chartered Institute for Archaeologists, 2016.

01 <https://www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

SECTION 3.0

HISTORICAL DEVELOPMENT OF THE SITE PRE-1860

3.1 INTRODUCTION

The information presented in this section is summarised and supplemented from the 2017 Heritage Assessment by HPS Professional Archaeological Services. The early history of the site uses as its baseline, the Heritage Planning Services Historic Environment Record (HER) for Jersey, the States of Jersey listed places database, records of archaeological investigations undertaken by the Société Jersiaise and latterly (post 2008) by commercial companies and historic maps and documents found in local sources. A table of designated assets (listed buildings and places) affected by the development is included in Appendix B. Gazetteers of archaeological monuments and archaeological events are included at Appendix C and D respectively. Archaeological sites and events within a 500m radius of the site centre have been considered in the ensuing text.

3.2 PREHISTORIC PERIOD (500,000-56BC)

Proven evidence for early Prehistoric activity is absent from the Red Line Boundary and wider area. Whilst there is the potential for survival of Palaeoenvironmental deposits dating from this period within the Site boundary, there is to date no evidence to suggest that the area was occupied at this time. Although Neolithic activity is well represented on Jersey (e.g. La Hougue Bie) and to some extent in St Helier itself (Gas Works dolmen), no Neolithic monuments are known in the locality and the likelihood of their existence is considered low.

There is greater evidence for a later Prehistoric presence in the vicinity of the Red Line Boundary and within the Study Area. The most notable prehistoric artefact recorded from the area is the St Helier Gold Torc (Appendix D Mon ID: 1), found by workmen in Lewis Street, c.150m to the NW of the site, whilst they were digging the foundations to a house (Hawkes 1939: 110; Patton 1987: 126; Sebire 2005: 95). The torc is a flange-twisted type made from a single bar of gold, worked into a cruciform section. It weighs 746g making it one of the largest known torcs of this type.

Iron Age activity is more clearly defined, representing a more persistent presence within the wider area. The Iron Age settlement site at Broad Street (Appendix D Mon ID: 2), c.435m SE of the Red Line Boundary was dated to 757-206 BC at 95.4% probability and is the first evidence for at least semi-permanent occupation within the St Helier area. The settlement was established on the shoreline with the small settlement built against a storm beach.

It is unclear whether the proposed development site was accessible land east of the shoreline at this time, but further Iron Age material was recovered from the Parade/Old Street, c.250m ESE of the development area (Appendix D Mon ID: 4). That the LBA Gold Torc was probably found to the west of the Red Line Boundary implies that the area was on accessible land during the latter part of the prehistoric period, even if there is no evidence that it was managed.

3.3 GALLO-ROMAN (56 BC-AD 410)

There is evidence for Gallo-Roman activity in the wider area and it is possible that the Parade was the main focus of Roman activity in the St Helier area. A coin hoard of some 12 Roman coins was found directly within the Red Line Boundary (Appendix D Mon ID: 5), when the hospital was expanded on the Parade in the 1980s (current private wing). The coins included those of the Emperors Theodosius I, Constans and Constantius II. One of the coins was minted at Artes (France) and another at Constantinople (Istanbul) and a third at Alexandria (Egypt).

Further Roman activity is noted at 31 The Parade/Old Street (Appendix D Mon ID: 4), c.250m ESE of the Red Line Boundary, where 1st-3rd century AD occupation was identified, associated with finds including bowls and amphora sherds.

In a report prepared for the Archaeological sub-committee of the Planning and Environment department in 1996, Charlotte Hotton wrote:

The discovery of Gallo-Roman deposits, including pottery of more than one Roman period and a coin hoard has prompted the marking of the Parade area as a priority. It is likely that a Roman trading centre existed here based on evidence from the discovery of amphora sherds and mid-Gaulish pottery. The Roman material in Old street was found to lay at a depth of at least 3m below the level of the water table. In addition a pre-Norman settlement site was uncovered also in Old street at a depth of 2-2.5m on a stable land surface. It is thought to be a homestead and as these are usually found in groups of at least 2 or 3 it would be important to see if there is any more evidence in the parade from this period.

3.4 EARLY MEDIEVAL (AD 410-AD 976)

It is likely that the Red Line Boundary and its immediate environs were beyond the periphery of the nucleus of Early Medieval activity in St Helier. However, a 7th century inhabited enclosure was found at 31 The Parade/Old Street (HPS Mon ID: 4). Here two sequential buildings, probably of turf with wattle and daub were revealed along with boundary walls, revetments, a large Midden and a domestic animal assemblage. Radiocarbon dating placed the enclosure within the Early Medieval period.

3.5 MEDIEVAL (AD 976-AD 1539)

Medieval activity is far more prominent within the Study Area than earlier periods, representing the growth of St Helier during this period. Medieval occupation or activity is recorded from various locations and takes a variety of forms and dates, including a 13th century aisled hall at 31 The Parade/Old Street (Appendix D Mon ID: 4), a house of 15th or 16th century date found underlying premises at 27 and 31 Union Street (Appendix D Mon ID: 8), c.330m to the ESE, a possible Medieval watermill at Dumaresq Street (Appendix D Mon ID: 16), c.395m to the SE, a 14th century building again in Dumaresq Street (Appendix D Mon ID: 13), c.370m to the SE, another 14th century building at 58 King Street (HPS Mon ID: 7), c.445m to the SE, and another 15th-16th century building at 22 and 24 Hue Street (Appendix D Mon ID: 14), c.345m to the ESE.

HISTORICAL DEVELOPMENT OF THE SITE PRE-1860

The most notable site of Medieval origin, although greatly expanded in later periods is Elizabeth Castle. Elizabeth Castle is one of the most significant and indeed spectacular heritage assets on the Channel Islands. The earliest evidence on the islet on which Elizabeth Castle (Appendix E LB ID: 4) now sits was the Hermitage attributed to Helibert (or Helier; whose name is given to the capital of Jersey). At the base of the rock, a tri-apsidal chapel was built dating to the 9th or 10th centuries and is Jersey's oldest ecclesiastical structure. Above this is the later 12th century chapel. During the Medieval period this site underwent several alterations, but it was not until the later part of the 16th century when works on what would become Elizabeth Castle began in earnest. The fortification

Further evidence for Medieval activity close to the Red Line Boundary is represented by the proposed limit of the Medieval town, the extent of which appears to terminate c.150m to the east of the proposed development area. The Red Line Boundary lies beyond the core of Medieval settlement, although outlying settlement or more likely agricultural activity may have occurred on the site.

3.6 POST-MEDIEVAL (AD 1539–1901)

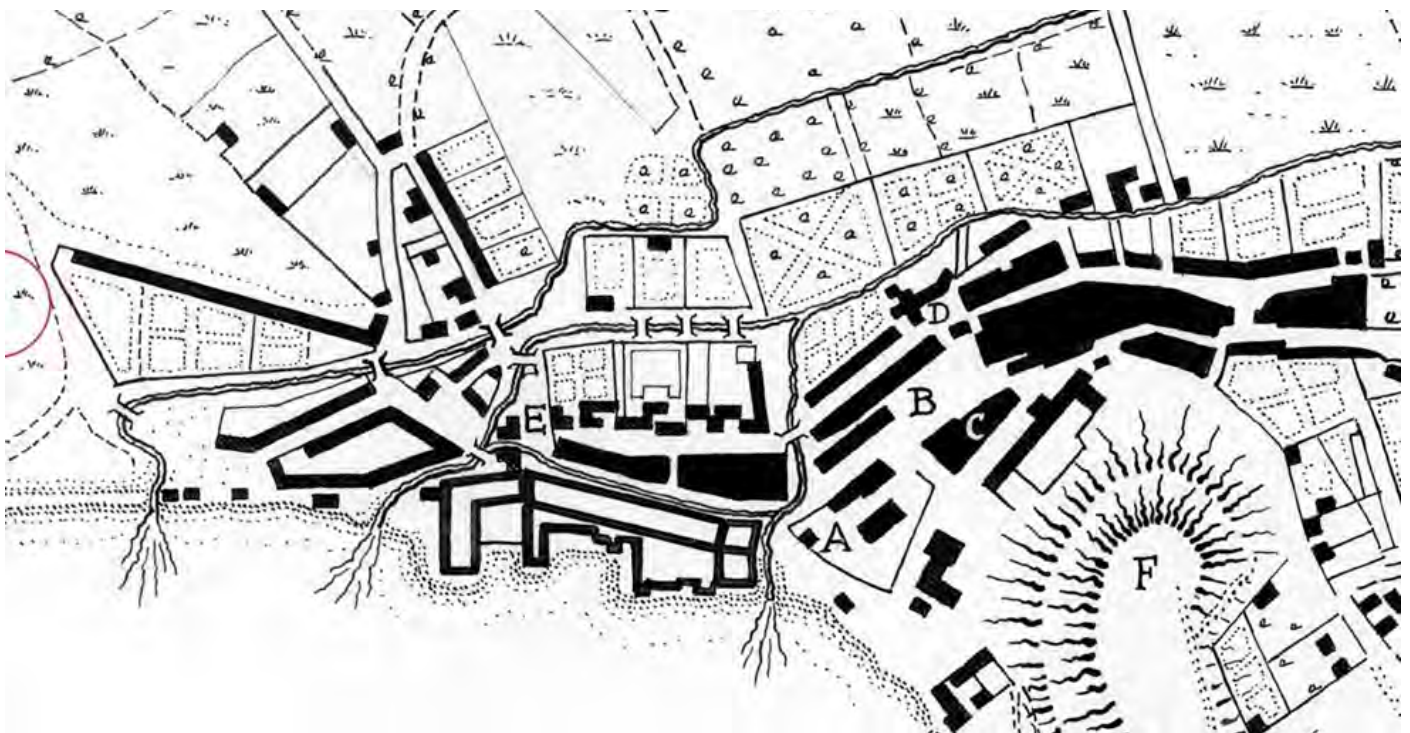
The 18th century expansion of St Helier is clearly noted on historic maps and is preserved by the variety of built heritage within the Study Area. The most notable building is the hospital itself but other buildings survive which are both architecturally important and contribute to the street scene.

Assets with a clear relationship, primarily due to proximity, are considered below. However, there is one asset that needs mention at this point. Fort Regent is the only substantial and well preserved late Georgian fort in the Channel Islands. It is a key part of the history of

fortifications in Jersey and the development of defensive theory and design in the context of a changing military environment, particularly the threat of French invasion. It occupies a prominent position on Le Ville de St Helier and provides a visual link to the General Hospital (1860), whose upper storey and roof can be seen from Fort Regent.

Historically, the hospital site would have been located on liminal land to the west of St Helier until it was fully reclaimed for the building of the hospital in 1765. Until the 18th century, Hue Street, Old Street and the Parade (to the east of the Red Line Boundary and the most westerly extension of St Helier) lay on the interface between the marsh and the sand dunes of St Aubin's Bay. Evidence suggests the presence of a stable land surface prior to the 12th century, indicating that the area was most likely enclosed. By the 14th century shifting dunes built up by the prevailing westerly winds indicate that occupation had moved inland to the area of Dumaresque Street (Molyneux & Clarke 2003). As such, it is extremely unlikely that the site of the later hospital was used for settlement and there is even doubt over whether it was used for agriculture, although grazing is a possibility. Map evidence would appear to support this, with various depictions of the site as marsh or common land.

By the middle 18th century, buildings had been established along what would become the Parade. The 1737 Peter Meade Map shows a section of road and buildings forming an elongated L-shape in a roughly triangular parcel of land. The Red Line Boundary (just cut off by the edge of the map) is shown as marshland, although a trackway/ thoroughfare appears to head both northwest and southwest around the site.



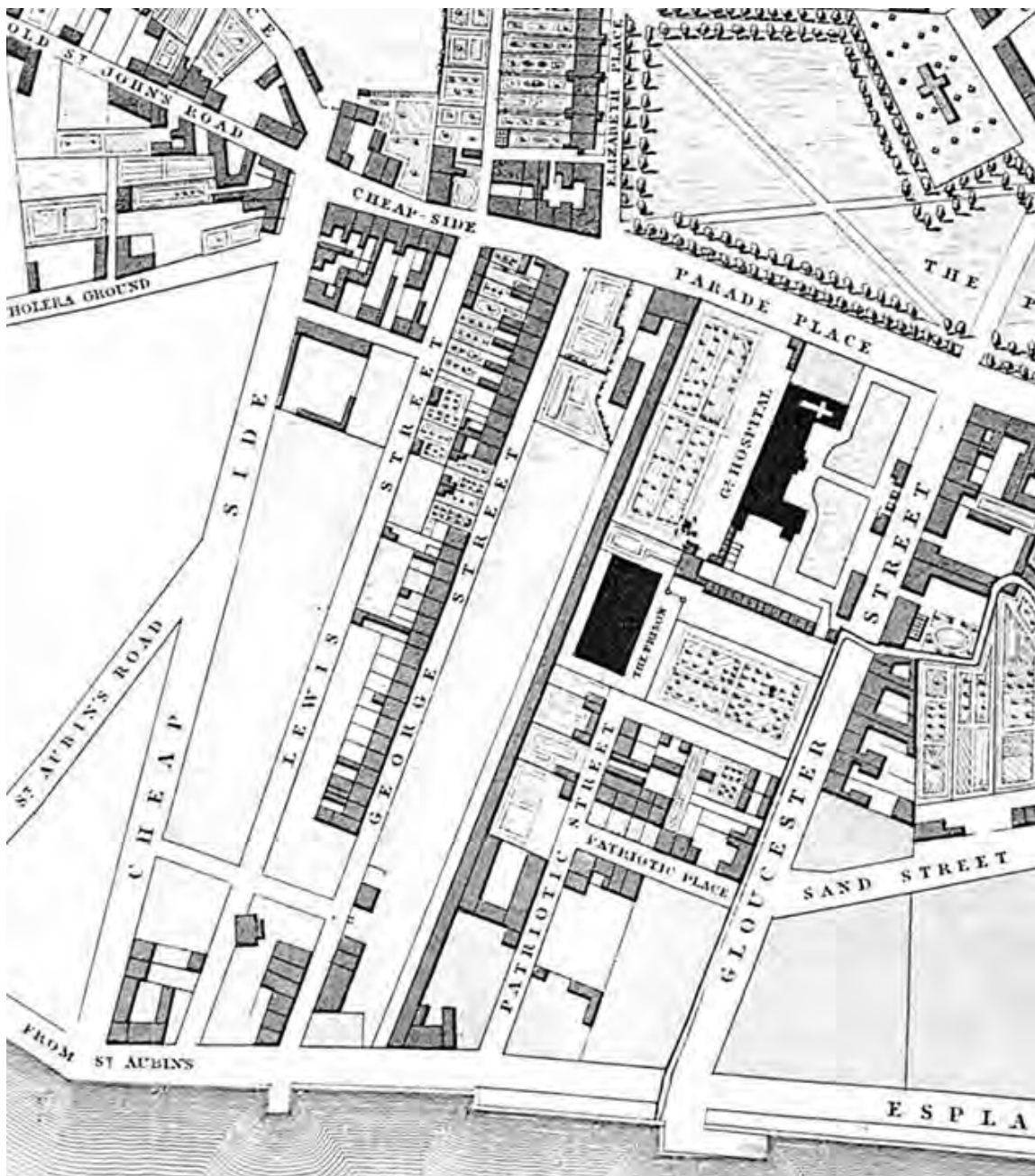
1737 Meade Map, with rough location of the Red Line Boundary (red circle) cut off by edge of map

HISTORICAL DEVELOPMENT OF THE SITE PRE-1860

3.7 THE GENERAL HOSPITAL 1765–1860

The General Hospital was founded in 1765, as recorded in the inscription above the main entrance of the Granite Block. The hospital building was requisitioned in 1779 for military use, and in 1783 two thirds of the hospital was demolished when gunpowder exploded. It was not until 1793 that the building was rebuilt and ready for occupation once again as the island's hospital for the poor. The early development of the site is indicated in a series of historic maps, as shown in the HPS report of June 2017. The Richmond map of 1795 shows the hospital building within a rectangular enclosure and a central path leading to it from Gloucester Street. A map of 1800 (La Ville de St Helier) shows the hospital again with symmetrical gardens laid out in front and behind.

In 1812 a prison was built on the adjoining site. This consisted of a single range set back from Gloucester Street with gardens laid out in front of it. This had a handsome classical elevation with an arcade of eleven arched openings on the ground floor (see photo on page 14). The 1834 Le Gros map (see below) shows the prison and adjoining hospital. Various ancillary buildings were added to the prison site during the 19th century including Governor's House, Chief Warder's House, male and female wings and kitchen block. Likewise, various buildings were added to the hospital site including the hospital chapel and schools, designed in 1846, and various other subsidiary buildings. Their layout is recorded on the Le Sueur map of 1907.



1834 Le Gros map

HISTORICAL DEVELOPMENT OF THE SITE PRE-1860



Le Sueur town sewer map of 1907



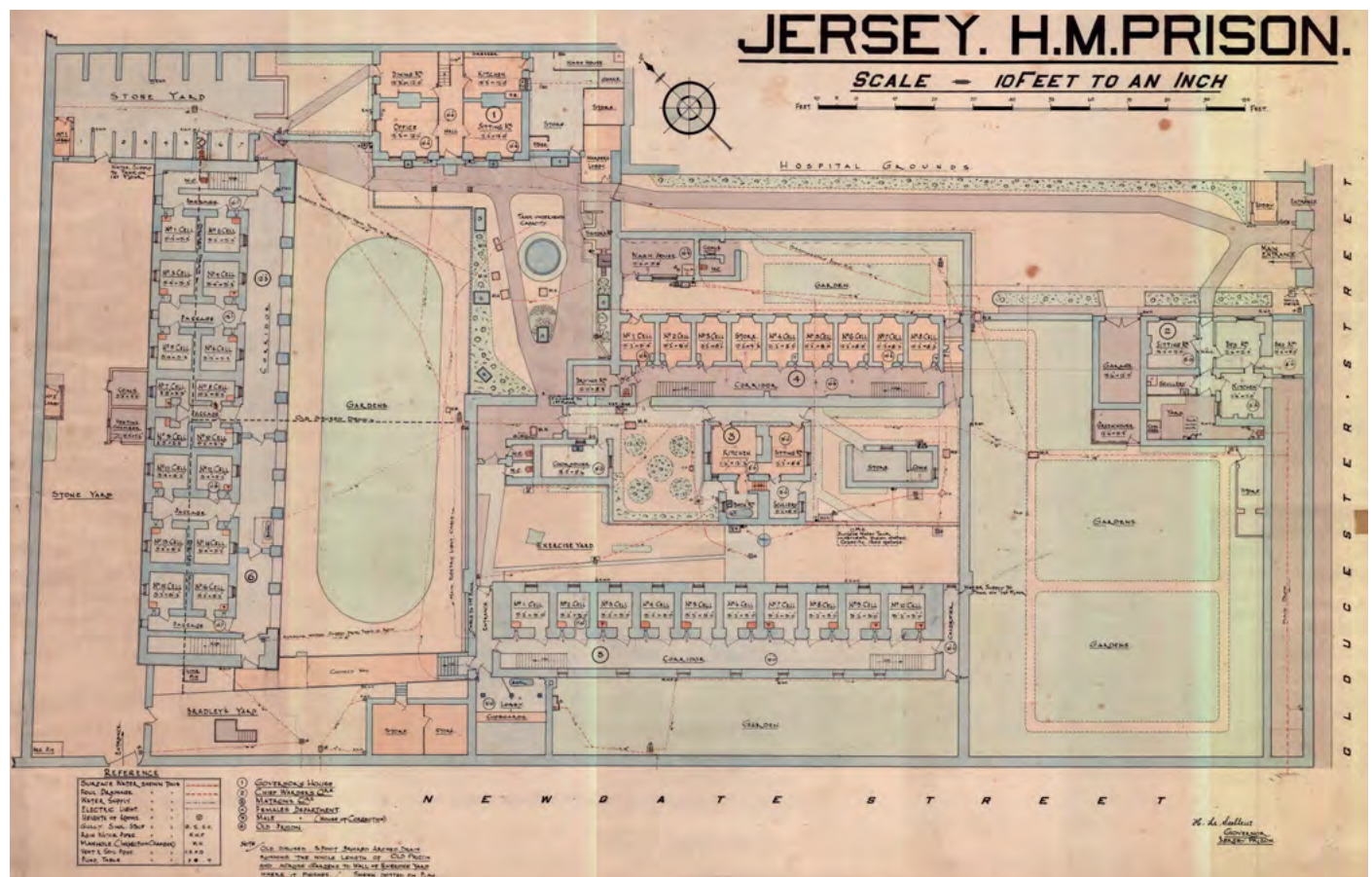
Town map of 1934

HISTORICAL DEVELOPMENT OF THE SITE PRE-1860

In 1859 the hospital burnt down for a second time, as recorded in the Illustrated London News. The illustration (see below) shows that the old hospital, like the present Granite Building, was a three-storey structure with a projecting central entrance bay surmounted by a pediment, and five window bays either side. Either side of this range were two-storey projecting wings under steeply pitched roofs. The forecourt was enclosed by a high wall along Gloucester Street, with a number of single-storey buildings backing on to it.

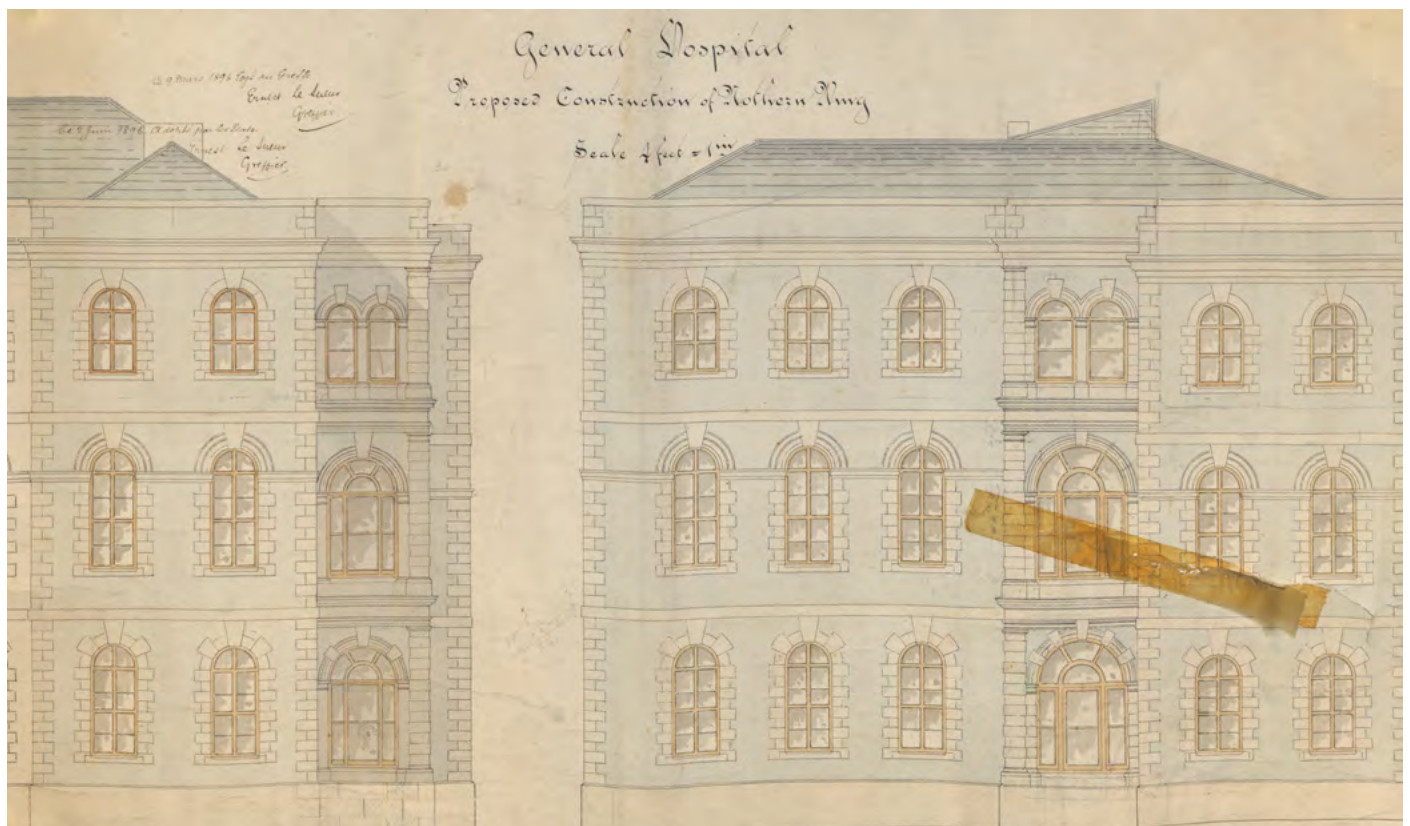


Image of the 1859 fire from the Illustrated London News

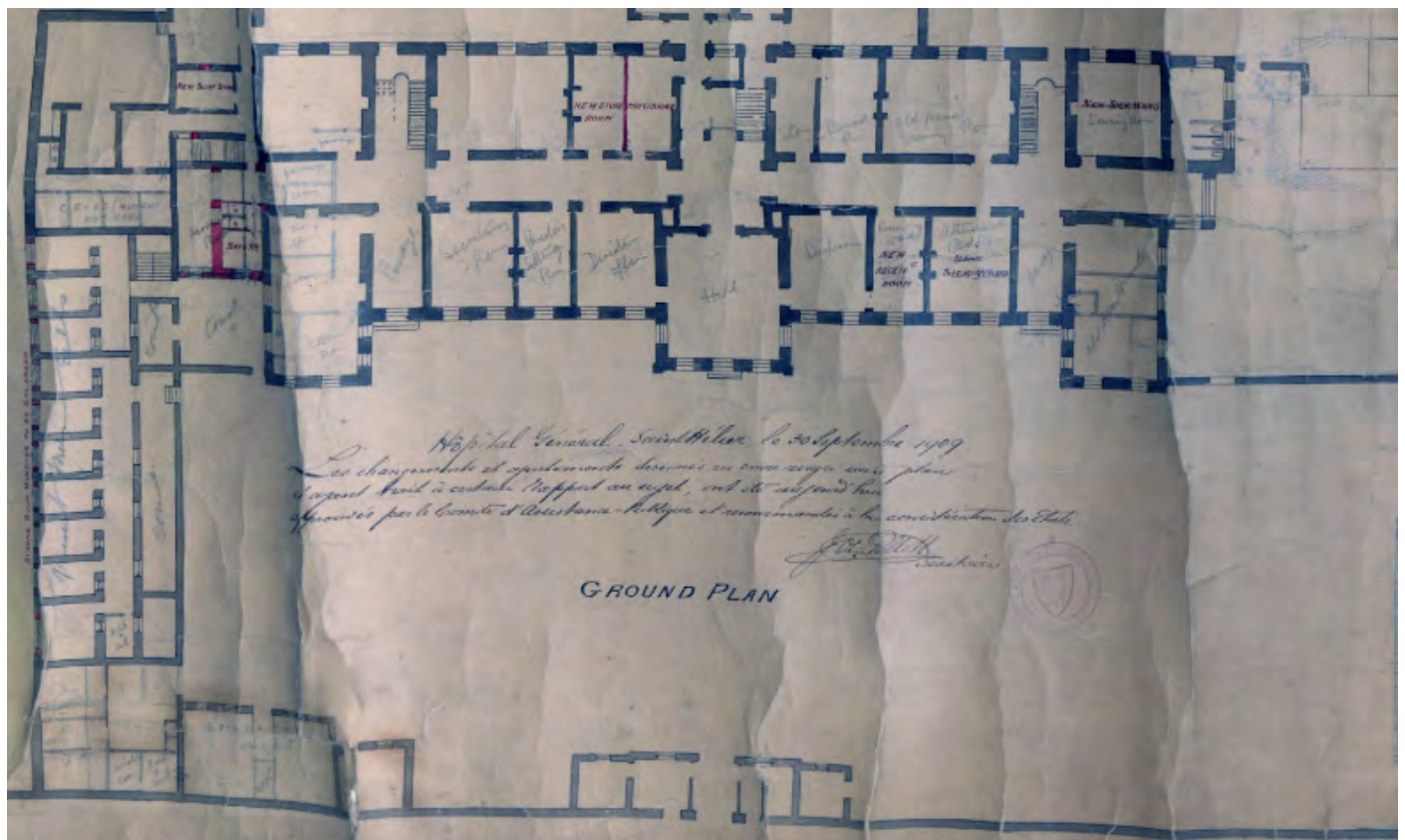


Plan of Newgate Prison. The eastern section of the site, containing the chief warden's house and garden, was demolished in 1948 to make way for Peter Crill House. The remainder of the site was cleared in 1975 to make way for the Gwyneth Huelin Wing.

HISTORICAL DEVELOPMENT OF THE SITE PRE-1860

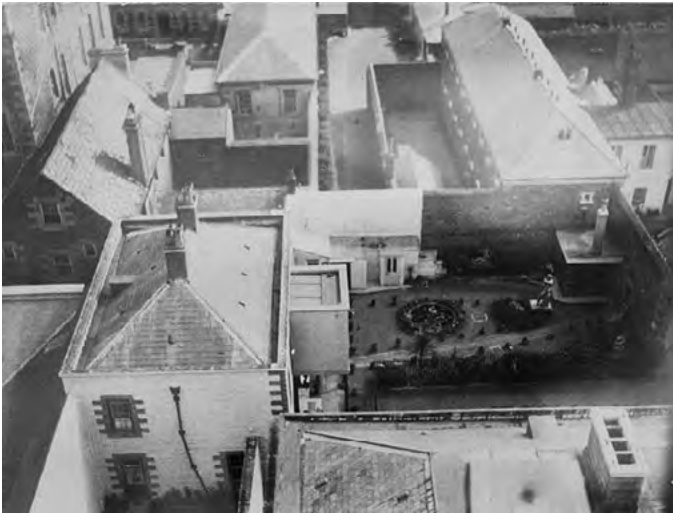


Drawing showing the addition of a small extension on the north front of the Granite Block. 1896. Jersey Archive



Plan of the forecourt showing surrounding walls and buildings (c.1890s). Jersey Archive

HISTORICAL DEVELOPMENT OF THE SITE PRE-1860



View of the prison, 1927, looking east. The corner of the Granite Block is just visible top left.



Hospital chapel, former school buildings and houses in Edward Place. All of these properties were cleared to make for the 1980s Block. Jersey Evening Post Collection at Jersey Archive



View of Gloucester Street in 1949 during construction of Peter Crill House



South side of the Granite Block viewed from the prison (taken between 1971 and 1981). Societe Jersiaise – Photographic Archive



View of the prison, 1971, looking west. The original prison wing is partly visible on the left of the image.



View of the hospital site in the 1970s. Jersey Archive

SECTION 4.0

HISTORICAL DEVELOPMENT OF THE SITE POST-1860

4.1 THE GRANITE BUILDING

4.1.1 The Granite Building: Exterior

The front façade is distinguished by high-quality coursed granite masonry, which shows little sign of decay or damage. It is little altered apart from the replacement with doors at the far left and far right of the central range with timber louvres – see photo. The lower part of the façade is now partly obscured by modern planters – see photo on page 17.

A granite plaque immediately above the main entrance inscribed: 'Hopital General Fonde MDCCXLV Reconstruit MDCCCLX'.

The rear façade shows notable variations in the colour of granite employed, and in the style of masonry. In the lower part of the façade the rubble stonework is divided into vertical sections, separated by straight horizontal mortar joints. Other parts of the façade are less clearly ordered. There are a number of features of note:

- A rectangular datestone of 1765 with a granite frame, consisting of an oval shield carrying three heraldic leopards (leopard being the heraldic term for a lion passant guardant), the island's heraldic device. – and floral decoration either side. This is the date when construction began of the first hospital on this site.
- A granite stone, shaped like a key stone, dated 1792 with a symbol above and below is located at first floor level towards the south end of the rear façade. This may refer to the rebuilding of the first hospital which was re-opened in 1793 following a fire in 1783.
- A stone inscribed '1829 CR' is incorporated towards the northern end of the façade. This is also shaped like the keystone of an arch. The initials refer to Charles Robin, founder of the Gaspé fishing industry in Canada.
- A granite shield set with an octagonal stone is set in the façade between first and ground floor levels. The shield varies three floral emblems.

A foundation stone is described in a contemporary description of the hospital's opening but is not currently visible. The proposed removal of later additions may reveal its location on the exterior of the building.

The 1960 Block is separated from the northern flank wall of the Granite by a narrow gap ('Pigeon Alley') which is now largely obstructed by mechanical plant and ductwork see photo on page 16. At second floor there is a connection from the Granite Block to the lift in the corner of the 1960 Block. The original fenestration pattern is recorded in a drawing of the 1890s – see photo on page 13. None of these window openings are now in use, having been either blocked up or removed. The pair of windows at second-floor level has been adapted to form a doorway linking the Granite Block and 1960 Block, see photo on page 19.

The 1980s Block abuts the north-west corner of the Granite Block. This has concealed parts of the original façades within a narrow cavity which is visible within some store cupboards.

On the south flank of the Granite Block the former location of an attached building is indicated by a panel of cement render at the centre of the façade, between ground and first floor levels. Photographs taken in 1949 show this former building during the course of demolition. Subsequently a glazed link between the Granite Block and the Gwyneth Huelin Wing was built at first floor level in 1979, visible in aerial photographs of 1981 and 1986. In 2007 a full-height link building was added, which has obscured the majority of this south-west façade.

During the 19th century various structures were built on land at the rear of the Granite Block. These included a chapel and schools, dating from 1846, which were demolished in the 1980s. Various other ancillary buildings, including a kitchen and laundry once occupied this area. All of these buildings were cleared to make way for modern hospital buildings. Currently there are two flat-roofed links between the rear of the Granite Block and the Gwyneth Huelin Building. One of these is attached to the centre of the Granite Block and contains roller shutter doors. The second link is a corridor to the south of the central link.



The Granite Block and forecourt, 1930.



Front face of the Granite Block (October 2017)

HISTORICAL DEVELOPMENT OF THE SITE POST-1860



Gap between the north side of the Granite Block and the 1960 Block: 'Pigeon Alley'



Service pipes and plant on the roof of the Granite Block and adjoining 1960 Block



Relocated datestone on the rear of the Granite Block '1765'. This date coincides with the establishment of the original hospital on this site.



Junction at roof level between the north-west corner of the Granite Block and the 1980s Block



Rear of the Granite Block with modern Link Block on the right.

HISTORICAL DEVELOPMENT OF THE SITE POST-1860



Rear façade of the Granite Block



Relocated datestone on the rear of the Granite Block 'CR 1829'. CR refers to Charles Robin. The significance of the date is unknown.



Relocated datestone on the rear of the Granite Block '1792'. This date coincides with the re-building of the original hospital.



Alleyway at the rear of the Granite Block



Base of the front façade with modern planters on the left

HISTORICAL DEVELOPMENT OF THE SITE POST-1860



Former entrance in the front façade, now changed to become a window



Timber window in front façade showing signs of decay



Former entrance in the front façade, now changed to timber louvres



South flank wall of the Granite Block showing junction with the Link Block

HISTORICAL DEVELOPMENT OF THE SITE POST-1860

4.1.2 The Granite Building: Interior

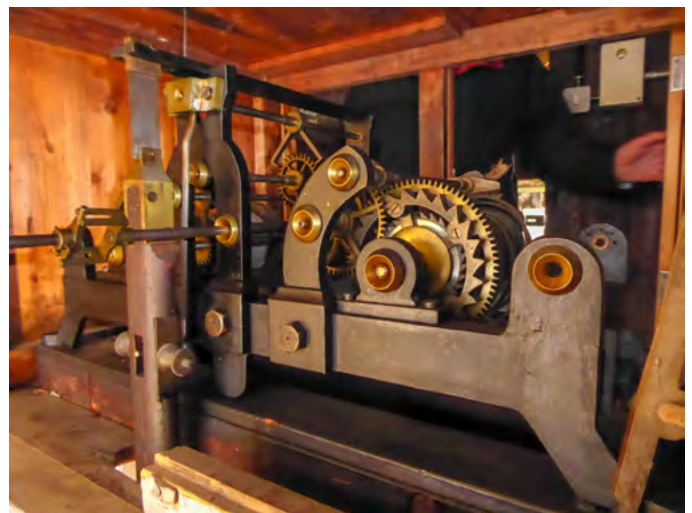
The interior layout of the building originally consisted of a series of cellular rooms and wards on each floor either side of a central dividing corridor running the full length of the building. A principal stone staircase rises at the rear centre of the building. Secondary staircases rise at the north and south ends of the central corridor.

The Granite Block was originally entered via the main central entrance facing the forecourt. Slate benefactor boards (now concealed) were mounted within the entrance hall either side of the inner doors. The entrance hall has been subdivided and is no longer in use as a means of access.

Within the attic floor behind the central pediment is the original clock mechanism, still in working order. The clock face appears to be a later replacement and carries rather crudely painted black lettering. A bell and bracket are located next to the clock, with the foundry stamp 'London 1864'.



Former window openings at second-floor level in north of the Granite Block adapted to form door openings



Clock mechanism in the attic storey of the Granite Block



Tri-partite door openings in the rear wall of the Granite Block

HISTORICAL DEVELOPMENT OF THE SITE POST-1860

4.1.3 The Forecourt and Entrance Lodge

Historically, the front façade of the Granite Block faced a fully enclosed forecourt, and was separated from Gloucester Street by high walls either side of the Entrance Lodge (see photo below). Views from Gloucester Street were further obscured by the high prison wall which was in place until 1948.

The Entrance Lodge dates from 1877 and is an unusual design executed in a high-quality granite masonry. The rooms either side of the central passage now house electrical transformers, and their windows have been replaced with timber louvres. In other respects the entrance lodge is little altered and the stonework remains in good condition.



Forecourt of the Granite Block, June 1948, during demolition of adjacent prison wing



Forecourt of the Granite Block, June 1948, during demolition of adjacent prison wing

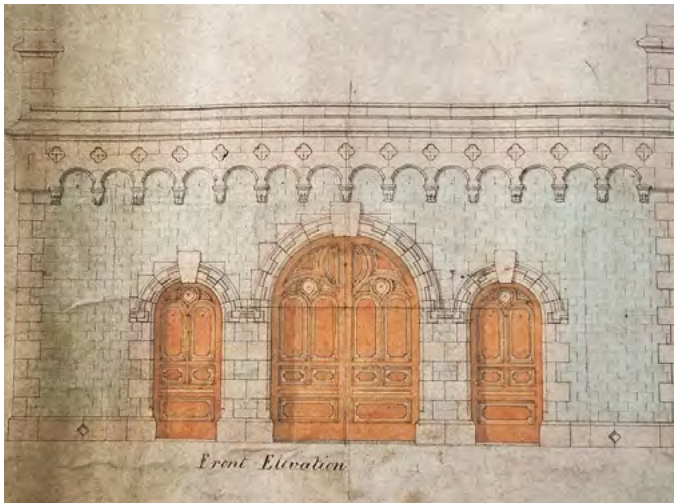


View in 1952 towards Parade Gardens showing the forecourt and entrance block, bottom right. Societe Jersaise – Photographic Archive



Rear view of the Entrance Lodge

HISTORICAL DEVELOPMENT OF THE SITE POST-1860



Street elevation of the Entrance Lodge, 1877. Jersey Archive



Street view of the Entrance Lodge



Bell tower from former hospital chapel

HISTORICAL DEVELOPMENT OF THE SITE POST-1860

4.1.4 Later Extensions and Alterations

1859	Previous hospital largely destroyed by fire
1860	Foundation stone laid for the new hospital
1863	Building officially opened
1877	Entrance Lodge added
1940	Partially occupied by the German occupying forces
1960	New hospital building completed, attached to the north
1987	New hospital building completed on the site of the former chapel
1989	Internal modernisation including the X-ray department, CT scanner, and refurbishment of wards.
2007	Link block added to the south

4.2 POST-1945 HOSPITAL DEVELOPMENT

As the hospital has grown during the period since the Second World War, the original setting of the Granite Block has been steadily eroded by the encroachment of new hospital buildings.

Peter Crill House

This five-storey Nurses Home was completed in 1948 on the site of one of the prison superintendent's house and garden. It was refurbished in 1994, including replacement of the façades.

Gwyneth Huelin Wing

Completed in 1979 and officially opened in 1980. This contained an Out-Patients Department, Short-Stay Unit, Health Centre, Psychiatric Unit, Physiotherapy Department and an extension to the School of Nursing. This building occupies land along Newgate Street, behind Peter Crill House.

Engineering Block, Boiler House and Chimney

Completed in about 1980 on a site facing Kensington Place

Central Laboratory Block

This contains Pathology Laboratories, Pharmacy Department and hospital kitchens. Wooden benefactor boards are mounted in the ground floor lobby linking this block with the Granite Block.

1960 Building

Design drawings of the 1960 Block, dated 1958, are by G C Law, Estates Engineer. The building carries a datestone (1960) on the elevation facing Parade Gardens, and white reliefs on medical themes, two facing Gloucester Street and two facing the Parade.

1980s Building

Architect: Ralph Tubbs. The building was completed in 1987. The octagonal chapel at first floor level incorporates a series of memorial windows (c.1890) relocated from the former hospital chapel.

Link Block

Planning permission was granted in 2004 for this three-storey extension to provide day surgery, acute and general administration and Human Resources Department. Completed 2007.

Temporary Theatre Building

Permission was granted in August 2013 for this two-storey temporary modular block housing two theatres and associated facilities, including plant equipment.

4.3 WESTAWAY COURT

The historical development of the site occupied by Westaway Court has been documented in an Archaeological Desk-based Assessment by Heritage Planning Services, dated February 2018 (Author: Sam Driscoll). The Le Gros map of 1834 shows a building on the northern boundary of the site, opposite Elizabeth Place, with a long ornamental garden stretching behind it, along the north-eastern side of the area now known as Parade Gardens. The terrace at Nos. 3–10 Elizabeth Place appears on this map, however the terraced housing along Rouge Bouillon and Savile Street were not developed until later. The 1934 town map shows the site occupied by the Westaway Creche (named after its benefactor, Julia Westaway).

The current buildings at Westaway Court were completed in 1976 and consist of a nine-storey tower and an L-shaped four-storey slab block. There are a total of 56 residential units used by health and social services staff. The site also provides 40 car parking spaces between the block and in the open area bounded by low brick boundary walls adjoining Savile Street and Elizabeth Place.



Detail of Westaway Court in 1951. © Historic England

SECTION 5.0

SIGNIFICANCE OF THE EXISTING SITE AND ITS SETTING

5.1 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

The study has shown that the Site is located within an area of proven archaeological activity dating from the Prehistoric Period to the 19th century

In the wider locality, prehistoric activity has been recorded dating from the Late Bronze Age and Iron Age. During these periods, the site likely fluctuated between a wetland and dryland environment defined by alluvial deposits from the encroaching and retreating sea, probably associated with intermittent periods of reclamation. The recovery of a Bronze Age torc nearby and Roman coin hoard on the site itself imply that the location is likely to have been dry during the later prehistoric periods. Evidence suggests where existing, prehistoric activity in the locality is most likely to form evidence of transient (Hunting, temporary encampment, votive offering) activity given the liminal nature of the site during this period. This process of transition from dry to wetland use is likely to have trapped environmental data which may hold the potential to enhance archaeological understanding of the site.

Activity in this area appears to have continued into the Gallo-Roman period, with a coin hoard being recovered directly from within the Red Line Boundary and further occupation dating from this period recorded 250m from the Red Line Boundary. During the medieval period, settlement at St Helier expanded to the east of the development site spreading westwards to encompass the site during the Post-medieval period.

Urbanisation continued into the 18th and 19th centuries with significant buildings developed on the site during this period including the chapel and early hospital / poor house. As a consequence of this, the site holds a high potential for the recovery of archaeological deposits dating from the Post-medieval to 19th century. Archaeological activity is most likely to comprise remnants of previously extant buildings, landscaping and potentially hospital and chapel related burials.

With regards to the potential for the survival of archaeological deposits within the Red Line Boundary, it is considered that whilst remnants of development pre-dating the 19th century have most likely been severely truncated by subsequent redevelopment in the 19th and 20th centuries including demolition of the male and female correction houses to facilitate construction of Peter Crill House in the 1950s. It is possible that Prehistoric to Medieval deposits will be encountered at depths exceeding 1m (as indicated by archaeological find depths from excavations in the wider area) and therefore may be preserved. The potential to encounter archaeology dating from the Prehistoric to Medieval periods is therefore considered medium.

Buried archaeological deposits and palaeo-environmental data across the site could survive in various forms ranging in significance from low to high.

5.2 ARCHITECTURAL SIGNIFICANCE

The Granite Block, Entrance Lodge and Forecourt are included in the List of Sites of Special Interest that are of architectural, historical and/or archaeological interest. The list description is reproduced in Appendix A. The entry on the database (HE1003) is described as 'General Hospital (1860)'. It was listed at Grade I in 2014. Its significance is given as:

An important example of a substantial mid-19th century general hospital typical of the period, retaining most historic features, with outstanding masonry work. The entrance lodge is an unusual building of high quality, retaining fine features in a muscular hybrid classical/neo-Norman style. Together a fine ensemble.

5.3 SIGNIFICANCE OF SETTING

The list entry for the General Hospital states that 'The main building dominates the whole street set back behind the muscular and imposing lodge' and that it 'contrasts with all the other buildings in the street.'

Historic photographs show that the hospital was separated from Gloucester Street by a high wall, punctuated only by the Entrance Block. The principal front of the General Hospital overlooked a formally landscaped forecourt which was enclosed by walls, including the wall of the prison to the south. The rear of the hospital, originally laid out as a formal garden, was gradually developed with other buildings during the 19th and 20th centuries, including the chapel and schools (1846), and various ancillary buildings such as the hospital kitchen and laundry.

Although the upper floors of the Granite Block were clearly visible from Parade Gardens prior to the construction of the 1960 Block, there was no direct connection, either physically or visually, between these two assets.

5.3.1 Existing Setting of the Granite Block

In existing views from Gloucester Street, the skyline immediately behind the Granite Block is interrupted by the upper part of the 1980 Block. This is a steeply pitched roof in the form of a truncated pyramid, clad in grey metal sheet material. This feature competes for attention with the pediment of the Granite Block – see photo on page 15. The front façade is further obscured by the temporary theatre block, located on the northern end of the forecourt.

To the south-west, the five-storey Nurses Home (Peter Crill House) and the glazed extension to the rear stand close to the Granite Block and on the edge of the forecourt. They present a horizontal parapet line when viewed from the hospital forecourt.

Views of the rear façade of the Granite Block are largely obscured by later hospital buildings, however the rear façade can be seen at an acute angle from the alley way which leads to The Parade – see photo on page 17.

SIGNIFICANCE OF THE EXISTING SITE AND ITS SETTING

The wider setting extends to surrounding streets – Gloucester Street and Kensington Place – which developed during the 19th century with terraced housing. Since the mid-20th century these streets have undergone considerable redevelopment, particularly at their southern end, so that they both now have a mixture of residential and commercial uses, including retail, offices, hotels and restaurants.

5.3.2 Existing Setting of the Entrance Lodge

The setting of the Entrance Lodge has substantially changed since it was constructed in 1877. The Lodge was originally flanked by tall stone walls along Gloucester Street. These walls have been reduced in height apart from two short sections either side of the Lodge. It was originally linked to a range of single-storey stone buildings facing the forecourt of the hospital, backing onto Gloucester Street. These buildings are shown in a photograph of 1948, when demolition of some of the adjoining prison buildings was in progress – see photo on page 20. To the rear of the Lodge, the forecourt of the Granite Block is now used for parking. The provision of parking spaces that enable rows of parked cars to remain immediately behind the Lodge (on the forecourt) detract from its setting, and the removal of permanent use for parking and parking paraphernalia will be a significant benefit to the setting. The cumulative effect of all these changes is to substantially alter the original setting of the lodge, so that it now appears as an isolated free-standing building. It is viewed against a backdrop of later buildings, including the 1960 Wing to the north-east, the Nurses Home to the south-west and a modern 5-storey building on the opposite side of Gloucester Street.

5.3.3 Setting of Parade Gardens and Surrounding Buildings

Parade Gardens is an urban park, a Grade 2 listed Site of Special Interest (HE1915). It originated as a military parade ground in the 18th century and acquired its present form during the 19th century. It falls into two sections, bisected by Gloucester Street. The larger area to the north of Gloucester Street is bordered by the hospital site on its western side. The 1980s Building on the hospital site is especially prominent in this area. At the centre of this section is a bronze bust to Phillipe Baudains within a circular feature. All Saints Church is a classical building of 1835 (provisionally listed building, HE1275) which provides a focal point on the east side of the northern section of the park. The Gardens are overlooked from the north-west by a row of villas in Elizabeth Place (including listed buildings at Nos. 4-5, 6, 7, 8, 9 and 10) and along the north-east side by late-19th century villas in Hampton Place. Westaway Court overlooks the northern apex of the gardens. The smaller section, to the south of Gloucester Street, is dominated by the bronze statue of General Don – one of the most prominent examples of public sculpture on the island, see photo on page 35.

5.3.4 Setting of Westaway Court

The streets around Westaway Court were developed during the second half of the 19th century and are characterised by terraces of two-storey terraced dwellings. The houses facing Parade Gardens are of a higher status and include paired villas in Hampton Place and at Maison Le Pape. Westaway Court is prominently sited at a road junction where Rouge Bouillon meets Savile Street and Parade Road.

Rouge Bouillon is a busy through road and a continuation of Elizabeth Place. Currently the tower of Westaway Court is a prominent feature on the skyline which comes into view as the road approaches Parade Gardens. This section of the road near the junction with Savile Street and Parade Road is lined with 19th-century terraced houses, including a number of listed buildings: Nos. 3 and 5 Rouge Bouillon (listed Grade 3) are located on the west side of the road; No.4 and Nos. 6–16 Rouge Bouillon (listed Grade 3) are located on the east side of the road.

SECTION 6.0

DESCRIPTION OF PROPOSALS

6.1 DESCRIPTION OF DEVELOPMENT

The outline planning application is for:

'the demolition of Stafford Hotel, Revere Hotel, 36-40 and 44 Kensington Place including Sutherland Court, and parts of the General Hospital including: Peter Crill House, Gwyneth Huelin Wing, link block, engineering block and chimney, 1960s and 1980s blocks on the Parade, temporary theatre block and Westaway Court. Phased construction of new hospital buildings at the General Hospital site and at Westaway Court, refurbishment of the Granite Block for continued non-clinical hospital use, improvements and construction of one half-deck of parking to Patriotic Street Car Park, and all associated landscaping and public realm, highways and access, plant and infrastructure works. Fixed matters: Means of Access. Matters reserved (by parameter plans): Scale and Mass; Siting; Landscaping; Appearance and Materials.'

The application proposals comprise:

- Demolition of existing buildings on two sites (Stafford Hotel, Revere Hotel, 36-40 and 44 Kensington Place including Sutherland Court, Peter Crill House, Gwyneth Huelin Wing, link block, engineering block and chimney, 1960s and 1980s blocks on The Parade, temporary theatre block and Westaway Court)
- Block A – a building fronting Kensington Place with a podium level accommodating clinical departments and wards above, rising to four storeys (ground+3 max 20.6m) at its highest and stepping down to three storeys (ground+2, max 15.6m) at the street frontage. This will be the first block delivered in Phase 1A. The primary entrance will be from Kensington Place, with a link from Patriotic St Car Park, and a service block to the south-west.
- Block B – a building occupying the centre of the site, with frontages to Gloucester Street and Newgate Street, and to the rear of the Granite Block, comprising a three storey podium level accommodating clinical departments with three storeys of wards above, rising to a maximum of six storeys (ground+5) plus a non-occupied plant/flue level above (max. 34m). The primary entrance and active frontages including retail uses faces Gloucester Street, with a secondary pedestrian entrance and upper level link from Patriotic Street Car Park. It will be delivered in Phase 1B. During the interim phases, this building will provide the main hospital entrance, with an interim patient dropoff in front of the Granite Block. There is a permanent dropoff and ambulance bay for ED vehicles on Newgate Street.
- Block C – a non-clinical frontage building of three storeys, connecting the central Block B to The Parade via new hospital gardens, public realm and patient drop-off zone. This building will serve as the main hospital entrance once Phase 2 is complete, replacing the decommissioned 1980s block, after clinical departments have transferred to Block A and B.
- Granite Block – the existing 1860 Grade I listed hospital building will be retained for non-clinical hospital use such as offices and meeting rooms, and refurbished to reverse harmful later extensions and adaptations. The principal façades restored to their historic appearance, so far as is practicable. Its forecourt will be restored to a high-quality amenity space which is accessible to hospital users, staff and members of the public, removing the temporary theatre block and existing car parking area.
- The site of the existing 1960 block will be cleared and interim landscaping created that can be used as hospital gardens.
- Patriotic Street Car Park – alterations to the existing car park and addition of one half deck of car parking (58 spaces). Provision of an upper level connection to Block A in Phase 1A, with an anticipated connection to the main ambulatory spine of Block B during Phase 1B. Relocation of the vehicle egress from Newgate Street to Patriotic Street.
- Westaway Court – a new building for outpatient use fronting Elizabeth Place and Savile Street, rising to 2, 3 and 4 storeys, with vehicular access/egress onto Savile Street and a layby for Patient Transport Services on Elizabeth Place.
- Offsite highways works including junction improvements to accommodate construction traffic, drop-offs for pedestrians, Patient Transport Services and Emergency Department ambulance vehicles, and traffic flow rearrangements, new/improved pedestrian crossings and footways, extension to Newgate Street for hospital use and ambulance lanes.
- Provision of staff/visitor cycle parking and site wide public realm works.
- Utilities works including the provision of a substation to the rear of Edward Place.

DESCRIPTION OF PROPOSALS

6.2 DEMOLITION OF EXISTING HOSPITAL BUILDINGS

The following structures on the General Hospital site are proposed to be demolished:

1960 Block

Located on the corner of Gloucester Street and the Parade.

1980s Block

Facing the Parade and incorporating the main pedestrian entrances to the existing hospital. The multi-faith room at first floor level incorporates a set of memorial windows relocated from the former hospital chapel.

Gwyneth Huelin Wing and Link Block

Located to the south of the site and approached from Newgate Street,

Central Laboratory Block

Located at the centre of the site and not visible from surrounding streets.

Hospital sub-station, chimney and Engineering Block

Located on the east side of Kensington Place. A concrete-framed two-storey building of six bays dating from 1980.

Temporary theatre building on the forecourt of the Granite Block.



1960 Block East façade



1960 Block North façade



1980s Block from Parade Gardens



Interior of faith room in the 1980s Block



Central hospital buildings viewed from south



Hospital engineering block and power station on Kensington Place

DESCRIPTION OF PROPOSALS

6.3 DEMOLITION OF BUILDINGS IN KENSINGTON PLACE

The following structures are proposed to be demolished as part of the Future Hospital development. None are listed or considered to be of special architectural or historic interest.

St Elmo's

This is a relatively modern extension to the rear of 5 Edward Place.

Stafford Hotel

A four-storey building, eight bays wide.

Revere Hotel

The hotel is formed of four adjoining buildings, from north to south: First, a six-bay two-storey rendered building under a shallow-pitched slate roof. Second, a three-bay two-storey rendered building. Third, a six-bay two-storey building set back from the back of pavement, with continuous dormer running across full width of roof. Fourth, a four-storey two-bay wide building, with rendered upper floors lit by horizontal windows.

Sutherland Hotel

Three-storey plus mansard roof storey. Continuous shopfronts to restaurant and shops.

Aromas Restaurant

44 Kensington Place. A three-storey building, four windows to each of the upper floor. Shop window on the ground floor. Adjoins vehicular exit from the Patriotic Street car park.

6.4 DEMOLITION OF WESTAWAY COURT

The existing building to be demolished consists of a 9-storey tower and a 4-storey slab block. The proposed replacement comprises a single building rising to a maximum height of 20 metres. The primary pedestrian entrance is indicated to be at the corner of Parade Gardens and Rouge Bouillon. Vehicular access is indicated to be from Savile Street, adjacent to the neighbouring property Maison Le Pape.



Stafford Hotel



Revere Hotel



Rear of 5 Edward Place 'St Elmo's'



Sutherland Hotel (left), 44 Kensington Street and exit from Patriotic Street car park

SECTION 7.0

IMPACT ASSESSMENT

7.1 IMPACTS ON BELOW-GROUND ARCHAEOLOGY

7.1.1 Previous Impacts

Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may also be present, but as yet undiscovered. However, the potential for the survival of such remains depends partly on the impacts that previous land use may have had on any present remains.

At Old Street (HPS Ev ID: 3), c.250m ESE of the Red Line Boundary, a pre-Norman settlement was found at a depth of 2-2.5m on a stable land surface.

A review of historic maps suggests that there have been several phases of building development on the site since the 18th century, remnants of development pre-dating the 19th century have most likely been severely truncated by subsequent redevelopment in the 19th and 20th centuries including demolition of the male and female correction houses to facilitate construction of Peter Crill House in the 1950s. It is possible that Prehistoric to Medieval deposits will be encountered at depths exceeding 1m-2.5m (as indicated by archaeological find depths from excavations in the wider area Ev ID: 3) and therefore may be preserved.

Visual inspection of the site revealed distinct differences in ground levels across the site with clear areas of build-up, reduction and slope. Any ground build-up has the potential to act as a buffer over archaeological deposits, safeguarding their removal. Given the differing levels across the site, this potential buffer is likely to only apply in localised pockets across the site, removal of pre-dating archaeological deposits through historic groundworks and building phases is more likely.

7.1.2 Potential Impacts

This section details the possible ground impacts associated with development of the site. Consideration of the redevelopment of the hospital site could include widespread ground intrusion and build up as a result of drainage, ground remodelling and excavation associated with structural foundations across the site. The following outlines general construction activities that could be undertaken as part of this redevelopment, which may impact on buried archaeological remains within the site boundary.

- Groundworks associated with any ground levelling works (build up and reduction, removal of existing surfaces and foundations and excavation to facilitate the foundations of any new structures or surfaces.
- Groundworks associated with the construction of any additional services (drainage, electric supply etc.), if required.
- Groundworks associated with the excavation of any basements.
- Decontamination/ remediation works

- Temporary land take during construction phase including, stockpiling, storage and temporary site access
- Site clearance including demolition of existing above ground buildings.

These activities could lead to the following effects on the archaeological resource:

- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.
- Permanent or temporary loss of the physical and/ or visual integrity of a feature, monument, or group of monuments.
- Damage to resources as a result of ground excavation.
- Damage to resources due to compaction, desiccation or water-logging.
- Damage to resources as a result of ground vibration caused by construction.

The extent of any impact on buried archaeology will depend on the presence, nature and depth of any archaeological remains, in association with the depth of the proposed groundworks. Details of excavation depths associated with possible re-development were not known at the time of writing. All ground intrusive activity proposed at the site beyond made ground will pose threats to any surviving archaeological deposits or features that survive in situ.

7.2 IMPACTS ON GRANITE BLOCK

7.2.1 Direct Impacts on Granite Block

Removal of link block to the Gwyneth Huelin Wing.

This is attached to the south-west side of the building. The former location of an attached building on this side of the Granite Block is indicated by a panel of cement render at the centre of the façade, between ground and first floor levels. Photographs taken in 1949 show this former building during the course of demolition. Subsequently a glazed link between the Granite Block and the Gwyneth Huelin Wing was built at first floor level in 1979. In 2007 a full-height link building was added, which has obscured the majority of this south-west façade. Demolition of this link block will allow the whole of the façade, with its original pattern of fenestration, to be exposed to view, as originally intended. This will be a significant heritage benefit.

Removal of the links at the rear of the Granite Block.

Historically, the rear of the Granite Block had a sheer uninterrupted façade overlooking open ground. There are now two linking corridors at ground floor level between the rear of the Granite Block and the more modern hospital buildings. A single-storey flat-roofed link connects the central circulation core of the Granite Block with the spine corridor which runs from the main entrance of the hospital through to the Gwyneth Huelin Wing. This incorporates a metal

roller shutter door, facing north-east along the narrow alley towards The Parade. This link will be removed as part of the proposed development, thereby exposing the original arrangement of three openings, which are currently incorporated in the internal lift lobby, see photo on page 19. Further research will be necessary to shed light on the original pattern of fenestration in this area. A second corridor link is located further to the south.

Removal of the 1960 Block.

The 1960 Block is separate from the northern flank wall of the Granite by a narrow gap ('Pigeon Alley') which is now largely obstructed by mechanical plant and ductwork. At second floor there is a connection from the Granite Block to the lift in the corner of the 1960 Block. The original fenestration pattern is recorded in a drawing of the 1890s – see page 13. None of these window openings are now in use, having been either blocked up or removed. The pair of windows at second-floor level has been adapted to form a doorway linking the Granite Block and 1960 Block, see photo on page 19.

Removal of the 1980s Block.

The 1980s Block abuts the north-west corner of the Granite Block. This has concealed parts of the original façades within a narrow cavity which is visible within some store cupboards. Demolition of the 1980s Block will allow these façades to be exposed once more.

Removal of these attached links and reinstatement of the façades will be a major heritage benefit.

7.2.2 Impacts on Setting of the Granite Block and Entrance Lodge

The plans for the proposed new hospital involve the construction of a new suite of buildings, replacing through demolition, Peter Crill House, the Gwyneth Huelin Wing, the Central Laboratory Block, the Engineering Block and Power House, the 1960 Block, the 1980s Block and buildings along Kensington Place. The scale and mass of the new development on the site of these buildings makes it significantly larger than the existing buildings on site. The maximum height on the higher parts of Block B rises to 34m. The new hospital thus represents an overall height increase, except on the site of the 1980s Block, where the proposed Entrance Block (Block C) will be significantly lower than the existing building. The impacts are illustrated in TVIA Viewpoints 2, 3, 20 and 22.

It is accepted that the mass of the proposed new Block B, which rises to a maximum height of 34m, may have an adverse effect on the setting of the Grade I Listed Building and therefore an impact on its heritage value. However, any harm caused by the increased mass of Block B is more than offset by the proposed development, which will make the asset more open, visually accessible and help to restore a semblance of their former historic context, all of which must be regarded as enhancing the assets and making a beneficial contribution to the heritage value of the Grade I Listed Building.

Currently, Peter Crill House blocks views from various parts of Gloucester Street to the Hospital. Block B will be set back 4m from Gloucester Street, to match the existing set back of the

southernmost part of Peter Crill House. This will be sufficient to permit a public access route between the boundary wall on the street and the front of Block B. This will create greater pedestrian route between the corner of Newgate Street, opposite the Opera House, and the forecourt of the Granite Block.

The proposed development incorporates a 6.4m-wide gap between the rear of the Granite Block and Block B which will increase to 11.5m at the upper levels. This will allow a continuous public circulation route on all four sides of the Granite Block, making it much less visually and physically constrained than it is currently.

Whilst much of the Hospital building is visible from opposite the Entrance Lodge, as one moves further down Gloucester Street, those views are compromised by Peter Crill House. From the Opera House, only the upper story of the north range can be seen, although this is interrupted by the temporary theatre building in the Hospital grounds. As such, only fleeting glimpses of the 1860 Hospital building can be seen from street level, unless directly opposite the Entrance Lodge.

The setting of the Entrance Lodge and the Forecourt will be significantly improved by returning this space to a vehicle-free amenity space. Removal of the existing hard landscaping will enable a much more sympathetic and 'greener' treatment, incorporating lawned areas and trees. Re-grading of the forecourt, including removal of the existing vehicle ramp for emergency vehicles, will permit a much improved relationship to the Granite Block.

The proposed demolition of the 1960 Block will result in a far more open setting to the north and re-establish a relationship between the Granite Block and Parade Gardens.

Furthermore, the proposals include the introduction of public pedestrian routes around the Grade I Listed Building. The principal benefits will be the restoration of the forecourt as a vehicle-free amenity space and the replacement of the 1960 Block with a landscaped area bordering the Parade. On the south and rear sides of the Granite Block there will be a continuous 6m-wide pedestrian route linking the Parade. This will significantly enhance the asset by making it less physically and visually constrained, restoring part of the historic context and original setting of the 1860 hospital and providing greater public access. Whereas the building is currently crowded by unsympathetic development on each side, the proposed development will restore it to being a free-standing building unencumbered by these constraints. This will be a very significant improvement to its setting.

Considered in isolation, the increased scale and mass of the proposed Block B would lead to an adverse impact on the setting of the Granite Block. However, taking into account the beneficial effects described above, the net impact will be decidedly positive. Furthermore, the adverse effect is capable of further mitigation through detailed design.

7.3 OTHER LISTED BUILDINGS AND PLACES

7.3.1 Opera House

The Opera House is located less than 30m from the new proposed hospital building. The proposed Block B will be of a scale and mass larger than Peter Crill House. However, the corner of Block B will be no closer to the Opera House than Peter Crill House is currently, so there is no change in terms of proximity. The height of the parameter envelope for the lower section of Block B is 20.6m, with a reduced height of 15.6m along Newgate Street, Gloucester Street and facing the forecourt of the Granite Block. The upper storey of Block B is to be set back from the road side so the full height is not immediately apparent from street level in Gloucester Street and Newgate Street.

The perimeter of Block B along Gloucester Street is designated as a primary frontage i.e. a zone for active retail and will thus offer a more active frontage than exists currently. The forecourt of Peter Crill House is used as a hospital car park and is not accessible from the street. The development allows a new pedestrian route between the Opera House and the forecourt of the Granite Block, where currently there is none, which will enhance the existing relationship. It is proposed to retain the historic sections of the former prison wall along Gloucester Street.

The magnitude of impact to this asset would be Minor, with the resultant significance of effect considered to be Slight adverse. However the adverse effect of the greater mass of Block B could be substantially offset through the improved design quality of the replacement building compared to Peter Crill House, which does not make a positive contribution to the character of the street.

7.3.2 Gloucester Street

There are four adjoining listed buildings at Nos. 13, 15, 17 and 19, all at Grade 4, which originated as early-19th century houses. They would have originally faced the high wall of the prison prior to its demolition in 1948. Their setting has already been significantly altered by the construction of Peter Crill House opposite. This terrace is located directly opposite the proposed Block B, parts of which will be about 2m closer to Gloucester Street than Peter Crill House is currently.

The larger scale and mass of Block B compared to Peter Crill House could have a slight adverse impact on the setting of these assets. However, as with the Opera House, the upper storey of Block B is set back from the road side so the full height is not visible in views from street level in Gloucester Street. Block B offers an active frontage at ground level and has the potential for a more attractive piece of architecture compared to the utilitarian and unwelcoming appearance of Peter Crill House.

The removal of the 1960 Block at the north end of the street will have a significant beneficial effect by increasing the visual interconnection between Gloucester Street and Parade Gardens. It is considered that this positive effect outweighs any adverse effect from the increased mass of Block B compared to Peter Crill House.

IMPACT ASSESSMENT



View towards the site from inside the Opera House



Modern development directly opposite the General Hospital



Nos. 15, 17 and 19 Gloucester Street



13 Gloucester Street



No.25 Gloucester Street and the Opera House

IMPACT ASSESSMENT

7.3.3 Kensington Place

Kensington Place contains four listed properties opposite the development site. One (No.5, Listed Grade 3) is located towards the north end of the street opposite St Elmo's, and the other three (Nos. 31, 35 and 37, Listed Grade 4) are grouped further south.

Block A will replace a number of properties along the east side of Kensington Place. The increased height and length of this block will have a significant effect on character of the street and on the setting of the Grade 4 terraced houses located on the opposite side of the street. The parameter envelope shows the height of Block A as 20m with a set-back from Kensington Place at a height of 15.6m.

The magnitude of impact to 5 Kensington Place (listed at Grade 3) would be Moderate, with the resultant significance of effect considered to be Moderate. This is a distinctive building in the street which currently faces the Engineering Block and the rear of 1 Edward Place. Its setting has already been compromised by the unattractive buildings opposite. There is potential to mitigate the adverse impact of the increased scale of Block A through design.

The magnitude of impact to 31, 35 and 37 Kensington Place (listed at Grade 4) would be Moderate, with the resultant significance of effect considered to be Slight. These are typical of the terraced houses which once lined both sides of the street.

There is potential to mitigate the adverse impact of the increased scale of Block A through design, including the articulation of the façades in a way which breaks up the mass of the building and avoids it appearing as a single horizontal monolith.



5 Kensington Place (Listed Grade 3)



Nos. 31-37 Kensington Place (Nos. 31, 35 and 37 Listed Grade 4)



Nos. 35 and 37 Kensington Place (Listed Grade 4)

7.3.4 Elizabeth Place and Edward Place

In Elizabeth Place there is a group of Grade 3 listed houses (Nos. 4–5, 6, 7, 8, 9 and 10) forming a group, overlooking Parade Gardens. Further to the north, No.14 is set back further from the street opposite Westaway Court – see below. Although there is inter-visibility between these properties and the hospital site, they are separated from it by Parade Gardens which considerably reduces any impact on their setting. The impact of removing the 1960 and 1980s Blocks on the Parade and setting the replacement buildings back from the Parade have a minor but beneficial effect on the setting of Elizabeth Place.

In Edward Place there is a group of Grade 3 listed properties (Nos. 2, 3 and 4), also facing Parade Gardens. No.3 is included within the red-line boundary. The demolition of the 1980s Block will have a major effect on the setting of this terrace. These once formed a terrace of five properties until No.1 was demolished as part of the development of the 1980s Block. The site of No.1 is now occupied by a ramp for vehicles servicing the hospital. This has left an exposed gable end on No.2 which is largely screened by the adjacent 1980s Block. No.5, although unlisted, occupies a prominent site at the corner of Edward Place and Kensington Place, and provides a visual termination to the terrace. However the rear extension, occupied by St. Elmo's, is a relatively modern addition. It does not have any merit in design terms and its demolition will not have any adverse impact on the character of the street and surrounding area.

The proposed Entrance Block will be set back from the Parade and will be significantly lower compared to the 1980s Block, at a maximum height of 15.6m. This reduction in scale and proximity will be a major beneficial effect on the setting of Edward Place. The overall impact will depend on the design of the new entrance forecourt and Entrance Block facing the Parade. The flank wall of No.2 Edward Place will not present an attractive feature unless measures are taken to improve its appearance, for example by re-cladding, re-rendering or adding a green wall in front of it.

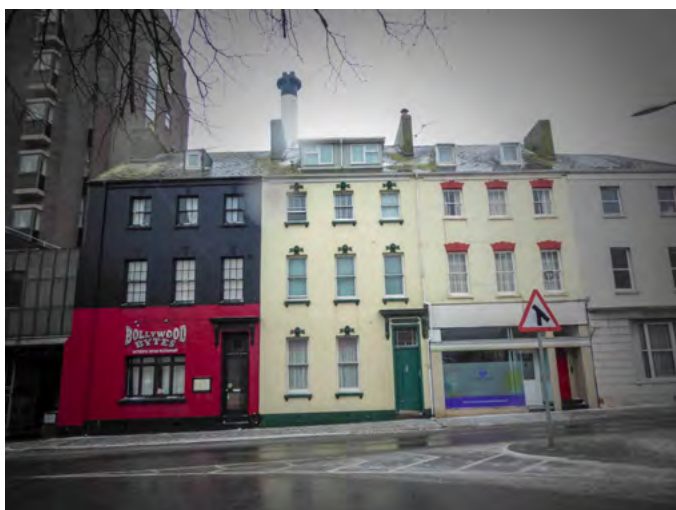
The magnitude of impact to Edward Place would be Major, with the resultant significance of effect considered to be Moderate/Large.



Elizabeth Place (No. 14 in the foreground)



Elizabeth Place (No. 10 in the foreground)



Nos. 2-4 Edward Place (Listed Grade 3)



No.5 Edward Place on the corner of the Parade and Kensington Place is not listed

7.3.5 Parade Gardens

Parade Gardens is an important historic open space – as described in Section 5 above. There are numerous listed buildings in Elizabeth Place, Edward Place and Hampton Place which face the Gardens. All Saints Church (provisional listed building) is prominently situated on the east side of the Gardens. Views within the Gardens towards the hospital site are softened by mature trees, including those which line the western edge of the Gardens, especially in summer months.

The setting of the Gardens will be significantly improved by the demolition of the 1960 Block and 1980s Block, and the replacement of the latter with a lower Entrance Block (Block C). This will restore the historic views of the Granite Block from Parade Gardens, a significant heritage benefit. The upper levels of Block B will be visible from the Gardens, but they will be both lower and further away in comparison to the 1980s Block.

The redevelopment of Westaway Court will introduce a larger building on the opposite side of the Gardens. This increase in scale, taken in isolation, will have an adverse impact on the setting of the Gardens and the nearby listed buildings in Hampton Place and Elizabeth Place. However the existing buildings on this site are poorly related to their surroundings and there is considerable potential to mitigate the increase in scale by improving the quality of design. The outline proposals show that the new building will introduce a more active street frontage.

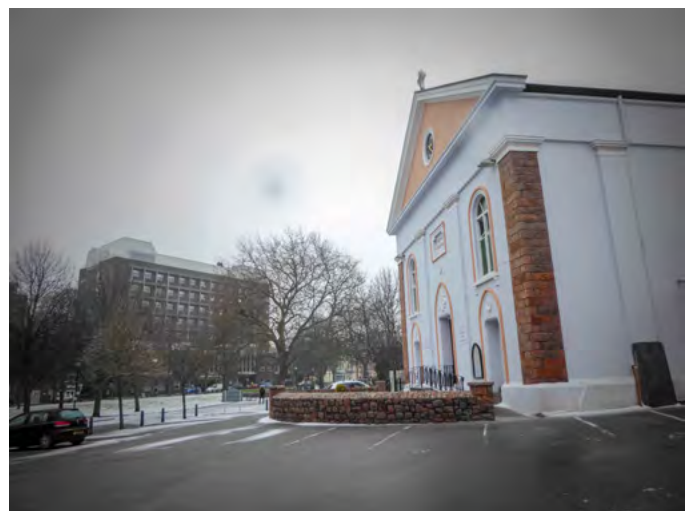
The siting of the main pedestrian entrance at the corner of Parade Gardens and Rouge Bouillon, with primary frontages adjoining, will help to create a positive relationship between the proposed development and Parade Gardens (Grade 2 listed place).



The backdrop of the monument to General Don will be significantly improved by the demolition of the 1960 Block and 1980s Block



All Saints Church (provisional listed building)



All Saints Church showing relationship to the 1980s Block beyond

7.3.6 Around Westaway Court

The redevelopment of Westaway Court will have an impact on the character of surrounding streets, which have a largely residential character and include a number of buildings listed variously at Grade 3 and Grade 4. Compared to the existing buildings, the proposed building will have a greater scale and presence in relation to Savile Street, Elizabeth Place, Rouge Bouillon and Parade Gardens. However, given that the current Westaway Court buildings are unattractive and out-of-keeping with the character of the surrounding streets, there is considerable potential for any adverse impact due to proximity to be outweighed by the lower maximum height and improved design quality of the new development. The replacement of the open car park with development which comes to the pavement edge along Savile Street and Rouge Bouillon will help to reinforce the street edge.

Directly opposite the development, along the north side of the street, is a terrace of two-storey 19th-century houses. One of these (No.24, on the corner with Rouge Bouillon) is listed Grade 4. Currently these properties are separated from Westaway Court by an open car park. There will be a moderate impact on their setting given the greater proximity of the new development.

There are a number of other Grade 4 listed buildings in Savile Street located further from the Westaway Court site. The nearest is the former corner shop at No.5 Savile Street which stands at a bend in the road, see photo on page 36. Other listed buildings in Savile Street are located further to the south and their setting will not be affected.

The replacement of Westaway Court will have an impact on the setting of the properties towards the north end of Elizabeth Place, most directly on No.14, occupied by Helvetia House School, which currently faces the car park behind Westaway Court.

There will also be an impact on the setting of Parade Gardens, as referred to above.



No.24 Savile Street (Listed Grade 4)



Residential terrace on the north side of Savile Street, facing Westaway Court



Maison Le Pape, a pair of 19th century villas now used as offices by the Health and Social Services Department



A pair of 19th-century villas in Hampton Place, facing Parade Gardens

IMPACT ASSESSMENT



West side of Rouge Bouillon looking from Westaway Court, including Nos. 3 and 5 (Listed Grade 3)



Westaway Court viewed along Savile Street



Nos. 6 – 16 Rouge Bouillon (Listed Grade 3) and No. 4 far right (Listed Grade 4), looking towards Westaway Court



14 Elizabeth Place (Listed Grade 3), situated directly opposite Westaway Court



No. 5 Savile Street (Listed Grade 3) – former corner shop (left)



Villas in Hampton Place, facing Parade Gardens

7.3.7 Peoples Park, Westmount Gardens and Lower Park, Victoria Park

These three open spaces are all listed at Grade 3. The upper parts of the proposed hospital building will be visible from these spaces, with the impact on views being most noticeable from the upper part of Peoples Park and Westmount. At lower levels, these views will be largely obscured by foreground buildings, including numerous listed buildings in Peirson Road (variously listed at Grade 3 and Grade 4).

However, whilst the top of the building will be visible in some views (see Viewpoint 11), especially from higher ground, the elements of setting that contribute to the heritage value of these parks does not derive from views towards St Helier, or where it does, this is only a minor element in the contribution to value. It is the views to and from the sea that contribute to this value.

The Design Principles document suggests that the roofline of the JFH is to be varied to express a distinctive skyline elevation and thus reduce its apparent scale.

The magnitude of impact to these assets would be Minor, with the resultant significance of effect considered to be slight adverse/neutral.

7.3.8 Fort Regent

Fort Regent (listed Grade I) dominates the town centre of Fort Helier. Its appearance from the town was significantly altered in the 1970s by the addition of a vast white oversailing roof which covers the whole of the former parade ground within the fort.

The fort's robust defensive character and height above St Helier make its setting relatively immune to changes in the town below. From the ramparts the upper parts of the proposed development would be visible in views across the town centre, set against the backdrop of Westmount. The appearance of the development would not stand out unduly from the varied townscape around it, composed of buildings of varying heights and character (see Viewpoint 14).

As such it is considered that the impact to this asset would be Negligible with a resultant significance of effect being slight adverse.

7.3.9 Almorah Crescent

Almorah Crescent is a Grade I listed terrace overlooking St Helier. The new development will be visible in high-level views across St Helier but less conspicuous than the 1980s block and hospital chimney are currently (see Viewpoint 27).

7.3.10 Elizabeth Castle

Elizabeth Castle a Grade I listed asset, located approximately 1.3km southwest of the Red Line Boundary on a granite promontory in St Helier harbour.

The proposed hospital development will be lower than the existing 1980s Block and will be set further back from than existing modern development along the waterfront. Visitors to Elizabeth Castle, looking back to St Helier will not see a higher building, but one at the same height as other developments along the waterfront. The new development will be barely visible in views towards St Helier and seen in the context of other busy townscape and tall buildings (see Viewpoint 15).

Due to this, it is predicted that the Magnitude of Impact would be negligible.

7.3.11 Noirmont

Noirmont is a headland on the western side St Aubin's Bay from where long views can be obtained of St Helier.

The headland retains a number of restored bunkers and gun emplacements built by the German occupation forces. It was acquired by the States in 1950 as the Island's war memorial.

The German Occupation Site is included in the Jersey database of listed places as a Grade I listed site (BR0247). Its significance is summarised thus:

'Naval Coastal Artillery Battery 'Lothringen'. Part of an integrated network of German defensive structures constructed in Jersey during the Second World War, more widely part of the Atlantic Wall. Of outstanding importance as the only naval coastal artillery battery in Jersey; and probably the best example of a former German coastal battery to be found in Western Europe.'

The distance from the development site means that any impact on the setting of the headland and the listed structures on it will be negligible.

The new development will be almost imperceptible in views across St Aubin's Bay towards St Helier (see Viewpoint 18).

SECTION 8.0

MITIGATION

8.1 MITIGATION THROUGH DESIGN

8.1.1 Massing of Adjacent Buildings

As explained in the Design and Access Statement and illustrated in the parameter drawings, the impact of the height and bulk of the new development is envisaged to be mitigated in a number of ways:

- Setting back the upper levels of Block A from Kensington Place.
- Setting back the upper levels of Block B from Gloucester Street.
- Setting back the upper levels of Block B from the rear of the Granite Block and forecourt.

8.1.2 Reinstatement of the Granite Block Façades

The proposed development involves the demolition and removal of several 20th-century extensions attached to the Granite Block. This will enable the original granite façades to be exposed, repaired and reinstated as follows:

North façade. Following removal of the 1960 Block and 1987 Block, the majority of the original north façade will be exposed. Remedial works will be necessary to make good any damage to the granite masonry and to reinstate missing doors and windows.

South façade. Demolition of the full-height link block will allow the whole of the façade, with its original pattern of fenestration, to be exposed to view. Remedial works will be necessary to make good any damage to the granite masonry and to reinstate missing windows.

Rear façade. The removal of the central link will expose the original arrangement of three openings, which are currently incorporated in the internal lift lobby. The removal of the other link corridor between the rear of the Granite Block and the Gwyneth Huelin Wing will allow a door opening to be returned to being a window opening.

Front façade. Removal of modern planters in front of the building will expose the lower part of the façade.

Further research will be necessary to shed light on the original pattern of fenestration in all of these elevations.

8.1.3 Improved Landscaping and Setting to the Granite Block

The demolition and removal of current link extensions to the Granite Block will improve its appearance, and will also permit the public to circulate more freely around it, and to appreciate it in a more open setting:

The removal of car parking, set down and emergency vehicles (and attendant paraphernalia) from the forecourt, and of planters attached to the Granite Building, and the re-landscaping will permit the front façade to be appreciated in a much improved setting.

8.2 RECORDING OF THE GRANITE BLOCK

A suggested mitigation strategy was prepared by HPS, dated 19 June 2017. This recommended a Standing Building Survey (Level 3 Analytical) to provide a long-term archival record of the buildings i.e. the Granite Block, Entrance Lodge and Forecourt, their principal features of interest, and in respect of features to be removed or structures to be demolished, a final standalone, point-in-time record which will reside in the public domain. Details of the proposed recording strategy are provided in Appendix E.

8.3 ARCHAEOLOGY

Impact on the buried archaeological resource can be reduced through a programme of archaeological evaluation and geoarchaeological investigation designed to further identify and characterise archaeological deposits within the site boundary. This could address specific questions, for example the below ground survival of the Newgate Prison,

Any programme of archaeological evaluation should be agreed with the States of Jersey through a Method Statement approved by the Historic Environment service. The results will inform any subsequent mitigation strategy focussed on the recording of any discovered deposits prior to their removal.

SECTION 9.0

POTENTIAL FUTURE BENEFITS

9.1 HERITAGE-RELATED COMMITMENTS

The heritage-related commitments embedded in the Design Principles are as follows:

- 01 To prepare a Conservation Statement for the Granite Block by September 2018. This will use archival research to explain the various stages of the site's development and will identify the key issues for the future conservation of the Listed Building. This will be developed into a Conservation Management Plan at a later stage of the project, likely to be following the vacation of the Granite Building.
- 02 To retain the Granite Block for non-clinical uses associated with the Future Hospital, such as offices and meeting rooms.
- 03 To remove all modern extensions and linking structures, to enable the historic façades to be fully revealed on all four sides,
- 04 To restore the principal façades to their historic appearance, so far as is practicable, including the northern extension dating from the 1890s.
- 05 To re-instate missing features on the external masonry façades where there is clear evidence for their former design and appearance.
- 06 To ensure that the Granite Block and associated historic features are maintained in good condition throughout the Future Hospital project and protected from accidental damage.
- 07 To carry out a standing building survey, both before, during and after the above works. See appendix E.
- 08 To maintain and enhance the historic sections of boundary wall along Gloucester Street.
- 09 Following the construction phases of the project, to return the forecourt to a high-quality vehicle-free amenity space which is accessible to hospital users, staff and members of the public.

The remainder of this section sets out suggestions for how these commitments can be put into practice to secure the maximum benefit to the heritage assets on and around the site of the Future Hospital. Some potential heritage benefits cannot be fully identified and secured at the stage of an outline planning application. Therefore, this statement proposes some potential benefits and enhancements, so they can be considered at an early stage in the project's design and developed in detail following an outline planning approval.

9.2 COMMUNITY BENEFIT

The Future Hospital project offers the opportunity to re-establish the Granite Block as a proud civic building which is better appreciated by local people, hospital users and visitors to the island. As well as restoring its external appearance and re-establishing a dignified setting for it, there are opportunities to promote awareness of its history and to allow members of the public to appreciate it more freely than in its current use. These include:

- Identifying opportunities for interpreting the history of the General Hospital and adjoining sites, for example through exhibition material, booklets and digital media.
- Permitting some degree of public access to principal spaces in and around the Granite Block.
- Considering some element of community use such as the public use of meeting rooms within the building or a community use of the Entrance Lodge.

9.3 THE GRANITE BLOCK: EXTERIOR

The external appearance of the Granite Block has been adversely affected by various additions and changes made to it since 1945. Removal of various extensions and additions, as described above, will significantly improve its appearance. Further potential enhancements include:

- Reinstall the original design of timber windows where these have been replaced with uPVC
- Reopen blocked window openings and repairing any areas of damaged masonry following the removal of modern extensions and attachments.
- Remove all redundant service pipework, ducts and other modern hospital services.
- Replace the artificial slates on the roof with natural slates.
- Improve the rainwater disposal system, including replacement of plastic rainwater goods with cast-iron.
- Improve access to the roof for maintenance.

POTENTIAL FUTURE BENEFITS

9.4 THE GRANITE BLOCK: INTERIOR

Much of the interior layout and appearance of the Granite Block has been altered or concealed by modern finishes. However, the basic structure of dividing walls and floors is largely intact. Potential improvements include:

- Remove modern partitions, suspended ceilings, floor coverings, fittings, finishes and services in the principal historic spaces. This will enable the original proportions of the building to be appreciated once more. It will also reveal the slate benefactor boards which flank the doorway from the entrance hall to the inner hall beyond.

9.5 THE GRANITE BLOCK FORECOURT

Currently the forecourt is disfigured by parking, changes in the original levels, previous alterations to the boundary walls and the temporary surgical building. Its setting will be significantly improved by the removal of the 1960 Block at its norther end and the temporary theatre building. Potential improvements would be:

- Remove all vehicles from the forecourt and return it to an amenity space.
- Relocate the belfry salvaged from the former hospital chapel to a more appropriate location near the proposed new hospital entrance from the Parade.
- Base a new landscaping scheme on the historic layout, including formal lawns and paths.
- Maintaining some degree of walled enclosure to achieve separation from surrounding streets, to maximise the sense of tranquillity within this space.
- Introducing a new lighting scheme, including lighting of the hospital façade.

9.6 THE ENTRANCE LODGE

The entrance lodge currently houses electrical transformers. Its setting will be considerably enhanced by the removal of parking behind it and vehicular access to the forecourt. Potential improvements would be:

- Identify a sustainable use for the Entrance Lodge.
- Ensure that the Entrance Lodge becomes the focal point for entry into the forecourt, following closure of the existing vehicular entrances.
- If practicable, remove the transformers from either side of the Lodge to enable these spaces to be returned to a more appropriate use.
- Replace the timber louvres in the former window openings facing the forecourt with windows to match the original design.

9.7 BOUNDARY WALLS

The granite boundary wall along Gloucester Street is a much reduced remnant of the original high boundary walls which once surrounded the hospital and prison sites, extending along Newgate Street. Removing the vehicular entrances to the Granite Forecourt will permit the 'in' and 'out' openings to be closed with reinstated sections of granite walling. It would not be either necessary or desirable to return to the original height of these walls, as this would obscure views of the Granite Block. Potential improvements include:

- Close the vehicular entrances to the Granite Block forecourt and reinstate sections of granite walling to restore continuity of the boundary treatment.
- Repair or rebuild those sections of the granite boundary wall along Gloucester Street which have been damaged or insensitively altered – for example through poorly executed cement pointing.
- Design a coherent repair scheme for the boundary walling which improves the appearance of those areas which have been poorly repaired, altered or re-built.

9.8 EDWARD PLACE

Edward Place original consisted of a terrace of five houses, of which No.1 was demolished to make way for the 1980s Block. Currently only two of the properties in Edward Place (Nos. 3 and 5) fall within the red line boundary. The appearance of this terrace would be much improved by:

- Replacing unsympathetic modern windows and shopfronts with more traditional fenestration on the front elevation to the parade
- Removal of modern signage facing the Parade
- Applying a consistent decorative treatment to re-unify the appearance of the front elevation

NB the most intrusive modern alterations to the façades of these properties occur on nos. 2 & 4 Edward Place which are outside the red line boundary, and thus outside the control of the applicant.

SECTION 10.0

CONCLUSION

It is recognised that there will be impacts to most of the key heritage assets assessed in this report and that these comprise a range of positive and negative effects. The greatest impact is likely to be upon the Grade I Listed General Hospital 1860, comprising the Granite Block, Entrance Lodge and Forecourt. As noted above, any adverse impact to the setting of the Grade I Listed Building through the increased mass and scale of the proposed development will be more than offset through the removal of various extensions and linkages which currently have a major adverse effect on its appearance, and by significant improvements to its immediate setting.

In neighbouring streets, there is potentially some adverse impact on the setting of listed buildings, most noticeably in Kensington Place where there is a significant contrast between the domestic scale of the remaining 19th-century houses on the west side of the street and the scale of the proposed Block A. These impacts are capable of being mitigated through design. In Gloucester Street, the slight increase in proximity of Block B to the street can be offset by improving circulation and ground-level activity along this frontage.

The removal of the 1960 Block and 1980s Block will have a significant beneficial impact on Parade Gardens. The latter building is especially prominent in many longer views in and around St Helier, and its replacement with a lower building, albeit of a greater footprint, will be a net benefit to the historic townscape.

The upper levels of the new development will be visible in longer views, including those from Westmount, Almorah Crescent and Fort Regent, and to a lesser extent from Elizabeth Castle and Noirmont. However, the top of the proposed hospital will be lower than the existing 1980s Block and will be seen in the context of a varied local townscape which already includes numerous buildings of similar height. The proposal to vary the roofline will help to mitigate the scale of the new building as seen in longer views.

The proposed building on the site of Westaway Court will appear larger than the existing buildings, although its maximum height will be 7.5m lower than the existing 9-storey tower. The new development promises to be better related to surrounding streets and will introduce a more active street frontage. The overall effect on the setting of listed assets, including Parade Gardens and listed properties in Elizabeth Place, Rouge Bouillon, Savile Street and Hampton Place, is considered to be neutral.

In terms of buried archaeology, a limited potential exists for the survival of prehistoric, Roman and medieval deposits within the Westaway and Hospital sites. This potential is enhanced for the Post-medieval period when map evidence proves the existence of 18th and 19th century buildings on the site. The high concentration of development across both sites is however likely to have removed pre-dating archaeological deposits the site, therefore limiting archaeological potential particularly from earlier periods. Ground works associated with the proposed development holds the potential to impact on any surviving in situ archaeological deposits within their footprint. Given the high level of previous impact, the loss of potential buried archaeology is likely to be localised and limited to deposits of low significance.

An accurate prediction of impacts and effects is difficult to make at the stage of an outline application. However, based on the current information and plans, a conservative assessment is that the impacts are considered to be overall beneficial to heritage interests. Further detailed design work based on the design principles and heritage commitments referred to in Section 9 above could further mitigate any adverse impacts and confirm that the development is capable of yielding considerable benefits to heritage.

SECTION 11.0

SOURCES

Heritage Planning Services, *Jersey Future Hospital Project Archaeological Desk-based Assessment*, June 2017 (Author: Sam Driscoll)

Heritage Planning Services, *Westaway Court Archaeological Desk-based Assessment*, February 2018 (Author: Sam Driscoll)

States of Jersey *Jersey Design Guide* 2008⁰¹

States of Jersey *Design Guidance for St Helier. Supplementary Planning Guidance: advice note*. January 2013⁰².

Societe Jersiaise Photographic Archive⁰³

01 <https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/ID%20JerseyDesignGuide2008%2020080912%20SH.pdf>

02 <https://www.gov.je/PlanningBuilding/LawsRegs/SPG/AdviceNotes/Pages/DesignGuidanceforStHelier.aspx>

03 <http://societe-jersiaise.org/photographic-archive>

APPENDICES

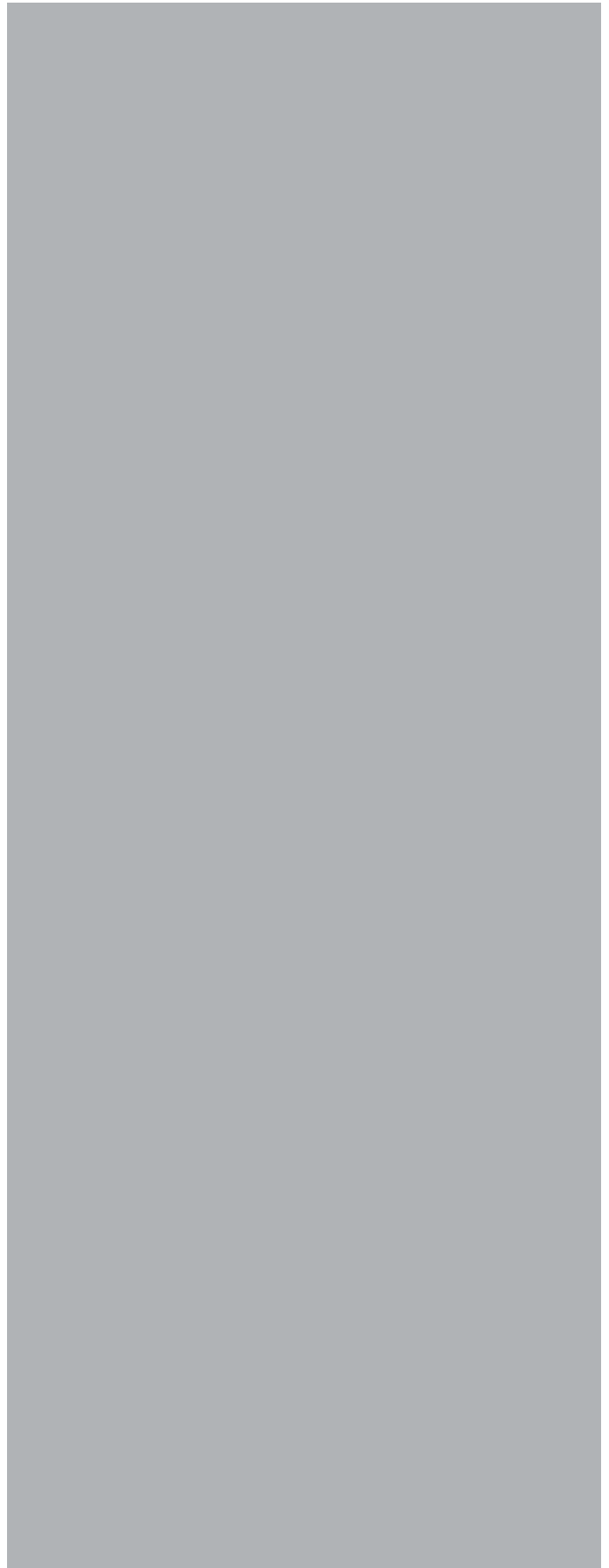
A: LIST DESCRIPTION: GENERAL
HOSPITAL & GATEHOUSE

B: TABLE OF HERITAGE ASSETS

C: GAZETTEER OF
ARCHAEOLOGICAL EVENTS

D: GAZETTEER OF
ARCHAEOLOGICAL
MONUMENTS

E: RECORDING STRATEGY



APPENDIX A

LIST DESCRIPTION: 1860 HOSPITAL AND GATEHOUSE

PLANNING AND BUILDING (JERSEY) LAW 2002

LISTED BUILDINGS and/or PLACES

Les bâtisses et endraits historique



SCHEDULE

General Hospital (1860), Gloucester Street, St. Helier.

In amplification of the requirement of;

- i) Article 51 Paragraph 3(a) to show in relation to each site included on the List which one or more of the special interests set out in paragraph (2) attaches to the site;
- ii) Article 51 Paragraph 3(b) to describe the site with sufficient particularity to enable it to be easily identified and;
- iii) Article 51 Paragraph 3(d) to specify any activity, referred to in Article 55 Paragraph (1), which may be undertaken on the site without the Minister's permission;

the following supports the Minister for Planning and Environment's view that the site known as **General Hospital (1860), Gloucester Street in the Parish of St. Helier** is of special interest.

- | | | |
|------|----------------------------------|---|
| i) | HER Reference | HE1003 |
| ii) | Special interest | Architectural Historical |
| iii) | Statement of Significance | An important example of a substantial mid 19th century general hospital typical of the period, retaining most historic features, with outstanding masonry work. The entrance lodge is an unusual building of high quality, retaining fine features in a muscular hybrid classical/neo-Norman style. Together a fine ensemble. |
| iv) | Description | A dignified principal front to Gloucester St.: 3 storey, semi-basement; 2:6:3:6:2 bays, outer pair of bays and central 3 bays projecting. Roof behind granite parapet and moulded granite cornice. Front/south elevation: small granite rock-faced blocks above massive dressed blocks to semi-basement; dressed granite surrounds to openings and quoins: long and shortwork blocks in Gibbsian style; blockwork string courses linking tops of keystones to each storey. Central bay pedimented with a clock; central round-arched doorway at piano nobile level up granite steps, recessed, double timber doors, each 3 panel, fanlight, large keystone holding armourial shield with 3 lions; inscription over portico: 'Hopital General, Fonde 1765, Reconstruit 1860'. Arched windows, imposts at 1st floor linked by |

moulded string course.

Rear/north elevation: 3 storey, 1:3:5:1:5:3:1 bays; granite block string course to parapet. Coursed granite rubble, openings dressed with granite blocks in long and short work, also as quoins to projecting bays 2 and 18. Small doorway to bay 4 from east. Round-arched windows, some timber sashes 8 pane (4/4), no horns, most pvc; 2 Venetian stair windows to centre bay at 1st & 2nd floor levels with tripartite doorway at ground floor, elongated round-arched windows to end bays and lighting stairs in bays 4 & 15 from east. Apparent extension, in similar style, to northeast corner of building.

On the roadside is an Entrance Lodge, which originally fronted formal gardens providing a setting to the main hospital building. The lodge is single storey, 1:3:1. Pitched slate roofs, granite copings and chimneys to either end of central block. Front/south elevation: to central block coursed small rock-faced grey granite, larger dressed pink granite blocks as quoins in long and short work; to wings blank uncoursed orange granite rubble curving down to outer corners as screen, part of former high boundary wall flanked by gateways, now reduced to low wall. Central full height entrance arch, timber 6 panel pair of doors, carved as a piece as a single arch with Italianate arches in relief; subsidiary arches, timber door to each in similar but simpler style as entrance arch; all 3 arches topped by rather surprising billet mouldings with projecting keystone in neo-Norman style; machiolation with quatrefoil motif below stepped parapet of 3 narrow granite courses. Rear/west elevation: similar materials as central front block across elevation including lower recessed wings, rusticated voussoirs to central full height arch and flanking louvred subsidiary openings; timber sashes to wings: round-arched, 4 pane (2/2), horns. Side/north and south elevations: central doorways to wings, rusticated voussoirs, each a timber plank door, that to south has round quatripartite glazed panel to top of door. Granite freestanding bellcote and bell to south. Low granite rubble boundary wall to street.

Principal features of historic interior and layout survive. Central entrance hall with pilasters and coffered ceiling, leading through to principal granite staircase, which rises either side of original lift shaft (now enclosed). A spine corridor runs the length of the building, with internal masonry walls rising to attic level. There is brick vaulting to each floor level. At either end of the building is a secondary staircase (originally for the separate male and female wings of the hospital) with granite steps to basement level, and metal steps to the upper floors; continuous handrail and solid balustrade with arcaded design. High quality interior masonry work particularly evident in the stair halls, including tripartite archways. Granite steps lead down to a semi-basement level, with store rooms off to front side of

LIST DESCRIPTION: 1860 HOSPITAL AND GATEHOUSE

the building. Attic level retains original 1860s clock mechanism; principal roof trusses with metal strapping. Roof re-slatted in 1990s.

Site of earlier C18 hospital, completed in 1768, which was destroyed by fire on 18th /19th July 1859. The foundation stone of the new hospital was laid on 16th October 1860, the official opening ceremony taking place on 10th March 1863. The original purposes of the building were as a Union and Hospital for the poor. The hospital was designed by architect Thomas Gallichan - the builders Messrs Le Gros & Le Cras. The Entrance Lodge was added in 1877 to designs by Le Sueur & Bree. The granite bell tower from the original (demolished) hospital chapel was relocated alongside the lodge in 1984.

- | | | |
|------|--|--|
| v) | Location | Plan attached |
| vi) | Restricted activities | <p>The carrying on, of any of the following activities –</p> <p>(a) to carry on an activity which might injure or deface the site or part of a site</p> <p>require the express prior consent of the Minister</p> |
| vii) | Listed Status and Non-statutory Grade | Listed Building |

Plan and Photograph(s) of General Hospital (1860), Gloucester Street, St. Helier

Plan



LIST DESCRIPTION: 1860 HOSPITAL AND GATEHOUSE

Photograph(s)



SCHD
28/02/2014

APPENDIX B

GAZETTEER OF HERITAGE ASSETS POTENTIALLY AFFECTED BY FUTURE HOSPITAL DEVELOPMENT

Asset	Listing Grade	Heritage value – see note below	Impact on setting – see note below	Overall impact	Comments
General Hospital HEI003	Grade 1	High	Major	Large/very large	Both positive and negative impacts. Impacts on setting are illustrated by TVIA Viewpoints 1, 2, 3, 20 and 22.
Jersey Opera House HE0220	Grade 2	High	Moderate	Moderate/slight	Faces down Newgate Street, almost directly opposite proposed development
13 Gloucester Street HEI002	Grade 4	Low	Moderate	Slight	Everton House. Early-19th century house, directly opposite the site of Peter Crill House
15 Gloucester Street HE0221	Grade 4	Low	Moderate	Slight	Early-19th century house, directly opposite the site of Peter Crill House
17 Gloucester Street HE0214	Grade 4	Low	Moderate	Slight	Early-19th century house, directly opposite the site of Peter Crill House
19 Gloucester Street HE0222	Grade 4	Low	Moderate	Slight	Early-19th century house, directly opposite the site of Peter Crill House
25 Gloucester Street HE0113	Grade 3	Medium	Moderate	Slight	Early-19th century house, directly opposite the site of Peter Crill House and adjacent to Opera House
10 Patriotic Place – ‘Rosedale’ HEI288	Grade 4	Low	No change	Neutral	Setting has already been overwhelmed by adjacent development. Development unlikely to be visible.
14 Patriotic Street HE0392	Grade 4	Low	Negligible	Neutral/slight	Retained Art Deco-style façade adjacent to Patriotic Street carpark. Setting has already been overwhelmed by adjacent development and development behind façade.
5 Kensington Place HE 1142	Grade 3	Medium	Moderate	Moderate	A mid-late 19th century terraced house. Directly opposite proposed energy centre at north end of Kensington Place.
31 Kensington Place HE 0288	Grade 4	Low	Moderate	Slight	A mid-late 19th century terraced house. Directly opposite proposed Block A.
35 Kensington Place HE 1144	Grade 4	Low	Moderate	Slight	A mid-late 19th century terraced house. Directly opposite proposed Block A.
37 Kensington Place HE 0290	Grade 4	Low	Moderate	Slight	A mid-late 19th century terraced house. Directly opposite proposed Block A.
2 Edward Place HEI266	Grade 3	Medium	Major	Moderate/large	One of a terrace of three mid-19th century houses
3 Edward Place HEI267	Grade 3	Medium	Major	Moderate/large	One of a terrace of three mid-19th century houses
4 Edward Place HEI268	Grade 3	Medium	Major	Moderate/large	One of a terrace of three mid-19th century houses
3 Elizabeth Place HE 0986	Grade 4	Low	Minor	Slight	Early 19th-century house facing Parade Gardens shown. One of a group (3–10 Elizabeth Place) shown on Le Gros Map of 1834

GAZETTEER OF HERITAGE ASSETS POTENTIALLY AFFECTED BY FUTURE HOSPITAL DEVELOPMENT

Asset	Listing Grade	Heritage value – see note below	Impact on setting – see note below	Overall impact	Comments
4-5 Elizabeth Place HE 0213	Grade 3	Medium	Minor	Slight	As above
6 Elizabeth Place HE 0987	Grade 4	Low	Minor	Slight	As above
7 Elizabeth Place HE 0988	Grade 3	Medium	Minor	Slight	As above
8 Elizabeth Place HE 0114	Grade 3	Medium	Minor	Slight	As above
9 Elizabeth Place HE 0989	Grade 3	Medium	Minor	Slight	As above
10 Elizabeth Place HE 0990	Grade 4	Low	Minor	Slight	As above. End of terrace.
14 Elizabeth Place HE 0991	Grade 3	Medium	Major	Moderate/large	Helvetia House School. Increase in scale of development opposite shown in Viewpoint 25.
Parade Gardens HE1915	Grade 2	High	Major	Moderate/large	Positive impact of reduced scale of Entrance Building shown in Viewpoint 22. Increased scale of Westaway Court shown in Viewpoints 21 and 23.
All Saints Chapel, Savile Street HE1275	Potential listed building	Medium	Minor	Slight	Neo-classical church and chapel prominently situated on east side of Parade Gardens. Considered equivalent to a Grade 2 listed building.
5 Savile Street HE 1533	Grade 3	Medium	Minor	Slight	Corner shop, end of terrace. Potential benefit.
24 Savile Street HE 1542	Grade 4	Low	Major	Moderate	Pair with no.22. Increase in scale of development opposite shown in Viewpoint 25.
1 Hampton Villas, Hampton Place HE1074	Grade 3	Medium	Minor	Slight	Facing Parade Gardens
2 Hampton Villas, Hampton Place HE1075	Grade 3	Medium	Minor	Slight	Facing Parade Gardens
3 Hampton Place HE1072	Grade 4	Low	Minor	Slight	Facing Parade Gardens
4 Hampton Place HE1073	Grade 4	Low	Minor	Slight	Facing Parade Gardens
3 Rouge Bouillon HE 1369	Grade 3	Medium	Moderate	Slight	Nos. 3, 5, 7 and 9 form a group, but only 3 and 5 are listed
5 Rouge Bouillon HE 1370	Grade 3	Medium	Moderate	Moderate	Nos. 3, 5, 7 and 9 form a group, but only 3 and 5 are listed
4 Rouge Bouillon HE1391	Grade 4	Low	Moderate	Slight	

GAZETTEER OF HERITAGE ASSETS POTENTIALLY AFFECTED BY FUTURE HOSPITAL DEVELOPMENT

Asset	Listing Grade	Heritage value – see note below	Impact on setting – see note below	Overall impact	Comments
6 Rouge Bouillon HE 0439	Grade 3	Medium	Moderate	Moderate	Nos. 6–16 form a mid-19th century terrace group
8 Rouge Bouillon HE1393	Grade 3	Medium	Moderate	Moderate	Nos. 6–16 form a mid-19th century terrace group
10 Rouge Bouillon HE 1394	Grade 3	Medium	Moderate	Moderate	Nos. 6–16 form a mid-19th century terrace group
12 Rouge Bouillon HE 0663	Grade 3	Medium	Moderate	Moderate	Nos. 6–16 form a mid-19th century terrace group
14 Rouge Bouillon HE 0439	Grade 3	Medium	Moderate	Moderate	Nos. 6–16 form a mid-19th century terrace group
16 Rouge Bouillon HE 1395	Grade 3	Medium	Moderate	Moderate	Nos. 6–16 form a mid-19th century terrace group
Victoria Park HE1916	Grade 3	Medium	Minor	Slight	See Viewpoint 10 of the TVIA
Peoples Park HE1897	Grade 3	Medium	Minor	Slight	
3 Peirson Road HE1292	Grade 4	Low	Negligible	Neutral/Slight	
5-6 Peirson Road HE1293	Grade 4	Low	Negligible	Neutral/Slight	
13 Peirson Road (Park Lodge) HE0639	Grade 3	Medium	Negligible	Neutral/Slight	
The New Park, Pierson Road	Grade 3	Medium	Negligible	Neutral/Slight	
17–19 Peirson Road HE1291	Grade 4	Low	Negligible	Neutral/Slight	
20 Peirson Road HE1294	Grade 3	Medium	Negligible	Neutral/Slight	
21 Peirson Road HE 0393	Grade 3	Medium	Negligible	Neutral/Slight	
22 Peirson Road HE1295	Grade 3	Medium	Negligible	Neutral/Slight	
23 Peirson Road HE1296	Grade 3	Medium	Negligible	Neutral/Slight	
24 Peirson Road HE1297	Grade 3	Medium	Negligible	Neutral/Slight	
25 Peirson Road (Park View Villa) HE 0394	Grade 3	Medium	Negligible	Neutral/Slight	
26 Peirson Road HE1298	Grade 3	Medium	Negligible	Neutral/Slight	

GAZETTEER OF HERITAGE ASSETS POTENTIALLY AFFECTED BY FUTURE HOSPITAL DEVELOPMENT

Asset	Listing Grade	Heritage value – see note below	Impact on setting – see note below	Overall impact	Comments
27 Peirson Road HEI299	Grade 4	Low	Negligible	Neutral/Slight	
28 Peirson Road HEI300	Grade 4	Low	Negligible	Neutral/Slight	
29 Peirson Road HEI301	Grade 4	Low	Negligible	Neutral/Slight	
Grand Hotel, Peirson Road HEI302	Grade 4	Low	Negligible	Neutral	
Jewish Cemetery HEI901	Grade 2	High	No change	Neutral	
German Casemate, Esplanade HE 0955	Grade 2	High	No change	Neutral	
Westmount Gardens HEI899	Grade 3	Medium	Minor	Slight	New development will be visible in high-level views across St Helier. See Viewpoint 11.
Elizabeth Castle HEI426	Grade I	High	Negligible	Slight	New development will be barely visible in views towards St Helier and seen in the context of other busy townscape and tall buildings. See Viewpoint 15.
Fort Regent HEI195	Grade I	High	Minor	Moderate/slight	New development will be visible in high-level views across St Helier but seen against the backdrop of Westmount. See Viewpoint 14.
Noirmont Point BR0247	Grade I	High	Negligible	Slight	New development will be almost imperceptible in views across St Aubyn's Bay towards St Helier. See Viewpoint 18.
Nos. 1–10 Almorah Crescent HE 0001 etc	Grade I	High	Minor	Moderate/slight	New development will be visible in high-level views across St Helier but less conspicuous than the 1980s block and hospital chimney are currently. See Viewpoint 27.
Almorah Crescent Communal Gardens HE 1908	Grade 2	High	Minor	Moderate/slight	New development will be visible in high-level views across St Helier but less conspicuous than the 1980s block and hospital chimney are currently. See Viewpoint 27

GAZETTEER OF HERITAGE ASSETS POTENTIALLY AFFECTED BY FUTURE HOSPITAL DEVELOPMENT

Criteria for Assessing Heritage Value

Value	Designation
High	Listed Building or Place: Grade 1 and 2
Medium	Listed Building or Place: Grade 3
Low	Listed Building or Place: Grade 4

Criteria for Assessment of Magnitude

MAGNITUDE OF IMPACT	
Magnitude	Impact
Major	Comprehensive changes to setting.
Moderate	Considerable changes to setting that affect the character of the asset.
Minor	Slight changes to setting, such that it is noticeably changed.
Negligible	Very minor changes to setting that hardly affect it.
No Change	No change

Criteria for Assessment of Significance of the Effect

Significance of the effect						
Heritage Value	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/large
	Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No change	Negligible	Minor	Moderate	Major
Magnitude of Impact						

GAZETTEER OF HERITAGE ASSETS POTENTIALLY AFFECTED BY FUTURE HOSPITAL DEVELOPMENT



APPENDIX C

GAZETTEER OF ARCHAEOLOGICAL EVENTS

EV ID	Name	Description	HPS PRN
1	28-30 The Parade (site of Iron Stores), St Helier	15th century ridge and furrow plow soil recorded on what was marginal and common land at that time. Bears out difficulties recorded in the island towards the end of the 100 years' war.	156
2	Eagle tavern, Lempriere Street, St Helier	Excavations revealed blown sand deposits sealing humic layers, probably relating to 18th century garden material at 700mm below current ground level. The sand and humic layers were seen to seal a potential worn pebble surface at 1.5m below ground level. Although this was not dated as a result of the excavation a Medieval date cannot be ruled out	157
4	The Parade, St Helier	Excavated 1977; 1 trench. Section of a 14th century building found, probably a longhouse with a cobbled byre and a drain.	160
5	29 Hue Street, St Helier	Excavated 1974; 1 trench. A boundary wall built of dune turf and sand and revelled with sea worn pebbles uncovered together with medieval pottery.	161
6	3 Old Street, St Helier	excavated 1984; 2 trenches. No habitation before 18th century. Environment – beach sand. Societe Jersiaise Annual Bulletin: 1985; p22.	163
7	25 Hue Street	Trenches dug for samples of old land surface relating to the 13th century aisled hall found at Old street/the Parade Palaeoenvironmental study. Environment – dune sand over peat.	164
8	Union street/Le Geyt street.	Excavated 1974; 2 trenches in the marsh. No evidence. Water table at 1.8m. Societe Jersiaise Annual Bulletin: 1975; p320.	166
9	Dumaresq street	Large spread of cobbles sloping towards Dumaresq street. Conditions wet at lower end. Depth 1.5m below road. This is almost certainly the site of the Medieval water mill belonging to the abbey known to be somewhere close called La Moulin De L'Hermitage. Environment – sand over peat. Societe Jersiaise Annual Bulletin: 1975; p319.	168
10	27 Union Street, St Helier	No 27: abandoned due to diseased animal carcass coated in lime taking up trench. Societe Jersiaise Annual Bulletin: 1975I p321.	169
11	31 Union Street, St Helier	No 31: Contained material of the 15th and 16th century and which was later found to relate to the house of that date lying under no's 22 and 24 Hue street. Societe Jersiaise Annual Bulletin: 1975I p321	170

GAZETTEER OF ARCHAEOLOGICAL EVENTS

EV ID	Name	Description	HPS PRN
12	22 and 24 Hue Street	Under a small petrol station converted from a 19th century cottage lay: 18th century cottage and cobbled yard built between 1710 and 1730 (date from clay pipes in wall and marked on map of 1737). A building of 15th and 16th century date lying half under the road	171
13	Dumaresq street/ Hue street/ Union street.	In the centre of this area deep mechanical excavations were taking place for Hue court flats. A medieval building was seen in section. It was recorded and as much material as possible was retrieved from hearth and floor. Pottery indicated that it was 14th century Environment – sand over peat.	173
14	Hue Cottages, Hue street	Traces of 14th, 15th and 16th century occupation found here which are likely to relate to the buildings discovered close by. The land may have been cultivated until the 17th-early 18th century, it was built up in the later 18th century Water table at 1.5m. Societe Jersiaise Annual Bulletin: 1972; p330-333.	174
15	Seaton Place	A little medieval pottery and 18th century material lying directly on sand. Environment – sand	176
16	11 Seale Street	18th century material only lying directly on sand. Environment – sand. Societe Jersiaise Annual Bulletin: 1973; p125.	177
17	Dumaresq street, De Gruchy's yard.	An agrarian level containing early 18th century finds was overlaid by mixed 18th/19th century household rubbish and rubble. Water table at 2.8m. Societe Jersiaise Annual Bulletin: 1975; p320.	183
18	Rear of 58 King Street, St Helier	Demolition of a building dating to between 1700–1750 overlaying sand containing 16th century Beauvais pottery on traces of a clay spread. Sand below contained medieval pottery, bone, shell and charcoal. Only limited space was available on this site due to the fact that the investigation was carried out whilst the building work was being done. Environment – Sand.	184
19	Centre of 58 King Street, St Helier	14th century building found in centre of site, 15th–16th century building found nearby and 18th century building found on the road. Environment – sand. Societe Jersiaise Annual Bulletin: 1978; p135.	185
20	Road edge at 58 King Street, St Helier	Under the marble slabs set in concrete of the shop entrance was a mixture of granite rubble and clay containing pots and glass (dates from 16th, 17th, 18th and 19th centuries) together with ash and coal. This represented the demolition of an earlier building fronting the road. Underneath this lay the remains of the footing of this building and a clay spread or forecourt sloping downwards towards the edge of the road. Sand below contained medieval pottery.	186

GAZETTEER OF ARCHAEOLOGICAL EVENTS

EV ID	Name	Description	HPS PRN
21	Hilgrove Street/11 Bath Street Corner	During contractors work a 17th–18th century clay floor was identified at 3.0m depth. Societe Jersiaise Annual Bulletin: 1973; p125	194
22	27-29 Broad Street	<p>This work uncovered the Iron Age shoreline and a small structure built against a storm beach. Clay was used for a series of floors and to bond the walls. From the stone set hearth and pot-hole came early La Tene pottery and grains of carbonised '5 row' barley. The habitation had been partly washed out by the sea and rebuilt more than once making it likely that it was seasonally occupied.</p> <p>There are 2 carbon 14 dates, both of 400–300 BC. Environment – beach sand.</p> <p>Societe Jersiaise Annual Bulletin: 1977; p20</p>	209
23	19-21 Broad street	<p>A search was made here for a continuation of the Iron age material found at 27-29 Broad street. At the same stratigraphic level a small quantity of the same pottery and some charcoal was found but no structures.</p> <p>Environment – beach sand.</p> <p>Societe Jersiaise Annual Bulletin: 1973; p125.</p>	212
24	33-31 Commercial street	<p>The 19th century seawall found at these points is still standing at no 33 and lies 3m below ground at Nos. 11-9. A line drawn between these is certain to be the course of the wall, still intact below ground level.</p> <p>The building of this sea defence enabled continuous rather than random house building to take place on the south side of Broad street. The wall is constructed from a 3m wide foundation base and is faced on both sides with dressed stone, the core is of granite rubble. Its distinctive shell mortar bonding can be followed in the wall as it runs inland at no.33.</p> <p>No other vestiges of earlier walls have been found. The maps from 1691 to 1800 show open strand or individual walls and houses. Only a 1700 map names 'La muraille de la ville' as a wall running along the south side of Broad street but any early walls probably disappeared as the 19th century buildings went up.</p>	213
25	11-9 Commercial street	<p>The 19th century seawall found at these points is still standing at no 33 and lies 3m below ground at Nos. 11-9. A line drawn between these is certain to be the course of the wall, still intact below ground level.</p> <p>The building of this sea defence enabled continuous rather than random house building to take place on the south side of Broad street. The wall is constructed from a 3m wide foundation base and is faced on both sides with dressed stone, the core is of granite rubble. Its distinctive shell mortar bonding can be followed in the wall as it runs inland at no.33.</p> <p>No other vestiges of earlier walls have been found. The maps from 1691 to 1800 show open strand or individual walls and houses. Only a 1700 map names 'La muraille de la ville' as a wall running along the south side of Broad street but any early walls probably disappeared as the 19th century buildings went up.</p>	214
26	Devonshire Place, Axminster House	18th and 19th century material only	229

GAZETTEER OF ARCHAEOLOGICAL EVENTS

EV ID	Name	Description	HPS PRN
27	The former Sea Wall, Esplanade Car Park, St Helier	Two phase watching brief at the Esplanade Car Park revealed that the sea defence structure consisted of a mound or core of shale quarry rubbish upon which a sloping skin of granite blocks had been raised up on the seaward side. No direct dating evidence was retrieved but the structure closely matches a plan dated to 1858.	234
28	66-72 The Esplanade, St Helier	Watching brief on the Esplanade frontage and properties at 60 Kensington place and 14 Patriotic Street. Deposits of sand, thought to have formed naturally as dunes at 14 Patriotic Street, were overlain by varying types of modern levelling material. Industrial activity of possible and probable 19th century date was found at 14 Patriotic Street, whilst a late 19th century well was found at Kensington Place, along with other features of a similar date.	235
29	The former Sea Wall, Esplanade Car Park (phase 2), St Helier	Two phase watching brief at the Esplanade Car Park revealed that the sea defence structure consisted of a mound or core of shale quarry rubbish upon which a sloping skin of granite blocks had been raised up on the seaward side. No direct dating evidence was retrieved but the structure closely matches a plan dated to 1858.	236
30	27-28 The Esplanade and 3 La Rue des Mielles, St Helier	A watching brief following the demolition and dismantling of standing buildings occurred and entailed observation of slab and obstruction removal. The earliest structure seen was a substantial granite footing that supported a wall with a double doorway with lintel thresholds, along with other structural elements. It has been conjectured that the remains date to 1829, but this has not been proved. Other activity related to the 19th century development including land raising.	237
31	24 Lewis Street, St Helier	A watching brief took place on the initial groundworks of an intended building development on the site of a car park. An accumulation of sands, assumed to represent former dunes were overlain by 19th century features. ABSJ 2016 (MOLA in Jersey): 732	238
32	De Gruchy's Department Store	A small evaluation trench and subsequent watching brief occurred at this site. Evaluation revealed a number of cut features including pits and a gully cut into underlying sand. The watching brief revealed a surviving structure from which 4m of curved arched brickwork was removed	239

APPENDIX D

GAZETTEER OF ARCHAEOLOGICAL MONUMENTS

Mon ID	Name	Description	Monument/ Find Type	Period	From	To	HPS PRN
1	St Helier Gold Torque	The torc is a flange-twisted type made from a single bar of gold worked into a cruciform section and then twisted. It weighs 746g (Patton, 1987, 126) making it one of the largest torcs of this kind in existence.	Torc	Late Bronze Age	-1200	-700	6
2	Broad Street Iron Age settlement	A settlement site of the EIA (previously MIA), including a clay floor, postholes and a hearth. The pottery recovered from the site was closely similar to Breton examples and to graphite coated pottery from the Iron Age contexts at Mont Orgueil. The site was originally given a date range of 400-300 BC on the basis of the pottery. Radiocarbon dates obtained from charcoal fragments from the hearth gave dates of 670-348 cal. BC (at 69.9%) and 544-354 cal. BC.	Settlement	Early Iron Age	-670	-348	10
3	Iron Age pottery, 19- 21 Broad Street, St Helier	A search was made here for a continuation of the Iron age material found at 27- 29 Broad street. At the same stratigraphic level a small quantity of the same pottery and some charcoal was found but no structures.	Settlement	Early Iron Age	-670	-348	281
4	Multi-phase settlement, Old Street/31 The Parade, St Helier	<p>(1) 18th century gardens of cottages on road, Nos. 13 and 13a, excavated.</p> <p>(2) Mid-13th century small domestic aisled hall found.</p> <p>(3) 7th century inhabited enclosure found, including edges of fields around. Followed by two sequential buildings, probably of turf, with wattle and daub lining enclosed within sand and turf ' boundary walls revetted with sea worn pebbles. Small wattle enclosures, cultivation, domestic animals and large Midden. A carbon 14 test was obtained from the animal bone.</p> <p>(4) In 1986 the 7th century land surface was again uncovered and pottery and environmental samples retrieved.</p> <p>(5) Late Iron age and Gallo-Roman Occupation evidence, (1st-3rd centuries AD) ,including Gallo-Roman bowl and amphora sherds.</p> <p>Environment – at first stable land surface in sand over marine sand, later blown dune sand. On edge of marsh.</p>	Settlement	Iron Age – Post Medieval	-56	1799	167
5	Coin Hoard, Jersey Hospital, The Parade	Hoard of 12 Roman coins found. Hoard includes coins of the Emperors Theodosius I, Constans and Constantius II. One of the coins was minted at Artes (France) and another at Constantinople (Istanbul) and a third at Alexandria (Egypt). The hoard was buried around AD 400	Coin Hoard	Roman	-56	410	215
6	14th century building, The Parade, St Helier	Section of a 14th century building found, probably a longhouse, with a cobbled byre and a drain.	Building	Medieval	1300	1399	172

GAZETTEER OF ARCHAEOLOGICAL MONUMENTS

Mon ID	Name	Description	Monument/ Find Type	Period	From	To	HPS PRN
7	14th century building, Centre of 58 King Street, St Helier	14th century building found	Building	Medieval	1301	1399	277
8	15/16th century material, 31 Union Street, St Helier	A house of 15th or 16th century date found underlying premises at 27 and 31 Union Street	House	Tudor	1400	1599	269
9	15/16th century and later 18th century buildings, 22 and 24 Hue Street	Under a small petrol station converted from a 19th century cottage lay: (1) 18th century cottage and cobbled yard built between 1710 and 1730 (date from clay pipes in wall and marked on map of 1737). (2) A building of 15th and 16th century date lying half under the road	House	Medieval- Georgian	1400	1800	270
10	Ridge and Furrow, 28-30 The Parade	15th century ridge and furrow	Ridge and Furrow	Medieval	1401	1499	162
11	Boundary Wall, 29 Hue Street, St Helier	A boundary wall built of dune turf and sand and revelled with sea worn pebbles uncovered together with medieval pottery.	Wall	Medieval	1066	1540	175
12	Medieval land surface, 25 Hue Street	Old land surface relating to the 13th century aisled hall found at Old street/the Parade	Buried Land Surface	Medieval	1066	1540	211
13	Medieval building, Dumaresq street/ Hue street/ Union street.	A medieval building of probably 14th century date was identified along with a floor and hearth	Building	Medieval	1066	1540	271
14	Medieval occupation, Hue Cottages, Hue street	Traces of 14th, 15th and 16th century occupation found here which are likely to relate to the buildings discovered close by. The land may have been cultivated until the 17th-early 18th century, it was built up in the later 18th century.	Occupation Site	Medieval	1066	1540	272
15	Medieval pottery and 18th century material, Seaton Place	A little medieval pottery and 18th century material lying directly on sand.	Unstratified Material	Medieval	1066	1540	273
16	Medieval Water Mill, Dumaresq street	Large spread of cobbles sloping towards Dumaresq street. This is almost certainly the site of the Medieval water mill belonging to the abbey known to be somewhere close called La Moulin De L'Hermitage.	Mill	Medieval	1066	1540	292
17	16th century pottery beneath 18th century building, Rear of 58 King Street, St Helier	Demolition of a building dating to between 1700–1750 overlaying sand containing 16th century Beauvais pottery on traces of a clay spread. Sand below contained medieval pottery, bone, shell and charcoal.	Buried Land Surface	Georgian	1501	1750	276

GAZETTEER OF ARCHAEOLOGICAL MONUMENTS

Mon ID	Name	Description	Monument/ Find Type	Period	From	To	HPS PRN
18	16–19th century building, Road edge at 58 King Street, St Helier	Under the marble slabs set in concrete of the shop entrance was a mixture of granite rubble and clay containing pots and glass (dates from 16th, 17th, 18th and 19th centuries) together with ash and coal. This represented the demolition of an earlier building fronting the road. Underneath this lay the remains of the footing of this building and a clay spread or forecourt sloping downwards towards the edge of the road. Sand below contained medieval pottery.	Building	Post Medieval	1540	1901	278
19	17th–18th century clay floor, Hilgrove Street/11 Bath Street Corner	17th–18th century clay floor identified during contractors' work.	Settlement	Georgian	1601	1799	279
20	18th century material, 11 Seale Street	18th century material only lying directly on sand.	Unstratified Material	Georgian	1700	1799	274
21	18th century Agrarian layer, Dumaresq street, De Gruchy's yard.	An agrarian level containing early 18th century finds was overlaid by mixed 18th/19th century household rubbish and rubble.	Buried Land Surface	Georgian	1701	1799	275
22	18th and 19th century material, Devonshire Place, Axminster House	18th and 19th century material only	Unstratified Material	Victorian	1701	1900	284
23	19th century Sea Wall, 33-31 Commercial street	The 19th century seawall found at these points is still standing at no 33 and lies 3m below ground at Nos. 11-9. The building of this sea defence enabled continuous rather than random house building to take place on the south side of Broad street. The wall is constructed from a 3m wide foundation base and is faced on both sides with dressed stone, the core is of granite rubble. Its distinctive shell mortar bonding can be followed in the wall as it runs inland at no.33	Wall	Victorian	1801	1900	282
24	19th century Sea Wall, 11-9 Commercial street	The 19th century seawall found at these points is still standing at no 33 and lies 3m below ground at Nos. 11-9. The building of this sea defence enabled continuous rather than random house building to take place on the south side of Broad street. The wall is constructed from a 3m wide foundation base and is faced on both sides with dressed stone, the core is of granite rubble. Its distinctive shell mortar bonding can be followed in the wall as it runs inland at no.33.	Wall	Victorian	1801	1900	283
25	The Former Sea Wall, Esplanade Car Park, St Helier	Sea defence structure consisted of a mound or core of shale quarry rubbish upon which a sloping skin of granite blocks had been raised up on the seaward side.	Wall	Victorian	1801	1901	286

GAZETTEER OF ARCHAEOLOGICAL MONUMENTS

Mon ID	Name	Description	Monument/ Find Type	Period	From	To	HPS PRN
26	Industrial activity, 66- 72 The Espanade, St Helier	Deposits of sand, thought to have formed naturally as dunes at 14 Patriotic Street, were overlain by varying types of modern levelling material. Industrial activity of possible and probable 19th century date was found at 14 Patriotic Street, whilst a late 19th century well was found at Kensington Place, along with other features of a similar date.	Industrial Activity	Victorian	1801	1900	287
27	19th century features overlying sand, 24 Lewis Street, St Helier	An accumulation of sands, assumed to represent former dunes were overlain by 19th century features.	Outbuilding	Victorian	1801	1900	290
28	Newgate Prison	Site of Newgate Prison, built in 1810	Prison	Georgian	1811	1975	268
29	Granite wall footing, 27-28 The Esplanade and 3 La Rue des Mielles, St Helier, St Helier	Substantial granite footing that supported a wall with a double doorway with lintel thresholds, along with other structural elements. It has been conjectured that the remains date to 1829, but this has not been proved.	Structure	Georgian	1829	1829	289
30	The former Sea Wall, Esplanade Car Park (phase 2), St Helier	Sea defence structure consisted of a mound or core of shale quarry rubbish upon which a sloping skin of granite blocks had been raised up on the seaward side. No direct dating evidence was retrieved but the structure closely matches a plan dated to 1858.	Wall	Victorian	1858	1858	288
31	Undated pits and a gully and a brick structure later repaired with cement, De Gruchy's	Undated pits and a gully and a brick structure later repaired with cement.	Pit	Uncertain	- 99999	2100	291
32	Trustee Savings Bank	Biozone TSB-1 shows a general but not dramatic decline in woodland during the initial stages of the sequence, followed by a rapid reduction in woodland by the middle of the sequence, which would correspond with a roughly Early Bronze Age date, c.1800BC or a little after.	Palaeo-environmental Deposit	Early Bronze Age	-2600	- 1600	86
33	Trustee Savings Bank	Evidence for a rise in freshwater levels effecting the area. Biozone TSB-2 characterised by high frequencies of [aquatic] pollen and spores and occurred at a time when sea level was falling and freshwater wetland began to form at Le Marias de St Pierre.	Palaeo-environmental Deposit	Uncertain	-99999	2100	87

APPENDIX E

RECORDING STRATEGY

1.1 INTRODUCTION

This appendix sets out the suggested mitigation in relation to the impact to historic buildings as a

result of the Jersey Future Hospital Project. The site and listed buildings affected by the development are defined in the main body of this report.

This document is intended to establish guiding principles to minimise the harm to and ultimately conserve the Grade I Listed Building. A detailed method statement will be submitted for approval ahead of the development. This will be prepared in response to a specific brief prepared by the States of Jersey Department of the Environment, (Planning and Building Services).

This is consistent for all development proposals included within the outline application, apart from the introduction of public realm located within the designated Listed Building Grade I and within the context of the setting of this Listed Building for which all Matters are included with the application.

The outline application is for:

'the demolition of Stafford Hotel, Revere Hotel, 36-40 and 44 Kensington Place including Sutherland Court, and parts of the General Hospital including: Peter Crill House, Gwyneth Huelin Wing, link block, engineering block and chimney, 1960s and 1980s blocks on the Parade, and Westaway Court. Phased construction of new hospital buildings at the General Hospital site and at Westaway Court, refurbishment of the Granite Block for continued non-clinical hospital use, improvements and construction of one half-deck of parking to Patriotic Street Car Park, and all associated landscaping and public realm, highways and access, plant and infrastructure works. Fixed matters: Means of Access. Matters reserved (by parameter plans): Scale and Mass; Siting; Landscaping; Appearance and Materials.'

Works that have the potential to affect the Listed Building include the demolition of structures attached to the Grade I Listed Hospital Building (Granite Block).

Upon completion of the new hospital and the commissioning of the new hospital works to the interior and exterior of the Granite Block to enable it to be used as part of the new hospital are proposed.

2.0 STANDING BUILDING SURVEY

In order to determine suitable mitigation and conservation of the Grade I Listed Building, a standing building survey (SBS) will be required in accordance with Policies HE1 and HE5 of the Jersey Island Plan 2011. This is intended to provide a long-term archival record of the buildings, their principal features of interest and in respect of features to be removed or structures to be demolished, a final, stand-alone, point in time record which will reside in the public domain.

It is recommended that the SBS be undertaken as part of a phased programme of works, leading to a detailed demolition and mitigation strategy. The building will need to be assessed by a historic building specialist to determine any harm that may be caused through the removal of extant structures and to devise a suitable method for demolition that avoids or minimizes this harm.

The SBS will create a record that is accurate, clear and efficient and one that meets the purpose of the record i.e. recording soon-to-be-lost (or altered) structures and developing an understanding of the structures to inform decisions on change.

In general, the SBS will be carried out in accordance with the guidelines for Level 3 recording as detailed in the document: *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016)⁰¹. This will cover the interior and exterior of the Grade I listed hospital building, to take into account the gatehouse and bell tower.

The SBS will aim to identify the nature of the known and potential architectural and historic interest of the site, define the impact of development upon it and may draw attention to any features that should be retained or protected during subsequent works.

The SBS will be enhanced with a programme of documentary research at the appropriate repositories e.g. Société Jersiaise Coutanche Library and Jersey Archive as well as from available secondary sources which will be carried out to obtain, where possible, a detailed account of the history and development of the Project Site.

The SBS is to be carried out as part of a phased programme of works to ensure that the Grade I Listed Building is understood, harm is mitigated and conservation strategies are applied to ensure the building is restored and where possible enhanced.

The SBS will lead to the production of a detailed mitigation strategy outlining the key historic features of the building. This will occur in three stages:

01 <https://www.historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

RECORDING STRATEGY

STAGE ONE

Stage One will be required ahead of works to remove / demolish modern extensions, and prior to the submission of detailed plans for the refurbishment of the Granite Block (which may be subject to a separate application).

The SBS will record any visible element of the enclosed elevations to identify significant architectural elements relating to the historic building.

This information will be used to formulate a mitigation strategy that determines the process of removal and method of demolition and to determine the process of preservation and conservation and the steps that will be taken to restore and enhance the historic fabric.

STAGE TWO

Stage Two will involve the monitoring (by a suitably qualified historic building specialist) of the demolition works relating to structures impacting the Granite Block, to record any previously concealed historic fabric. The results will be used to inform on any further steps needed to ensure preservation and (where necessary) restoration of concealed historic fabric. During these measures, it may be necessary to amend the mitigation/conservation strategy.

The information generated will be used to inform the design approach to the refurbishment of the Granite Block, which may be subject to a separate planning application. Similar mitigation will need to apply at the time of the refurbishment to ensure the adequate recording, preservation and (where necessary) restoration of concealed historic fabric.

STAGE THREE

The conservation strategy compiled after the SBS will be employed during and following demolition. This programme intends to:

- 01 Minimise and, where possible, prevent harm to the historic fabric of the Grade I building;
- 02 Undertake necessary restoration of Grade I Listed Building in keeping with the historic fabric (e.g. mortars, stone work, doorways, windows etc);
- 03 Seek to enhance the special or particular interest of the Grade I Listed Building.

3.0 METHODOLOGY

Documentary Research

A programme of documentary research at the appropriate repositories e.g. Société Jersiaise Coutanche Library and Jersey Archive as well as from available secondary sources will be carried out to attempt to obtain a detailed account of the history and development of the Project Site.

Survey And Drawings

The drawn record will comprise the reproduction of the 'as existing' surveyed building plans which have previously been surveyed and provided by the Client. Hard copies of these drawings will be taken onto site during the recording programme and checked on site for accuracy. The drawings will be annotated, where necessary, with information such as evidence of later alteration to the fabric, and fixtures and fittings and enhanced in line with accepted Historic England drawing conventions for presentation within the final report. Hard copies of the drawn record will be presented in the project report and archive at a scale of 1:100, 1:200 or other appropriate scale.

Photographic Record

Photographic record will be made of the buildings, both in general views and individual details commensurate with the requirements of a Level 3 (analytical) record. High quality digital images will be used for record purposes. Where possible, a photographic scale of appropriate size will be included in all general and specific detailed views. All photographic views will be recorded on site on copies of the 'as existing' site plans. These will be complemented by photographic registers which will, as a minimum, give the direction of the view, location and a brief description of the subject. A selection of the digital photographic record will be used to illustrate the report. Plans showing the location of photographic plates used to illustrate the report will be included as figures in the report. The full photographic record, together with copies of the marked-up plans and the photo gazetteer will be included in the site archive. All digital photography will follow the Historic England Guidance on Digital Image Capture and File Storage (HE 2015). Images will be taken in Raw and High Quality Jpeg. Raw images will be converted to Tagged Image File Format (TIFF) lossless compression files.

Photogrammetry

In addition to, or potentially in lieu of, detailed traditional drawings, photogrammetry may be acceptable and may provide information not attainable through traditional methods. Detailed methodology will be submitted as part of the phased programme of works.

RECORDING STRATEGY

Reporting

A digital copy of the final report will be submitted to the Historic Environment Team, States of Jersey Department of the Environment, (Planning and Building Services) for assessment prior to submission of the completed document.

A report on the SBS will be presented in standard format and will provide:

- site location plan, UTM, date of survey;
- the aims and methods adopted in the course of the investigation;
- a history of the Project Site and its development;
- description of the buildings affected by the redevelopment works commensurate with the
- requirements of a Level 3 building record;
- set of 'as existing' floor plans and elevations supplied by the Client and adapted to accepted Historic England drawing conventions, marked up with photographic views used to illustrate the report;
- set of elevation and cross section drawings supplied by the client;
- a selection of the photographic record.

Following completion, a draft report setting out the results of the recording programme will be produced and sent to the Historic Environment Team, States of Jersey Department of the Environment (Planning and Building Services) for approval (timeframes to be agreed in finalized Project Design).

Archive

The complete project archive will be prepared in accordance with Guidelines for the preparation of excavation archives for long-term storage (UKIC 1990), in Appendix 3 of Management of Archaeological Projects (English Heritage 1991) and with up-to-date guidance in Historic England's Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide, 2006. It will also be prepared in accordance with the archive deposition guidelines issued by Jersey Museum. On completion of the project the archive will be deposited with Jersey Museum.

The historic building archive will include:

- hard copies of all full reports;
- pdf copies of the reports on CD;
- full photographic record with photographic registers;
- hard copies of the floor plans at 1:100;
- hard copies of the elevations at 1:100;
- field notes and sketches.

The finished digital archive will be submitted to the ADS. The developer shall pay for this deposition.

Standards

Relevant standards and guidance are published by the Chartered Institute for Archaeologists (CIfA 2014).

All works detailed above will be undertaken by a professional with a recognised and appropriate registration with a recognised professional institute.

Dissemination

On completion of the Project, three hard copies of completed reports will be submitted to the Historic Environment Team within the Department of the Environment, together with a digital copy in the form of a 'pdf' file.

A hard and digital copy of the report should be sent by the archaeological contractor to the public resources held by the Department of the Environment, by the Jersey Heritage Trust and by the Société Jersiaise no later than three months after the project has entered the public domain.

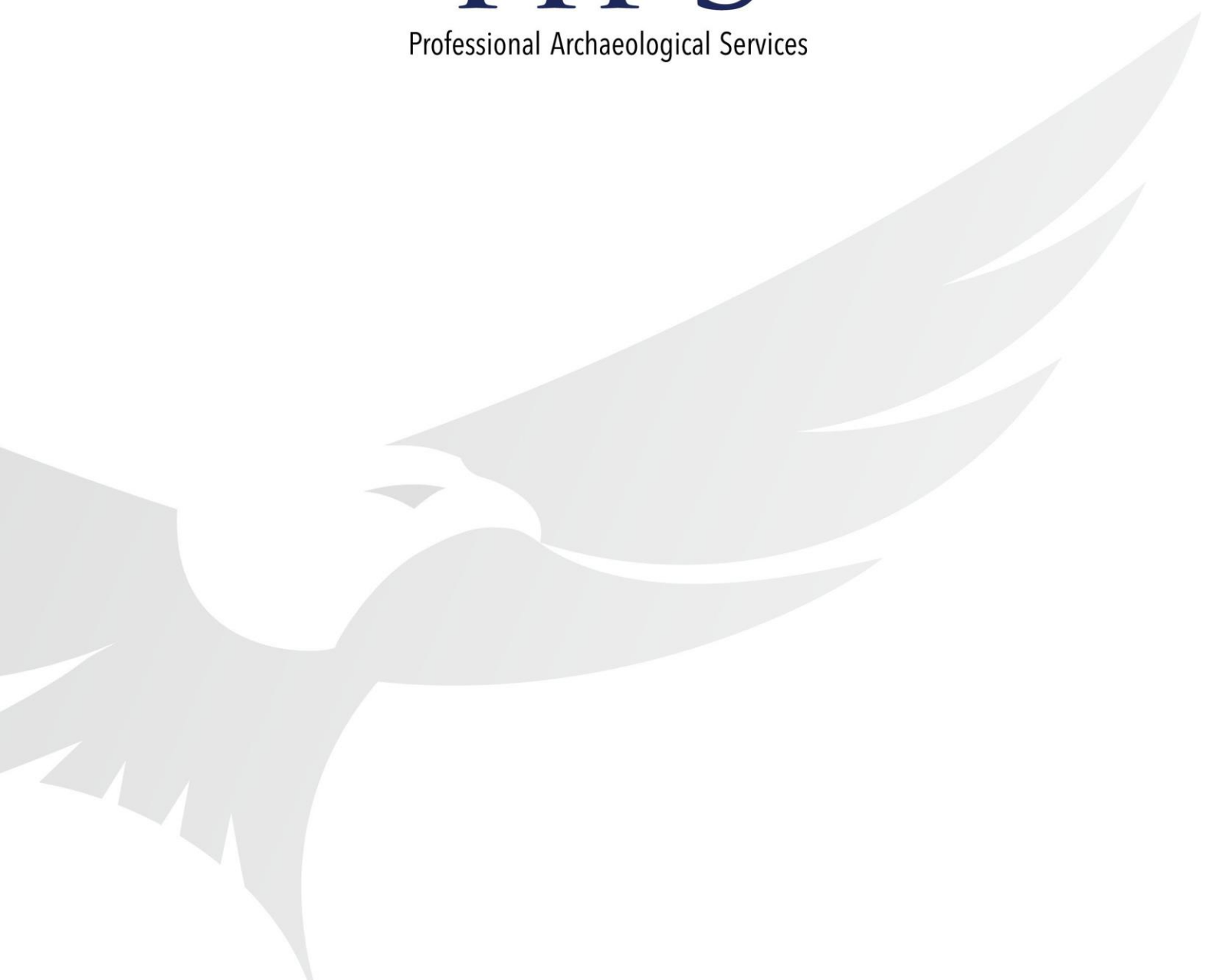
The contractor will also submit a copy of all reports to the public OASIS archive (Online access to the index of archaeological investigations – hosted by the Archaeology Data Service) no later than one year after the completion of the SBS providing the project has entered the public domain.

Appendix H-2

Archaeological Assessment of Westaway Court



Professional Archaeological Services



Westaway Court, Elizabeth Place, St Helier, JE2 3XG

Author: Sam Driscoll, BA (Hons), MA, MCIfA

Client: Jersey Property holdings

Project: Archaeological Desk-Based Assessment



Applicant Name / Agent:	Jersey Property Holdings
Project Site:	Westaway Court, Elizabeth Place, St Helier, Jersey, JE2 3XG
Jersey UTM:	41771, 66017
Document Type:	Desk-Based Assessment
Issue ID:	V1.2
Date of Preparation:	22 February 2018
Local Planning Authority:	Planning and Building, Department of the Environment, States of Jersey
Application Reference:	P/2017/1789
HPS Site Code:	HPS-268/18
Oasis ID:	heritage10-308473 (1)
OS Licence:	100048201

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1. Introduction

Background

- 1.1. In January 2018, Heritage Planning Services Ltd was commissioned by the Future Hospital Project on behalf of the Jersey Property Holdings (the client) to prepare an archaeological desk-based assessment (DBA) for Westaway Court, St Helier, Jersey (hereafter referred to as the Project Site).
- 1.2. The document will accompany planning application P/2017/1789 for the demolition of a nine-storey tower block, four storey low-rise block, associated hard landscaping and brick boundary wall, along with enabling works and erection of temporary hoarding.
- 1.3. The current application will form essential works required to enable the redevelopment of the General Hospital site (PP/2017/0990), for which a separate DBA and Environmental Statement (ES) was prepared. As the Westaway Court site was not included in the previous study area, this document should be considered as an addendum to the above, which provide context to this report. However, in terms of assessing the archaeological potential of Westaway Court, this report can be read as a stand-alone document.
- 1.4. The DBA provides an outline view of the significance of existing heritage assets and potential heritage assets in the form of below ground archaeology that may be affected by the development, as well as assessing risk for future development that may involve more intrusive ground works than are currently being proposed.
- 1.5. This document has been compiled by Sam Driscoll BA (Hons), MA, MCIfA and is completed under HPS project reference HPS-268/18.

The Project Site and Study Area

- 1.6. Westaway Court is situated in St Helier, east of Elizabeth Place and Rouge Bouillon, south of Saville Street and north of the Parade Gardens.

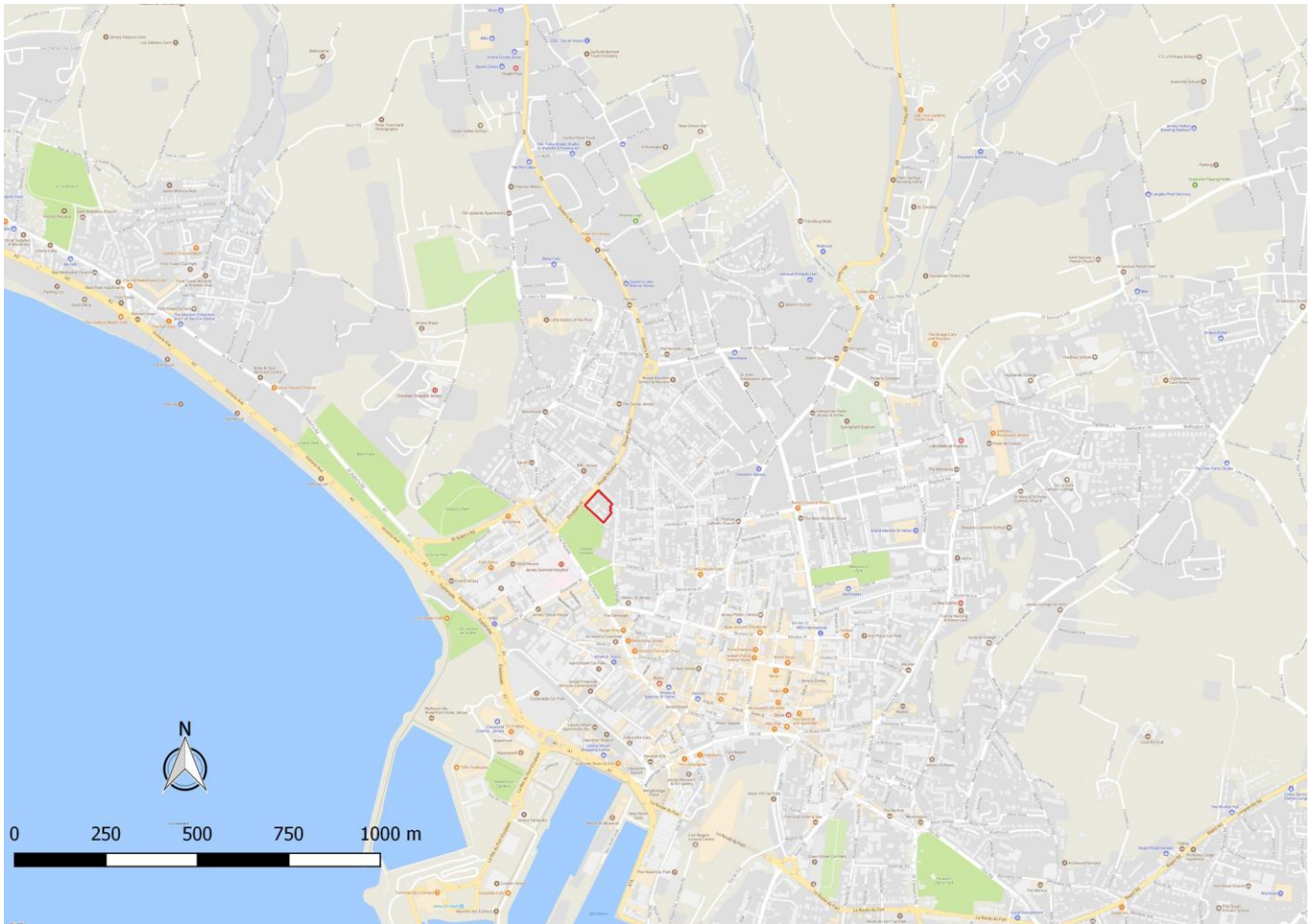


Figure 1: Project Site location.

1.7. The site comprises a nine-storey tower block and a four-storey low-rise block in the centre and southwest of the Project Site and car parking in the north of the site. It is currently used as accommodation for medical staff at the General Hospital.

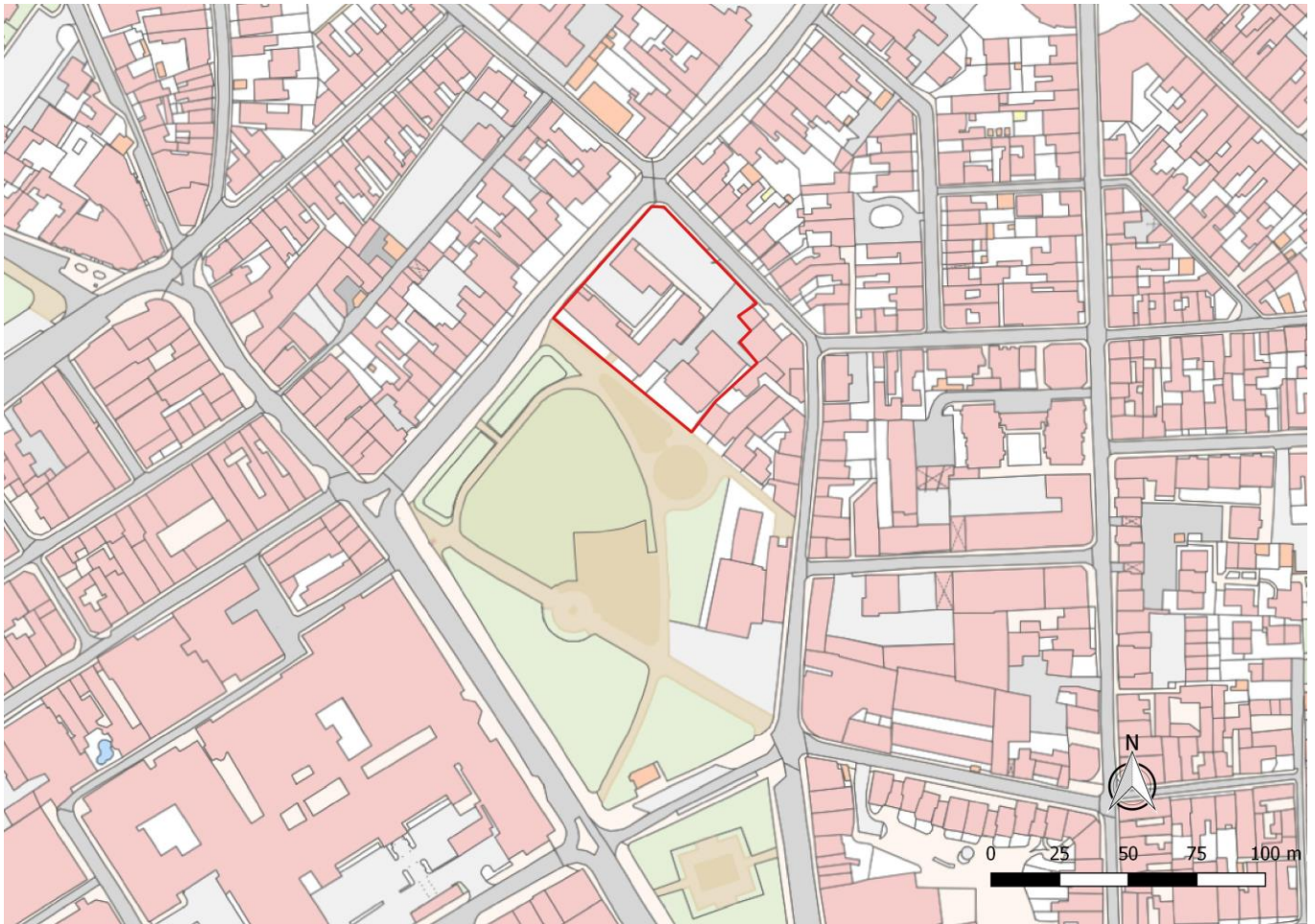


Figure 2: Detailed Site location.



Photo 1: Four storey-low rise block and nine-storey high rise block occupying the central and southern parts of the Project Site.

2. Aims

2.1. The aim of this study is to:

- Identify the presence of designated and non-designated cultural heritage assets within the Study Area;
- Identify the potential of the Red Line Boundary to include archaeological deposits and to determine, where possible, their condition and likely level of survival;
- Provide an assessment of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Define the potential development impact to the archaeological resource.

3. Methodology

3.1. This document has been prepared in accordance with the CIfA Standard and Guidance for historic environment desk-based assessment (revised Dec 2014), which states that a DBA *'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area'* and that in *'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic*



environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact’ (CIfA 2014: 4).

3.2. All work was carried out in line with the following standards and guidance-

- Standard and guidance for historic environment desk-based assessment. The Chartered Institute for Archaeologists Guidance Document, University of Reading, Reading;
- The Management of Archaeological Projects-2. English Heritage, 1991;
- National Planning Policy Framework (NPPF) Paragraph 128. Communities and Local Government 2012.

3.3. The aim was to produce a document that not only considered the potential for archaeological remains within the Red Line Boundary, but to also put these into their historical and archaeological context.

3.4. The primary repositories for information consulted comprised:

- Heritage Planning Services Historic Environment Record for Jersey, a spatial database built from years of commercial and research work in the island and originally based on a database compiled for a PhD on the Channel Islands;
- States of Jersey listed Places Database;
- Geological Maps;
- Historical maps and documents held in the Jersey Archives, Société Jersiaise and Jersey Library;
- Appropriate archaeological and historical journals and books;

3.5. This document considered all archaeological assets within 500m of the Project Site. This radius is the Study Area.

4. Archaeological and Historical Baseline Survey

Introduction

4.1. The Project Site is situated within the St Helier Area of Archaeological Potential (AAP), although on the very northwest edge.



Events

4.2. No known archaeological investigations have occurred on the Project Site, nor any within the immediate hinterland or, notably, within the northwest of St Helier.

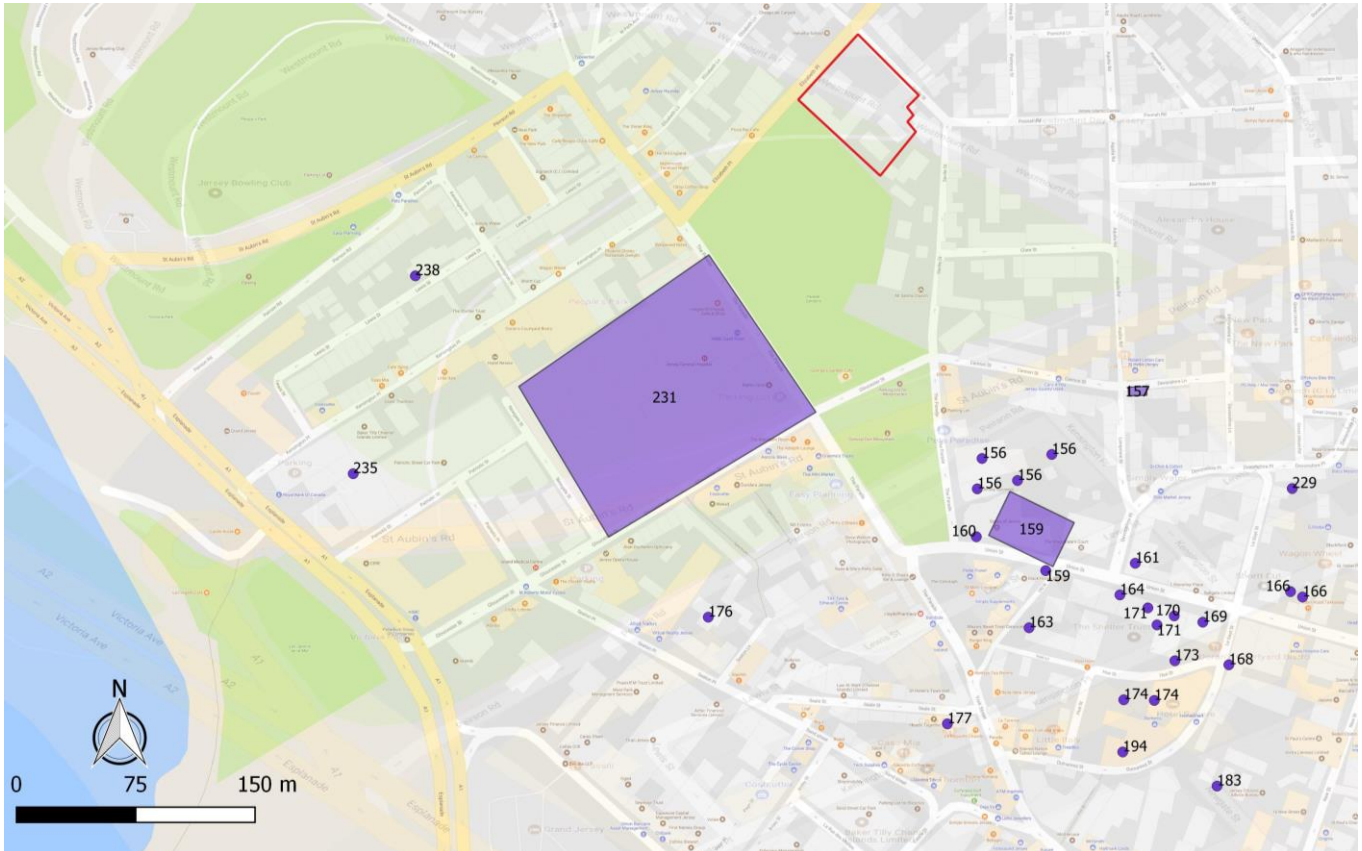


Figure 3: Archaeological Investigations within the Study Area.

- 4.3. A list of archaeological investigations within 500m of the Project Site are listed in Appendix 1. Of these, the most important (and the closest to the Project Site) are the various excavations that occurred at Old Street/The Parade. Excavations here (HPS EV ID: 159 & 160), c.280 SSE of the Project Site, revealed occupation from the 7th century to the post-Medieval period including a 13th century small aisled hall and a 14th century probable longhouse.
- 4.4. Despite this, excavations just to the north of these sites (HPS EV ID: 156), c.240m SSE of the Project Site, identified Medieval ridge and furrow, indicating that the northwest part of St Helier was agricultural land.

Monuments

4.5. The Project Site is not recognised as a heritage asset. A list of heritage assets within 500m of the Project Site are listed in Appendix 2.

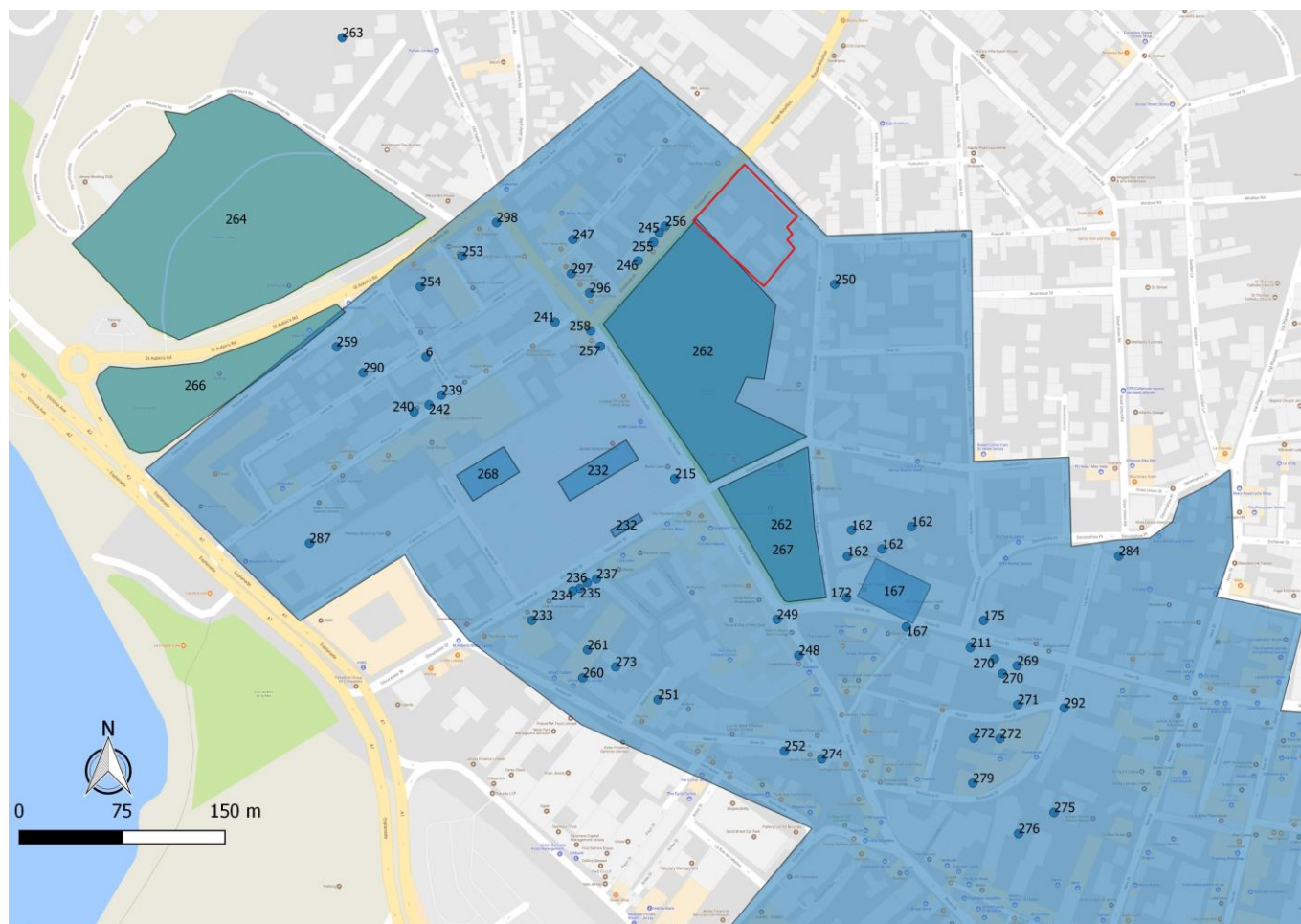


Figure 4: Heritage Assets within the Study Area (HPS MON ID)

Prehistoric (500,000-56BC)

- 4.6. Evidence for early Prehistoric activity is absent from the Red Line Boundary and the Study Area. Whilst there is the potential for survival of Paleoenvironmental deposits of this period, there is no implication that the area was utilised at this time.
- 4.7. Although Neolithic activity is well represented on Jersey (e.g. La Hougue Bie) and to some extent in St Helier (Gas Works dolmen) no Neolithic monuments are known in the Study Area, and the likelihood of their existence is considered low.
- 4.8. The most notable artefact from the Study Area is the St Helier Gold Torc (HPS Mon ID: 6), found by workmen in Lewis Street, c.150m to the NW, whilst they were digging the foundations to a house (Hawkes 1939: 110; Patton 1987: 126; Sebire 2005: 95). The torc is a flange-twisted type made from a single bar of gold, worked into a cruciform section. It weighs 746g making it one of the largest known torcs of this type.



- 4.9. It is quintessentially Late Bronze Age (LBA), although torcs of this kind are difficult to precisely date as they are rarely found with associated material (pottery, tools etc). They are also rarely found in settlement contexts and sometimes occur as deliberate deposits in liminal locations (such as on the edge of water or in bogs etc) and it is possible that the St Helier Gold Torc represents such a deposit.
- 4.10. Despite this, there are no other known prehistoric sites in the Study Area. The potential to encounter prehistoric archaeology should be considered low. Due to truncation on site, any prehistoric archaeology that survives is likely to be of low significance.

Gallo-Roman (56 BC-AD 410)

- 4.11. A coin hoard of some 12 Roman coins was found c.200m south of the Project Site (HPS Mon ID: 215), when the hospital was expanded on the Parade in the 1980s (current private wing). The coins included those of the Emperors Theodosius I, Constans and Constantius II. One of the coins was minted at Artes (France) and another at Constantinople (Istanbul) and a third at Alexandria (Egypt).
- 4.12. Further Roman activity is noted at 31 The Parade/Old Street (HPS Ev ID: 159), c.280 SSE of the Project Site, where 1st-3rd century AD occupation was identified, associated with finds including bowls and amphora sherds.
- 4.13. In a report prepared for the Archaeological sub-committee of the Planning and Environment department in 1996, Charlotte Hotton wrote: *The discovery of Gallo-Roman deposits, including pottery of more than one Roman period and a coin hoard has prompted the marking of the Parade area as a priority. It is likely that a Roman trading centre existed here based on evidence from the discovery of amphora sherds and mid-Gaulish pottery. The Roman material in Old street was found to lay at a depth of at least 3m below the level of the water table. In addition a pre-Norman settlement site was uncovered also in Old street at a depth of 2-2.5m on a stable land surface. It is thought to be a homestead and as these are usually found in groups of at least 2 or 3 it would be important to see if there is any more evidence in the parade from this period.*

Early Medieval (AD 410 – AD 976)

- 4.14. It is likely that Westaway Court and its immediate environs were beyond the periphery of the nucleus of Early Medieval activity in St Helier. A 7th century inhabited enclosure was found at 31 The Parade/Old Street (HPS EV ID: 159), c.280m SSE of the Project Site, where two sequential buildings, probably of turf with wattle and daub were revealed along with boundary walls, revetments, a large



Midden and a domestic animal assemblage. Radiocarbon dating placed the enclosure within the Early Medieval period.

Medieval (AD 976 – AD 1539)

- 4.15. Medieval activity is far more prominent within the Study Area, representing the growth of St Helier.
- 4.16. Medieval occupation or activity is recorded from various locations and takes a variety of form and date, including a 13th century aisled hall at 31 The Parade/Old Street (HPS EV ID: 159), a house of 15th or 16th century date found underlying premises at 27 and 31 Union Street (HPS Mon ID: 270), c.370m to the SE, a possible Medieval watermill at Dumaresq Street (HPS Mon ID: 292), c.425m to the SE, a 14th century building again in Dumaresq Street (HPS Mon ID: 271), c.405m to the SE, and another 15th -16th century building at 22 and 24 Hue Street (HPS Mon ID: 272), c.411m to the SSE.

5. Historic Development of Westaway Court and its Environs

- 5.1. Examination of historic maps show that prior to 1737 the Project Site was agricultural land and it is likely that it had been so for a considerable time, as evidenced by the ridge and furrow found at The Parade (HPS EV ID: 156).

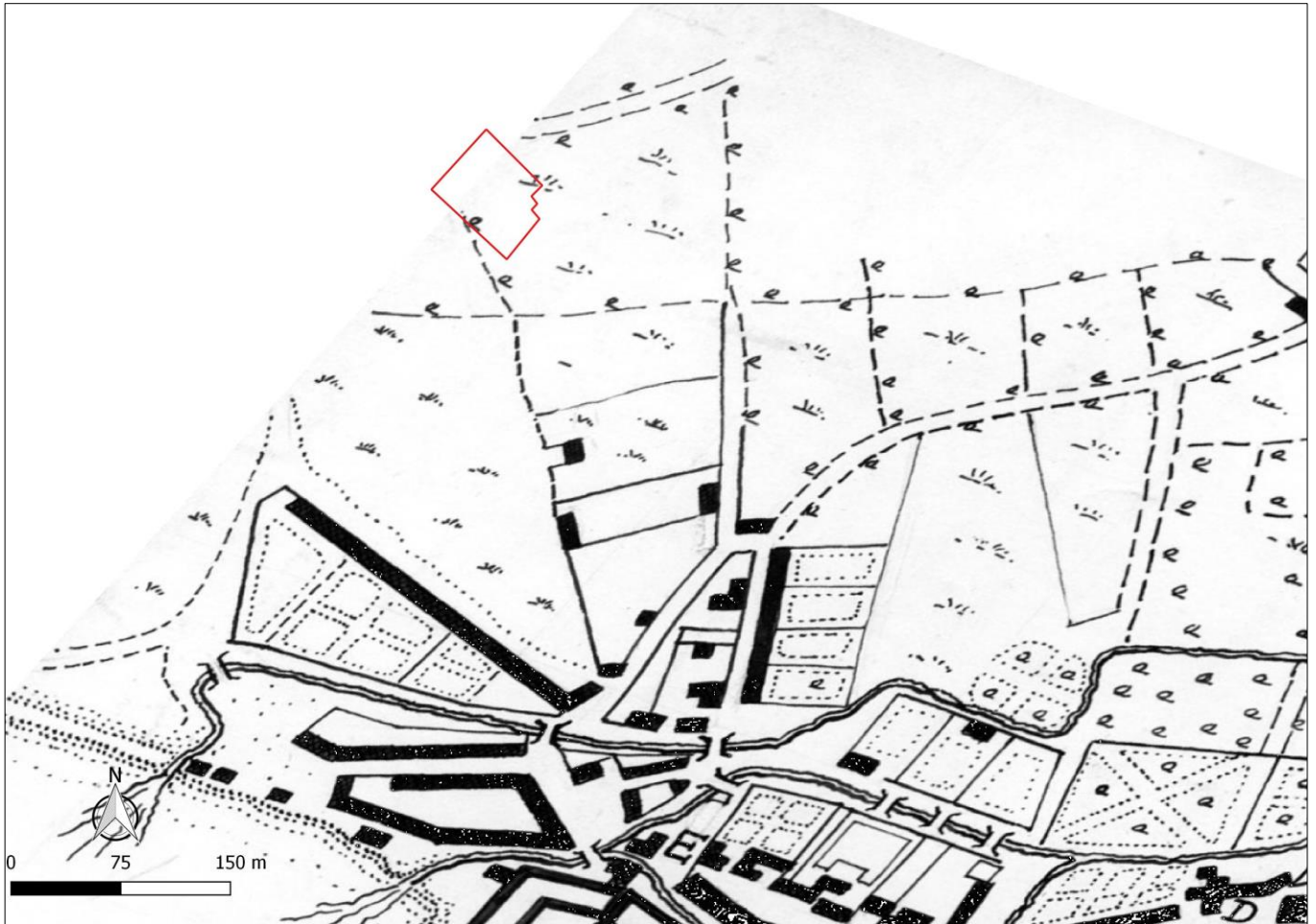


Figure 5: Meade map of 1737

5.2. However, by the late 1780s (as shown on the Richmond map of 1795) a small building is identifiable at the southwest corner of the plot, fronting what would become Elizabeth Place.



Figure 6: Richmond Map of 1795

5.3. Although the building shown on the Richmond Map is not depicted, the Ville de St Helier map of 1800 shows a cemetery to the southeast of the Project Site, although occurring in what would become Parade Gardens.



Figure 7: La Ville de St Helier Map of 1800

5.4. Further buildings have been developed on the southwestern part of the Project Site by 1834, fronting Elizabeth Place and abutting Parade Gardens and these were probably a natural extension of the small building shown on the 1795 map, to form residential properties as part of the expansion of St Helier.

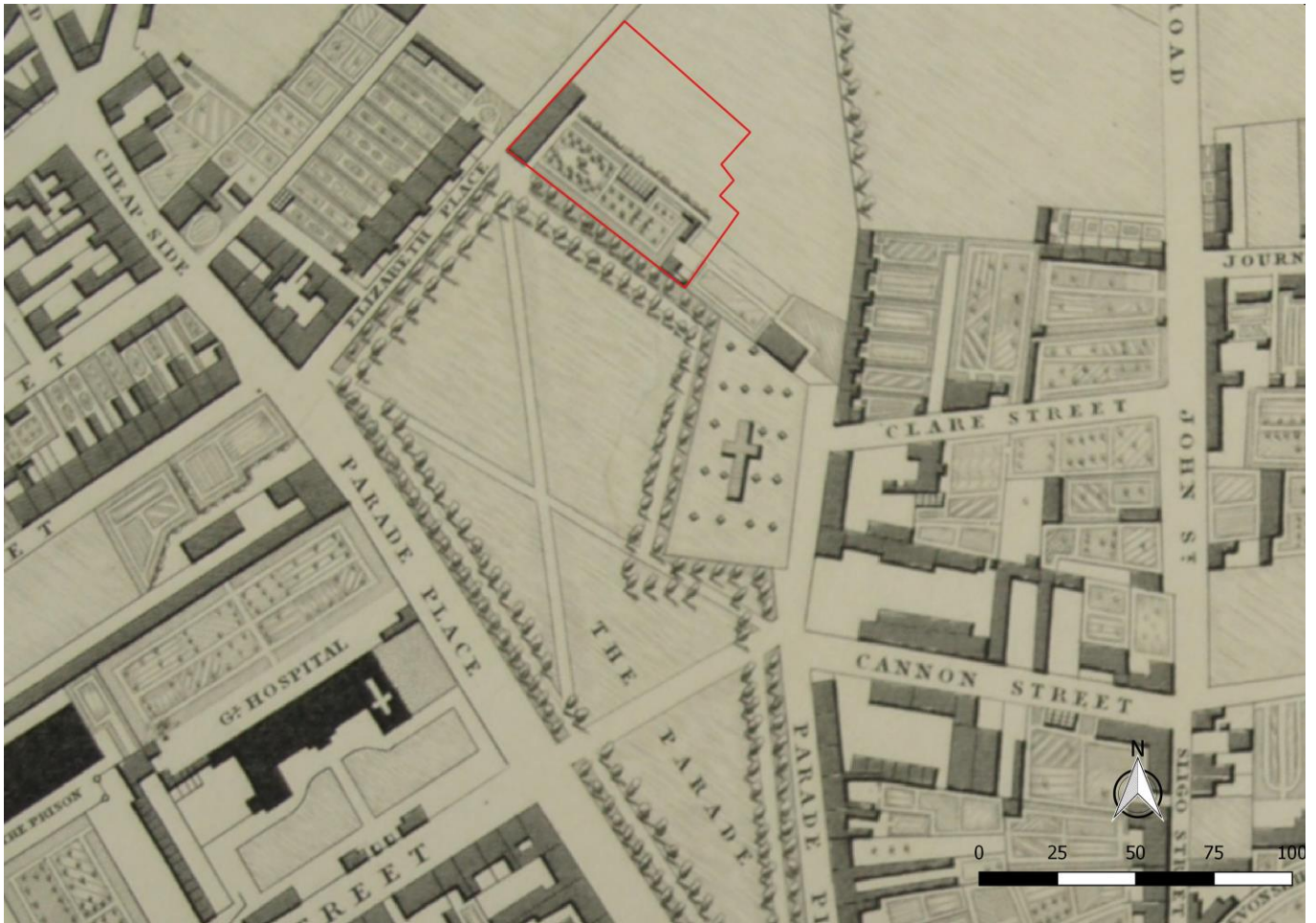


Figure 8: Le Gros Map of 1834

5.5. By 1849, buildings are also seen on the north of the plot, roughly in the location of the existing car park. The function of these buildings is not known, but they are likely to be residential.



Figure 9: 1849 Godfray Map

5.6. It is unlikely that these buildings were of great merit, as by the 1904 map they are not mapped individually, unlike significant buildings in St Helier, but are block coloured indicating general building areas.

5.7. By 1934, the 19th century buildings appear to have been knocked down and replaced.



Figure 10: OS map of 1934

6. Significance of the Project Site

- 6.1. The map regression has demonstrated consistent occupation on the Project Site since at least the late 18th century.
- 6.2. It is unclear what function the buildings that gradually developed on the Project Site had, but it is likely that they were housing. The maps show that the building density on site increased significantly by the late 19th century, no doubt a response to the expansion of St Helier itself, and the buildings therefore are probably residential. As such, they are unlikely to be buildings of considerable merit, but would be worthy of recording nonetheless.
- 6.3. Because of this, there is potential for survival of post-Medieval archaeology, including possibly survival of building fabric below the ground. However, the site is likely to have been significantly truncated by the construction of the existing flats in the later 20th century.



- 6.4. Even if archaeology of the post-Medieval period survived the truncation caused by the building of the blocks of flats, it is unlikely that it would be of the significance to warrant preservation in situ.

7. Impact Assessment

- 7.1. The current proposal involves the demolition of the nine-storey tower block and four storey low-rise block, associated hard landscaping and brick wall, along with enabling works and erection of temporary hoarding. This activity would involve minimal ground disturbance, resulting in only minor exposure of archaeology.
- 7.2. Post medieval buildings and formal gardens located in the area now occupied by the flats would have been significantly truncated by the construction of the modern buildings. Therefore, archaeology relating to this period and any earlier potential remains are most likely to survive beneath the car park area.
- 7.3. Whilst the current proposal involves minimal ground disturbance, future development on site may have the potential to impact upon subterranean archaeology. Much of the heritage of this site relates to the post-medieval period and this may survive to a significant depth (for example backfilled basements may be present).
- 7.4. Similarly, if Medieval or earlier archaeology exists on site, it is likely to be at a depth that will remain undisturbed by the current proposals.
- 7.5. However, should proposals be put forward for works involving more intrusive groundworks, such as foundations or piling, then this would have the potential to impact on potential archaeology and any surviving palaeoenvironmental deposits.

8. Conclusion

- 8.1. Based on the available evidence there is little to suggest that there was a prehistoric, Gallo-Roman or Early Medieval presence on the Project Site.
- 8.2. During the Medieval period it is likely that the site was part of the rural hinterland to St Helier, evidenced by nearby excavations which showed the presence of ridge and furrow.



- 8.3. Notably, this assessment identified the existence of hitherto unidentified archaeology in the form of a variety of historic buildings that had once occupied the Project Site. At one point these buildings were related to a formal garden. The earliest evidence for a building on site occur is the late 18th century, but by the middle to late 19th century, further buildings have been built.
- 8.4. By the early 20th century, those historic buildings appear to have been demolished and replaced by other buildings including a creche, which themselves were replaced by the building of the tower and low-rise blocks that are still there today.
- 8.5. Despite this truncation there is some potential for the survival of archaeology, although it is unlikely to be of such significance to preclude development. Furthermore, it is noted that the current application involves minimal ground disturbance.
- 8.6. Therefore, it is considered that any further archaeological investigation could be secured through an appropriately worded planning condition.



9. Bibliography

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Hawkes, J. (1939). The Archaeology of the Channel Islands. St Helier, Jersey: Société Jersiaise.

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Appendix 1: Gazetteer of Archaeological Investigations

HPS EV ID	Name	Description
156	28-30 The Parade (site of Iron Stores), St Helier	15th century ridge and furrow plow soil recorded on what was marginal and common land at that time. Bears out difficulties recorded in the island towards the end of the 100 years war.
157	Eagle tavern, Lempriere Street, St Helier	Excavations revealed blown sand deposits sealing humic layers, probably relating to 18th century garden material at 700mm below current ground level. The sand and humic layers were seen to seal a potential worn pebble surface at 1.5m below ground level. Although this was not dated as a result of the excavation a Medieval date cannot be ruled out



159	Old Street/31 The Parade, St Helier	<p>Excavated four times between 1973-1986. This site was trenched and later shut and reopened for excavation three times because it was required for use as a car park. Summary:</p> <p>(1) 18th century gardens of cottages on road, no's 13 and 13a, excavated.</p> <p>(2) Mid 13th century small domestic aisled hall found.</p> <p>(3) 7th century inhabited enclosure found, including edges of fields around. Followed by two sequential buildings, probably of turf, with wattle and daub lining enclosed within sand and turf ' boundary walls revetted with seaworn pebbles. Small wattle enclosures, cultivation, domestic animals and large midden. A carbon 14 test was obtained from the animal bone.</p> <p>(4) In 1986 the 7th century land surface was again uncovered and pottery and environmental samples retrieved.</p> <p>(5) Late Iron age and Gallo-Roman Occupation evidence, (1st-3rd centuries AD) ,including Gallo-Roman bowl and amphora sherds.</p> <p>Environment - at first stable land surface in sand over marine sand, later blown dune sand. On edge of marsh.</p> <p>Societe Jersiaise Annual Bulletin: 1976; p477. 1978; p135. 1980; p374. 1981; p22 & 23. 1986: The Archaeology of the Channel Islands (ed.; Peter Johnston), 'A 13th century Aisled-Hall from St.Helier'. p148.</p>
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160	The Parade, St Helier	<p>Excavated 1977; 1 trench.</p> <p>Section of a 14th century building found, probably a longhouse, with a cobbled byre and a drain.</p>
161	29 Hue Street, St Helier	<p>Excavated 1974; 1 trench.</p> <p>A boundary wall built of dune turf and sand and revelled with seaworn pebbles uncovered together with medieval pottery.</p>
163	3 Old Street, St Helier	<p>excavated 1984; 2 trenches.</p> <p>No habitation before 18th century.</p> <p>Environment - beach sand.</p> <p>Societe Jersiaise Annual Bulletin: 1985; p22.</p>
164	25 Hue Street	<p>Trenches dug for samples of old land surface relating to the 13th century aisled hall found at Old street/the Parade</p> <p>Palaeoenvironmental study.</p> <p>Environment - dune sand over peat.</p>



166	Union street/Le Geyt street.	<p>excavated 1974; 2 trenches in the marsh. No evidence. Water table at 1.8m.</p> <p>Societe Jersiaise Annual Bulletin: 1975; p320.</p>
168	Dumaresq street	<p>Large spread of cobbles sloping towards Dumaresq street.</p> <p>Conditions wet at lower end. Depth 1.5m below road.</p> <p>This is almost certainly the site of the Medieval water mill belonging to the abbey known to be somewhere close called La Moulin De L'Hermitage.</p> <p>Environment - sand over peat.</p> <p>Societe Jersiaise Annual Bulletin: 1975; p319.</p>
169	27 Union Street, St Helier	<p>No 27: abandoned due to diseased animal carcass coated in lime taking up trench.</p> <p>Societe Jersiaise Annual Bulletin: 19751 p321.</p>
170	31 Union Street, St Helier	<p>No 31: Contained material of the 15th and 16th century and which was later found to relate to the house of that date lying under no's 22 and 24 Hue street.</p> <p>Societe Jersiaise Annual Bulletin: 19751 p321</p>



171	22 and 24 Hue Street	<p>Under a small petrol station converted from a 19th century cottage lay:</p> <p>(1) 18th century cottage and cobbled yard built between 1710 and 1730 (date from clay pipes in wall and marked on map of 1737). (2) A building of 15th and 16th century date lying half under the road</p>
173	Dumaresq street/ Hue street/ Union street.	<p>In the centre of this area deep mechanical excavations were taking place for Hue court flats. A medieval building was seen in section. It was recorded and as much material as possible was retrieved from hearth and floor. Pottery indicated that it was 14th century</p> <p>Environment - sand over peat.</p>
174	Hue Cottages, Hue street	<p>Traces of 14th, 15th and 16th century occupation found here which are likely to relate to the buildings discovered close by.</p> <p>The land may have been cultivated until the 17th-early 18th century, it was built up in the later 18th century Water table at 1.5m. Societe Jersiaise Annual Bulletin: 1972; p330-333.</p>
176	Seaton Place	<p>A little medieval pottery and 18th century material lying directly on sand. Environment - sand.</p>
177	11 Seale Street	<p>18th century material only lying directly on sand. Environment - sand. Societe Jersiaise Annual Bulletin: 1973; p125.</p>



183	Dumaresq street, De Gruchy's yard.	<p>An agrarian level containing early 18th century finds was overlaid by mixed 18th/19th century household rubbish and rubble.</p> <p>Water table at 2.8m.</p> <p>Societe Jersiaise Annual Bulletin: 1975; p320.</p>
194	Hilgrove Street/11 Bath Street Corner	<p>During contractors work a 17th-18th century clay floor was identified at 3.0m depth.</p> <p>Societe Jersiaise Annual Bulletin: 1973; p125</p>
229	Devonshire Place, Axminster House	18th and 19th century material only
231	New Jersey General Hospital	DBA and ES as part of the JFH
235	66-72 The Espanade, St Helier	<p>Watching brief on the Esplanade frontage and properties at 60 Kensington place and 14 Patriotic Street. Deposits of sand, thought to have formed naturally as dunes at 14 Patriotic Street, were overlain by varying types of modern levelling material.</p> <p>Industrial activity of possible and probable 19th century date was found at 14 Patriotic Street, whilst a late 19th century well was found at Kensington Place, along with other features of a similar date.</p>
238	24 Lewis Street, St Helier	<p>A watching brief took place on the initial groundworks of an intended building development on the site of a car park. An accumulation of sands, assumed to represent former dunes were overlain by 19th century features.</p> <p>ABSJ 2016 (MOLA in Jersey): 732</p>



Appendix 2: Gazetteer of Non-Designated Heritage Assets

HPS MON ID	Name	Description	Monument Type
6	St Helier Gold Torque	The torc is a flange-twisted type made from a single bar of gold worked into a cruciform section and then twisted. It weighs 746g (Patton, 1987, 126) making it one of the largest torcs of this kind in existence	TORC
162	Ridge and Furrow, 28-30 The Parade	15th century ridge and furrow	RIDGE AND FURROW
167	Multi-phase settlement, Old Street/31 The Parade, St Helier	<p>(1) 18th century gardens of cottages on road, no's 13 and 13a, excavated.</p> <p>(2) Mid 13th century small domestic aisled hall found.</p> <p>(3) 7th century inhabited enclosure found, including edges of fields around. Followed by two sequential buildings, probably of turf, with wattle and daub lining enclosed within sand and turf ' boundary walls revetted with seaworn pebbles. Small wattle enclosures, cultivation, domestic animals and large midden. A carbon 14 test was obtained from the animal bone.</p> <p>(4) In 1986 the 7th century land surface was again uncovered and pottery and environmental samples retrieved.</p> <p>(5) Late Iron age and Gallo-Roman Occupation evidence, (1st-3rd centuries AD) ,including Gallo-Roman bowl and amphora sherds.</p> <p>Environment - at first stable land surface in sand over marine sand, later blown dune sand. On edge of marsh.</p>	SETTLEMENT
172	14th century building, The Parade, St Helier	Section of a 14th century building found, probably a longhouse, with a cobbled byre and a drain.	BUILDING
175	Boundary Wall, 29 Hue Street, St Helier	A boundary wall built of dune turf and sand and revetted with seaworn pebbles uncovered together with medieval pottery.	WALL
211	Medieval land surface, 25 Hue Street	Old land surface relating to the 13th century aisled hall found at Old street/the Parade	BURIED LAND SURFACE
215	Coin Hoard, Jersey Hospital, The Parade	Hoard of 12 Roman coins found. Hoard includes coins of the Emperors Theodosius I, Constans and Constantius II. One of the coins was minted at Artes (France) and another at Constantinople (Istanbul) and a third at Alexandria (Egypt). The hoard was buried around AD 400	



232	General Hospital	<p>Statement of Significance: An important example of a substantial mid 19th century general hospital typical of the period, retaining most historic features, with outstanding masonry work. The entrance lodge is an unusual building of high quality, retaining fine features in a muscular hybrid classical/neo-Norman style. Together a fine ensemble.</p> <p>Historic interest: Site of earlier C18 hospital, completed in 1768, which was destroyed by fire on 18th /19th July 1859. The foundation stone was the new hospital was laid on 16th October 1860, the official opening ceremony taking place on 10th March 1863. The original purposes of the building were as a Union and Hospital for the poor. The hospital was designed by architect Thomas Gallichan - the builders Messrs Le Gros & Le Cras. The Entrance Lodge was added in 1877 to designs by Le Sueur & Bree. The granite bell tower from the original (demolished) hospital chapel was relocated alongside the lodge in 1984.</p> <p>External Description: A dignified principal front to Gloucester St.: 3 storey, semi-basement; 2:6:3:6:2 bays, outer pair of bays and central 3 bays projecting. Roof behind granite parapet and moulded granite cornice. Front/south elevation: small granite rock-faced blocks above massive dressed blocks to semi-basement; dressed granite surrounds to openings and quoins: long and shortwork blocks in Gibbsian style; blockwork string courses linking tops of keystones to each storey. Central bay pedimented with a clock; central round-arched doorway at piano nobile level up granite steps, recessed, double timber doors, each 3 panel, fanlight, large keystone holding armourial shield with 3 lions; inscription over portico: 'Hopital General, Fonde 1765, Reconstruit 1860'. Arched windows, imposts at 1st floor linked by moulded string course. Rear/north elevation: 3 storey, 1:3:5:1:5:3:1 bays; granite block string course to parapet. Coursed granite rubble, openings dressed with granite blocks in long and short work, also as quoins to projecting bays 2 and 18. Small doorway to bay 4 from east. Round-arched windows, some timber sashes 8 pane (4/4), no horns, most pvc; 2 Venetian stair windows to centre bay at 1st & 2nd floor levels with tripartite doorway at ground floor, elongated round-arched windows to end bays and lighting stairs in bays 4 & 15 from east. Apparent extension, in similar style, to northeast corner of building. On the roadside is an Entrance Lodge, which originally fronted formal gardens providing a setting to the main hospital building. The lodge is single storey, 1:3:1. Pitched slate roofs, granite copings and chimneys to either end of central block. Front/south elevation: to central block coursed small rock-faced grey granite, larger dressed pink granite blocks as quoins in long and short work; to wings blank uncoursed orange granite rubble curving down to outer corners as screen, part of former high boundary wall flanked by gateways, now reduced to low wall. Central full height entrance arch, timber 6 panel pair of doors, carved as a piece as a single arch with Italianate arches in relief; subsidiary arches, timber door to each in similar but simpler style as entrance arch; all 3 arches topped by rather surprising billet mouldings with projecting keystone in neo-Norman style; machiolation with quatrefoil motif below stepped parapet of 3 narrow granite courses. Rear/west elevation: similar materials as central front block across elevation including lower recessed wings, rusticated voussoirs to central full height arch and flanking louvred subsidiary openings; timber sashes to wings: round-arched, 4 pane (2/2), horns. Side/north and south elevations: central doorways to wings, rusticated voussoirs, each a timber plank door, that to south has round quatripartite glazed panel to top of door. Granite freestanding bellcote and bell to south. Low granite rubble boundary wall to street.</p> <p>Internal Description: Principal features of historic interior and layout survive. Central entrance hall with pilasters and coffered ceiling, leading through to principal granite staircase, which rises either side of original lift shaft (now enclosed). A spine corridor runs the length of the building, with internal masonry walls rising to attic level. There is brick vaulting to each floor level. At either end of the building is a secondary staircase (originally for the seperate male and female wings of the hospital) with granite steps to basement level, and metal steps to the upper floors; continuous handrail and solid balustrade with arcaded design. High quality interior masonry work particularly evident in the stair halls, including tripartite archways. Granite steps lead down to a semi-basement level, with store rooms off to front side of the building. Attic level retains original 1860s clock mechanism; principal roof trusses with metal strapping. Roof re-slatted in 1990s.</p>	GENERAL HOSPITAL
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233	Jersey Opera House	<p>Statement of significance: A building of the best period of theatre and opera house design, which is comparable with good examples of the 1890s elsewhere in the British Isles. The only theatre of this period on the island, and a fine example of its type.</p> <p>Historic interest: Original Victorian theatre destroyed by fire on the 28 March 1899. Adolphus Curry designed the new theatre The Opera House which opened on the 9th July 1900. The grand re opening performance was Sydney Grundys The Degenerates starring Lillie Langtry who had curtailed her holidays to have the honour of being the first performer to tread the new boards. Fire struck again in May 1921 when the auditorium was severely damaged. Reconstruction to designs by Jesty & Baker in 1922. In January 1997 the theatre closed for a major restoration project. The new theatre opened its door on the 9th July 2000.</p> <p>External Description: 4 storey, 2:3:2 bays. Lead attic roof, pitched, gable to street. Front/north elevation: render with raised hoods, applied ornament, moulded string courses to each floor, raised architrave to central doorways. Main timber double doors (replacement) to 3 central bays, upper panels glazed, overlights; side doorways to outer bays, east with similar door and 1 overlight, opposite to west blank, framed by moulded string course; canopy on very heavy consoles as balcony, name on 2 ribbons applied to front saying Opera House. 1st floor: French window openings to balcony enclosed by late C20 glazed canopy, flanked to outer bays by elliptical oculi with applied ornament; above the French window openings to balcony enclosed by late C20 glazed canopy, flanked to outer bays by elliptical oculi with applied ornament; above the French window openings to 2nd floor: radial recesses pierced by five circular oculi with applied ornament, foliate and scrolled keystone supporting central array of applied petals; outer bays divided by pilasters rising to subsidiary open pediments above coulee; central attic with semicircular windows rising to balustrade, datestone '1900' and topped by a triangular pediment.</p>	OPERA HOUSE
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234	19 Gloucester Street	<p>Statement of significance: Early 19th century town house, one of a mirrored pair with no 17, within longer group of 7, some external features surviving, of significance as part of the terrace for the streetscape contribution.</p> <p>Historic interest: Part of a row of 7 similar houses which are shown as partially completed on Jersey magazine map of 1810 - shown as completed on 1834 Le Gros map. 3rd storey added circa late C19.</p> <p>External Description: 3 storey, 3 bay. Pitched slate roof, large dormer to rear. 2nd floor later addition. Front/north elevation: render in ashlar effect with raised rusticated vermiculated lintels to ground and 1st floor. Replacement door to east, elaborate console bracket, grape motif, hipped hood, vermiculated panel below. Timber round-headed sash windows to ground and 1st floor, 2 pane (1/1), pairs of leaf pattern brackets below sills; 2nd floor replacement windows.</p>	TERRACED HOUSE
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235	15 (Taunton House) Gloucester Street	<p>Statement of significance: Early 19th century house, with a very good coupled pair of open pedimented doorcases, fluted pilasters incorporating rare scallop shell and ball ornaments. Streetscape value.</p> <p>Historic interest: Part of a row of 7 similar houses which are shown as partially completed on Jersey magazine map of 1810 - shown as completed on 1834 Le Gros map. 3rd storey added circa late C19.</p> <p>External Description: 3 storey, 3 bay. Pitched slate roof, small rendered chimney to south. 2nd floor later addition. Front/north elevation: re-rendered. Doorway to east, timber door, 4 panel, upper 2 glazed, side light, overlight, timber doorcase, 1 of a joined pair with no. 13 to east: fluted squared pilasters, projecting hood: open pediment overhanging unusual delicate carved shell motifs below triplets of brackets flanked by balls, also at tops of pilasters supporting hood. Timber sashes, 2 pane (1/1), no horns, shutter hinges.</p>	TERRACED HOUSE
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236	17 (Telford) Gloucester Street	<p>Statement of significance: Early 19th century town house, one of a mirrored pair with no 19, within longer group of 7, some external features surviving, of significance as part of the terrace for the streetscape contribution.</p> <p>Historic interest: Part of a row of 7 similar houses which are shown as partially completed on Jersey magazine map of 1810 - shown as completed on 1834 Le Gros map. 3rd storey added circa late C19.</p> <p>External Description: 3 storey, 3 bay. Pitched slate roof, raised to rear. Front/north elevation: render in ashlar effect, raised rusticated vermiculated lintels to ground and 1st floor. 2nd floor later addition, with windows out of alignment. Replacement door to west, elaborate console bracket, grape motif, hipped hood. Replacement windows, pairs of leaf pattern brackets below sills except 2nd floor. Scrolled iron brackets project from 1st floor windows.</p>	TERRACED HOUSE
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237	13 (Everton House_ Gloucester Street	<p>Statement of significance Early 19th century house, with a very good coupled pair of open pedimented doorcases, fluted pilasters incorporating rare scallop shell and ball ornaments. Streetscape value.</p> <p>Historic interest Part of a row of 7 similar houses which are shown as partially completed on Jersey magazine map of 1810 - shown as completed on 1834 Le Gros map.</p> <p>External Description 2 storey, 3 bay. Pitched slate roof, 2, C20 small dormers. Front/north elevation: render in ashlar effect, timber all replaced in sensitive manner. Doorway to west, timber door, 4 panel, upper 2 glazed, side light, tripartite overlight; timber doorcase, 1 of a joined pair with no. 15 to west: fluted squared pilasters, projecting hood: open pediment overhanging triplets of brackets flanked by balls, also at tops of pilasters supporting hood; lacks unusual delicate carved shell motifs below seen on original hood surviving to no. 15. Timber sashes, 2 pane (1/1), no horns. Rear/East elevation: Slate roof with large box dormer. Painted plain render finish. Windows pvc.</p> <p>Internal Description The interior of the property is not of interest. Side entrance passage, double pile, rear extension, rear yard. The only original early C19 interior feature visible is the staircase. The wide painted doglegged staircase has a round handrail, turned balusters, and bat-shaped newel posts c1850 to first floor level only, this has been grafted onto the c1820's original staircase with flat topped handrail, stick balusters, and both bat and baton turned newels posts.</p>	TERRACED HOUSE
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239	31 Kensington Place, St Helier	<p>Statement of significance: A mid-late C19 terraced house, which retains some original external features and contributes to the streetscape as part of a terrace.</p> <p>External Description: End of terrace, 3 bay, 2 storey plus attic. Front (south) elevation: Lined rendered facade, slate mansard roof, 2 C19 dormers with C20 sashes. 1st floor: C20 sash windows with stepped lintels, exaggerated keystone with floral detailing. Ground floor: C20 sashes with stepped lintels, exaggerated keystones with floral detailing. Carriage arch with exaggerated keystone lintel and timber doors.</p>	TERRACED HOUSE
240	37 Kensington Place, St Helier	<p>Statement of significance: A mid-late C19 terraced house, which retains some original external features and contributes to the streetscape.</p> <p>External Description: Mid terrace, 3 bay, 2 storey plus attic. Front(south) elevation: Lined rendered facade, slate mansard roof, 3 C19 dormers with 4 pane (2/2) sashes with rounded upper panes and horns, 1st floor: 2 pane (1/1) sash windows with margin lights and rounded upper panes and horns, ground floor: 2 pane (1/1) sashes with margin lights, rounded upper panes and horns. Steps up to raised doorway, console brackets, overlight with lettering 'aztec house'. Timber 4 panelled door with glazed upper panels.</p>	TERRACED HOUSE



241	5 Kensington Place, St Helier	<p>Statement of significance: A good example of a late C19 terraced house, which has many original features including fine windows.</p> <p>External Description: Mid terrace, 2 storey plus attic, 2 bay. Front (south) elevation: slate pitched roof, decorative ridge tiles, 2 large C19 glazed roof dormers with decorative ridge tiles and bargeboards, finials, 2 pane (1/1) sashes with horns. Render in ashlar effect facade. 1st floor: 2 bay windows with front 10 pane (5/5) sashes including wide 'margin lights' and 4/4 side panes. Ground floor: 10 pane (5/5) sashes including wide 'margin lights.' Round headed doorway with fanlight, 6 panelled door, margin lights.</p>	TERRACED HOUSE
242	35 Kensington Place, St Helier	<p>Statement of significance: A mid-late C19 terraced house, which retains some original external features and contributes to the streetscape.</p> <p>External Description: Mid terrace, 3 bay, 2 storey plus attic. Front(south) elevation: Rendered facade (cctv cameras and street light attached) Slate mansard roof. 3 C19 dormers with 4 pane (2/2) sashes with rounded upper panes and horns, 1st floor: 4 pane (2/2) sash windows with rounded upper panes and horns, ground floor: 2 pane (1/1) sashes with rounded upper panes and horns. Steps up to raised doorway, large overlight and margin light, timber door with 3 bottom panels and glazed upper panel.</p>	TERRACED HOUSE



245	8 Elizabeth Place, St Helier	<p>Statement of significance Part of circa 1830 terrace of houses, with original features and character remaining.</p> <p>Historic interest Early C19. Row of houses shown on Le Gros Map 1834.</p> <p>External Description Mid terrace, 2 storey with attic and half basement, 3 bay. Slate pitched roof, rendered facade in ashlar effect. Front (east) elevation: Two box roof dormers, C20 pvc windows. 1st and ground floor 2 pane (1/1) sashes with horns. Half basement C20 pvc windows. All windows with exaggerated vermiculated keystones and stepped lintels. Steps with railings up to arched doorway, with fanlight. 4 panelled door with glazed upper panels. C20 door under stairs at basement level. Property fronted by low rendered wall with simple iron railings and gate.</p>	TERRACED HOUSE
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246	4-5 Elizabeth Place, St Helier	<p>Statement of significance One of a pair of early C19 terraced houses, part of a larger terrace, which retain some original exterior features. The few remaining internal features are of high quality and date from about 1830.</p> <p>Historic interest Early C19. Row of houses shown on Le Gros Map 1834.</p> <p>External Description Mid terrace, 2 storey with attic and half basement, 6 bay. Slate pitched roof, rendered facade. Front (east) elevation: Box roof dormers, C20 windows. 1st and ground floor 2 pane (1/1) sashes with horns. Half basement C20 windows. Steps with railings up to 2 central arched doorways with glazed overlights. Property fronted by low rendered wall with simple iron railings. Rear (west) elevation: No 5: Rendered with pitched slate roof, first bay has 12 pane (6/6) sash windows on ground and first floors. Dormer window with single sash window. Service wing: 12 pane, (6/6) sash windows on north side, adjoining later lean-to extension. No 4 has restricted view. Rendered. Service wing has pitched roof with chimney stack and one single sash window.</p> <p>Internal Description Former guest house, now mainly unoccupied lodging house. Both properties are double pile with side passage. No 5: Little remains of hallway arch. Mahogany staircase with slender turned newel post (damaged) and stick balusters with applique to risers. Fire doors throughout whole property. Front Reception Room: much-later tiled fireplace. Blocked doorway into this room, reed moulded architrave intact. Pair of 6-panelled dining dividers within reed moulded architrave which matches the door frames of ground and first floor rooms. Panelled window shutters on both windows. Very few features survive in first floor rooms except for picture rails. Pair of cupboard recesses in rear bedroom. Under eaves cupboard doors in attic bedroom. No 4: Decorative ceiling plasterwork and rounded arch with C20 added glazed door in hallway. Mahogany staircase with turned newel post mainly covered with panels. Very few original features observed in whole of property.</p>	TERRACED HOUSE
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247	Glenrest, Elizabeth Lane, St Helier	<p>Statement of significance Significant as one of the earliest surviving properties in town, with circa 17th century origins, maintaining some original features and historic character.</p> <p>Historic interest Circa C17 origins, with C19 phase.</p> <p>External Description A cluster of adjoining buildings of various phases from circa C17 to C19, including a house aligned NE-SW with prominent dressed granite gable chimney with thatch stones, and dressed stone openings; a 3-bay, 2 storey rubble granite cottage facing NE at right angles to the road; and a 3-bay, 2-storey rendered building with hipped pantile roof facing Elizabeth Lane.</p>	TOWN HOUSE
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248	8 The Parade, St Helier	<p>Statement of significance A shop with associated warehouse and lane of early C19 origins, which are a surviving example of the town tradition of lanes and outbuildings behind street frontages.</p> <p>Context Group Part of domestic-scaled group fronting The Parade which gives a distinct character to this area. The warehouse is glimpsed through the archway.</p> <p>Historic interest A shop with associated warehouse and lane of early C19 origins. The 1834 Le Gros map shows the buildings and the throughway - which was then the original entrance to Somerset Place (the current entrance now located to the south). An example of the town tradition of lanes and outbuildings behind street frontages. Part of a domestic scaled group facing The Parade which gives a distinct early C19 character to this approach to town.</p> <p>External Description 2 storey, 3 bay shop with integral throughway, leading to 7 bay, 2 storey warehouse at rear. The principal (east) elevation of the shop fronts The Parade. Pitched pantile roof with two modern dormers. Upper floor rendered with 2 pane (1/1) timber frame flat arched sash windows with horns. A modern shop front replaces the original central doorway and ground floor window. Throughway to right, with boxed-in archway, and stone cobbled lane (covered with rough concrete). To rear (at right angle to shop) is warehouse building, constructed of a mix of random granite and squared stone with long irregular quoins (possibly re-cycled). Window and door dressings in red brick (lower windows partially blocked with modern brickwork). The 2 westernmost bays appear to be a later addition, constructed of darker rubble stone.</p>	SHOP
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249	11 The Parade	<p>Statement of significance Circa 1830 building with surviving example of the town tradition of lanes and outbuildings behind street frontages.</p> <p>Context Group Contributes to The Parade's historic character of traditional pantiled roofs and domestic scale buildings.</p> <p>Historic interest The two plots of Nos.11 and 12 are shown on the Le Gros map of 1834. The houses perhaps date from around 1830.</p> <p>External Description One of a pair with No.12. 2 storey plus attic, 3 bay. Front (east) elevation: pitched pantile roof with full width modern box dormer. Wall rendered to ashlar effect. 3 no. 4 pane (2/2) timber frame sash windows with horns. Timber shopfront (possibly older woodwork boxed in). To the side is a wide doorway with two panelled door with vertical central beading, additional vertical fixed side panel to left, panelled doorcase and a squat multi pane overhead. A door leads through to a granite paved yard beyond. At right angles to, and adjoining the main house is an eight bay, two storey, lean-to, pantiled wing which forms two cottages.</p>	TOWN HOUSE
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250	Swiss Cottage	<p>Statement of significance One of a row of rare early 19th century cottages, with some external features surviving.</p> <p>Context Group One of a terrace of 4 early C19 cottages.</p> <p>Historic interest One of a row of rare early C19 cottages. Part of a row of cottages shown on the 1834 Le Gros map. Originally faced a rear lane (known as Covent Garden Lane).</p> <p>External Description Mid-terrace, end of row of 4 similar cottages, 2 storey, 3 bay. Shallow pitched slate roof, large rendered chimney stack offset from centre above front elevation. Front/west elevation: render in ashlar effect, timber plank door offset from centre, boot scraper inset to south. Replacement windows, timber plank shutters. Rear (east) elevation (formerly front elevation) reached via lane off Poonah St.</p>	TERRACED HOUSE
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251	Seaton Youth Centre	<p>Statement of significance A good example of a mid- Victorian Methodist chapel.</p> <p>Historic interest A Methodist mission chapel opened by the English speaking Circuit in November 1868. Designed by Le Sueur and Br�� in Gothic Decorated style. The chapel closed during the Occupation and became a Methodist youth centre after the war. Methodism was brought to Jersey in 1774, by two Jersey traders returning from work in the Newfoundland cod fishing trade. Early societies met in a variety of buildings and it was not until 1809 that the Island's first Methodist chapel was built, on land donated to the St Ouen society. There were chapels in all of the Island's twelve parishes by 1838, and by the time of the Religious Census of 1851 it had become a major element of the Island's social and religious life. Jersey Methodism was very strong by British standards, and culturally distinctive on account of its strength in the Jersey-French community as well as amongst predominantly English immigrants. Jersey's landscape and dispersed settlement provided fertile ground for Methodism to prosper amongst its independently-minded farming and fishing population and in the nineteenth century settlements that expanded as a result of oyster fishing, shipbuilding and commerce. Jersey's Methodist chapels cover an enormous span of architectural types, which in turn represent a broad range of community wealth and aspiration. The chapels and their associated infrastructure of Sunday Schools and walled settings (including burial grounds) make an important contribution to the Island's cultural distinctiveness.</p> <p>External Description A rather tall narrow chapel in grey granite with pink granite dressings and a slate roof. Only the three-bay gabled south front is visible - the central bay with tall triple lancet window, above which is a louvered trefoil opening, framed by unusual pinnacled buttresses ending in square finials. Canted outer bays with single lancets (all windows with drip mouldings). Entrance to right bay with door set in Tudor arch with drip mouldings. A small porch projects to the left with matching detailing. Front area railings.</p>	METHODIST CHAPEL
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252	13 Seale Street, St Helier	<p>Statement of significance Early 19th century cottage retaining simple low proportions and detailing, of group value with no.15.</p> <p>Context Group Part of group with no.15.</p> <p>Historic interest Early C19 - circa 1820s.</p> <p>External Description Mid terrace cottage. 2 storeys, 2 bays. C20 rooflight. Slate roof, rendered copings and rendered in ashlar effect walls, rendered end stack on east gable. Entrance to right W, has C20 door and overlight. C20 window to left of door and 2 similar first floor windows. Render with stepped voussoir effect.</p> <p>Internal Description Previous assessment (2000) records a staircase with plain, square stick balusters and an elegant, turned, urn shaped newel post, of about 1820.</p>	TERRACED HOUSE
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253	The New Park, Peirson Road, St Helier	<p>Statement of significance A good example of a late C19 mansard roof style property, on a prominent corner plot which retains many original features</p> <p>Historic interest Late C19 public house</p> <p>External Description Corner plot, 2 storey plus attic, 3 bay. Front(west) elevation: slate mansard roof, gabled dormers with moulded festoon on gables, 2 pane (1/1) sash. Lined rendered facade, rusticated quoins. 1st floor 2 pane (1/1) sashes with exaggerated keystones. Ground floor: central 4 panelled door, glazed upper panels, overlight with C20 vent. Two 2 pane (1/1) sash windows with shutters. South elevation: gable end with 2 pane(1/1) sash windows with exaggerated keystones on 1st and 2nd floor. Ground floor: 3 unsympathetic C20 windows, 4 panelled door with console brackets, granite steps. Mansard slate roof, 2 roof dormers with 2 pane (1/1) sashes, rendered facade, rusticated quoins, 1st floor windows with 2 pane (1/1) sashes with exaggerated keystones and horns, ground floor: 3 pane window with exaggerated keystones, 2 pane (1/1) sash with horns and shutters, 2 leaved door with overlight and console brackets.</p> <p>Internal Description Mahogany staircase with turned balusters and newel post at rear of ground floor</p>	PUBLIC HOUSE
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254	13 (Park Lodge), Pierson Road, St Helier	<p>Statement of significance Mid C19 villa which retains its historic character with some original features and an interesting interior plan.</p> <p>Historic interest Mid C19 villa</p> <p>External Description 2 storey, 3 bays (canted) extending to rear. Front(west) elevation: slate hipped roof, rendered facade. First floor: tripartite window with arched central pane; flanking arched head windows. Cast iron balcony running along whole of 1st floor. Ground floor: 4 panelled door, glazed upper panels; French window. Replacement window fittings. Side bay with garage door. Property fronted by rendered wall, granite copings, iron railings and gate. North elevation includes water pump set within wall recess.</p> <p>Internal Description Side entrance passage, double pile, rear service area. The open mahogany staircase has a round handrail returning in a horizontal spiral and (unusual) segmental balusters c. 1855. A number of mid-late C19 chimney pieces exist, their grates are boarded over. There is an under-stair door of 3 fielded panels c. 1800 (a likely reuse). The upper rooms are divided with tongue/groove partitioning, the ceiling is hipped, with (interestingly) exposed rafters resting on cleats, a large late C19 rosette resides centre ceiling.</p>	VILLA
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255	7 Elizabeth Place	<p>Statement of significance A good example of an early C19 terraced town house, which has group value and retains some original features.</p> <p>Context Group one of a terrace</p> <p>Historic interest Early C19. Row of houses shown on Le Gros Map 1834.</p> <p>External Description Mid terrace, 2 storey with attic and half basement, 3 bay. Slate pitched roof, rendered facade in ashlar effect. Front (east) elevation: Two box roof dormers, C20 pvc windows. 1st and ground floor 2 pane (1/1) sashes with horns. Half basement C20 pvc windows. All windows with exaggerated vermiculated keystones and stepped lintels. 1st and ground floor shutters. Steps with railings up to arched doorway, with fanlight. Moulded doorcase, exaggerated vermiculated keystone, voussoirs. Door not visible, behind curtain across doorway. Property fronted by low rendered wall in ashlar effect with simple iron railings and gate.</p>	TERRACED HOUSE
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256	9 Elizabeth Place, St Helier	<p>Statement of significance Part of circa 1830 terrace of houses, with original features and character remaining.</p> <p>Historic interest Early C19. Row of houses shown on Le Gros Map 1834.</p> <p>External Description Mid terrace, 2 storey with attic and half basement, 3 bay. Slate pitched roof, rendered facade. Front (east) elevation: Two box roof dormers, C20 pvc windows. 1st and ground floor 2 pane (1/1) sashes with horns. Half basement C20 pvc windows. All windows with exaggerated keystones. Steps with railings up to arched doorway, fanlight. 4 panelled door with glazed upper panels. C20 door under stairs at basement level. Property fronted by low rendered wall with simple iron railings and gate.</p>	TERRACED HOUSE
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257	2 Edward Place	<p>Statement of significance One of a terrace of 3 substantial mid 19th century houses, which retain original features and contribute to the streetscape.</p> <p>Context Group One of 3 remaining from a terrace of good quality on the perimeter of the Parade Gardens. Provides important visual closure when approached from Elizabeth Place.</p> <p>Historic interest Part of mid C19 terrace of houses</p> <p>External Description 3 storey plus attic, 3 bay. Front (east) elevation: pitched slate roof with brick chimney and small box dormer. Wall rendered to ashlar and keystone effect with vermiculated keystones. Replacement window to dormer. 3 no. 6 pane (3/3) timber frame sash windows with horns to second floor and 3 no. 12 pane (6/6) to first floor. Modern ground floor window and door with cornice bracket. Rear (west) elevation: not all visible. Small box dormer with modern window. 4 no. 2 pane (1/1) timber frame sash windows with horns. 1 flat roofed and 1 hipped roofed extension.</p>	TERRACED HOUSE
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258	4 Edward Place, The Parade, St Helier	<p>Statement of significance One of a terrace of 3 substantial mid 19th century houses, which retain some original features and contribute to the streetscape.</p> <p>Context Group One of 3 remaining from a terrace of good quality on the perimeter of the Parade Gardens. Provides important visual closure when approached from Elizabeth Place.</p> <p>Historic interest Part of mid C19 terrace of houses</p> <p>External Description 3 storey plus attic, 3 bay. Front (east) elevation: pitched slate roof with rendered chimney and 2 small box dormers with glazed cheeks and replacement windows. Wall rendered to ashlar and keystone effect. 3 no. 6 pane (3/3) timber frame sash windows to second floor and 3 no. 12 pane (6/6) to first floor. Modern shop front. Separate 6 panel timber door to (north) side. Rear (west) elevation: not all visible. Small box dormer with modern window. Rendered to ashlar effect. 6 windows, 1 no. 6 pane (3/3) timber frame sash, the others all replacements.</p>	TERRACED HOUSE
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259	22 Pierson Road, St Helier	<p>Statement of significance Fine example of a little altered ornate late C19 terraced house, which has scenic value and is part of a group.</p> <p>Context Part of a valuable terrace of properties along the south side of Peoples Park</p> <p>Historic interest Late C19</p> <p>External Description Set back, mid terrace. 2 storey plus attic, 2 bay. Front (west) elevation: Slate mansard roof, decorative ridge tiles, some hanging tiles, brick chimney stacks. One C19 gabled dormer with moulded rusticated voussoir, exaggerated keystone, round finial, cast iron balcony, 2 pane (1/1) round headed sash and one simple C19 dormer with 1 pane window. Rendered facade, decorative cornice. One full height canted bay window, rusticated window case, rusticated lintels and keystone. 1st floor: 5 pane sash (4/1) with horns, moulded lintel, exaggerated keystone, floral roundels. Front bay window 2 pane french window, divided overhead, side windows 5 pane (4/1) sashes with horns. Cast iron balcony runs along full width of 1st floor. Ground floor: front and side bay windows 2 pane (1/1) sashes with horns. Recessed doorway, doorcase with rusticated pilasters, exaggerated keystone, 3 panelled door, glazed upper panel, decorative pediment, margin lights, 3 pane overhead, granite step, tiled floor. Property fronted and separated from no 23 by rendered low wall, cast iron railings and gate with floral design</p>	TERRACED HOUSE
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260	26 Seaton place	<p>Statement of significance A good example of a town house which just post dates the 1834 Le Gros map and which retains its essential form and character, with some renewed features.</p> <p>Historic interest Number 26 was not yet built when Le Gros produced his 1834 map. But neighbouring buildings numbers 20-24 (since demolished) are marked. These were of very similar design and help date the building to the mid-late 1830's.</p> <p>External Description Town house, now offices. End of terrace. 2 storeys plus attic, 3 bays. Slate roof, render in ashlar effect walls, render coping, rendered end stack on W. Entrance on east has C 20 door with geometrical overlight and moulded cornice hood on decorated console brackets. 2 sashes to left W 12 pane (6/6) with horns. 3 similar windows to first floor. All windows have render effect vermiculated keystones with stepped voussoirs. 2 boarded up dormers. 2 ground floor windows have broken glass panes. East gable has ends of 4 stone beams projecting about a foot.</p>	TOWN HOUSE
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261	28 Seaton Place, St Helier	<p>Statement of significance Mid-late C19 warehouse retaining important scale, form construction and materials. Contributes to interest of streetscape. Important survival of increasingly rare building type.</p> <p>Historic interest Mid-late C19 warehouse.</p> <p>External Description Warehouse, 3-bay, 2-storey plus attic, with very long plan. Gable end fronting onto Seaton Place. Rock faced random granite facade with brick quoins and window / door dressings. Ground floor frontage altered. 3 cambered head first floor windows. Blocked round window in gable. Retains essential mid-late C19 warehouse form and massing. Side walls are large expanses of rubble granite with brick quoins.</p> <p>Internal Description Warehouse interior has 4 floors of storage, with square reinforced wooden beams and central wooden supports.</p>	WAREHOUSE
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262	Parade Gardens	<p>Statement of significance Mid-C19 urban public gardens at heart of St Helier, laid out on an earlier parade ground. The site has many associations with public events. The focal sculpture of General Don is of particularly fine quality. The site survives largely intact although recent features have caused some damage to the historic character including large raised planters at the west end and a children's play area, and the path system has altered in the west half. Although of relatively simple design, it is of considerable significance in Jersey as an early public park, with an interesting earlier military history, and contains good examples of Victorian public art reflecting the fascination of that period with history and the cult of civic honour for leading figures from the past.</p> <p>Historic interest Important urban public gardens at heart of St Helier, laid out on a late 18th century military parade ground with a statue of General Don as the centrepiece. Mr CB Saunders who was responsible for laying out the Almorah Cemetery, was also responsible for tree-planting along the Parade and along the Triangle and Peoples' Park (JC, 1 April 1857). By December 1857 improvements in the Parade were proceeding apace (JC, 16 Dec. 1857). The wall around All Saints Chapel had been demolished and the land leveled to that of the Parade. The entry pillars had been prepared. By February 1858 (JC, 3 Feb. 1858) the glais around All Saints' had been laid out with turf, which improved the 'bad effect' produced by the effect of the building spoiling this part of the Parade. The Don Memorial is of considerable historic interest and is one of Jersey's finest works of public art. It is by sculptor Pierre Robinet and was cast in Paris by A Durenne, being unveiled on 29th October 1885. The cast iron commemorative statue was erected to celebrate the work of General Sir George Don, who was Lieutenant-Governor of Jersey from 1806 to 1814, and is remembered for many improvements to the Island's defence, including its road network. The monument reflects the Victorian fascination with history and the cult of civic honour for leading figures from the past, combined with the rise of public parks and the desire to beautify fast-developing towns. The Baudains Monument was unveiled in 1897. The monument is a bronze bust of Philippe Baudains by Glasgow sculptor Archibald Shannan. Philippe Baudains was Constable for St Helier for 15 years (1881-1896), and the bust looks towards the Town Hall. It was paid for by public subscription.</p> <p>External Description An urban park at the heart of St Helier developed during the C19 from a military parade ground. The triangular site is enclosed on all sides by roads, and bisected by a road east of centre. It is overlooked to the north by a row of late C19 villas of Hampton Place. A broad promenade runs alongside the west and south boundaries, through an avenue of mature trees including oak, sycamore and plane. The promenade formerly extended around the north side of the east half of the site but it has latterly been narrowed for car parking. The tree-lined promenade enclosing the open space has been present since the 1830s, as shown on the 1834 map of St Helier, and is a key part of the design of the site. The focal building is All Saints Church, consecrated in 1835, which stands adjacent to the north of the western half of the site but did not form part of the ornamental layout. It is a rendered C19 Classical-style building whose pedimented entrance front overlooks, and forms a feature from, the eastern half of the site. The larger, west half of the site is dominated by a broad promenade which crosses from the south-west corner to the north-east. The centrepiece is marked by a large circle of modern granite-walled raised planters. These enclose a granite plinth supporting a fine bronze bust of Philippe Baudains, Constable from the 1880s to the 1900s. The pedestal on which the bust stands was designed by Adolphus Curry. It is tapered, with the base decorated in relief by leaf pattern scrollwork, and sits on a paved platform with concave sides - all carved locally by F.T. Carter in diorite taken from Philippe Baudains' own quarry at Ronez. Decorative cast iron railings, made by Mr H Webber of Aquila Road, enclose the monument - echoing the outline of the platform base and incorporating Baudains' monogram PB at each corner. A modern playground lies enclosed by a shrubbery to the north. A further path curves around the north side of this half and encircles a panel of lawn planted with a central magnolia. Two large, long modern raised seasonal bedding planters run alongside the west boundary path. An early-mid C20 cafe and W.C. block stands on the east boundary of this half (not of interest). The eastern half of the site narrows to a point at the east end and is largely laid to lawn. It is surrounded by paths and mature trees, notably beech on the north side and a large plane on the south. The east half is dominated by the statue of General Don which faces east, raised on a high plinth, and his two supporters on plinths below him to the north and south. The monument is of impressive size and design. There is a group of three statues of cast iron on a platform of Mont Mado granite approached by steps, flanked by old cannon. Don stands centre on a raised plinth in the style of a Regency Beau, flanked by the seated figures of Ceres (the Roman goddess of agriculture) and Mercury (the Roman god of trade, profit and commerce). Victorian cannon have been placed around the memorial and surrounding gardens since at least 1903 (including a piece believed to be from HMS Warrior). The gravel area around the statue is enclosed by modern granite-walled raised planters with seasonal bedding.</p>	LANDSCAPE PARK
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263	Jewish Cemetery, Westmount Road, St Helier	<p>Statement of significance A rare, early non-Anglican burial ground and the earliest Jewish burial ground in Jersey. It is of a simple design which survives in fair condition but the high boundary walls are damaged in places and perhaps in danger of collapse on the west side against the quarry. The notable collection of C19 sandstone monuments are losing their inscriptions to weathering and some are damaged. In Jersey it is of high significance for its early date and for serving a single, specific non-Anglican denomination.</p> <p>Context Group Formerly contiguous with the Strangers Cemetery to the north, opened in 1832.</p> <p>Historic interest An early non-Anglican burial ground, 1834, the earliest Jewish burial ground in Jersey, adjacent to the slightly earlier, but now lost Strangers' Burial Ground. The site for a new Strangers' Cemetery was purchased by the States for use by the whole island, also to serve as a Garrison Cemetery. It replaced the former Strangers' cemetery on The Parade (used for the All Saint's Anglican chapel opened in 1835) and was dedicated on 28th August 1832. The Jews bought a small piece of ground adjacent to the north of this new cemetery in February 1834 (Cox in Soc Jers Bull, 1992). Both cemeteries were walled. The Jewish site was extended to the south in 1870 (Westmount Quarry Environmental Statement, 2008). The site is of a very simple layout with little ornamentation apart from that of the memorials, and these are mostly fairly simple. Of most note are the sandstone or limestone C19 memorials, with later memorials scattered between.</p> <p>External Description An early C19 denominational cemetery at the edge of St Helier. The Jewish cemetery is a small rectangular enclosure at the edge of a large quarry in the environs of the former Parish Yard, and contiguous with site of the former 1830s Strangers' Cemetery to the east. It lies adjacent to the west of the Westmount Park housing estate. The site is surrounded by high granite rubble walls, these in places having lost the coping and parts of the upper courses. The rear wall has a structural crack at the east corner. The walls have apparently been rebuilt in various places and also reflect the extension southwards in 1870 to the present south boundary. The enclosure is entered via a central gateway in the south wall, with brick voussoirs and an arch, and a simple iron gate, presumably of c.1870. A central path runs north through the enclosure flanked by a row of graves on either side. The graves lie adjacent to each other with no gaps between and the plots are all used. The monuments are of a variety of ages. The earliest monuments are from the C19, c.18 no. in total, several of the earliest of whose inscriptions can still be read dating from the early 1850s (in the north half). These early monuments are mostly upright sandstone or limestone slab headstones, some with Classical motifs, many with kerbs, which are scattered throughout the area in no particular date order. These are deteriorating with the inscriptions being weathered away on many. Of particular note are a tall slab stone against the north wall with a footstone and low chest, and a monument against the west wall which is a simple chest tomb with a rounded top slab. The C20 monuments are mostly of polished granite. There is no planting except for a holly tree at the south-east corner, but a large stump (probably yew) in the path towards the south end may indicate an earlier planting scheme. The cemetery plots have all been used and it is closed to new burials except for those plots where there is space for additional burials.</p>	JEWISH CEMETERY
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264	Peoples Park, La Route de St Aubin	<p>Statement of significance A mid-late C19 naturalistic seaside public park and recreational space. It survives largely intact apart from the loss of the focal bandstand, although the site remains, and the southern corner of the park. A relatively simple design of the main period of public park construction, but of considerable significance in Jersey as an early public park forming part of an extensive ensemble of C19 public parks with Westmount Gardens and Victoria Park.</p> <p>Context Group Contiguous with Westmount Park and Victoria Park.</p> <p>Historic interest Large open space including steep hillside and levelled area below, between Westmount Gardens and Victoria Park with St Aubin's Road to S and Westmount to N. The le Gros map (1849) shows the whole area, including the sites of Westmount Park and Victoria Park as undeveloped open land. The land was purchased in 1865 from the Seigneur de Melechès, with contributions by the Parish of St Helier, Lt-Governor, Bailiff and Jurats. Mr CB Saunders who was responsible for laying out the Almorah Cemetery, was also responsible for tree-planting along the Parade and along the Triangle and Peoples Parks.</p> <p>External Description A mid-C19 seaside park and recreation ground. The park combines a steep hillside with a large open levelled area below, adjacent to Westmount Gardens and Victoria Park, with St Aubin's Road to the south and Westmount to the north. A row of mature trees including London Plane trees and sycamore runs along the boundary with St Aubin's Road marking the edge of a broad promenade, part of which is now a parking area. The promenade returns alongside Westmount Road. The layout has a similar combination of open lawn below and sylvan cliff above to Westmount Gardens which is laid out contiguous to Peoples Park. The large lawn is divided from the steep slope above by a low, granite retaining wall. This lower area is enclosed by an approximately oval circuit path, including the promenade for much of its length. On the north side of the large oval lawn is a terrace set into the slope above a flight of steps, formerly the site of a bandstand (1907 map). From the east and west ends of the lawn paths following the contours zig-zag through trees up the cliff side to Westmount Road. Some of the paths have steps. One emerges at the north-west corner of the park, close to two entrances to Westmount Gardens. Part of the top of the park is now a bowls club with a bowling green and small clubhouse. The south corner of the park with various paths has apparently been lost to the new Westmount apartment block. The planting on the upper level is of recently planted deciduous woodland trees, with some shrub underplanting. A recent timber pergola frames the path from Westmount Road up to the Bowls Club. The lower level enjoys views south-east over Victoria Park towards the sea and a dramatic view of Elizabeth Castle. It also overlooks the houses on the far side of Pierson Road, partly screened by the promenade trees. The paths on the upper levels enjoy views of St Helier to the east, and from the southern path views over St Aubins Bay and of the castle.</p>	PUBLIC PARK
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266	Victoria Park, Peirson Road, St Helier	<p>Statement of significance</p> <p>A compact mid-C19 formal public park. Although its layout has been altered, particularly the replacement of the focal bandstand with the statue of Queen Victoria, and the loss of much of the original path network, the historic character as the contrasting element of a group of 3 contiguous public parks survives, and includes one of the few examples of Victorian public sculpture and a good quality public facility. It forms the formal pivot point between the two adjacent larger and naturalistic public parks, People's and Westmount Parks. It is of significance in Jersey as part of an extensive ensemble of C19 public parks.</p> <p>Historic interest</p> <p>Formerly known as Triangle Park, a small, formal mid-C19 seaside gardens linked with People's Park and Westmount Park, with 1920s public WC building. The Le Gros map (1849) shows the whole area, including the sites of Westmount Park and People's Park as undeveloped open land. Mr CB Saunders who was responsible for laying out Almorah Cemetery, was also responsible for tree-planting along the Parade and along the Triangle and People's Park (JC, 1 April 1857). The original focal point was an octagonal bandstand (1907 map) at the heart of a network of serpentine paths (O.S.), since lost. The statue of Queen Victoria was originally unveiled in 1890 at the Weighbridge, and moved to its present location in 1976 - Triangle Park officially renamed Victoria Park in its honour. The statue is a full-length portrait of Queen Victoria, made by French sculptor Georges Wallet and cast in Paris - set on a tall plinth of La Moye granite designed by Adolphus Curry, which is carved with the Queen's monogram surrounded by a crown. The inscription "ErigÃ© par le peuple" (erected by the people) is at the base, and the two sides bear the dates 1837 and 1887 to signify Victoria's Golden Jubilee.</p> <p>External Description</p> <p>A compact mid-C19 seaside public park which forms the pivot point with People's Park to the north and Westmount Park to the west. The urban site is enclosed by Pierson Road to the south-east, and St Aubin's Road to the north and west. It is open to the north-west towards People's Park and to the south towards the promenade and sea. Formerly West Park railway station stood on the opposite side of the road to the south. The triangular site is divided into two sections: a triangular lawn to the south, enclosed by a low rendered wall, and to the north a narrow triangle laid to gravel. At the centre of the southern half stands a statue of Queen Victoria moved here in the later C20. It is surrounded by a circle of raised late C20 granite rubble seasonal bedding planters and reached via paths from several entrances. In the northern corner is a modern granite memorial cross backed by raised planters and surrounded by a boundary path. The south boundary is dominated by an ornamented 1920s granite W.C. block with a 1950s addition in similar style. It is of a single storey, built in rock-faced pink granite with contrasting brown quoins and window dressings with the entrances to the sides (west/east). There are 2 pairs of long windows with a central stone mullion to the front elevation, and high level single windows to the rear. At both ends of the building are open granite porches shielding views to the inside. There is a gambrel roof of slate with a pair of small barge-boarded gables with finials, and a pair of triangular ventilation dormers to the front and rear slopes. The 1935 OS shows a complex pattern of paths, most of which does not apparently survive. This pattern was focussed on a central octagonal bandstand (also shown on the 1907 map of St Helier) approximately in the position now occupied by Queen Victoria. The northern half of the site beyond the low wall is enclosed by paths and planted around the edge with various mature trees including walnut, beech and holm oak. This has always been separated from the southern section of the park. The whole park enjoys panoramic views south-west across the sweep of St Aubin's Bay, focussed on Noirmont cliff and woodland, terminating at Noirmont Tower.</p>	PUBLIC PARK
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267	St Helier	<p>The AS core of town has been defined through reference to fieldwork carried out by Margaret Finlaison and others and drawn together in the report listed below. The area includes more than 30 sites where C13/C14 evidence has been found, as well as some Gallo-Roman and pre-Norman evidence. The southern boundary is defined by the medieval shoreline.</p> <p>The AAP is defined by areas of the historic town outside of the AS but shown as existing on the Richmond map of 1795. Also included within this area is the original historic harbour and area of fortifications stretching to La Collette</p>	TOWN
268	Newgate Prison	Site of Newgate Prison, built in 1810	PRISON
269	15/16th century material, 31 Union Street, St Helier	Material of the 15th and 16th century and which was later found to relate to the house of that date lying under no's 22 and 24 Hue street.	HOUSE
270	15/16th century and later 18th century buildings, 22 and 24 Hue Street	<p>Under a small petrol station converted from a 19th century cottage lay:</p> <p>(1) 18th century cottage and cobbled yard built between 1710 and 1730 (date from clay pipes in wall and marked on map of 1737).</p> <p>(2) A building of 15th and 16th century date lying half under the road</p>	HOUSE
271	Medieval building, Dumaresq street/ Hue street/ Union street.	A medieval building of probably 14th century date was identified along with a floor and hearth	BUILDING
272	Medieval occupation, Hue Cottages, Hue street	Traces of 14th, 15th and 16th century occupation found here which are likely to relate to the buildings discovered close by. The land may have been cultivated until the 17th-early 18th century, it was built up in the later 18th century.	OCCUPATION SITE
273	Medieval pottery and 18th century material, Seaton Place	A little medieval pottery and 18th century material lying directly on sand.	
274	18th century material, 11 Seale Street	18th century material only lying directly on sand.	
275	18th century Agrarian layer, Dumaresq street, De Gruchy's yard.	An agrarian level containing early 18th century finds was overlaid by mixed 18th/19th century household rubbish and rubble.	BURIED LAND SURFACE
276	16th century pottery beneath 18th century building, Rear of 58 King Street, St Helier	Demolition of a building dating to between 1700-1750 overlaying sand containing 16th century Beauvais pottery on traces of a clay spread. Sand below contained medieval pottery, bone, shell and charcoal.	BURIED LAND SURFACE
279	17th-18th century clay floor, Hilgrove Street/11 Bath Street Corner	17th-18th century clay floor identified during contractors work.	SETTLEMENT
284	18th and 19th century material, Devonshire Place, Axminster House	18th and 19th century material only	
287	Industrial activity, 66-72 The Espanade, St Helier	Deposits of sand, thought to have formed naturally as dunes at 14 Patriotic Street, were overlain by varying types of modern levelling material. Industrial activity of possible and probable 19th century date was found at 14 Patriotic Street, whilst a late 19th century well was found at Kensington Place, along with other features of a similar date.	



290	19th century features overlying sand, 24 Lewis Street, St Helier	An accumulation of sands, assumed to represent former dunes were overlain by 19th century features.	
292	Medieval Water Mill, Dumaresq street	Large spread of cobbles sloping towards Dumaresq street. This is almost certainly the site of the Medieval water mill belonging to the abbey known to be somewhere close called La Moulin De L'Hermitage.	MILL
296	4 Cheapside	<p>Statement of significance: An early C19 townhouse, which has retained some original features and character.</p> <p>Historic interest: Early C19 - shown on 1834 Le Gros Map</p> <p>External Description: Mid terrace, 2 storey with attic, 3 bay. Pantile roof, rendered facade in ashlar effect. Front (south) elevation: box dormer, C20 windows. 2 pane (1/1) sash windows with horns on first and ground floor. Round headed recessed doorway, 6 panelled timber door with semicircular glazed overlight.</p>	TOWN HOUSE



297	10 (The Old England) Cheapside	<p>Statement of significance: Victorian public house with some remaining external features and character, of streetscape value.</p> <p>Historic interest: Early-mid C19 origins - the buildings are shown on 1834 Le Gros Map. Later C19 alterations.</p> <p>External Description: Corner plot, 2 storey, 5 bay, with yard and further house to rear. Slate pitched roof, brick and rendered chimney stacks, rendered facade. Front (south) elevation: C20 pvc windows, central doorway with wide hood and console brackets, 4 panelled timber door. Pair of lamps at 1st floor level. Rear (north) elevation: rendered facade in ashlar effect, upper floor C20 windows, ground floor one 9 pane window, one 4 pane (2/2) sash with horns, 3 doorways. Door to east: planked door; central: 4 panelled door; door to west: C20 door.</p>	PUBLIC HOUSE
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298	21-23 Cheapside	<p>Statement of significance: A good example of a late C19 set piece corner shop which has been altered but retains some original external features.</p> <p>Historic interest: Late C19 shop.</p> <p>External Description: Corner plot, 2 storey with attic, 5 bay. Slate mansard roof, brick chimney stack, decorative ridge tiles, rendered facade in ashlar effect. Curved facade, 3 roof dormers, decorative bargeboards and finials, 2 pane (1/1) sash windows. First floor: 2 pane (1/1) sashes with horns and one window with 4 pane (2/2) sash and 2 pane (1/1) sashes with horns to each side. Ground floor: curved projecting cornice. Shop front altered with large C20 shop windows and door. To north of facade two doorways with stepped lintels, C20 doors.</p>	SHOP
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Methodology

This DBA has been undertaken in accordance with the *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014), which states that a DBA 'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area' and that in 'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact (CIfA 2014: 4).

Distances

Radii and distances from site are from the approximate centre of the total development, not from the edges.

Data Collation

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources. The aim was to produce a document that not only considered the potential for archaeological remains on the Red Line Boundary, but to also put these into their historical and archaeological context.



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