



Listed buildings and places
Les batisses et endraits historique

5 (Vauxhall House), Vauxhall 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: 10/05/2013

File ref: HE0724

Special interests of the site

Historic interest

A neo-classical style house built between 1834-49 (as evidenced by the Le Gras map 1834 and the Godfray map 1849).

Architectural interest

Set back, 3 storey with attic.. 3 bay. Front/south facade: parapet masking a slate roof with a central modern dormer, lined stucco render, original 12 pane (6/6) sash windows with shutter hinges. Door to left, fine pedimented doorcase with a frieze and pilasters, and a glazed overhead painted VAUXHALL HOUSE within a decorative border. C20 door. Fronted by low wall, granite copings, iron railings and gate. Rear/North elevation: In rear yard is a long service wing of 8 bays and 2 storeys (the last two bays are modern). It is unpainted render with ashlar effect. All windows are pvc. The yard is paved in a variety of both limestone?, granite slabs, and render-screed. Of note, is a boot-scraper, and a hand water-pump, sitting within an arched brick recess, in the east boundary wall. The rear of the main house matches that of the service block. One original, small multiple-paned timber stair-light, is just visible, the rest are pvc replacements. The house contributes to the scenic quality of the street and is especially important as it faces the end of Duhamel Place.

Ground side entrance passage, divided by an arch with impost, its timber jambs, and its crown, have panels. Of interest is a fine quality mahogany staircase that forms a well, and runs to attic level. It has a round hand-rail, slender turned-balusters and turned bat-shaped newel post, scrolled applique to risers. .

Legal reasons for listing

Architectural
Historical

Statement of significance

A good example of a 1830/40s townhouse, one of 3 on the street, retaining some original external and internal features.

Advice offered by MLAG (and others if stated)

At their meeting on 15/08/2011 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

5 (Vauxhall House), Vauxhall 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 **(Vauxhall House), Vauxhall Street in the Parish of St. Helier** is of special interest

- i) **HER Reference** HE0724
- ii) **Special interest** Architectural , Historical
- iii) **Statement of Significance** A good example of a 1830/40s townhouse, one of 3 on the street, retaining some original external and internal features.
- iv) **Description** Set back, 3 storey with attic, 3 bay. Front/south facade: parapet masking a slate roof with a central modern dormer, lined stucco render, original 12 pane (6/6) sash windows with shutter hinges. Door to left, fine pedimented doorcase with a frieze and pilasters, and a glazed overlight painted VAUXHALL HOUSE within a decorative border. C20 door. Fronted by low wall, granite copings, iron railings and gate. Rear/North elevation: In rear yard is a long service wing of 8 bays and 2 storeys (the last two bays are modern). It is unpainted render with ashlar effect. All windows are pvc. The yard is paved in a variety of both limestone?, granite slabs, and render-screed. Of note, is a boot-scraper, and a hand water-pump, sitting within an arched brick recess, in the east boundary wall. The rear of the main house matches that of the service block. One original, small multiple-paned timber stair-light, is just visible, the rest are pvc replacements. The house contributes to the scenic quality of the street and is especially important as it faces the end of Duhamel Place.

Ground side entrance passage , divided by an arch with impostes, its timber jambs , and its crown, have panels. Of interest is a fine quality mahogany staircase that forms a well, and runs to attic level. It has a round hand-rail, slender turned-balusters and turned bat-shaped newel post, scrolled applique to risers.

A neo-classical style house built between 1834-49 (as evidenced by the Le Gros map 1834 and the Godfray map 1849).

- v) **Location** Plan attached
- vi) **Restricted activities**
 - 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 siterequire the express prior consent of the Minister
- vii) **Listed Status and Non-statutory Grade** Potential Listed Building Grade 3

Plan



Photograph(s)



ITEM 2 (B)
L. RA...
20/03/14
Scan: J. Ave.
L. Rogers

18th March 2014

P&B SERVICES

19 MAR 2014

RECEIVED

MrK Pilley
Planning & Building Services
South Hill
St Helier
JE2 4US

Dear Kevin

Reference to your letter dated 4/3/14- HE0724

I wish to appeal against the decision of listing 5 Vauxhall Street a building which has been converted into 6 1 bedroom apartments. As MD of the company I see no point as we do not intend to alter it, particularly the south/east elevation i.e. road frontage. I have applied on numerous occasions to change the window with the intention of giving the tenants a better quality of life by double glazing and sound proofing. I have noticed this. The cost of using PVC window which would cut down my maintenance bill is £5,800.00 as against timber windows which would cost me £32,000.00. I would still be faced with the WJL in the future.

I would further add that the building looks nothing like, when I took over the premises 30 years ago, and all the work I have carried out has been with the full support of the planning department, where it has been required.

List as follows:-

- 1. The main chimney on the main house has been removed.
2. The roof is covered with asbestos slates.
3. there is a fibre glass dormer, with a PVC window.
4. The valley and parapet, and coping have been done in fibre glass.
5. The down pipe is plastic.
6. There are 4 Velux roof lights.
7. The front door is not the original as per your letter.
8. Pilasters are not the original, they were replaced because the original Pilasters were rotten.

Rear View & Ground!

1. All windows bar one, are in PVC double glazed 17 in number.
2. All the gutters and down pipes are PVC
3. The laundry room has a 30 year old asbestos roof.
4. There is a metal fire escape from the first floor.
5. Part of the yard is in concrete.
6. The back extension has a flat roof, which is done in fibre glass.
7. The chimneys on this back extension were demolished.

I have a number of questions I would like to ask, if in the future it was found necessary to change the windows, would we have to replace them with sash timber windows?

I would also like to know as per our discussion who gave Heritage the right, either in writing or verbally to go onto the property without approaching the company first? Because I believe that Heritage has trespassed on my property. Unless you can show me under which law they had the right to do so.

I should also like to point out that when we made an application for new windows in 1995, we were told that the building had been listed without any consultation to me.

As a listed building the additional cost of Insurance because of reinstatement would be at least 10% more than standard construction.

I have in the past applied for grants, but have always been told by planning that you do not have the funds. I gather from our conversation on Friday 14 March you said that grants had been suspended.

Once again I am totally opposed to the listing for the above reasons, the building is nothing like the original and I trust that you will give this serious consideration and not list the building for the above reasons.

Yours sincerely



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Supplementary report

5 (Vauxhall House), Vauxhall Street, 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 DipBidgCons (RICS) IHBC **Head of Historic Buildings**

File ref: HE0724

Date of report: 07/05/2014

Review of representations received

The owner of the property submitted a representation in March 2014 appealing against the proposed listing.

The representation clarifies certain aspects of the listing description and highlights physical changes to the building undertaken by the current owner over the past 30 years. These changes, such as the removal of the main chimney and the replacement of the doorcase pilasters are reflected in the amended schedule. Despite these alterations, it is maintained, however, that the 1830s/40s house is of architectural and historical interest and merits listing. Further clarification is provided in that the only interior feature to be included within the listing is the fine quality mahogany staircase.

With regards the rear yard and former service wing, the representation clarifies that the building now has a flat roof in fibre glass (the chimneys all previously demolished), a metal fire escape from the first floor and pvc windows, and other modern alterations. It also has a modern 2 bay extension. Taking these alterations, to what was a modest service wing, into account, it is proposed that this building be excluded from the listing.

Conclusion

5 Vauxhall Street is a good example of an 1830/40s townhouse and should be listed as grade 3 as set out in the amended listing schedule.

Attachments

Scan of Representation
Amended Schedule

SCHEDULE

5 (Vauxhall House), Vauxhall Street, St. Helier.

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the following supports the Minister for Planning and Environment's view that the site known as **5 (Vauxhall House), Vauxhall Street in the Parish of St. Helier** is of special interest.

- | | |
|---------------------------------------|--|
| i) HER Reference | HE0724 |
| ii) Special interest | Architectural Historical |
| iii) Statement of Significance | A good example of a 1830/40s townhouse, one of 3 similar properties on the street, retaining historic character and some original external and internal features. |
| iv) Description | 3 bay, 3 storey house with attic. Front/south elevation: parapet wall masking slate (asbestos) roof with modern dormer (not of interest). Main chimney removed. Walls stucco render lined in imitation ashlar, original 12 pane (6/6) sash windows with shutter hinges. Replacement C20 door to left with glazed overlight painted VAUXHALL HOUSE, within a fine pedimented doorcase with a frieze and (replacement) pilasters. Fronted by low wall with granite copings, cast iron railings and gate. Side passage to rear (north) yard, including a boot-scraper by the back door, and a hand water-pump, sitting within an arched brick recess, in the east boundary wall. The former service wing is not of interest and is excluded from the listing. The house contributes to the scenic quality of the street and is also important as it faces the end of Duhamel Place and terminates the view north from this important historic street. Ground side entrance passage, divided by an arch with impost, its timber jambs, and its crown, have panels. The |

only interior feature of interest included within the listing is a fine quality mahogany staircase that forms a well, and runs to attic level. It has a round hand-rail, slender turned-balusters and turned bat-shaped newel post, scrolled applique to risers.

A neo-classical style house built between 1834-49 (as evidenced by the Le Gras map 1834 and the Godfray map 1849).

- v) **Location** Plan attached
- vi) **Restricted activities** 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 siterequire the express prior consent of the Minister
- vii) **Listed Status and Non-statutory Grade** Potential Listed Building Grade 3

Plan and Photograph(s) of 5 (Vauxhall House), Vauxhall Street, St. Helier

Plan



Photograph(s)

