

## **La Cordonnerie, La Bellieuse, St Martin**

### **Statement of Significance**

#### **Brief:**

Vaugrat Consultancy has been appointed by A7 Design Ltd. To undertake a survey and assessment of La Cordonnerie, to develop an understanding of the significance and the effect of impact of an extension attached to the rear elevation.

#### **References:**

- Cadastre: No. J003050000-PB1450
- Extent of Listing: The exterior of La Cordonnerie, only
- Setting within a Conservation Area

#### **Outline of Development History:**

Map regression identifies the house on the 1787 map. The plan form is relatable to a 3-cell C16, building, this would include the northern single storey wing. However, C18, facade reconstruction adopts a through-passage plan, revised in the C20, when extensive interior alteration and the existing rear extension was built. The impact of this C20, work, leaves the building devoid of the through-passage revisions of the C18.

Fortunately, the rear elevation retains remains of the tourelle, although reconstruction is evident for the insertion of a sash window, possibly part of the C18 interventions.

Given, the evidence of the historic walls lower sections in the construction of the house, it would suggest that it is one of the earliest buildings contributing to the hamlet of La Bellieuse.

### Construction Table:

Element	Period	Significance	Comments
Roof & N.E. Attached single storey element	C18	High	C18/19 pan-tile covering, roof structure(suggested by pitch) C18/19 to house and attached element
Walls	C16/C18	High	Raised in C18 with the exception of the N.E. single storey element
Tourelle	C16/18	High	Altered from lower semicircular to upper rectangular form with inserted sash window
Integrity	C16/18/20	High	General integrity the walls, internal suspended floor structure and roof appears to be sustained.
Rear extension	Mid C20	Low	Typical blockwork flat roof extension

### Features, Setting and vicinity:

Being placed within an important conservation area of La Bellieuse, this house has been identified as having early origins in the formation of the hamlet. La Bellieuse Farm by comparative studies exhibits design features, possibly from C. 1450.

La Cordonnerie has origins from a similar period. The date stone above the front entrance *ICNV:SGN 1729*, is indicative the period of major reconstruction. An interesting aspect of the tourelle is like others locally in that it was constructed to accommodate a timber staircase rather the expected stone steps.

Mid C17, saw the demise of brewing beer, and the development of cider production with increasing production throughout the C17 & C18`s, this can be seen from the 1787 map, La Bellieuse area became one of the centres of production for cider.

### Values and Significance:

#### Evidential:

Enclosed within a conservation area, La Cordonnerie, fits into the context of the early history of La Bellieuse hamlet, it displays physical design evidence plan form, tourelle relatable to the group values sustained in other protected building in this location. Like other buildings when mercantile trade arrived in the C18, the classical ideals of design were quickly adopted.

**Significance:**

The special interest of La Cordonnerie is attributed to its ability to be read in terms of adaption through time. The the early plan form of a 3-cell house from possibly C16, to the reconstructed facade of the C18. However, the loss of internal through-passage may be a regretted intervention. Greater, importance is attached to the community value that is present, even today, by understanding the evolution of the hamlet of “.La Bellieuse “.

The spatial and temporal aspects of this location are characterised by spiritual and secular components that can clearly be seen today, when referencing historic maps. This building retains the origins of the fabric of the place, we know as La Bellieuse.

**Impact Statement:**

The removal of the existing rear extension, justification:

- It is suggested, the present structure does not contribute to the special interest, any form of cultural context in terms of design, or use of materials. However, given that this form of structure is not uncommon, its special interest may be considered to be relatively low since it is representative of convenience and utility only.  
Being built at a time when the historic environment was not designated and consideration was not necessary.

**Impact assessment Table:**

<b>Proposed works</b>	<b>Significance of historic fabric affected</b>	<b>Potential impact of works</b>	<b>Conservation Issues</b>	<b>Mitigation</b>
Rear Extension connection to House	C16/18 wall fabric	Point of contact with the house will be minimal	Appropriate mortar repairs will be completed	Minimal surface preparation for mechanical connection and moisture ingress
Excavations for foundation and over-site slab	Evidence of former structures/wells etc., prior to the existing C20, extension may be found	Loss of integrity of historic house foundations-walls	Record evidence found.	Preliminary investigation appropriate
Paving and variations to existing ground levels	Remains of former structures associated with the use of the house	Defining new ground levels, retain evidence of structures exposed	Assessment needed before major works commence	Retain evidence in position.

**Impact Commentary:**

- In relation to the above values, the scale, massing and materials used, allow the historic context and fabric of the house to be appreciated. The design is based on contemporary juxtaposition approach that makes it obviously of the C.21. The major objective being to successfully, facilitate the implementation of new facilities and a revised form of circulation to the house.
- The scheme indicates a subordinate link (hall) to the body of the extension, where the oblique N.E. view, is interrupted by a traditional rubble wall adjacent to the existing single storey gable. The elevations W. & S. take advantage of the light values to penetrate the extension with projecting elements of structure that provide “substance”.
- The implications of the scheme in terms of damage and displacement of historic fabric are minimal. However, elements of historic interest could be exposed in excavation and clearance of the existing extension
- The existing garden setting retains the landscape value, incline to the S. with graduated steps to a vegetated aspect and proposes the removal of existing clutter.
- Mitigation and sustainability principles have been used to develop this scheme

#### References:

Author J. McCormack Channel Island Houses

Author R. Hocart The Country People of Guernsey and their Agriculture 1640-1840

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