

**Department of the Environment**

Listed buildings and places

**4, 5 and 6 Pitt Street, St Helier and  
6, 7 and 8 Dumaresq Street, St Helier**

**Purpose**

The purpose of this report is not to make any comment on the heritage value of these buildings – that is the role of Jersey Heritage as the Minister's professional advisers in this respect – but to set out the background to the proposal to List these buildings and to advise the Minister about those matters which can and which cannot be material to his determination .

**Background and discussion**

The heritage of these buildings is long established: they were proposed Sites of Special Interest prior to the commencement of the current Island-wide Historic Environment Review and have been the subject of previous expert review <sup>1</sup>. Jersey Heritage reviewed their interest in January 2013 and prepared a series of reports recommending that all of the buildings be Listed and assigned a non-statutory grade 2 (reports at appendix 1a.-e).

In association with the work to review development proposals for the site it was considered helpful to review the heritage status of the buildings, the Minister and Jersey Heritage were invited to visit the building in February 2013: this resulted in a further revision to the heritage assessment of two of the buildings by Jersey Heritage – nos. 6 and 7 Dumaresq Street – as set out in their supplementary report dated 26 February 2013 (see appendix 2a.-b).

In July 2013 the Minister resolved to issue a Notice of Intent to List the buildings (see MD-PE-2013-0017 at appendix 3), proposing to assign a non-statutory grade 3 in respect of 4, 5 and 6 Pitt Street and 8 Dumaresq Street, and grade 4 for nos. 6 and 7 Dumaresq Street. Notice of Intent to List was served on the owners on 05 August 2013.

Following a request for an extension of time in which to prepare a representation, a submission against the proposed Listing of the buildings was made, in October 2013 (at appendix 4).

The representation relies heavily on a Royal Court judgement which challenged and considerably widened the basis upon which the Minister ought to make decisions about the Listing of buildings. The judgement of the Royal Court in this case was subsequently successfully challenged by the Minister and was overturned by the Court of Appeal <sup>3</sup>. This later judgement effectively re-affirmed that the basis of the Minister's decisions about the Listing of buildings and places should relate to their heritage interest alone and should not stray into other matters.

<sup>1</sup> Aubin, C; Drury, P; and Rodwell, K (Jan 2005) *Houses in Dumaresq Street and Pitt Street, St Helier*

<sup>2</sup> Minister for Planning and Environment vs Seymour Villas Limited [2013]JRC155

<sup>3</sup> Minister for Planning and Environment vs Seymour Villas Limited [2013]JCA237

The Court of Appeal judgement was issued in November 2013 but no further revised representation from the owners' agent to review the substance of the original representation against the proposed Listing of the Pitt Street and Dumaresq Street properties has been received to date.

Accordingly, it is important to advise that much of the original representation is irrelevant and immaterial to a decision about whether to List them and the overall conclusions reached are unsound. It is considered that the only parts of the submission that are material to the Minister's decisions about whether to List these buildings is set out in the assessment of the architectural and historical interest of each property (to be found, and highlighted, on pages 6, 9-10, 12-13, 16-17 and 19-20 of appendix 4), together with the observations set out on pages 22-24.

In this respect, it is relevant to note that in respect of the properties at 4, 5 and 6 Pitt Street, the representation states that the architectural and historical interest of these buildings is not disputed and, in the case of no.8 Dumaresq Street, that the special architectural and historical interest of the building is not disputed.

The Jersey Heritage review of the representation received, in so far as it relates to the architectural and historical interest of these buildings, is set out at appendix 5 (dated 06 May 2014).

## Conclusion

On the basis of the above, it is considered important for the Minister to have regard to only those parts of the representation made that ought to be material to his determination of this matter- which is essentially confined to an assessment of the public importance of these buildings by reason of their special architectural and historical interest- as set out in the Court of Appeal judgement:

17. *Article 51(2) provides that the Minister "shall" include on the List "each" building that the Minister is satisfied has public importance by reason of certain matters, including the special architectural or historical interest that attaches to the building. As the Royal Court recognised (paragraph 32 of the judgment), these requirements are mandatory. What they mean is that the Minister is obliged to include a building on the list once he is satisfied that it has public importance because of its special interest. He has no discretion in the matter. He cannot list a building that has no special interest but has public importance for some other reason, such as a hospital. Conversely, once he is satisfied that a building does have public importance because of its special interest, he cannot decline to list it. It follows that he cannot decline to list a building of public importance by reason of its special interest merely because, for example, listing will have adverse financial and planning consequences for the owner. Since he cannot decline to list even if such consequences will ensue, those consequences can make no difference to the decision to list; and since they cannot make any difference to the decision, they cannot be material considerations when the decision comes to be made.*
18. *This position appears to me to be confirmed by Article 52(4)(a), which the Royal Court did not quote and mentioned only in passing. It requires the Minister to take into account any representations made by a person interested in a site "to the extent that they relate to the special interest of the proposed site of special interest". He is not obliged to take into account representations made by an interested person about any other matter. The adverse consequences of listing mentioned by the Royal Court, such as additional cost and planning difficulties, are consequences that will affect only persons interested in the listed site; but the Minister need not take representations about them into account,*

*because they do not relate to the special interest of the site. Since he need not take them into account, they cannot be material to his decision.*

## **Director for Policy and the Historic Environment**

### **Appendices**

- 1.(a)-(e). Jersey Heritage reports and schedules dated 31/01/13
- 2.(a)-(b). Jersey Heritage supplementary reports and schedules dated 26/02/13
3. Ministerial Decision (MD-PE-2013-0017)
4. Representation dated October 2013
5. Jersey Heritage supplementary report dated 15/07/14 and schedules

HE0208: HE0209; HE0210; HE0400 and HE1310  
08/09/2014



Listed buildings and places  
Les batisses et endraits historique

**4, Pitt Street, St. Helier.**

This 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 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 DipBtdgCons (RtCS) tHBC - Head of Historic Buildings

Date of report: 31/01/2013

File ref: HE1310

Special interests of the site

### **Historic interest**

Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

The external appearance and detailing of this house is very similar to that of Nos 5 and 6. As it matches the height of these buildings but has a much smaller, irregular floor plan it is likely to be the later building, constructed in the early 1830s; there is no documentary evidence to suggest an exact date. It incorporates no earlier fabric but replaced a house on the same site, built 1735-49. The only alteration appears to be the mid 19th century shop front.

### **Architectural interest**

This house is three bays wide and three storeys high with an attic set back behind a parapet. It is built of brick in English bond and has six-light sash windows like those in No 5; the lintels to the second floor windows are renewed. The front door is raised three steps above street level and set at the back of a plain reveal. It has six fielded panels with reeded mouldings and an original rectangular fanlight with geometric tracery. A mid 19th century shop front replaces the ground floor windows. It has an integral part-glazed door with an opening fanlight and a fascia carried on square pilasters with moulded caps. The rear elevation is rendered and the small back yard has been roofed over; there was formerly a window in the rear wall.

The house occupies a trapezoidal plot and the rooms are correspondingly irregular in plan. Although uncellared the wooden ground floor is suspended and a trapdoor in the hall gives access to a sub-floor space c.1m deep. This appears to contain a brick culvert. There are two main rooms per floor and the detailing is very similar to that of Nos 5 and 6; the best rooms have reeded architraves and fireplaces with bull's-eye corner mouldings and the staircase has a mahogany handrail and turned newels, although the string is closed. The ground floor rooms, converted into a shop, have an original connecting door and the fireplaces are missing. The best room is on the first floor; it has an original fireplace surround with a late 19th century grate, paired wall cupboards and full length window architraves. The second floor is plainer and the attic is unheated. The front wall has sash windows rather than dormers, set back behind a parapet with access from the top landing.

### **Legal reasons for listing**

Architectural  
Historical

### **Statement of significance**

The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries, are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street.

The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century.

4-6 Pitt Street are of comparable significance, as early 19th century town houses with remarkably complete contemporary interiors

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

At their meeting on 16/05/2011 MLAG agreed with the Jersey Heritage recommendation that the building be Listed as grade 2.

### **Jersey Heritage recommendation**

Listed Building Grade 2

### **Attachments**

Schedule

## SCHEDULE

4, Pitt 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;
- 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 **4, Pitt Street in the Parish of St. Helier** is of special interest.

- i) **HER Reference** HE1310
- ii) **Special interest** ARCHITECTURAL, HISTORICAL
- iii) **Statement of Significance**

The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries, are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street. The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century.

4-6 Pitt Street are of comparable significance, as early 19th century town houses with remarkably complete contemporary interiors
- iv) **Description**

This house is three bays wide and three storeys high with an attic set back behind a parapet. It is built of brick in English bond and has six-light sash windows like those in No 5; the lintels to the second floor windows are renewed. The front door is raised three steps above street level and set at the back of a plain reveal. It has six fielded panels with reeded mouldings and an original rectangular fanlight

with geometric tracery . A mid 19th century shop front replaces the ground floor windows . It has an integral part-glazed door with an opening fanlight and a fascia carried on square pilasters with moulded caps. The rear elevation is rendered and the small back yard has been roofed over; there was formerly a window in the rear wall.

The house occupies a trapezoidal plot and the rooms are correspondingly irregular in plan. Although uncellared the wooden ground floor is suspended and a trapdoor in the hall gives access to a sub-floor space c.1m deep. This appears to contain a brick culvert. There are two main rooms per floor and the detailing is very similar to that of Nos 5 and 6; the best rooms have reeded architraves and fireplaces with bull's-eye corner mouldings and the staircase has a mahogany handrail and turned newels, although the string is closed . The ground floor rooms, converted into a shop, have an original connecting door and the fireplaces are missing. The best room is on the first floor; it has an original fireplace surround with a late 19th century grate, paired wall cupboards and full length window architraves. The second floor is plainer and the attic is unheated. The front wall has sash windows rather than dormers, set back behind a parapet with access from the toplanding.

Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

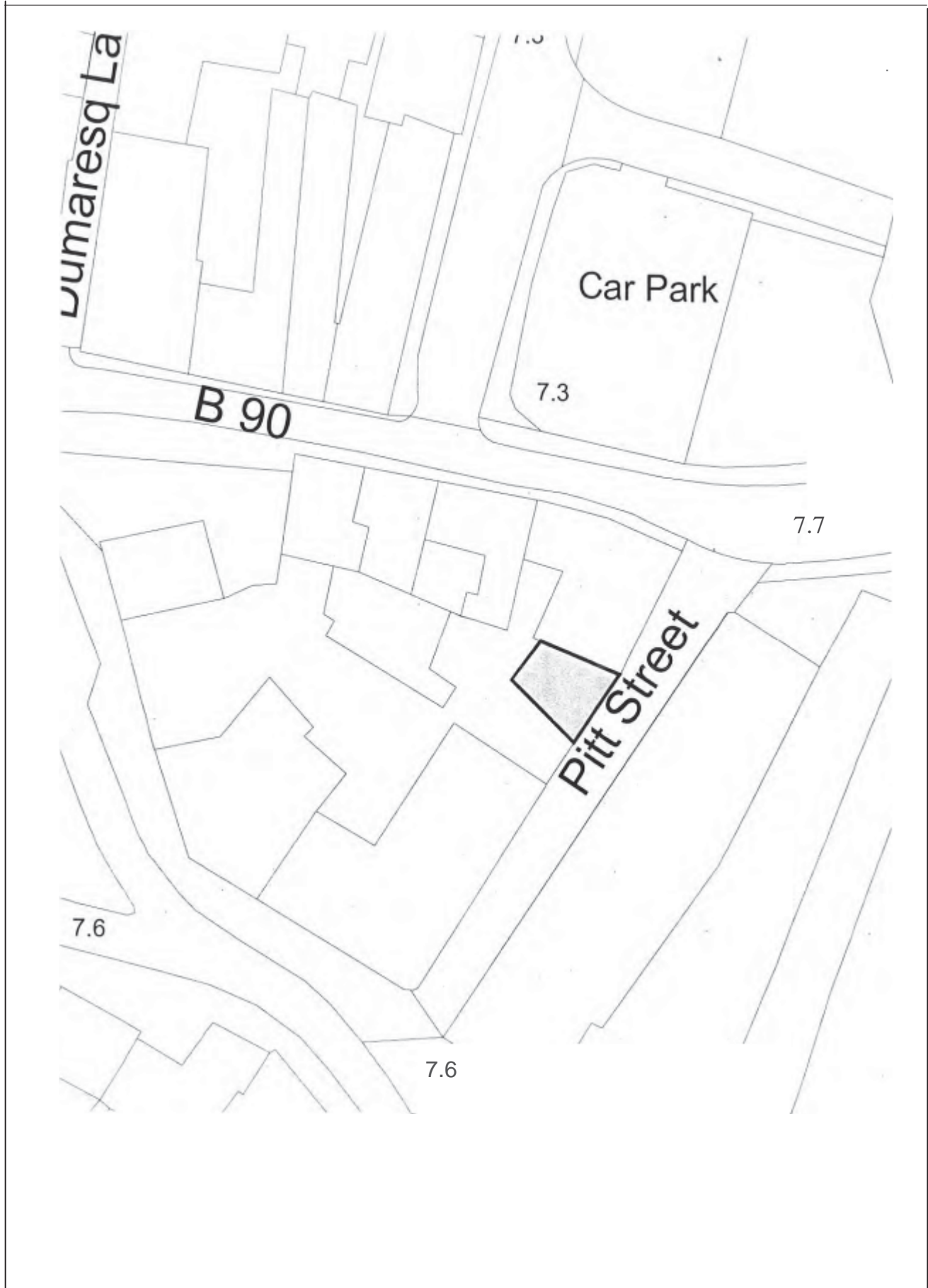
The external appearance and detailing of this house is very similar to that of Nos 5 and 6. As it matches the height of these buildings but has a much smaller, irregular floor plan it is likely to be the later building, constructed in the early 1830s; there is no documentary evidence to suggest an exact date. It incorporates no earlier fabric but replaced a house on the same site, built 1735-49. The only alteration appears to be the mid 19th century shop front.

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|---|--|
| v) <b>Location</b>                                | Plan attached  |
| vi) <b>Restricted activities</b>                  | The carrying on, of any of the following activities –<br><ul style="list-style-type: none"><li>(a) to use or operate a device designed or adapted to detect or locate metal or minerals in the ground;</li><li>(a) to carry on an activity which might injure or deface the site or part of a site</li></ul> require the express prior consent of the Minister |
| vii) <b>Listed Status and Non-statutory Grade</b> | Potential Listed Building Grade 2  |

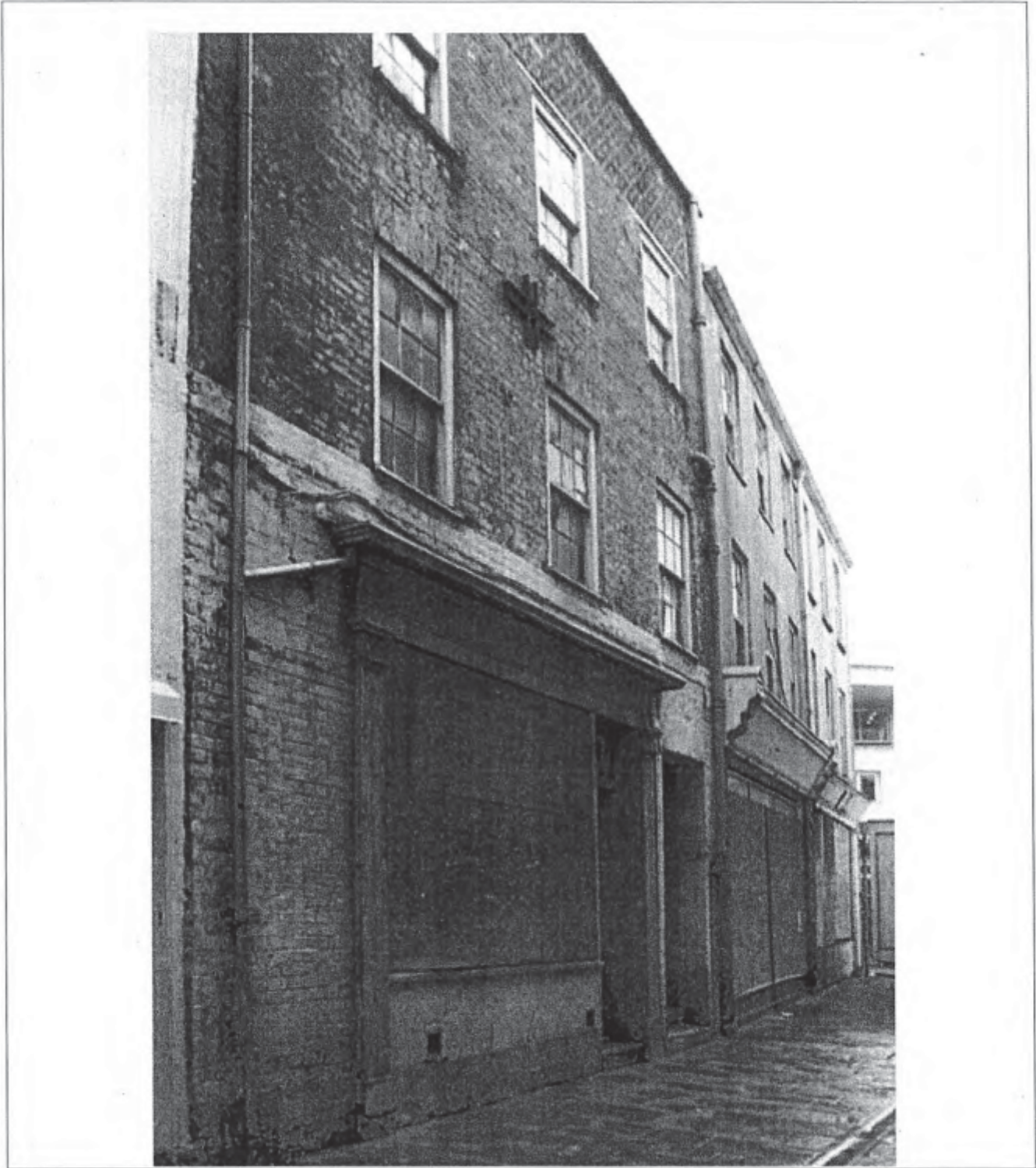


Plan and Photograph(s) of 4, Pitt Street, St. Helier

Plan



Photograph(s)





Listed buildings and places  
Les batisses et endraits historique

**5-6, Pitt Street, St. Helier.**

This 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 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 DipBidgCons (RICS) IHBC - Head of Historic Buildings

Date of report: 31/01/2013

File ref: HE0400

Special interests of the site

### **Historic interest**

Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

This pair of houses is a new build stylistically of c.1820-30 with high quality interiors whose style matches other houses of this period on the island. Documentary evidence indicates that they were constructed in 1829-30. At the end of the 19th century the properties were combined and the ground floors altered to form a shop with a first floor showroom.

### **Architectural interest**

Nos. 5 & 6 are a pair of buildings occupying a large corner plot with the principal elevation to Pitt Street. They are constructed of rendered brick; the principal elevation is lined-out to simulate ashlar. Both houses are three bays wide and three storeys high with dormered attics. No 5 retains original six-light sash windows with narrow glazing bars, No 6 has two-light replc;1cements. The ground floors are occupied by a double shop front of unequal height; No 5 has a triple window set between squared granite piers which carry massive wooden console brackets flanking the fascia board. The only door is in No 6; it has a slightly lower fascia set on a double wooden pilaster at the north end. The side elevation is blank and bears a large, faded advertisement with the HMV logo of a dog looking into a gramophone horn. Across the base is a banner reading 'F. Foot authorised HMV dealer'. The rear wing to No 6 is of three bays with a double door on the ground floor and a parapeted roof. The sash windows have been removed from the upper storeys. There was originally a small yard at the rear of No 5 which has been wholly built over.

The ground floor rooms have been thrown together to form shop premises but would originally have followed the plan of the upper floors. No 5 is fitted out with modern boarding and no features are visible apart from a staircase with heavy turned pine newels of late 19th century type. In No 6 the original staircase has been replaced by a back stair running in the reverse direction. The large adjoining room is fitted out with a miscellaneous collection of late 19th century shop fittings which have been constructed over pre-existing 19th century wallpaper. The back room has an original kitchen fireplace and an external double door, added when it became a store room to the shop. Beyond it the yard has been progressively roofed over with small lean-to rooms. The original door to No5 has been reused on its side in an outside WC. It is of early 19th century type with six raised fielded panels. On the two upper floors both houses have the same plan, with a large room at the front and a smaller room at the rear. In the attic this is reversed and the larger room runs from front to back. The staircases rise in a single flight to attic level. They have turned mahogany newels inlaid with ivory discs, round mahogany handrails, stick balusters and open strings with applied mahogany scrolled brackets. Both houses were handsomely fitted out and retain most of their original fixtures. Doors, cupboards and windows have reeded architraves with bull's-eye corner mouldings and the fireplaces are in matching style; several retain their original florid cast iron grates. In addition most rooms do not appear to have been decorated since c.1900. The first floor of No 5 formed part of the shop; the rooms have been combined and the fireplaces removed, together with two of the wall cupboards. The door to the landing is half-glazed and has SHOW ROOM in applied enamel letters. The room was last decorated

c.1930 with brown wallpaper and a yellow and orange floral frieze. On the landing there is a late 19th century connecting door between the houses. On the first floor of No 6 there are double doors between the front and back rooms which have a complete suite of original fittings, with the exception of the grate to the front room fireplace. The fireplace surround in this room is painted to simulate marble and the rest of the woodwork has a midbrown grained finish; there is dark red wallpaper and a deep frieze in Art Nouveau style of trees in a landscape. The second floor rooms are plainer, without bull's-eye mouldings to the door and window architraves. Both front rooms have been used as living rooms since the end of the 19th century but were originally bedrooms and mortices for studwork partitions can be seen in the floors. These divided the space into a bedroom, a dressing room and a small internal lobby. Both rooms have full-size wall cupboards flanking the fireplaces; a late 19th century wooden surround with a later tiled centre in No 6 and early 19th century white marble, probably moved from a lower floor, in No 5. The grate is late 19th century cast iron with polychrome tiled side panels. The decorative schemes are probably contemporary; both rooms are papered with floral stripes on a white ground. The woodwork is grained in No 6 and painted blue and cream in No 5. The backrooms retain early 19th century fireplace surrounds of standard type and in No 6 an elaborate cast iron grate. The end room in this house was adapted as a kitchen and is plainer. The attics have simple fireplaces flanked by small wall cupboards and boarded eaves. An opening has been cut through the back roof slope of No 6 into the roof space over the rear wing. This roof is a 20th century addition, built onto an earlier parapet. A door on the half landing below leads to a high level platform which provided access to the previous roof. This appears to have been flat and was used for drying washing; No 5 had shared access to it.

### **Legal reasons for listing**

Architectural  
Historical

### **Statement of significance**

The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries, are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street. The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century.

4-6 Pitt Street are of comparable significance, as early 19th century town houses with remarkably complete contemporary interiors and, in the case of 5-6, some interesting later 19th century alterations.

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

At their meeting on 16/05/2011 MLAG agreed with the Jersey Heritage recommendation that the building be Listed as grade 2.

Jersey Heritage recommendation  
Listed Building Grade 2

Attachments  
Schedule

## SCHEDULE

5-6, Pitt 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;
- 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 5-6, Pitt Street in the Parish of St. Helier is of special interest.

- i) HER Reference HE0400
- ii) Special interest ARCHITECTURAL , HISTORICAL
- iii) Statement of Significance  
The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries, are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street. The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century.  
  
4r6 Pitt Street are of comparable significance, as early 19th century town houses with remarkably complete contemporary interiors and, in the case of 5-6, some interesting later 19th century alterations.
- iv) Description  
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bars, No 6 has two-light replacements. The ground floors are occupied by a double shop front of unequal height; No 5 has a triple window set between squared granite piers which carry massive wooden console brackets flanking the fascia board. The only door is in No 6; it has a slightly lower fascia set on a double wooden pilaster at the north end. The side elevation is blank and bears a large, faded advertisement with the HMV logo of a dog looking into a gramophone horn. Across the base is a banner reading 'F. Foot authorised HMV dealer'. The rear wing to No 6 is of three bays with a double door on the ground floor and a parapeted roof. The sash windows have been removed from the upper storeys. There was originally a small yard at the rear of No 5 which has been wholly built over.

The ground floor rooms have been thrown together to form shop premises but would originally have followed the plan of the upper floors. No 5 is fitted out with modern boarding and no features are visible apart from a staircase with heavy turned pine newels of late 19th century type. In No 6 the original staircase has been replaced by a back stair running in the reverse direction. The large adjoining room is fitted out with a miscellaneous collection of late 19th century shop fittings which have been constructed over pre-existing 19th century wallpaper. The back room has an original kitchen fireplace and an external double door, added when it became a store room to the shop. Beyond it the yard has been progressively roofed over with small lean-to rooms. The original door to No 5 has been reused on its side in an outside WC. It is of early 19th century type with six raised fielded panels. On the two upper floors both houses have the same plan, with a large room at the front and a smaller room at the rear. In the attic this is reversed and the larger room runs from front to back. The staircases rise in a single flight to attic level. They have turned mahogany newels inlaid with ivory discs, round mahogany handrails, stick balusters and open strings with applied mahogany scrolled brackets. Both houses were handsomely fitted out and retain most of their original fixtures. Doors, cupboards and windows have reeded architraves with bull's-eye corner mouldings and the fireplaces are in matching style; several retain their original florid cast iron grates. In addition most rooms do not appear to have been decorated since c. 1900. The first floor of No 5 formed part of the shop; the rooms have been combined and the fireplaces removed, together with two of the wall cupboards. The door to the landing is half-glazed and has SHOW ROOM in applied enamel letters. The room was last decorated c. 1930 with brown wallpaper and a yellow and orange floral frieze. On the landing there is a late 19th century connecting door between the houses. On the first floor of No 6 there are double doors between the front and back rooms which have a complete suite of original fittings, with the exception of the grate to the front room fireplace. The fireplace surround in this room is painted to simulate marble and the rest of the woodwork has a midbrown grained finish; there is dark red wallpaper and a deep frieze in Art Nouveau style of trees in a landscape. The second floor rooms are plainer, without bull's-eye mouldings to the



door and window architraves. Both front rooms have been used as living rooms since the end of the 19th century but were originally bedrooms and mortices for studwork partitions can be seen in the floors. These divided the space into a bedroom, a dressing room and a small internal lobby. Both rooms have full-size wall cupboards flanking the fireplaces; a late 19th century wooden surround with a later tiled centre in No 6 and early 19th century white marble, probably moved from a lower floor, in No 5. The grate is late 19th century cast iron with polychrome tiled side panels. The decorative schemes are probably contemporary; both rooms are papered with floral stripes on a white ground. The woodwork is grained in No 6 and painted blue and cream in No 5. The backrooms retain early 19th century fireplace surrounds of standard type and in No 6 an elaborate cast iron grate. The end room in this house was adapted as a kitchen and is plainer. The attics have simple fireplaces flanked by small wall cupboards and boarded eaves. An opening has been cut through the back roof slope of No 6 into the roof space over the rear wing. This roof is a 20th century addition, built onto an earlier parapet. A door on the half landing below leads to a high level platform which provided access to the previous roof. This appears to have been flat and was used for drying washing; No 5 had shared access to it.

Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

This pair of houses is a new build stylistically of c.1820-30 with high quality interiors whose style matches other houses of this period on the island. Documentary evidence indicates that they were constructed in 1829-30. At the end of the 19th century the properties were combined and the ground floors altered to form a shop with a first floor showroom.

v) **Location**

vi) **Restricted activities**

Plan attached

The carrying on, of any of the following activities-

- (a) to use or operate a device designed or adapted to detect or locate metal or minerals in the ground;
- (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

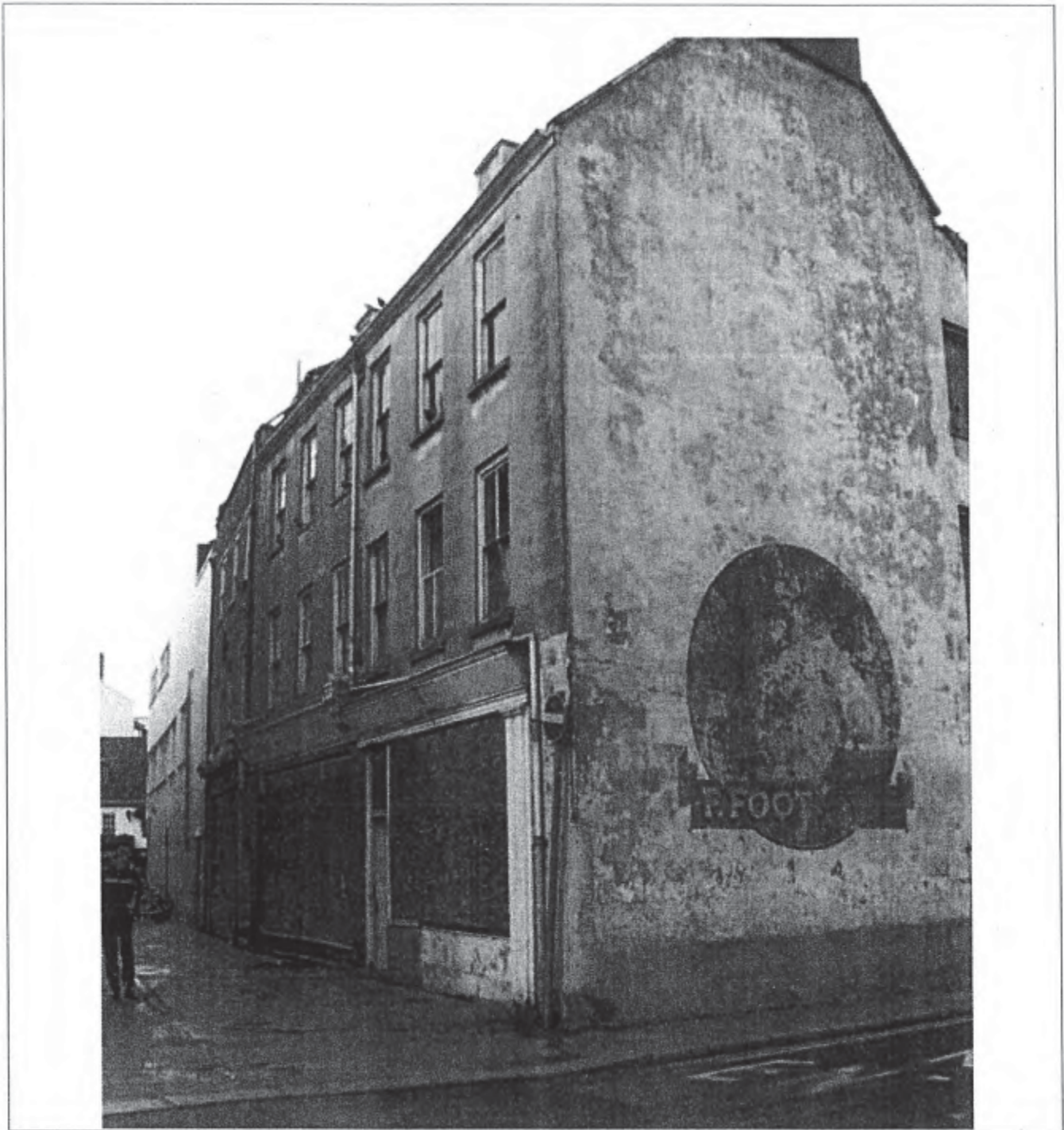
vii) **Listed Status and Non-statutory Grade**

Potential Listed Building Grade 2

Plan



Photograph(s)





Listed buildings and places  
Les batisses et endraits historique

**6, Dumaresq Street, 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 DipBidgCons (RICS) IHBC - Head of Historic Buildings

Date of report: 31/01/2013

· File ref: HE0208

Special interests of the site

### **Historic interest**

The Dumaresq Street properties share a common back boundary, which suggests that they were part of a planned development. This is borne out by the documentary evidence. The road was laid out by Guillaume Dumaresq before 1725 and the rear plot boundary was defined by a pre-existing prison. Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

The stone walls of this house suggest an 18th century construction date but it retains no more closely dateable features. Structurally it was built after the larger house to the west (now demolished) but its relationship with No 7 to the east is more ambiguous; it is the wider building, with a free-standing rear quoin, but the original junction between the houses is hidden and the party wall is sufficiently thick for two builds to be butted together. The documentary evidence indicates that it is the later building, new in 1754, whereas No 7 was built in the 1740s. The interior was divided into two rooms without a hallway; the western rooms were unheated. The only original features to survive unaltered are the first floor ceiling beam and associated partition. The building was modernised in the later 19th century when part of the ground floor became a shop. To this period belong the sash windows, the roof, the stairs, the western chimney stack, the attic partitions and probably the brick rear extension; this may be a slightly earlier addition.

### **Architectural interest**

This building forms the west end of the surviving row and is two bays wide, of two storeys with a dormered attic. The street elevation is rendered and lined-out to simulate ashlar. Wall thickness suggests that the ground floor is built of stone and the first floor of brick. The three sash windows are of later 19th century type, having paired lights divided by a wide glazing bar. The wooden shop-front has a moulded cornice and a part-glazed panelled door; the mouldings match the internal doors. The roof is pantiled and the chimney stack at the east end has been heightened to clear the gable of the adjoining house. The demolished building to the west was also taller; its reduced gable and stack have been rendered over. This building had large granite quoin blocks, exposed at first floor level over a door with a squared granite lintel and jambs. The rear elevation, visible in the narrow yard, is exposed granite rubble with quoin blocks at the east end and a single sash window on each floor. A two storied brick extension with windows in the east wall has been added at the west end and three brick-built lavatories are butted against the rest of the elevation.

The ground floor has been opened up to form a single room; a cased ceiling beam west of the door indicates the former partition line. The walls are hidden by modern boarding but the thickness of the east wall indicates an original fireplace position; a wall cupboard has been removed at the north end to introduce the display window, accounting for the change in wall thickness. There is a secondary fireplace in the west wall and plain wooden newel stairs in the south-west corner. There are two rooms on the first floor, opening off a small landing. They are divided by an old planked partition on the line of the ceiling beam. This is chamfered without stops and repaired with a wooden plate at the north end. The east room has pine ceiling joists with angle-beads which were originally exposed but latterly plastered over. They are lodged on top of the beam and the gap infilled with a board. The joists in the

west room are largely replacements ; three plain squared originals remain. The brick chimney stack in this room is exposed and butted against the stone end wall of the adjoining property . Both rooms have simple cast-iron fireplaces of later 19th century type and four-panelled doors of the same period. The attic has a large front room with a dormer window and small back room with a roof light divided by tongue and groove boarding. A door on the landing opens on to the roof of the rear extension . Plaster has been stripped to expose the roof of common rafters, almost all of which are replacements . One reused older rafter survives with small open mortices for a studwork partition and a collar, indicating that the original partition bisected the roof space.

### **Legal reasons for listing**

Architectural  
Historical

### **Statement of significance**

The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries, are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street. The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century .

6-7 Dumaresq Street are 18th century houses heavily altered in the 19th century and retaining little early joinery or other details internally. But as a group, 6-8 Dumaresq Street graphically demonstrate both the way in which St Helier developed in the mid 18th century, and the wide range of house type and size at that time. Whilst architecturally modest, therefore, nos 6-7 are, with no 8 and their common, sinuous, southern boundary, historically significant as a group; the whole is more than the sum of its parts.

### **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 2.

### **Jersey Heritage recommendation**

Listed Building Grade 2

### **Attachments**

Schedule

## SCHEDULE

6, Dumaresq 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;
- 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 6, Dumaresq Street in the Parish of St. Helier is of special interest.

- |                                       |   |
|---------------------------------------|---|
| i) <b>HER Reference</b>               | HE0208  |
| ii) <b>Special interest</b>           | ARC HITECTORAL, HISTORICAL  |
| iii) <b>Statement of Significance</b> | <p>The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries , are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street. The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century .</p> <p>6-7 Dumaresq Street are 18th century houses heavily altered in the 19th century and retaining little early joinery or other details internally. But as a group, 6-8 Dumaresq Street graphically demonstrate both the way in which St Helier developed in the mid 18th century , and the wide range of house type and size at that time . Whilst architecturally modest, therefore , nos 6-7 are, with no 8 and their common , sinuous, southern boundary , historically significant as a group; the whole is more than the sum of its parts.</p> |

#### IV) Description

This building forms the west end of the surviving row and is two bays wide, of two storeys with a dormered attic. The street elevation is rendered and lined-out to simulate ashlar. Wall thickness suggests that the ground floor is built of stone and the first floor of brick. The three sash windows are of later 19th century type, having paired lights divided by a wide glazing bar. The wooden shop-front has a moulded cornice and a part-glazed panelled door; the mouldings match the internal doors. The roof is pantiled and the chimney stack at the east end has been heightened to clear the gable of the adjoining house. The demolished building to the west was also taller; its reduced gable and stack have been rendered over. This building had large granite quoin blocks, exposed at first floor level over a door with a squared granite lintel and jambs. The rear elevation, visible in the narrow yard, is exposed granite rubble with quoin blocks at the east end and a single sash window on each floor. A two storied brick extension with windows in the east wall has been added at the west end and three brick-built lavatories are butted against the rest of the elevation.

The ground floor has been opened up to form a single room; a cased ceiling beam west of the door indicates the former partition line. The walls are hidden by modern boarding but the thickness of the east wall indicates an original fireplace position; a wall cupboard has been removed at the north end to introduce the display window, accounting for the change in wall thickness. There is a secondary fireplace in the west wall and plain wooden newel stairs in the south-west corner. There are two rooms on the first floor, opening off a small landing. They are divided by an old planked partition on the line of the ceiling beam. This is chamfered without stops and repaired with a wooden plate at the north end. The east room has pine ceiling joists with angle-beads which were originally exposed but latterly plastered over. They are lodged on top of the beam and the gap infilled with a board. The joists in the west room are largely replacements; three plain squared originals remain. The brick chimney stack in this room is exposed and butted against the stone end wall of the adjoining property. Both rooms have simple cast-iron fireplaces of later 19th century type and four-panelled doors of the same period. The attic has a large front room with a dormer window and small back room with a roof light divided by tongue and groove boarding. A door on the landing opens on to the roof of the rear extension. Plaster has been stripped to expose the roof of common rafters, almost all of which are replacements. One reused older rafter survives with small open mortices for a studwork partition and a collar, indicating that the original partition bisected the roof space.

The Dumaresq Street properties share a common back boundary, which suggests that they were part of a planned development. This is borne out by the documentary evidence. The road was laid out by Guillaume Dumaresq before 1725 and the rear plot boundary was defined by a pre-existing prison. Pitt Street was laid out before 1735/6.

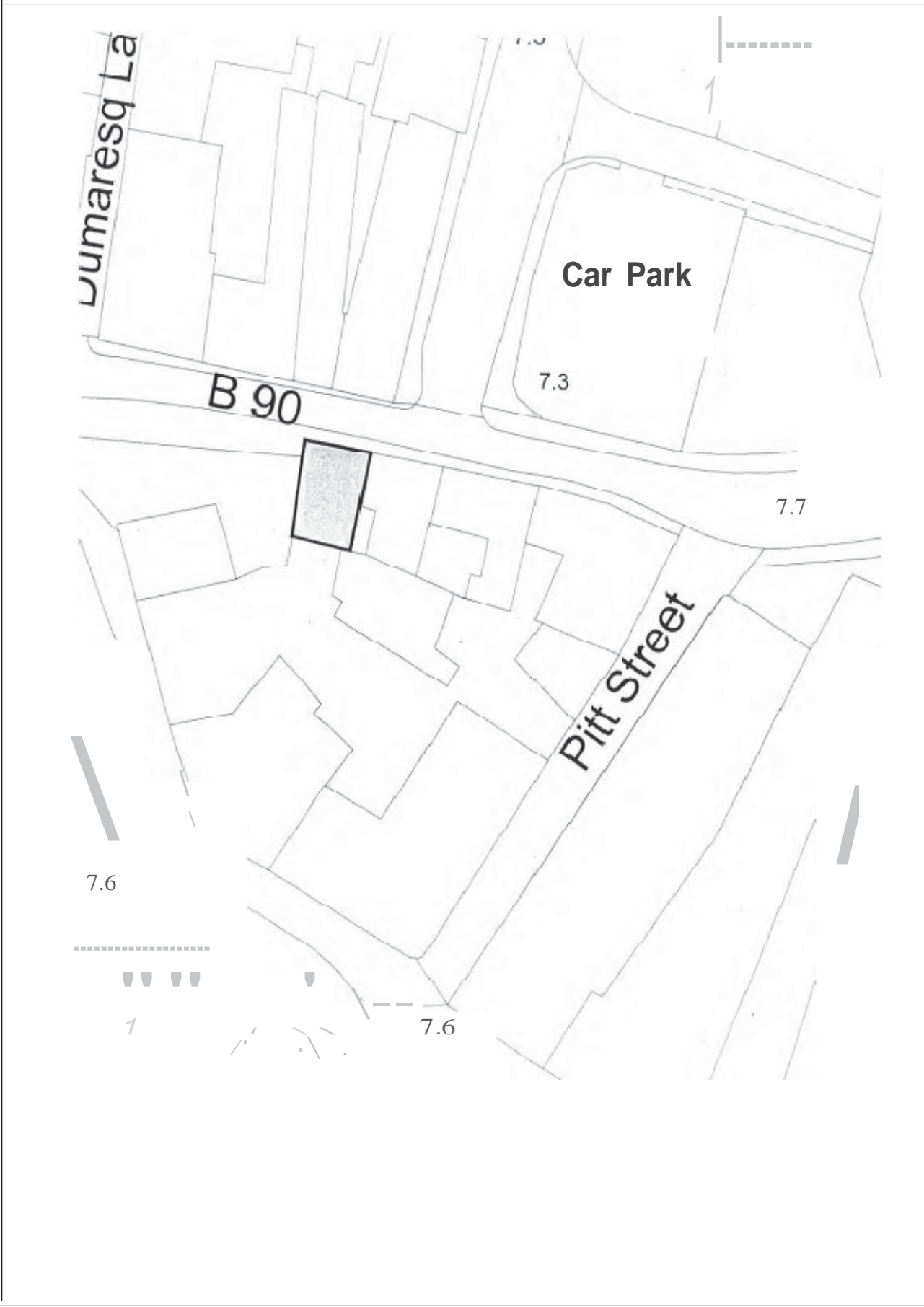


The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

The stone walls of this house suggest an 18th century construction date but it retains no more closely dateable features. Structurally it was built after the larger house to the west (now demolished) but its relationship with No 7 to the east is more ambiguous; it is the wider building, with a free-standing rear quoin, but the original junction between the houses is hidden and the party wall is sufficiently thick for two builds to be butted together. The documentary evidence indicates that it is the later building, new in 1754, whereas No 7 was built in the 1740s. The interior was divided into two rooms without a hallway; the western rooms were unheated. The only original features to survive unaltered are the first floor ceiling beam and associated partition. The building was modernised in the later 19th century when part of the ground floor became a shop. To this period belong the sash windows, the roof, the stairs, the western chimney stack, the attic partitions and probably the brick rear extension; this may be a slightly earlier addition.

- |      |  |   |
|------|--|---|
| v)   | <b>Location</b>                              | Plan attached   |
| vi)  | <b>Restricted activities</b>                 | The carrying on, of any of the following activities-<br><ul style="list-style-type: none"><li>(a) to use or operate a device designed or adapted to detect or locate metal or minerals in the ground;</li><li>(a) to carry on an activity which might injure or deface the site or part of a site</li></ul> require the express prior consent of the Minister |
| vii) | <b>Listed Status and Non-statutory Grade</b> | Potential Listed Building Grade 4   |

Plan



Photograph(s)





Listed building and places  
Les batisses et endraits historique

**7, Dumaresq Street, St. Helier.**

This 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 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 DipBidgCons (RIGS) IHBC - Head of Historic Buildings

Date of report: 31/01/2013

File ref: HE0209

Special interests of the site

### **Historic interest**

The Dumaresq Street properties share a common back boundary, which suggests that they were part of a planned development. This is borne out by the documentary evidence. The road was laid out by Guillaume Dumaresq before 1725 and the rear plot boundary was defined by a pre-existing prison. Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

This house originated as a stone-built cottage of 18th century date but only the shell remains. Documentary evidence indicates that it was built between 1740 and 1749, at the same period as No 8; the latter seems to have been built as a detached house. It antedates No 6 to the west. The house was probably modernised in the early 19th century as it retains a few fittings of this date, although these are likely to be reset. The heightening of the building seems to have taken place towards the end of the 19th century when the ground floor became a shop. The street elevation was modernised, and a new wing added at the rear; the whole has a common roof. There was access at two levels from the back wing to the warehouse at the rear, which was built c.1900. This modernisation was probably carried out after 1889 when the house was sold out of the Roussel family, who had owned it since it was built.

### **Architectural interest**

The street elevation is of three bays and three storeys with a dormered attic; it is rendered and lined-out to simulate ashlar with mock keystones over the windows. On the ground floor is a shop-front with a plate glass window in a plain wooden frame and an adjoining four-panelled door with chamfered mouldings of late 19th century type. A second door, giving access to the upper floors, has been converted from a window; it is of part-glazed earlier 20th century type. The windows on the upper floors are regularly spaced but asymmetric to the elevation; they have plate glass sashes of later 19th century type. The first floor windows are set on a continuous cement cornice moulding; the second floor windows have small console brackets to the cills. The fabric is not visible but wall thickness indicates that the two lower floors are constructed of stone and the top floor of brick. The back wall of the original building is now internal; a brick-built rear extension was added at the time the building was heightened. A two-storey bathroom block filling the re-entrant angle was added at a later date.

The greater part of the ground floor is a self-contained two-roomed shop. In the front room the original stone back wall has been knocked through and the end of the ceiling beam picked up on an iron hanger when the shop window was inserted; other features are hidden. The back room has a boarded fireplace in the east wall, a blocked window and corner door to the yard in the west wall, and a pair of doors (one of stable type) to the covered passage at the rear. The corner door is a modification of an earlier opening which retains part of an early 19th century door with reeded panels.

An oblique partition divides the shop from the hall and staircase. This has a modified straight lowest flight but on the upper floors is a plain wooden newel stair. The first and second floors share the same plan and have few surviving features; the front of the house formerly had two rooms, now thrown together, with a lath and plaster partition on the line of the central

ceiling beam. The east rooms have wall cupboards; doors are of four-panelled 19th century type. The only surviving fireplace dates to c.1930. The back rooms have ceiling beams, small cast iron fireplaces and originally, paired west windows; two of these have been modified with the addition of the bathrooms. On the first floor a blocked door communicated with the warehouse at the rear. There is a single front room on the top floor with boarded eaves and a dormer to the street. The six-paned sash window and cast iron fireplace in the east wall are of early 19th century type. The back room has no distinctive features. The common rafter roof of machinesawn pine spans both rooms and has a ridge parallel to the street.

## **Legal reasons for listing**

Architectural  
Historical

## **Statement of significance**

The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries, are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street. The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century.

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

At their meeting on 16/05/2011 MLAG agreed with the Jersey Heritage recommendation that the building be Listed as grade 2.

## **Jersey Heritage recommendation**

Listed Building Grade 2

## **Attachments**

Schedule

## SCHEDULE

### 7, Dumaresq 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;
- 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 **7, Dumaresq Street in the Parish of St. Helier** is of special interest.

- i) **HER Reference** HE0209
- ii) **Special interest** ARCHITECTURAL, HISTORICAL
- iii) **Statement of Significance**

The group of buildings, 6-8 Dumaresq Street and 4-6 Pitt Street, and their boundaries, are all of special architectural and historic interest. In the context of the historic townscape of St Helier, all these frontage buildings form a group, not only with each other but with the restored buildings on the opposite side of Dumaresq Street and the west side of Hue Street. The group as a whole provides perhaps the best surviving example of early-mid 18th century townscape in St Helier, as well as demonstrating the change of style and scale of urban building which took place early in the 19th century.

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iv) **Description**

The street elevation is of three bays and three storeys with a dormered attic; it is rendered and lined-out to simulate ashlar with mock keystones over the windows. On the ground floor is a shop-front with a plate glass window in a plain wooden frame and an adjoining four-panelled door with chamfered mouldings of late 19th century type. A second door, giving access to the upper floors, has been converted from a window; it is of part-glazed earlier 20th century type. The windows on the upper floors are regularly spaced but asymmetric to the elevation; they have plate glass sashes of later 19th century type. The first floor windows are set on a continuous cement cornice moulding; the second floor windows have small console brackets to the cills. The fabric is not visible but wall thickness indicates that the two lower floors are constructed of stone and the top floor of brick. The back wall of the original building is now internal; a brick-built rear extension was added at the time the building was heightened. A two-storey bathroom block filling the re-entrant angle was added at a later date.

The greater part of the ground floor is a self-contained two-roomed shop. In the front room the original stone back wall has been knocked through and the end of the ceiling beam picked up on an iron hanger when the shop window was inserted; other features are hidden. The back room has a boarded fireplace in the east wall, a blocked window and corner door to the yard in the west wall, and a pair of doors (one of stable type) to the covered passage at the rear. The corner door is a modification of an earlier opening which retains part of an early 19th century door with reeded panels.

An oblique partition divides the shop from the hall and staircase. This has a modified straight lowest flight but on the upper floors is a plain wooden newel stair. The first and second floors share the same plan and have few surviving features; the front of the house formerly had two rooms, now thrown together, with a lath and plaster partition on the line of the central ceiling beam. The east rooms have wall cupboards; doors are of four-panelled 19th century type. The only surviving fireplace dates to c.1930. The back rooms have ceiling beams, small cast iron fireplaces and originally, paired west windows; two of these have been modified with the addition of the bathrooms. On the first floor a blocked door communicated with the warehouse at the rear. There is a single front room on the top floor with boarded eaves and a dormer to the street. The six-paned sash window and cast iron fireplace in the east wall are of early 19th century type. The back room has no distinctive features. The common rafter roof of machinesawn pine spans both rooms and has a ridge parallel to the street.

The Dumaresq Street properties share a common back boundary, which suggests that they were part of a planned development. This is borne out by the documentary evidence. The road was laid out by Guillaume Dumaresq before 1725 and the rear plot boundary was defined by a pre-existing prison. Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a



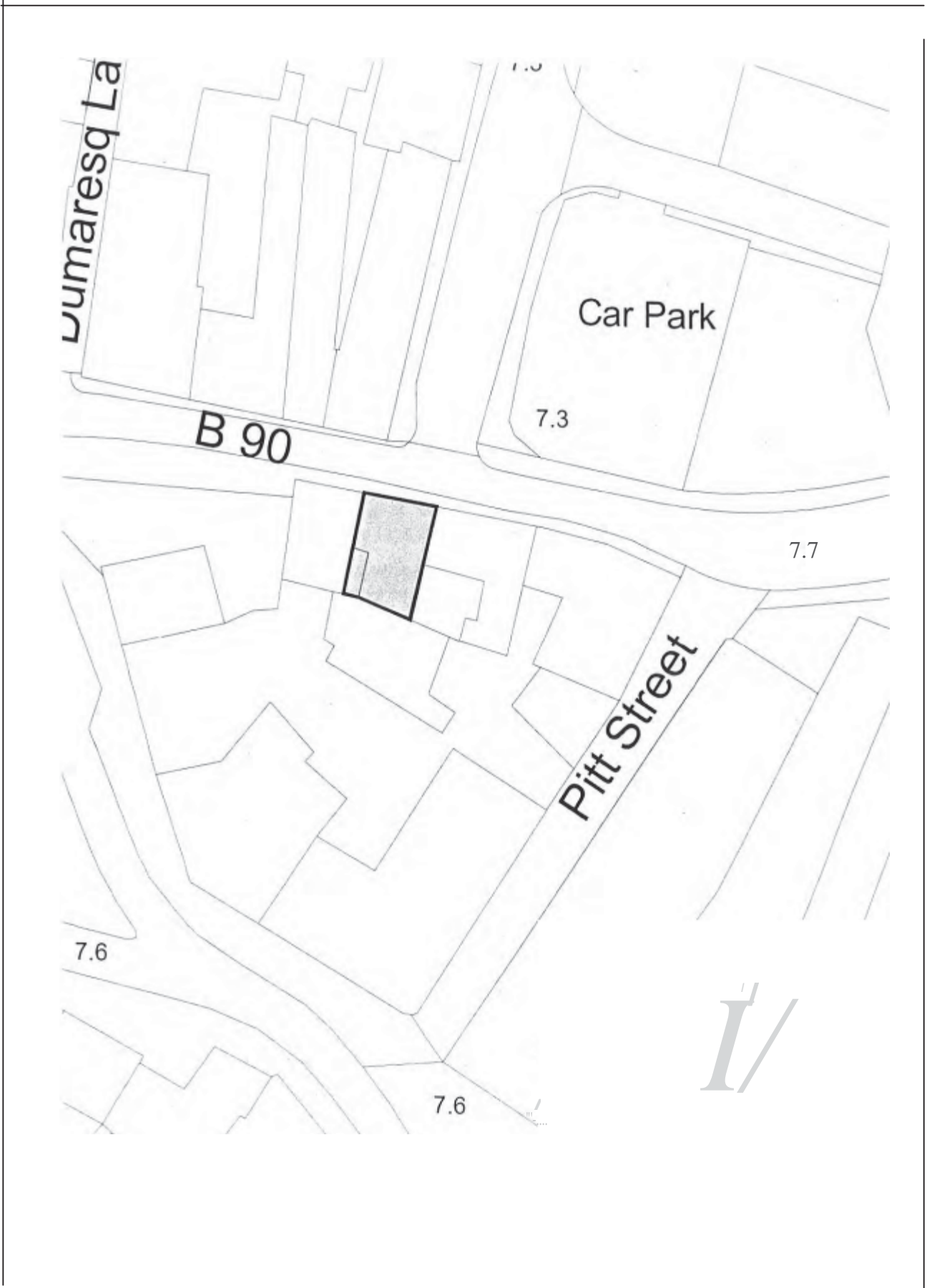
medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

This house originated as a stone-built cottage of 18th century date but only the shell remains. Documentary evidence indicates that it was built between 1740 and 1749, at the same period as No 8; the latter seems to have been built as a detached house. It antedates No 6 to the west. The house was probably modernised in the early 19th century as it retains a few fittings of this date. although these are likely to be reset. The heightening of the building seems to have taken place towards the end of the 19th century when the ground floor became a shop. The street elevation was modernised, and a new wing added at the rear; the whole has a common roof. There was access at two levels from the back wing to the warehouse at the rear, which was built c.1900. This modernisation was probably carried out after 1889 when the house was sold out of the Roussel family, who had owned it since it was built.

- v) **Location** Plan attached
- vi) **Restricted activities** The carrying on, of any of the following activities –
  - (a) to use or operate a device designed or adapted to detect or locate metal or minerals in the ground ;
  - (a) to carry on an activity which might injure or deface the site or part of a siterequire the express prior consent of the Minister
- vii) **Listed Status and Non-statutory Grade** Potential Listed Building Grade 4

Plan and Photograph(s) of 7, Dumaresq Street, St. Helier

Plan



Photograph(s)





Listed buildings and places  
Les batisses et endraits historique

**8, Dumaresq Street, St. Helier.**

This 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 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 DipBidgCons (RICS) IHBC - **Head of Historic Buildings**

Date of report: 31/01/2013

File ref: HE0210

Special interests of the site

### **Historic interest**

The Dumaresq Street properties share a common back boundary, which suggests that they were part of a planned development. This is borne out by the documentary evidence. The road was laid out by Guillaume Dumaresq before 1725 and the rear plot boundary was defined by a pre-existing prison. Pitt Street was laid out before 1735/6. The 1795 map of the island shows the relationship of these streets to the older town, which essentially still had a medieval plan with just one wide main street. By this time new development was beginning to fan out along the streets radiating from Charing Cross at the west end of St Helier, including the Dumaresq/Pitt Street block and Hue Street to the north.

This house was originally detached, with a symmetrical four bay elevation and squared granite chimney stacks. It retains its central passage plan and original boarded room divisions and has a number of good quality fittings which suggest an early-mid 18th century date for its construction. These include the staircase, doors and a fireplace. The roof trusses are also original. Documentary evidence suggests it was built in the years after 1743. The back range west of the passage was added later in the 18th century and the house was modernised in the earlier 19th century. The lowest flight of the staircase, the east bedroom fireplace and the sash windows are all of the type used in the Pitt Street houses. The brick back range on the east side of the passage may have been added at this time or slightly later, when the west end of the building was converted into a shop; the shop front dates to the mid 19th century.

### **Architectural interest**

This four-bay, two-storeyed house was originally detached; the roof gables have granite copings and kneelers overbuilt by the upper floors of adjoining properties. Both chimney stacks have been heightened; the eastern is rendered, the western built of large squared granite blocks. The walls are granite rubble set in loam, rendered externally. The four symmetrical first floor windows have sixlight sashes with narrow glazing bars in beaded frames. There is another of the same pattern on the ground floor with external shutters. The central fourpanelled front door is flanked by Ionic pilasters and incorporated into a shop front under a common dentilled cornice. This has a separate shop door at the west end of the elevation with a terminal pilaster of the same type (now incomplete). Wings have been added at the back of the house; the earlier, on the west side of a flagged central passage is stone-built with a lean-to roof and a pair of six-light sash windows on the upper floor. On the ground floor a large window with a door at either end is set under a common lintel; this is a secondary alteration and the south door appears to be a replacement for the north. The later wing on the east side is brick-built with a gabled roof (originally hipped at the north end). It had a similar ground floor window arrangement under a long lintel, now void and in poor condition. The first floor oversails to form a covered passage at the back of the property.

A central passage leads to a wide rear doorway, an original opening formed in rubble and occasional bricks with a heavy oak lintel. Externally this has been refaced in brick of a different, early 19th century, type. The heavy doorframe is of pegged construction with an angle-bead. A pine plank and muntin partition forms the east side of the passage and rises through two storeys. On the ground floor it has been plastered over and a panelled dado applied on the hall side. The room to the east has a 20th century fireplace flanked by full height wall cupboards missing their doors; architraves and skirting boards are in early 19th century style. There is a third original recess for a wall cupboard in the rear wall, which has

been stripped back to bare stone; a few bricks are used in the jambs. The ceiling is plastered and has no ceiling beam. The room to the west of the hall was used as a shop; there was formerly an oblique connecting door at the foot of the stairs. The partition, which is partly on the line of the ceiling beam, is plastered over. The fireplace and cupboards have been stripped out and the rear wall knocked through. The end of the ceiling beam is carried on a hanger where the shop window has been inserted. The back room is fitted out with panelled cupboards of early 19th century type and has a fireplace in the south wall; the surround dates to the 1930s. The end of the ceiling beam is carried on a hanger where the large window in the east wall has been inserted. The brick rear wing has external access only on the ground floor. It was formerly a kitchen; there is a cast iron range in a brick-built stack which is butted against a pre-existing stone east wall. This in turn is butted against the north-east corner of the earlier house; the fabric here is exposed and there are no external openings. The staircase is set against the back wall on the west side of the hall and has flights of unequal width, determined by the position of the rear door. It is built round a square newel post with angle beads which rises to attic level. The lowest flight was remodelled with the hallway in the early 19th century; it has a round mahogany handrail and bulbous turned newel with stick balusters. On the first floor the detailing is mid 18th century; with a second angle-beaded end post to the upper flight and a T-section handrail. The stick balusters are probably replacements. The upper flight was boxed in, probably in the 20th century, and the head of the stairs has been altered. The central newel is in place but the terminal post has been sawn off and repositioned, leaving the base projecting from the first floor ceiling. A short length of original handrail has been reused and two sections of turned baluster, split longitudinally, have been pieced in underneath. The steps of the upper flight are made of oak. The lower stair is lit by a sash window in the rear wall, which is an enlargement of an original opening. This can be seen internally where the jambs are formed of soft orange bricks. The angle of the reveals changes where the opening has been widened in harder dark red brick. Externally it has a segmental brick arch cut into the older stone wall.

On the first floor the plank and muntin room divisions are exposed. Both rooms have original doors with two large fielded panels and long iron strap hinges set in narrow moulded architraves mounted on the partitions. Between the rooms at the front of the house is a closet accessed from the larger east room. The side walls to this are replacements of the early 19th century although the partition to the landing is original. The closet appears originally to have opened into the west room as here the ceiling beam is moulded on both edges; where it coincides with the partition to the stairs it is only moulded on one. As this is the tie beam to one of the roof trusses it indicates that these elements are contemporary. The other ceiling beam is free-standing and has angle beads on both lower edges. The east room has a fireplace of early 19th century type like those in the Pitt Street houses. The west room has a fireplace of early-mid 18th century type with a 'floating' moulded mantelshelf mounted on a plain pine surround with angle beads. The cast iron grate is later. This room has wide pine floorboards which may be original. Both rooms have secondary doors to the rear wings. The west wing has a fireplace surround of simple later 18th century type flanked by wall cupboards lacking doors. The east wing has two plain rooms divided by a panelled partition. Two roof trusses are visible in the attic. They are made of pine half trunks, halved and lapped at the apex; the joint is secured by four pegs. The ridge piece is lodged between the principals but has been renewed together with the 'common rafters'. The junction of the principals with the tie beams is not visible. There is a single tier of flat purlins lodged on the back of the trusses; some are pine, others an unidentified wood. To provide headroom over the stairs the central section of the back roof slope is raised. The heightened wall which incorporates a window is built of early 19<sup>th</sup> century brick but appears to be a replacement for an earlier structure which was possibly timber-framed. In the roof space over the rear wing to the west and in line with the original partition is a projecting wooden wall bracket with an