



**Listed buildings and places**  
Les bâtisses et endraits historique

**Supplementary report**

**19, Chevalier Road, St. Helier.**

This supplementary report has been prepared by Jersey Heritage as part of its responsibility under a Service Level Agreement to provide reports and recommendations to the Minister for Planning and Environment on the architectural, historical, archaeological and other significance of buildings and places.

The review of representations received has been undertaken and the recommendation given in relation to the above building and place is made under the auspices of Article 51 of the Planning and Building (Jersey) Law, 2002; and the criteria for the listing and grading of heritage assets adopted and published by the Minister for Planning and Environment.

Author of report: Roger Hills BA(Hons) MA DipBldgCons (RICS) IHBC Head of Historic Buildings

File ref: HE0549

Date of report: 23/01/2014

### **Review of representations received**

19 Chevalier Road was first protected as part of the architectural heritage of Jersey when it was included in the Historic Buildings Register, published in 1992. This registration has been maintained for the past 22 years.

As part of the recent island-wide resurvey of historic buildings, under the revised heritage protection system, the house is proposed as a Listed Building grade 3 – grade 3 defined as buildings of public importance, being good quality examples of a particular historical period, architectural style or building type; but with alterations that reduce the special interest and / or have particular elements worthy of listing.

An appeal against this listing was submitted by the owner, in June 2013.

19 Chevalier Road is a good quality example of an 1840s St Helier town house. In Jersey, any building which survives in recognisable form from before the middle of the 19<sup>th</sup> century will normally be of historic interest. The earliest land transaction for the property is the exchange of this house between Edouard Chevalier (presumably the eponymous principal developer of the street) and Rachel Ahier, on 18th March 1848. Census records show that the house was occupied in 1851 and through to the 1890s by Philip Ahier, Solicitor. The house retains its fine historic character and a high level of good quality features of the period - including a notable cut granite curving staircase – all of which gives the house an imposing presence in the street and justifies listing as a grade 3.

### **Conclusion**

Jersey Heritage maintains its recommendation for Listed Building grade 3.

### **Attachments**

Scan of Representation

PETER B. RENDLE

L-RACK  
Ref. JMT.

A R C H I T E C T

Mr K Pilley  
Department of the Environment  
Planning and Building Services  
South Hill  
St Helier  
Jersey  
JE2 4US

P & B Services

01 JUL 2013

RECEIVED

C.c. Deputy R.C. Duhamel

26 June 2013

Dear Mr Pilley,

**Re: 19 Chevalier Road**

Further to my recent letter and my meeting with you regarding the above, I would reconfirm my strong opposition to your Department's proposed listing of the bulk of the property for the following reasons:

1. Despite accepting the fact that the facade is listed, along with others in Chevalier Road, I fail to see what case has been made, or can be made at present to list the interior, other than a presumption that it would be nice if it were so listed. No one has inspected the interior, and so no one at the Department has any idea what state it is in. Given this, how can a sensible case be made for listing? I was told that the general details, stairs, skirtings, mouldings and general fabric would all be covered by the embargo. How can you possibly insist on this, not having seen them?

I was told an inspection can be insisted upon under the powers vested in the Committee. I will resist this to the best of my ability, and assume a Court Order will have to be obtained, with all the attendant publicity, in order to gain access.

2. In my years as a practising architect I became immensely frustrated, when dealing with listed buildings, with the attitude of the Department. For example, every attempt to amend to the smallest degree, a listed building's interior was met with a blanket "No". Even putting a one and a half inch drain pipe through a listed skirting board was rejected, resulting in extremely expensive and time-consuming re-routing, presenting my client with major problems. This was not an isolated instance. It ran through everything the Department pontificated on. Common sense did not apply. Given my experience, why should I accept the proposed listing?

Thank heavens the work of my Partner and I at Breakwell & Davies, altering Fort Regent, did not involve such dealings. We would still be working on the project and the costs would have been terrifying. Using explosives to remove obstacles would probably have caused apoplexy



all round.

Incidentally, whilst noting that the roof has also been listed, what is the effect of this other than to require someone to hold a watching brief, adding to the work at South Hill? I recall that I was told by the design engineers that there was about 1 lb per square foot of spare load bearing capacity on the roof itself, effectively reducing the amount of possible alteration to the minimum.

3. Given that the Department wants to list the interior, what financial contribution will it make to preserve the interior and indeed the exterior? If the windows need replacing, or the skirting boards, will the Department pay for the difference between the most expensive and cheapest replacement costs? Essentially if you want it, you pay for it. I recall the difficulty the Department had in making a contribution to the preservation of part of Almorah Crescent about 40 years ago. There was little money then. Is there any more now?
4. Whilst I accept that the Department does not concern itself with such mundane matters as commercial dealings, the dead hand of bureaucracy has a direct effect on costs. The general perception is that listing is an impediment to the gainful use of the property, and so devalues it, in this case to my financial disadvantage. Why should I have to accept this just because the Department decides to list it? Again, is the Department prepared to contribute to counter the effect of this devaluation? The kudos of having a listed building is outweighed many times by the disadvantages.
5. How many buildings in the road are to be listed? A great many have been altered immeasurably over the years. Are these listed? Is mine unique? If other houses are listed, presumably this means I can alter mine, to match theirs. Moreover, I seem to recall Senator Jeune complaining in the House about the numbers of buildings listed. The numbers appear to be growing, as do the numbers of administrators, to the disadvantage of many. One would almost wish for the return of the Old Natural Beauties Committee, Mr Humphries, and a simpler, more understanding world.
6. I started in Architecture at the Oxford School in 1953, when classical Architecture was still a vital part of the syllabus. I suspect therefore that I have as good an understanding of old buildings as any in the Department and a great deal more practical experience. I have tried to keep Number 19 as close to the original state as possible, consistent with economic reality and modern day requirements. My experience with dealing with the Department has shown that it is inflexible where practicality and economic reality clash, always to the detriment of the owner.

For these reasons, I repeat, I strongly object to the proposed listing.

Yours sincerely

  
Peter Rendle. ARIBA FRSA



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**19, Chevalier Road, St. Helier.**

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The assessment undertaken and the recommendation given in relation to the above building and place is made under the auspices of Article 51 of the Planning and Building (Jersey) Law, 2002; and the criteria for the listing and grading of heritage assets adopted and published by the Minister for Planning and Environment.

The report also includes the views and advice offered by the Listing Advisory Group in relation to the assessment of this building and place.

Author of report: Roger Hills BA(Hons) MA DipBldgCons (RICS) IHBC - Head of Historic Buildings

Date of report: 30/01/2013

File ref: HE0549

WR-ASS

Chief Executive Officer: Andrew Scate BA (Hons), Dip TP, MRTPI

Special interests of the site

### **Historic interest**

Mid C19 house

### **Architectural interest**

End of (south) section of terrace. 2 storey with attic and semi basement, 3 bay with side entrance. Front, west elevation: Slate roof with small glazed dormer with timber casement window and small rooflight. Brick chimney. Render with ashlar and keystone effect. Entrance opening with stucco moulding to side and console bracket over. 4 panel door with overlight with margin lights. The main entrance door is approached up curving granite steps with original railings. Entrance to semi basement is below steps in line with main facade. Windows are timber 12 pane sash (6/6) to ground and first with 6 pane (3/3) sash windows to semi basement. Ground and first floor windows are shuttered. Low granite boundary wall with granite coping and original railings and gate.

### **Legal reasons for listing**

Architectural

Historical

### **Statement of significance**

This mid 19th century house has an imposing presence in the street with its raised entrance and curving steps. It retains many original features.

### **Advice offered by MLAG (and others if stated)**

At their meeting on 11/07/2011 MLAG agreed with the Jersey Heritage recommendation that the building be Listed as grade 3.

### **Jersey Heritage recommendation**

Listed Building Grade 3

### **Attachments**

Schedule



## SCHEDULE

### 19, Chevalier Road, 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;
- i) Article 51 Paragraph 3(b) to describe the site with sufficient particularity to enable it to be easily identified and;
- ii) 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 **19, Chevalier Road in the Parish of St. Helier** is of special interest.

- |      |                                  |   |
|------|----------------------------------|---|
| i)   | <b>HER Reference</b>             | HE0549  |
| ii)  | <b>Special interest</b>          | ARCHITECTURAL, HISTORICAL   |
| iii) | <b>Statement of Significance</b> | This mid 19th century house has an imposing presence in the street with its raised entrance and curving steps. It retains many original features.   |
| iv)  | <b>Description</b>               | End of (south) section of terrace. 2 storey with attic and semi basement, 3 bay with side entrance. Front, west elevation: Slate roof with small glazed dormer with timber casement window and small rooflight. Brick chimney. Render with ashlar and keystone effect. Entrance opening with stucco moulding to side and console bracket over. 4 panel door with overlight with margin lights. The main entrance door is approached up curving granite steps with original railings. Entrance to semi basement is below steps in line with main facade. Windows are timber 12 pane sash (6/6) to ground and first with 6 pane (3/3) sash windows to semi basement. Ground and first floor windows are shuttered. Low granite boundary wall with granite coping and original railings and gate.<br><br>Mid C19 house |
| v)   | <b>Location</b>                  | Plan attached   |
| vi)  | <b>Restricted activities</b>     | The carrying on, of any of the following activities –   |

(a) to carry on an activity which might injure or deface the site or part of a site

require the express prior consent of the Minister

vii) **Listed Status and Non-statutory Grade**

Potential Listed Building Grade 3



Plan



Photograph(s)

