Part Two
Study of the Hillside Town

The Hillside Town spans across a number of Character Areas on the east-facing and north-facing slopes of the St Peter Port Conservation Area. It has evolved over the centuries in tandem with the Harbours and Marinas to create an exceptionally high quality townscape that forms the backdrop in views on arrival into Guernsey by boat.

Contents

1. Introduction

This document has been designed for on-screen reading. Panoramic photographs will not fit when printing on A4 paper

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1.1.   The Hillside Town is formed by a collection of buildings and open spaces that have developed from a mediaeval settlement, port and castle, merging with the ancient settlement of La Salerie. Over time development extended beyond the mediaeval town, up the stream valleys and on to the plateau high above.

1.2.   This incremental expansion, which developed in tandem with the harbours and marinas, has produced an exceptionally high quality townscape that is cherished by the people who live in the Island as well as by visitors.

1.3.   The Hillside Town encompasses many of the Character Areas identified in Part 3. It is therefore important to read this part of the Appraisal together with the the relevant Character Areas. Indeed, whilst the Hillside Town might appear as one development, its character is partly derived from its incremental development over the centuries and the individual character of each phase of development.

1.4.   The Island Development Plan identifies St Peter Port as one of Guernsey's two Main Centres. New residential and commercial development will be focussed within the Main Centres. This development pressure presents opportunities as well as challenges to ensure the special character and appearance of the Conservation Area and the Hillside Town is conserved.

1.5.   This part of the St Peter Port Conservation Area Appraisal investigates and identifies the key characteristics of the Hillside Town. It has been achieved by selecting key views of the Hillside Town and studying how the human-made elements combine with the underlying landscape. This process has identified the following essential characteristics of the Hillside Town: tiers; green bookends; buildings and materials; landmark buildings; buildings and trees forming the skyline; and the Harbour/Marinas/Bellegreve Bay which form the foreground.

1.6.   Recommendations are provided for how to manage new development so that these characteristics can, wherever possible, be sustained.

1.7.   This part of the St Peter Port Conservation Area Appraisal was endorsed by the Development and Planning Authority in December 2021.

2. Key Characteristics

2.1. The essential characteristics of the Hillside Town are summarised below and in the associated map and are explained in further detail in the following pages.

2.2. Four tiers of development. The underlying landscape/topography has been altered over the centuries to form four tiers of development. This creates dramatic views of the Hillside Town from the Harbour and beyond as well as views out of the Hillside Town. The four tiers are distinct when viewed from the east; when viewed from the north, the three lower tiers are less distinct and sit below the landscaped fourth tier.

2.3. Green bookends. The Hillside Town is booked-ended by two wooded areas: to the south is Le Val des Terres and Havelet Valley; and to the north is a swathe of land that runs from St Jacques to Beau Sejour. The wooded areas forming Montville and Mount Durand also appear in some views.

2.4. Buildings and materials. Between the two 'green' bookends the character is predominantly formed by buildings and structures, interspersed with smaller areas of greenery. The buildings within the mediaeval core are typically tall and narrow with a fenestration pattern that results in a vertical emphasis. Further from the historic core are Georgian, Regency and Victorian rendered buildings of up to three and a half storeys. Across the Hillside Town there is a consistent palette of building materials and colour, which are limited to natural stone or render, painted white or cream, under steeply pitched slated and tiled roofs.

2.5. Landmark buildings. There are buildings that stand out from other buildings. These often have a civic use and are usually taller (e.g. they have spires). They also have materials (e.g. copper) that contrast with the predominant building materials and colour.

2.6. Buildings and trees forming the skyline. The skyline of the Hillside Town changes depending on the distance and elevation of the viewer. The upper tier (fourth tier), forms the skyline which is created by a combination of groups of trees and buildings, some of which are landmarks, and tends to draw the eye.

2.7. Harbours/Marinas and Belle Greve Bay. These form the foreground to the Hillside Town which changes throughout the day with the rising and falling of the tide.

Summary of the Key Characteristics of the Hillside Town

Legend:
- Tier 1
- Tier 2
- Tier 3
- Tier 4
- Landmark (spire)
- Landmark (structure)
- Ridge
- Prominent building forming the skyline
- Groups of trees

Belle Greve Bay

QEII Marina

St. Peter Port Harbour

Havelet Bay

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The Tiers of the Hillside Town

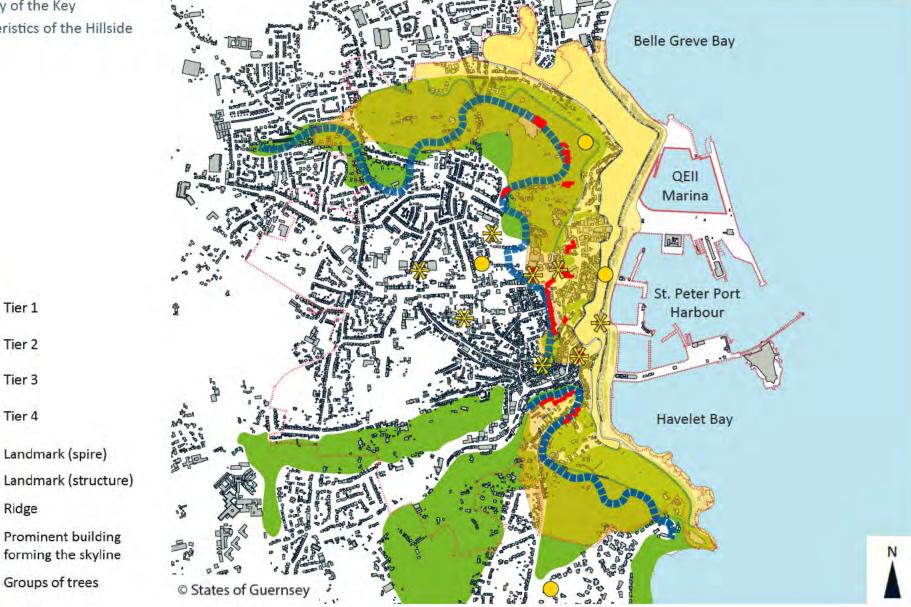© States of Guernsey
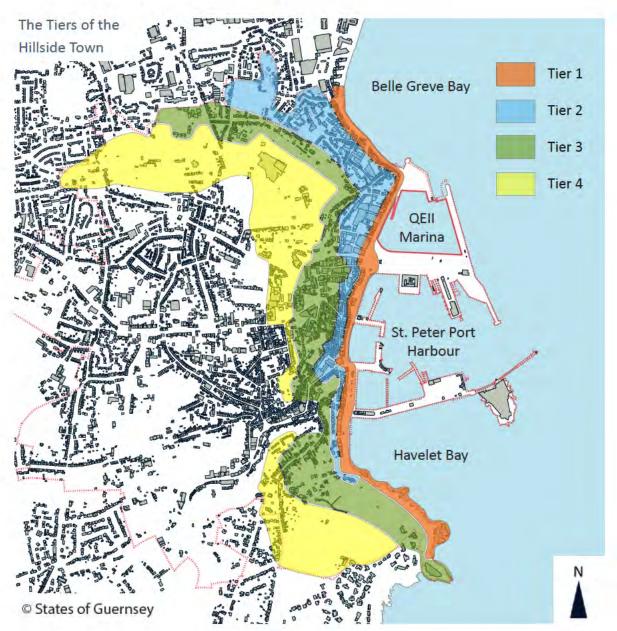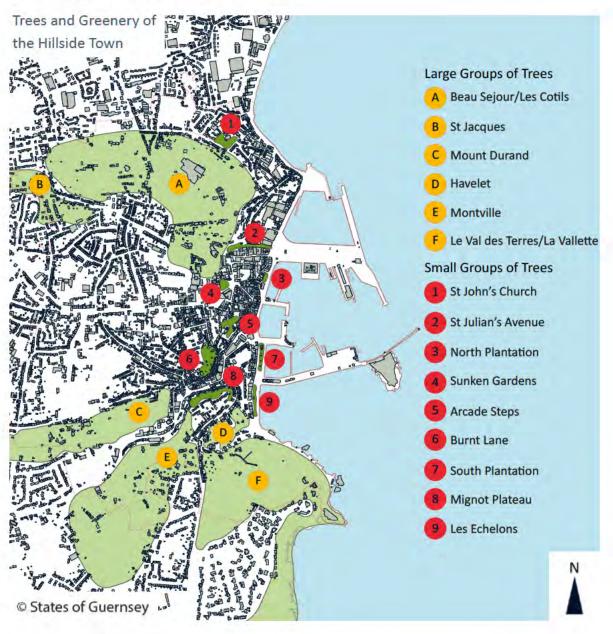
Tiers of the Hillside Town

2.8.   The topography of the Hillside Town is an important factor that forms its distinctive character. The Harbours/Marinas, Belle Greve Bay and Havelet Bay form the foreground to four tiers, which can be broadly categorised as:

- **Tier 1**
  - Facing East - La Vallette, Les Echelons, South Esplanade, The Quay, North Esplanade, Glategny
  - Facing North - St George's Esplanade

- **Tier 2**
  - Facing East - Lower part of Le Val des Terres, The Strand, Cornet Street, Markets, High Street, Les Canichers, Paris Street
  - Facing North - New Paris Road, Les Amballes, Mont Arrive

- **Tier 3**
  - Facing East - Lower Hauteville, Mignot Plateau and St Barnabus, New Street, Les Canichers
  - Facing North - Les Cotils, Rope Walk Lane, St John's Road, Rouge Rue, Guelles Road

- **Tier 4**
  - Facing East - George Road/Hauteville, the New Town, Beau Sejour/Les Cotils
  - Facing North - Amherst, Fosse Andre, Rozel Road

2.9. The above illustrates the four tiers of the Hillside Town when viewed from the east. From here the tiers are distinct. When viewed from the north, the lower three tiers are less distinct and so merge together, sitting below the fourth tier.

Trees and Greenery of the Hillside Town

Large Groups of Trees

- A Beau Sejour/Les Cotils
- B St Jacques
- C Mount Durand
- D Havelet
- E Montville
- F Le Val des Terres/La Vallette

Small Groups of Trees

- 1 St John's Church
- 2 St Julian's Avenue
- 3 North Plantation
- 4 Sunken Gardens
- 5 Arcade Steps
- 6 Burnt Lane
- 7 South Plantation
- 8 Mignot Plateau
- 9 Les Echelons

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Green Bookends and Groups of Trees

2.10.   The Hillside Town is book-ended by two wooded areas: to the south by Le Val des Terres/Havelet Valley; and to the north by the swathe of land that runs from St Jacques to Beau Sejour. The wooded areas forming Montville and Mount Durand are also visible in some views.

2.11.   Between these two 'green' bookends the character is predominantly formed by buildings and structures, interspersed with smaller areas of green landscape. These take the form of single trees and groups of trees forming public spaces, such as North and South Plantations and Les Echelons, as well as single trees that are often in private gardens.

Steep pitched slate/pan-tile roofs; flat/Captain's dormers; chimneys reinforce verticality

Walls of stone/render painted cream/white

Vertical emphasis of buildings and openings

Tall, narrow, unadorned buildings

High solid:void ratio

Buildings and Materials

2.12. When viewed from the east and north, the Hillside Town appears as a large group of similar buildings. However, closer inspection reveals it is a patchwork of buildings and groups of buildings that often reflect the period within which they were built, albeit with an occasional modern infill building.

2.13. Notwithstanding the different periods of development, the overall visual impression of the Hillside Town is formed by a unity of:

- Building forms and proportions - tall, narrow, unadorned buildings under steeply pitched roofs

- High solid:void ratio (windows:walls)

- Vertical emphasis of buildings and fenestration pattern, which is reinforced by chimneys

- Materials - walls are typically natural-coloured stone, stucco and render painted white, off-white or cream; roofs are slate and pan-tile in grey and orange

- Dormer windows, which are typically small scale and a variety of types, such as flat and pitched roofed, cat-slide and captain's
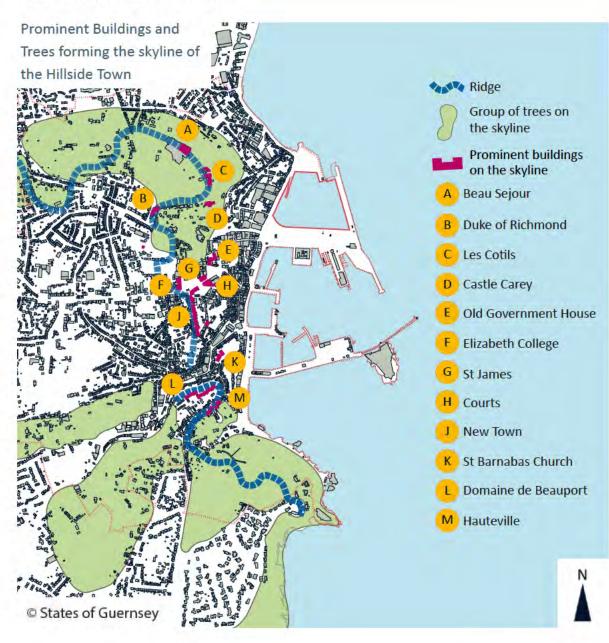
Landmark Buildings and Structures within and beyond the Hillside Town

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Legend

※ Spire

● Structures

Landmarks within the Hillside Town

1 Les Cotils

2 Victoria Tower

3 Elizabeth College

4 St James

5 Lloyds Bank

6 Town Church

7 St Barnabus Church

Landmarks outside the Hillside Town

A Monument Gardens Comms Tower

B Ebeneezer Church

C St Joseph's Church

D Notre Dame Church

E Fort Road Comms Tower

F Castle Cornet

G Harbour cranes

N

Landmark Buildings

2.14. The Hillside Town includes buildings that are exceptions to the above predominant characteristics. These are usually civic buildings and, due to their scale, three dimensional form, materials and use (as well as some having spires that break the skyline), these buildings draw the eye and are landmarks.

2.15. There are also buildings/structures which are behind the Hillside Town, but break the skyline in some views. This means they are only visible in long distance views or medium distance views at a high elevation.

Landmarks of the Hillside Town:
C) St Joseph's Church; 2) Victoria Tower; 7) St Barnabas

Prominent Buildings and Trees forming the skyline of the Hillside Town

Legend:

- Ridge
- Group of trees on the skyline
- Prominent buildings on the skyline
- A Beau Sejour
- B Duke of Richmond
- C Les Cotils
- D Castle Carey
- E Old Government House
- F Elizabeth College
- G St James
- H Courts
- J New Town
- K St Barnabas Church
- L Domaine de Beauport
- M Hauteville

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Skyline

2.16.   The skyline of the Hillside Town can change depending on the distance and elevation of the viewer. However, the skyline is formed by a combination of buildings, some with spires forming landmarks, together with groups of trees that draw the eye.

New Town

Domaine de Beauport

Les Cotils

Hauteville

Aerial View from the north-west with the Hillside Town in the foreground

Aerial View from the south-east with the Hillside Town in the background

The Harbours and Marinas

2.17. The Harbours and Marinas form the foreground of the Hillside Town. The development of the Harbours is complex and occurred in synergy with the Town, dictated by Guernsey's economy over the centuries (see Overview as well as the Old Town and Harbours and Marinas Character Areas). Those that we see today are predominantly 19th century structures and buildings with some 20th century development, such as the cranes and the QEII Marina.

2.18. The Harbours and Marinas are a working port that handles freight and ferries and therefore contains many commercial structures, ships, boats and cranes as well as leisure craft.

Monument Gardens Comms Tower

Extension to Old Government House

Duke of Richmond Hotel

Royal Courts

The Albany and the Tax Offices

Creasey's

Detractors

2.19.   When viewed from long and medium distances there are few buildings or empty sites that detract from the overall appearance and character of the Hillside Town. There are, however, some buildings that detract when viewed from shorter distances:

- Creasey's, The Quay – scale/mass, lack of detailing; roofscape when viewed from the Arcade Steps

- The Albany and Tax Offices - mid-late 20th century buildings with an architectural form and fenestration pattern with horizontal proportions

- Duke of Richmond Hotel - appears as a large monolithic building on the skyline in some views

- Monument Gardens Communications Tower - seen on the skyline in many views, sometimes directly behind the spires of St James and Elizabeth College

- Royal Courts - the roof form of this building appears discordant in some views which is compounded because the building is adjacent to the landmarks of Elizabeth College and St James

- Extension to Old Government House Hotel - appears as a large monolithic building which sits below Victoria Tower in some views

3. Selection of Key Views

3.1. There are numerous public views to, through and from within the Hillside Town that range from glimpses between buildings, views down streets and panoramas from the Harbours. This study does not attempt to describe or list them all. Instead it identifies Key Views that help to express the essential historic, townscape and architectural qualities of the Hillside Town.

3.2. This study is a starting point. Its purpose is to identify the Key Views in order to provide a succinct description of the characteristics of the Hillside Town. More thorough analysis will be needed if development is proposed, firstly by assessing the development within these Key Views and secondly by assessing the development within other views that are specific to the development site and proposal.

Historic Views

3.3. In some cases these views are from the same locations that have, over the centuries, attracted artists and photographers to draw and paint the Hillside Town. In more recent years these views have been captured in postcards. All provide a valuable record and some examples are included on the following pages.

View Distance

3.4. This study considers views of the Hillside Town from the following distances:

* Long distance (between 0.75 and 3km) - in these views the Hillside Town can be seen in the context of its wider landscape and the port. The colour of materials and a very broad indication of the three-dimensional form of the buildings can be seen.

* Medium distance (between 0.5 and 0.75km) – the materials and their colour, the three dimensional form of the buildings and their architectural composition can be perceived.

Type of Views

3.5. The key views have been categorised into the following types:

* Dynamic views, which are experienced and evolving along a route

* Vistas, framed by buildings and/or a landscape that focus the viewer to a point

* Framed, which have a wide field of vision and are often focused on a particular point
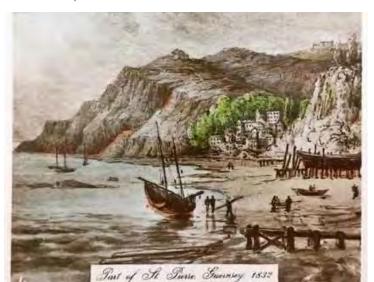
* Panoramas, which have a very wide field of vision.

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Havelet Bay

Havelet Bay

View from Delancey

Harbour entrance

View from Castle Cornet

All images obtained from
Facebook page Guernsey Days
Gone By

View from Cliff Street towards Castle Cornet
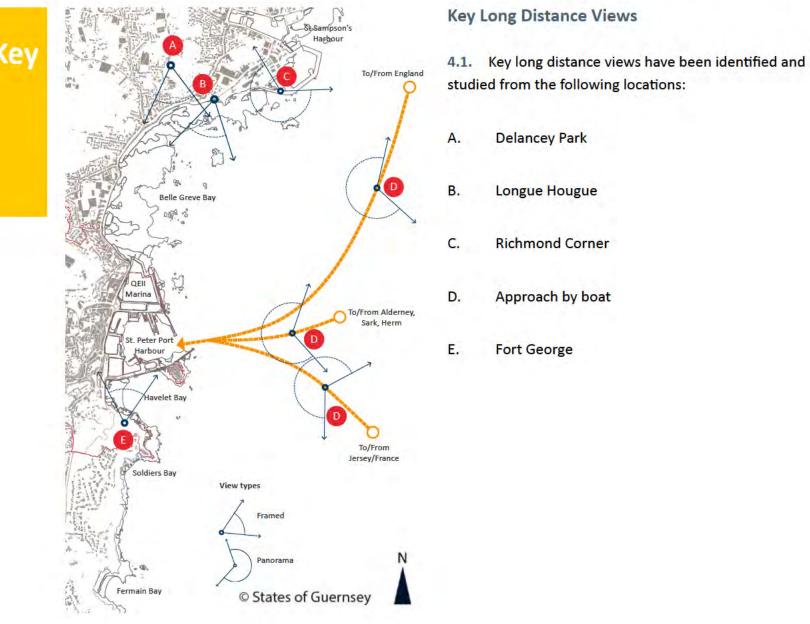

Careening Hard

View from the Bathing Pools

View from Les Cotils

St George's Esplanade

All images obtained from Facebook page Guernsey Days Gone By

4.
Analysis of Key Views

St Sampson's Harbour

To/From England

Belle Greve Bay

QEII Marina

St. Peter Port Harbour

Havelet Bay

To/From Alderney, Sark, Herm

To/From Jersey/France

Soldiers Bay

View types

Framed

Panorama

Fermain Bay

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Key Long Distance Views

4.1.   Key long distance views have been identified and studied from the following locations:

A.   Delancey Park

B.   Longue Hougue

C.   Richmond Corner

D.   Approach by boat

E.   Fort George

Lighthouse · Castle Cornet · Harbour cranes · Le Val des Terres (south wooded shoulder) · La Salerie · Charroterie Valley · Les Cotils (north wooded shoulder) · Victoria Tower · Admiral Park · Ridge line of upper plateau · Belle Greve Bay
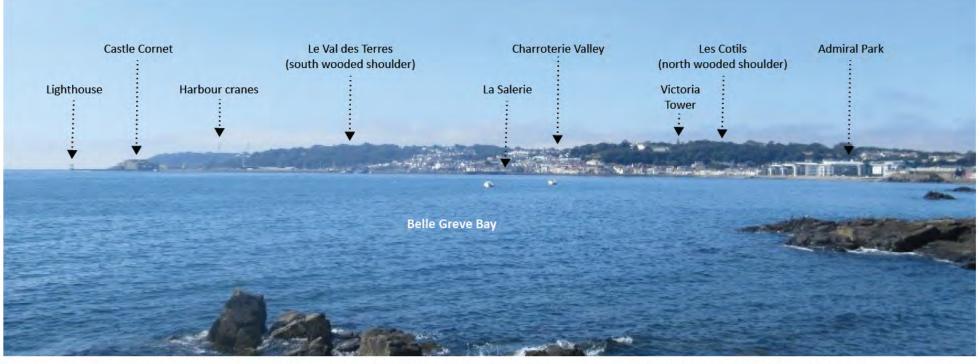
View A. Delancey Park

Distance to Hillside Town
2,500m
Elevation +27m AOD

- Elevated viewing point with Les Banques in the immediate foreground
- Hillside Town is seen in the wider context of the eastern cliffs and upper plateau
- Viewed from the north, where Salerie Corner and St George's Esplanade are seen straight on and the historic core is seen obliquely
- Hillside Town sits between the wooded areas of Le Val des Terres/Havelet and Les Cotils/St Jacques
- Skyline formed predominantly by groups of trees with some landmark buildings such as Victoria Tower, Ebeneezer Church and Les Cotils
- Town appears to climb up the Charroterie Valley between the two wooded hills
- Harbours and Marinas, Castle Cornet, the Castle Breakwater, harbour cranes and the lighthouse extend out from the Hillside Town

Lighthouse · Castle Cornet · Harbour cranes · Le Val des Terres (south wooded shoulder) · La Salerie · Charroterie Valley · Victoria Tower · Les Cotils (north wooded shoulder) · Admiral Park

Belle Greve Bay

View B. Longue Hougue

Distance to Hillside Town 2,750m

Elevation +10m AOD

- Belle Greve Bay forms the foreground, which changes throughout the day with the rising/falling tide
- Harbours and Marinas, Castle Cornet, the Castle Breakwater, cranes and lighthouse form a landmark
- Skyline formed predominantly by trees with some landmark buildings, e.g. Victoria Tower, Ebeneezer Church and Les Cotils

- The buildings coalesce to form a block of colour and materials
- Hillside Town appears as a collection of buildings of similar scale, architectural composition, materials and colour, interspersed with groups of mature trees

View C. Richmond Corner

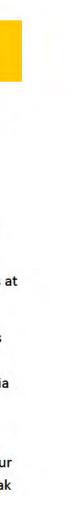**Distance to Hillside Town 1,600m**
Elevation +8m AOD

- A dynamic and evolving view when approaching the Hillside Town from the north along Les Bas Courtils and Les Banques

- Belle Greve Bay forms the foreground, which changes throughout the day with the rising/falling tide

- Wooded area of Le Val des Terres/Havelet forms the background, whilst the wooded area of Les Cotils/St Jacques is prominent in the foreground

- Skyline formed predominantly by trees with some landmark buildings, e.g. Victoria Tower, Ebeneezer Church and Les Cotils

- St George's Esplanade sits below the wooded green swathe of Les Cotils

- Hillside Town appears as a collection of buildings of similar scale, architectural composition, materials and colour, interspersed with groups of mature trees
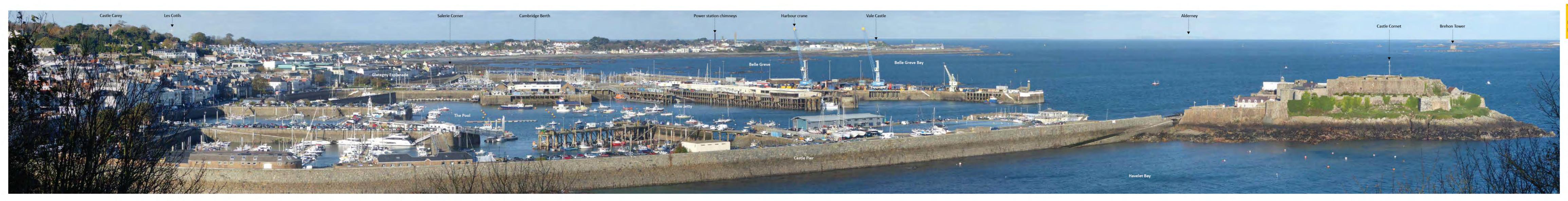
Top panorama labels (left to right): Fort George, Fort Road Comms Tower, Le Val des Terres, Castle Cornet, George Road, Lighthouse, Harbour entrance, Lighthouse, Domaine de Beauport, St Barnabas, Harbour crane, New Town, St Joseph's Church, Elizabeth College, Victoria Tower, Les Cotils, Les Cotils, La Salerie

Bottom panorama labels (left to right): Castle Cornet, Lighthouse, Le Val des Terres, George Road, Les Echelons, Harbour entrance, Domaine de Beauport, South Esplanade, St Barnabas, Lighthouse, New Town, St Joseph's Church, Elizabeth College, St James, Harbour Wall, Harbour crane, Victoria Tower, Harbour crane, Les Cotils

- A dynamic and evolving view approaching the Hillside Town from the Little Russel. The Hillside Town is seen in the wider context of the east coastline of Guernsey

- Harbours and Marinas, Castle Cornet, Castle Breakwater, lighthouse and harbour cranes form landmarks

- Hillside Town sits between heavily wooded areas at Le Val des Terres/Havelet and Les Cotils

- Skyline formed predominantly by groups of trees (e.g. Le Val des Terres) and buildings (e.g. New Town) with some landmark buildings (e.g. Victoria Tower)

- Castle Cornet and the walls of the Harbours and Marinas are dominant in the foreground. Harbour cranes are landmarks in the foreground that break the skyline
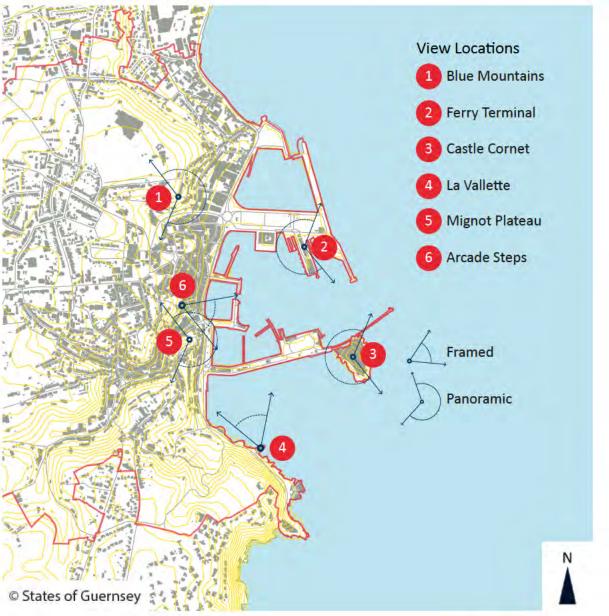
Castle Carey Les Cotils Salerie Corner Cambridge Berth Power station chimneys Harbour crane Vale Castle Alderney Castle Cornet Brehon Tower

Belle Greve Belle Greve Bay Glategny Esplanade The Pool New Jetty Castle Pier Havelet Bay

View E. Fort George

Distance to Hillside Town 750m
Elevation +55m AOD

- Elevated position, looking down on the Hillside Town

- Southern edge of the Hillside Town is obscured by the mature landscape

- Harbour and Marinas/Castle Cornet tend to draw the eye, with the Hillside Town in the periphery of the view

- Eastern coastline in the background, including the Bridge and power station chimneys, Mont Crevelt and Vale Castle

- Buildings tend to sit below the skyline

- Skyline formed by mature trees, buildings between trees, Castle Carey and Les Cotils cross

- Hillside Town appears as a collection of buildings of similar scale, architectural composition, materials and colour, interspersed with groups of mature trees

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View Locations

1 Blue Mountains

2 Ferry Terminal

3 Castle Cornet

4 La Vallette

5 Mignot Plateau

6 Arcade Steps

Framed

Panoramic

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Key Medium Distance Views

4.2. Key medium distance views have been identified and studied from the following locations:

1. Blue Mountains

2. Ferry Terminal

3. Castle Cornet

4. La Vallette

5. Mignot Plateau

6. Arcade Steps

Longue Hougue | Brehon Tower | Herm | Jethou | Sark | Harbour cranes | Lighthouse | Castle Cornet | Bathing Pools

Belle Greve Bay | Little Russel | The Pool

View 1. Blue Mountains

Elevation +49m AOD

- An iconic view featured in many postcards of St Peter Port

- Elevated position looking over a foreground formed by the roofscape of Les Canichers and La Salerie and Royal Bank Place with predominantly traditional steeply pitched roofs and chimneys. Roofs are predominantly pan-tile or slate and there is a modern shallow pitched roof over Royal Bank Place

- Wide panoramic view from La Salerie in the north to Castle Cornet in the south

- The views includes the Harbours and Marinas where Castle Cornet and the harbour cranes form landmarks

- Background formed by the Little Russel and other islands of Herm, Jethou and Sark

View 2. Ferry Terminal

Distance to Hillside Town 425m
Elevation +12.5m AOD

- The full breadth of the Hillside Town can be seen from La Vallette to Salerie Corner

- The two wooded swathes of green at Le Val des Terres and Les Cotils shoulder the Hillside Town

- Many of the features of the Hillside Town are visible, such as landmark buildings (e.g. Lloyds Bank) and spires (e.g. St Joseph's Church)

- Due to the position of the sun, for most of the day Castle Cornet is seen as a silhouette

- Trees and landmark buildings/groups of buildings form the skyline

- Buildings are broken up by private gardens and trees as well as public open spaces at the North and South Plantations

- Working harbours form the foreground to this view which changes as the tide rises and falls throughout the day

Labels on image: Jerbourg Headland, Doyle Monument, Belvedere House, Domaine de Beauport, St Barnabas, Town Church, New Town, St Joseph's Church, Elizabeth College, Communication Tower, Lloyds Bank, St James, Monument Gardens, Victoria Tower, Duke of Richmond Hotel, Castle Carey, Les Cotils, Salerie Corner, Le Val des Terres, Les Echelons, South Esplanade, North Plantation, Castle Pier, The Pool, Cambridge Berth

View 4. La Vallette

Distance to Hillside Town 500m
Elevation +3m AOD

- Lower position – looking up towards the Hillside Town

- The full breadth of the Hillside Town can be seen from La Vallette to Salerie Corner but this view continues as a panorama to encompass the Harbours and Marinas, Castle Cornet, the Little Russel and some of the other islands

- Many of the features of the Hillside Town are visible, often as spires, (e.g. St Joseph's Church,

Elizabeth College, St James, Victoria Tower) as well as mature trees at Les Echelons

- Skyline is predominantly formed by groups of buildings together with landmark buildings at Hauteville, Lower Hauteville and the New Town but also trees at Le Val des Terres and Les Cotils

- Havelet Bay forms the foreground to this view and changes as the tide rises and falls throughout the day
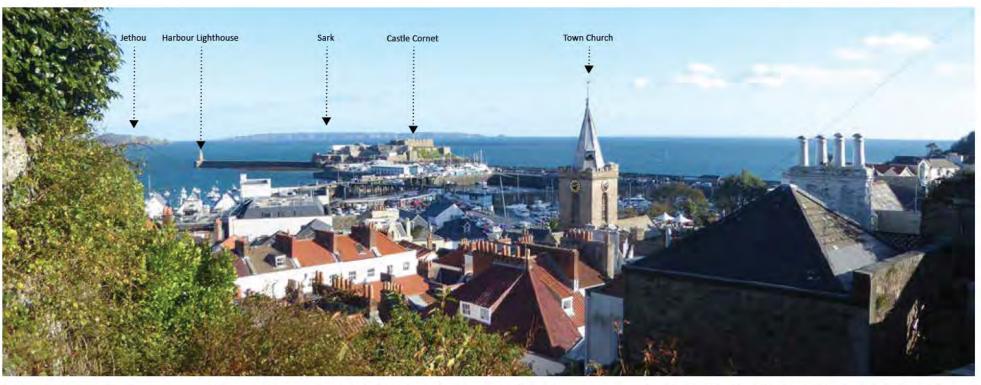
Castle Carey | Lloyds Bank | Town Church | Power station | Longue Hougue | Harbour cranes | Brehon Tower | Herm | Jethou | Castle Cornet | Sark | Bathing Pools | Le Val des Terres

Lighthouse

Little Russel

Cambridge Berth

The Pool

Havelet Bay

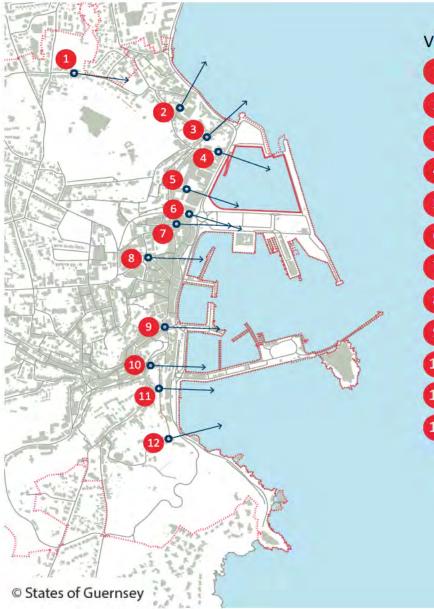Jethou   Harbour Lighthouse   Sark   Castle Cornet   Town Church

View 6. Arcade Steps

Elevation +38m AOD

- An iconic view featured in many postcards of St Peter Port

- View over the roofscape of the mediaeval Old Town with traditional steeply pitched roofs and chimneys. Roofs are predominantly pan-tile or slate

- Town Church forms a landmark in the foreground and Castle Cornet forms a landmark in the background

- The view includes the Harbours and Marinas, the Little Russel and other islands of Herm, Jethou and Sark

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View Locations

1 Rouge Rue
2 La Piette Road
3 Paris Street
4 Well Road
5 Bosq Lane
6 St Julian's Avenue
7 Le Truchot
8 War Memorial
9 Markets
10 Cliff Street
11 The Strand
12 Havelet

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View Corridors

4.3. The structure and pattern of the Hillside Town creates a number of streets and other public open spaces which visually connect the Hillside Town with the Harbours and Marinas, the Little Russel and the other islands.

4.4. These visual connections are important to the character of the Hillside Town because they give context and reinforce the sense of place.

View Corridor 5. Bosq Lane

View Corridor 6. St Julian's Avenue

View Corridor 9. Markets

View Corridor 8. War Memorial

View Corridor 10. Cliff Street

5. Strengths, Issues and Opportunities

5.1.   The Hillside Town we see today has evolved over the centuries, accepting the architecture of the particular time. Until the mid-late 20th century this architecture followed common architectural themes which has resulted in a coherent overall appearance. During the mid-late 20th century design began to use new building technologies from which different architectural styles evolved.

5.2.   Some of the mid-late 20th century buildings have successfully integrated into the Hillside Town. Others have not been so successful (see Detractors). However, there is no reason why, with careful consideration and design, the Hillside Town cannot accept contemporary architecture. Havelet Brewery is a good example of modern architecture being introduced to the Hillside Town.

Development Pressures

5.3.   St Peter Port is designated in the Island Development Plan as one of two Main Centres. This follows a spatial strategy to focus new development at St Peter Port and The Bridge, which leads to significant pressure for commercial and residential development as well as development to the ports and marinas. Whilst this development pressure creates challenges in ensuring the character and appearance of the Conservation Area is not harmed, it also ensures the Conservation Area, and many of the protected buildings within it, thrives as an attractive place to live, work and visit.

5.4.   The following pages provide a series of guidelines to consider new development.

Careful Consideration and Design

5.5.   The Planning Law places a duty on the Authority to carefully consider planning applications within a Conservation Area so that, wherever possible, the special historic interest, character and appearance of that area is not harmed. This statutory duty is reflected in Island Development Plan Policy GP4: Conservation Areas. The very high historic interest, special character and appearance of the Hillside Town therefore needs to be carefully considered alongside the aspirations of property owners when considering the design of developments. This does not mean that development cannot occur within the Hillside Town, but does mean that it if harm must occur then the benefits of the development must outweigh that harm.

5.6.   Whatever scale of development is proposed, the importance of careful design cannot be over-stressed. Inappropriate small-scale extensions or alterations to a building can individually and cumulatively harm the character and appearance of the Hillside Town as much as the redevelopment of a whole site or area. In order to enable high quality contextual design a number of tools are available for use in cases where it is proportionate and appropraite to do so:

- Development Frameworks, which are required for development of a certain size

- Architects Panel, where members of the Guernsey Society of Architects give feedback on design

- Modelling, whether that be a traditional model (e.g. cardboard) or computer modelling, can be a relatively quick means to test the three dimensional form of new buildings and open spaces and how they sit within their context

5.7.   Early engagement with the Authority through the pre-application process is important where the details of the proposal can be discussed with building owners, developers and their agents and the appropriateness of using the above tools can be considered. In some cases proposals may need to go through a number of iterations before an acceptable design is agreed.

Large-Scale Development

5.8.   Larger scale redevelopment might emerge from two of the Regeneration Areas identified in the Island Development Plan (Lower Pollet and South Esplanade/ Mignot Plateau), both of which are located in the lower tiers of the Hillside Town. IDP Policy requires a Development Framework to be prepared before a planning application is submitted. This has been prepared and offers an opportunity to further consider how these Regeneration Areas sit within the Hillside Town and presents an opportunity for landmark/ gateway buildings.

5.9.   Further large-scale development might accrue from the Seafront Enhancement Area (SEA) as well as the Harbour Action Area (HAA) where there is significant development pressure. This will be brought forward through a Local Planning Brief.

5.10.   Buildings and structures that form the Harbours and Marinas are not part of the Hillside Town, but form the foreground of many key views. Development of these areas therefore needs to be considered through the policies in the Local Planning Brief as well as the associated Environmental Statement.

5.11.   There are few empty sites that are available for development within the Hillside Town. However, buildings often go through an economic cycle which can result in their demolition and rebuild or major refurbishment. Some such buildings have been demolished and redeveloped in recent years (e.g. Havelet Brewery).

5.12.   Small-scale regeneration is more likely to produce 'background buildings' which sit comfortably into their context and, although having good architectural quality in themselves, are not designed to stand out in the street or the Hillside Town.

Existing Landmark Buildings

5.13. By their nature existing landmark buildings (see paragraphs 2.14-2.15) tend to draw the eye. Therefore, new development near to or forming the background of existing landmarks must be carefully considered and designed so that it does not compete with the landmark status.

5.14. Schemes to light landmark buildings at night, that are not currently lit, could be explored.

New Landmark Buildings

5.15. Landmark buildings are those that are deliberately designed to stand out from other buildings in their context. This can be through a combination of their three-dimensional form (usually taller than the surroundings), materials or they could have a use that attracts people (e.g. Victor Hugo's House).

5.16. New landmark buildings will need to have a very high standard of architectural design, including how they will be lit at night.

Existing Skyline

5.17. New development on or near the existing skyline (see paragraph 2.16) must be carefully considered. It is important to note that tall buildings or structures (e.g. communication towers) may be visible behind the skyline.

Development within Gardens and Other Open Land

5.18. The green book-ends of woodland and large groups of trees (see page 7) should be retained. Development within these areas will need to be carefully considered so as to not erode character. If it is expedient, statutory protection for the trees in these areas should be considered.

5.19. This study demonstrates that individual trees and groups of trees, including those within private gardens, (see page 7) make a valuable contribution to the character of the Hillside Town and to public amenity. These trees should be considered for statutory protection if it is expedient to do so.

Small Scale Development

5.20.   The Hillside Town contains existing residential, leisure and commercial uses that often need relatively small-scale alterations to meet modern needs:

- **Historic windows and doors.** At the viewing distances of this study it is not possible to perceive the difference between the material of historic windows and doors and modern windows and doors. However, the configuration and method of opening can be perceived. Therefore replacement windows/doors should generally be expected to replicate the method of opening and configuration

- **Balconies.** Adding balconies to historic buildings must be considered on a case-by-case basis taking account of the architectural composition of the building and how it contributes to (or detracts from) the character and appearance of the Hillside Town

- **Extensions to existing buildings.** Extensions to historic buildings will need to be considered on a case-by-case basis taking account of the architectural composition of the building and how it contributes to (or detracts from) the character and appearance of the Hillside Town

- **Alterations to fenestration.** This will usually require the solid:void ratio and the vertical proportions of the existing façade to be maintained

- **Dormer windows.** Vertical proportions should be maintained. Large/letter box dormer windows do not maintain the characteristic vertical proportions

- **Small scale renewable energy production.** These are likely to be limited to photovoltaic cells, hot water solar panels and air source heat pumps. Careful design can usually integrate these into the existing building, e.g. low-profile black photovoltaic panels can be integrated into a slate roof

- **Plant and other building machinery.** Careful design can locate this where it cannot be seen and/or screening can be used. However, these elements need to be considered from the outset, especially ventilation requirements for hot food.

View Corridors

5.21.   View corridors (see paragraphs 4.3-4.4) reinforce the sense of place and are an important visual connection between the Hillside Town and the Harbours and Marinas, the Little Russel and other islands. Any new development should not block out or substantially reduce these views.

Glimpsed Views

5.22.   Occasional breaks in the enclosure of streets allows views out from the Hillside Town. Similar to view corridors, these views help to visually connect the Hillside Town to the other islands and to reinforce its sense of place. There are far too many of these views to identify all in this study. Therefore, they should be identified on a case-by-case basis and, wherever possible, be retained.

Climate Change

5.23.   Measures to adapt and mitigate the effects of climate change are becoming increasingly important. Some of these measures (e.g. small-scale renewable energy production) are discussed earlier in this section. Appropriate new tree species in the right locations can mitigate the effects of climate change whilst respecting the character of the Hillside Town.