

# Rue Du Tertre Development Brief



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**ENVIRONMENT**

A STATES OF GUERNSEY GOVERNMENT DEPARTMENT

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# 1.0 INTRODUCTION

This Development Brief has been prepared by the Environment Department for the potential development of the land north of Braye Road and west of Rue du Tertre and the renovation of Le Tertre House. The development of the site offers the opportunity to create a quality development that utilises and maximises the use of land in the Settlement Area.

The brief is intended to provide guidance, which will help to ensure that high quality, sustainable residential development occurs in the Rue du Tertre site respecting and enhancing the special character of the area.

The purpose of the brief is to set out, primarily for the benefit of the community, landowner and developers, the requirements of the Urban Area Plan (UAP). It provides a basis on which developers can prepare plans and financial programmes. It also sets out the principles of development that should be adopted by developers including: land uses, layouts, design, provision of open space, access, landscaping and the conservation principles of the Protected Building (Le Tertre).



## 2.0 THE SITE

The site, including the Protected Building, covers an area approximately 1.09 hectares (6.7 verges) in total and is located to the north of Braye Road and west of Rue du Tertre. It is bounded to the north and west by Carriere Lane and Rue de l'Essart. On these frontages in particular there are significant areas of mature trees, and there are some trees and hedgerows within the site.

The land rises from south to north and on the north east corner of the site is 'Le Tertre', a scheduled Protected Building, which is a fortified farmhouse dating from the 15<sup>th</sup> Century. There is considerable 19<sup>th</sup> Century reconstruction at the back of the house and some modern alterations. The site context section of this brief provides more information regarding this building.

Around the north of the site, the roadside boundaries are granite walls, approximately 3m high, which form a significant feature contributing to the distinctive character of the area. Within the site, where the boundary abuts existing residential properties, there is a mixture of low walls and fences. Part of the eastern and southern boundaries of the site extend to the public roads, including five existing houses and a development site where there is permission for three new dwellings.



## 3.0 POLICY CONTEXT

Whilst individual policies of the Urban Area Plan (UAP) should not normally be taken out of context, the policies that are considered to be particularly relevant to the site are listed in the following table. Potential developers/architects/agents are advised to refer to the specific policy wording in the UAP Written Statement in drawing up detailed development proposals.

UAP Reference	Policy Relevance
GEN1	The proposed development will benefit the community by providing new homes within an established residential area which is well related to the pattern of development situated close to the Bridge and convenient for local facilities.
GEN2	The Development Brief provides guidance for the comprehensive development of the site.
GEN3	The new development should respect existing landscape features and include them as an integral part of the design process.
GEN4	The proposed development should have no adverse impact on the existing built environment.
GEN5	The proposed development should be of a good quality in terms of its design and the materials to be used and buildings should be of appropriate siting, layout and scale in relation to their surroundings.
GEN6	The rural character of Rue du Tertre and Carriere Lane should be maintained.
GEN7	Roads and infrastructure requirements should be considered carefully in the context of the adequacy of existing roads and utilities to cope with additional demand. The need for a Traffic Impact Assessment should be considered in respect of any future planning application for the site.
GEN8	Safe and convenient pedestrian routes should be provided through the development.
GEN9	Adequate levels of parking and amenity space should be provided in accordance with guidance in Annex 2 and 3 of the UAP.
GEN11	Account will be taken of the need to safeguard and, where appropriate, create opportunities for public enjoyment.
GEN12	Care should be taken to ensure that the new development is not detrimental to the reasonable enjoyment of adjoining properties, particularly overlooking or overshadowing.

### 3.0 POLICY CONTEXT

UAP Reference	Policy Relevance
DBE1	The development should achieve a good standard of overall design and make a positive contribution to the urban environment.
DBE2	In view of its scale and location, it is necessary to prepare a Development Brief to guide potential developers of the site.
DBE3	New buildings will be expected to generally conform to the height of surrounding buildings.
DBE4	Proposals should incorporate a comprehensive landscaping scheme to integrate the development with its surroundings.
DBE5	The northern part of the site adjacent to Rue de L'Essart/Carriere Lane, offers an opportunity for enhancement to the rural character of the lanes.
DBE8	The building of special interest (ie LeTertre ) and its setting should be protected from development that would detract from its special qualities.
DBE9	Existing buildings and features that do not contribute to the character and appearance of the site will be considered for demolition.
DBE10	Developers should assess the archaeological implications of any proposals and carry out relevant investigations.
HO1	The development will contribute to meeting the requirements for housing provision in the Urban Area.
HO2	The development must be of an acceptable standard in terms of design, density and amenity.
HO10	The density of development will be constrained by height limitations, amenity considerations, parking requirements and the achievement of a satisfactory design which respects the surroundings.
HO11	The majority of housing provided should be of a size, form and type suitable for smaller households.
HO12	The needs of the mobility impaired should be considered in the design of the dwellings.
HO13	The size and location of the site render it suitable for the development of sheltered housing.
CO3	The development should be in sympathy with and respect the distinctive landscape features of the area by promoting the appropriate conservation, management and enhancement of the landscape.

## 4.0 SITE CONTEXT

### Historic Qualities

Within the northern area of the site a distinctive group of historic buildings sits atop the raised, north east corner. Le Tertre and associated, connected buildings are an important landmark both within the site and for the surrounding area. Statutory protection of these buildings extends to, “the whole of the enclos”, including both external and internal fabric. The buildings, originating from a small fortified farmhouse or manor, exhibit an almost uniquely evolved design and architectural detailing dating from the 15<sup>th</sup> and 16<sup>th</sup> century development periods up to the 19<sup>th</sup> and 20<sup>th</sup> century. The property is considered to be of particularly special historical, architectural and social significance.

Similarly, built and natural features adjacent to and forming part of the environs of this special property, are highly regarded in terms of both their contribution to the historic setting of the building and to the character and amenity of the surrounding area. For example, high roadside walls on the northern and north eastern boundaries of the site, the formal walled garden area to the south, the 'motte,' or raised area, upon which Le Tertre itself stands and the open, falling escarpment to the south and west of the house are all considered especially important.



19<sup>th</sup> century re-fronting and alterations to 15<sup>th</sup> century part of house



North roadside wall



East elevation with flanking tower on north-east corner

External walls in the north and barn structure



### Topography and Landscape

#### Survey

The site lies within a Hougue landscape character area, and is a particularly good example of this landscape type, the higher north end of the site in particular displaying many of the defining characteristics. The Hougue landscapes are a series of low rocky hills, typically with prominent tree cover, and small land enclosures interspersed with scrubby woodland. Boundaries are frequently formed by ancient boulder walls and historic masonry walls, while old stone buildings are also distinctive elements of the landscape.

Within the overall landscape type, the site broadly divides into two areas of differing characteristics. The lower, southern area is relatively flat and dominated by adjacent suburban housing. The north part of the site is strongly rural in character with many maturing trees, and rises steeply to the historic buildings and boundary walls of Le Tertre.

The larger native/naturalised trees on this site make a very important contribution to the underlying landscape character of the locality, and provide a valuable feature within the site and its vicinity. Many younger trees are also present. Although some of these are domestic fruit trees of little landscape or amenity value, recent plantings have also included native trees which have the potential to very much enhance the character and amenity of the locality in the future.

A Rapid Visual Assessment survey of existing trees on and immediately adjacent to the site is appended as a plan. A schedule of those trees, noting their species, stem size and canopy spread is available as a separate document.

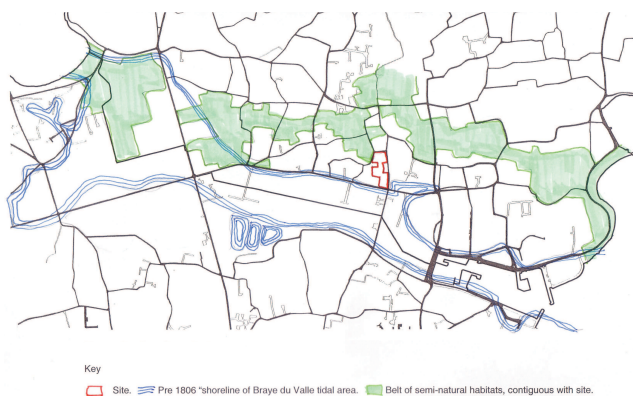
The site rises from about 4m above mean sea level at the south end (i.e. about 1m below high spring tide level) to over 13m at the north end. It forms part of the northern “shore” of the low lying Braye du Valle, which was a tidal/salt-marsh area until the sea was closed out by earth embankments at the Bridge and Pont St Michel in 1806 (see plan 1). The maritime influence is reflected in the geology of the site. The lower and relatively flat southern half is underlain by marine sands and gravels, while a shallow “step” across the site where the land starts to rise more steeply equates to the 8m raised beach of a Pleistocene interglacial period. The higher northern part of the site includes exposures of the diorite (“blue granite”) bedrock, on which the historic buildings of Le Tertre are built. The topography and underlying geology mean that the land is free draining, with no surface water features.

There are no particularly rare or distinctive wildlife habitats within the site, although the rural character of the land, especially towards the north of the property, allows for considerable populations of common hedgerow flora and fauna. The site is of some significance in this respect as it has a long history of non-intensive agricultural and horticultural use and is directly contiguous with an area of small fields with overgrown hedges and scrub woodlands.



## 4.0 SITE CONTEXT

This in turn is an integral part of an extensive belt of small fields of semi-improved grassland, enclosed by boulder walls and overgrown, species rich hedges with hedgerow trees, interspersed with areas of scrub, small woodlands and scattered quarries, all of which provide an important range of habitats which extends across the south of the Clos du Valle. (see plan 1)



Plan 1

### Landscape Analysis

The higher northern part of the site is itself a significant landscape feature, which merits protection from any unsympathetic development. Existing trees in this part of the site and the Protected Building of Le Tertre are important elements contributing to the landscape character of the locality, and this part of the site forms an appropriate and integral setting for the Protected Building. The important features include the walls of the enclosed front garden as well as other roadside masonry and boulder walls forming the boundary of the site.

The lower southern half of the site has no important features worthy of protection, except historic boulder walls/stone faced boundary banks around the roadside perimeter of the site. These should generally be retained, and integrated into new development. As many as possible of the mostly young native /naturalised trees within and around this lower area should also be included as features within development proposals. Trees to be retained require proper protection from damaging site works, and could provide an early impression of maturity for the development. In landscape terms, development of this lower part of the site could most effectively contribute to the inherent character of the locality by providing a positive urban quality, with well defined spaces enclosed by buildings and with opportunities for the establishment of strategically placed street trees. A typical suburban layout of individual houses in the centre of square plots, for example would detract markedly from the way development of this site would relate to the underlying landscape character within this immediate vicinity.

### Tree Survey

In accordance with BS 5837:2005, trees are identified in categories as follows:

	Colour	Description
A	Red	Trees that are dead or in such condition that any existing value would be lost within 10 years
B	Green	Trees of high quality and value, likely to have a remaining life of at least 40 years.
C	Blue	Trees of moderate quality and value and likely to have a remaining life of at least 20 years.
D	Grey	Trees of low quality and value, in a condition to last at least 10 years until new planting is established.

### Townscape Character

#### *Architecture and Conservation*

The quality of the architecture is mainly related to Le Tertre House which is recognised as a Protected Building. The property stands out as a landmark within the site, but it is enclosed by high walls and is less prominent in the streetscape. There are currently few examples of good modern architecture in the area.

#### *Details and materials*

Houses surrounding the site generally have pitched or hip roofs, and render elevations with tiled roofs and low boundary walls. Predominant materials comprise render, plain tiles and some slate, with stone particularly in boundary walls and historic buildings.



Rue du Tertre streetscape

#### *Character*

The character of the site and context is defined by natural and built elements that give unique identity to the site. In general the southern part of the site is characterised by a more urban and sub-urban form and appearance. Houses along Braye Road are predominantly terraced with small front gardens and are more dense in number.

The appearance of the properties along Rue du Tertre is largely traditional bungalows with more generous front gardens and larger plots. Carriere Lane and the lane along the north boundary are very narrow rural lanes with traditional stone walls and dense hedges and trees where dwellings do not address the lanes.



Braye Road urban character



The above together with the landscape and buildings analysis clearly illustrates the two perceived character areas of the site –semi urban and semi rural - which are easily identified by natural and built elements in the surroundings as well as within the site.

### Access and Transport

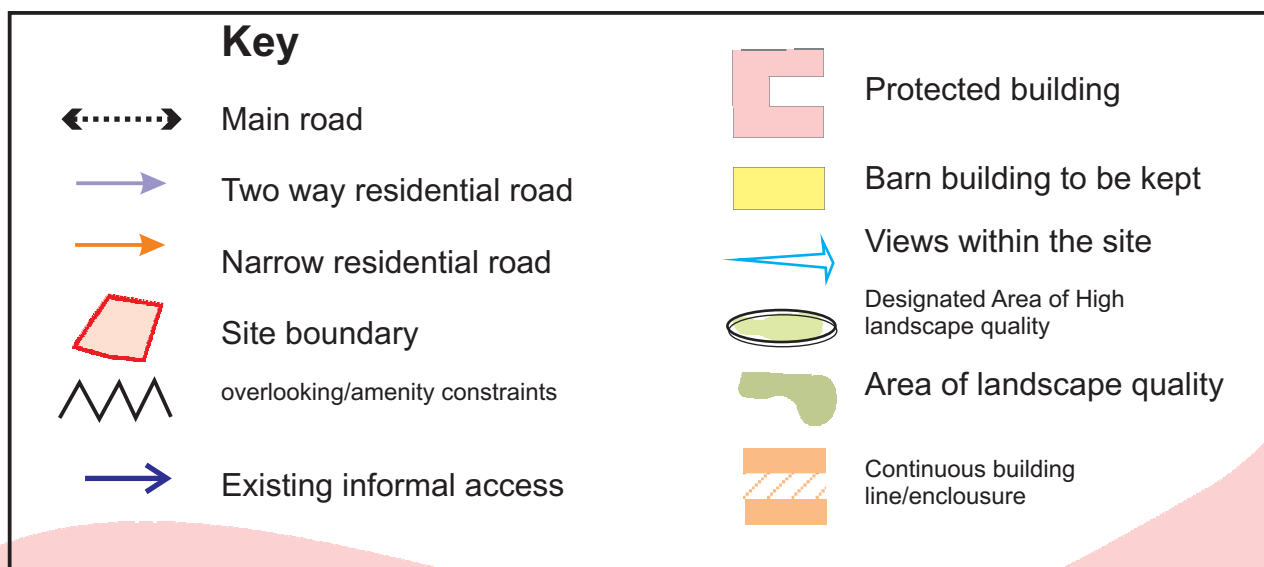
Braye Road is classified as a Traffic Priority Route and is subject to a 35 mph speed limit. Rue du Tertre and Carriere Lane are both designated as Neighbourhood Roads where the functional emphasis is primarily access to individual properties and provision for vulnerable road users. There are good public transport links for those persons living in properties adjoining Braye Road and frequent bus services (approx 15 minutes) mostly linking with the Bridge and Town. However, there are no official bus stops near the site and hence 'hail and ride' is the only option. Pedestrians are fairly well served with continuous footpaths along the main road and formalised crossing points at junctions, but there are no dedicated facilities for cyclists.

It is important to note that Braye Road has been resurfaced to just short of the Lowlands section and is under embargo until 21/7/2011. Furthermore, the remaining section of Braye Road is programmed for resurfacing and surface water drainage treatment in May 2009 and would then be under embargo for 3 years.

### Archaeology

Little if any archaeological material has been recorded from within the boundaries of the site, or in the immediate vicinity. The main feature of historic interest is the property of Le Tertre in the north, which is covered in a previous section of this brief.

# Urban Design Analysis



## 5.0 DEVELOPMENT GUIDELINES

### Access and Traffic

#### **Main Access should be via Rue du Tertre.**

The initial assessment described in Section 4 together with the Traffic Impact Assessment (TIA) carried out by ARUP identifies that the main access should be via a priority junction with Rue du Tertre, created 40m to 50m north of the junction with Braye Road. There are additional infrastructure works that are specified in the TIA as necessary in order to meet Highway Safety standards.

There is an opportunity to provide a secondary access to the northern end of the site about 30 m south of the junction of Rue du Tertre and the unknown lane. This would only serve the Protected Building and units near by. However, as this access is more difficult to achieve and requires major works to the boundary wall along Rue du Tertre, further investigation is required to assess its feasibility.

Since the landscape qualities and levels of the northern part of the site are sensitive to the formation of a single access to serve the whole of the development, the Department will be receptive to innovative design and layout solutions that negate the need to provide any additional access points that adversely affect the character and setting of Le Tertre.

#### **Improving permeability within the area.**

The development should enhance the existing movement framework of the area and whilst internal permeability is important, the site also needs to be properly connected with adjacent streets and amenity facilities. There should be a direct pedestrian link between the site and Braye Road which would encourage pedestrian movement to and from the development. Furthermore, the footpath on the north side of Braye Road should be widened to 1.5 metres along the site boundary, subject to the retention (setback) of the traditional granite stone wall.

#### **Car parking should be referenced to Annex 2 of the Urban Area Plan.**

The general provision of car parking should be carefully considered in order to enhance the overall character and interest of the site, for example, by using existing and enhanced landscaping to soften the impact of car presence. Parking levels should be adequate for the density and profile users of the scheme.

### Landscape and nature conservation

*Natural and built environment features identified in previous sections that are important in landscaping terms should be preserved, particularly in the north of the site.* The lower southern part of the site has no important features worthy of protection, except historic boulder walls/stone faced boundary banks around the roadside perimeter of the site. These should generally be retained, and integrated into new development.

**Landscape concept.** Design proposals for the site must incorporate landscape design elements from the outset, and a comprehensive, high quality landscape scheme will be required for the site presenting positive enhancement of the general locality as well as contributing to the creation of pleasant living spaces within the site

**Hard landscaping.** Materials should be carefully selected from both locally distinctive and ordinary surface materials to achieve mutually compatible textures/colours, variety and interest in hard landscaping proposals, but primarily to maintain simplicity and visual continuity within the development.

**Trees.** Existing trees on a development site can be a major asset, providing, for example, an immediate appearance of maturity. All Category B trees identified in the original Consultation draft have now been made the subject of a tree Protection Order under the new Law, but as many Category C trees should be retained as possible together with Category D trees where convenient. In accordance with BS 5837, proper protection of the root areas of all retained trees should be ensured. Protected root area should be equivalent to the area of a circle of a radius from the tree of 12 x the diameter of the tree as measured at 1.5 metres above ground level or, in the case of trees branched from below that level, 10 x the diameter of the tree base. Locations where new trees or other structural planting could provide the greatest benefit should also be protected from construction activities during the development of the site, if they are in areas at present covered by vegetation. This will ensure the integrity of the existing soil structure is maintained and provide the best conditions for the growth of new planting. New planting should include the use of large but robust tree species such as Ash and Oak to form focal points within and at the periphery of the development, and to provide shade in car parking areas and open spaces.

**Nature Conservation.** Wildlife of all kinds is susceptible to decline for many reasons, including increasing pressures from people and development. Where possible, development on this site should take into account the potential to encourage wildlife. At the most basic level, native and/or naturalised tree and shrub species should be used in preference to exotic/ornamental plants. This will increase opportunities for dependent wildlife species, including lower plants and fungi, invertebrates, etc, as well as the more charismatic creatures such as birds, bats and hedgehogs. Opportunities should also be taken to incorporate bird and insect access/boxes within the site, such as accommodation for swift and house martins

that could make use of feeding opportunities on areas of semi-natural habitat in the locality.

### Historic buildings

There will generally be a presumption against any demolition, damage or alteration that would adversely affect any protected, historic fabric or associated natural and built features that contribute to the special architectural and historic interest of Le Tertre and its setting. It is a prerequisite that any such development proposals demonstrate that they are based on a sound knowledge and appreciation of the special qualities of Le Tertre and its built and natural context. Any proposal will also set out the justification for any such works and include a statement demonstrating that the development will be achieved in a conservation sensitive manner. The Department will require the conservation statement to investigate further the historic value of the building and its setting together with the justification of any proposed work.

### Urban Design Framework

*The importance of good planning and design cannot be stressed enough. The quality of built form, landscaping and access required by this Brief can only be achieved by the design of site-specific buildings which draw on local and historical design references.*

This section describes the design principles for the development of the Rue Du Tertre site that will be used as a measure for the Environment Department in making development control decisions.

The development principles provide the overall physical framework for future development of the site, and seek to integrate the new development to the existing urban and rural context of the area.

### *Character*

***The development should be designed as a place that builds on the existing natural and man-made characteristics of the site to achieve its own identity.***

The new development should promote distinctive character in townscape and landscape by responding to, and reinforcing, locally and historically patterns of development and landscape.

The analysis described in previous sections of the existing buildings, landscape features and topography indicate that the site should be designed to provide two character areas. The northern part is more rural in character, therefore low density development with more green spaces and sympathetic layout and built form should achieve a development full of character. The southern part of the site allows for a more urban character, with higher densities and traditional residential built form and layout. However, both areas of the site should be complementary in character and provide a development with its own identity.

### *Layout*

***The layout should create routes and spaces that connect locally, whilst providing an intimate living environment for its residents.*** The site forms a transition between the rural area to the north and the built up area to the south of the Vale. A high standard of design will be required that respects the historically sensitive context.

Frontage development to Braye Road has the potential to reinforce street alignment and containment. Similarly, building form along Rue du Tertre should enhance and create a street that is attractive and safe and provides a quality environment for existing and future residents.

It is important that the design respects the existing amenity and privacy spaces of properties that border the site. Any overlooking and other negative impacts on existing neighbours need to be avoided. Similarly, positive effects on neighbours should be explored, such as the provision of vehicular access to the rear of the States properties in the south east corner of the site.

The design of any scheme should also consider the need to create a high quality environment that is safe and secure. Crime prevention principles set out within the 'Secured by Design' initiative as promoted by the Department for Communities and Local Government in the UK, is an established and appropriate reference point in this respect and should be taken into account in any proposed layout design. ([www.communities.gov.uk/publications/planningandbuilding/saferplaces](http://www.communities.gov.uk/publications/planningandbuilding/saferplaces)).

### *Scale and height*

***Respect the scale of neighbouring buildings.*** The area is mainly residential and domestic in scale; therefore the architecture should reflect this. Housing types should echo the existing character of the wider area. The maximum height should be two storeys with a mix of single and one and half storey dwellings.

### *Appearance*

***Modelling of built form should create visual interest and variety.*** Built form should be composed of related forms, with for instance the same pitched roofs. The principal element should be clear against subsidiary forms. Built form should achieve simple, unadorned appearance with detailing and decoration appropriate to the style and be authentic and relevant.

### ***A limited palette of high quality materials.***

The use of a limited palette of materials and colours is evident and should form the basis for new buildings. Traditional, tried and tested materials appropriate for historic contexts will be preferred for external finishes and for means of enclosure. All street furniture, signing, lighting and utility furniture should be coordinated and from a matching range. Separate advice is required for renovation works on the Protected building and the applicant should consult the Environment Department

### ***Density and Mix***

***Low density in the northern part of the site.*** In order to protect the character and setting of the listed structure at Le Tertre, together with several trees deemed worthy of protection, the northern part of the site (approximately 0.4 ha) should accommodate no more than two new residential units. The new units should be no more than 2 storeys in height and are additional to those existing properties that are in principle considered suitable for sympathetic conversion.

### ***Higher density in the southern part of the site.***

By contrast, the southern, semi-urban parcel (approximately 0.6 ha) is capable of accommodating a denser form of development and the Department would strongly support sheltered housing. However, regardless of the type of housing, the Department would expect the majority of accommodation provided to be no more than two bedrooms per unit (ie. 4 habitable rooms or less). In the case of sheltered housing, the southern part of the site is capable of achieving a density range of 45-50 dwellings per hectare giving an indicative capacity of 30-35 units. In the case of market housing proposals, a lower density of 27-30 dwellings per hectare would more

appropriately reflect the character of the surrounding area achieving an indicative capacity of 18-21 units. In both scenarios, open space provision should accord with standards set out in Policy GEN9 of the Urban Area Plan.

### ***Sustainability***

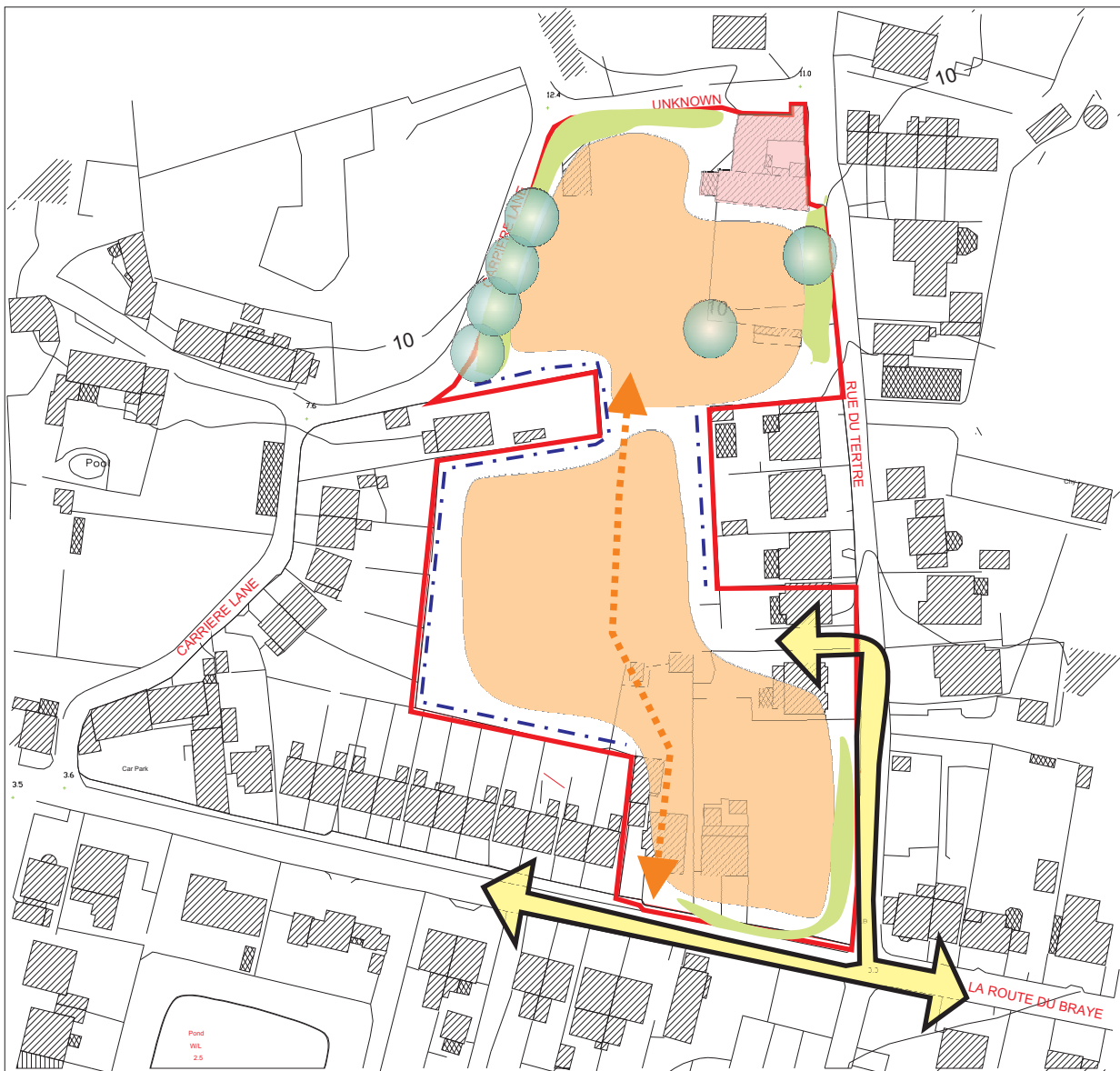
***Built form should achieve high environmental and energy efficiency performance.*** The development should have regard to the most up to date initiatives at the time on sustainable construction, including renewable or recycled building materials, solar gain, insulation, low energy lighting, refuse recycling, water conservation and sustainable drainage systems for the treatment of all foul and surface water drainage. Development should aspire to meet best practice environmental standards and where possible exceed Building Regulations requirements.

## **Archaeology**









The preferred archaeological approach would consist of a small number of trial trenches to be excavated in advance of the development to establish whether any archaeological stratigraphy survives. Three or four 2m x 5m trenches in the extreme south-west of the site and in the centre north, adjacent to Le Tertre, would perhaps be the most rewarding.

It should be noted that the cost of any archaeological investigations will need to be borne by the developer and in the event that significant finds are made, amendments may need to be made to the design and layout of the scheme proposals. In the circumstances therefore, it would be prudent to complete such investigations in advance of drawing up a final scheme.

## 6.0 URBAN DESIGN FRAMEWORK



### Key

-  Boundary
-  Main vehicular movement access/egress
-  Establish good pedestrian links through the site and beyond
-  Particular attention to effects on neighbouring properties
-  Protected building to be converted
-  Character areas
-  Areas of landscape sensitivity where feature elements should be preserved
-  Protected trees

### Design Statement

***It is recommended that the planning application for the site should be accompanied by a design statement.*** The document should show how the applicant has analysed the site and its setting, and formulated and applied design principles set out in this guidance to achieve good, sensitive design for buildings, as well as the private and public realm. The statement should explain the background thinking that led to the planning proposal being drawn up, it is not just a description of the scheme.

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## 6.0 APPENDICES

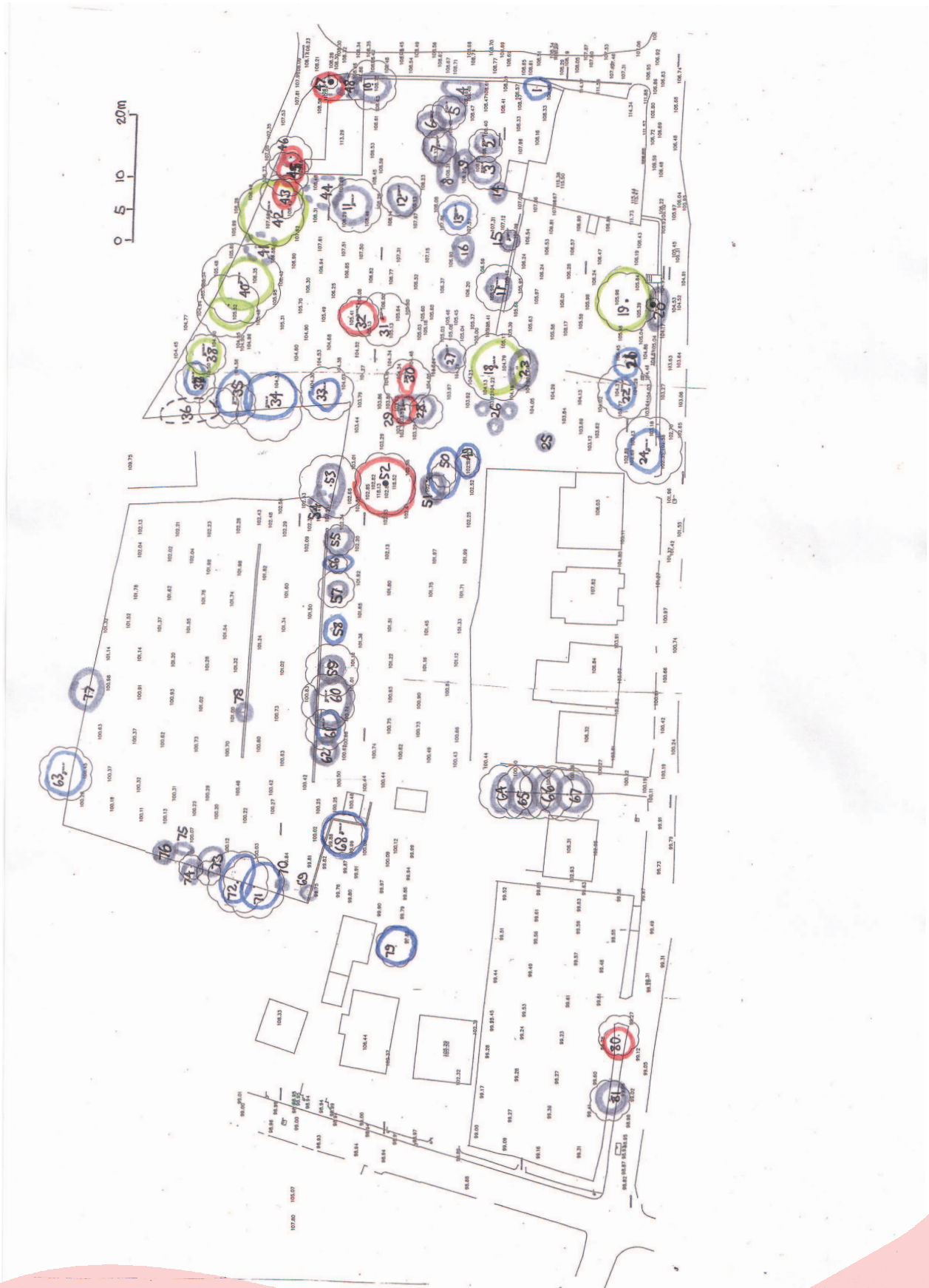
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Appendix A- Tree Survey Plan

Appendix B- Le Tertre - Additional Information

Appendix C- Environmental Impact Assessment Screening Opinion

## 6.0 APPENDIX A Tree Survey Plan



## 6.0 APPENDIX B

### Le Tertre - Additional Information

Le Tertre or range of connected buildings, are listed as “the whole of the enclose” having the development stages from C15<sup>th</sup> century to the C 20<sup>th</sup>.

The purpose and scope of this initial assessment is to provide suitable information about the historic buildings to establish the significance of the buildings and the setting for use in the Rue du Tertre Development Brief.

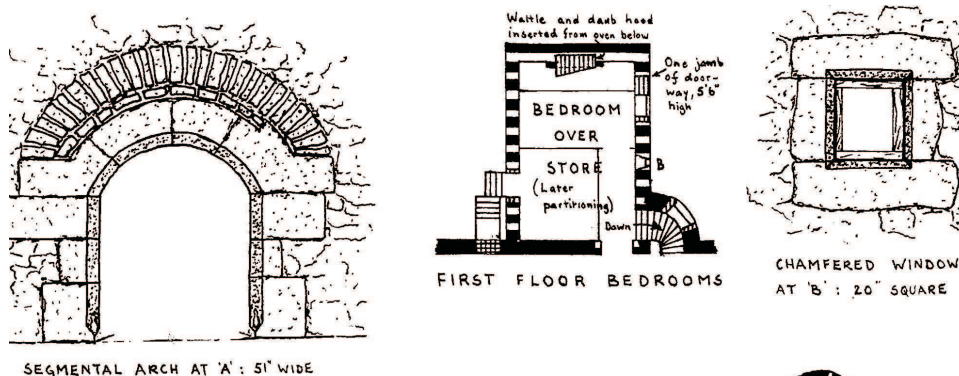
The principal developmental stages of the house are indicated in the block plan of the building taken from the Guernsey House book where forms of construction and distinguishing historic features are identified.



16<sup>th</sup> century roof truss



Arch in 15<sup>th</sup> century part of building

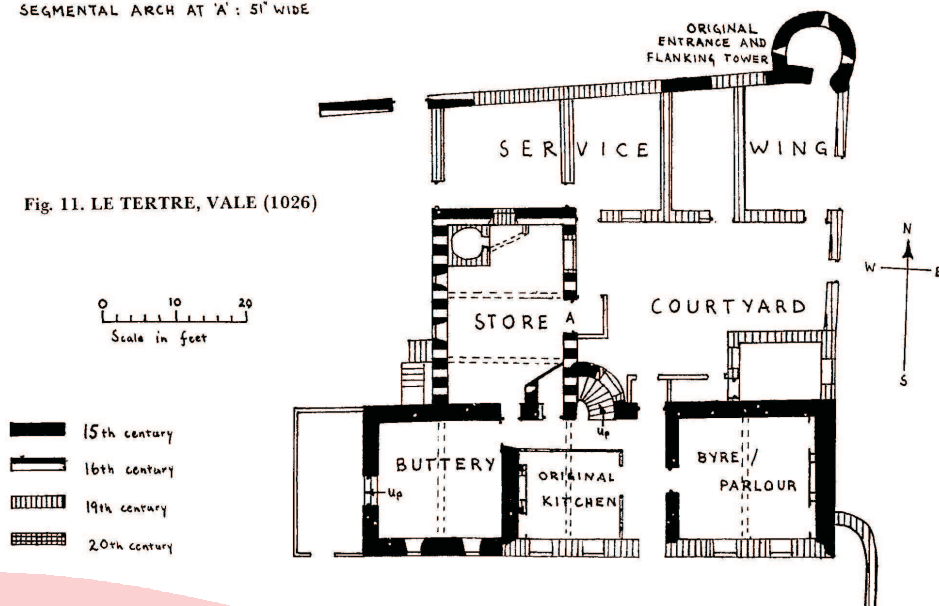


SEGMENTAL ARCH AT 'A': 51" WIDE

FIRST FLOOR BEDROOMS

CHAMFERED WINDOW AT 'B': 20" SQUARE

Fig. 11. LE TERTRE, VALE (1026)



Abstracted from: McCormack, J. (1987). *The Guernsey House*. Oxford: Phillimore.

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## 6.0 APPENDIX B

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### Values and significance

**Evidential and integrity:** Elements of the first development periods, the 15<sup>th</sup> & 16<sup>th</sup> century can be seen from the road. They are the remaining part of the former arch along side the defensive tower on the north elevation. This has distinct architectural detailing similar to those arches at Les Anneville Manor and La Haye du Puits. The survival of parts of the primary building has been dependant on the subsequent re-ordering of the interior and extending the building. These later periods of development contribute greatly to understanding of the unique evolved design of the building. The subsequent periods demonstrate enlargement, and redefining the interior planning. The differing styles of construction and detailing, in most cases make the early design planning of the building redundant and hardly legible, especially the overlaying of early internal features.

**Historical:** Le Tertre has evolved from a small fortified farmhouse or Manor, *petits manoir*. Documentary accounts of similar *manoirs* in Brittany and Normandy, show that La Ville Durand near Etables-sur-mer is very similar in design and character. The current arrangement of the building allows only a limited understanding of the function as a fortified manor, given the later alterations and extensions. However, the building does exhibit later aspects of social and agricultural developments at Le Tertre. The effect on the structure and fabric of the building by the changes is that specific details from all periods of the building are evident to a greater or lesser extent from the 15<sup>th</sup> century segmental arch to the 19<sup>th</sup>/20<sup>th</sup> century plastered southern façade. A clear trace that defines important stages in the success of the economy, and social conditions in the Island over this long period.

**Appearance and character:** The building has intrinsic interest because of the square plan, internal courtyard and as a landmark. This is not necessarily because of its advantageous position in the locality,

curiosity is also raised by the limited public view of the building by the enclosing walls to the north and east. The public north elevation with the flanking tower still evokes a sense of a defensive curtain wall, giving a strong presence of an ancient building, in contrast to the private formal 19<sup>th</sup> century elevation to the south.

**Space about the building and setting:** The rural landscape aspect to the west of the house is continued into the space enclosed by the house and walls in the north of the development site. The formal walled garden area to the southern elevation of the house rises quite steeply towards the house and the adjacent north boundary wall. Falling away beyond the granite rubble barn to an informal loose granite roadside walling. There is a conspicuous difference in ground levels between the west side of the house, being at least 2 metres higher than the east. This appears to be a later infill against the 16<sup>th</sup> century part of the building at ground floor level, evidenced by a partially covered window opening in the north wall. The 'motte' or raised area on which Le Tertre stands and the high enclosing north walls are important features. This includes the formal grassed area adjacent to the south elevation and the open space on the falling escarpment to the south and west of the house. A small relevant contribution to the agrarian rural setting is made by the single storey granite building, located adjacent to the north-western boundary of the site.

**Overall significance:** The significance of the Le Tertre house as it stands today is derived primarily from the 15<sup>th</sup> & 16<sup>th</sup> century origins as a *petits manoir*. Extensive primary evidence of this period is embodied in the form of the appearance, fabric and structure of the building, giving some understanding of the status and importance at that time. The later periods of re-ordering in the building into an agrarian farmhouse in the 19<sup>th</sup> century, revised the south elevation and overlaid much of the earlier interior of the building, leaving the eclectic nature of the building today.

## 6.0 APPENDIX C

### Environmental Impact Assessment - Screening Opinion

**Are the proposals Schedule 1 development?** No

**Are the proposals Schedule 2 development?** Yes

Area exceeds 1Ha (1.09Ha) – an EIA may be required and this will be determined through the screening process.

#### **Schedule 4**

In forming a Screening Opinion for a development, the Environment Department must consider the following:

#### **Characteristics of the development**

Size slightly exceeds 1ha screening threshold.

Cumulative environmental impacts could include:

- Traffic;
- population density;
- setting of the Protected Building;
- water courses; and
- wildlife.

Use of natural resources/production of waste would occur. However, it could be argued that those accommodated within the proposed dwellings would be accommodated elsewhere were the development not undertaken and so use of natural resources and production of waste would occur anyway.

Pollution and nuisances, excluding those impacts arising during construction works, could include increased noise levels, traffic fumes and contamination of water courses.

No accident risk from substances or technology is anticipated.

#### **Development site**

Existing uses are residential with agricultural land behind. The southern part of the site was formerly under glass and so can be expected to be of relatively low quality. The northern part of the site was formerly an orchard associated with the protected building and can be anticipated to be of higher quality. The trees which stand on the site appear again to be of higher quality toward the north. Where the perimeter of the site, particularly the south west corner is developed, the agricultural quality of the land is low.

## 6.0 APPENDIX C

### Environmental Impact Assessment-Screening Opinion

*Abundance, quality and regenerative capacity of resources on and adjacent to the site.*

The key resources are water courses and wildlife. The water courses feed into the Vale Pond and appear to be of good quality – provided contaminated material is not imported to the site, the regenerative capacity should be good. Wildlife increases in quality toward the north and has the potential for adequate regeneration depending on the provision of soft landscaping within the site and retention of established boundary hedgerows and trees.

*Environmental vulnerability of adjacent land.*

Of particular importance is the impact on:

- landscapes of historical/archaeological significance (protected building);
- population density on/adjoining the site (increases uphill toward the north).

#### **Characteristics of the potential environmental impact**

Extent (area and human population affected) – over-development is of concern due to the impact on traffic, water courses, wildlife and the setting of the protected building.

Scale and complexity unlikely to be of concern, depending on importance of water courses and catchments.

Likelihood of adverse impacts is low.

Duration, frequency and reversibility:

- traffic – duration long term; frequency continual; reversibility possible;
- water – duration long term if drainage, etc. inappropriate or short term if caused by freak occurrence or during construction works; frequency variable; reversibility possible but probably over long term;
- wildlife – duration long term, depending on replacement habitat; low frequency but potential for high impact; reversibility partial and slow, and;
- protected building – duration would depend on form/layout of development; frequency continual; reversibility not possible.

#### **Summary**

The key impacts (traffic, population density, setting of the Protected Building, water courses and wildlife) are all such that can be adequately dealt with through inclusion of appropriate measures as outlined within the Development Brief and conditions/permits (water) at the application stage.

#### **Conclusion**

An EIA is not required and the reasons for the Environment Department's decision have therefore been included in this Appendix to the Development Brief.

