

Designating Conservation Areas

March 2015



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1. Introduction

1.1. Purpose of the Report

This study has been prepared as part of the evidence base to inform the review of the existing Development Plans, the Urban Area Plan, Review No.1 2002 (UAP) and the Rural Area Plan, Review No. 1 2005 (RAP), under the provisions of The Land Planning and Development (Guernsey) Law, 2005.

The existing Development Plans identify over ninety Conservation Areas. Many of these are small and close to each other, divided in many cases by just a field or a house or two. The existing Conservation Areas are not named¹ and no studies have been published that identify the special character or history of the individual areas.

The purpose of this study is to build on the public consultation for the Review of the Island's Development Plans - the Topic Papers (January to March 2012) and the Key Messages, Issues and Options (June 2013). It will assess and review Guernsey's existing Conservation Areas as designations in the Urban Area Plan and the Rural Area Plan and make recommendations for the designation of Conservation Areas for inclusion in the draft Island Development Plan.

1.2. Structure of the Report

This report has been ordered to follow the systematic methodology that was used to inform the proposed designation of the Conservation Areas in the draft Island Development Plan.

This report begins by summarising the strategic context provided by the Strategic Land Use Plan (SLUP) and continues to discuss the results and recommendations following the public consultation at the Key Messages, Issues and Options stage.

It then explains the method used in assessing the special character and historic interest of Conservation Areas that are currently designated in the RAP and UAP; and why those areas are proposed to be retained, merged or deleted.

Finally, a draft Conservation Area Character Appraisal has been written for each Conservation Area (excluding St Peter Port) proposed to be designated in the draft Island Development Plan. These can be seen in Appendix G. The draft Conservation Area Character Appraisals contain a Summary of Significance and Reason for Designation, which have been copied into Annex VII of the draft Island Development Plan, 2015.

A detailed Conservation Area Character Appraisal has not yet been written for St Peter Port. Instead, a basic Conservation Area Character Appraisal has been written

¹ For identification, these Conservation Areas have been allocated unofficial names in this report.

to serve for the interim which fulfils the minimum requirements to designate a Conservation Area as set out in Land Planning and Development (Plans) Ordinance, 2007.

The boundary of each Conservation Area is shown on the Proposals Map and in Appendix F and Appendix G.

2. Background

A core objective of the Strategic Land Use Plan (SLUP) is that new development is provided for within the Island Development Plan in order to support a successful economy and the Island's social and environmental needs whilst protecting the Island's environment, unique cultural identity and rich heritage. The SLUP specifies that spatial policies are a means by which to enhance the culture and identity of Guernsey by protecting local heritage.

The SLUP recognises that the Island is rich in traditional buildings and other structures and that many collectively form attractive areas that warrant conservation and enhancement. It requires that the Island Development Plan includes policies to ensure that the unique built character and heritage of the Island are conserved and enhanced (SLP32).

The SLUP also emphasises the requirement to balance the need to protect the integrity of historic and otherwise important structures with the need for sustainability and resource use priorities (LP4). The challenge is to secure conservation and enhancement in an appropriate and proportionate way, recognising the special characteristics and values, whilst acknowledging that development and adaptation may sometimes be the best way to achieve this. The aim is that the Island's reasonable development aspirations and requirements are met while conserving and enhancing the character of special areas and valued built heritage and that change sustains those special characteristics for the future.

The need to balance development expectations with conservation and enhancement is further emphasised in policies LP8, LP9 and LP10.

Legislation regarding the designation of Conservation Areas is set out in The Land Planning and Development (Plans) Ordinance, 2007. Part 1, section 1 states:

- "1. (1) Where proposals make provision for the designation of a conservation area then they must specify –
- (a) the special architectural or historic interest of the area, and
 - (b) the character or appearance of the area which it is desirable to preserve or enhance by application of the provisions in chapter 3 of Part IV of the Law and, for the avoidance of doubt, such character or appearance may be contributed to by -

- (i) open spaces, and
- (ii) buildings and structures which are not of special architectural or historic interest but are sited within an area which is generally of such interest.”

Other forms of protection are fully recognised and these may include: archaeological protection; Sites of Special Significance (SSS); protected monuments; or, protected buildings. The importance of using the correct form of protection is acknowledged and this is reflected in the table and commentary in Appendix C.

3. Methodology

The methodology for this stage of the review comprises four stages:

- Stage 1 – Review Key Messages, Issues and Options public consultation;
- Stage 2 – Desk-top review and initial site survey;
- Stage 3 – Detailed site survey and assessment;
- Stage 4 – Write Conservation Area Character Appraisals for each proposed Conservation Area and identify buildings that contribute to the character and appearance of the Conservation Area.

3.1. Stage 1 – Review of Key Messages, Issues and Option public consultation

The Key Messages, Issues and Options report “Guernsey Conservation Area Study (June 2013)”, provided a detailed study of the work carried out up to the date it was published (see report for full details). The conclusions of the study were:

- Details of Conservation Areas existing throughout the Island, and of initial studies, suggest that many of these areas still have a degree of value in terms of historic and archaeological character and importance;
- Many Conservation Areas reflect numerous small historic settlements and clusters of historic buildings or farmsteads but can be small and close to each other, divided in many cases by just a field or a house or two;
- The existing Conservation Areas are not named and no studies have been published that identify the special characteristics of the individual areas;
- Conservation Areas designated in the Island Development Plan must have up to date character appraisal reports.

At the Key Messages, Issues and Options Stage three options were proposed:

1. Retain all of the existing Conservation Areas (as designated in the current Development Plans);
2. Merge and selectively delete some of the areas to result in a smaller number of Conservation Areas; or,

3. Greatly reduce the number of Conservation Areas so that only the very best are preserved and enhanced with more rigorous policy support.

The Key Messages, Issues and Options public consultation outlined some of the key issues and messages and recognised that the possible options as detailed above are not the only options available. It is important to clarify that the three options were included to stimulate thought and discussion and did not represent any agreed course of action or policy direction.

The Island is generally recognised as having a special character, contributed to by its unique culture and built heritage, sense of place, appearance and pattern of historic development and the interest and charm of these settlements. Generally the “Guernsey Conservation Area Study (June 2013)” was commended and it was thought that this should set the standard through which Conservation Areas are selected.

Consultation feedback at the Key Messages, Issues and Options stage indicated that there should be sufficient control within any new policies to ensure that the impact of development on character or appearance of a Conservation Area is taken into account. The use of full character appraisals for each designated Conservation Area was supported. However, respondents felt it important that Conservation Areas (and so policy protection of them) should only be designated where it is appropriate to do so and it was acknowledged that, in some cases, other policies, for example relating to Sites of Special Significance or protecting areas of high landscape value, may be a more appropriate route for managing the character of a particular place.

Following careful consideration of the Key Messages, Issues and Options consultation, Option 2, a reduction in the number of Conservation Areas and an increase in their value by merger, extension, retention and carefully targeted removal, was the favoured option. This recommendation was endorsed by the Island Development Plan Project Group in October 2013.

3.2. Stage 2 – Desk-top review and initial site survey

At the Key Messages, Issues and Options stage an appraisal framework was produced and published (reproduced in Appendix A). This framework was adapted to reflect the requirements identified following the Key Messages, Issues and Options. The revised and updated appraisal framework is reproduced in Appendix B.

A desk-top assessment was made of existing Conservation Areas using the criteria set out in Appendix C. All of the existing Conservation Areas were also visited and an initial on-site survey and assessment carried out.

As a result of this assessment the following Conservation Areas were considered at the conclusion of this stage of the process to have sufficient interest to be retained and/or be subject to boundary revisions, where necessary (see also appendix D):

- Les Blicqs (St Andrew/Forest)
- Les Bruliaux (St Pierre du Bois)
- The Bridge (St Sampson/Vale)
- Les Rouvets (south) (Vale)
- Vale Church(Vale)
- Le Variouf (Forest)
- Le Villocq (Castel)
- Forest Church (Forest)
- Les Effards (Castel)
- St Pierre du Bois Church (St Pierre du Bois)
- Castel Church (Castel)

The following Conservation Areas were considered at the conclusion of this stage of the process to have sufficient interest to be retained and, due to their proximity to other Conservation Areas, to be merged with those, including boundary revisions where necessary (see Appendix D):

- St Andrew’s Church, Les Bailleuls (north) & Les Frairies (St Andrew)
- Les Jehans & La Grée (Torteval)
- Les Reines (Forest) & Les Heches (St Pierre du Bois) (now Les Marchez)
- Pleinheume & Les Rouvets (north) (Vale)
- St Peter Port, King’s Road, La Vallette & Rohais (St Peter Port)
- Le Chene & Les Messuriers (Forest)
- King’s Mills (east) & King’s Mills (west) (Castel)
- Moulin Huet, Saints & Icart (St Martin)
- Torteval Church & Les Simons (Torteval)
- St Martin’s Church, Les Camps, Les Blanchés, Les Hubits & Fort Road (St. Martin/St Peter Port)
- Le Mont Saint, La Grande Rue, St Apolline & Les Rouvets (St Saviour)
- Bordeaux, Les Grippios & La Ville ès Pies (Vale)
- Paradis, La Rochelle, Les Mielles (east), Les Mielles (west) & Le Marais (Vale)

The following Conservation Areas were not considered at the conclusion of this stage of the process to have sufficient special interest to be designated in the draft Island Development Plan (see Appendix C):

- Les Varendes (Castel)
- La Banquette (Castel)
- Deslisles (Castel)
- Le Preel (Castel)
- Les Villets (Forest)
- La Fontenelle (Forest)
- Bailiff’s Cross (St Andrew)
- Les Vaurioufs (St Andrew/St Martin)
- Le Grais (St Andrew)
- Rohais de Haut (St Andrew)
- Les Bailleuls (south) (St Andrew)
- Les Pages (St Martin)
- Calais (St Martin)
- Le Vallon (St Martin)
- Le Camp du Moulin (St Martin)
- La Ramee (St Peter Port)
- Havilland Road (St Peter Port)
- Les Croutes Havilland (St Peter Port)
- Les Adams (St Pierre du Bois)
- La Houquette (St Pierre du Bois)
- Les Vinaires (St Pierre du Bois)
- Le Coudre (St Pierre du Bois)
- Longfrie (St Pierre du Bois)
- Les Sages (St Pierre du Bois)
- Capelles (St Sampson)
- Les Duveaux (St Sampson)
- Round Chimney (St Sampson)
- La Biloterie (St Saviour)
- Les Lohiers (St Saviour)
- Le Gron (St Saviour)

- Ville Amphrey (St Martin)
- Les Cornus (St Martin)
- Les Moulpieds (St Martin)
- Les Maindonnaux (St Martin)
- Les Marettes (St Martin)
- La Viltole (Torteval)
- Les Portelettes (Torteval)
- Maison de Bas (Vale)
- La Bailloterie (Vale)

3.3. Stage 3 – Detailed site survey and assessment

The Conservation Areas then underwent a more detailed site survey and again were assessed against the criteria in Appendix C. This second more detailed level of on-site assessment was necessary to double check the desk-top review and initial site survey (Stage 2) in order to ensure: its accuracy; the Conservation Area proposed to be designated has sufficient special interest to be designated; and, that the proposals in the case of merger are satisfactory and that revised boundaries are appropriate. This further site survey work resulted in:

- St Saviour’s Church and Les Prevosts (St Saviour) being merged;
- Havilland Road and Les Croutes Havilland (St Peter Port) not being designated through insufficient level of interest;
- Les Portelettes and La Viltole (Torteval) not being designated through insufficient level of interest;
- Le Preel (Castel) not being designated through insufficient level of interest.

3.4 Stage 4 – Write Conservation Area Character Appraisals for each proposed Conservation Area and prepare associated maps

Detailed draft Conservation Area Character Appraisals have been written and boundaries drawn of the Conservation Areas that are proposed to be designated in the draft Island Development Plan (see Appendix F and Appendix G).

It is important to note that the draft Conservation Area Character Appraisals will not be subject to specific public consultation as part of the Public Inquiry into the draft Island Development Plan. The draft Conservation Area Character Appraisals are intended to provide further information to help to explain the Summary of Special Interest and Reason for Designation contained in Annex VII of the draft Island Development Plan, 2015.

It is intended that the Public Inquiry into the draft Island Development Plan will consider the boundary of each proposed Conservation Area, which has been included on the Proposals Map.

The Conservation Area Character Appraisals will be published after the Island Development Plan has been adopted and will constitute supplementary guidance to the Island Development Plan. If necessary, the Conservation Area Character Appraisal may be subject to public consultation and amended if necessary. Furthermore, a Conservation Area Character Appraisal will be written for the St

Peter Port Conservation Area. The appraisals will be published as supplementary guidance to the Island Development Plan.

4. Conclusion and recommendations

This report demonstrates and describes the methodology that has been used to provide the necessary evidence to support the proposed designation of each Conservation Area.

The results of the Key Messages, Issues and Options public consultation indicated that the option to retain, merge and selectively delete the existing Conservation Areas (designated in the RAP and UAP) should be followed.

The systematic methodology framework (Appendix B) provides a consistent means to assess the special character and historic interest of each area and is consistent across the whole of Guernsey.

It is recommended that the list of proposed Conservation Areas and their boundaries (shown in Appendix F and Appendix G) are designated in the draft Island Development Plan and the boundaries are included on the Proposals Map. In summary, the proposed designated Conservation Areas are set out as follows:

	Conservation Area Name	Parish
1	St Peter Port	St Peter Port
2	The Bridge	Vale & St Sampson
3	Vale Church	Vale
4	Bordeaux	Vale
5	Les Mielles	Vale
6	Les Rouvets	Vale
7	Pleinheahme	Vale
8	Castel Church	Castel
9	Le Villocq	Castel
10	Les Effards	Castel
11	King's Mills	Castel
12	Les Prevosts	St Saviour
13	St Apolline	St Saviour
14	St Pierre du Bois Church	St Pierre du Bois
15	Les Jehans	Torteval & St Pierre du Bois
16	Les Bruliaux	St Pierre du Bois & Forest
17	Les Marchez	St Pierre du Bois & Forest
18	Torteval Church	Torteval
19	Forest Church	Forest
20	Le Chene	Forest
21	Le Variouf	Forest
22	St Martin's Church and Sausmarez Manor	St Martin & St Peter Port
23	Saints Road	St Martin

24	St Andrew's Church	St Andrew
25	Les Blicqs	St Andrew

The corresponding draft Conservation Area Character Appraisals will not be subject to specific public consultation as part of the Public Inquiry into the draft Island Development Plan, but are intended to provide further information to help to explain the Summary of Special Interest and Reason for Designation contained in Annex VII of the draft Island Development Plan, 2015.

Once the Island Development Plan is adopted, the appraisals may be subject to public consultation and will be issued as supplementary guidance to the Island Development Plan.

5. Appendices

Appendix A: Working Example of a Conservation Area Character Appraisal report

This working example, undertaken at the Key Messages, Issues and Options stage, relates to the examination of one Conservation Area with a view to highlighting those character and appearance issues which need examining in detail. [Please note that this working appraisal framework is has been refined – see Appendix B.]

St Martin's Church

Physical setting (geomorphology, etc.)

The historic core of St Martin, including the church and cottages, is clustered in a natural dip. The stone used in the construction of these core buildings gives a pleasant and harmonious feel to the settlement. Small lanes leading into and out of the dip are little changed from the mediaeval road pattern. The remainder of the development within the area is spread out more on the upper plateau.

Historic development and interest

This area is clearly split into two elements: the historic, sixteenth century, core; and, the late nineteenth century ribbon development along La Grande Rue and La Rue Maze.

- i) Historic core. In effect, this is a small hamlet set around and below the attractive church of St Martin. Building materials and construction are consistent – rough stone with clay pan tiles or slate. Despite later developments in St Martin, the hamlet is still freestanding and intact. The menhir, adjacent the church gates, is of archaeological note. This core settlement 'spills' out onto La Grande Rue, where the Nat West bank and old Rectory houses form a pleasant cluster.
- ii) La Grande Rue / Rue Maze / Rue Cauchez. Much of the development in this area occurred in the latter half of the nineteenth century and is of more regular stone or painted render: part of the Victorian boom in good quality sub-urban villas.

Townscape or civic design (spaces, groupings of buildings, 'overall feel')

- i) Historic core. The relationship between buildings, earth banks and open spaces (both domestic and agricultural) is of the highest quality in townscape terms. The pattern & 'grain' of settlement is largely unchanged since the sixteenth century. This is exceptional.
- ii) La Grande Rue / Rue Maze / Rue Cauchez. The pattern of settlement here is pleasant, though not outstanding. A small cluster of old buildings on the outside of the highway bend at the northern end of La Grande Rue gives interest to this area. The buildings are protected. Again, the Victorian

dwellings on Rue Maze are pleasant but do not exhibit special qualities in terms of townscape / civic design.

Focal points, vistas, panoramas, etc.

- i) Views into and out of the historic core are all short distance and add to the character of the area. Although dominant, views of the church are quite subtle. Owing to the lie of the land, little can be seen of the settlement beyond the hamlet.
- ii) Longer views into and out of the rest of the area are dominated by traffic, both parked and moving. A view northward along La Grande Rue is rewarded with a glimpse of the older properties on a bend in the road. However, there are no views of great townscape significance outside of the historic core.

Landscape features and setting

- i) Earth banks form the boundaries of properties leading into and out the historic core and are abundant in wild flowers. The small, enclosed field to the north east of the church appears, from the Duke of Richmond map of 1787, from its landscape features and its setting, to have been an orchard and is of interest for its association with the functioning of the hamlet.
- ii) The later settlement exhibits typical sub-urban planting on a domestic scale with nothing of note.

Architectural and historic interest of buildings

The church and buildings forming the historic core are of interest both historically and from the standpoint of post mediaeval local architecture and construction. The later buildings forming the remainder of the area are not of such significance.

Impact of key non-protected buildings

There is a variety of relatively modern buildings immediately bordering the area (flats and shops) that have a detrimental effect on the character and appearance of the Conservation Area.

Materials

- i) Stone / red or black clay pan tiles and slates;
- ii) Coursed stone / painted render and pan tiles or slates.

Local details

- i) Traditional Guernsey archways frame several of the farmhouse doorways within the historic core and some locally distinct galleting with black pebbles is evident.

Observed features

Unifying features

In the historic core, the consistency of architectural styling, historic interest and the relationship between buildings, spaces, roads, walls and earth banks, all with a focus on the church, act as a significant unifying element. The remainder of the area shows no significant unifying elements.

Neutral features

Negative features

Of particular note are the buildings on the inside of the bend in the road at the junction of La Grande Rue and Les Merriennes. The relatively open nature of the site, commercial signs and parked cars detract significantly from the townscape quality of this area which includes a pleasant cluster of protected buildings opposite.

Appendix B: Revised and updated appraisal framework

- 1.0 Introduction
- 2.0 Summary of Special Interest
- 3.0 Location and Setting
- 4.0 Historic Development
- 5.0 Architectural Quality, Built Form and Locally Important Buildings
- 6.0 Open Space, Parks & Gardens and Trees
- 7.0 Character Areas
- 8.0 Positive Contributors
- 9.0 Assessment of Condition
- 10.0 Identifying the Boundary
- 11.0 Reason for Designation
- 12.0 Addendum

Appendix C: Schedule of excluded Conservation Areas (score and commentary)

The following table sets out headings and sub-headings used to break down the thinking process for designation of Conservation Areas in the Island Development Plan. The headings of *architectural interest* and *historic interest* are based on statutory criteria. The heading of *townscape interest* has been included in order to ensure the interest of the whole of the area is considered rather than just its constituent parts.

	Heading	Sub-heading	Score
1.	Architectural Interest (Total = 3)	a. Buildings and, where appropriate, boundary walls gates etc., that have good architectural quality and are recognisable as being of good design.	0 or 0.5 or 1
		b. Buildings that have a special historic, architectural or traditional interest.	0 or 0.5 or 1
		c. A dominant architectural style. Groupings of buildings, whether they be designed or fortuitous. Coherent building forms, materials and colour.	0 or 0.5 or 1
2.	Historic Interest (Total = 3)	a. The origins and historical development of the area are significant and may have been documented.	0 or 0.5 or 1
		b. Evidence of historic change that influenced the current architectural and townscape interest.	0 or 0.5 or 1
		c. The area contains features or has associations which illustrate important aspects of Guernsey's socio-economic, agricultural, cultural or military history.	0 or 0.5 or 1
3.	Townscape Interest (Total = 3)	a. Topography and/or a hierarchy of spaces that provide interest, such as vistas along streets and views between buildings. Approaches and gateways to the area. Views to, through and out of the area.	0 or 0.5 or 1
		b. The street layout/settlement pattern, buildings and property boundaries (walls, railings, earth banks, etc.), and how they relate to each other. Demonstrable landscape quality, including trees, planting, hedges and other green features of quality.	0 or 0.5 or 1
		c. Quality of public realm with attractive street furniture and hard and soft surfacing, public spaces (e.g. squares, parks, cemeteries), public art, abreveurs, cobbled pavements, cobbled gutters, stream beds, streams and douts.	0 or 0.5 or 1
Indicative Score to designate a Conservation Area			6-9 points

Section 11(2)(a) of the law requires Conservation Areas to have *special* architectural and historic interest. The term *special* implies that designation should be reserved for areas that are clearly set apart from the norm. Therefore an indicative score of 6–9 has been set. This ensures that an area fully justifies its designation because of its *special* architectural or historic interest and designation is not devalued through the designation of areas that are not special or not special enough.

The total score given to a Conservation Area is indicative of designation because Section 11(2)(a) of the Law also requires designation on the basis that the character and appearance “is desirable to preserve or enhance an area.”² Therefore, when making recommendation to designate an area, other factors need to be considered. In particular whether or not existing or proposed statutory designations that relate to the historic environment (e.g. protected monuments or protected buildings), which have a higher level of protection, can sustain the special interest and thus avoid ‘double protection’.

Indicators for the assessment include:

- Origins of the area (e.g. spiritual, agriculture). Historic uses in the area and how they have influence its development and/or growth (e.g. quarrying, horticulture, orchards, harbours/ship-building, tourism);
- Protected monuments within the Conservation Area. If adjacent could consider amending the boundary;
- Associations the area has with important people and events in Guernsey’s history;
- Archaeological remains, especially if they are visible;
- Protected buildings. If a protected building is immediately adjacent consider amending the boundary;
- Non-protected buildings, especially those of traditional form and materials that retain their character;
- Boundary walls/railings, especially where they complement the architecture of the buildings;
- Unity of building form, building materials and their colour;
- Variety of building form, building materials and colour where it creates a distinctive character;
- The topography, road alignment, buildings and boundary treatment (walls, railings, gates, earth banks, etc.) and how they combine to create a series of spaces (townscape). The townscape can be planned/designed. It can also have evolved over decades or centuries without a guiding plan/design (also known as fortuitous);
- Established vegetation, such as trees, hedges, open areas of fields, etc.;
- Tree(s) subject to a Tree Preservation Order (TPO);

² The Department considers the term preserve and enhance to mean: the effect of development should either be to cause no harm, or to result in some improvement to stated character or appearance.

- Lightly trafficked roads, such as ruelles tranquilles and water lanes;
- Historic or unaltered lanes e.g. (green lanes);
- Public spaces, such as squares, parks, formal gardens and cemeteries;
- Enclosure of public spaces by boundary walls, buildings and the human activity associated with the use of the buildings;
- Public views to, through and out of the area;
- The historic setting of the area and whether it has been preserved or enhanced.

Parish 1. Castel				
Conservation Area	Les Varendes	La Banquette	Deslisles	Le Preel
Criteria				
1a	0.5	0.5	0.5	0.5
1b	0.5	0.5	0.5	0.5
1c	0.5	0.5	0.5	0.5
2a	0.5	0.5	0.5	0.5
2b	0	0.5	1.0	0
2c	0.5	0.5	0.5	0
3a	0	0.5	0.5	0
3b	0.5	0.5	0.5	0.5
3c	0	0.5	0.5	0
TOTAL	3.0	4.5	5.0	2.5
Commentary	Individual buildings 1787, growth over 19th century to create a linear development. Heavily trafficked road leading to/from St Peter Port. Good architectural and historic interest in pre-1900 buildings. Coherence eroded by 20th century buildings. Setting eroded by mid-late 20 th century development. Limited townscape interest.	Developed over the 19 th century to support quarrying. Community and tourism uses (e.g. school and hotel) shown on 1898 map, which have been demolished. Protected monument (Burton Battery) within the area. Good architectural and historic interest with pre-1900 buildings. Architectural coherence eroded by mid-late 20 th century development. Setting eroded by 20th century development in the vicinity. Good townscape interest with views to and out of the area.	Individual buildings 1787, with growth over 19 th century to create linear development. Community uses (e.g. Church) shown on 1898 map, which are retained. Maintains its setting as a linear development. Good architectural and historic interest in pre-1900 buildings. Coherence eroded by 20 th century buildings. Topography, road alignment and buildings help to create an interesting townscape, but this is limited due to the small size of the area.	Small settlement/hamlet shown on 1787 map. Growth over 19 th century. Good architectural and historic interest with pre-1900 buildings. Architectural coherence eroded by mid-late 20 th century development. Setting compromised by 20 th century development. Divided by heavily trafficked road. Limited townscape interest due to size of area.

Parish 2. Forest		
Conservation Area	Les Villets	La Fontenelle
Criteria	0.5	0.5
1a	0.5	0.5
1b	0.5	0.5
1c	0.5	0.5
2a	0.5	0.5
2b	0.5	0.5
2c	0	0
3a	0.5	0.5
3b	0	0
3c	0	0
TOTAL	3.5	3.5
Commentary	Small settlement/hamlet shown on the 1787 map. Buildings of good architectural and historic interest. Retains much of its character as a collection of buildings within a wider rural setting. Setting compromised by 20 th century development in the vicinity. Limited townscape interest due to its small size.	Small settlement/hamlet shown on the 1787 map. Buildings of good architectural and historic interest. Retains much of its character as a collection of building within a wider rural setting. Limited townscape interest due to its small size.

Parish 3. St Andrew			
Conservation Area	Bailiff's Cross	Les Vaurioufs (also St Martin)	Le Grais
Criteria			
1a	0.5	0.5	0.5
1b	0.5	0.5	0.5
1c	0.5	0.5	0.5
2a	0.5	0.5	0.5
2b	0.5	0	0.5
2c	0.5	0	0
3a	0	0.5	0.5
3b	0	0	0.5
3c	0	0	0.5
TOTAL	3.0	2.5	5.0
Commentary	19 th century development with buildings of good architecture and historic interest. Coherence eroded by mid-late 20 th century development. Some features of historic interest (protected monument). Setting compromised by 20 th century development. Limited townscape interest and character compromised by busy road.	Pre-1787 building with growth over the 19 th century to create a collection of buildings. Setting compromised by 20 th century development. Some buildings of good architectural and historic interest. Coherence eroded by mid-late 20 th century buildings. Limited townscape interest due to small size.	Pre-1787 settlement/hamlet. Limited 19 th century growth. Retains much of its rural character and setting. Mid-late 20 th century development within and adjacent to the Conservation Area has eroded the architectural coherence and setting. Does not contain important historic features. Limited townscape interest due to its small size.

Parish 3. St Andrew (continued)		
Conservation Area	Rohais de Haut	Les Bailleuls, south
Criteria		
1a	0.5	0.5
1b	0.5	0.5
1c	0.5	0.5
2a	0.5	0.5
2b	0.5	0.5
2c	0	0.5
3a	0.5	0.5
3b	0.5	0.5
3c	0	0.5
TOTAL	3.5	4.5
Commentary	A group of buildings that developed over the 19 th century. Fine views north. Good architectural and historic interest of buildings. Coherence eroded by some 20 th century buildings within the Conservation Area. Setting compromised by 20 th century development. Does not contain important historic features. Divided by heavily trafficked road. Limited townscape interest, which is further compromised by busy road.	Pre-1787 settlement/hamlet. Limited 19 th century growth. Buildings have good architectural and historic interest. Retains much of its rural character and setting. Includes a protected monument. Mid-late 20 th century development has eroded architectural coherence and setting.

Parish 4. St Martin			
Conservation Area	Les Pages	Calais	Le Vallon
Criteria			1.0
1a	0.5	0.5	1.0
1b	0.5	0.5	0.5
1c	0.5	0.5	0.5
2a	0.5	0.5	0.5
2b	0.5	0.5	0.5
2c	1.0	1.0	1.0
3a	0.5	0.5	0.5
3b	0	0	0.5
3c	0.5	0.5	0.5
TOTAL	4.5	4.5	6.5
Commentary	Pre-1787 origins of a linear group of buildings. Small growth in 19 th century to support horticulture. Large amount of mid-late 20 th century development in the vicinity that compromises the setting and coalesces with other development, therefore difficult to recognise the historic development. Buildings have good architectural, traditional, historic interest, but coherence is eroded by 20 th century buildings. Boundaries comprise of walls and earth banks. Protected monument within the area. Topography, road alignment and buildings create a series of spaces, but due to its small size, the area has limited townscape interest.	Pre-1787 origins of a linear group of buildings. Small growth in 19 th century. Large amount of mid-late 20 th century development in the vicinity that compromises the setting and coalesces with other development, therefore difficult to recognise the historic development. Buildings have good architectural, traditional, historic interest, but coherence is eroded by 20 th century buildings. Boundaries comprise of walls and earth banks. Protected monument within the area. Topography, road alignment and buildings create a series of spaces, but due to its small size, the area has limited townscape interest.	Pre-1787 origins of a group of buildings. Growth in 19 th century. Mid-late 20 th century development erodes setting. Many buildings have high architectural, traditional, historic interest. Architectural coherence eroded by 20 th century buildings in vicinity. Boundaries comprise of walls and earth banks. Protected monument within area. Topography, road alignment and buildings create series of spaces, but due to small size, the area has limited townscape interest. Score meets designation but many properties and boundary walls are protected buildings and this higher level of protection is sufficient to ensure special interest is sustained.

Parish 4. St Martin (continued)			
Conservation Area	Le Camp du Moulin	Les Marettes	Ville Amphrey
Criteria			
1a	0.5	0.5	1.0
1b	0.5	0.5	1.0
1c	0.5	0.5	0.5
2a	0.5	0.5	0.5
2b	0	0.5	0.5
2c	0	0	0.5
3a	0	0.5	0.5
3b	0.5	0.5	0
3c	0.5	0.5	0.5
TOTAL	3.0	4.0	5.0
Commentary	19 th century origins with growth in the early 20 th century. Mid-late 20 th century development has eroded the setting. Buildings have good architectural and historic interest. Variety of architectural styles, building typology. Some coherence with colour and pallet of materials. Little historic evidence remains. Limited townscape interest due to the small size of the area.	1787 origins with growth over the 19 th century. Some mid-late 20 th century development within the area. Large amount of mid-late 20 th century development in the vicinity, which compromises the setting. Protected monument and area of archaeological interest within the area. Some buildings have high architectural, traditional, historic interest. Many other buildings have good architectural and historic interest. Good architectural coherence, but eroded by 20 th century buildings. Topography, road alignment and buildings create a series of spaces.	Pre-1787 settlement/hamlet. Growth over 19 th century. Mid-late 20 th century development compromises setting. Some buildings have high architectural, traditional, historic interest. Many other buildings have good architectural and historic interest. Good architectural coherence, but eroded by 20 th century buildings in the vicinity. Boundaries comprise of walls and earth banks. Protected monument in the area. Topography, road alignment and buildings create a series of spaces, but due to its small size, the area has limited townscape interest. Many of the properties and boundary walls are on the protected buildings list. This higher level of protection is sufficient to ensure the special interest is sustained.

Parish 4. St Martin (continued)			
Conservation Area	Les Cornus	Les Mouilpieds	Les Maindonnaux
Criteria			
1a	0.5	1.0	0.5
1b	0.5	1.0	0.5
1c	0	1.0	0.5
2a	0.5	0.5	0.5
2b	0.5	0.5	0.5
2c	0	0.5	0
3a	0	0.5	0
3b	0	0.5	0.5
3c	0	0.5	0
TOTAL	2.0	6.0	3.0
Commentary	Pre-1787 settlement/hamlet. 19 th century growth. Setting compromised by mid-late 20 th century development in vicinity that compromises setting and coalesces with other development. Buildings have good architectural/historic interest, but coherence eroded by nearby 20 th century development. Low townscape interest. Public realm dominated by busy road.	Pre-1787 settlement/hamlet. Growth in 19 th century. Retains its character as hamlet within a rural setting, despite some mid-late 20 th century development in the vicinity. Many buildings have high architectural, traditional, historic interest. Other buildings have good architectural and historic interest. Good architectural coherence. Boundaries comprise of walls and earth banks. Protected monument within the area. Topography, road alignment and buildings create a series of spaces, but due to its small size, townscape interest is limited. Score is high enough to designate. However many of the properties and boundary walls are on the protected buildings list. This higher level of protection is sufficient to ensure the special interest is sustained.	Pre-1787 settlement/hamlet. Growth in 19 th century. Some mid-late 20 th century development which erodes the setting. Many buildings have high architectural, traditional, historic interest. Other buildings have good architectural and historic interest. Good architectural coherence, but eroded by 20 th century development. Boundaries comprise of walls and earth banks. Topography, road alignment and buildings create a series of spaces, but due to its small size, townscape interest is limited.

Parish 5. St Peter Port			
Conservation Area	La Ramee	Havilland Road	Les Croutes Havilland
Criteria			
1a	0.5	0.5	0.5
1b	0.5	0	0
1c	0.5	0	0
2a	0.5	0.5	0.5
2b	0.5	0.5	0.5
2c	0	0.5	0.5
3a	0	0.5	0.5
3b	0.5	0	0
3c	0.5	0.5	0.5
TOTAL	3.5	3.0	3.0
Commentary	Pre-1787 settlement/hamlet. 19 th century growth. Some archaeological interest. Buildings of good architectural and historic interest, creating a coherent architectural style. Small area and therefore limited townscape interest. Setting compromised by 20 th century development. Does not contain important historic features or archaeology.	Due to very close proximity Havilland Road and Les Croutes Havilland have been assessed together. Pre-1787 origins with 19 th century growth and 20 th century development. Mid-late 20 th century development significantly compromises setting. Interesting (but limited) townscape formed by road alignment and topography. Some buildings of good architectural and historic interest, but other within the Conservation Area of low/moderate interest resulting in poor coherence of architecture. Does not contain important historic features or archaeology.	

Parish 6. St Pierre du Bois			
Conservation Area	Les Adams	La Houquette	Les Vinaires
Criteria			
1a	0.5	1.0	0.5
1b	0.5	1.0	0.5
1c	0.5	1.0	0.5
2a	0.5	1.0	0.5
2b	0	1.0	0.5
2c	0.5	1.0	0.5
3a	0	0	0.5
3b	0.5	0.5	0.5
3c	0.5	0	0.5
TOTAL	3.5	6.5	4.5
Commentary	A collection of five properties with pre-1787 origins and limited growth during the 19 th century. Buildings have good architectural and historic interest that combines to create a coherent group. Has little townscape interest. Setting eroded by nearby 20th century development.	A collection of two properties with pre-1787 origins. Buildings have high architectural and historic interest. Setting not compromised or eroded. Has little townscape interest. Score is greater than 6 needed for designation. However the two properties are protected buildings. This higher level of protection is sufficient to ensure the special interest is sustained.	Pre-1787 origins. Growth over 19 th century. Good architectural interest through coherence buildings and materials. Good townscape interest, but limited due to small size. Scores well across architectural, historic and townscape interest. However does not score high enough for the area to be considered as 'special' and therefore warrant designation as a Conservation Area.

Parish 6. St Pierre du Bois (continued)			
Conservation Area	Le Coudre	Longfrie	Les Sages
Criteria			
1a	0.5	1.0	0.5
1b	0.5	1.0	0.5
1c	0.5	1.0	0.5
2a	0.5	1.0	0.5
2b	0.5	0.5	0.5
2c	0	0.5	0.5
3a	0.5	0.5	0.5
3b	0.5	0	0.5
3c	0.5	0.5	0.5
TOTAL	4.0	6.5	4.5
Commentary	Pre-1787 origins with growth over the 19 th century. Buildings have good traditional, architectural and historic interest. Townscape interest limited due to its small size. Setting compromised by 20 th century development.	Pre-1787 origins with some growth over the 19 th century. Buildings have high traditional, architectural and historic interest. Setting eroded by 20 th century development. Score indicates the area that is worthy of designation. However, this is a small area comprising of 4 properties, 3 of which are protected buildings. This higher level of protection is sufficient to ensure the special interest of the area is sustained.	Pre-1787 origins with growth over the 19 th century. Buildings have good traditional, architectural and historic interest. Good townscape/landscape interest contributed by narrow lanes and topography. Good landscape in front gardens and some earth bank boundaries. Setting compromised by 20 th century development. Area includes a protected monument (feudal court seat). Small area, which contains many protected buildings. This higher level of protection is sufficient to ensure the special interest of the area is sustained.

Parish 7. St Sampson			
Conservation Area	Capelles	Les Duveaux current Urban Area	Round Chimney current Urban Area
Criteria			
1a	0.5	0.5	0.5
1b	0.5	0.5	0.5
1c	0.5	0.5	0.5
2a	0.5	1.0	0.5
2b	0.5	0.5	0.5
2c	0	0.5	0.5
3a	0	0.5	0
3b	0	0	0
3c	0	0	0.5
TOTAL	2.5	4.5	3.5
Commentary	19 th century origins with growth over the 20 th century. Buildings and boundaries have good architectural and historic interest. Some buildings with current and former community uses (e.g. school). Public realm not distinctive. Motor vehicles can dominate the area at certain times of the day. Area has coalesced with 20 th century development.	Pre-1878 collection of buildings with growth over the 19 th century. Prominent walls and buildings with usually with good, and some with high architectural interest. Quarry retained, although screened by landscape. Special interest area has been eroded by modern development and changes to roads, especially near the school. Setting compromised by 20 th and 21st century development. Buildings with high architectural interest are protected buildings. This higher level of protection is sufficient to ensure their special interest is sustained.	Pre-1878 collection of buildings with growth over the 19 th century. Buildings and boundary treatments with high architectural and historic interest. Relatively small area/collection of buildings that has little townscape interest. Setting significantly compromised by 20 th century development.

Parish 8. St Saviour			
Conservation Area	La Biloterie	Les Lohiers	Le Gron
Criteria			
1a	0.5	1.0	1.0
1b	0.5	1.0	0.5
1c	0.5	0.5	1.0
2a	0.5	0.5	0.5
2b	0.5	0.5	0.5
2c	0.5	0.5	0.5
3a	0.5	0.5	0
3b	0	0	0.5
3c	0.5	0.5	0
TOTAL	4.0	5.0	4.5
Commentary	Pre-1787 origins with growth over the 19 th century. Some buildings of high architectural and historic interest. Coherence eroded by buildings of low architectural and historic interest. Townscape interest limited due to small size. Interest compromised by 20 th century development and busy road. Buildings with high architectural and historic interest are protected buildings. This higher level of protection is sufficient to ensure their special interest is sustained.	Pre-1787 origins with minor growth in the 19 th century. Many buildings have high traditional, architectural and historic interest. Retains much of its historic character and appearance and setting within a rural context. Setting had been eroded by mid-late 20 th century development. Due to its small size has limited townscape interest. Those buildings with high architectural interest are protected buildings. This higher level of protection is sufficient to ensure their special interest is sustained.	Pre-1787 origins with limited growth over the 19 th century. Buildings have high architectural and historic interest, which help to create a coherent group of buildings. Setting eroded by mid-late 20 th century development. Due to its small size has limited townscape interest. Buildings with high architectural interest are protected buildings. This higher level of protection is sufficient to ensure their special interest is sustained.

Parish 9. Torteval		
Conservation Area to be omitted	La Viltole	Les Portelettes
Criteria		
1a	0.5	0.5
1b	0.5	0.5
1c	0.5	0.5
2a	0.5	0.5
2b	0.5	1.0
2c	0	0
3a	1.0	1.0
3b	0.5	0.5
3c	0.5	0.5
TOTAL	4.5	5.0
Commentary	Pre-1787 origins with growth over 19 th century. Buildings and boundaries of good traditional, architectural and historic interest. Topography and road alignment contribute to the townscape interest by creating a series of spaces, but townscape interest limited due to small size. Setting within wider rural landscape which has not been eroded by 20 th century development.	Pre-1787 origins with growth over the 19 th century to support tourism, horticulture and quarrying. Nearby harbour/slipway and beaches (could consider amending boundary to include these areas). Buildings and boundary walls/earth banks of good traditional, architectural and historic interest although some 20th century accretions/alterations detract. Some 20th century development within the area that detracts from the architectural coherence. Relatively small area, but topography and road alignment contribute to the townscape interest by creating a series of spaces. Setting within wider rural landscape but eroded by 20th century development.

Parish 10. Vale		
Conservation Area to be omitted	Maison de Bas	La Bailloterie
Criteria		
1a	0.5	0.5
1b	0.5	0
1c	0.5	0.5
2a	0.5	0
2b	0.5	0.5
2c	0.5	0.5
3a	0.5	0.5
3b	0	0.5
3c	0.5	0
TOTAL	4.0	3.0
Commentary	Pre-1878 origins with growth over the 19 th century. Good architectural and historic interest with buildings that are pre-1900, but coherence eroded by 20 th century buildings. Setting eroded by 20 th century development. Settlement pattern provides a series of spaces. Roads are typical country lanes.	Pre-1787 origins with limited development over 19 th century and 20 th century. Uncompromised rural character within a wider area that has been extensively developed over the 19 th and 20 th centuries. Buildings and boundary walls have high traditional, architectural and historic interest, and are often protected buildings. This higher level of protection is sufficient to ensure their special interest is sustained.

Appendix D: 2014 Conservation Areas to be retained or merged and extended

Conservation Area (draft name in Appraisal)	Notes	Draft name given for purposes of this report	Merger/Retention
St Andrew's Church (St Andrew)	Only boundary changes and mergers required	St Andrew's Church, Les Bailleuls (north) & Les Frairies (St Andrew)	Merger (1)
Les Jehans (St Pierre du Bois/Torteval)	Merged with Le Grée; proposed name change	Les Jehans & La Grée (St Pierre du Bois/Torteval)	Merger (2)
Les Marchez (St Pierre du Bois/Forest)	Merged with Les Heches; proposed name change	Les Reines (Forest) & Les Heches (St Pierre du Bois)	Merger (3)
Pleinheume (Vale)	Merged with Les Rouvets (north); proposed name change	Pleinheume & Les Rouvets (north) (Vale)	Merger (4)
St Peter Port	Boundary change and merger	St Peter Port, King's Road, La Vallette & Rohais (St Peter Port)	Merger (5)
St Saviour's Church (St Saviour)	Boundary change, merger and proposed name change	St Saviour and Les Prevosts (St Saviour)	Merger (6)
Le Chene (Forest)	Boundary change, merger and proposed name change	Le Chene & Les Messuriers (Forest)	Merger (7)
King's Mills (Castel)	Boundary change, merger and proposed name change	King's Mills (east) & King's Mills (west) (Castel)	Merger (8)
Saints Road (St Martin)	Boundary change, merger and proposed name change	Moulin Huet, Saints & Icart (St Martin)	Merger (9)
Torteval Church (Torteval)	Boundary change, proposed name change and merger with Les Simons	Torteval Church & Les Simons (Torteval)	Merger (10)
St Martin's Church (St Martin)	Boundary changes, merger and proposed name change	St Martin's Church, Les Camps, Les Blanchés, Les Hubits & Fort Road (St. Martin)	Merger (11)
St Apolline (St Saviour)	Boundary change, merger and proposed name change	Le Mont Saint, La Grande Rue, St Apolline & Les Rouvets (St Saviour)	Merger (12)

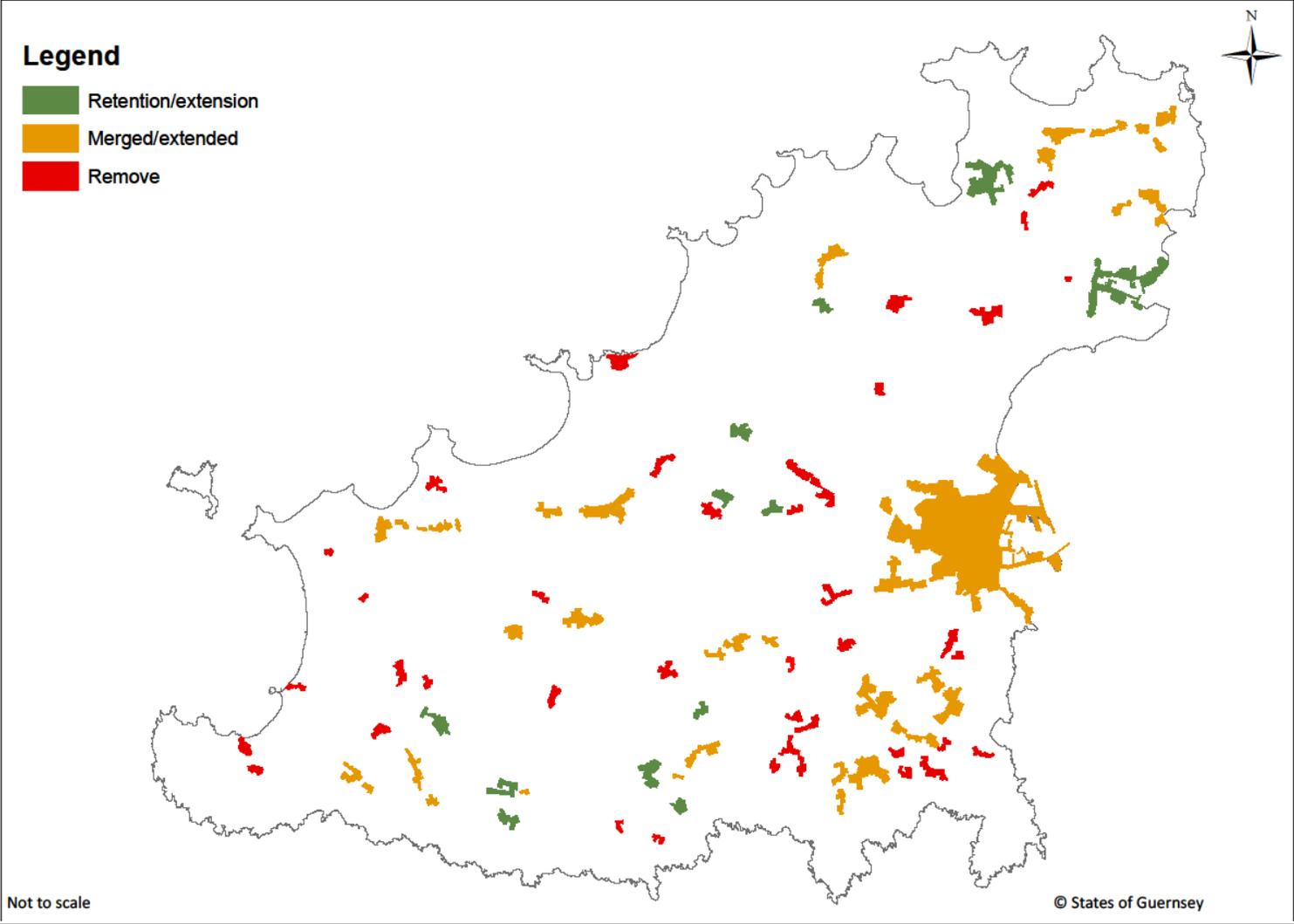
Bordeaux (Vale)	Boundary change, merger and proposed name change	La Ville ès Pies, Bordeaux & Les Grippios (Vale)	Merger (13)
Les Mielles (Vale)	Boundary change, merger and proposed name change	Paradis, La Rochelle, Les Mielles (east), Les Mielles (west) & Le Marais (Vale)	Merger (14)
Les Blicqs (St Andrew/Forest)	Boundary change	Les Blicqs (St Andrew/Forest)	Retention (1)
Les Bruliaux (St Pierre du Bois)	Boundary change	Les Bruliaux (St Pierre du Bois)	Retention (2)
The Bridge (St Sampson/Vale)	Boundary change	The Bridge (St Sampson/Vale)	Retention (3)
Les Rouvets (south) (Vale)	Minor boundary change and proposed name change	Les Rouvets (Vale)	Retention (4)
Vale Church (Vale)	Boundary change and proposed name change	St Michel (Vale)	Retention (5)
Le Variouf (Forest)	Boundary change and proposed name change	Les Fenetres (Forest)	Retention (6)
Le Villocq (Castel)	Boundary change	Le Villocq (Castel)	Retention (7)
Forest Church (Forest)	Boundary changes	Forest Church (Forest)	Retention (8)
Les Effards (Castel)	Minor boundary change	Les Effards (Castel)	Retention (9)
St Pierre du Bois Church (St Pierre du Bois)	Boundary change, proposed name change	St Peter's Church (St Pierre du Bois)	Retention (10)
Castel Church (Castel)	Boundary change, merger and proposed name change	Castel Church (Castel)	Retention (11)

TOTALS:

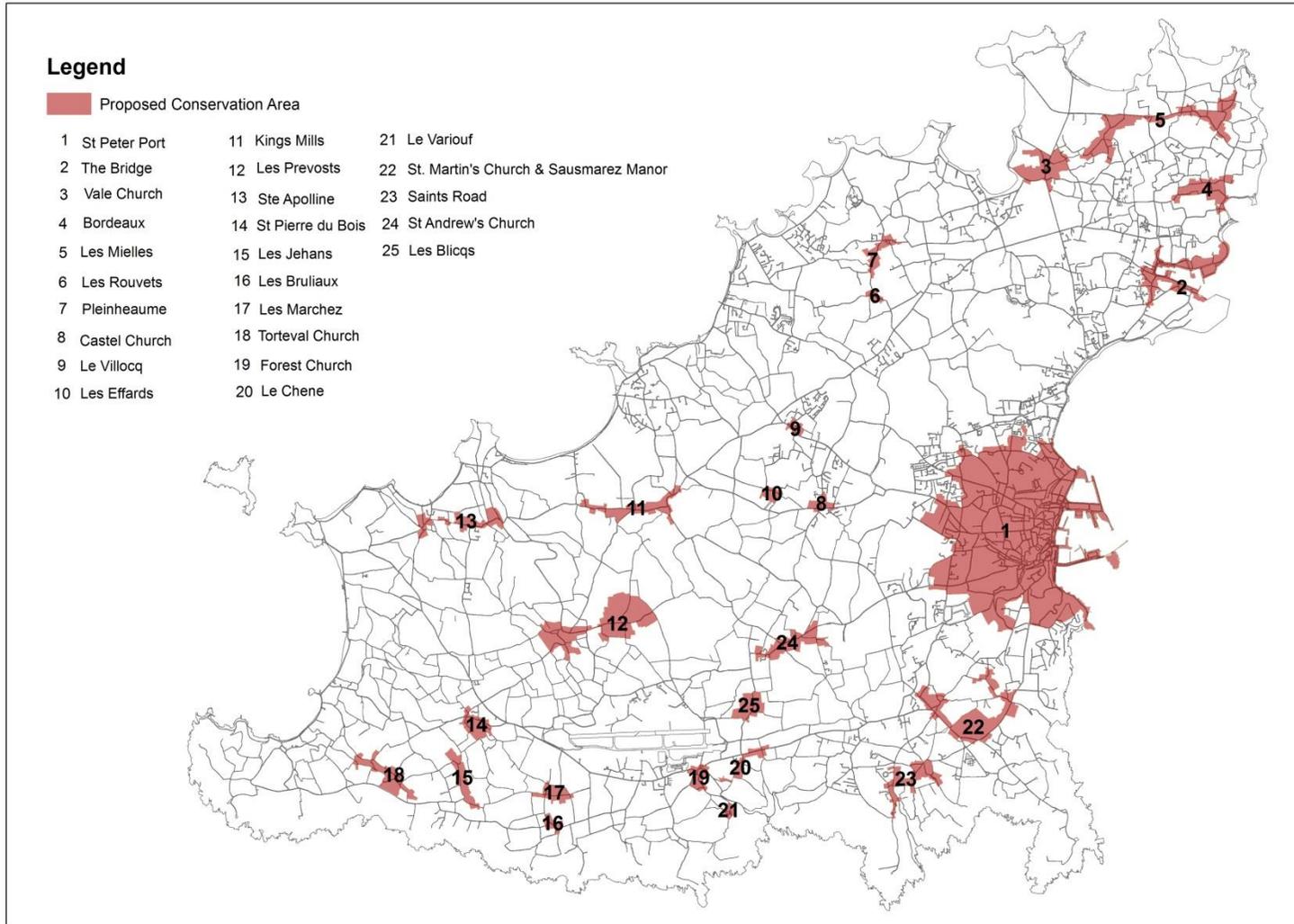
MERGER AND EXTENSION	14
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RETENTION AND EXTENSION	11
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Appendix E: Map showing Conservation Areas proposed for removal, merger/extension or retention/extension



Appendix F: Map of proposed Conservation Areas



Appendix G: Draft Conservation Area appraisals and maps

1. St Peter Port draft Conservation Area Appraisal

1.1 Summary of Special Interest

St Peter Port or Town, as it is known, is the capital of Guernsey. It is not only the focus of Government and its administration, but is also one of the gateways into Guernsey for tourists entering by cruise ship, ferry or private boat and is the focus for the retail, commerce and finance industries. Town has developed from its original fortified core, port and castle, merging with the ancient settlement of La Salerie and over time extending beyond the walled town, up the stream valleys and on to the plateau high above the now extensive harbour and marinas. It is this unique development and survival of high quality historic streets and buildings that make this Conservation Area of high architectural and historic interest to Guernsey.

The development of the St Peter Port Conservation Area has been influenced by, and has had an influence on, that of the Island as a whole, and maintains a high architectural quality. In many cases the buildings in this Conservation Area are the first of a type or style to be built on the Island, at the forefront of fashion in buildings. Several former farmhouses and grand country houses are now subsumed within development of the Georgian, Regency, Victorian and later eras. The Occupation saw alteration to a number of buildings and the building of fortifications, for example the remnants of gun slots can be seen in the walls of Queen's Road.

The harbours, fortifications, markets, road widening, culverting of streams along Mill Street and Fountain Street, building of the Commercial Arcade, St Julian's Avenue, construction of towers, the new town and the various sets of pedestrian steps between the plateau and valleys have all moulded the Conservation Area to its appearance today. The man-made landform of terraces and altered stream valleys, now covered with buildings and gardens, creates unique views of Town from the Harbour.

Tall, narrow, natural stone or rendered buildings under slated and tiled roofs dominate the narrow streets of the ancient historic core of Town. Further from the ancient historic core Georgian, Regency and Victorian rendered buildings of up to three and a half storeys dominate, each area having unique characteristics which make up the particular character of the locality. Late twentieth and early twenty first century buildings were constructed on a massive scale around St Julian's Avenue, often with flat roofs. Despite modern additions, the Norman and British influences in architectural style can still be clearly seen.

There are few open amenity areas for public use beyond those provided by Church Square and Market Square and these are mostly focused on the northern side of the Conservation Area. The harbour, with its quays, piers and the nearby beaches, also provides public amenity areas. Public and private gardens contribute significantly to the character of the Conservation Area and help to mitigate the impact of the high

density development form found in some parts of the Conservation Area with many significant trees being located on privately owned land.

The use of stone for paving streets, kerbs and steps and in walls and buildings lends a unique character to the historic core. The historic core and principal routes into and out of Town (the waterfront esplanades, Le Val des Terres, Ruettes Brayes/Fountain Street, Mount Row/Le Rohais/Grange Road/St Julian's Avenue) and the harbours are bustling areas of activity.

1.2 Identifying the Boundary

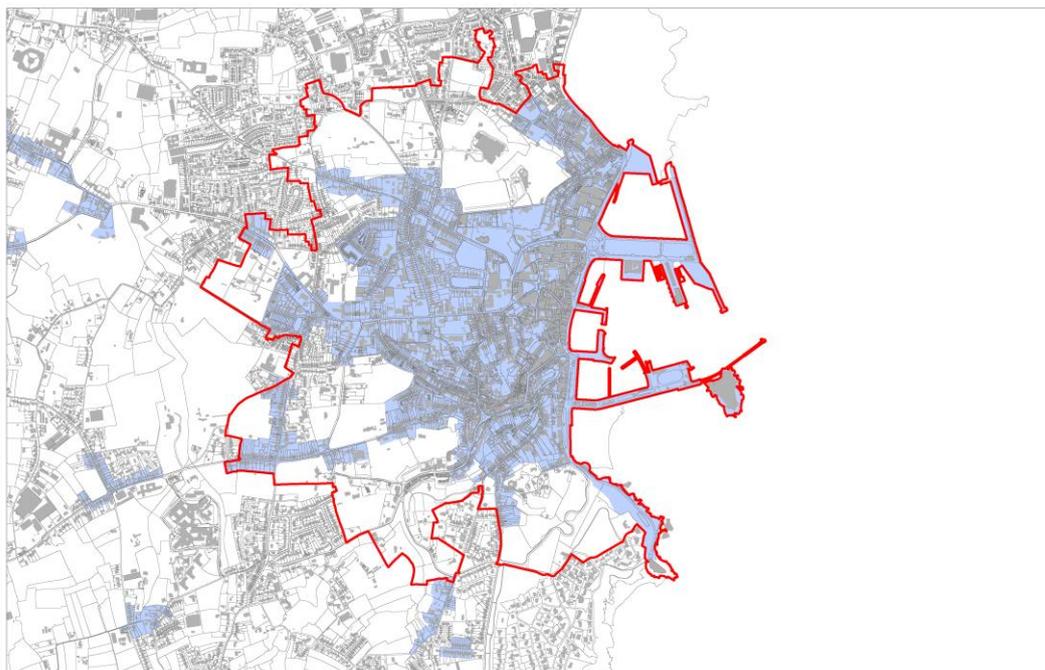
The new boundary for the Conservation Area of St Peter Port includes the former Conservation Areas centred around Town, King's Road, La Vallette and the Rohais. The new boundary extends to include the essentially green hills and plains that enclose the capital, to the north, south and west, and extends along the principal routes or entry points of Town to areas of high quality landscape and townscape. The entry points into St Peter Port include the sea from the east. The characteristic development, landform and naturalised hills and trees and functional relationship of uses (current and historic) combine to give Town its unique character and appearance.

The boundary in relation to areas such as Ruettes Brayes and Fort George have been set to those areas which visually influence the setting of Town, and have been set to a logical boundary, whether property or roadside.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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Reason for Designation

St Peter Port or Town, the capital of Guernsey, retaining much visible history, has developed from its original fortified core, port and castle, taking full advantage of the stream valleys and plateau. It is this unique development and its relationship with the harbour and range of historic types and styles and survival of high quality historic streets and buildings that makes this Conservation Area of high architectural and historic interest to Guernsey. In many cases the buildings in this Conservation Area are the first of a type or style to be built on the Island, and illustrate fashion in buildings over time.

2. The Bridge, Vale & St Sampson's draft Conservation Area Appraisal

2.1 Introduction

The Bridge Conservation Area is focused around St Sampson's Harbour, a natural harbour at the eastern end of the, now drained and reclaimed, Braye du Valle. The land is flat and generally low-lying interspersed with hougues outside the more developed area. Some important historic landmark buildings are present in the form of forts and St Sampson's Church. Along with views gained from these higher points, the harbour itself forms an important open space, providing views across the Conservation Area and lending an open feel to what is otherwise a relatively densely developed area.

The closing of the Braye du Valle and improvements to the harbour, driven strongly by the export of stone from local quarries, are key in development of the Bridge as Guernsey's second urban centre. Development focuses on the harbour and has extended outward from there over the last 250 years, following the line of the quays and adjacent streets and accommodating residences, shops, services and social pursuits. The historical origins of this area and its links and influence are a key factor in its special character, as are the current uses which include industrial businesses and a working harbour.

2.2 Summary of Special Interest

Development at the Bridge centres on and has arisen due to the presence of St Sampson's Harbour which was the primary focus for the location of historic development and of the wider Conservation Area. The development of the port was driven by the exportation of stone but also has connections with oyster fishing, ship building and the importation of coal. St Sampson's Harbour has remained little changed since the early twentieth century, other than recent alterations to form a marina. Local stone features prominently in quay edges, harbour walls and slipways and in historic harbour-side buildings and boundary walls. The harbour is used for recreational pursuits and as a working harbour. The scale, design and materials of industrial structures, including cranes, contribute to the character of the working port.

The landscape is generally low lying, evidencing the former Braye du Valle to the west, drained in the early nineteenth century, with hougues flanking the harbour mouth to the east. A key characteristic is the sense of open space provided by the low-lying land, generally low quay-side buildings and vistas across the harbour and out to the islands to the east. There is an overriding impression of enclosure between buildings opening up into large open spaces along the quays and on the piers. Views across this flat land are easily altered through changes in the position of temporary structures, including traffic and parked cars and the changing state of the tide and the resultant effects of light and colour are significant contributors to character.

Frontage development edging the inner harbour forms a positive character line around the harbour and displays a degree of uniformity in respect of height and roof fenestration, building line and construction materials. Many decorative details are present which make a positive contribution to character. Most buildings accommodate business uses at ground floor level with residential uses above, interspersed with social uses, and continue to represent the nineteenth century mix of quay-side development.

Much of the flat land to north and south of the harbour was created through infill behind the quays at the time of their construction. These areas formerly contained stone yards many of which are now in commercial use with large scale, well-spaced buildings. Some structures are of striking local stone construction and there are many high grey/blue stone walls which in places present a blank frontage but give a strong sense of enclosure to the road and to industrial sites, screening development without compromising the integrity of the designation. Features remain and the whole provides a striking reminder of the historical use of the area which has not been significantly eroded by more modern structures concealed behind the walls.

Fortifications surmount the hougues at the harbour mouth and are prominent features, particularly the Vale Castle to the north. These display several stages of development and are chiefly constructed of stone with elements of twentieth century concrete remaining from the Occupation. Flat land surrounds the structures and cuttings exist through stone at the base of each hougue giving a sense of enclosure close to what is otherwise open, often publicly accessible, land providing green spaces at the edge of the more built up area. Both fortifications command views out to sea and inland toward the harbour and are visible over a distance providing a backdrop to industrial development.

The area around St Sampson's Church has distinct qualities. The area is predominantly residential, bounded by industrial uses, associated with the twelfth century church which sits on a rise to the south of the harbour. The church is not prominent but important views can be obtained from north and south and between buildings. The churchyard provides an open green space. Stone walls of varying age enclose the whole and make an important contribution to character. Dwellings frequently front directly on to the pavement and provide a strong sense of enclosure. Features include a drinking fountain, a weighbridge and ornate pillars.

Residential settlements were present on the shoreline of 1787. These were most likely based around fishing. In these areas traditional farmhouses and cottages, typically of stone and slate or clay pan-tiles, stand amid a proliferation of nineteenth century development and can often be identified by the non-uniform orientation of buildings. Nineteenth century development displays, depending on topography, a relatively increased rigidity in style and orientation, lining the highways and fronted by low walls and railings which give a sense of formal enclosure. Public open spaces in residential areas are limited to road junctions. Social buildings perform an important role in mapping the history of the area.

Designation of the Bridge as a Conservation Area serves to highlight the importance of the historic St Sampson's Harbour and its continuing links with development and industry. It explains the pattern of development which grew up around the harbour and which broadly remains. Transitions between small scale residential and commercial development in enclosed back streets through larger scale commercial and industrial buildings in more open surroundings, albeit with strong enclosure formed by historic walls, to the open aspect of the harbour itself and the outlying fortifications protecting the harbour and Le Clos du Valle all contribute positively to the special character and interest of the Bridge as a Conservation Area, added to by the many features, both large and small scale, which remain.

2.3 Location and Setting

The Bridge is Guernsey's second urban centre and straddles the boundary of the Parishes of Sampson and the Vale. It stands in the north eastern corner of the Island, approximately three kilometres north of St Peter Port. St Sampson's Harbour forms the focus of the settlement, both physically and historically. Prominent features of the area include the Vale Castle, sited on a hougue to the north east of the harbour, and the chimneys of the Guernsey Electricity Power Station.

St Sampson's is a natural harbour and was the eastern end of Le Braye du Valle prior to it being drained in the early nineteenth century. The low-lying land reclaimed from Le Braye du Valle extends westward from the Bridge opening up views of taller buildings from as far afield as the Vale Church. Views of the sea and the islands of Herm, Sark and Jethou are obtained to the east.

The harbour lends a very open feel to the centre of the Conservation Area. Otherwise, the general feeling is one of enclosure, despite buildings not being high. Openness increases to the east, in the vicinity of St Sampson's Church and amid low industrial buildings where the pattern of development is less tight. Fortifications, standing on higher ground and guarding the mouth of the harbour, also give an open feel which is particularly felt in the area around the Vale Castle where an open agricultural landscape extends to the north. These sites are valuable for nature conservation.

The extent of the Conservation Area is constrained by the limitations set out in The Land Planning and Development (Guernsey) Law, 2005 meaning that the harbour bed must be outside the designation. This splits the Conservation Area and elevates the importance of long views across the harbour, which change according to state of the tide. The harbour and marina are, therefore, an important open space for the setting of the Conservation Area.

Although other routes across the former Braye du Valle now exist, the Bridge remains important in this regard, acting as a still rare crossing place between the north and south parts of the Island. It accommodates a heavy traffic flow, not least in providing access for heavy traffic between St Peter Port Harbour and industrial sites on Northside. Pavements and pedestrian crossings are available but the overall effects of the roads are of segmenting housing and businesses from the harbour and

quays and of inhibiting accessibility to those on foot. Smaller roads are also busy, though more pedestrian friendly, and sever the Conservation Area to north and south. Quiet lanes are present as back streets and are easy walking routes. Car parking proliferates on the piers and quays and along roadsides.

Clear gateways to the Conservation Area are identifiable, framed by green spaces when approaching from the north along Vale Avenue, from the east around the Vale Castle and on foot from the south along Church Road. Other gateways are defined by particular buildings and by changes in the pattern of development and are often found at bends in the road where views open up as one travels through the area.

Most buildings on the outskirts of the Conservation Area are in domestic use. Towards the core of the area however many businesses operate, chiefly at ground and sometimes first floor level. These range from shops and restaurants to industrial enterprises and there are large, relatively open yards, particularly in the north. As Guernsey's second centre the Bridge acts as a draw through its retail function but also for its port-related activities – leisure craft are moored in St Sampson's Harbour which continues as a working port, including boat repairs and import/export of goods – and historical associations. Three churches and two prominent fortifications are present. Quays edge the open space formed by the harbour and piers project into that space, often providing opportunities for public access.

2.4 Historic Development

The focus of development at the Bridge is St Sampson's Harbour. Located at the eastern end of Le Braye du Valle, the harbour formed naturally through the presence of this inlet and several small beaches. It is likely to have been in use since at least Roman times. Le Grand Pont, the Bridge, is believed to have been present since at least 1204 and, until the closing of the Braye in 1804, was the only crossing place at high tide between Le Clos du Valle, to the north, and the rest of Guernsey. One important historical function which remains is use of the Bridge as a crossing place between the north and south parts of the Island.

The earliest remaining development in the vicinity of the harbour is St Sampson's Church to the south, dating from the twelfth century. Fortifications guard the mouth of the harbour. The Vale Castle appears to have been built on an Iron Age site to the north of the mouth, in the fourteenth century. Mont Crevelt was built in the eighteenth century to the south of the harbour mouth. Along with older features the remnants of structures built during the German Occupation of 1940-1945 remain at both forts. Each of these buildings is discussed in more detail in section 5.

The Duke of Richmond map of 1787 shows several clusters of development located along the shore on both sides of Le Braye du Valle at La Hougue du Valle and Les Monmains on the north side of the harbour, and at St Sampson's Church and the junction of Roland Road and Rue de la Mare on the south side. It is likely that in the main these were fishing settlements. A cluster was also present further inland at Brock Road. There were orchards associated with many buildings at that time. These settlements are in part still in existence. A windmill stood at Delancey to the

south and saltpans were present to the west. Water sources were probably streams running off higher ground from the north and south.

Formalising St Sampson's Harbour commenced in earnest in the late eighteenth century, principally in association with the exportation of stone but also in connection with oyster fishing, ship building and the importation of coal. Over a period of about one hundred years from 1790 a series of works were undertaken to improve the port including construction of quays, piers and breakwaters. For military purposes, Le Braye du Valle was drained in 1806. At that time the innermost part of the harbour was sealed by replacement of Le Grand Pont with a more solid barrier which has become the Bridge of today. A large amount of land reclamation went on during these works, to the rear of the North and South Quays and at Castle Road. More recently the inner areas of the harbour have been altered to accommodate a marina.

By 1898 the settlement at the Bridge had grown substantially, chiefly in response to the quarrying of stone: in 1898 two quarries and eleven stone yards stood within the Conservation Area with many more in close proximity to north and south. Dwellings and shops lined the harbour housing and serving quarry and stone yard workers. Smithies, churches, schools and public houses were present, scattered throughout the settlement.

The current pattern of development was largely in place by the end of the nineteenth century with the exception of some relatively small areas of twentieth century residential buildings, chiefly at Vale Avenue and New Road. Large-scale industrial buildings were present on some of the former stone yards by 1938, a result of changes in export industries from stone to grown produce. The majority of early twentieth century buildings are outside the Conservation Area but have a significant visual impact on setting, the Power Station being a prime example.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain. Over the last fifty years use of land and sea has become increasingly recreational and this is evidenced in the current pattern of land uses.

2.5 Architectural Quality, Built Form and Locally Important Buildings

In the twelfth century St Sampson's Church was constructed close to the shore on the southern side of the inlet of Le Braye du Valle. In its original form the church constituted a simple nave and chancel, the tower and other parts of the building being later additions. The structure that is present today has changed little since addition of the vestry in 1525. The church is not particularly prominent, being enclosed by more recent development, but is important as a local landmark. For a full detailed architectural description of this building see John McCormack's "Channel Island Churches", 1986.

Fortifications guard the entrance to St Sampson's Harbour. The earliest is the Vale Castle, built chiefly of local stone and standing on a hougue to the north of the

harbour mouth. This dates from the late fourteenth century and was used periodically as a refuge and for military purposes until the end of the German Occupation in 1945. Remnants of structures from throughout the history of the building remain including a fifteenth century gate, eighteenth century barracks and twentieth century concrete gun posts, gun emplacements and trenches.

The second, Mont Crevelt, also constructed chiefly of local stone, stands on a small hougue to the south of the harbour mouth. This is one of fifteen circular Napoleonic loop-holed towers constructed around the coast in 1778-1779. At one time a magazine, officers' quarters and a ditch and drawbridge were present. The building was refortified using concrete during the Occupation. Several structures dating from that period remain.

Constructed of large blocks of local stone the, mainly eighteenth and nineteenth century, quays and piers of St Sampson's Harbour provide an attractive frame to the waterside and tell the story of the development of the port. Views can be obtained from much of the quayside, changing with the changing state of the tide, and many attractive features are present in the form of slipways, steps, bollards, and general detailing.

Mowlem's Tower is an ornate local grey/blue stone tower which was built in 1890 to house the chimney of the steam engine used as part of the Mowlem's stone processing yard. It stands approximately seventeen metres in height but has a relatively small visual impact as it is viewed against a backdrop of higher ground and competes for attention with other industrial buildings and structures in the vicinity. Some important walls enclose this former stone yard.

The old harbourmaster's building on Le Crocq is a solid, nineteenth century stone building with a central square tower at the land side displaying clock faces on each elevation and topped with a copper pyramidal roof and ball finial weather vane. This is prominent in views across the harbour and is a local landmark.

At the local scale architectural form is mainly focused on nineteenth century residential properties of two and a half storeys, often incorporating ground floor shops. Other than the harbour itself, such buildings form the most prominent element of the Bridge Conservation Area. Clusters of older, pre-1787 dwellings of non-uniform orientation are present in places, often dominated by more recent buildings. Most buildings are of a traditional pitched-roof design, often with dormer windows. Materials are typically local stone, often rendered, and slate or clay pan-tile. There are several more recent buildings of architectural merit which date from the early twentieth century, and some less interesting buildings of later date.

The orientation of domestic-scale buildings becomes more uniform with decreasing age. On the Bridge itself buildings frequently front directly on to the pavement. Away from the more commercial area, buildings are set back from the road behind small gardens and low walls, often topped by railings. Stone walls predominate throughout the Conservation Area, whether bounding residential, institutional or industrial premises, or forming the walls of the harbour quays and piers. There are

many sets of ornate stone pillars which flank the gateways of former stone yards. Industrial scale buildings and fortifications, particularly the Vale Castle, serve as a backdrop to the overriding small-scale form within the Conservation Area.

Differences in architectural detail and built form arise as a result of the age of the development and also with regard to the use of buildings and land. This has the effect of creating different character zones which are explored further in section 7.

There are many buildings of architectural and/or historic merit, including St Sampson's Church, Mowlem's Tower and the former harbourmaster's office at Le Crocq, along with a large number of shops and residences, spread throughout the Conservation Area. Areas of archaeological significance centre on the harbour itself, on the Vale Castle and Mont Crevelt and on St Sampson's Church and the churchyard. Some Occupation era features are evident.

The Addendum gives a brief description of the buildings in the Conservation Area that contribute to its character and appearance.

2.6 Open Space, Parks & Gardens and Trees

The main open space within the Bridge Conservation Area is the harbour. Open views across this and out to sea are offered from the quays and piers, themselves providing spaces. Views of the Conservation Area are also obtained from the sea. Buildings enclose the landward side of the wide carriageways and broad pavements which line the quays, the whole giving the centre of the Conservation Area a very open feel in contrast to the enclosed approach roads. The ambience of the area alters with changes in the state of the tide and, due to its openness, the feel of the harbour-side is more susceptible than elsewhere to changes in the weather.

Wide views of the Conservation Area and beyond can be obtained from higher ground at the Vale Castle and Mont Crevelt both of which sit in areas of greenery. The former is the larger, higher and more prominent of the two and provides a boundary between industrial land to the east of the Bridge and rural land further to the north. Former stone yards, whether within or just outside the Conservation Area, give a sense of openness where glimpses are obtained either over walls or via gateways.

Otherwise spaces occur infrequently, generally in the form of gardens but also as the small plantation at Bank Lane and as the cemetery and churchyard at St Sampson's Church which offers a peaceful area away from traffic, if not away from the industrial noise of neighbouring premises.

Green spaces frame the approach to the Conservation Area from the north along Vale Avenue and from the east around the Vale Castle. The former is a narrow gateway edged by gardens. The latter is elevated, vegetated scrub land through which the road has been carved. Pedestrians approaching St Sampson's Church against the one-way vehicular traffic flow of Church Road are met by the greenery of the churchyard and storage land to the west. The approaches from the east, from

Rue Dorey, and from the south, along New Road, are less obviously green with the exception of garden plants and the steep slope of Mont Crevelt.

The overriding impression within the western part of this Conservation Area is one of domestic scale development, interspersed with small gardens and associated planting, giving way to more built-up, though still small scale, development towards the centre where open spaces appear more civic than natural. Further east, except in the more enclosed back streets and lanes, the area feels very open due to the harbour, the pattern of industrial development and the green spaces around the forts.

2.7 Character Areas

Six character areas are identified in this Conservation Area, chiefly arising from differences in the use of land and buildings but with reference to the influence on those uses of age and the resultant effect on the feel of each part of the designation. These areas relate to St Sampson's Harbour, the Bridge, Northside, South Quay, St Sampson's Church and residential development in the area of New Road. In places, where uses relate to more than one character area, some overlap occurs.

St Sampson's Harbour

St Sampson's is a natural harbour, likely to have been in use since Roman times. Its development accelerated from the end of the eighteenth century primarily as a result of increases in the exportation of stone and the closing of Le Braye du Valle. By the early twentieth century the existing piers, quays and slipways were in place. These stone structures – quay edges, slipways, walls, etc. – contribute significantly to the character of the harbour, the relative age of different parts being distinguishable by their stone work. Weighbridges are a feature of both the north and south quays and a former harbourmaster's office with clock tower stands on Le Crocq. A building on Northside was previously a lifeboat house.

Today the harbour is in use for recreational purposes – a marina was constructed in the early twenty-first century – and as a working port for the importation of bulk goods and fuels. Marine and General Engineers carries out metalworking and boat repairs adjacent to the inner harbour. Boatyards are present to the east and commercial imports/exports are undertaken from the North Pier and eastern part of the South Quay. The scale, design and materials of industrial structures, including cranes, contribute to the character of the working port. Strong boundary treatments are present in these areas, often in the form of grey/blue local stone walling but sometimes of metal palisade fencing which has a less positive effect. Traffic and car parking are strongly evident throughout the quay-side environment.

A key characteristic of the harbour area is the sense of open space provided by the low-lying land, generally low quay-side buildings and vistas across the harbour and out to the islands to the east amid what is otherwise a relatively built-up and enclosed environment. The changing states of the tide and weather and the

resultant effects of light and colour are significant contributors to the character of the area.

The Bridge

The frontage of the Bridge presents a relatively uniform character along the western and southern sides of the harbour where buildings are typically of two storeys with further accommodation in the roof. Dormer windows are common and most buildings have shops/businesses at ground floor level with residential uses above. The buildings front directly on to the pavement or, in a few cases on South Side, are set back a minimal distance behind low stone walls. Construction materials are typically rendered stone with slate or clay pan-tile roofs. Many decorative details remain. Those buildings on the western corner of the junction with New Road are a particularly positive feature.

A group of twentieth century buildings at Bank Lane are included within the Conservation Area. The character here changes somewhat, in part due to the buildings, which are taller, but also because the relationship with the quay differs as the development fronts on to a small planted area and the roundabout and the Marine and General Engineers buildings stand between these and the water. The Bank Lane buildings continue the positive line of the Bridge frontage character around the harbour.

Buildings in the Bridge character area, which also continue a short distance away from the water, were primarily constructed in the nineteenth century in support of the stone working businesses operating in the area. Alongside residential properties and shops stand a public house and social clubs including the Stoneworkers Hall (now converted to dwellings). A Salvation Army citadel was built in 1906 and a modern supermarket, on the site of an early twentieth century laundry, in the 1980s.

The openness of the harbour contributes significantly to this character area, providing views from the quays and piers of the Bridge frontage development. Traffic and car parking are very evident throughout the area.

Northside

The area recognised as the Northside character area extends along the quay, including some roads further inland, from the Marine and General buildings eastward around and to the north of the Vale Castle. As one travels along a transition is seen from relatively dense commercial premises through an area of small scale residential properties to less dense industrial buildings and yards culminating in the striking castle and adjacent open spaces. Wide views of Northside are obtained from South Quay and from the piers as well as from higher ground at the castle. The south eastern part of the area abuts the beach outside the harbour mouth and provides panoramic views of the Little Russell. Throughout most of the area views are easily altered by changes in the position of temporary structures, including traffic and parked cars.

Much of the land within this character area was created through infill behind the quays at the time of their construction. As a result the land around the quays is very flat. It formerly contained a number of stone yards. Commercial and industrial buildings often front on to the pavement and are generally large-scale and well-spaced, often of twentieth century construction and of materials typical of the use. Some structures in Mowlem's Yard are of striking local stone construction, including Mowlem's Tower, a concealed chimney, which is a prominent local feature. Smaller stone buildings are also present.

There are many high grey/blue stone walls which provide enclosure. Some attain a height of approximately four metres and that surrounding Mowlem's Yard shows evidence of increases in height with changing land levels, several gateways being present at first floor level, stranded when adjacent ground levels were subsequently reduced. Features remain, including many ornate stone pillars, flanking the gateways to the yards. All are remnants of the historic use of the land.

The pedestrian environment is not particularly welcoming. This part of the Conservation Area has a relatively low volume of traffic, particularly to the east of Longree, although a high proportion of vehicles using that stretch are lorries accessing industrial sites. The walls present a blank frontage but give a strong sense of enclosure to the road and to industrial sites, screening development without compromising the integrity of the designation.

A group of small scale residential buildings occupies the middle of the character area, many of which were constructed during the nineteenth century. These formed a small community, originally based around the stone extraction industry. Along with some additional buildings, the layout of that time is retained, including a public house. The relationships of these buildings with the street and with one another and the materials used in their construction align with that seen elsewhere in the Conservation Area.

The Vale Castle, constructed predominantly of grey/blue local stone, guards the northern side of the mouth of St Sampson's Harbour, standing on higher ground and surrounded by open, generally publicly accessible, green space. Castle Road skirts the base of the hougue and was built through creation of a cutting through the rock which gives a degree of enclosure. The castle commands views out to sea and inland toward the harbour and is visible over a distance providing a backdrop to industrial development as well as a gateway to the Conservation Area.

South Quay

The overall impression of South Quay is one of commercial development which lines the quay eastward from Nelson House, encompassing the Commercial Quay and a number of storage premises, maintaining a strong link with the working harbour. Mont Crevelt guards the southern side of the harbour mouth in the easternmost part of the character area. Wide views of South Quay are obtained from Northside and from the piers as well as from higher ground at the Vale Castle. Views from Mont

Crevelt are more limited. As at Northside, views are easily altered by changes in the position of temporary structures.

Further similarities with Northside are evident in the land form, the relationship of buildings with the streets and quay and in the level of enclosure, though there are notable differences. High stone walls, whilst present, are less evident. This is also the case with regard to historic features of the stone working industry although bollards, cobbling and other port-related features are retained along the quay. Vehicular traffic is more prominent than on Northside, perhaps as Rue Dorey feels more enclosed, and the pedestrian environment is not welcoming.

Mont Crevelt, despite having been constructed 400 years later, displays stages of development which are contemporary with later development of the Vale Castle. Open, generally publicly accessible, green space surrounds the fort commanding views out to sea and inland toward the harbour. The structure is visible over a distance although is somewhat dwarfed by surrounding buildings. Mont Crevelt Lane skirts the base of the hougue upon which Mont Crevelt stands and is cut through the rock which gives a degree of enclosure similar to that experienced on Castle Road. Materials used in construction of the buildings and walls are predominantly grey/blue local stone, as at the Vale Castle, but with twentieth century structures of concrete more prominent.

St Sampson's Church

Situated amidst industrial and commercial premises, the St Sampson's Church area is distinct and is focused on residential development, bounded by industrial uses, around the church which was constructed in the twelfth century on the southern side of what is now St Sampson's Harbour. It is a relatively simple building with a low tower and is an important local landmark. The land slopes gently upward from the harbour toward the church and whilst not visually prominent the church is a feature when approaching along Church Road. It can be viewed from Northside and between neighbouring buildings. Strong gateways are formed by buildings to the north and open land to the south west.

The churchyard extends to the south and east, the latter area occupying a former stone yard created on reclaimed land to the rear of the quay. This is an important open space – one of the few within the Conservation Area – and provides a tranquil, green refuge from the otherwise busy centre. Part of the churchyard fell into the adjacent quarry in the 1960s, which necessitated amendment to the boundary. Walls, constructed using locally quarried grey/blue stone, of varying age enclose the whole and make an important contribution to the character of the locality.

Several buildings were present around the church by 1787 and it is possible that an element of one remains. By 1898 the form of development was largely as exists today. A row of dwellings stands to the north of the church, some stone fronted and of a relatively earlier date, fronting directly on to the pavement. The sense of enclosure is strong, complemented by dwellings on the eastern side of Church Road. The 1898 map indicates the presence of two public houses in the immediate area,

now in other uses. Several features exist including a drinking fountain, a weighbridge, ornate pillars and Church House, a triangular-fronted building which was possibly a show case for the skills of the local stone masons. A Masonic symbol is present on the gable of Weighbridge House to the north.

New Road

Residential development predominates in the south western part of the Conservation Area, centred on New Road but also continuing along Nocq Road, Roland Road and Brock Road. Several clusters date from before 1787, often occupying positions on what was then the shoreline. Some of these buildings remain amid roadside development which spread outward from the Bridge in association with the stone yards in the nineteenth century. Twentieth century buildings are also present but do not proliferate.

The positioning of older development displays less rigidity in orientation than the majority of buildings in the area which almost exclusively front towards the highway. These are rows of terraces, in a few cases uniform but often a mix of different scales and styles, and semi-detached houses interspersed with occasional detached dwellings. Buildings are chiefly of two storeys with smaller cottages away from the larger roads, for example on Church Lane. Further from the Bridge dwellings increase in size and are set in larger grounds. The incidence of ground floor shops peters out. Some interesting curved buildings make the corners of development, most notably on junctions.

Low stone roadside walls characterise the area, increasing in height where these bound non-domestic land. Only in a small number of locations have these been significantly eroded to provide on-site parking and the overall result is one of formal enclosure, especially where buildings stand in closer proximity to the road. Other than occasional front gardens, open spaces which are visually accessible to passers-by are rare. Several of the junctions in the character area are large and in turn provide valuable open space although the amount of traffic is a constraint. On-street parking can detract.

Several buildings in the locality perform, or were constructed to perform, a social purpose: two former schools, one now a dwelling and the other St Sampson's Church Hall, and a public house. Materials used in construction of the former schools are formal exposed grey/blue stone with slate roofs. Materials used in residential properties are typically rendered stone with slate or clay pan-tile roofs.

Boundary revisions are proposed to include some additional parcels of land where these contribute to the character and setting of the Conservation Area.

2.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially

important where more than just the roadside elevation of a building can be easily viewed.

This Conservation Area displays six character areas, each with particular features which contribute positively to overall character:

- The important influence of the historical development of St Sampson's Harbour on the development of the Bridge as a centre, the openness of the harbour and its quays and piers, and the mix of recreational and working uses;
- The strength of the Bridge frontage, its current role as a centre and its relationship with the harbour and with the social aspects of the historic stone extraction industry;
- The sense of openness interspersed with evidence of the continued working nature of the harbour and remnants of the previous stone trade, the visual strength and enclosure provided by historic walls and the benefits of these in screening industrial development;
- The prominence and open space provided by the forts, the history of those sites and their relationship with the rest of the Bridge Conservation Area;
- The special features of the area around St Sampson's Church and churchyard, the character lent by boundary walls and open spaces and the relationship of the church with adjacent residential development; and,
- The eclectic mix of design and generally uniform spatial pattern of residential development and ancillary features, its historic origins and the network of social facilities built up to support domestic and working life.

Buildings and features that contribute to the character and appearance of the Conservation Area are noted in the Addendum.

2.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and are constructed of traditional materials. Boundary treatments are often grey/blue local stone walls of varying age and construction though rendered walls and railings are also common. Again, these are generally in a good state of repair. Stone quay edges, kerbs and cobbled areas make a positive contribution.

Few residential buildings are noted as being in a poor condition: there is a derelict cottage on Church Lane which is in a ruinous state and one building on New Road appears generally run down. Commercial buildings in a poor state include: buildings in the northern part of the Bridge frontage (probably a result of stagnation whilst awaiting development of Leale's Yard), the eastern part of the Northerners' Club and some of the Marine and General buildings. Due to the nature of the particular businesses some of the open yards have an untidy appearance. Important walls within and enclosing Mowlem's Yard are in need of repair in places and the metal

railings edging the raised pavement adjacent to the Vale Castle are in a relatively poor condition.

Surfacing of the public roads is of tarmac which is in a generally good condition but shows no special distinction within the Conservation Area. In some places, for example at Le Crocq, and at Mont Crevelt Lane, the tarmac is broken and would benefit from repair. A mix of surfacing materials is present along the Bridge frontage, including concrete paving and stone cobbles. On the whole this is not in a particularly poor condition however would benefit from rationalisation and enhancement of traditional sections.

Use of the Bridge as a crossing place between the north and south parts of the Island draws passing business but results in a relatively high volume of traffic and parking, which lines the quays and the shop frontages, overwhelming the otherwise quite muted character of the Conservation Area. It impedes pedestrian movement within what could otherwise be a pleasant walking environment.

Elsewhere in the Conservation Area the use of materials is generally appropriate, although some quay-side railings and street furniture detract from the character and appearance of the area. There are a number of buildings with PVCu windows and doors throughout the Conservation Area, which do not contribute to the character and appearance of the area.

Rationalisation of traffic flow, perhaps including introduction of shared surfaces using appropriate materials and 'softening' of the visual impact of on street parking which proliferates throughout much of the Conservation Area and serves to detract from the character of the urban streets and harbour, could be beneficial to character and road safety and it may be that the appearance of spaces can, in time, be improved.

2.10 Identifying the Boundary

The extent of the Conservation Area is constrained by the limitations set out in The Land Planning and Development (Guernsey) Law, 2005. This includes the foreshore, any land reclaimed from the sea and "all islands, islets and rocks lying adjacent to the island...whether or not they are connected at any state of the tide to it." For the Law, and therefore the Conservation Area designation, to encompass territorial waters and the seabed beneath them, States provision by Ordinance would be required. The majority of St Sampson's Harbour must therefore remain outside the designation.

The boundary, as designed in the UAP, omitted several areas of development which make an important contribution to the industrial and social history of the Bridge, linked with the development of the harbour and stone works. There is also an area of the main Bridge frontage which is to be included for completeness. Some large areas of open land which are not so visually accessible were previously omitted. Occasionally parts of the curtilages of larger properties were severed where these are extensive. Boundaries have been examined and several amendments made.

Former stone yards between Rue Dorey and the South Quay are now occupied by commercial quay activity. This area has an important historical and present-day link with the working element of St Sampson's Harbour and includes the ornate Mont Crevelt House to the east. Inclusion of this land within the Conservation Area would facilitate improvements to detailing such as boundary treatments and street furniture to the benefit of this gateway to the Bridge.

Inclusion of additional stone yard areas between Les Monmains and the Vale Castle within the Conservation Area would enhance protection of important stone walls and historic features and would include an ancient dwelling within the designation. It is acknowledged that several industrial buildings already exist on this land and that the future intensification of use of this area for industrial purposes should not be compromised. However, the height of the boundary walls provides adequate screening to prevent sensitive industrial developments within those walls detracting from the character of the wider Conservation Area.

Residential properties and social facilities in Commercial Road, Nocq Road, Roland Road, Brock Road and Church Lane tell an important story in relation to the development of the Bridge as a harbour and as a hub for the export of stone. Many buildings of merit are present and the pattern of development is worthy of note. The Conservation Area is to be expanded for a distance along these roads.

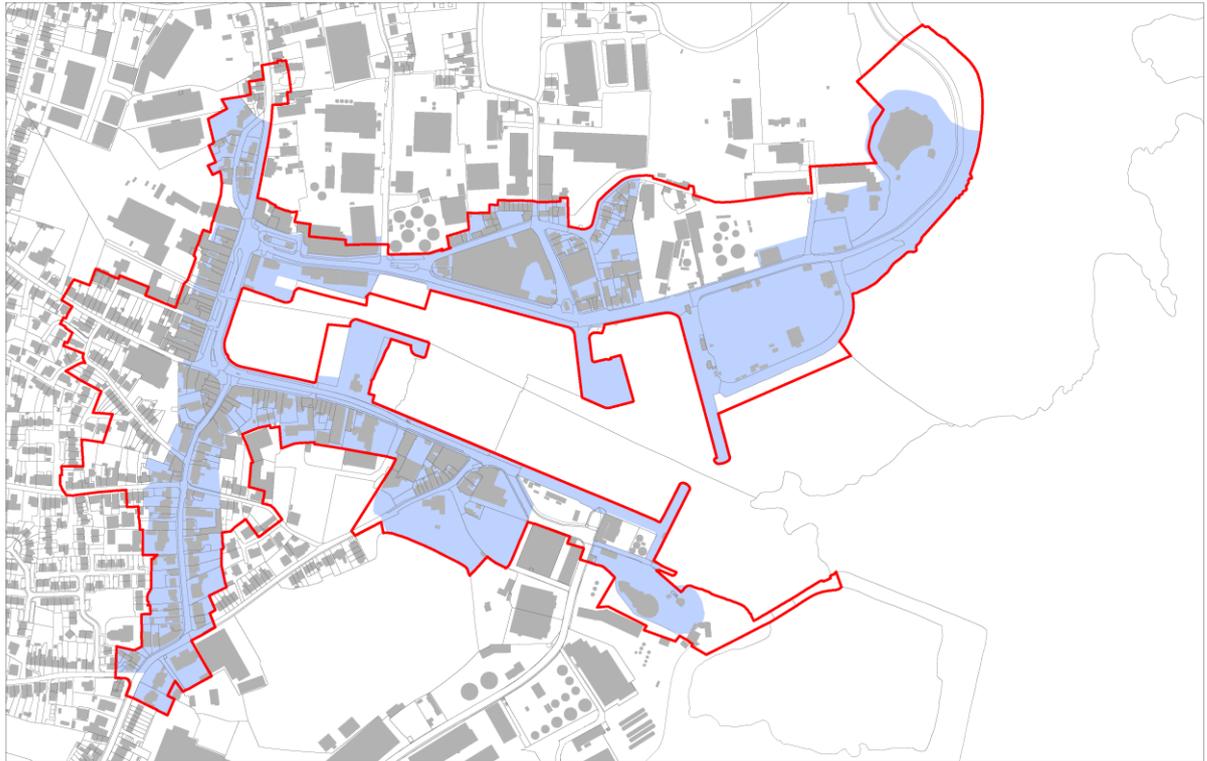
Buildings on Bank Lane serve to frame the harbour and are an important part of the Bridge frontage, mirroring the eastward return of buildings on the southern quay. For completeness these are to be included within the Conservation Area.

Some minor amendments are also made to square off the boundary of the Conservation Area according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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2.11 Reason for Designation

Designation of the Bridge as a Conservation Area serves to highlight the importance of the historic St Sampson's Harbour and its continuing links with development and industry, as both a recreational and a working port. It explains the pattern of development which grew up around the harbour and which broadly remains, and the different stages in that development. Transitions between small scale residential and commercial development in enclosed back streets through larger scale commercial and industrial buildings in more open surroundings, albeit with strong enclosure formed by historic walls, to the open aspect of the harbour itself and the outlying fortifications protecting the harbour and Le Clos du Valle all contribute positively to the special character and interest of the Bridge as a Conservation Area, added to by the many features, both large and small scale, which remain.

2.12 Addendum

Building/feature	Cadastre	Comment
<i>St Sampson's Harbour</i>		
Harbour	C007700000 B00328A000	Prominent open space used as moorings and as a working harbour; enclosed by distinctive stone quay and pier walls, slipways, steps, etc.; archaeologically important; bulky pontoons
North Pier	C006330000	Restricted access; two prominent cranes
Building on North Pier	C006330001	19 th century; former weighbridge?
Abraham's Bosom	C006330000	Dry boat storage; attractive cobbled slipway; bollards; simple modern railings; concrete edging to quay
Le Crocq	B003280000 B00328A000	Pier used for car parking and boat storage; includes careening hard and beach; navigational aid, open space and seating at end; memorial obelisk and stone; former harbourmaster's office with clock tower (see 'Character Areas')
South Pier	B00294A000	Restricted access; cobbled slip with square bollards
<i>Mont Crevelt</i>		
Mont Crevelt	B003540000 B00354B000	See 'Character Areas'; fortification atop rock outcrop; valuable open space; provides vistas; archaeological interest; wooden militia barrack building to north west
Building west of Mont Crevelt	B00354A000	Stone building; interesting features
<i>Vale Castle</i>		
Vale Castle	C006060000	See 'Character Areas'; striking curved roadside wall and raised pavement with railings – gateway to Conservation Area; Castle prominent in long views and provides vistas; valuable open space; archaeological interest
Pathway & car park	C00446C000	Coastal pathway flanking Castle Road; cutting through stone outcrops; stone sea wall; vistas; archaeological interest
<i>St Sampson's Church</i>		
Church and cemetery	B001890000 B003570000	See 'Character Areas'; church not prominent but of architectural and archaeological significance; important open spaces; monuments; drinking fountain
Victoria Terrace & Weighbridge House, Church Road	B001930000- B001960000 B001990000- B002030000 B001910000	Dwellings; most present in 1898; Masonic symbol on gable of Weighbridge House; Victoria Terrace of archaeological interest

Building/feature	Cadastre	Comment
Church House, Church Road	B003560000	Distinctively shaped building; interesting pillars and walls; ass. with Mowlem of Northside
Open spaces, Church Road	B00305C000- B00305D001	Vegetated open areas to NW of Church Road; elevated above level of Dyson's Quarry to west; used for boat storage; archaeological interest
<i>The Bridge</i>		
NE part of Northside House, Northside	C006660000	Building of merit to the rear of a collection of generally modern commercial buildings
Charity shops, nos 18 & 19, Island Shopper, Les Bourgs Shop, Shoe Zone, vacant shop, Bridge Terrace, Orion House, Harbour View, CAB, Bridge House, nos 2-9 & Mariners Inn, The Bridge	C007500000- C007560000 C007610000 B003290000- B003340000 B00336A000- B003410000 B003580000	19 th century terraces of mainly two and a half storey buildings; businesses on lower floors, dwellings above; interesting detailing to fascias and windows; varied surfacing including stone kerbs and some cobbles
Salvation Army Citadel, Nocq Road	B003620000	Constructed 1908; ornate façade and roadside railings; more recent extensions
Suvide House, Nocq Road	B003610000	19 th century building
Ray & Scott, Kwai's, Maubrook Jewellers, Cabriz, Addiscombe House, Cranford, Rock House, Cuckoo Cottage, nos 1-4 New Road, Charlie's Family Butcher, Sunshine Bears, Bank House, Stoneage, Katrina, 1 & 2 St Helene, The Hollies, 1-5 Caesarea Terrace, Southside House, Harbour Mews & Blind O'Reilly's, South Quay	B003430000 B003440000 B002550000- B002730000 B003170000- B003250000 B003160001 B003060000- B003120000 B003140000	Mainly 19 th century terraces of two and a half storey buildings; generally businesses on lower floors, dwellings above; some buildings of particular merit; some attractive shop fronts
32 Commercial Road, North Social Club, former Stoneworkers Hall, Hollaine, Springhill Cottage & no 6, Commercial Road	B003350000 B003460000 B003490000 B003520000 B00352A001 B003360000	Collection of dwellings, former industrial buildings and social clubs, some converted to residential use
<i>Northside</i>		
Marine and General & Electricity House, Northside	C007690000 C026570000	Several striking buildings; some buildings in need of repair/replacement; important clues to industrial history; archaeological interest
Quayside (part) & The Weighbridge, Northside	C006320000 C00633B000	A number of interesting buildings – former warehouses, workshops and offices – of stone construction; historic weighbridges; former

Building/feature	Cadastre	Comment
		lifeboat house
Durlston Hse., Northside	C006360000	Prominent dwelling
<i>South Quay</i>		
Nelson House (north) & Mont Crevelt House (north), South Quay	B003050000 B002920000	19 th century buildings; in office use; features of the quay side
<i>Les Monmains</i>		
Sea Lodge (part), Mowlem's Yard, former weighbridge & Griffith's Yard, Les Monmains	C005850000 C006150000 C006330001 C006190000	Industrial buildings of varying scale and construction, some are small and stone-built; orientation not uniform; large yards; important stone walls; many ornate gate pillars present
<i>Longree</i>		
Les Monmains Cottages, Pti Lliu, The Cottage, Alamar, Mein Kleines Haus, Little Mist, Bramble Leaf, Pres du Havre, Wrenbury, Cosy Cottage, Mon Desir, 1 & 2 Les Monmains, Chinon & Sea Lodge (part), Les Monmains	C005740000- C005810000 C005830000- C005860000	Distinctive curved row of stone cottages fronting on to lane and industrial yard; some interesting features
Jenda, Portsea, Kimberley House, Seaview Villa, Seaview Cottage, Pilot's Lodge & Seaview, Northside	C006200000 C006210000 C006220003 C006240000- C00625A000	Row of cottages fronting the quay; chiefly residential
Midway, Longree House, Taldykorgan, Dalwhinnie, Byways, Helvelyn, Longree House, Longree Cottage, Florence House & Trafalgar House Flats, Longree	C006270000- C006310000 C005680000 C005680001 C00567B000 C005670000 C00587L002	Group of 19 th and early 20 th century dwellings; a former weighbridge remains in place; Trafalgar House Flats forms a vista stop in views from the harbour
1-12 Trafalgar Cottages, La Chaumiere, Cosy Cottage, Kookaburra & 2, Trafalgar Road	C00587A000- C00587K000 C00587P000 C00587N000 C006420001 C006420000	Group of 19 th century dwellings; Trafalgar Cottages are uniform terraces; open communal garden – important green space; stone steps to buildings provide a feature
<i>Vale Avenue</i>		
The Laurels, Croute Paris & La Hougue du Valle, La Hougue du Valle	C00705B000 C007040000 C007420000	Grand 19 th century dwellings; protected tree
Ellerton Place, Notre Vie, Imagine, Notre Cachette,	C007390000 C007380000	19 th and early 20 th century cottages; characteristic roadside walls

Building/feature	Cadastre	Comment
Millennium Cottage, Wynbern, Orotava, Mill Hey Cottage, Ship Inn & Haut de l'Escalier, La Hougue du Valle	C00740A000- C00740D000 C007430000 C00743A000 C007740000 C007730000	
Pres du Pont, La Hougue du Valle	C007760000	Constructed 1935
<i>Nocq Road – Brock Road</i>		
Torrington Place, Sanur, Halwell Place, Beamster, Pawprints, Westbrook, The Nutkins, The Cottage, Norden, Les Rosiers, La Petite Maison, The Briery, Eden Place, Szabo, Willow Cottage, Home Sweet Home & Atlantis, Nocq Road	B003640000- B003760000 B003950000- B003990000	Terraces of generally 19 th century two storey houses; small front gardens bounded by low stone walls and railings
Coin du Nocq, The Old Farm House, 3 Roland Place, Merhba, The Anchorage, Neuchatel, Riduna Cottage, Rose Cottage, Honeysuckle Cottage, Vega Cottage, Spindle Cottage, Jurmala Cottage, Thistle Cottage, Petit Reve, Binna Burra, Roland Cottage, The Elms, Fairhaven House, St Leonards & The Oak, Roland Road	B004000001 B004000002 B004390000- B004440000 B004250000- B004270000 B004290000- B004360000 B004370000 B004170000- B004230000	Single pre-1787 dwelling amid a mix of 19 th and early 20 th century cottages and houses; some terraced, some detached; generally facing the highway; bounded by low stone walls
Brock View, The Old Inn House, Casa Mia, Waverley, Bordeaux Cottage, Rose Cottage, La Forge & Dorset Terrace, Brock Road	B004720000- B00475A000 B004670000- B004680000 B004630000 B004850000- B004870000	Several pre-1787 dwellings amid predominantly 19 th century residential development; mix of houses and cottages fronting toward the road; interesting boundary walls and features including mounting block
<i>New Road area</i>		
The Church on the Rock, New Road	B002740000	Striking 19 th century church; formal red and grey stone construction; roadside railings
Dalwood Flats, Bristol House, Easterbrook, Heatherleigh, Hamilton	B002470000- B002540000 B002750000-	Group of 19 th century houses, several over shops, and a public house; close proximity to highway, uniform orientation, other than

Building/feature	Cadastre	Comment
Place, Wenbury, The London House, London Bridge House, Anfield & shop with flat over, New Road	B002790000	Dalwood Flats; feature curved frontage into Roland Road; low stone roadside walls
Le Prevost House, Victoria House, Victoria Place, Bathsheba, Bridgemount, Kenton, Rose Cottage, Leander, Tardiss Cottage, Belmont, Eppingwood, Blackmore House, L'Hirondelle & The Briars, New Road	B002410000- B002460000 B002810000- B002830000 B002850000- B002880000 B002310000- B002330000	Two and a half storey dwellings and smaller cottages; predominantly 19 th century; uniform orientation; larger front gardens on west side of road providing valuable open space; characteristic roadside walls
Rivermeade Court, Arundel Lodge, Cay-os & Newington Place, New Road	B002400000 B002360000 B002890000- B002910000	Grand 19 th /early 20 th century dwellings; some now subdivided; building lines typical of New Road
St Sampson's Church Hall, Grandes Maisons Road	B001640000	Former school; ornate stone construction; character boundary walls
Feldspar, Beaucette Place, Mont Morin Court & Antigua, Les Grandes Maisons Road	B001630000 B001620000 B001310000- B001310004	Grand dwellings; feature detailing; important roadside boundaries
Lourdes House & Les Potiers, Les Grandes Maisons Road	B00230A000 B001340000	19 th century dwelling & early 20 th century shops with flats over; important corner site, curved building
Belscote Cottages, Herston, Kitty Cottage, Greystone Cottage, derelict cottage, Marisa, Old Farm House, La Vielle Ecolle, Kildane, Meldon, La Mienne & Milbar, Church Lane	B002290000 B00223H000- B002270000 B002230000 B00217A000- B002200000	Group of predominantly 19 th century cottages and houses lining Church Lane; important roadside walls

3. Vale Church, Vale draft Conservation Area Appraisal

3.1 Introduction

The Vale Church Conservation Area is focused around the church of St Michel du Valle, Le Braye du Valle, two farming/fishing settlements dating from before 1787 and nineteenth century development associated with the quarrying industry. Le Marais Douit, which runs through the Conservation Area, played an important role in the historic management of water in Le Clos du Valle. The ecclesiastical origins of development in this area and its links and influences, and the effects of historic management of land and water, are key factors in its special character.

3.2 Summary of Special Interest

The Vale Church surmounts a small hill and dominates this generally low-lying landscape which includes Le Braye du Valle, a tidal channel which formerly separated Guernsey into two parts prior to its being closed and allowed to drain in the early nineteenth century. Valuable open spaces are present in the form of common land and fields, the churchyard, a water-filled quarry and the Vale Pond, a nature reserve to the south west. Each contributes positively to character and setting. Roads cross in the vicinity of the church and narrow lanes wind away from these.

Proximity to the coast has played a role in the development of the area and remains important in the setting, particularly of the Vale Church which, along with a former priory and Le Braye du Valle, provided the initial focus for the location of development.

Two settlements were present in 1787. These were most likely a fishing community at La Ville Baudu and a farming community at Le Hurel. Both will have relied on Le Marais Douit as a water source. In these areas traditional pitched roof farmhouses and cottages of one and a half to two storeys, typically of stone and slate or clay pan-tiles, cluster in winding roads strongly enclosed by dry stone and boulder walls, hedgerows and trees with glimpses of open spaces beyond.

The current development pattern, the character of which is predominantly residential, was generally in place by 1898. Nineteenth century development was largely undertaken in association with the quarrying industry which became more prevalent in the north of the Island with increased accessibility following the draining of Le Braye du Valle. Rows of nineteenth century pitched roof cottages of one and a half storeys at La Route Militaire and La Garenne Road typically front on to the road and common land and are more open in aspect being bounded by low stone walls. Rendered stone, again with slate or clay pan-tile roofs, is common.

An important chronology of development is recognised in the Conservation Area around the Vale Church and the wider historical associations with development of the northern part of the Island are significant. The relationship between buildings,

highways, boundaries and open spaces, and the use of materials typical to the north of the Island, provide a particular and special quality.

3.3 Location and Setting

The Vale Church Conservation Area is situated in the north of the Island and in the parish of the Vale. It is approximately 1.7 kilometres north west of the Bridge, standing 75 metres from the coast at its nearest point. The Church is a prominent feature of the locality and has influenced surrounding development. It stands at the edge of Le Braye du Valle and is visible over low-lying land for a significant distance.

An area of open common land occupies the centre of the Conservation Area and this extends to cover a large area to the north, west and south. Much of this land is important for nature conservation and continues southward within the Conservation Area. The Vale Pond, outside the southern boundary of the Conservation Area, is also important for nature conservation. An open agricultural landscape continues to the east of development on L'Ancrese Road and La Ville Baudu.

La Route Militaire, L'Ancrese Road, L'Abbaye and La Ville Baudu form a cross road, splitting the Conservation Area. All but the last are busy, primary routes which segment development and inhibit pedestrian accessibility. La Ville Baudu is a quieter road although its winding nature and lack of pavements also reduce its safety for walkers. Off these main routes, accessibility is good and some pedestrian pathways are present. The narrow lanes are quiet and not frequently used by motorised traffic.

Clear gateways to the Conservation Area are identifiable, often found at bends in the road where views of buildings, interesting features and open spaces open up as one travels along. In some parts of the Conservation Area, notably at La Garenne, La Garenne Road and La Route Militaire, gateways are formed by wide views of character buildings across open land.

In addition to the residential properties and the two churches, the Vale Church and the Vale Mission, uses within and adjacent to this Conservation Area include occasional shops, businesses on Route Militaire & L'Ancrese Road, a motor repairs garage at Lucksall and Earlswood Garden Centre which encourage visitors to the area. A prime draw is provided by L'Ancrese Common and the adjacent beaches however visitors would be most likely to use the main roads as through-routes to those destinations. The lanes provide quiet but popular scenic walking routes through the Conservation Area.

3.4 Historic Development

Historically and socially important, the Vale Church has its origins in the twelfth century. It stands on a small hill to the north of Le Braye du Valle and commands wide views over surrounding land, also being a prominent feature in long views. The remains of a Neolithic structure stand to the west of the current church building, and ruins of a priory are present in the roadside walls to the south east. The form of the current church was in place by the end of the sixteenth century. Graveyards have

expanded to the north. Green lanes run between fields from the east and these were formerly intended to give access to the church.

Besides the church, two clear settlements can be seen on the Duke of Richmond map of 1787, one at La Ville Baudu and the other at Le Hurel. It is likely that these arose due to the presence of the church and in positions that took advantage of water sources such as Le Marais Douit. Many of these buildings were likely to have been farms and related buildings, making use of nearby common land, or fishermen's cottages. Several buildings had adjacent orchards and the occupants will have made use of nearby common land, a large tract of which remains and, other than the edge of the highway, there is no boundary between the road and common land, reflecting its historic status.

Le Braye du Valle was formerly a tidal channel and divided the northern part of the Island from the southern. This ran to the south of the Conservation Area and contributes to the low lying, flat landscape. For military purposes, it was drained in the early nineteenth century. The Vale Pond is a remnant, along with parts of the old sea wall to the east and the names of certain areas and buildings. Around this time, again for military purposes, a project of road building and improvement was undertaken. Included within this was the construction of La Route Militaire which runs through the Conservation Area and was key in development of the area and therefore its character.

By 1898 many of the buildings within the Conservation Area were in place, including the Vale Mission Hall on La Route Militaire. Rows of cottages were constructed at La Garenne Road and to the north of the Mission Hall and it is likely that these housed workers employed in the large number of stone quarries in and around the north eastern part of the Conservation Area.

Vineries were also appearing by 1898 and proliferated by the end of the 1930s as commercial growing took over from the stone industry. Within the Conservation Area it is likely that these were originally associated with individual dwellings. Many of these have now been demolished and, with the exception of the greenhouses now occupied by the garden centre, those which remain are often in poor condition.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

3.5 Architectural Quality, Built Form and Locally Important Buildings

The Vale Church dominates the Conservation Area. This building dates from the twelfth century and retains its sixteenth century form. It stands on an area of higher ground at the edge of a relatively flat landscape and is a prominent feature in views between buildings and across open land. Churchyards occupy a large area around the building and these are divided by striking walls constructed of local stone. For a full detailed architectural description of this building see John McCormack's "Channel Island Churches", 1986.

Beyond the churchyard, the Conservation Area is dominated by residential properties and, whilst the church is a dominant architectural feature, at the local scale architectural form is mainly focused on nineteenth century cottages with clusters of older buildings. Two such clusters are indicated on the Duke of Richmond map of 1787, around Le Hurel and La Ville Baudu. Most buildings are domestic and of traditional pitched roof design, often with dormer windows complementing accommodation within the roof space. One and a half to two storey structures are most common. Materials are typically local stone, sometimes rendered, and slate or clay pan-tile.

The orientation of buildings becomes more uniform with decreasing age and it is generally the older structures which have gables abutting the highway. This has the effect of visually enlivening the enclosure provided by the roads and lanes. Ancient boulder walls and more recent dry stone walls are common roadside boundaries in the older clusters of development and in the lanes. More formal stone walls flank the roadsides elsewhere. Earth banks and hedgerows provide boundaries within areas of agricultural land.

Differences in architectural detail and built form according to the age of the development have the effect of creating different character areas which are explored further in section 7.

There are many buildings of architectural and/or historic merit in the Vale Church Conservation Area. Special features include Le Marais Stream. Areas of archaeological significance centre on the Vale Church and its churchyard and on the open common land to the north. Some Occupation era features are evident. It is important that the archaeologists are consulted regarding any planning applications in and around areas of archaeological importance.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

3.6 Open Space, Parks & Gardens and Trees

There are several prominent open spaces within this Conservation Area: the churchyard and cemetery; common land; and several fields and gardens. Many more fields stand to the rear of buildings and flank Le Marais Douit. Whilst not so prominent, these contribute significantly to the character and historic setting. The same can be said for the former quarry, now water-filled, which is adjacent to Earlswood Garden Centre. This is an example of past stone extraction and provides views of the rear of development and open spaces on Rue de la Greve.

Green spaces frame the approach to the Conservation Area from the north along L'Ancrese Road and from the west along Route de l'Islet. Both are open, flat, grassed approaches with few trees, typical of coastal land in this part of the Island. The approach from the east, along La Ville Baudu, is also green but is characterised by mature hedgerows and earth banks. The lanes in the eastern part of the Conservation Area have more trees and a generally rural feel.

The overriding impression within this Conservation Area is one of a green periphery surrounding a more developed core. Coastal greenery in the west gives way to a more wooded character to the east of L'Ancrese Road, the line of nineteenth century development along La Route Militaire and La Garenne Road being more built up in character. The elevated land upon which the Vale Church sits is an exception, many mature trees being present within the older parts of the graveyard.

3.7 Character Areas

Three character areas are identified in this Conservation Area, chiefly arising from differences in the age and use of buildings. These relate to the Vale Church, to Ville Baudu and La Greve and to Route Militaire and La Garenne.

The Vale Church

The Vale Church occupies a hilltop position and dominates this area of the Island being prominent in views across low-lying land in all directions. The building dates from c.1150 and had attained its current form by the sixteenth century. Characteristic walls, incorporating the remains of more ancient structures present elsewhere on the site, provide enclosure to the south where the land drops away to the former Braye du Valle. Further walls divide the churchyard and cemeteries to the north, east and west and these constitute important features of the character area. Noteworthy trees are present in the churchyard and on properties to the west. Green lanes run between fields from the east, through other character areas, and these were formerly intended to give access to the church. A group of coastal cottages are seen in the context of the church viewed from the west, across Grand Havre.

Ville Baudu & La Greve

Clusters of predominantly residential development at La Ville Baudu and Le Hurel date from before 1787 and are likely to relate to early farming and fishing communities. Some remaining buildings may have been in existence as early as the fifteenth century. These are interspersed with more recent development, the vast majority dating from before 1898. The pattern of development in each cluster remains similar to that shown on the Duke of Richmond map of 1787 with the public highway winding between buildings. Stone buildings are prevalent with slate or clay pan-tile roofs. Stone walls range in construction from ancient boulder walls to dry stone and mortared walls, depending on their age and purpose. Enclosure is strong, provided by these walls and by mature hedgerows and trees, although open spaces also play an important role in the character of the area, particularly in the vicinity of Le Marais Douit.

Route Militaire & La Garenne

Rows of nineteenth century one and a half storey stone cottages stand on La Route Militaire and on La Garenne Road, interspersed at the latter location with occasional two storey houses and more modern buildings. These buildings are associated with a boom in the stone extraction industry, many quarries having been worked in the

north of the Island at that time. Typical construction materials comprise of stone, often rendered, with roofs of slate or clay pan-tile and many have dormer windows. The design of those cottages on La Route Militaire is notably uniform. Low mortared stone roadside walls, many with brick coping, provide enclosure although this character area is notably open and trees are scarce. Proximity of these buildings to, and relationship with, L'Ancrese Common is very important to the setting.

Boundary revisions are proposed to include some additional parcels of land where these contribute to the character and setting of the Conservation Area and to exclude some areas which do not make a positive contribution.

3.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed.

This Conservation Area displays three character areas, each with particular features which contribute positively to overall character:

- The dominant architectural form of the church and the open spaces, walls, trees, monuments and buildings within and close to the boundaries of its land and its influence in long views across low-lying land and water;
- The orientation and detailing of older, pre-1787, buildings, their boundary walls and relationships with one another, with open spaces, trees and hedgerows and the lanes which wind between them; and,
- The uniformity in design of nineteenth century cottages and their roadside boundaries and their relationship with open common land and location on main roads, both of which increase their prominence in the landscape when compared with older buildings in the lanes.

The buildings and features that contribute to the character and appearance of the Conservation Area are noted in the Addendum.

3.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and are constructed of traditional materials. Boundary treatments are often stone walls of varying age and construction. Again, these are generally in a good state of repair, those bounding fields often being less well-maintained than those associated with domestic properties.

Several residential buildings are noted as being in a relatively poor condition: one at La Garenne is extremely overgrown; one in Folie Lane is in a poor condition; and one of the terrace of cottages on Route Militaire is generally run down though, arguably,

comparison with other buildings of the terrace in which it sits makes it appear worse than it otherwise might.

Due to the nature of the particular businesses both Earlswood Garden Centre and C J Motors have an untidy appearance. It is often the case that cleared horticultural sites tend to be less tidy though only the derelict horticultural site on the eastern side of Rue de la Greve, outside the Conservation Area, is unsightly and, if cleared, this has the potential to contribute positively to character and setting.

Surfacing of the public highways is of tarmac which is in a good condition but shows no special distinction within the Conservation Area. Public car parks at the Vale Church and at Lucksall Motors are surfaced with a mix of tarmac, gravel, earth and grass. A variety of materials are used within individual properties. These are generally appropriate and whilst not always of high quality these contribute to the traditional character and setting of the buildings.

Elsewhere in the Conservation Area the use of materials is generally appropriate, with the exception of the occasional boundary treatment. Corrugated sheet roofing is prominent in places and there are a number of buildings with PVCu windows and doors throughout the Conservation Area, which do not enhance character. On street parking at La Garenne Road serves to detract from the character of the row of cottages. Other than where mentioned, parking in the Conservation Area is generally unobtrusive although a 'softening' of the visual impact of parked cars could be beneficial and it may be that the appearance of less attractive spaces can, in time, be improved.

3.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, incorporate prominent open spaces within the Conservation Area but omit large areas of open land which are not so visually accessible. Occasionally parts of the curtilages of larger properties are omitted where these are extensive. Boundaries have been examined and several amendments made.

A row of dwellings to the west of the Vale Church, bordering Le Grand Havre, contribute to the character of the locality and are important in longer views of the church from the south and west. Their inclusion within the Conservation Area would be appropriate and could provide a degree of protection, in particular to one dwelling which is significantly overgrown and run down.

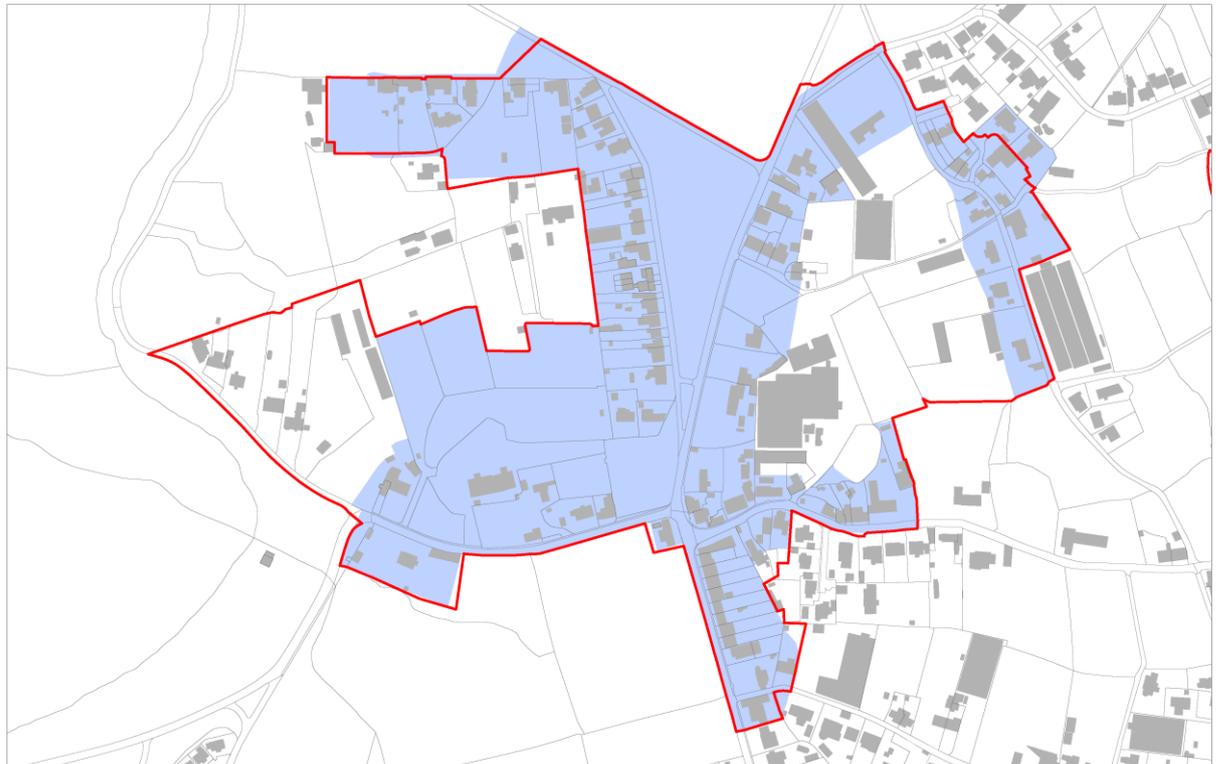
Open fields and a quarry occupy the land between L'Ancrese Road and Le Hurel Road/Rue de la Greve. Many of the fields are part of the same land parcels as dwellings which front on to the highways. These represent important open spaces and provide clues to the historic development of the area, of which the quarry is an important element. Le Marais Douit runs through the area and there are several important features associated with this. The Conservation Area boundary will include this land.

Some minor amendments are also made to square off the boundary of the Conservation Area according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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3.11 Reason for Designation

The area around the Vale Church is designated as a Conservation Area due to its important chronology of development and the historic and architectural evidence remaining on the ground. Wider historical associations with development of the northern part of the Island – draining of Le Braye du Valle and the stone extraction industry – are significant. The relationship of buildings with one another and with the roads and lanes which wind between them, the transition between areas enclosed by buildings and traditional boundaries and areas of open space which provide vistas into, out of and across the Conservation Area and the use of materials typical to the north of the Island, provide a particular and special quality.

3.12 Addendum

Building/feature of merit	Cadastre	Comment
Vale Church, Churchyard, Community Centre & Vale Church Rectory, L'Abbaye	C010600000- C01062A000 C017380000	Historic parish church on site of ancient priory at the edge of the Braye du Valle; graveyards have expanded northward divided by stone

	C017340000 C017320000	walls; interesting features include trees, monuments, archaeology and topographical changes; the Rectory (1970 date stone) and a new, sympathetic church centre stand to east and south completing the group
Vale Church car park and common land	C018680000	Former area of common land with historic pathway and access to church; parking present since 1960s; archaeological interest; valuable open space
Vale Pond House, L'Abbaye	C010420000	Present by 1898; strong north boundary feature (wall)
Mentone & Mentone Cottage, L'Abbaye	C010570000 C010560000	South facing part present 1898; east facing extension present 1938; archaeological interest
Beach Cottage, Brinland, Les Amarreurs, Leafy Cove & Le Sauticot, La Garenne	C010550000 C010520000 C010540000 C010510000 C010500000	Row of four 19 th century character cottages with an early 20 th century building to the south east; orientated to face south
Courtil Saint Michel Cottage, Route Militaire	C012640000	Recently renovated stone cottage
Brookville, St Ives Cottage, Deepdale, The Brook, 5, Petit Feugre, Au Son des Cloches & Argyll Cottage, Route Militaire	C012550000- C012620000	Terrace of 8 three-bay cottages of one and a half storeys; possible relationship with adjacent Vale Mission Hall; characteristic roadside boundary; generally uniform fenestration pattern; several extensions to rear
Vale Mission Hall, La Route Militaire	C012530000 C012540000	19 th century Methodist Church Hall; extended and altered in the mid-1990s; part of old sea wall to rear; characteristic tree
Spirelee, Solidor & Solidor Cottage, Folie Lane	C012520000 C012410000 C012500000	A group of 19 th century dwellings, likely associated with a larger dwelling to the south, also named Solidor
Signal Cottage, picture framers', Pont Allaire House, Pont Allaire Cottage, Vale House, Les Castogniers & Tolworth, La Ville Baudu	C017060000 C010670000- C010690000 C01074A000 C010400000	Cluster of pre-1787 buildings interspersed with more recent development, the majority present by 1898 with the exception of the picture framers'
Ville Baudu House, Le Prinseau, Serre Chevalier, Pres de Pepiniere & La Concha, La Ville Baudu	C010700000 C010730000- C01073B000	Large dwellings of traditional construction; some sub-divisions evident; La Concha is a 21 st century barn conversion; buildings front the highway but high stone walls are also a prominent feature
Summerplace, Tosty Cottage, La Garenne Cottage, Darryny Cottage, Red Roof, Old Golf Place & Cottage, 2 & 7	C017070000- C017110000, C017120001 C017121B00 C017130000	A striking row of predominantly 19 th century dwellings several of which are buildings of merit; overall the grouping is more important than individual buildings; important relationship with buildings on L'Ancrese Road

Westcommon Villas, Briar Cottage, L'Ancrese Villa, Bian V'Nu, Bramble Cottage, Quetta, Entre-Deux-Mers, The Wing, Casa de Rosa, L'Ancrese View Cottage, Eden Place & Lucksall Cottage, La Garenne Road	C017150000- C017210000, C017230000- C017270000	across triangle of common land which has almost a village green effect; historic milestone; roadside walls are an important feature; on street parking detracts; southern cottage fronts on to a former common area, now parking for the Vale Church
Gorse Cottage & Saltwinds, Les Amarreurs	C01729A000 C017290000	Character houses; present 1898; archaeological interest
The Coach House, Lucksall (east) & Lucksall (west), Les Amarreurs	C01048A000 C010480000 C010490000	Character buildings ; former convalescent home and outbuilding; front on to common land
Ivy Gate & Ivy Gate Lodge, L'Ancrese Road	C017050000 C01705A000	Character houses; present 1898
Field, L'Ancrese Road	C01705C000	Valuable open space
White House Cottage, La Chanterelle, L'Ancrese Mews, The Cottage, 1 & 2 Le Douit Lane, Donkey Divers & Iydene, L'Ancrese Road & Le Douit Lane	C016960000- C017020000	Cluster of buildings of merit; varying ages; materials not always ideal; White House Cottage present in 1787, other 1787 buildings removed but remnants remain at western end of Le Marais Douit footpath; most other buildings 19 th century; important relationship with buildings on La Garenne Road
La Grieve, L'Ancrese Road	C016950000	Present 1787 with orchard; relationship with, now removed, buildings to north east and remaining buildings to south east; important roadside boundaries; Occupation era gun embrasure in north boundary wall; mounting block on common land to north
Le Hurel House, Coin du Douit, 1 & 2 Grange Place, The Barn, La Vielle Fermette, Berkeley Cottage, Liberte & Le Hurel Cottage, Le Hurel Road	C015580000- C015590000 C015610000- C015640000	Cluster of mainly pre-1787 cottages and farm buildings, the majority remaining in use; ruin of one building forms the south boundary of Grange House; associations with Le Marais Douit running through the south part of the cluster; land parcels extend to west and provide important open spaces; mix of fine stone walls
Grange House, Le Hurel Road	C015600001	Late 20 th century dwelling
Naudine & La Jaoniere, Rue de la Greve	C015660000 C015670000	19 th century character cottage and more modern house to the north; large open areas to rear backing on to a water-filled quarry; mix of fine stone walls

4. Bordeaux, Vale draft Conservation Area Appraisal

4.1 Introduction

Bordeaux Conservation Area includes Bordeaux Harbour and adjacent low-lying coastal land continuing inland to Cocagne and Les Grippios to the north and uphill to the Vale Mill and Les Villes ès Pies in the north west. Both Bordeaux Harbour and the Vale Mill were focuses for the historic development of the area and remain prominent features of the landscape and important Island landmarks. Several farming and fishing settlements are present dating from before 1787 and there is much nineteenth century development associated with the stone quarrying industry. Fields, low-lying wetlands and open views from higher land provide important open spaces. All are key contributors to the special character of the Conservation Area.

4.2 Summary of Special Interest

The Vale Mill occupies a hill-top location dominating the landscape of the Bordeaux Conservation Area. The land slopes downward in all directions, continuing to coastal wetlands and Bordeaux Harbour to the south east. Open spaces provide important views into, out of and across the Conservation Area, most notably from elevated land at La Hougue du Moulin and across low-lying land adjacent to and including Bordeaux Harbour. Proximity to the coast has played a role in the development of the area and both the mill and the harbour were focuses for historic development and carry significant weight in contributing to character.

Relationships between use of land and sea dominate the area around Bordeaux Harbour. Buildings of mediaeval origin stand close to the water and nineteenth century cottages, likely related to the fishing and quarrying industries, line the coast road, continuing inland to the north. Use of local grey/blue stone, some render, slate and clay pan-tile reflects the construction materials used throughout the Conservation Area. Open views to and from the Conservation Area across the harbour and adjacent open land, the remnants of a former dune system and the striking harbour walls all combine to create a special foreground, or backdrop, to this part of the Conservation Area.

Settlements were present in 1787. These were most likely based around fishing closer to the coast and farming further inland with a group of buildings located in close proximity to the mill. Residents will have relied on streams running off La Hougue du Moulin as water sources. In these areas traditional pitched roof farmhouses and cottages, typically of one and a half or two storeys and of traditional materials, cluster in winding roads strongly enclosed by dry stone and boulder walls, hedgerows and trees and by the orientation of buildings and their spatial relationships with one another.

The current development pattern, the character of which is predominantly residential, was generally in place by 1898. Nineteenth century development was largely undertaken in association with the stone quarrying industry which became more prevalent in the north of the Island with increased accessibility following the

draining of Le Braye du Valle. Pitched roof cottages of one and a half storeys typically front on to the road and are more open in aspect than earlier buildings, being bounded by low local grey/blue stone walls.

Areas of twentieth century development, including bungalows and two storey pitched roof dwellings, provide links between older clusters of buildings and, in the case of La Hougue du Moulin, are a prominent feature. These areas include important roadside boundaries and provide a valuable opportunity for future enhancement of the Conservation Area.

Designation of Bordeaux as a Conservation Area will conserve historic and architectural elements which play a key role in explaining the development, character and appearance of this part of Guernsey. Clusters of development, the relationships between buildings and the lanes which wind between them, the transition between areas enclosed by buildings and traditional boundaries and areas of open space and the use of materials typical to, and in the case of stone quarried in, the north of the Island, lend a particular and special quality to the area.

4.3 Location and Setting

Bordeaux Harbour stands in the north eastern part of the Island in the Parish of the Vale. It is about 900m north of the Bridge. The southernmost part of the Conservation Area abuts the coast at Bordeaux Harbour, then extending approximately 400m to the north to Les Grippios and Cocagne. This low-lying part of the landscape is interspersed with small hills, or hougues, upon which Les Villes ès Pies is situated, 575m to the west. St Paul's Methodist Church and the Vale Schools are in close proximity. The Vale Mill is located to the north on still higher ground, which slopes downward again to Les Grippios in the east, and is visible from many points within the Conservation Area and prominent in views across the north of the Island.

A feeling of open space is provided by the coastal location, by low-lying land in the centre of the Conservation Area and by hill top fields and former quarries. Long views can be obtained from higher ground, taking in much of the north of the Island. A large proportion of the Conservation Area is of significance in landscape terms and there is a wetland area to the south which is important for nature conservation.

Rue des Bordeaux, Castle Road and Les Rocques Barrees Road run through the eastern and south eastern parts of the Conservation Area. These are primary routes in this part of the Island and, although not particularly busy, do present some constraints to pedestrian accessibility through somewhat awkward crossing points and areas where pavements are missing. There is little segmentation of the Conservation Area, other than of Cocagne which is divided by Rue des Bordeaux from Les Grippios. The small lanes to the east of the Vale School become busy at school drop-off/collection times making them less pedestrian friendly. Otherwise, the roads within the Conservation Area are tranquil character lanes which are not frequently used by motorised vehicles.

Gateways to the Conservation Area are identifiable, often at bends in the road or at the crest of hills where views of buildings, interesting features and open spaces open up as one travels through the area. The view across Bordeaux Harbour acts as a gateway to the south eastern corner of the Conservation Area. Occasionally the gateway occurs at a junction.

In addition to predominantly residential properties there is a church and a group of businesses at the eastern end of Les Grippios. Prime draws to the area are provided by Bordeaux Harbour to the east of the Conservation Area and the Vale Schools to the west. Visitors would be most likely, however, to use the main roads as through-routes to those destinations and to L'Ancrese Common to the north and the Bridge to the south. The lanes provide quiet but popular scenic walking routes through the Conservation Area.

4.4 Historic Development

Originally the property of the Vale Priory, a windmill has been present in the vicinity of the Vale Mill since the fourteenth century. This has been replaced several times over its history: a mill is indicated in the location of the current mill on the Duke of Richmond map of 1787 and a stone above the doorway of the building suggests that the existing structure, now disused, was built in 1850.

Records of the use of Bordeaux as a harbour date back to the seventeenth century although it is likely that it was in prior use by fishing communities. Despite this, it is probable that the earliest sea wall at Bordeaux was not built until around 1800. Development of the harbour continued with construction of breakwaters, quays, slipways and piers, infill using quarry spoil and structures related to the quarrying industry throughout the nineteenth and into the twentieth century. Today it is no longer used as a commercial harbour and, instead, is used for the mooring of small leisure boats.

Several small clusters of buildings are indicated on the Duke of Richmond map of 1787, Rue du Havre, Cocagne, Les Grippios, Rue des Petites Hougues and Les Villes ès Pies. The map of that time implies that the largest of these had only seven substantial buildings, some of which remain. These are often located on the sheltered south eastern side of the hougue. Only the cluster at Rue des Petites Hougues appears likely to have been linked with the Vale Mill, those closer to the coast probably having been fishing settlements with links to Bordeaux Harbour. Les Villes ès Pies may have been a farming community. Several small streams run towards Bordeaux and these will have provided a water source.

Over the following century the number of dwellings increased significantly, probably due to expansion of the stone extraction industry. Many quarries were being worked in the area and these are still evident in the water filled holes frequent throughout this part of the Vale. By 1898 many of the buildings within the Conservation Area were in place and schools and a Methodist Chapel were present to the west and will have served surrounding settlements.

Vineries were also appearing by 1898 and proliferated by the end of the 1930s, particularly on flatter, but dry, land in the east, as commercial growing took over from the stone industry. Almost all of these have now been demolished.

An area of mid-late twentieth century residential development is particularly notable at La Hougue du Moulin, taking advantage of the views. In terms of design and detailing these do not contribute positively to the character of the area however some important roadside boundary features are retained and the age of many of the buildings is such that their replacement may be approaching.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain. Over the last fifty years use of land and sea has become increasingly recreational and this is evidenced in the current pattern of land uses.

4.5 Architectural Quality, Built Form and Locally Important Buildings

An important open space, Bordeaux Harbour also displays a variety of port-related features which make an important contribution to the character and setting of the Conservation Area. Of particular note are the harbour walls and steps which stand within the designation and are of fine local stone. These are a striking feature and prominent in views from both sea and land, fronting residential development on Castle Road and Rue du Havre. Stone slipways and piers are present to the south and contribute to the wider setting of the harbour.

The current Vale Mill dates from the mid-nineteenth century. Adjacent associated buildings are now in use as dwellings and broadly retain their original form however some significant alterations have been made to the mill itself. The sails and an external raised walkway are no longer present and the original dome was removed during the Occupation when an observation tower was constructed surmounting the earlier walls. Although part of this has since been removed the mill remains a dominant architectural feature in the Vale.

At the local scale architectural form is dominated by residential properties, mainly nineteenth century cottages with clusters of older buildings, several of which are indicated on the Duke of Richmond Map of 1787. By 1898 the majority of buildings which are present today had been constructed. Most are of traditional pitched roof design, often with dormer windows complementing accommodation within the roof space. One and a half to two storey structures are most common. Materials are typically local stone, sometimes rendered, and slate or clay pan-tile. Twentieth century dwellings, built between the older structures and particularly prominent on La Hougue du Moulin are an exception.

The orientation of buildings becomes more uniform with decreasing age and it is generally the older structures which have gables abutting the highway. Ancient boulder walls and more recent dry stone walls are common roadside boundaries. More formal stone walls are also prominent. Earth banks and hedgerows provide some boundaries within areas where agricultural land predominates.

Differences in architectural detail and built form according to the age of the development have the effect of creating different character areas which are explored further in section 7.

Many buildings within the Conservation Area are of architectural and/or historic merit. Along with the Vale Mill, special features include areas of stone paving, hertiers, mounting blocks, a rock outcrop at Bordeaux Harbour and the architectural detailing of individual buildings. Areas of archaeological significance centre on the Vale Mill and on buildings at Rue du Havre. La Butte, at the top of La Hougue du Moulin, is archaeologically important as the location of a former archery practice range. Remnants of the Occupation are evident.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

4.6 Open Space, Parks & Gardens and Trees

There are several prominent open spaces within this Conservation Area. These are often fields, some of particular importance for nature conservation and some in agricultural use, and larger gardens. Wide views out from higher ground, often across these fields and across the quarry adjacent to the Vale Mill, enhance the open nature of the Conservation Area. Bordeaux Harbour makes an important contribution to openness in the south east.

Approaches to the Conservation Area along Rue des Bordeaux, Castle Road and Les Rocques Barrees Road, whilst some greenery is provided by fields, gardens and hedgerows, have quite an open character. A change is observed within the lanes, the winding nature of which serves to highlight green spaces, hedges and trees which in turn provide enclosure. This is more evident in dips in the landscape. Boundaries remain primarily of stone but are softened, as are buildings, by greenery.

The overriding impression within this Conservation Area is one of small clusters of development within a quite open rural landscape with green enclaves in places. Changes in topography – hougues and low-lying land, and the transition between them – make an important contribution to character. Mature trees characterise parts of Cocagne, Rue des Petites Hougues, Les Villes ès Pies and the top of La Hougue du Moulin.

4.7 Character Areas

Five character areas are identified in this Conservation Area, chiefly arising from differences in the age and use of buildings and to changes in topography. These relate to: Bordeaux Harbour, Les Villes ès Pies, Les Grippios & Cocagne, Rue des Petites Hougues and to the Vale Mill.

Bordeaux Harbour

The relationships between use of land and sea dominate this character area. A fishing settlement at Rue du Havre has mediaeval origins and retains some two

storey vernacular buildings displaying interesting features. To the north, nineteenth century residential development continues with a number of one and a half storey cottages lining the roadside, interspersed with more modern, less interesting dwellings. Use of local grey/blue stone, some render, slate and clay pan-tile ties the character area together and reflects the construction materials used throughout the Conservation Area.

Open views to and from the Conservation Area across Bordeaux Harbour and adjacent open land, the remnants of a former dune system and the striking harbour walls all combine to create a special foreground, or backdrop, to this part of the Conservation Area.

Les Villes ès Pies

Clusters of predominantly residential development at Les Villes ès Pies, similar to clusters at Les Grippios & Cocagne, date from before 1787 and are likely to relate to early farming and fishing communities, to Bordeaux Harbour and to the Vale Mill. Some remaining buildings may have been in existence as early as the fifteenth century. The pattern of development remains similar to that shown on the Duke of Richmond map of 1787 with the public highway winding between buildings. More recent development is also present and, other than small extensions, all buildings in the character area were present by 1898.

Stone buildings, using the local grey/blue stone though sometimes rendered, are prevalent with slate or clay pan-tile roofs. Buildings are generally one and a half to two storeys high with pitched roofs. More recent cottages often have dormer windows. Enclosure is strong, provided by the buildings themselves and by roadside boundary walls and hedgerows. The walls range in construction from ancient boulder walls to dry stone and mortared walls, depending on their age and purpose.

Les Grippios & Cocagne

The character of Les Grippios & Cocagne closely parallels that of Les Villes ès Pies. Residential development ranges in age from dwellings present in 1787, orientated to associate with one another rather than the road, to twentieth century buildings which relate more strongly to the highway. Similarities to Les Villes ès Pies are evident in the origin and pattern of development and in the use of style and materials, both in buildings and boundary treatments.

A row of nineteenth century one and a half storey cottages, notably uniform, stand at Cocagne. These buildings are associated with a boom in the stone extraction industry, many quarries having been worked in the north of the Island at that time. A green lane provides access to the rear of these cottages, running eastward from Rue des Bordeaux. More recent buildings of note, built during the early twentieth century, are Bordeaux Mission and Jubilee Terrace.

Rue des Petites Hougues

A particularly enclosed, wooded area is to be found at Rue des Petites Hougues. The narrow lane winds between buildings and fields, following a topographical contour below the Vale Mill. Many mature trees are present and boundary features are typically earth banks, hedgerows and high stone walls. This enclosed part of the lane links two open areas which act as gateways to the more enclosed landscape and ties that to neighbouring clusters of historic development. These open areas include gardens and are a low-lying wetland to the east, which extends southward toward the, now drained, Mare Sansonnet, and a hougue to the west leading up to Les Villes ès Pies.

The Vale Mill

The Vale Mill occupies a hilltop position and dominates this area of the Island being prominent in views across low-lying land in all directions. The existing building dates from 1850, though mills have been present on the site since the fourteenth century. Some contemporary buildings associated with the mill and now in residential use stand adjacent. Otherwise the majority of development in the area, which is all residential, was constructed in the 1960s to take advantage of the views. These buildings are not of particular interest however some important roadside boundaries remain in the form of ancient boulder walls, and the dwellings and any future replacements have a significant impact on what is an open hougue landscape and on the setting of the mill and wider Conservation Area.

Boundary revisions are proposed to include some additional parcels of land where these contribute to the character and setting of the Conservation Area and to exclude some areas which do not make a positive contribution.

4.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed.

This Conservation Area displays five character areas, each with particular features which contribute positively, or have the potential to do so:

- The interrelationship between buildings, open spaces and Bordeaux Harbour;
- The orientation and detailing of older buildings, their boundary walls and relationships with one another, with open fields, trees and hedgerows and the lanes which wind between them;

- The uniformity in design of nineteenth century cottages and their roadside boundaries, which sit in a generally more open landscape than older buildings in the lanes;
- The enclosed wooded nature of more sheltered areas within the landscape, winding between more open areas across which longer views of the Conservation Area can be obtained, and;
- The prominent architectural form of the mill and surrounding twentieth century development and the potential for improvement to the setting of the mill and of more ancient boundaries and archaeological features.

These buildings and features are noted in the Addendum.

4.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and many are constructed of traditional materials. Boundary treatments are often local grey/blue stone walls of varying age and construction. Again, these are generally in a good state of repair, those bounding fields often being less well-maintained than those associated with domestic properties.

Only one residential building is noted as being in a relatively poor condition, at Les Villes ès Pies, for which planning permission to renovate has been granted. Otherwise, several others appear run down though not in a deteriorated state, other than occasional outbuildings.

Due to the nature of the businesses operating from the site and the style of the buildings, Alma House has an untidy appearance. It is also often the case that cleared horticultural sites tend to be less tidy although this trend is not strongly evidenced in this Conservation Area.

Surfacing of the public highways is of tarmac which is generally in a good condition with occasional areas which could do with tidying, particularly Les Grippios. The use of tarmac however fails to distinguish the Conservation Area as special. At individual properties a variety of materials are used. These are often appropriate and contribute positively to the traditional character and setting, however some surfaces are not appropriate and/or are of poor quality, detracting from the character of the Conservation Area.

Other than surfacing, use of materials within the Conservation Area is generally appropriate. Roadside boundary treatments are of a high quality. There are examples of corrugated sheet roofing to outbuildings and some inappropriate walling, fencing and render. Throughout the Conservation Area there are a number of buildings with PVCu windows and doors which do not respect the character and appearance of the area.

On street parking is evident at Rue du Havre, at Les Petils and at Cocagne, generally where dwellings do not have on-site parking. This has an impact on the character of

the rows of cottages and on open space. Other than where mentioned, parking in the Conservation Area is generally unobtrusive.

4.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, incorporate some open spaces within the Conservation Area but omit large areas of open land which are not so visually accessible. Occasionally parts of the curtilages of larger properties are omitted where these are extensive. Boundaries have been examined and several amendments made.

The inclusion of La Platte and the adjacent field provides a link between two areas of character and would, along with the small area of grassland at the head of Bordeaux Harbour, include an important open space.

Rue des Petites Hougues in its entirety will be included. The narrow winding part has a distinct and special character by virtue of enclosure provided by high banks, hedgerows and walls. Straighter sections have characteristic Vale walls of local grey/blue stone fronting twentieth century development.

Despite many buildings on La Hougue du Moulin being of twentieth century construction, traditional roadside boundaries, some ancient, have been retained and the overall impression of the particular locality centres on the Vale Mill and adjacent associated buildings.

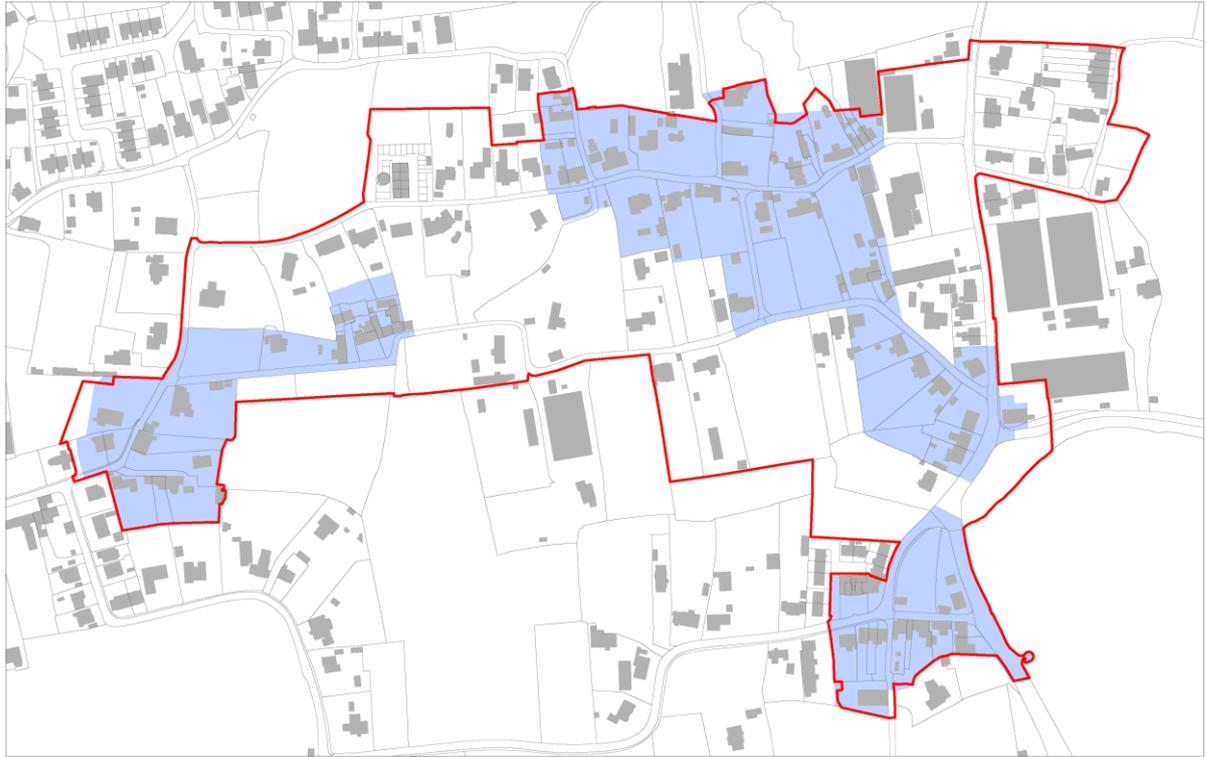
Open spaces and some buildings of interest stand at the eastern end of Les Grippios. Despite the presence of commercial buildings which detract somewhat, this area is included within the designation because it will have a positive impact and also links to the attractive area of Cocagne which winds away from the main road on its opposite side. That area displays buildings of merit including a picturesque terrace of quarrymans' cottages and will be included. Continuing the designation southward along Rue des Bordeaux will round off the Conservation Area and encompass further buildings of merit, open spaces and boundary features.

Some minor amendments are also made to square off the boundary of the Conservation Area, often according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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4.12 Reason for Designation

Designation of Bordeaux as a Conservation Area conserves the historic and architectural character and appearance of the area. Clusters of development at Bordeaux Harbour and in the vicinity of the Vale Mill are complemented by wide vistas across open land. Along with cottages built in association with the quarrying industry of the nineteenth century, these elements play a key role in explaining the spatial development of this part of Guernsey. The relationship of buildings with one another and with the lanes which wind between them, the transition between areas enclosed by buildings and traditional boundaries and areas of open space and the use of materials typical to the north of the Island, provide a particular and special quality to the area.

4.13 Addendum

Building/feature	Cadastre	Comment
Bordeaux Lodge, The Moorings & Bordeaux Haven, Castle Road; Armorel, Maison Bordeaux, 1 & 2 Rue du	C004740000 C00475B000 C004750000 C005450000- C005460000	Group of historic dwellings fronting Bordeaux Harbour and Rue du Havre; settlement present in 1787 and some buildings of mediaeval origin with rock outcrops as foundations; important historic features; strong relationship with the

Havre, Rue du Havre		sea; archaeological interest
1, 2 & 3 Bordeaux Terrace & The Scheldt, Les Rocques Barrees Road	C005410000- C005440000	Nineteenth century cottage and early twentieth century terrace; random rubble and dressed stone roadside walls with brick coping
Bordeaux Barn, Rue du Chateau	C00540A003	Early 20 th century; former bakery; located in cutting of former quarry
Bordeaux Guest House & La Petite Maison de Bordeaux, Les Rocques Barrees Road	C005180000 C005180005	Grand 19 th century dwelling, now subdivided and surrounded by small dwellings which detract from character; roadside wall a feature; surfacing poor
Field, Rue du Havre	C004730000	Important open space; strong roadside walls; pillars; stone barn
Field, La Platte & commonland, Rue du Bordeaux	C00518B000 C004700000	Important open spaces: La Mare Sansonnet, drained; La Platte approved for redevelopment; remains of dune at harbour head
Northbrook & garden, Sea View, Rosedale & Claret Cottage, Rue du Bordeaux	C004650000- C004690000 C00439B000	19 th century fishing and/or quarrying cottages; orientated to face the sea; each fronting the highway
Bordeaux View, Cherry Cottage, Daynton, Rosetta, Eureka, Belle Vue & Belle Vue Cottage, Rue Robin	C004640000 C005140000- C005160000 C005120000 C004830000 C004820000	19 th century fishing and/or quarrying cottages and larger house; most form a line facing on to the road; Bordeaux View faces the harbour; cobbled gutter across junction of Rue Robin and Rue du Bordeaux
Bordeaux House (garden) & field, Rue Robin	C004840000 C00484C000	Valuable open spaces
Sunset Hills & Le Rivage, Rue des Petites Hougues	C004850000 C005080000	19 th and early 20 th century houses
Field & Ricbourg (garden), Rue des Petites Hougues	C005100000 C004880000	Important open spaces; open aspect, increasing in enclosure toward the west; link between character areas; traditional boundaries
Le Jardin Jehannet, Rue de Bas & former quarry access, Rue des Petites Hougues	C005020000 C004900000 C004910000	Generally enclosed setting; narrow lane with ancient roadside boundaries; well wooded; tranquil; Rue de Bas early 18 th century, partially rebuilt 19 th century, grounds overgrown
Bas du Moulin, Millview Barns, Les Petites Hougues, L'Abri du Vent, Le Diptyque, Tranquille & fields, Rue des Petites Hougues	C00492F000- C00492H000 C004920000 C00492B000 C005010000 C004970000 C004960000 C004930000	Striking group of farm buildings; subdivided into several dwellings; corner location, against hillside; pump, trough and gas lamp are protected monuments; other features include paving and mounting block; some inappropriate materials; important open spaces bound the lane, affording views across land to the south
Villes ès Pies, stables, Villes ès Pies Cottage, Donaghadee, Kent Lodge, Elsinore, Morava, Les	C004950000 C011120000- C011140000 C009780000	Cluster of character cottages, several dating from before 1787; strong sense of enclosure provided by proximity of buildings to the lane, changes in level and boundary walls; boulder

Escaliers & Belle Vue, Villes ès Pies	C009800000- C009830000	wall to west, possibly including stones from prehistoric structures; stone paving in places; trough; hertiers
Vale Mill & cottages, & quarry, Hougue du Moulin	C003610000- C003700000	The Vale Mill (a version was present in the 14 th century) dated 1850, worked until c.1914; dominates the area; Occupation era alterations to tower; archaeological interest; associated cottages adjacent; important open spaces to west of mill including former buttes and quarry; important roadside walls
Almicra & The Cottage, Rue de l'Ecole	C003760000 C003750000	Cottages present by 1898; gables provide enclosure to the road; some nice features
1 & 2 Hougue du Moulin House, Les Courtillets, Tree Tops & field, Les Grippios	C003570000 C00357B000 C003560000 C004890000 C00358A000	Three character buildings; two are of older date than the third which was present by 1938; field well; some inappropriate materials
Les Grippios House, Grippios de Bas, Malpaso & Grippios de Haut, Les Grippios	C004860000 C003520000- C003540000	Les Grippios de Bas present in 1787 and a vista stop from south; strong enclosure by proximity of buildings to lane and high stone walls; stone paving, well & hertiers
Bordeaux House, Les Grippios	C004840000	Grand dwelling; backs on to Les Grippios; character walls
Lothlorien, La Caprice, church parking & Les Grippios de Bas, Les Grippios	C003510000 C003470000 C00351B000 C003480000	Cluster of a traditional farmhouse and cottages at different orientations to the winding lane; ground rises to north west; parking area is former quarry access
Bordeaux Methodist Church & Jubilee Terrace, Les Grippios	C004600000 C003490000- C00350A000	Church built 1908; terrace built 1935
Millers Rest, Le Petit Verger, Holly Lodge, Serekunda, Bordeaux House, Sandown, Perlerosa, La Petite Demure & 1-5 Cardiff Cottages, Cocagne	C004360000 C004370000 C003350000- C003380000 C003280000-	Primarily 19 th century stone workers' cottages with some older structures remaining; Cardiff Cottages make a picturesque terrace, set below road level; important roadside boundaries provide enclosure; winding lane; green lane to north, accessing Cardiff Cottages
Courtil Cocagne, fields, Bordeaux Cottage, 1 & 2 Les Courtillets & Clovelly, Rue du Bordeaux	C004580000- C00459A000 C004610000- C004630000 C00482A000	A mix of dwellings; interesting corrugated cottage; enclosure to highway provided by stone walls; valuable open spaces

5. Les Mielles, Vale draft Conservation Area Appraisal

5.1 Introduction

Les Mielles Conservation Area is primarily focused along the primary route of La Rochelle, La Moye and Les Mielles which runs through the low-lying northernmost part of Guernsey, winding amongst former farming and quarrying settlements from Bordeaux in the south east to the Vale Church in the west. The landscape is dotted with hougues, giving a flat topography with occasional small hills. Le Marais Douit, which runs through the western part of the Conservation Area, played an important role in the historic management of water in Le Clos du Valle. The effects of local topography on the pattern of development, and the effects of historic management of land and water, are key factors in the special character of this Conservation Area.

5.2 Summary of Special Interest

This is a generally low-lying landscape with occasional rises in level across rock outcrops, often in the vicinity of former stone quarries. L'Ancrese Common, a dune landscape, stands adjacent. Le Marais Douit runs through the western part of the Conservation Area. These features provided the initial focus for the location of historic development related to farming and stone extraction.

L'Ancrese Common plays an important role as open space for the setting of the Conservation Area and is important to its character, in particular the setting of buildings on Les Mielles Road. The relationship between historic settlements and the use of the common for agricultural purposes remains evident with former farmhouses and outbuildings, some of mediaeval origin, fronting towards the common land. Older buildings were located so as to take advantage of the shelter provided by rock outcrops. Construction materials are relatively uniform throughout the Conservation Area, predominantly comprising local grey/blue stone walls and slate or clay pan-tile roofs. Low roadside walls are common, constructed of local stone.

Several settlements were present in 1787. These were most likely farming communities which made use of adjacent common land and streams which run through the low-lying landscape. In these areas traditional pitched roof farmhouses and cottages, frequently of one and a half and two storeys and of traditional materials, cluster in winding roads strongly enclosed by stone walls, hedgerows and trees. The varied orientation of, and the spatial relationship between, buildings adds to the sense of enclosure.

The current development pattern, the character of which is predominantly residential, was generally in place by 1898. Nineteenth century development was largely undertaken in association with the quarrying industry which became more prevalent in the north of the Island with increased accessibility following the draining of the Braye du Valle. Grand, often two and a half storey, pitched roof houses and smaller workers' cottages typically front on to the road and are, due to their orientation and low roadside boundaries, more open in aspect. Roadside walls are

formal in appearance, often rendered and sometimes with railings at the larger dwellings, but more often bare grey/blue stone with stone or brick copings at the cottages.

Areas of twentieth century development, often bungalows, provide links between older clusters of buildings. These include important roadside boundaries and provide a valuable opportunity for future enhancement of the Conservation Area.

Designation of Les Mielles as a Conservation Area facilitates conservation and enhancement of surviving spatial and architectural evidence of historical associations with farming and the use of common land, the quarrying industry and commercial vineries and the role played by Le Marais Douit. Clusters of development, the relationships between buildings, highways and open spaces, most strikingly L'Ancrese Common, and the use of materials typical to the north of Guernsey, contribute to the special character of the area.

5.3 Location and Setting

The Conservation Area of Les Mielles is located in the Parish of the Vale and is in the northernmost corner of the Island, approximately 2 kilometres north of the Bridge, 100 metres from Beaucette Marina and 270m from L'Ancrese Bay. The land is generally low-lying, in many places marshy, with occasional hougues from which long views can be obtained.

L'Ancrese Common, a dune grassland, is to the immediate north of the western part of the Conservation Area. This extends southward at the bus terminus and junction with La Rue du Passeur to form a triangle of open land, included within the Conservation Area. These areas are important for nature conservation as is La Grande Pré nature reserve to the south of La Rochelle. An open agricultural landscape continues to the south of development on Les Mielles and several vineries, some redundant and some in commercial use, are located close to the north eastern part of the Conservation Area. Several fields and two quarries make an important contribution as open spaces.

La Rochelle, La Moye and Les Mielles form a continuous road through the Conservation Area, along the southern side of the eastern part, then edging common land to the north of the western section of the designation. This is a relatively busy route however due to the nature of development there is little effect of segmentation and no significant effect on pedestrian accessibility despite the road being in places too narrow to accommodate a pavement. This lack of a pavement lends positively to the historic character of the area and does not cause a significant problem in terms of road safety. Large parts of the Conservation Area extend to the north east and south west, accessed via often narrow lanes displaying very different characters to the larger roads. The narrow lanes are quiet and not frequently used by motorised traffic.

Clear gateways to the Conservation Area are identifiable. These are found at bends in the road where views of buildings, interesting features and spaces open up as one

travels through the area, or at junctions where older buildings are clustered, enclosure is greater or particular features, such as rock outcrops, are present.

In addition to the residential properties and the former chapel, uses within and adjacent to this Conservation Area include occasional shops/businesses on the main road, an independent book binder at La Vielle Marais and some working vineries. A prime draw is provided by L'Ancrese Common and the adjacent beaches however visitors would be most likely to use the main roads as through-routes to those destinations. The lanes provide quiet but popular scenic walking routes through the Conservation Area.

5.4 Historic Development

Several settlements can be seen on the Duke of Richmond map of 1787; a large one at La Moye and smaller ones at Paradis, Les Mielles, Rocque Balan, Le Marais and La Vielle Marais. It is likely that these arose in positions that took advantage of water sources such as Le Marais Douit. Many of these buildings were likely to have been farms and related buildings, making use of nearby common land. Several buildings, particularly those at La Moye and Paradis, had adjacent orchards. Green lanes (ancient footpaths) run between fields in the western part of the Conservation Area and these were formerly intended to give access to the Vale Church.

Until the early nineteenth century the northern part of the Island, Le Clos du Valle, was cut off from the rest of Guernsey by a tidal channel, Le Braye du Valle, across which it was only possible to pass via the Bridge at high tide, or at low tide via a series of stone bridges, little more than lines of boulders. For military purposes Le Braye du Valle was drained in 1804, improving access across the Island.

By 1898 many of the buildings within the Conservation Area were in place. A large number of quarries were present in the north east and south west, and it is likely that much of this development was associated with the stone extraction industry. Chapel de la Moye was constructed in 1904 to serve the expanding local community. Further from the quarries, particularly at Les Mielles Road, much of the land remained undeveloped until later.

Vineries were also appearing by 1898 and proliferated by the end of the 1930s as commercial growing took over from the stone industry. A significant proportion of the land was under glass where ground conditions permitted, parts of the Conservation Area being wetland. Frequently vineries were originally associated with individual dwellings. Many vineries have now been demolished.

Areas of twentieth century development link the older settlements, particularly noticeable at La Rochelle, La Moye and Le Marais. In terms of design and detailing these do not contribute positively to the character of the area however some important roadside boundary features are retained.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

5.5 Architectural Quality, Built Form and Locally Important Buildings

At the local scale, architectural form is dominated by residential properties, mainly nineteenth century cottages with clusters of older buildings, several clusters of which are indicated on the Duke of Richmond Map of 1787. By 1898 the majority of buildings which are present today had been constructed. Most are of traditional pitched roof design, often with dormer windows complementing accommodation within the roof space. One and a half to two storey structures are most common with several grander buildings, particularly in the eastern part of the Conservation Area. Materials are typically local grey/blue stone, sometimes rendered, and slate or clay pan-tile. Twentieth century dwellings, built between the older structures, are an exception.

The orientation of buildings becomes more uniform with decreasing age and it is generally the older structures which have gables abutting the highway. Stone walls flank the roadsides throughout the Conservation Area, often mortared but with ancient boulder walls and more recent dry stone walls common in the older clusters of development and in the lanes. Metal railings often surmount the low roadside walls of grander buildings. Earth banks and hedgerows provide boundaries within areas of agricultural land.

Differences in architectural detail and building form according to the age of the development have the effect of creating different character areas which are explored further in section 7.

Many buildings within the Conservation Area are of architectural and/or historic merit. Le Marais Douit runs through the western part of the Conservation Area and part of Rocque à Cas retains its cobbled surface. Areas of archaeological significance centre on L'Ancrese Common and on the larger grounds of protected buildings. Some Occupation era features are present.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

5.6 Open Space, Parks & Gardens and Trees

Open spaces are integral to the character and setting of a Conservation Area and allow buildings to be better viewed in their historic form. There are several prominent open spaces within this Conservation Area across which views can be obtained. These open spaces include the area of common land at the bus terminus, agricultural fields, gardens and open areas of water provided by flooded quarries, remnants of the stone extraction industry. Many more fields stand to the rear of buildings, including high stone walls, and flank Le Marais Douit. Whilst not so prominent, these contribute significantly to character and historic setting.

Green spaces vary in form and prominence throughout the Conservation Area. Straighter stretches of road are characterised by being more open with less greenery affording views across spaces while winding sections of road feel more enclosed, often due to the presence of mature trees. The Vale Mill, dating from the mid-

nineteenth century, is prominent in views between buildings and from more open areas.

When considering the main roads, the overriding impression within this Conservation Area is one of ribbon development backed by open land and interspersed with occasional open fields. The stretch along L'Ancrese Common differs as the northern side of the road is undeveloped and very open with the exception of scarce areas of higher ground close to the highway. The lanes are often more winding and enclosed, with higher boundaries but with a greater proportion of open spaces.

L'Ancrese Common, adjacent to the northern edge of the Conservation Area, contributes positively to the setting, both aesthetically and historically. That land is important for nature conservation and for its landscape value. Other than the highway there is no boundary between properties and common land, reflecting its historic status. Fields to the south of development on Les Mielles Road are also important open spaces and this trait continues to the rear of roadside development throughout the Conservation Area, adding greatly to its setting.

5.7 Character Areas

Four character areas are identified in this Conservation Area, chiefly arising from differences in the pattern of development. These relate to clusters of buildings at Le Marais, development fronting L'Ancrese Common, roadside development along La Moye and La Rochelle and buildings and the spaces between them at Paradis.

L'Ancrese Common

Integral to the character of the western part of the Conservation Area is L'Ancrese Common. This open expanse of dune grassland stretches to the north of the designated area and affects the setting of buildings on Les Mielles Road. Many such buildings date from before 1787 and some have been in existence since as early as the fifteenth century.

Building materials are relatively uniform throughout the Conservation Area. Vernacular buildings are constructed of local grey/blue stone with slate or clay pan-tile roofs. Many are of two storeys and some have dormer windows. These buildings are interspersed with more recent, nineteenth and twentieth century development, often of the same materials, though the use of render is more frequent. Low roadside walls are common, constructed of local stone, affording views between the buildings and open land to the north and south. In some areas, enclosure is provided by trees and earth banks.

Despite standing outside the Conservation Area, the common has historical associations with early development and older buildings were located so as to take advantage the shelter provided by rock outcrops which in turn provide enclosure. All buildings within this character area front northward towards the common forming a very strong connection with that land.

La Moye-La Rochelle

The feature holding this character area together is the road which runs through La Rochelle and La Moye. This alternates between areas of strong enclosure, primarily on the bend close to La Moye where trees are present and where buildings and high walls encroach more closely on the road, and areas which are more open with lower roadside boundaries and more modern buildings.

A large cluster of development dating from before 1787, with one building in existence since as early as the fifteenth century, stood at the western end of the character area and several of these buildings remain within the enclosed area mentioned above. Nineteenth and early twentieth century buildings feature throughout the character area, present in the form of grand dwellings with formal roadside boundaries and detailing and as less formal one and a half storey stone cottages. These are likely to relate chiefly to a boom in the stone extraction industry, many quarries having been worked in the north of the Island at that time. For the most part these buildings are detached with a few more uniform rows of cottages. Construction materials typical to the Conservation Area are evident.

Areas of more modern ribbon development, often bungalows, are notable in the more open parts of La Rochelle and La Moye. Despite these houses in themselves not contributing positively to the Conservation Area, characteristic mortared stone roadside walls remain.

Paradis

A cluster of predominantly residential development, dating from before 1787, stands at Paradis, and is likely to relate to an early farming or fishing community. More recent, predominantly nineteenth century, buildings extend to the south and were probably constructed in association with the quarrying industry. Construction materials remain typical to the Conservation Area.

Enclosure is relatively strong in this area, provided by the position of buildings relative to the lanes, mature trees and high stone walls. Towards the south of the character area, the area becomes more open, several fields and two quarries making a transition between development at Paradis and at La Rochelle. These open spaces are important to the setting of the eastern part of the Conservation Area, providing long views and representing the historic use of the land.

Le Marais

At Le Marais, as elsewhere in the Conservation Area, clusters of pre-1787 residential buildings occur in relatively close proximity to the road. This, along with the presence of tree-lined fields and high boundary walls, provides a strong sense of enclosure in areas of this character area.

Between the enclosed areas are more open areas of ribbon development dating from different periods. Many houses and cottages were constructed in the nineteenth century and these make up much of this part of the Conservation Area.

Later buildings intersperse the development and a similar level of importance is placed on the roadside boundary walls of these buildings as at La Moye and La Rochelle.

Green lanes run between fields towards the west and from the east. These were formerly intended to give access to the Vale Church and are lined by ancient boulder walls, an important historic feature of the character area.

Boundary revisions are proposed to include some additional parcels of land where these contribute to the character and setting of the Conservation Area and to exclude some areas which do not make a positive contribution.

5.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed.

This Conservation Area displays four character areas, each with particular features which contribute positively:

- Continued historical associations, both agricultural and in providing shelter to settlements, with L'Ancrese Common and its importance as an open space in the setting of development;
- The orientation and detailing of older buildings, their boundary walls and relationships with one another, with open spaces, trees and hedgerows and the roads which wind between them;
- The historical background of nineteenth century residential development, both grand houses and cottages, their roadside boundaries and position in relatively open landscape areas, and;
- Twentieth century ribbon development, the importance of retention of older boundary treatments at those properties and the potential for future enhancement of the Conservation Area.

Those buildings and features that contribute to the character and appearance of the Conservation Area are noted in the Addendum.

5.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and, particularly the older, are constructed of traditional materials. Boundary treatments are often stone walls of varying age and construction. Again, these are generally in a good state of repair, those bounding fields often being less well-maintained than those associated with domestic properties.

Several buildings are noted as being in a poor condition. One at La Rochelle Road is overgrown and rundown and there are houses at La Vielle Marais which are particularly poor. Several outbuildings and a vinery are associated with these, all of which are in a dilapidated condition, though some works are evident to remove the derelict glass. Mediaeval buildings at La Moye would benefit from maintenance works. A former shop at La Moye Road has now fallen out of use and, whilst not yet poor in condition, is starting to look run down.

A section of Rocque ès Cas is surfaced with historic cobbles which contribute positively the character. Otherwise surfacing of the public highways is of tarmac which is generally in a good condition but shows no special distinction within the Conservation Area. A public car park at the bus terminus is surfaced with gravel, which does not respect the character and appearance of the area. A variety of materials are used within individual properties. With some exceptions these are generally appropriate and, whilst not always of high quality, for the most part contribute to the traditional character and setting of the buildings. The surfacing at the western end of the green lane is in need of repair and improvement.

Elsewhere in the Conservation Area the use of materials is generally appropriate, with the exception of the occasional boundary treatment and some erosion of boundaries through creation of car parking. There are a number of buildings with PVCu windows and doors throughout the Conservation Area, which do not respect character and appearance of the area. Parking in the Conservation Area is generally unobtrusive although there is some car parking that is obtrusive and detracts from the appearance of the area.

5.10 Identifying the Boundary

Areas of older development stand minimal distances apart and are divided by open spaces and twentieth century development. The boundaries, as designated in the Rural Area Plan, have been examined and several amendments made, including addition of fields, quarries and some more modern buildings.

Two buildings of merit are included on La Rochelle Road, continuing the designation by a small distance toward the south east. Open spaces in the form of fields and expanses of water provide an important break in development between La Rochelle Road and Paradis to the north and Rocque ès Cas to the east. These are remnants of the former stone extraction industry and are included due to their valuable contribution to both the history and character of the area.

An open grassed area located adjacent to the bus terminus at the junction of Les Mielles and Rue du Passeur is included for its value as an open space and for its archaeological interest and historic use.

Generally modern, twentieth century development with some important roadside boundaries connects La Rochelle Road with Rocque ès Cas along the main road. This area is included for continuity although it is acknowledged that these buildings

detract from the Conservation Area. Along with important open fields, features and buildings of merit, the same is true at La Moye Road and Rue du Marais.

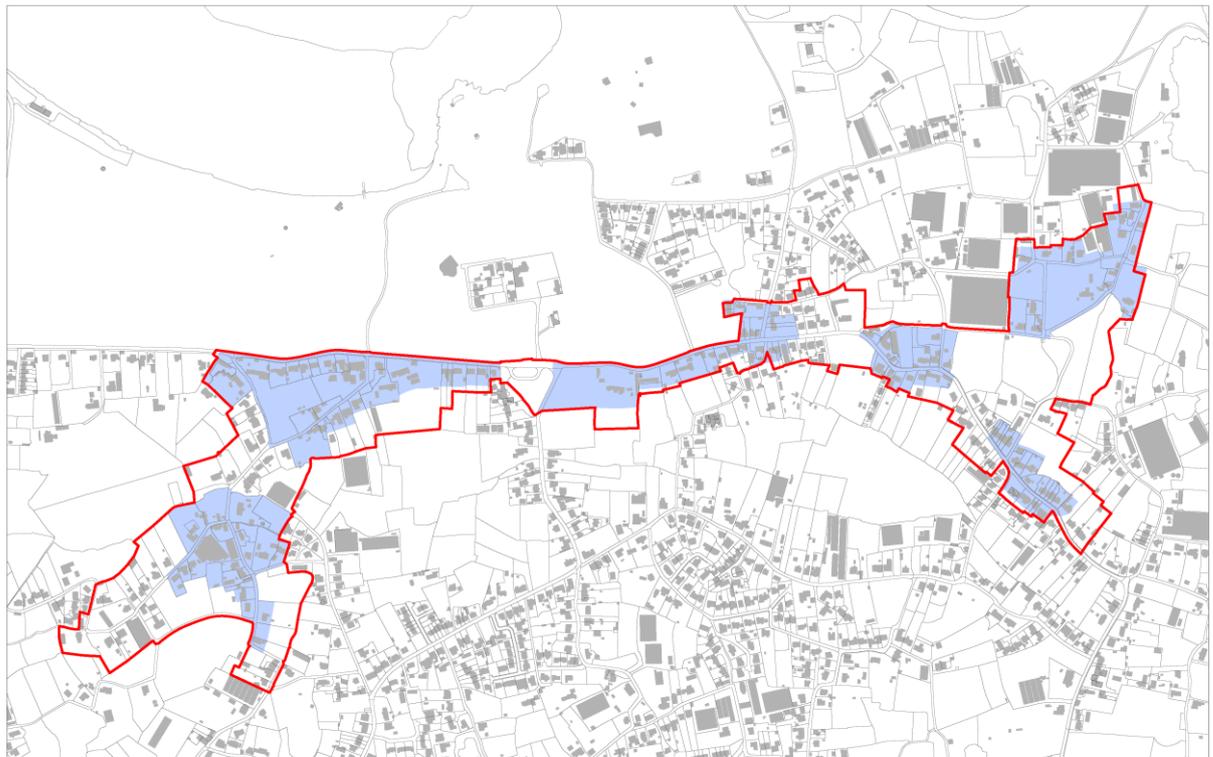
Buildings of merit to the west of La Vieille Marais form an attractive cluster around a walled field. These, and open fields between La Vieille Marais and Jamblin Road, are included due to their positive contribution to character. For the same reason, fields and buildings at La Croute Becrel are also included.

Some minor amendments are also made to square off the boundary of the Conservation Area according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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5.11 Reason for Designation

Surviving spatial and architectural evidence of historical associations with farming and the use of common land, the quarrying industry and commercial vineries and the role played by Le Marais stream are important in explaining the development of Les Mielles and warrant its designation as a Conservation Area. Clusters of development of varying age, situated in the narrow winding lanes and flanking larger roads, are interspersed with open areas formed by fields, quarries and, most

strikingly, by L'Ancrese Common. These relationships and the use of materials typical to the north of Guernsey lend a special quality to the area.

5.12 Addendum

Building/feature	Cadastre	Comment
Camposo, Northumberland House, Highclere, Blanche Charriere, The Cedars, Beaumont & Summerland, La Rochelle Road & Rue de l'Epine	C001790000 C001770000 C002460000 C0024500ZZ C001680000 C002420000 C002170000	Large formal 19 th century/early 20 th century dwellings; striking tree at Northumberland House; formal roadside boundary walls and railings; properties are included within the area of archaeological interest associated with Dehus Dolmen
Glenville, Gateshead, Laarbruch, Bon Vivier, Not'Saonge, Tyana, Popleton Cottage, Bon Enfant, Aurinia, La Houquette & La Rochelle Cottage, La Rochelle Road	C001810000 C001700000- C001750000 C002430000 C002440000 C00166A000 C00239C000	Groups of stand alone, semi-detached and terraced cottages dating from the 19 th century/early 20 th century; often formal roadside walls; exposed rock faces are evidence of quarrying
Pinjarra, Majuga & shop, La Rochelle Road	C00241A000 C00241A001 C00241A004	Flat roofed mid-20 th century buildings; shop approved for redevelopment as a bungalow
Tufty Place, Swansea Villa & La Rochelle Cottages, La Rochelle Road	C00164A000 C001640000 C00162B000- C00162D000	19 th century houses and cottages
L'Epine Cottage, Rue de l'Epine	C001650000	Character cottage, gable to road
Field, quarries & woodland, Rue de l'Epine	C00217A000 C001610000 C026550000 C000320000 C00031D000	Valuable open spaces
Quarry Lodge, Paradis & cottages, La Rue de Paradis	C00031B000 C000330000 C000330002 C000330003	Several buildings date back to 1787; important roadside boundaries; open spaces to rear of dwellings, backing on to Rue de Dessous; labour camp at Paradis during the Occupation; tree and archeological interest at Paradis
St Magloire, St Michel, AD1111 & White Lodge, Route de Saint Magloire	C000140000- C000160000	One building pre-1787, the rest 19 th /early 20 th centuries; AD1111 being renovated; cobbled gutter to east of road; archaeological interest
Paradis Farm, Le Courtil Poussin & Paradise, Rue de la Moye	C000450000 C000470000 C000590000 C00059A000	19 th century cottages; varying orientation; formal stone walls; Le Courtil Poussin a vista stop and linked to vinery developments in the locality
Fields, Rue du	C000330000	Important open spaces; formal stone boundary

Chardronnet	C000640000 C001600000	walls
La Chardronnet, La Petite Chardronnet, Les Cats d'Ételles & L'Épine, Rue du Chardronnet	C000670000- C000690000	19 th century cottages; formal roadside walls
La Rochelle Farm, Maygrove, La Rochelle Villa & La Rochelle, La Moye Road	C002340000- C002380000	19 th /early 20 th century farmhouse, grand houses and a cottage; positioning provides staggered views on approach
Maison de Garis, Pres du Railles & Lochen-vian, La Moye Road	C001500000 C001510000 C002320000	Parts present in 1787; important in street scene; evidence of former building to east of Pres du Railles
La Rochelle Cottage, Rosedale & Notre Coin, La Moye Road & Rue es Ralles	C001570000 C001550000 C00150A000	Cottages and outbuildings present in 1898; stone walls characteristic of area; Rosedale requires maintenance
Field, Rue es Ralles & Rocque ès Cas (the road)	C00151B000	Valuable open space; important, characteristic cobbled road
La Moye House & field, La Moye Road	C001460000 C002250000	Pre-1787 dwelling; mediaeval building to rear, probably former house replaced by existing dwelling; important features; archaeological interest; open spaces
Chapel de la Moye, La Moye Road	C002190000	Methodist chapel, now a community hall; original construction 1904
Seasuitsus, Le Catilliaon, La Serre, Mancot, Sept Etoile, The Cottage, La Moye Cottages, Kolapore, Dunelm, St Amands, Sept Etoile Cottages & La Petite Croute, La Moye Road, Sept Etoiles & Rocque ès Cas	C001400000 C00140A000 C001420000 C001210000 C001230000- C001320000 C016310000 C00218A000 C002180000 C001430000	Cluster of pre-1898 cottages; orientated to front the road; well & stone benches at Sept Etoile Cottages
Post House, Les Puits, La Moye Villa, Les Mielles, Les Mielles & The Hermitage, Les Mielles Road	C016320000- C016430000	Important line of buildings fronting L'Anresse Common; several pre-1787, all pre-1898; important open spaces; archaeological interest at The Hermitage
Land at bus terminus & car park, Les Mielles Road	C018680000 C01468D000	Important open space; archaeological interest – possible barrow, former sheep dip
Les Rivieres, Doyle Cottage, Hillside, Moorland Villa, Les Viaux Mielles & The Old Cottage, Les Mielles Road	C016480000 C016510000- C016540000 C016570000 C016590000	Important line of buildings fronting L'Anresse Common; several pre-1787, most pre-1898; important open spaces; archaeological interest

Le Vier Marais, Rue du Marais Cottage, Le Marais Farm Cottage & Le Marais Farm, Rue du Marais	C015250000 C015260000 C01522D000 C015220000	Cluster of historic buildings; some present in 1787; current development form present by 1898; interesting features; archaeological interest; orientation provides enclosure
Rocque Balan Farm, L'Abri du Rocher & La Cloture, Rocque Balan Lane	C016660000 C01670B000 C016700000	Cluster of historic buildings present in 1787; interesting features, including outbuildings; strong roadside boundaries provide enclosure, as does orientation of buildings; valuable open spaces; archaeological interest
Saunton Sands & Woodcot, Rocque Balan Lane	C01667A000 C016670000	Modern buildings; high quality roadside boundaries
Field, Rue du Marais	C015320000	Valuable open space
Le Marais, Westview, Le Rocher, Old Marais complex, Pine Croft & Two Wells, La Vielle Marais	C015200000 C01520B000 C015180000 C015190000 C015350000 C015340000 C01603A000 C016030000	Cluster of buildings present in 1787; all buildings present by 1898 in some form; buildings range from a grand house to cottages and farm buildings; some evidence of neglect but also of renovation; an ancient green lane runs east from the cluster; archaeological interest; important roadside walls, enclosure and open spaces
Batteleur, La Grange des Reves, Les Hautgards, Hautgard Cottage & Cuddlers Cove, La Hougue & Croute Becrel	C015170000 C01517A000 C01541A000 C015390000 C015400000	Two grand 19 th century houses with associated cottages and converted outbuildings; prominent, formal roadside boundaries and trees; important open spaces
Fields, Croute Becrel, Jamblin Road & La Vielle Marais	C015160000 C01516B000 C015140000 C015410000 C016140000	Valuable open spaces; wide views afforded
Springhurst, Chien du Guet, Two Keys, Aberfoyle, The Arches Cottage & Les Closios, Le Vielle Marais	C015380000 C016160000 C016170000 C016100000- C016120000	Mix of cottages and larger houses dating from 19 th /early 20 th century; fronting towards the lane; derelict vinery associated with Springhurst, partially cleared
Jamblin Cottage, vinery, Immanuel Cottage, L'Esprit du Nord, Le Coin, Le Chardronnet, Closios Villa, Les Closios West, Les Closios East & Little Russel, Rue du Closel	C016180000- C016210000 C016230000 C016290001 C016290000 C016080000- C016090000	Group of 19 th /early 20 th century cottages and a larger house; stone roadside walls; a vinery stands behind the wall on the corner of Jamblin Road and Rue du Closel; an ancient green lane runs toward the west between Le Coin and Le Chardronnet; important open space adjacent to Little Russel which is also a vista stop
Croute Becrel, Honey Pot Cottage, Ivy Cottage, Homeview & La Carriere, Croute Becrel	C015130000 C015430000- C015470000	Group of 19 th century cottages; important open spaces adjacent; stone roadside walls; Croute Becrel stands on a corner and has a gable edging the lane

6. Les Rouvets, Vale draft Conservation Area Appraisal

6.1 Introduction

Les Rouvets is focused around a former farming community and is located in a sheltered, well-wooded spot on Les Rouvets Road. Clear gateways to the Conservation Area are identifiable, often formed by striking buildings, orientated in a particular way, or by traditional roadside boundaries. Bends in the roads and lanes within the Conservation Area open up views of further historic buildings, interesting features and open green spaces. The historical origins of this area and its links and influence are a key factor in its special character.

6.2 Summary of Special Interest

Les Rouvets Conservation Area stands in the shelter of higher ground which slopes downward toward the north. The road winds between buildings the boundaries of which, along with many mature trees, give a strong sense of enclosure differing from surrounding land.

The Conservation Area is focused around a farming settlement dating from before 1787. It is likely that this community relied on a water source to the north and may have had associations with an ancient chapel and feudal court seat to the east. The current development pattern was largely in place by 1898.

The character of the area is predominantly residential. Traditional pitched roof farmhouses, two storeys high, and outbuildings are a prominent feature. Building materials are typically local stone and/or rendered stone, slate or clay pan-tile. Of particular note is the enclosed character of the cluster of buildings through which Les Rouvets Road winds. Enclosure is primarily given by mature trees and shrubs both within properties and lining their boundaries. Many of the older dwellings are orientated at an angle to the highway, and several abut it. Along with some high stone walls this adds to the sense of enclosure. These elements have a notable influence on the setting of the area, have a strong visual impact on character and have resulted in the opening up of different views as one navigates bends in the roads.

6.3 Location and Setting

Les Rouvets is in the north of the Island and in the Vale Parish. It is approximately 3.4 kilometres north west of St Peter Port and about 3.7km west of the Bridge. It stands 1.3km from the coast at its nearest point. This Conservation Area stands within an open agricultural landscape and is separated from another Conservation Area to the north by a distance of about 120 metres.

Les Rouvets Road runs through, and divides, the Conservation Area. This is one of the larger roads between Landes du Marche and the coast and, whilst not particularly busy, due to its winding route it is not ideal for pedestrian use. There is

no pavement and it is unlikely that one could be provided given the limited width of the road. A narrow lane, Rue des Marais, branches off to the west, and the eastern part of that is also within the Conservation Area. A significant change in level is noted adjacent to the property known as Cote es Ouets where outcrops of rock are apparent in the roadside wall.

In addition to residential properties, uses within and adjacent to this Conservation Area include a dental surgery and a commercial storage building. These provide a draw to visitors, however it is most often the case that visitors use Les Rouvets Road as a route to other destinations and the Conservation Area is not a destination in itself.

6.4 Historic Development

It is likely that the current settlement started as a group of farmhouses and associated buildings, indicated on the Duke of Richmond map of 1787, positioned between low-lying land – a probable water source – to the north and taking shelter from higher ground to the south. Of six buildings shown on this map, four remain. An ancient chapel and feudal court seat were present at Les Annevilles Manor outside the Conservation Area to the east.

By 1898 the clusters of buildings within the Conservation Area were all in place, with the exception of Les Rouvets Villa and a number of ancillary buildings, although alterations were subsequently made to some properties. The chapel had become a ruin. It would appear probable that this was a farming community although it may be that some income was derived from quarries to the north.

Vineries were also appearing by 1898. Within the Conservation Area it is likely that these were originally associated with individual dwellings. More recent greenhouse development has been on a larger scale and to the rear of individual houses. Remaining structures abut the northern edge of the Conservation Area.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

6.5 Architectural Quality, Built Form and Locally Important Buildings

The Conservation Area is dominated by residential properties, the majority of which were built prior to 1898 and are of traditional form and construction. Several are present on the 1787 map. Most of the buildings contribute positively to the setting and character of the Conservation Area and many are of vernacular style.

Architectural form is mainly focused on two storey eighteenth and nineteenth century farmstead buildings, both domestic and agricultural, with some one and a half storey cottages. Traditional slate or pan-tile clad pitched roofs proliferate, often with dormer windows providing accommodation within the roof space. Buildings are typically of local stone and/or rendered stone.

Many of the older dwellings are orientated at an angle to the highway and several about it, the gable of the building forming the roadside boundary. This has the effect of visually enlivening the enclosure provided by the roads and lanes. Traditional stone walls and vegetated earth banks flank Les Rouvets Road as it winds between these buildings.

In the Conservation Area there are several buildings of architectural and/or historic merit. At present, there are no archaeologically significant sites within the designation although the sites of the ancient Les Annevilles Chapel and feudal court seat stand to the east, beyond the extent of the Conservation Area. These may have had some influence on the original location of development.

The Addendum gives a brief description of buildings that contribute to the character and appearance of the Conservation Area.

6.6 Open Space, Parks & Gardens and Trees

The Conservation Area is quite tightly drawn however open spaces are included to the west of Cote es Ouets and to the east of Westley. The latter extends northward outside the Conservation Area and gives a green entrance point to the locality. Green spaces also frame the approach from the south east.

The overriding impression within this Conservation Area is one of greenery. There are many mature trees both within properties and along the roadside boundaries creating an enclosed rural character.

6.7 Character Areas

The small size of the Conservation Area does not warrant character areas, development dating from roughly the same period. Minor boundary revisions are proposed to include some additional parcels of land where these contribute to the character and setting of the Conservation Area.

6.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed.

In the case of this Conservation Area, several buildings are positioned at an angle to a winding road or lane and are visible in wide views, often through gaps in hedgerows and across small fields. Roadside trees, and those within properties, make an important contribution to the character of this locality, providing enclosure and a sense of separation from neighbouring, more open, development areas.

These buildings and features that contribute to the character and appearance are noted in the Addendum.

6.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and are constructed of traditional materials. Boundary treatments are often stone walls of varying age and construction. Again, these are generally in a good state of repair, those bounding fields often being less well-maintained than those associated with domestic properties.

A notable area of poorer quality exists in the extreme western part of the Conservation Area, to the north of Rue des Marais. That area, though not prominent in views from the road, constitutes a large area of hard surfacing used as a rather messy parking area.

Surfacing of the public highways is of tarmac which is in a good condition but shows no special distinction within the Conservation Area. A variety of materials are used within individual properties. These are generally appropriate, often comprising cobbled detailing and areas of hoggin and grass. Whilst not of high quality these contribute to the traditional character and setting of the farm buildings.

Elsewhere in the Conservation Area the use of materials is generally appropriate, with the exception of the occasional boundary treatment. There are a number of buildings with PVCu windows and doors throughout the Conservation Area, which do not enhance character.

For the most part, parking is located to the rear of dwellings, or is screened by roadside boundary treatments. Access roads to backland developments are not prominent. A somewhat obtrusive electricity substation is present on the corner of Les Rouvets Road and Rue des Marais. A 'softening' of the visual impact of parked cars in some areas could be beneficial and it may be that the appearance of less attractive spaces can, in time, be improved.

6.10 Identifying the Boundary

The existing boundaries, as designated in the RAP, are quite tightly drawn, incorporating open spaces within the Conservation Area and occasionally omitting parts of the curtilages of larger properties where these are extensive. Boundaries have been examined and several amendments made.

Cote es Ouets occupies part of the eastern section of the Conservation Area. To the east is a garden, associated with that dwelling, and a field. These are separated from one another by a drop in land level to the north. The garden seems to have formerly accommodated pig sties and outbuildings associated with the dwelling. Standing on the roadside, the field is bounded by a traditional wall and bank which enhances the character of the gateway to the Conservation Area. This area will be included within the designation.

Bordering Rue des Marais and presently outside the Conservation Area, the roadside boundary of Rothley Corner comprises dry stone walling matching that on the northern side of the lane which is within the designation. A gateway stands at the north eastern corner of the site, on the junction with La Rocher Lane. This gateway is flanked by large boulders and is an interesting feature. This area will be included within the Conservation Area although Rothley Corner itself should not be included.

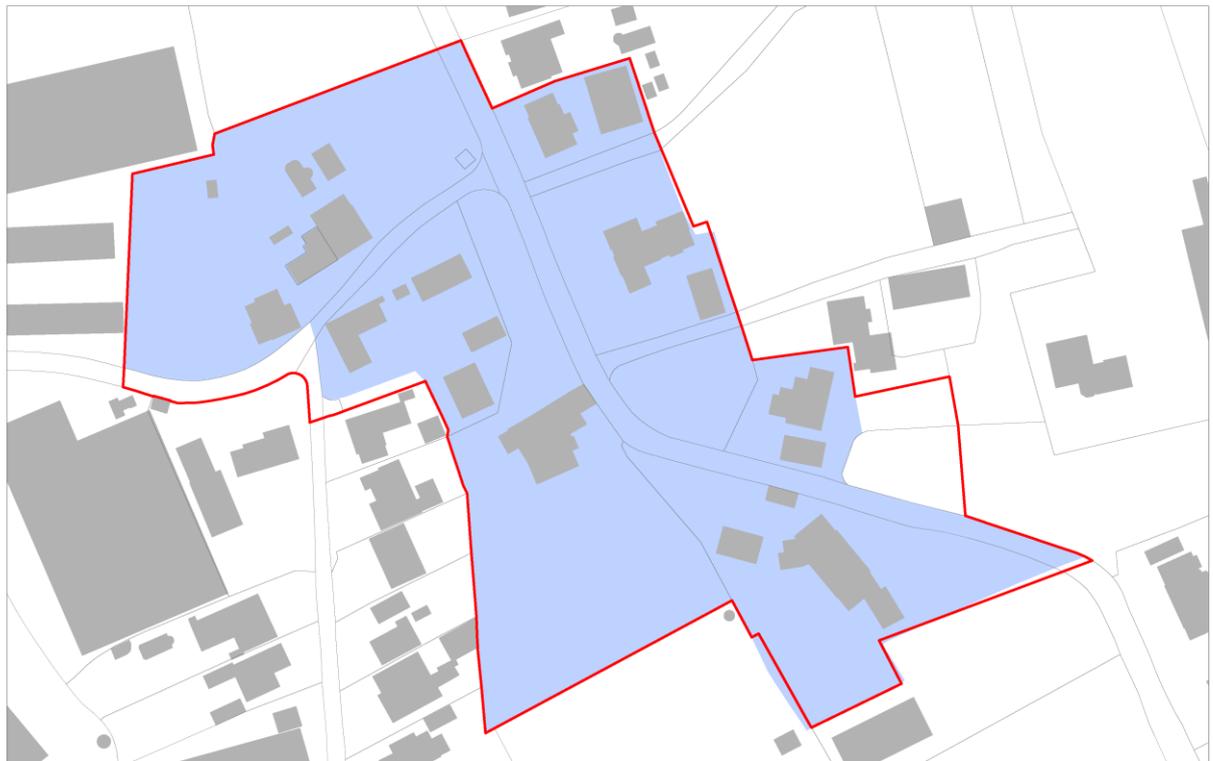
The northern boundary of the Conservation Area appears to follow an arbitrary line across land to the north of Westley. However, this is an historic line, identifiable from 1787 until 1990, and remains appropriate. There is some question as to whether the apparently poor quality land to the west of Westley should remain within the designation however this does provide a buffer to the setting of the Conservation Area.

Due to the poor quality of structures and change in enclosure to the north of this Conservation Area, there would be little merit in linking this with the Conservation Area approximately 120 metres to the north at Pleinheume.

The existing and proposed boundaries are shown on the map below.

Legend

-  Proposed Conservation Area
-  Existing Conservation Area



Not to scale

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6.11 Reason for Designation

Buildings, property boundaries and other historic features remain at Les Rouvets, providing important spatial and architectural links with the area's agricultural past. Grand farmsteads and smaller cottages range in age and flank the roadsides, orientated at a variety of angles to the highway. A valuable contribution is made to the character of the area by the level of roadside enclosure provided by walls, earth banks, trees and hedgerows interspersed with occasional small fields, also strongly enclosed but affording views of buildings and important to their setting. Materials typical to the north of Guernsey lend a special quality to the area. Despite the Conservation Area being small in size, these elements are considered to be of sufficient importance to justify designation of Les Rouvets.

6.12 Addendum

Building/feature	Cadastre	Comment
Les Rouvets, Les Rouvets Road	C021280000	Some buildings were present at this site in 1787, reworking of the northern part was undertaken in the early 21 st century; prominent trees
Cote es Ouets and field, Les Rouvets Road	C020370000 C02037A000	Dwelling present in 1787, barn present by 1898; rock outcrops evident in roadside retaining wall; small field with trees to west
La Parchonnerie, Les Rouvets Road	C021270000	Buildings present in 1787, main house rebuilt in 19 th century; mature trees contribute to the character of the area
Rienmour Cottage, Les Rouvets Road	C020440000	Traditional 19 th century cottage, little altered externally, with noteworthy roadside boundary wall
Westley, West Wing & Dan's Cottage, Rue des Marais	C021260000 C02126A000 C022170000	A small group of residential buildings, some present in 1787; the current layout was in place by 1898; high quality dry stone walls to west; there is a stone mounting block at Dan's Cottage; a large open grassed area stands north and east of Westley and that house has an unfortunate pattern of render
Rothley Corner, Rue des Marais	C022210000	Interesting dry stone roadside wall including boulder gate posts

7. Pleinheume, Vale **draft Conservation Area Appraisal**

7.1 Introduction

This Conservation Area is focused on the western part of Pleinheume Lane and around the junction of Pleinheume Road and Rue Maingy. Clear gateways to the Conservation Area are identifiable, often formed by prominent buildings at junctions and at bends in the roads and lanes where views open up of further historic buildings, interesting features and open green spaces as one travels through the area. The historical origins of this area and its links and influence are a key factor in its special character.

7.2 Summary of Special Interest

The Conservation Area at Pleinheume stands on the sheltered eastern slope of an area of relatively high ground to the south of low-lying coastal wetlands, extending southward to a further area of low ground and a douit. Pleinheume Road winds southward through the area and narrow lanes branch off to east and west.

This Conservation Area comprises two clusters of development at the northern and southern extremities. The northern is earlier in origin, several buildings dating from before 1787. The southern cluster was present by 1898. Water courses run to north and south and will have provided sources of water to farmsteads. The number of buildings increased in the nineteenth century, particularly in the south, to support quarrying in the area, and a mill, smithy and school were constructed. Growth continued into the twentieth century with the introduction of vineries as that industry took over from stone extraction.

The character of the area is predominantly residential but some remnants of other uses remain. Buildings have pitched roofs, are often one and a half to two and a half storeys in height and are typically of grey/blue stone and/or rendered stone, slate or clay pan-tile. Historic stone walls are a prominent feature. Quarrying has had a particularly notable influence on architecture and on the setting of the area. Fields with scattered cottages link the two clusters of development providing valuable open space. Enclosure is given by, often high, roadside stone walls, earth banks and hedges. These have a strong visual impact on character resulting in the opening up of different views as one navigates bends in the roads.

Clusters of buildings present at Pleinheume represent a chronology of the economic development of the area, from early farming to nineteenth century quarrying and to the twentieth century horticultural industry. Architecture, property boundaries and other historic features provide important links with the past and changes in the level of enclosure allow views to open and close as one travels through the area. Designation as a Conservation Area preserves the special quality of this historic pattern of development.

7.3 Location and Setting

Pleinheume is in the north of the Island and is in the Vale Parish. It is approximately 3.7 kilometres north west of St Peter Port and about the same distance west of the Bridge. It stands roughly 1km from the coast at its nearest point. Areas of significant open landscape quality extend west and south east from Pleinheume Road and north east from Pleinheume Lane. This Conservation Area is separated from another Conservation Area to the south by a distance of about 120 metres.

Pleinheume Road runs through, and divides, the Conservation Area. This is a main route between Landes du Marche and the coast and, whilst not particularly busy, due to its winding route is not ideal for pedestrian use. There is no pavement and it is unlikely that one could be provided given the limited width of the road. Narrow lanes branch off to either side, those to the northeast also standing within the Conservation Area. In some parts, car parking detracts from the setting and the appearance of the Conservation Area.

In addition to residential properties, uses within and adjacent to this Conservation Area include small shops, industrial units and a public house. These provide a draw to visitors, however it is most often the case that visitors use Pleinheume Road as a route to other destinations and the Conservation Area is not a destination in itself.

7.4 Historic Development

It would appear that development in the locality originally centred around residential and farm buildings on the sheltered slope running eastward from the junction of Pleinheume and Barras Lane in the northern part of the Conservation Area. The Duke of Richmond map of 1787 shows a cluster of such buildings, often with adjacent orchards. Six remain within the Conservation Area. Two, significantly altered, stand outside the Conservation Area to the west on Barras Lane, and a further, less altered example, stands further south at L'Etonnellerie.

As demonstrated by the map of 1898, in association with commercial stone extraction which was undertaken from nearby hillside quarries to north and west, most significantly in the vicinity of L'Etonnellerie, a spread of development occurred during the nineteenth century which saw the construction of roadside cottages, a smithy and a school. A hill top mill was also present.

Vineries were also appearing by 1898. Within the Conservation Area it is likely that these were originally associated with individual dwellings. More recent greenhouse development has been on a larger scale and to the rear of individual houses. Remaining structures abut the southern edge of the Conservation Area.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

7.5 Architectural Quality, Built Form and Locally Important Buildings

The Conservation Area is dominated by residential properties, the majority of which were constructed prior to 1898 and are of traditional form and construction. Several of these buildings are present on the 1787 map, clustered around the western end of Pleinheume Lane. Most of the buildings contribute positively to the setting and character of the Conservation Area and a number are of vernacular style.

Architectural form is primarily focused on domestic structures. This area mainly consists of an eighteenth and nineteenth century domestic character of pitched roof houses and cottages, varying from one and a half to two and a half storeys, with clusters of buildings each including several more recent dwellings. Traditional materials abound, stone and/or rendered stone with slate or clay pan-tile roofs being typical of the area. Dormer windows are a frequent occurrence.

Many of the older dwellings are orientated at an angle to the highway and several abut it, the gable of the building forming the roadside boundary. This has the effect of visually enlivening the enclosure provided by the roads and lanes. Traditional stone walls and vegetated earth banks flank Pleinheume Road as it winds between the clusters of development.

In the Conservation Area there are many buildings of architectural and/or historic merit. The site of the former Chapel de l'Epine stands on the western side of Pleinheume Road and is of archaeological significance. A further archaeologically significant site is present at a property in Pleinheume Lane.

A small industrial estate to the rear of properties on Pleinheume and accessed via Rue de la Cache displays a mix of buildings, some of merit but several featuring bare concrete and corrugated cladding.

The Addendum gives a brief description of buildings that contribute to the character and appearance of the Conservation Area.

7.6 Open Space, Parks & Gardens and Trees

Pleinheume Conservation Area comprises two previous Conservation Areas which were tightly drawn within the Rural Area Plan. Formerly, open spaces primarily constituted domestic gardens. In many cases these are screened by property boundary features, frequently high walls.

Between the northern and southern parts of the Conservation Area – the two areas designated within the Rural Area Plan – stand three open fields which make a valuable contribution to character by promoting the predominantly rural essence of the locality. These fields are bounded by traditional hedges and banks which provide enclosure to Pleinheume Road and a link between the two clusters of development.

Open areas of important landscape extend to north, west and south east and fine views are afforded across that land, extending to the Castel Church to the south.

Trees are present in the few mature hedgerows and sporadically along earth banks and within domestic gardens. These contribute to character.

7.7 Character Areas

There is some change in character away from the Pleinheume Road however this is not to the degree that the Conservation Area would warrant character areas. The two clusters of development are of similar character and, for the most part, date from roughly the same period. A link between the two clusters through inclusion of valuable open fields within the Conservation Area is suggested along with minor boundary revisions to include/exclude various other buildings and small parcels of land.

7.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed.

In the case of this Conservation Area, several buildings are positioned at an angle to a winding road or lane and are visible in wide views, including across open fields.

These buildings and features that contribute to the character and appearance of the Conservation Area are noted in the Addendum.

7.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and are constructed of traditional materials. Boundary treatments are often stone walls of varying age. Again, these are generally in a good state of repair.

Notable exceptions to this high quality are a pre-WWII cottage on Pleinheume Lane, the northern part of a cottage at the junction of Pleinheume Road and Rue Maingy and the industrial buildings accessed via Rue de la Cache. That area includes a small historic stone barn in need of repair.

Surfacing of the public highways is of fair quality tarmac, showing no special distinction within the Conservation Area. A variety of materials is used within individual properties, some more appropriate than others, and some of better quality. Of particular note is the mix of broken tarmac and concrete surfacing present on the approach to, and within, the industrial premises accessed via Rue de la Cache.

Construction materials and their condition within that complex are frequently utilitarian and of no special distinction or character comprising concrete block and corrugated cladding. The overall effect of this on the wider Conservation Area is

minimal – the primary view of these buildings is from the north over land associated with La Houquette.

Elsewhere in the Conservation Area the condition of surfaces and materials is generally appropriate, with the exception of the occasional boundary treatment. There are a number of buildings with PVCu windows and doors throughout the Conservation Area, which do not contribute to the character. There is some unsightly parking associated with cottages on Pleinheume Lane. An obtrusive electricity substation is present on the corner of Pleinheume Road and the access to Le Hameau du Noirmont.

7.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, are quite tightly drawn around the two clusters of development, incorporating buildings but often omitting parts of their curtilages where these are extensive and thereby excluding an amount of open space which is important to character and setting. These boundaries have been examined and various amendments made, including merging of the two Conservation Areas.

A former schoolhouse lying to the north of the area will be included within the boundary. Despite some alteration to window and door openings, it has a positive impact on the northern gateway to the Conservation Area and makes an important historical contribution.

Three fields and the site of the former Noirmont Mill, in part or in their entirety, are to be included. These open spaces occupy a 22 metre gap between the two original Conservation Areas and make a valuable contribution to the character and historic representation of the area which it is desirable to protect.

Extensions to the Conservation Area boundary behind Ville Vannier and La Chaumiere are required to include the entire land parcels, which are also important open spaces, within the Conservation Area.

A small deletion is to be made at La Cache Farm. This area is bounded by blockwork walls and makes little contribution to the character of the Conservation Area.

Only the eastern part of The Chalet stands within the existing Conservation Area. The property was constructed in the second half of the twentieth century and contributes little in terms of character. It is to be removed from the designation.

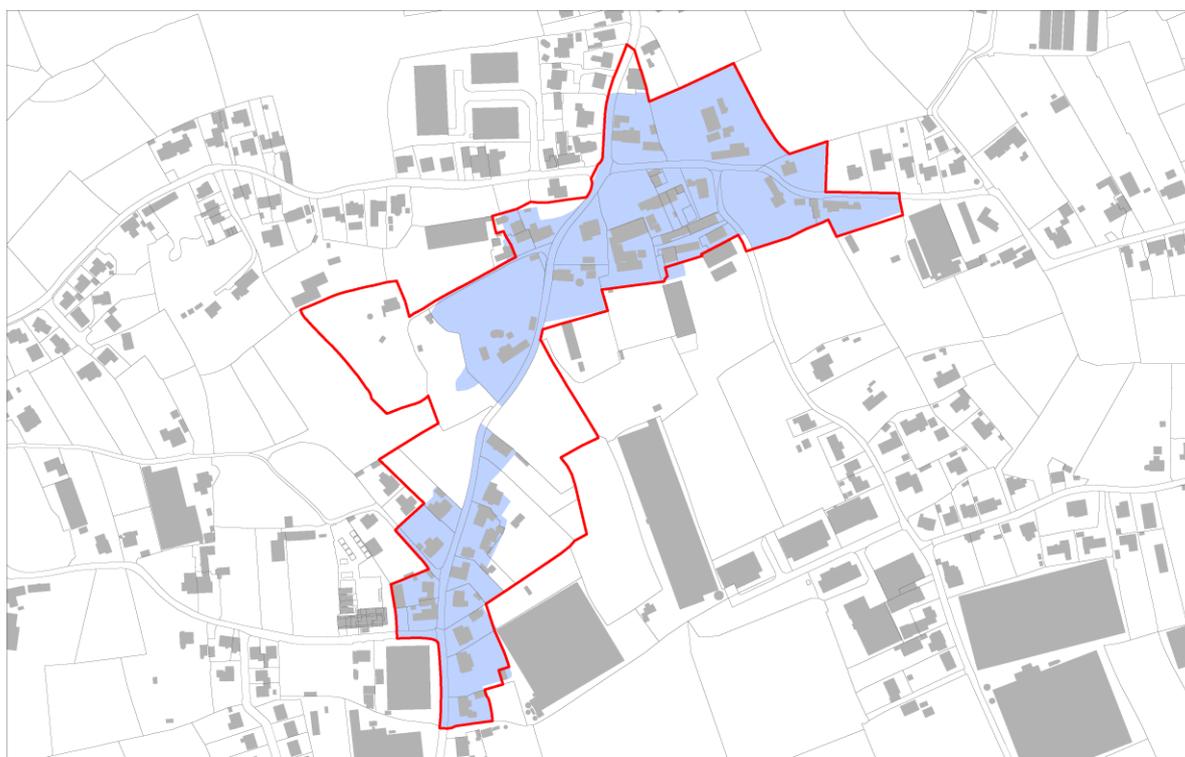
A small building to the rear of Orgeris Villa is included within the current Conservation Area designation. This was present by 1938 and appears to be ancillary to the vinery at the site. It does not contribute to the character of the Conservation Area and will be removal.

Due to the quality of structures and change in enclosure to the south of this Conservation Area, there would be little merit in linking this with the Conservation Area approximately 120 metres to the south at Les Rouvets.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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7.11 Reason for Designation

Clusters of buildings present at Pleinheume represent a chronology of the economic development of the area, from early farming to nineteenth century quarrying and to twentieth century growing. Architecture, property boundaries and other historic features provide important links with the past and changes in the level of enclosure allow views to open and close as one travels through the area. Designation of the area as a Conservation Area will preserve the special quality of this historic pattern of development.

7.12 Addendum

Building/feature	Cadastre	Comment
Old Farm & The Elms, Pleinheume Lane	B015300000 B015090000	Houses with mediaeval origins, Old Farm was partially rebuilt in the 19th century and has a stone mounting block; archaeological interest
Pleinheume, Pleinheume Lane	C020740000	19 th century house with attached barn
Noirmont, Pleinheume	C020750000	19 th century house with detached vinehouse,

Lane		striking roadside walls and mature pine trees
La Houquette & Homestead Cottages, Pleinheume Road	C020670000 C020680000- C020710000	A farmhouse and farm cottages of important character in form and layout, present in 1898; unfortunate vardex wall to west; interesting roadside boulder wall
Les Granges, La Cache, St Malo, La Cache Farm & industrial buildings, Rue de la Cache	C02072A000 C02072B000 C02072D000- C02073B000	Character dwellings, varying in age from pre-1787 to modern conversion; interspersed with uninteresting mid-20 th century industrial buildings and surfacing
Trim Dog, Pleinheume Road	C020760000	19 th century school building
La Petite Tonniolle, Pleinheume Road	C020660000	A post-WWII bungalow with interesting features and a mature hedgerow
La Cache, La Croute, Cobwebs & Lana Cottage, Pleinheume Road	C02065A000 C020980000 C02098D001 C02098D002	Group of 19 th century dwellings and outbuildings at entrance of access lane leading to remains of Noirmont Mill
Le Hameau de Noirmont, Pleinheume Road	C021050000	Detached cottage; remains of former windmill; hogue-top location
Le Hamel, Les Orgeris & fields to south and west of Le Hamel, Pleinheume Road	C020590000 C021010000- C021020000 C020600000	19 th century cottages separated by open fields which lend to the rural character of the original setting; the land associated with Le Hamel and the field to its west are of archaeological interest; fine high stone walls
La Forge, La Chaumiere, Ville Vannier, Maison Demain, Newfield, Belle Vue & Creteil, Pleinheume Road	C020540000 C02055A000 C020570000 C021080000 C021090000 C021110000 C021120000	A group of 19 th century dwellings clustered around a former smithy, interspersed with more recent, but interesting, residences; Creteil has a stone mounting block
New Place & Orgeris Villa, Les Rouvets Road	C020490000 C020500000	19 th century dwellings, the former dating from 1836, of differing styles but with important roadside boundaries

8. Castel Church, Castel draft Conservation Area Appraisal

8.1 Introduction

The Castel Church Conservation Area comprises predominantly residential development centered on the mediaeval church of St. Mary with its attendant menhir statue, cemetery and former Sunday School. The Conservation Area is visually dominated by the church and is located at the top of a moderately sloping escarpment above the lower parishes. It contains many buildings of fine architectural quality which combine with boundary walls and mature vegetation to create a high quality environment. This Conservation Area represents an important part of Guernsey's history and is architecturally significant, complemented by its central location in the Island.

This Conservation Area is of high historic, architectural and archaeological value. It includes the major and busy junction of Route de l'Eglise, Rue Piette, Rue du Presbytere and Les Rohais de Haut. Views of the church are very prominent at this junction and when approaching from all directions.

8.2 Summary of Special Interest

The Castel Church Conservation Area is located at the top of a moderately sloping escarpment leading from the lower parishes (St Sampson's, the Vale and parts of Castel) to the north. It is approximately 70m above the lower parishes and from many locations within the Conservation Area spectacular views are available northwards over the lower land and beyond to other Channel Islands and the coast of France.

The Church of St Mary is a prominent building located at the heart of the Conservation Area. It is visible in many short range views and is also an island wide landmark as its spire can be seen in numerous long range views from the lower and higher parishes. The church is also a building of outstanding architectural and historic interest.

This Conservation Area includes many open spaces, contributions to character being made by the churchyard and by smaller green spaces to the east. Many of the roads and lanes within the Conservation Area are enclosed by earth banks with mature vegetation and the streetscape is often visually enlivened by buildings being set back in generous front gardens that have an abundance of vegetation.

High boundary walls throughout the Conservation Area have a strong visual impact on character and many views are dominated by this. These historic stone walls are also often indicative of past uses and this is important in character terms.

The architecture and open spaces of the entire Conservation Area are an integral part of the special interest. The collection of fine vernacular buildings and the church are visually significant.

8.3 Location and Setting

The Castel Church Conservation Area is in the Parish of Castel and is located at the top of a moderately sloping escarpment leading from the lower parishes (St Sampson, the Vale and parts of Castel). It is approximately 2.8 kilometres west of St Peter Port and about 3km east of Vazon. It is located centrally in the Island.

Due to its elevated position, approximately 70m above the lower-lying part of the Island, from several locations within the Conservation Area spectacular views are available northwards over the lower parishes and beyond to other Channel Islands and the coast of France.

The Conservation Area is located at the cross roads of a main route to and from St Peter Port (Route de l'Église/Les Rohais de Haut) and a main route running north-south (Rue Piette/Rue du Presbytere). These main roads generate significant vehicle movements throughout the day, which have a negative effect on the character of the area. The Conservation Area is surrounded by many agricultural fields which provide a rural setting. However, this setting has been compromised by twentieth century development immediately to the north, south, east and west.

The Church of St Mary is a prominent building located at the heart of the Conservation Area. It is visible in many short range views within the Conservation Area and is also an Island-wide landmark, its spire being visible in numerous long range views across the lower and higher parishes.

8.4 Historic Development

The exact origins of Castel Church are unclear, however there are substantial Roman remains and it almost certainly replaced a Neolithic site, being situated on a site of pagan worship with a nearby, internationally important, menhir statue. The menhir – a possible representation of the Mother Goddess – was excavated in 1878 from beneath the chancel and was probably buried in the sixth century when the first church was built. The present church was constructed from the eleventh or twelfth century onward. It is thought that a Viking fortified castle 'le Chateau du Grand Geoffroy', built in the eleventh century, once stood in this location. A holy well and a spring stand on land at Les Fontaines, to the west of the church.

Les Buttes, at the southern (upper) end of Rue de la Cache, is a strip of land used originally for archery practice during the mediaeval period and for shooting practice by the militia of the Parish. This strip of land remains beside the road.

The Duke of Richmond map of 1787 shows a small cluster of buildings around the church and a network of roads and lanes that are similar to today. The map also shows a number of orchards north and west of the church and a number of buildings that are present today within the Conservation Area boundary.

The 1898 map is visually dominated by vineries and greenhouses and this is a crucial part of character which still influences current land use. Much of this land, which was formerly in horticultural use, is now open and green space and has a positive

influence on character. A smithy was present in the western part of the Conservation Area.

The still-visible effects and impact of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong.

8.5 Architectural Quality, Built Form and Locally Important Buildings

The architectural quality and built form of this Conservation Area is visually dominated by the mediaeval church, which dominates the visual and character perception of the Conservation Area and its very prominent historic environs, which include the churchyard, some other buildings of ecclesiastical origin and some internationally important archaeology. For a full detailed architectural description of this building see John McCormack's "Channel Island Churches", 1986.

Architectural form is otherwise focused in domestic terms. The houses in the Conservation Area are predominantly of an eighteenth or nineteenth century character, with prominent pitched roofs using traditional roof coverings of either natural slate or clay pan-tile and traditional walling materials, generally of stone. Some notable examples display an earlier architectural character with timber framing or ancient stone walls. There is also a plethora of timber doors and windows throughout the Conservation Area.

Domestic buildings are often single or one and a half storeys and have a solid feel which is enlivened by undulating roof slopes. Many are set back behind established greenery and low stone walls with an abundance of low greenery and views of the nearby church.

High boundary walls are present throughout the Conservation Area. These indicate historic uses in the area, such as the former presence of greenhouses, and are important to the character of the Conservation Area, also providing enclosure to the roads and limiting views out.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

8.6 Open Space, Parks and Gardens and Trees

The Conservation Area is surrounded by many open fields, mature trees and hedges which provide enclosure but also, through gaps, reveal views across the landscape. This, along with open spaces provided by the churchyard and at road junctions, is an integral part of character.

Many of the roads and lanes within the Conservation Area are enclosed by earth banks with mature vegetation. This is often visually enlivened by buildings being set back in generous front gardens with an abundance of vegetation, including high hedges and trees.

8.7 Character Areas

The small size of the Conservation Area does not warrant character areas. Boundary revisions are proposed to include some additional parcels of land where these contribute to the character and setting of the Conservation Area, in particular to the west and south east.

8.8 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings.

Boundary walls throughout the Conservation Area, and its topography, which affords panoramic views to the north, are important contributors to character.

These buildings and features are noted in the Addendum.

8.9 Assessment of Condition

In general, the buildings within the Conservation Area are in a good condition and constructed of appropriate, traditional materials. Otherwise, it is noted that maintenance works would be beneficial to a wrought iron bollard on Rue du Presbytere and to some fine eighteenth century railings and gates on Les Rohais de Haut where some metal has corroded away and needs replacement.

Road surfacing, although in the main in good condition, is quite bland and shows no distinction within the Conservation Area. There is some inappropriate hard surfaced car parking areas in front of locally important buildings.

Other than surfacing, use of materials within the Conservation Area is generally appropriate. There are a number of inappropriate PVCu windows and doors, which do not contribute to appearance and character and the presence of solid timber gates appears harsh in the Conservation Area, providing visual enclosure and adding an inappropriate solid boundary in certain locations.

High traffic levels throughout the Conservation Area negatively affect character. The major and busy junction of Route de l'Eglise, Rue Piette, Rue du Presbytere and Les Rohais de Haut has already been mentioned and would perhaps benefit from "softening".

8.10 Identifying the Boundary

The existing boundary, designated in the RAP, is quite tightly drawn around the church and the historic core. The boundary has been examined and various amendments made.

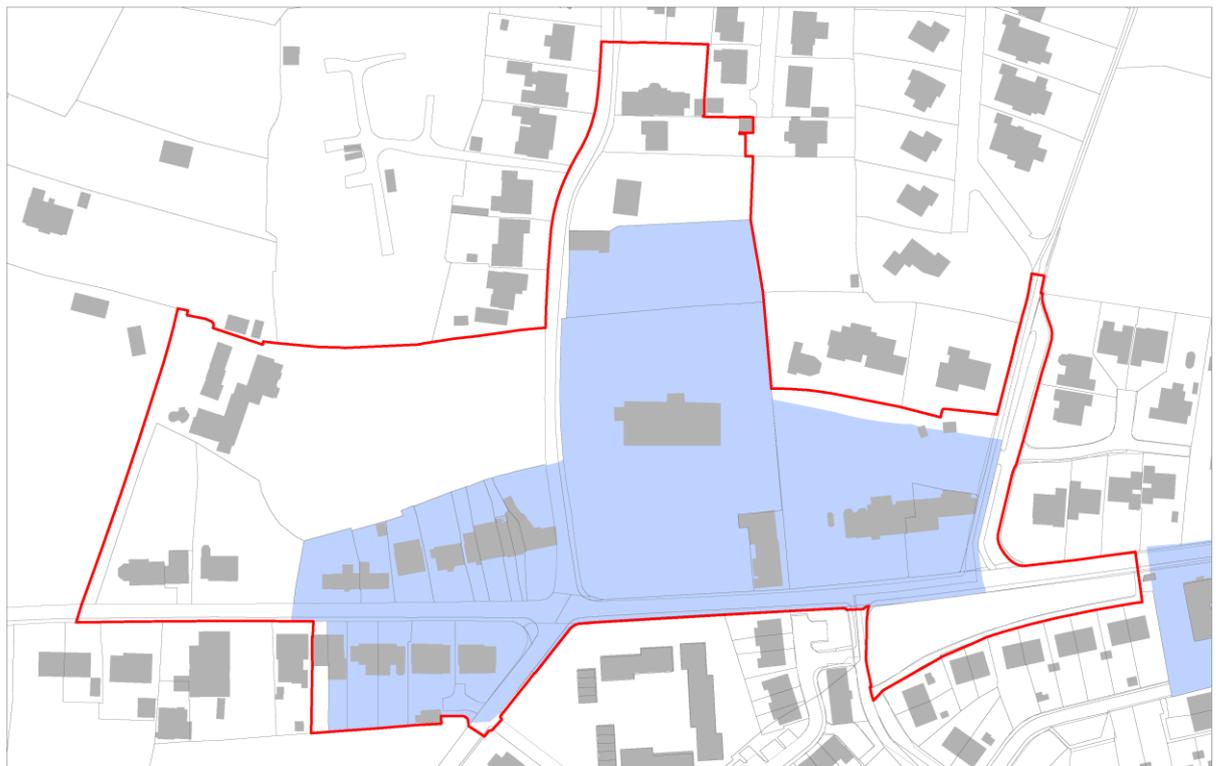
Inclusion of Les Fontaines and Carlton Lodge, respectively a pre-1787 house with strong historic links to the church and a nineteenth century house with a connection to the historic horticultural industry in the area, has involved an extension to the north along Rue du Presbytere. The boundary has also been extended west along Route de l'Eglise to include Churchill Cottage and Fairfield House.

An area of trees and green open space on Les Rohais de Haut is included, opposite the southern end of Rue de la Cache. This well-established green area makes a positive contribution to the special character in conjunction with Les Buttes to the north, which is also included.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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8.11 Reason for Designation

The Castel Church Conservation Area has high historic interest having grown up around an ancient place of worship which then developed into the outstanding mediaeval church of St. Mary with its attendant internationally important menhir statue, the cemetery and the former Sunday School. The church, which is of outstanding architectural quality, visually dominates the Conservation Area and its spire can be seen from many areas in the lower and upper parishes.

The area displays a high quality environment of predominantly residential development which contains many buildings of a domestic scale and fine architectural quality that combine with the boundary walls and mature vegetation to contribute to the particular character of the Conservation Area. Remnants of the horticultural industry continue to contribute to character through provision of open green spaces where glass has been cleared.

8.12 Addendum

Building/feature	Cadastre	Comment
Innisfree, La Petite Chaumiere, Cori Celesti, 1-3 St Vincent Place & The Cottage, Route de l'Eglise	D006930000- D006960000 D00696B000- D006980000	Historic buildings mostly ranging from 17 th /early 18 th to 19 th century with later additions; interesting features, including porches; The Cottage is likely to be 15 th /16 th century; east of archaeological interest
Les Fontaines, Rue du Presbytere	D007010000	Pre-1787 house with historic links to church; holy well and spring; archaeological interest
Carlton Lodge, Rue du Presbytere	D009190000	19 th century house with a connection to the historic horticultural industry
Outbuilding, Rue du Presbytere	D009180000	Remnant of 15 th century house; east end appears to be a different structure; interesting and important features and development; unusual galleting (large pebbles), probably a more recent addition; archaeological interest
Church of St. Mary, Rue du Presbytere; former Sunday school, Les Rohais de Haut	D009170000 D006920000	Prominent, historic parish church on ancient pagan site surmounting escarpment overlooking northern parishes; graveyards to north and south; interesting features include a menhir and topographical changes; the former Sunday school, to the south east, has a datestone to 1897 and is a mock gothic, high Victorian building; archaeological interest
La Roche & La Remise, Les Rohais de Haut	D006900000 D00690B000	A classical house, c.1800; original gates and railings; converted coach house adjoining; archaeological interest
Les Buttes, Rue de la Cache	n/a	Historic associations with civil defence; row of important trees; archaeological interest
Bramble Cottage, Churchill Cottage & Courtil Jardin, Route de l'Eglise	D007610000- D00762A000	Late 19 th century dwellings with modern alterations

9. Le Villocq, Castel draft Conservation Area Appraisal

9.1 Introduction

Le Villocq is an historic farming area located on Route du Cobo. Little altered, the combination of detached mediaeval and pre-twentieth century buildings line sinuous roads and focus on Le Villocq douit. Although twentieth century development has altered this wider area of Castel this historic cluster of buildings maintain their high historic and architectural interest.

9.2 Summary of Special Interest

Stone and rendered two storey mediaeval farmhouses of high architectural quality are clustered around the douit and along the sinuous, narrow Le Villocq Lane, behind stone walls. Later nineteenth century one and a half storey stone houses lie on the busy Route de Cobo and form an attractive edge to the Conservation Area. A number of twentieth century rendered buildings complete the area. Slate roofs unify the buildings.

Le Villocq douit runs along a narrow paved channel with a raised footpath, both on the line indicated on the Duke of Richmond map of 1787; the pump was added in 1840 and the abreveur in 1892. The latter provided watering for animals. Water remains the focus of the Conservation Area.

Rue du Candie, a green lane (an ancient footpath), is sinuous and enclosed by walls at its western end and by earth banks at its eastern end. The earth banks support overhanging trees that enclose the path. At the eastern end the footpath is more open with views across fields to the north.

9.3 Location and setting

Le Villocq Conservation Area is located in the Parish of Castel, some 3.25km east of St Peter Port Harbour and about 170m south-east of Saumarez Park. It is located at the edge of a relatively flat area at the base of the rising escarpment that leads to the higher parishes to the south.

Twentieth and twenty-first century development surrounds the Conservation Area. This is somewhat screened from within by the buildings and vegetation which create the character of the area. The majority of the Conservation Area is nestled in a dip to the north of the main road, Route de Cobo, and the sense of enclosure is particularly strong here.

To the east the fields and gardens around Rue du Candie maintain their rural character, although some close boarded fences detract. To the south west the relationship with farmland also remains.

Route de Cobo appears to follow the break in slope line, or possibly spring line, indicating that it may be an ancient route. It is now a principal route between Cobo

and Town and most visitors to the area are passing through, use of the lanes being primarily to access residences or by walkers.

9.4 Historic Development

Farmhouses and later cottages are focused around Le Villocq douit – Le Villocq means ‘dwelling by water’ – and both the spring and stream bed have undergone a number of changes over the centuries. The natural course of the stream is along the green lane (an ancient footpath) connecting Route du Cobo and Ruelle du Villocq and then northward along the latter. The route of the south western part is paved with large grey stone setts, now rounded by time, with a slightly elevated paved area created as a footpath along side.

The Duke of Richmond map of 1787 shows a cluster of buildings around the stream, surrounded by orchards. A number of these dwellings remain, the earliest, The Shell House, dating from the thirteenth century. Other farmhouses were also built to benefit from Le Villocq douit thus establishing the hamlet.

In 1840 the Castel Parish added a pump and, in 1892, an abreveur (animal accessible watering trough) and semi-circular paved area were added, along with some culverting of the stream. Later the stream was culverted downstream of the abreveur. Recently, the area between the end of the stone stream bed and the abreveur was paved in small cubic setts laid in a fan pattern.

By 1898 several buildings had been added to the group, and several removed. Glasshouses had been constructed – extended over the twentieth century and removed by 2006 – and a smithy was present, outside the Conservation Area, to the south east.

Hermes House, the former Telephone Museum and originally a telephone exchange, was built in 1906 and is included on the western edge of the Conservation Area.

During the mid to late twentieth century a significant amount of residential development was undertaken, including conversion of traditional barns, having the effect of enclosing the buildings within the Conservation Area, particularly to the north.

9.5 Architectural Quality, Built Form and Locally Important Buildings

Architectural form is dominated by residential properties, frequently of pre-nineteenth century origin and present on the Duke of Richmond map of 1787.

The vernacular style of the historic buildings keeps storey heights to a minimum, although steeply pitched roofs allow for some accommodation within attic floors. Constructed of stone or finished in pale coloured render the different styles and ages of these buildings frequently have slate roofs. Close verges and eaves are common with parapet gables on the oldest buildings. The style of windows and doors varies significantly from casement to vertical sashes and plain boarded to decoratively carved doors. Almost all reflect the contemporary style of the buildings. Twentieth

century dwellings here are single storey, maintaining the low overall height of the buildings.

Several buildings have classical proportions, increasing the storey height and therefore building height. As these are set back from the road this additional height does not significantly change the level of enclosure and therefore the overall character of the Conservation Area.

The stone detailing of the Conservation Area is important. This includes traditionally constructed stone walls with quoins and lintels, projecting chimney support stones (witches' stones) gate posts and a traditional accolade door arch and tourelle at The Shell House and the paved green land and carved date stones and commemorative plaque on the abreveur. Stone boundary walls have a variety of cappings, some particularly unusual. This variety is part of the character of the area. Railings, typical of a grand house, are also present.

Many buildings within the Conservation Area are of architectural and/or historic merit. Special features include Le Villocq douit and the associated paving, pump and abreveur. Much of the Conservation Area is archaeologically important.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

9.6 Open Space, Parks and Gardens and Trees

Earth banks and hedges help to form enclosure to the roads and provide some privacy from the busy Route de Cobo. This is particularly notable as one travels alongside Le Villocq douit, where trees and hedges overhang the path, then reducing in density and the sense of enclosure reducing as the path turns northward and meets Ruelle du Villocq. The trees and hedges of Rue du Candie also form a distinctive group creating a tunnel over part of the footpath.

There is one small area of open space with seating, located at the junction between Route de Cobo and Ruelle du Villocq. A tree in this location is a feature of the Conservation Area, having an almost landmark quality. From this point, the lane dips towards the north and is lined by a mature hedgerow, then opening out as the lane turns westward and meets the green lanes.

9.7 Character Areas

The small size of the Conservation Area does not warrant character areas, development dating from roughly the same period. Boundary revisions are proposed to include some additional parcels of land where these contribute to the character and setting of the Conservation Area and to exclude some which do not.

9.8 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on

their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions. In this Conservation Area as there are wide views, in particular from Route de Cobo, which take in the backs or sides of buildings.

Trees, walls, earth banks, hedges and gate posts all contribute to the character of the Conservation Area, as do Rue du Candie, Le Villocq douit and the associated structures.

These buildings and features are noted in the Addendum.

9.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and many are constructed of traditional materials. The clearing of land around The Shell House, and the repair and re-roofing of the structure which has been derelict for several decades, has been a benefit for the Conservation Area.

Boundary walls are often of local red stone and are generally in a good condition. Low boundary walls/earth banks border Route du Cobo which could benefit from hedge planting. Works to existing hedges, for example reducing height, could open up views into/out of and of character buildings within the Conservation Area.

The condition of one dwelling, on Route de Cobo, is noted as deteriorating. Repair and redecoration of the exterior would maintain its original historic features.

Each building is set within its own grounds and set back from the road with its own vehicular access. In some cases the vehicular access has been created to the detriment of historic boundaries. In some cases this has had an unfortunate effect through removal/covering of cobbled farmyards with modern materials.

The area around the pump and path at the northern end of Le Villocq douit has been paved using small cubic setts laid in a fan pattern. Whilst not ideal in contrast to the simple traditional laying pattern and rounded character of the oblong paving to the south west and around the abreveur, this is an improvement on the previous concrete surface.

Although many of the historic style of timber windows remain in buildings, many are replacements, the detailing of which has a negative effect on the appearance of the buildings.

9.10 Identifying the boundary

Some amendments are made to the existing boundary, as designated in the RAP.

New houses have been built at the west end of the Conservation Area, on Route de Cobo, forming a new clos at La Cache es Castogniers. This entailed redevelopment of a detached house with a large garden, built between 1898 and 1938 which was

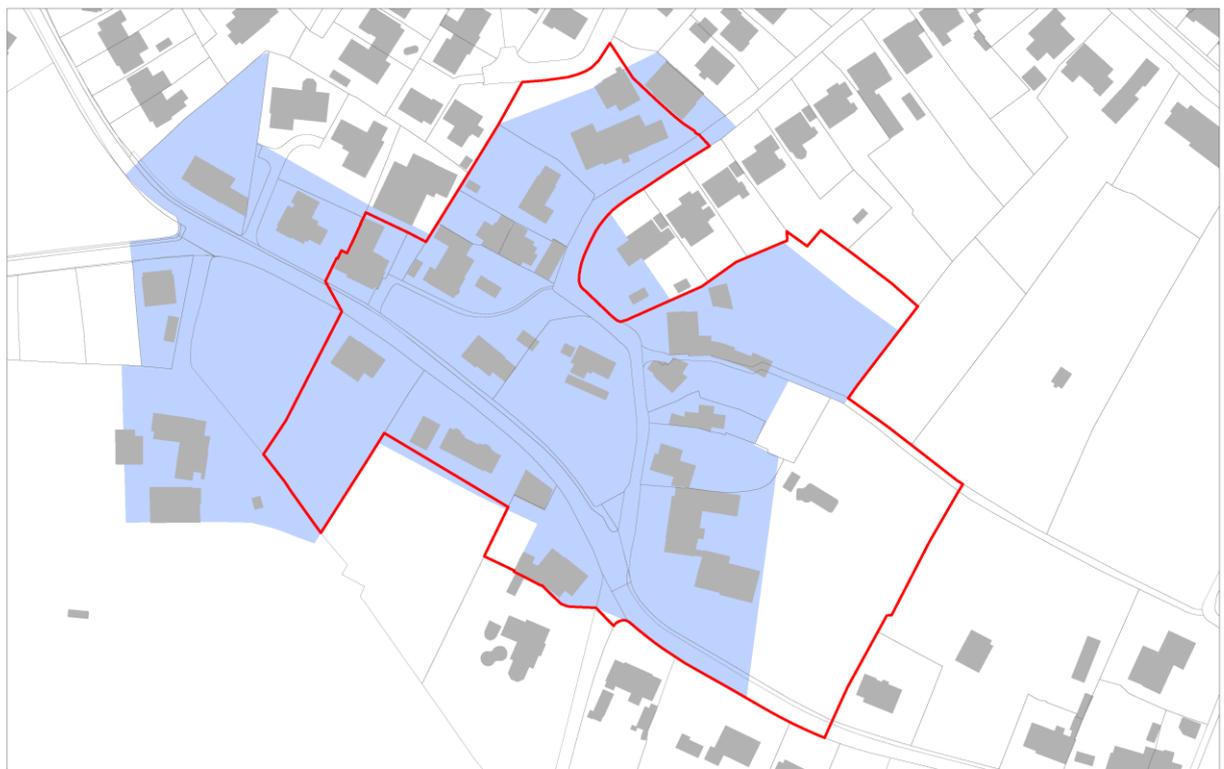
previously within the Conservation Area. The development, however, dilutes the character and so is omitted.

The link between Hermes House and La Planque and the shops and dwellings to the west, on Route de Cobo, is tenuous and so the area beyond Hermes House and La Planque will no longer form part of the Conservation Area.

The existing and proposed boundaries are shown on the map below.

Legend

-  Proposed Conservation Area
-  Existing Conservation Area



Not to scale

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9.11 Reason for Designation

This area is designated as a Conservation Area to conserve the historic and architectural character and appearance of the area. The use of traditional materials and the traditional style and scale of the mediaeval to nineteenth century buildings attractively arranged along the roads behind roadside boundaries represents the particular character of this Conservation Area. This, when coupled with the man-made features on and around Le Villocq douit and the relationship to the historic farmland in the area including Rue du Candie, complete the picturesque quality of the area and represent its history.

9.12 Addendum

Building/feature	Cadastre	Comment
Le Villocq House, Le Villocq Cottage, Seekings Farm, La Vieille Maison du Villocq, Le Villocq Farm & Le Villocq Manor, Ruelle du Villocq	D013510000 D016610000- D016650000	Groups of houses focused around Le Villocq douit; some buildings of mediaeval origin and settlement chiefly present by 1787 with some buildings constructed shortly afterwards or later converted to dwellings; archaeological interest
The Shell House, Ruelle du Villocq	D013530000	The earliest house in the group, dating from the 13 th century; very little altered since the mediaeval period; following fire and vandalism, unoccupied for c.30 years; exterior and roof repaired 2013; archaeological interest
Sans Souci & Chanhassen, Ruelle du Villocq	D016650001 D016650002	Cottages, present 1787; archaeological interest
Le Villocq douit, pump & abreveur, Ruelle du Villocq & green lane	D016650001 & n/a	Paved douit and pathway; abreveur with forecourt and wall; Parish pump, forecourt and wall; archaeological interest
Hermes House, Route de Cobo	D01354A000	Former telephone exchange, then the Telephone Museum, constructed 1906
La Planque & Apple Tree Cottage, Route de Cobo	D014190000 D014170000	19 th century vernacular cottages

10. Les Effards, Castel draft Conservation Area Appraisal

10.1 Introduction

This Conservation Area is largely contained within a valley to the north of Rue du Preel, accessed via the narrow Ruelle de St Briocq. It includes a cluster of historic buildings around that lane and Ruelle des Effards where many are sited close to, and often with the gable abutting, the road. The buildings in the Conservation Area are dominant within the landscape and of a high quality.

The character of the Conservation Area is dominated by the topography, which affords a wealth of views, and by a profusion of stone walls – both in buildings and boundaries – the variety and disposition of which is an attractive feature. The area has a very clear homogeneous character. Several areas of open land play a linking role and emphasise the rural character of the area. The settlement is clearly identifiable on the Duke of Richmond map of 1787 and the road and field patterns are little changed since then.

10.2 Summary of Special Interest

This Conservation Area displays an attractive rural and agricultural character with notable sweeping and open views of fields, pastures and valleys. The main road through the Conservation Area frames views of this rural character and adds further definition and emphasis to it. Historic map regression gives an important overview of the special character of this Conservation Area and highlights the traditional buildings and ancient open fields and boundaries.

The character of the buildings throughout the Conservation Area is generally of good quality traditional type and style. Many of the buildings display a pleasing mixture of local stone and render, slate and clay pan-tile.

Boundary walls throughout the Conservation Area have a very strong visual impact on character and are intrinsic to that character. Many views throughout the Conservation Area are dominated by the presence of walls. These historic walls are also often indicative of past uses and this is important in character terms.

The tight grouping of clusters of buildings is an essential characteristic of the area and there are many features, such as the extensive use of local stone and its varied practical and decorative uses, which make this area important.

10.3 Location and Setting

The settlement is located quite centrally in the Island. It lies 3.3 kilometres west of St Peter Port Harbour. It is 2.2km to Vazon in the west and 3.8km to Petit Bôt, to the south. Castel Church stands 600 metres to the east and the Fair Field, a community field with historic associations, 150m to the south east. A former manor house stands at Les Viaux Beaucamps, 250m to the north west.

Situated on the sides of a valley, the Conservation Area is located on the elevated central plain to the south of the escarpment between the upper and lower parishes. Fields surround the settlement, providing and enhancing views both into and out of the Conservation Area and providing a feeling of open space. This part of the Island is of significance in terms of landscape.

Rue du Preel, which runs to the south, is a key route between Town and the west coast. This by-passes the Conservation Area which does not see a great deal of through traffic, the lanes which wind through it being relatively quiet and frequented by walkers and horse riders. The architectural and historic impacts of this Conservation Area are significant and this has a positive influence.

10.4 Historic Development

The Duke of Richmond map of 1787 shows a cluster of buildings on Ruelle des Effards, likely associated with those strung out along Rue du Preel, to the south. Many orchards were present, supporting what is likely to have been a farming settlement. A grand house is indicated to the north west at Les Viaux Beaucamps and, along with the presence of a stream running through the area which would have provided a source of water, it is possible that the settlement developed in relation to this. An abreuvoir on Ruelle des Effards highlights the historical importance of this running water and provides a character focus. Since the eighteenth century, some of these buildings may have been demolished or compromised, but there remains an easily recognisable cluster in this Conservation Area.

A small number of additional buildings had been constructed by 1898 however the greatest amount of development indicated on that map was in association with the horticultural industry, a number of vineries being present. These vineries were demolished by the end of the twentieth century and much of the land returned to open fields.

The historical origins of this area and its links and influence on today's character are a key factor in its special quality. There is a fine collection of interesting domestic buildings and a wealth of archaeological information available throughout the Conservation Area.

10.5 Architectural Quality, Built Form and Locally Important Buildings

Architectural form is dominated by residential properties, the Conservation Area consisting of a sixteenth, seventeenth, eighteenth and nineteenth century domestic character. Buildings are tightly grouped and sometimes close to the road. Common to many of Guernsey's Conservation Areas, these are connected by significant stone roadside walls, open fields and earth banks. The area has a clear homogeneous character which is enhanced by its setting. There is very little in the way of modern development and inappropriate 'improvement' has been kept to a minimum.

The stone used in construction of many of the core buildings and stone walls throughout the Conservation Area unifies the settlement. Building materials and

construction are consistent — rough, rendered or dressed stone with clay pan tiles or slate and smooth render with clay tiles. Historic timber sash and casement windows are prevalent.

The relationship between buildings, stone walls and open spaces (both domestic and agricultural) and topography is of high quality in townscape terms. The pattern of settlement is largely unchanged since the sixteenth century. The dramatic topography inherent in this Conservation Area is crucial to its character and has a direct visual impact.

Because of the outstanding houses, walls and farms, the architectural quality and built form is visually dominated by these structures and their very prominent and overwhelmingly historic environs, which include superb views, some other buildings and some important archaeology.

The relationship between buildings, spaces, roads and walls throughout the Conservation Area is in strong evidence and acts as a significant unifying element. The architectural character is an overwhelmingly rural one, further emphasised by the presence of mature trees and hedges.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

10.6 Open Space, Parks and Gardens and Trees

The Conservation Area stands within an area which is of importance in landscape terms with many fine views, mature hedges, walls, trees and open fields which make up an integral part of the character.

The roads and lanes within the Conservation Area have an enclosed and rural feel, although this is often visually enlivened by traditional historic buildings on the edge of the road and set further back within generous plots with an abundance of greenery. The biodiversity interest of the wider Conservation Area is also important.

10.7 Character Areas

The small size of the Conservation Area does not warrant character areas, development dating from roughly the same period. Boundary revisions are proposed to include some fields to the south which contribute to the character and setting of the Conservation Area.

10.8 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings. The road layout also offers wide views of many buildings.

Walls throughout the Conservation Area are very important to character, being visually characteristic and adding to the historic impression of the Conservation Area. These walls are unusual and important in a Guernsey context and indicative of the solidity of historic stone construction. Any alterations to these walls should be treated with the greatest care.

The small lanes around Les Effards and the dramatic topography are major positive contributors. They add a powerful character and positive visual influence to this Conservation Area.

These buildings and features are noted in the Addendum.

10.9 Assessment of Condition

Buildings and boundary treatments within the Conservation Area are generally in good condition and many are constructed of traditional materials. In general, the road surfacing, although in the main in good condition, is quite bland and shows no distinction for a Conservation Area.

There are a number of inappropriate PVCu windows and doors throughout Les Effards and these do not enhance. Timber windows would be more appropriate.

The lack of a prominent entrance gateway into the Conservation Area is a missed opportunity. Introduction of some gateway features would enhance the experience of the Conservation Area and add to a “sense of place”.

10.10 Identifying the boundary

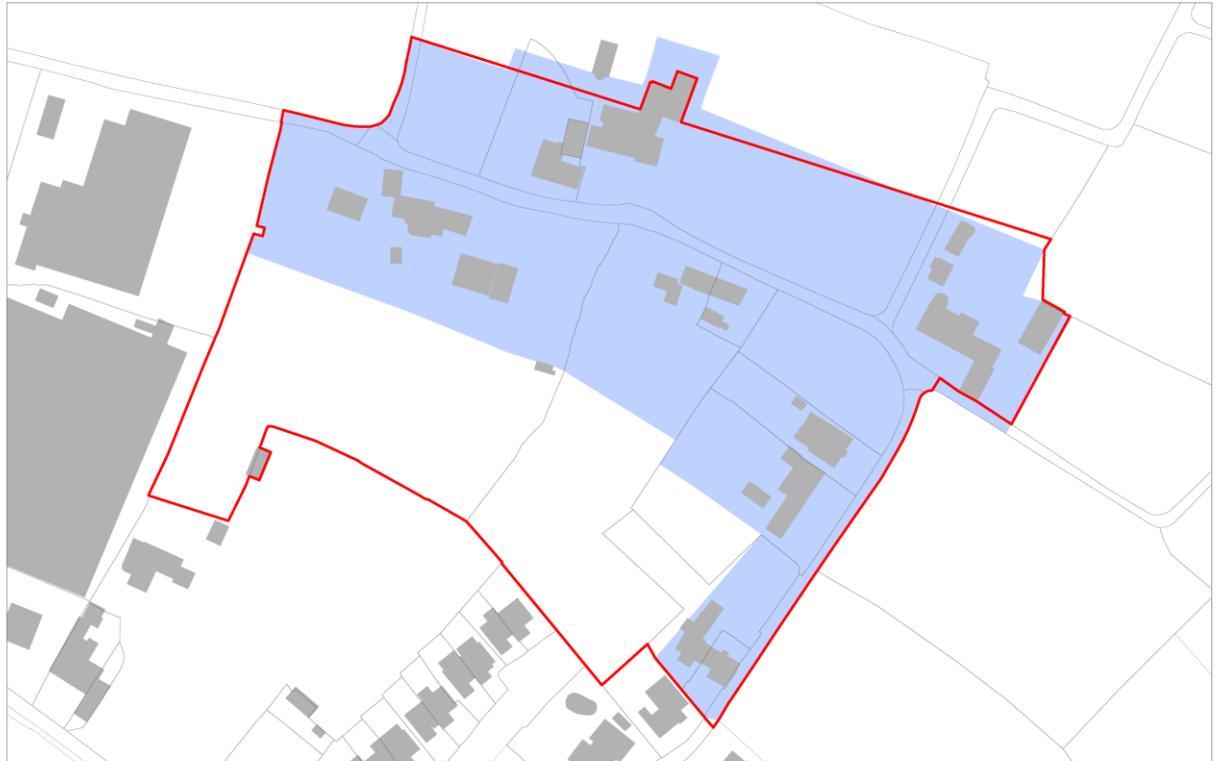
The existing boundaries, as designated in the RAP, incorporate some open spaces within the Conservation Area but omit other areas which provide a backdrop to the south. The existing boundary is quite tightly drawn around the historic core and this boundary has been examined and various amendments made.

Fields to the south have been included for their value to the setting of the Conservation Area and as repositioning of the boundary in this way would accord appropriately with the property boundaries. In addition, it is proposed to remove Le Preel Conservation Area, to the south, as this Conservation Area has been eroded by the presence of the main road and is no longer of a high enough quality to justify Conservation Area status. As such, the southward extension of Les Effards Conservation Area would no longer blur any distinction between the two designations.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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10.11 Reason for Designation

Les Effards Conservation Area includes many traditional historic buildings and farmsteads which, added to its location in a rural setting, defines its particular character.

The tight grouping of clusters of buildings and the many high stone walls are essential characteristics of this Conservation Area.

10.12 Addendum

Building/feature	Cadastre	Comment
Les Queux, Le Viaux Jardin, Le Manoir des Effards, Ruelle des Effards and Les Effards, Rue de la Foire	D008330000 D008350000 D00835B000 D00718A000	Group of farmhouses, generally focused around a stream and abreuver; some buildings present by 1787 with some buildings constructed by 1898 or later converted to dwellings; archaeological interest
1 & 2 Les Effards Cottages, Ruelle des Effards	D008510000 D00851A000	Small cottages; building present 1787 which probably remains, with extensions and outbuildings; field contributes to setting

Les Effards Cottage & Les Effards, Ruelle de St Briocq	D008490000 D008500000	19 th century cottages with 20 th century extensions; field contributes to setting
Le Nid & La Rouge Cheminee, Ruelle de St Briocq	D008480000 D00848B000	Pre-1787 farmhouse group with 19 th and 20 th century additions

11. King's Mills, Castel draft Conservation Area Appraisal

11.1 Introduction

King's Mills Conservation Area is focused around a very recognisable cluster of historic buildings along a mile and a half of gently twisting and undulating road in an outstanding historic enclave between Rue de la Porte and Les Grands Moulins. It is situated at the foot of an escarpment at the confluence of Fauxquets and Talbot Valleys, both of which carry streams that accommodated a series of water mills including the, now removed, Grand Moulin du Roi, the derivation of the name King's Mills. The origins of the settlement are clearly established on the Duke of Richmond map of 1787.

The Conservation Area is of high historic, architectural and archaeological value throughout. It is visually dominated by many historic domestic buildings and some outstanding topography. There is a plethora of old stone buildings, many high stone walls, narrow stone-edged and/or cobbled pavements with narrow roads. Views throughout the Conservation Area are integral to the character.

11.2 Summary of Special Interest

King's Mills lies at the foot of an escarpment at the confluence of Fauxquets and Talbot Valleys, both of which carry streams that accommodated a series of water mills and assured settlers of a constant water supply and source of income, complementing neighbouring farms. The site of the present water pumping station was formerly occupied by a mill driven by a large water wheel and known as Le Grand Moulin du Roi, the derivation of the name King's Mills.

This Conservation Area displays a strong and robust character as a settlement, evident on the Duke of Richmond map of 1787 and strongly influenced by the presence of water. The mediaeval and later traditional character spills out from the core of the Conservation Area along the adjacent roads. Many of the buildings are of excellent historic and traditional quality and display a mixture of local stone and render, slate and clay pan-tile.

Buildings are frequently in close proximity to the road and these, along with roadside walls, are primarily constructed of local stone and, throughout the Conservation Area, have a very strong visual impact on character and are intrinsic to that character. Many views throughout the Conservation Area are dominated by these buildings and walls which are often indicative of past uses and this is important in character terms. In places walls are of substantial construction, especially the high walls on King's Mills Road, at its junction with La Sauvarinerie and along Rue d'Enfer. The tight grouping and clustering of the buildings and their relationship to each other are essential characteristics of the area.

There are a great many features which make this area so important, including a number of cobbled gutters, stone kerbs, gate pillars, infilled doorways and

pigeonnieres. The extensive use of local stone and its varied practical and decorative uses, for example, the contrast between the galletted facade of 'Wisteria' and the smooth ashlar facade of 'Orange Lodge', is also of importance.

The western part of this Conservation Area is characterised by mainly vernacular buildings interspersed with nineteenth century houses and cottages. There are some spectacular views out of the Conservation Area, in particular from Rue du Douit and Les Grands Moulins across fields and beyond to the sea, which contrast with the strong sense of enclosure in other parts of it created by high walls and buildings situated close to the road.

11.3 Location and setting

The settlement lies at the foot of an escarpment at the confluence of the Fauxquets Valley and the Talbots Valley with La Grande Mare, a low-lying former wetland, stretching northwards to the coast. Settlers here were assured of a constant water supply. Where the present water pumping station now stands was formerly a mill driven by a large water wheel and known as Le Grand Moulin du Roi, the derivation of the area's current name. Character is much influenced by water.

King's Mills has long been recognised as an area 'the character and appearance of which it is desirable to preserve and enhance'. The area consists of what is probably the largest concentration of predominantly pre-1787 buildings in the Island, beyond Town, with few dating from later than the mid-nineteenth century. It therefore retains a distinctly vernacular character. King's Mills is around 4.5 kilometres west of St Peter Port Harbour.

King's Mills is surrounded by an open landscape of fields which provide high quality spaces that contribute significantly to the setting and provide views both into and out of the Conservation Area which are integral to character. There is high historic, architectural and archaeological value throughout.

This Conservation Area has a major road (Rue de la Porte – King's Mills Road – Les Grands Moulins) running through it, although the impact is kept to a minimum by the twisting character of the road and a plethora of old stone buildings, often standing close to the highway, and high walls. King's Mills Road is subject to a reduced speed limit of 25mph, which also reduced the impact of traffic.

The historic settlement continues around the valley and along adjacent roads. These buildings form a satisfying group which intermingles in a very pleasant way with other nearby historic development. The historical origins of this area and its links and influence on today's character are a key factor in its special quality and a draw to visitors: a restaurant and holiday cottages are present.

11.4 Historic Development

The settlement at King's Mills developed around streams running northward from Talbot Valley and Fauxquets Valley towards Vazon. These will have provided a water source and also a source of energy to power water mills, complementing

neighbouring farms. Of three mills in this location – Moulin de Haut, Moulin de Milieu and Le Grand Moulin du Roi – the buildings of Moulin de Haut and Moulin de Milieu remain, converted to dwellings. Mill streams and mill ponds remain in the south eastern part of the Conservation Area. The site of the present water pumping station, constructed 1848, was formerly occupied Le Grand Moulin du Roi, the derivation of the name King’s Mills.

The Duke of Richmond map of 1787 shows a cluster of buildings in close proximity to the stream with a large number also strung out along King’s Mills Road, Rue de la Porte and Rue a l’Eau. Many buildings have orchards associated with them. A number of outlying buildings were also present at this time in the vicinity of the southern part of Le Gélé Road and at Rue du Douit. Several of these have been removed but a significant number remain within the Conservation Area, many having mediaeval origins.

In 1898 a number of small quarries were present just outside the Conservation Area, at Ruelle du Rocher, Rue du Douit, Le Grantez and Rue a Gots. It is likely that these had an impact on development at King’s Mills, through construction of workers’ cottages. There was a smithy on King’s Mills Road. The main eastern approach to the Conservation Area was now Rue de la Porte and no longer La Bissonerie.

By this time vineries and greenhouses, which contribute to the character and still influence current land use, had appeared. Construction of glass continued until the 1960s/1970s. Much of this glass has since been removed but some derelict glass remains. This is an additional part of the value and many of the open or low-density sites have a green and visually positive character.

The still-visible effects and impact of the area’s historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong.

11.5 Architectural Quality, Built Form and Locally Important Buildings

The dramatic topography inherent in this area and crucial to its character has a direct visual impact. The architectural character is an overwhelmingly rural one, the road winding between buildings.

Water mills were key to the historic development of the area, and the evidence of these remains strong in the form of mill ponds and streams. Mill buildings are, other than the Water Works building which replaced Le Grand Moulin du Roi, not a prominent feature, sitting amongst other development, on the fringes of or beyond the Conservation Area.

Because of the outstanding houses, walls and farms, the architectural quality and built form of the Conservation Area is visually dominated by these structures and their prominent historic environs which include superb views and some other important buildings and archaeology. Other architectural form is focused in domestic terms, consisting of a sixteenth, seventeenth, eighteenth and nineteenth century residential character.

The stone used in the construction of many of the core buildings throughout the Conservation Area gives a pleasant and harmonious feel to the settlement. Building materials and construction are consistent — rough, rendered or dressed stone with clay pan tiles or slate and smooth render with clay tiles. Historic timber sash and casement windows are prevalent.

King's Mills Conservation Area extends beyond the mediaeval enclave to include a mix of dispersed mediaeval, post-mediaeval and planned eighteenth century and Victorian development along King's Mills Road, Les Grands Moulins, Rue de la Porte, La Sauvarinerie, Rue a l'Eau, Rue du Gélé and other roads and paths. Small lanes leading into and out of King's Mills are little changed from the mediaeval road pattern.

The buildings are tightly grouped and close to the road and, common to many of Guernsey's Conservation Areas, are connected by significant stone roadside walls, running water and earth banks. The walls have a very strong visual impact on character and are intrinsic to that character. Many views throughout the Conservation Area are dominated by these buildings and walls which are often indicative of past uses and this is important in character terms. In places walls are of substantial construction, especially the high walls on King's Mills Road, at its junction with La Sauvarinerie and along Rue d'Enfer. Mature trees, hedges and other greenery have a foremost visual impact.

There are many interesting buildings throughout the Conservation Area which are of architectural and/or historic merit. The majority of these buildings are pre-1898, according to historic map regression. Traditional Guernsey archways frame several of the farmhouse doorways within the Conservation Area which, along with features including cobbled gutters and kerbs, witches' stones, green lanes, pigeonnieres and galetting provide attractive and distinctive features. King's Mills retains a wealth of archaeological interest, particularly in the eastern part of the Conservation Area.

The consistency of architectural styling, historic interest and the relationship between buildings, topography, spaces, roads and walls throughout the Conservation Area acts as a unifying element. There is little in the way of modern development and inappropriate 'improvement' has been kept to a minimum. The pattern and 'grain' of settlement is largely unchanged since the sixteenth century and this is exceptional. The historical origins of this area and its links and influence on today's character are a key factor in its special quality.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

11.6 Open Space, Parks and Gardens and Trees

King's Mill is surrounded by high quality open landscape with the many fine views, mature hedges, walls, and trees integral to the character. Several open fields separate the eastern and western parts of the Conservation Area across which views extend to the coast.

Other than the open nature of the central part of the Conservation Area, many of the roads and lanes have an enclosed and rural feel, although this is often visually enlivened by traditional historic buildings on the edge of the road and set further back within generous plots with an abundance of greenery. The biodiversity of the wider Conservation Area is also important.

The overriding impression is one of two clusters of development, originating as a result of water courses which run through the area, separated by a group of open fields, backed by higher ground to the south and with open landscape northward to the coast.

11.7 Character Areas

The character of this Conservation Area is similar throughout and does not warrant character areas, development dating from roughly the same period. This is outlined above and does not greatly vary for the purpose of this study.

11.8 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings. The road layout also offers wide views of many buildings, landscape and open water associated with the mills. Visually dominant stone walls throughout the Conservation Area also contribute positively along with many fine trees and hedges and other greenery.

11.9 Assessment of Condition

The buildings of the Conservation Area are, in general, in good condition and the majority are constructed of traditional materials. The same can be said of boundary treatments, in particular along the roadsides.

In general, the road surfacing, although in the main in good condition, is quite bland and shows no distinction for a Conservation Area. A speed restriction is in place which complements the quiet nature of the locality.

There are a number of PVCu windows and doors throughout King's Mills, which do not enhance, timber being a more appropriate material in an historic environment such as this.

Lack of a prominent entrance gateway on the major roads into the Conservation Area is a missed opportunity. Many tourists visit King's Mills and it would enhance the experience and add to a "sense of place", if some gateway features were introduced.

11.10 Identifying the Boundary

There are currently two adjacent Conservation Areas – King’s Mills East and King’s Mills West. Existing boundaries are quite tightly drawn around the historic cores. The boundary of each has been examined and various amendments made, including merger of the two Conservation Areas and inclusion of several open fields between which provide a link and some important views.

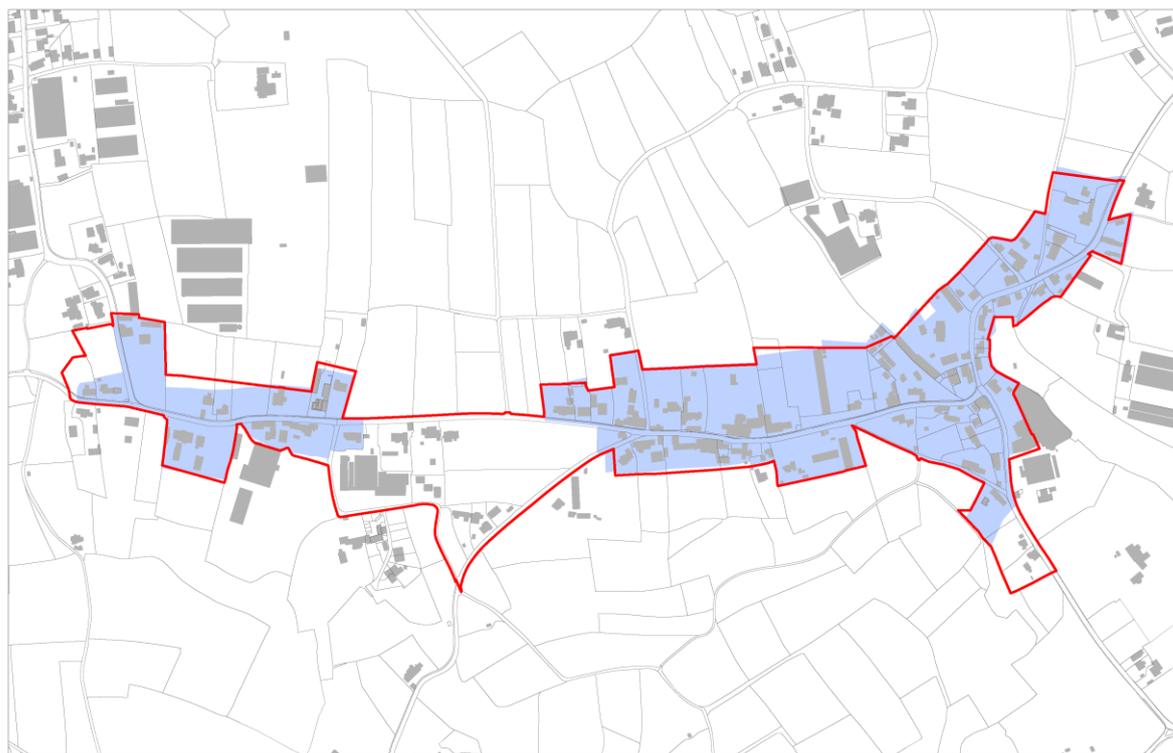
The boundary is extended to include Moulin de Milieu, in the south eastern part of the Conservation Area, due to its importance in the development of the settlement here.

Development further along the roads leading through the Conservation Area has been examined and analysed and major extensions to the designation are not merited.

The existing and proposed boundaries are shown on the map below.

Legend

-  Proposed Conservation Area
-  Existing Conservation Area



Not to scale

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11.11 Reason for Designation

King's Mills evolved from an early settlement and watermills system, Le Grand Moulin du Roi providing the derivation of the place name. It is a unique example in Guernsey of a settlement comprising of traditional buildings, farmhouses and former mills together with the culverting of streams. It also includes remnants of buildings and structures that supported the agriculture and horticulture industries and has an outstanding traditional environment which has been little altered with a character derived from the traditional buildings, prominent roadside walls and the relationship of the buildings to the roads and to one another. Few buildings have been introduced to the Conservation Area during the twentieth century. The area has outstanding traditional, architectural and historic interest.

11.12 Addendum

Building/feature	Cadastre	Comment
Le Pavé, Rue de la Porte	D009640000	Possible 16 th century dwelling, with alterations
La Porte & barn, Le Brisot, St Anne's Cottage & King's Mills Cottage, Rue de la Porte	D009630000 D00963C000 D010060000 D010110000 D010130000	Group of 18 th & 19 th century dwellings and outbuildings; archaeological interest
Jolen Cottage, Rue de la Porte	D009650000	Pre-1787; re-built using original stone c.2006; archaeological interest
La Maison de Feugieux, Coutance, Rylands View, Esperanza, Millside Cottage & Maison Cohu, Rue de la Porte	D009660000 D010140000- D010170000 D009680000	Group of historic buildings, dating from between c.1400 and 1787; former smithy; archaeological interest
Brooklands, Rue de la Porte	D009670000- D00967A001	Pre-1898 building; archaeological interest
Pumping station, Rue a l'Eau	D01921D000	Date stone of 1848; replaced Le Grand Moulin de Roi; archaeological interest
Moulin du Milieu & Moulin du Milieu Cottage, Rue a l'Eau	D003110000 D00311A000	Central of three water mills after which the area is named; 'IBD 1763'; 19 th century cottage adjacent; archaeological interest
La Sauvarinerie, La Sauvarinerie Cottage, Millcroft, Homelea & Le Menage des Moulins, Rue a l'Eau; La Maison de Haut, La Sauvarinerie	D003120000- D003150000 D001590000 D003580000 D003570000	Group of dwellings clustered around junction of Rue a l'Eau and La Sauvarinerie; most dating from between c.1400 and 1787; some 19 th century alterations; archaeological interest
King's Mills Villa, Millville, Le Bocage & King's Mills Lodge, King's Mills Road	D003630000 D003640000 D00316A002 D00316A000	Group of traditional buildings dating from mid-16 th century to 1787; Millville has a non-traditional roof; archaeological interest
La Forge, Le Fleur du	D003180000	Group of traditional farmhouses and associated

Jardin, King's Mills Farm, King's Mills House & Wisteria, King's Mills Road	D003190000 D003690000 D003700000 D003220000	buildings, 14 th to 17 th century with some more recent alterations; former smithy; galetting and arches; archaeological interest
Millmount, Le Rond Camp, La Boheme, Les Grange des Fleurs, King's Mills Road	D003660000 D00367C000 D003680000 D00319A000	18 th and 19 th century houses of traditional form and materials with some more recent alterations; archaeological interest
Orange Tree Lodge, King's Mills Road	D003210000	Pre-1898 house; archaeological interest
Periwinkle Cottage, L'Enclos du Jardin, Borodino & Rozel, King's Mills Road	D001870000 D00323A000 D003240000 D003250000	Group of 17 th , 18 th & 19 th century cottages; archaeological interest
La Hurette Cottage, Rue du Douit	D001830000	19 th century cottage on elevated land overlooking King's Mills and La Grande Mare
Lynwood, King's Mills Road	D003710000	Early 20 th century cottage with distinctive timber features
Brooklyn Villa, King's Mills Country Residence & Les Quatre Acres, Les Grands Moulins	D003720000 D00331A001 D003320000	19 th and early 20 th century dwellings with formal façades
Les Grands Moulins, La Croute d'Aval, Les Quevillons & barn, Les Grands Moulins	D003750000 D003380000 D003400000	18 th century farmhouse, cottages and barns, many now converted to dwellings
St Leddards, Les Grands Moulins	D003800000	Formal fronted 19th century house, originally two dwellings, with outbuildings
Rockleaze, The Barn & Le Rocher, Rue du Dos d'Ane	D003410000 D00341A000 D003420000	Cottages, one with attached barn, dating from the 18 th & 19 th centuries; former stone quarry to north west
La Cherverie, Rue du Gélé	D004430000	Farmhouse and barns dating from 17 th century

12. Les Prevosts, St Saviour draft Conservation Area Appraisal

12.1 Introduction

Les Prevosts Conservation Area includes historic development around St Saviour's Church linked, via a planned landscape at Les Buttes which formerly catered for archery butts, to a historic farming settlement at Les Prevosts. These elements remain prominent features and important Island landmarks. Agricultural fields included within and surrounding the Conservation Area contribute to its appearance, the spaces between the buildings lending to the overall character.

Built along the sinuous roads and unified by pale grey stone and light coloured render under natural roofs with stone boundary walls and earth banks with hedges, this anciently settled area dates to at least the Iron Age. Little altered by modern development this Conservation Area is focused around the need of early settlements to be located close to water and the availability of land for food production.

12.2 Summary of Special Interest

This Conservation Area is dominated by the open landscape both within it and as its setting. It has three character areas, which form part of the whole.

Les Prevosts is located in the eastern part of the Conservation Area and is principally centred around three highways, Les Prevosts Road, Rue des Prevosts and Rue des Caches. It forms part of an agricultural plateau settled from at least the Iron Age with the area within the Conservation Area characterised by historic former farmsteads and large houses, mostly local stone, set along or back from the roads and lanes. The area's character remains essentially little changed since the eighteenth century.

At Les Prevosts a sense of openness is created as many roadside walls and boundaries are low, allowing facades, forecourts and front gardens to be clearly visible. This is in contrast to the high stone roadside walls that occur at intervals, screening other parts from view and forming a strong sense of enclosure to the road. Other boundaries are formed by low earth banks, or hedge-topped earth banks on top of walls, particularly on field boundaries and edging open gardens.

St Saviour's Church stands within the western part of the Conservation Area. Characterised by steep wooded stream valley sides dropping down from the agricultural plateau with the landmark Church of St Sauveur de l'Épine perched on the edge of the scarp, which is visible for miles around, this area forms part of the heart of the Parish. Settled since at least Norman times, the mediaeval and later buildings hug the slopes of the valley behind stone walls and earth banks.

The area around the church contains many historic former farmsteads and houses, mostly local stone or rendered and set within their own grounds. Names including rectory, 'terre', 'eglise' and 'grange' in the vicinity indicate the influence of the

church, with other ancient landholdings reflected in road names such as La Rue des Comtes.

Trees within and adjacent to this part of the Conservation Area are important to the character of the area often creating enclosure to the roads.

The area linking the character areas of Les Prevosts, to the east and St Saviour's Church, to the west, is characterised by a planned landscape created to form archery butts in the mediaeval period for the St Saviour's Militia involving realignment of field boundaries and widening and straightening of the road. The late nineteenth/early twentieth century planting of a row of Monterey Pines on either side of the road has led to the distinctive avenue along Les Buttes.

12.3 Location and Setting

Les Prevosts Conservation Area is in the Parish of St. Saviour, approximately 5km west of St Peter Port. It is within an inland plateau area set high above sea level and includes part of the Bonvalet valley and scarp. Above St Saviour's Reservoir, created from the flooding of the confluence of three valleys, sits the historic nucleated settlement around St Saviour's Church. The Church, standing high against the skyline on the edge of the wooded Bonvalet, provides the focal point of this area. It is a dominant landmark within the Conservation Area and the Parish.

Les Prevosts, to the east, forms part of an agricultural plateau settled from at least the Iron Age, with the area within the Conservation Area characterised by historic former farmsteads strung along three principal roads: Les Prevosts Road, Rue des Prevosts and Rue des Caches.

An archery practice area at Les Buttes links the two historic settlements. Here the boundary walls are set back from the road itself and grass verges, planted with Monterey pines, line this straight section of road giving a distinctive appearance to the locality. These trees are seen from some distance as an avenue of pines.

Originally focused on farming and water the area retains its rural character. Although some later twentieth century clos development has been built on land adjacent to the Conservation Area the link with the adjacent fields is maintained visually through gaps between high walls, buildings and tall hedges and through the continuation of field and property boundaries in the local tradition of earth banks, hedges and trees above walls.

There are numerous views into and within the Conservation Area. There are also views of sea when looking north in a number of locations along the east-west axial route of the Conservation Area at high level.

12.4 Historic Development

The existence of a pre-historic ditch just outside the Conservation Area, Iron Age settlement partly within the Conservation Area and Roman pottery finds indicates that this area of Guernsey has been occupied for thousands of years.

A church was built on the site of the current St Saviour's Church under charter in 1030. French raids of 1294 significantly damaged a number of Guernsey's churches and many were not rebuilt for at least 10 years. Much of the current St Saviour's Church therefore dates from the fourteenth and fifteenth centuries. Struck by lightning in 1658, part of the tower and north wall collapsed and were rebuilt. In the early eighteenth century an extension was built east of the north aisle. During the Occupation the tower was used as an observation tower and a network of tunnels were built under the church and church yard, accessed from Rue de la Grange. A headquarters shelter was also built adjacent to Rue de l'Eglise.

An obligatory archery practice ground was required to be established in each Parish under King Edward III, in the fourteenth century. Most 'buttes' in Guernsey are orientated south-north however, in St Saviour the two roads which have been widened and/or straightened to form the buttes – Les Buttes and Rue des Buttes – are orientated east-west. Both areas are bounded by hedges leaving open wide grass verges to the tarmacked road, an unusual feature in Guernsey. Les Buttes has been planted with Monterey Pines.

Essential for living, farming stock and watering crops, water was the primary reason for early settlement in the area and mediaeval and later houses to be built in the Conservation Area focused around the church and Les Prevosts. Many of those houses which are indicated on the Duke of Richmond map of 1787 remain and development since has been limited.

The Les Prevosts family, after whom the eastern part of the Conservation Area is named, can be traced back to the fifteenth century, with some evidence of the family in Guernsey from the twelfth or thirteenth centuries. Members of the family still remain in Guernsey. The historic association of the family with many of the houses is important.

The Bonvalet, which extends upstream from the church and downstream to the reservoir, once supported a water mill at the junction of Rue du Moulin and Rue Patey. The lower part of the valley was flooded in the mid-twentieth century to create the reservoir.

The Occupation of 1940-1945 not only saw tunnels built beneath St Saviour's Church, but a number of the large houses at Les Prevosts used to conceal ammunition or to billet German Officers and men. A civilian air raid shelter is said to exist in the grounds of Les Prevosts, Rue des Prevosts. This may, however, have long disappeared.

Farming and horticulture continue in this rural part of the Island. In 1963 Les Prevosts, Somerset House, Le Clos Houquet and Les Belles had areas of glasshouses, although not particularly substantial in relation to the land holdings. Most of the horticulture under glass was/is outside of the Conservation Area. The fields around and within the Conservation Area continue in agricultural use, with land to the rear of Le Clos Houquet being actively farmed for the dairy industry.

12.5 Architectural Quality, Built Form and Locally Important Buildings

The architectural quality of the Conservation Area is outstanding, with the degree of change having been relatively restricted. The character is that of the eighteenth and nineteenth centuries, yet the area shows the development in vernacular or traditional architecture from the thirteenth to the nineteenth centuries and beyond. Practically all the buildings within the Conservation Area are buildings of architectural and historic merit.

Much of the stone church dates to the fourteenth and fifteenth century, although areas of stonework are older. Its tall stone tower and lead clad steeple were rebuilt and extended in height to match the length of the church following the seventeenth century lightning strike. The church is visible at some distance which, when coupled with its high architectural quality, makes this a landmark building.

The soft coloured grey stone brings a warmth to the buildings which, when coupled with the low eaves heights of these mostly two storey buildings and their often steeply pitched roofs, creates a unique character to the area. The grey stone is complimented by slate and/or tiled roofs. The eighteenth and nineteenth century render, applied to replicate the ashlar stones of Bath or London, is now mostly painted white or cream. Close eaves, gable parapets or close verges, gable brick or stone chimneys, tourelles, a lack of soffits, small historic casement windows, other historic windows and doors and barn entrances are all strong architectural features. Traditional curved stone front door arches are mostly lost, however, the stone arch to Les Buttes now forms a pedestrian entrance to that property.

Most residential buildings in the Conservation Area are detached and set back from the road in their own large garden behind a boundary wall or feature, often with associated former farm buildings. The boundary walls are usually lower immediately in front of the front elevation of the house.

The boundary walls, earth banks and hedges and associated features, whether low or high, create a strong sense of enclosure and homogeneity amongst the buildings and gardens and interspersed fields of the Conservation Area, enhanced with the sinuous streets and short viewing distances in many places. There are some areas of apparently ancient dry stone walling along Les Prevosts Road.

At three storeys, Les Caches Farm, with its classical storey heights and pale painted render, is a dominant feature in the north eastern part of the Conservation Area. This height and form of building is relatively rare in any of the rural areas of the parishes, the style mostly occurring as townhouses in the built up areas of the Island. It appears all the more dramatic attached to the low traditional stone building now called The Barn.

The principal elevation of Les Prevosts Farm, Rue des Caches, faces south and has an ashlar façade. The property's contribution to the Conservation Area is principally the high rubble wall to its boundary and the combination of gables and roofs and flank walls forming the corner to the road as it slopes down to the stream. Its roadside

wall merges in to a hedge and bank which culminate in an abreveur, dated 1887. The Old Barn, likely dating from the nineteenth century, was formerly an agricultural building associated with Les Prevosts Farm, Rue des Caches which from the road maintains its agricultural appearance. It joins with the high boundary wall of Les Prevosts Farm to form strong enclosure to the road on the eastern side.

Fevereux Cottage is nestled into the side of hill, with only part of the gable at roof level visible against the road. Details of the elevations only become apparent over the front garden wall and from Le Frie au Four. Its relationship with the land form – hillside and stream valley – is significant, giving rise to the multi-storey form of the house.

Le Clos Houquet, despite its condition and the overgrown nature of the garden (at the time of survey), the rendered house and stone barns and the adjacent snecked rubble wall and gate piers and railings to the farmyard form an attractive group.

The Occupation period is represented by the tunnels' entrance (from Rue de la Grange, itself a sunken road with potentially ancient origins) and headquarters shelter (Rue de l'Eglise). Constructed in reinforced concrete with some stone detailing these brutalist structures are only partly visible, the overgrown vegetation softening the edges of the structures and merging them into the landscape.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

12.6 Open Space, Parks & Gardens and Trees

The churchyard and surrounding cemetery are very open and unenclosed when compared to the adjacent areas of the Conservation Area. The new cemetery continues this manicured theme. Footpaths which lead to the church from the south follow the line of the hill. That which leads down to Route de Sous l'Eglise is cobbled and ends at a set of steps which include carved stones which may have formed part of the church. They form an attractive approach to the church and churchyard.

The many gardens and fields included within, and surrounding, the Conservation Area contribute to its appearance, the spaces between the buildings contributing significantly to the character of each detached property. Where there are high walls often planting can be seen beyond. Many of the species seen in the fields are native to Guernsey; many of the garden plant species are sub-tropical and Mediterranean.

The amenity value of the avenue of Monterey pines – both the trees themselves and the spaces beneath them – along Les Buttes is an important characteristic in the Conservation Area. There is also an important Monterey pine in the rear garden of Biau Courtil to the immediate north. This is outside the Conservation Area but contributes to its setting.

12.7 Character Areas

Three character areas have been identified in this Conservation Area, chiefly arising from the historic and current uses of buildings and land. These relate to: Les Prevosts, St Saviour's Church and Les Buttes.

Les Prevosts

This forms part of an agricultural plateau in the eastern part of the Conservation Area, settled from at least the Iron Age and characterised by historic former farmsteads and large houses, mostly stone, set along or back from the roads and lanes. The area's rural character remains essentially little changed since the eighteenth century.

A sense of openness is created as many roadside walls and boundaries are low, allowing façades, forecourts and front gardens to be clearly visible. This is in contrast to the high stone roadside walls that occur at intervals along the roads, screening other parts from view and forming a strong sense of enclosure.

Other boundaries are formed by low earth banks, or hedge topped earth banks/walls particularly on field boundaries and open gardens.

St Saviour's Church

This part of the Conservation Area is characterised by steep wooded stream valley sides dropping down from the agricultural plateau in the western part of the Conservation Area, with the landmark church of St Sauveur de l'Épine perched on the edge of the scarp, visible for miles around. This area forms part of the heart of the Parish. Settled since at least Norman times, the mediaeval and later buildings hug the slopes of the valley behind stone walls and earth banks. Trees within and adjacent to the Conservation Area are important to the character of the area, often creating enclosure to the roads.

The area contains many historic former farmsteads and houses, mostly stone or rendered, set within their own grounds. Names including rectory, 'terre', 'eglise' and 'grange' in the vicinity indicate the influence of the church, with other landholdings reflected in road names, such as Rue des Comtes. The Occupation period is also represented with the tunnels' entrance and headquarters shelter forming part of the character of this area.

Les Buttes

The area linking Les Prevosts and St Saviour's Church character areas is characterised by a planned landscape created to form archery butts in the mediaeval period for the St Saviour's Militia involving realignment of field boundaries and widening and straightening of the road. The late nineteenth/early twentieth century planting of a row of Monterey Pines on either side of the road has led to the distinctive avenue along Les Buttes.

12.8 Positive Contributors

Most of the buildings and features in the Conservation Area contribute positively to its character and there are many which are of historic and/or architectural merit.

Stone detailing, quoins, lintels and date stones, random rubble and near ashlar walls, cobbled paths and farmyards, steps, gate posts, menhirs, fief seats, carved stones, tombs and tombstones, well heads and other stone features all contribute to the detail and complexity of the architecture.

The land, in the form of hills, plateau and scarp and the sinuous, generally quiet roads and the building line, along with the water associated structures, streams and their valleys, positively contribute to the Conservation Area.

Open fields, gardens and trees, walls, earth banks, hedges, railings and gate posts also contribute to the character of the Conservation Area.

12.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are in good condition and many are constructed of traditional materials. Dominated by form of buildings and boundaries and the robust nature of stone, smoothed with age, the condition of the Conservation Area is good although several elements detract from the character and appearance.

Three houses appeared (at the time of survey) not to be currently occupied. These buildings are of historic and architectural interest and are in need of some care and attention with attached buildings in poor external condition and gardens overgrown. Two of these are located on Les Prevosts Road and one slightly to the north on Rue des Caches.

Many of the buildings of historic or architectural merit within the Conservation Area maintain their historic windows, or these have been sympathetically repaired. However, a number of PVCu windows have been inserted, the detailing of which is not ideal. Eighteenth and nineteenth century render is now mostly painted white or cream, which contrasts, sometimes harshly, with the softness of the local stone and rounded character of individual stones.

A number of the large farm sheds within the Conservation Area are out of scale with the remainder of the area, although it is recognised that these maintain a link between the remaining working farms and historic farmsteads.

Les Prevosts, Les Buttes and Route de Sous l'Eglise are relatively busy roads, and intermittently noisy.

12.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, are tightly drawn around the two areas at St Saviour's Church and Les Prevosts. The boundary has

been revised to include the Parish's mediaeval archery practice area at Les Buttes, to provide a link between these areas, and to include part of an historic Iron Age settlement to the west of Les Tranqueous.

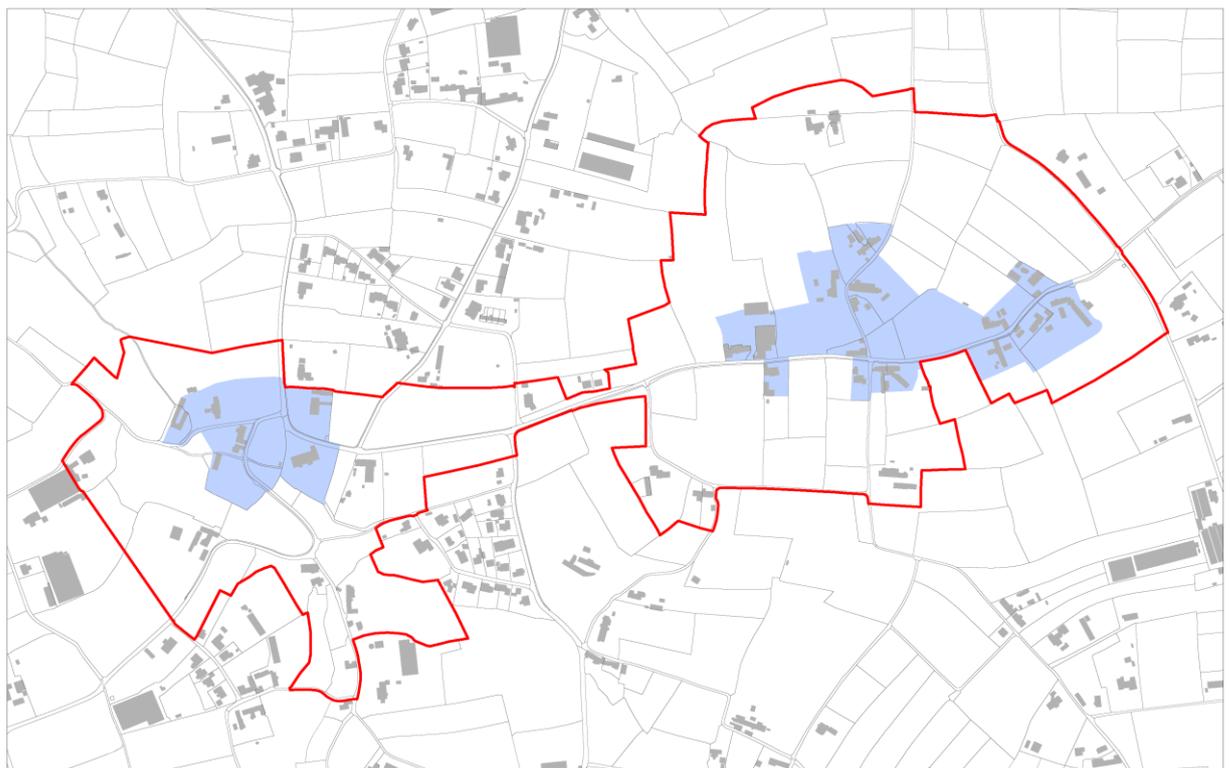
It has also been revised to include the whole of a landform feature, such as the stream valley to the west and south of the church and the stream crossing Rue des Caches, following property boundaries and including features such as hedges and boundary walls which clearly form part of the character of the area.

The Conservation Area boundary excludes fields and buildings which do not contribute to the character of the Conservation Area, or exhibit a different character, or are too divorced from the other properties within the Conservation Area to ensure that only those areas/properties which contribute to the character and setting are included.

The existing and proposed boundaries are shown on the map below.

Legend

-  Proposed Conservation Area
-  Existing Conservation Area



Not to scale

© States of Guernsey



12.11 Reason for Designation

This Conservation Area is characterised by its rural setting and the open rural character of spaces within it. The two groups of primarily detached farmhouses, one focused around the church, are linked by the ancient archery ground with its dramatic avenue of Monterey Pines. Built along the roads, the buildings and structures are constructed using pale grey local stone and light coloured render under slate or clay pan-tile roofs. The traditional style of the buildings and their relationship with the roads, one another and open space is of particular interest. Stone walls and banks with hedges form the boundaries, with roadside boundaries of differing heights giving a sense of openness where these are low and enclosure in other locations where boundaries are high.

This anciently settled area dates to at least the Iron Age. Little altered by modern development the Conservation Area is focused around the need of early settlements to be located close to water and the availability of land for food production.

12.12 Addendum

Building/feature	Cadastre	Comment
<i>Les Prevosts</i>		
Les Prevosts, Somerset House, White Gable, Les Prevosts Farm & Le Carrefour, Les Prevosts Road; Les Prevosts, Rue des Prevosts; Les Belles, L'Ecurie, Maison d'Aval & The Barn, Rue des Caches	E00476000 E003940000 E004720000 E003950000 E004850000 E00610B000 E006120000 E00609A000 E003980000	White Gable has 13 th century origins to the mostly 15 th century house; other farmhouses remain from the 15 th /early 16 th centuries and others were built during the late 16 th and 17 th centuries; later alterations, re-fronting and outbuildings are evident; many orchards in 1787; open spaces; archaeological interest, including Iron Age settlement on Les Tranquesous to the east
Le Hautgard, Les Prevosts Road; Les Prevosts Farm & The Old Barn, Rue des Caches	E004870000 E006060000 E00606A000	Les Prevosts Farm likely dates from the early 18 th century and was partially re-roofed in thatch this century; The Old Barn (19 th century) was formerly associated with the Farm; 1887 abreuvoir to the north
Le Briquet Farm, Le Petit Briquet & Le Clos Houquet, Les Prevosts Road	E004800000 E00480B000 E003990000	Farmhouses, rebuilt/altered 19 th century with attached outbuildings, probably 18 th or 19 th century; render, stone, snecked rubble, gate pillars and railings are of interest; open spaces
Les Caches Farm, Rue des Caches	E006090000	19 th century farm, replacing an older building; The Barn remains as a remnant of the former farmstead; open spaces
Le Mahiel, Les Prevosts Road	E004880000	19 th century dwelling
Le Jardin d'Elizabeth, Les Prevosts Road	E004770000	Mid-late 20 th century dwelling, with attractive features

<i>St Saviour's Church</i>		
Church of St Sauveur de L'Épine, Les Buttes	E004970000- E004990000 E002230000 E002200000 E002220000 E004950000	The church dates to the 14 th & 15 th centuries, although areas of stonework are older and the tower and steeple were rebuilt in the 17 th century; landmark building; fief seat; menhir; archaeological interest including Occupation era tunnels; Rue de la Grange is a sunken road which has potentially ancient origins
Le Douit & Fevereux Cottage, Rue Feveresse; Pres de l'Eglise & Deep Meadow, Route de Sous l'Eglise; Les Comtes Farm, Rue des Comtes; La Vieille Sous l'Eglise, Rue de l'Eglise	E002980000 E002960000 E002460000 E00360A000 E00500B000 E002490000	Group of farmhouses, outbuildings and cottages in close proximity to the church, from the 15 th -18 th centuries; traditional materials; features include external steps, pigeoniere, etc.; archaeological interest at Pres de l'Eglise and Le Douit
Manoir de Sous l'Eglise, Rue de l'Eglise	E005000000	Built 18 th century; wing built 19 th century; bunker, of archaeological interest
The Rectory, Le Neuf Chemin Road; Grande Lande Cottage, Les Buttes; Sous L'Eglise & Auberge du Val, Route de Sous l'Eglise	E00409000 E004960000 E002500000 E00293A000	19 th century buildings, sometimes replacing older structures; Auberge du Val was built in an old quarry; The Rectory was built on the churchyard and subdivided from it by the creation of a new section of road; extensive work to Grande Lande Cottage late 20 th century; abreveurs; archaeological interest including Occupation era tunnels
<i>Les Buttes</i>		
Les Buttes and barn, Les Buttes Cottage & Jardin des Buttes, Rue des Buttes	E001550000- E001560000 E00156B000	Group of 19 th century dwellings, replacing older buildings; 17 th /18 th century barns and field wells remain; significant modifications to some buildings do not detract
Les Sapins, Rue des Rigneaux	E004040000	19 th century cottage at west end of the avenue of pines along Les Buttes
Les Buttes	E004050000	Planned landscape to accommodate mediaeval archery butts; avenue of pines

13. St Apolline, St Saviour draft Conservation Area Appraisal

13.1 Introduction

This elongated Conservation Area is located a short distance inland from Perelle and runs in a mainly east-west direction along La Grande Rue from Le Mont Saint to Rue de l'Arquet. There is strong evidence of ancient settlement throughout this Conservation Area in the form of residential and agricultural buildings and the fourteenth century St Apolline's Chapel. Several clusters of buildings were present by the end of the eighteenth century, strung out along the highway with a number of additional buildings having been constructed during the following century. The land slopes downwards from each end of the Conservation Area to lower-lying land in the centre which incorporates some important open spaces and views to the coast.

13.2 Summary of Special Interest

The setting of this Conservation Area is a rolling landscape which is important to its character. Buildings are orientated to face the road, often set back by only a short distance, forming a dominant linear pattern of development for the length of the Conservation Area which has a strong historic context, mostly created by the use of traditional stone in buildings and walls. It has a visual character however this is diminished by the dominance of the road which runs through it.

The proximity to the coast and the landscape setting is also an influence on character and views of the landscape and coast beyond the built form and Conservation Area are important. Historic buildings and lanes within the Conservation Area are often "framed" by views, in particular at Le Mont Saint, of the sea and coast.

There are many open fields within the Conservation Area and views beyond its boundaries from within it. Historic and traditional buildings front the roads or sometimes form clusters of buildings. All sides of some buildings are sometimes seen due to the aspects afforded by the dramatic landscape.

This area has a very attractive sixteenth, seventeenth, eighteenth and nineteenth century character. The stone, clay pan-tiles or slate used in construction of many of the core buildings throughout the Conservation Area gives a historic and traditional feel to the settlement. Small lanes and main roads into and out of the Conservation Area are little changed from the mediaeval road pattern.

Throughout the Conservation Area, the relationship between buildings, earth banks, walls and open spaces (both domestic and agricultural) is important to its character. The grain of settlement, which is likely to have been influenced by the fourteenth century St Apolline's Chapel, is largely unchanged since the sixteenth century.

13.3 Location and Setting

St Apolline Conservation Area stands inland from the coast at Perelle at an approximate average distance of 260 metres. It is approximately 6.5km west of St Peter Port Harbour.

This Conservation Area is located at the foot of an inland fossil cliff, known as the west coast scarp, where the scarp meets lower-lying coastal areas. The steep slope rises to 60 metres above the lower coastal areas and forms a distinctive visual backdrop to the landscape below. Hedgerow trees, scrub and scattered pockets of woodland create the impression of a wooded landscape. Although not especially obvious from La Grande Rue, the scarp is a particularly strong local feature, almost forming a promontory between the mouths of two valleys.

Traditional rural boundary banks and walls remain as a feature of the low-lying mare landscape to the north, despite residential development. Mares are silted/reclaimed coastal lagoon areas, generally with relatively little tree cover but with many flower-rich wet meadows. This low-lying land provides opportunities for views towards the coast from higher ground within the Conservation Area and gives a feeling of open space through a reduced sense of enclosure, in places.

La Grande Rue forms part of a direct road link to King's Mills and on into St Peter Port which is significant in terms of the prominence of development and location of this Conservation Area. The main roads at each end of this Conservation Area are major arterial routes radiating inland from the coast. There are several green lanes (ancient footpaths) and a water lane within and in close proximity to the Conservation Area.

Development is predominantly residential however two churches are present and there are several small businesses within and in close proximity to the Conservation Area. Other than to visit these premises, use of the locality is most likely as a through-route to and from the coast at Perelle and L'Eree, further to the west.

13.4 Historic Development

The archaeological plateau is very important and various early mesolithic and Roman finds in the fields around Rue de la Terre Norgiot, in the eastern part of the Conservation Area, provide evidence of the early origins of this area. There is also an Iron Age grave near St Apolline's Chapel which was itself constructed as a chantry chapel in 1392.

There is part of an ancient road, known as Le Chemin le Roi in the western part of the Conservation Area. This links Les Rouvets to Le Catioc. It is tarmacked at the south east end, then has a rough metalled stone surface and then is simply a beaten track. It was part of the route followed by La Chevauchee, a three yearly procession, possibly with religious origins, (discontinued in 1837) which checked the condition of the Island's roads. A second green lane, Ruelle de la Bataille, runs uphill to the south of St Apolline's Chapel and a water lane runs northward from Rue de la Terre Norgiot.

Several streams run through the Conservation Area and these would have provided an important water source for settlements. There is a noted mediaeval settlement at Les Rouvets. Small lanes and main roads into and out of the Conservation Area and the position of field boundaries are little changed from the mediaeval road and field pattern.

The origins of early settlements are clearly established on the Duke of Richmond map of 1787 which shows a cluster of buildings lining La Grande Rue and on adjacent roads which continue to make attractive groups of historic buildings in an outstanding historic enclave. Many of these buildings had orchards.

The 1898 map indicates a small amount of residential development supported by two chapels, in addition to St Apolline's, and a hotel. A mill was present on the hillside to the north east of the Conservation Area and several small quarries are evident, probably used for stone for nearby building construction rather than in conjunction with the stone export industry. This map is visually influenced by vineries and greenhouses, the construction of which continued into the late twentieth century. Some of these greenhouses are now derelict and this is part of the character which still influences current land use.

The still-visible effects and impact of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong. Its historical origins and its links and influence on today's character are a key factor in its special character.

This Conservation Area is a vivid and important part of Guernsey's history and attracts many visitors which has an influence on character and adds another dimension to significance.

13.5 Architectural Quality, Built Form and Locally Important Buildings

St Apolline's Chapel is perhaps the most architecturally prominent building at the heart of the Conservation Area in a striking location. The visual impact of this building is high, although car parking and accumulated paraphernalia at the rear of the building could be considered to detract.

Outstanding and monumental buildings dominate the architectural quality and built form. These are generally domestic in use and were often originally farmhouses. Their historic environs are prominent and include farms, other historic buildings and some internationally important archaeology.

Other architectural form is focused in overwhelmingly domestic terms and consists of a sixteenth, seventeenth, eighteenth and nineteenth century domestic character. The stone, clay pan-tiles and slate used in the construction of many of the core buildings throughout the Conservation Area unifies the settlement. Roads twist and turn and the historic orientation of buildings is notable, historic buildings often being positioned gable end to the road.

The consistency of architectural styling, historic interest and relationship between buildings, spaces, roads, walls and earth banks throughout the Conservation Area is in strong evidence and acts as a significant unifying element. Traditional Guernsey archways frame several of the farmhouse doorways and some locally distinct galleting with black pebbles is evident.

There is a collection of interesting domestic buildings throughout the Conservation Area and the Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

13.6 Open Space, Parks & Gardens and Trees

St Apolline Conservation Area is surrounded by high quality landscape and fine views of the sea, underlining the importance and quality of the views both into and out of the Conservation Area.

Many of the roads and lanes have an enclosed and rural feel, although this is often visually enlivened by traditional historic buildings either on the edge of the road or set further back within generous plots with an abundance of greenery. Earth banks leading into and out the Conservation Area are important to character and the lanes are often abundant in wild flowers.

The potential domination of residential development is partly alleviated by trees planted within the domestic gardens and walls, trees, hedges and other greenery have a foremost visual impact. Importantly, trees, when viewed from surrounding areas, emphasise the link to the west coast scarp landscape. Mature hedges, trees and open fields are an integral part of the character.

13.7 Character Areas

The character is similar throughout the Conservation Area and no separate character areas are deemed necessary.

13.8 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings. The road layout offers wide views of many buildings.

Historic walls and other boundaries, including earth banks and more modern boundaries and hedges, are of significance and character. This can often be seen and the delicate relationship between the boundary and the road, field or building can be of importance.

The presence and flow of water is a positive contributor, especially opposite and adjacent to Rue de la Terre Norgiot. Open spaces, views, trees, hedges, other

greenery and walls also contribute positively to the character of the Conservation Area.

13.9 Assessment of Condition

Buildings throughout the Conservation Area are generally in a good condition and are constructed of traditional materials. There are a number of inappropriate PVCu windows and doors. Boundary treatments are often stone walls and are also generally in a good state of repair.

Suburban housing developments, including bungalows, and commercial horticultural sites surround St Apolline's Chapel and detract from character.

La Grande Rue cuts through the landscape and twists and turns with smaller lanes branching off inland and to the coast. Although the main road is a major thoroughfare, and this is part of character as the road is quite wide and therefore visually dominant, high traffic levels negatively affect character. In general, the road surfacing, although in the main in good condition, is quite bland and shows no distinction for a Conservation Area.

The lack of a prominent entrance gateway into the Conservation Area is a missed opportunity. Many tourists visit St Apolline Conservation Area and it would enhance the experience and add to a "sense of place" if some gateway features were introduced.

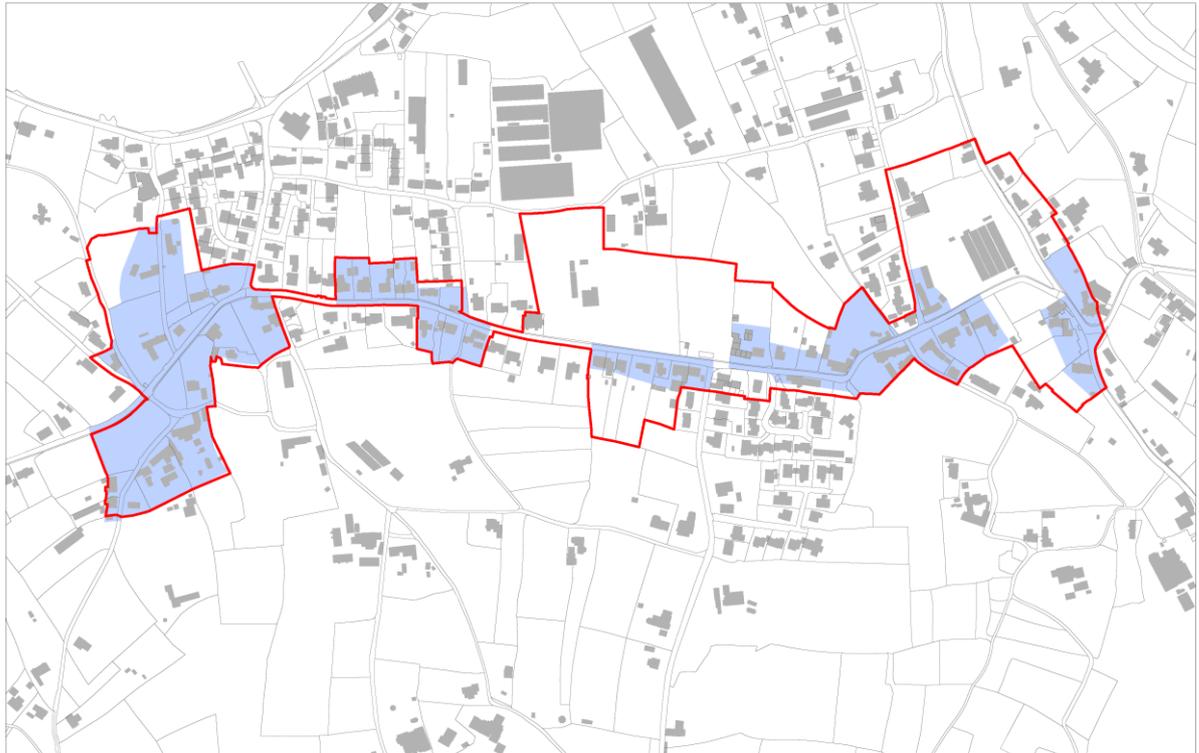
13.10 Identifying the Boundary

Previously, as designated in the Rural Area Plan, there were five Conservation Areas around La Grande Rue. However, this entire area is of special architectural and historic interest and therefore a larger Conservation Area is considered more appropriate, the collection of five small Conservation Areas showing a consistency and uniformity of architectural styles and historic links. Some important open spaces are included for this reason.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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13.11 Reason for Designation

St Apolline Conservation Area evolved from a mediaeval settlement and developed to support the agriculture and horticulture industries. It has high historic interest. The Conservation Area has high architectural interest due to its location with views to the west coast and landscape beyond the Conservation Area boundaries. It provides a collection of outstanding historic buildings, especially St Apolline’s Chapel, and the relationship of buildings to the road system and to one another is important.

13.12 Addendum

Building/feature	Cadastre	Comment
Doulieu, Le Mont Saint, La Maison du Mont Saint & Le Mont Saint, Le Mont Saint & Rue a l’Or	E005180000 E005200000 E004370000 E00520B000	Group of pre-1898 houses and barns (some 17 th century)
Ruston, Ferndale, Ard Na Mara & A la Perchoine, Rue du Mont Saint	E004400000 E004410000- E004440000	Row of cottages elevated above and front onto Rue du Mont Saint; 3 are 19 th century, Ruston is 1930s; older buildings have original openings
Le Vieil Puit, Rue du Mont Saint	E005210000	Pre-1787 cottage; historic relationship with road; roadside outbuilding present 1898

Jardin a Frenes, Longue Rue	E011660000	19 th century house
Emmanuel Baptist Church, Longue Rue	E011680000	Constructed between 1898 and 1938; authentic Methodist chapel (notable similarities with Methodist chapel in Torteval)
La Ruelle, Scalloway, La Maison du Huite, La Maison du Douit, Le Douit Farm & Maison de la Ree, La Grande Rue	E009060000 E01152B000 E008780000 E00878B000 E008770000 E00875A000	Collection of pre-1898 residential and outbuildings (some converted) lining La Grande Rue; several have mediaeval origins; some rebuilding and re-fronting evident; ancient water lane runs northward through area; archaeological interest
Meadow View, Santana, former Douzaine Room, The Cottage, Trinity Cottage, Pouquelaie & Green Leaf Cottage, La Grande Rue	E008710000 E008700000 E008660000- E008690000	Row of 19 th century cottages lining the south side of La Grande Rue; one and a half storeys; traditional materials; former Douzaine Room was a school in 1898
Les Grands Courtils, La Grande Rue	E008970000	Traditional farmhouse with barns; present in 1787 but possible 15 th century origins; archaeological interest
United Reformed Church, La Grande Rue	E008960000	19 th century chapel; striking tree adjacent to the south west corner of building
St Apolline's Chapel, La Grande Rue	E008930000	Constructed by Nicolas Henry as a chantry chapel in 1392; important wall paintings; used as a cow barn for a time; archaeological interest
La Grande Rue House, St Apolline, Petite Apolline, Elam Cottage & The Coach House, La Grande Rue	E008640000 E008630000 E008630001 E008910000 E00891B000	15 th , 16 th and 19 th century buildings with original openings and most with authentic front walls; some fine sash windows; historic interest with St Apolline's Chapel; Rue de la Bataille (a green lane) runs through this group; archaeological interest
La Grande Douit, La Jardin Renault, Pre de Lauche, Les Rouvets Farm, Les Rouvets, Les Rouvets Cottage, Les Rouvets, La Hure Cottage, Lower Rouvets, La Hougue, La Croute & La Hougue Bachele, Route des Rouvets, Rue de la Hougue Bachele, Chemin le Roi, Rue de l'Arquet & Bas Rouvets	E008590000- E008600000 E009370000 E009350000 E009090000 E009070000 E010810000 E008840000 E011040000 E008860000 E011120000	Collection of traditional farmhouses and cottages, several dating from the 15 th , 16 th and 17 th centuries and a number from the 19 th century; interesting features include barns, gate pillars, bargeboards, fenestration, quoins, stone coursing; relationship with highway; Chemin le Roi (a green lane and formerly part of the route followed by La Chevauchee) runs northward from this group; archaeological interest

14. Saint Pierre du Bois Church, St Pierre du Bois draft Conservation Area Appraisal

14.1 Introduction

This Conservation Area is centred on the ancient church of Saint Pierre du Bois and a surrounding group of historic buildings in an outstanding and noted historic enclave beyond which the Conservation Area extends to include a mix of dispersed mediaeval, post-mediaeval and other planned eighteenth century and Victorian development. The historical origins of this area and its links and influence on today's character are a key factor in its special quality. The key visual element in this area is the church and various domestic buildings clustered around this historic landmark.

St Pierre du Bois Conservation Area is of high historic, architectural and archaeological value. Views throughout the Conservation Area and through valleys and over hills to other parts of the Conservation Area are integral to the character and are dominated by fine landscape.

14.2 Summary of Special Interest

This Conservation Area is centered on the ancient church of St Pierre du Bois which is surrounded by a group of historic buildings in an historic enclave. This Conservation Area extends beyond the mediaeval enclave to include a mix of dispersed mediaeval, post-mediaeval and other eighteenth century and Victorian development along Les Buttes, Rue de Brehaut, Rue de l'Eglise, La Vallée, Les Raies, Rue des Fontenils and other roads.

To the east of the Conservation Area sits a cluster of mixed use development, including shops and services, which grew up in support of the older development associated with the church. The relationship between these clusters remains strong although many of the buildings and the pattern of development of the mixed use area are not of sufficient interest to merit inclusion within the Conservation Area.

The strong landscape quality visible across valleys and lanes from within the Conservation Area is characteristic and notable.

Around the church, the relationship between buildings, stone walls and open spaces (both domestic and agricultural) and topography is notable. The 'grain' of settlement is largely unchanged since the sixteenth century.

Walls and banks throughout the Conservation Area have a strong visual impact on character and many views throughout the Conservation Area are dominated by this. These walls and earth banks (whether historic or contemporary) are often indicative of past uses and this is important in character terms. In places these walls are massive constructions, especially around the church, at Buttes House, Les Buttes and around the junction of Rue des Brehauts and Les Raies.

The stone used in the construction of many of the core buildings throughout the Conservation Area is distinctive to its character. Small lanes leading into and out of the Conservation Area are little changed from the mediaeval road pattern. The remainder of the development within the area is spread out more on the upper plateau and in the valleys. Building materials are consistently of rendered or dressed stone with clay pan-tile or slate roofs.

14.3 Location and Setting

St Pierre du Bois Conservation Area is approximately 150 metres from a small collection of shops at the junction of Route de Plaisance and Rue de la Corderie. It is approximately 900 metres to the west of the airport and 6.8km south west of St Peter Port Harbour. Located on the edge of a valley which runs north westward towards the coast at Rocquaine, the Conservation Area is located in a dip in the otherwise relatively flat plateau which makes up much of the south west corner of the Island. This Conservation Area is surrounded by landscape of notable quality and this underlines the importance and quality of the views both into and out of the designated area.

St Pierre du Bois Church sits below the level of the main road, and is a prominent feature, key to the setting of the Conservation Area. A cluster of dwellings surround the church and majority of the remainder of the development within the area is spread out more on the upper plateau. A feeling of open space is provided by the changes in level and the churchyard whilst further from the church a sense of enclosure is provided by mature hedgerows on property boundaries and trees on the valley side.

Rue des Brehauts, Rue de l'Eglise and Route des Sages form the primary route through the Conservation Area with smaller roads and lanes branching off to north and south. None of these roads are particularly busy and pedestrian access is, for the most part, unconstrained.

The architectural and historic impact of this Conservation Area is a vivid and important part of Guernsey's history and attracts many visitors, which has an influence on character.

14.4 Historic Development

St Pierre du Bois Church dates chiefly from the fourteenth and fifteenth centuries. The south aisle is the earliest part of the existing church and was probably built around 1375. Various megalithic stones are visible in the churchyard and in the foundations of the church and these are strongly indicative of prehistoric origins.

It is likely that there was a settlement around the church at that time – a stream flows down the valley within the south eastern part of the Conservation Area and this would have provided an important source of water. The Duke of Richmond map of 1787 shows a cluster of buildings around the church and throughout the Conservation Area.

Roads, lanes and fields are clearly shown the 1787 map and the entire settlement undoubtedly has ancient origins. Rue du Longfrie appears to have extended west of the church at that time: Maison de la Cure and The Rectory appearing to be either side of the road. This layout is interesting and noteworthy and demonstrated that the still-visible effects and impact of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong.

Practically all of the buildings now present in the Conservation Area can be identified on the 1898 map. A sand pit was present at Rue des Fontenils, which probably provided local building materials.

Community buildings had been constructed to support the settlement, including an infant school at Rue des Buttes and another school, outside the Conservation Area at Rue de Brehauts. Also outside the Conservation Area were a Methodist Chapel at the junction of Route de la Tourelle and Route de Plaisance and a disused chapel on Route de Longfrie. These were complemented in the twentieth century with other development just beyond the boundary of the Conservation Area in the form of a playing field, an additional chapel and a community centre and other facilities.

The relationship between the Conservation Area and these uses remains strong although many of the buildings and the pattern of development to the east are not of sufficient interest to merit inclusion within the Conservation Area.

The 1898 map is also visually influenced by vineries and greenhouses. The number of these continued to grow until the later part of the twentieth century and this is a part of character which still influences current land use. In some cases, most notably at Rue de la Sonnerie, late twentieth century residential development has replaced former glass.

14.5 Architectural Quality, Built Form and Locally Important Buildings

St Pierre du Bois Conservation Area is visually dominated by the mediaeval church which is set on the side of a valley and can be seen to the best advantage across the green with its parish war memorial as one approaches from the south west. It has a major impact on public perception of the Conservation Area. Much of the church dates from the fourteenth and fifteenth centuries. For a full detailed architectural description of this building see John McCormack's "Channel Island Churches", 1986.

It is interesting to note that the dramatic topography, crucial to the character of the area, has a direct visual impact on the architecture of the church: the floor of the nave rises by four feet eight inches from west to east and this is externally visible to the passer by.

Other architectural form is focused in overwhelmingly domestic terms, consisting of a sixteenth, seventeenth, eighteenth and nineteenth century character. The historic settlement around the church continues around the valley and along adjacent roads. These buildings form a complementary group with other nearby historic

development and many are of architectural and/or historic interest, the majority dating from before 1898.

The stone used in the construction of many of the core buildings throughout the Conservation Area unifies the settlement. Building materials and construction are consistent –rendered or dressed stone with clay pan-tiles or slate. A number of historic timber sash and casement windows are present.

The architectural quality and built form is visually dominated by the church and adjacent and nearby houses and farms and their very prominent and overwhelmingly historic environs, including the churchyard, a farm and some other manorial and ecclesiastical-in-origin buildings.

The consistency of architectural styling, historic interest and relationship between buildings, spaces, roads and walls throughout the Conservation Area is in strong evidence and acts as a significant unifying element. The architectural character is an overwhelmingly rural one and small lanes leading into and out of the Conservation Area are little changed from the mediaeval road pattern.

Walls are characteristic and add to the visual impact of the Conservation Area. These walls are important in a Guernsey context and indicative of the character and solidity of historic construction. Other features include the various megalithic stones visible in the churchyard and in the foundations of the church and traditional Guernsey archways which frame several of the farmhouse doorways within the Conservation Area. There are a number of areas of archaeological interest.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

14.6 Open Space, Parks & Gardens and Trees

Topography plays an important role in enclosure, development having been built against the hillside and buildings and walls giving an enclosed backdrop to the lower-lying green and churchyard which provide prominent open spaces important to the overall setting of the church and wider Conservation Area. Views down the valley in the direction of Rocquaine and L'Eree to the west can be obtained across these spaces from vantage points on Rue des Buttes and Rue de l'Eglise. Open fields continue to the south and west of the church.

Beyond the relatively open area around the church, many of the roads and lanes within the Conservation Area have an enclosed and rural feel due to walls and earth banks, mature trees and hedgerows. This is often visually enlivened by traditional historic buildings on the edge of the road and set further back with generous plots and an abundance of greenery. There is a publicly accessible wooded area to the west of the church, Le Ch'min du Tresor ("Walk on Church Land") which is particularly unique.

14.7 Character Areas

There is a unifying character throughout this relatively small Conservation Area and so no separate character areas have been identified.

14.8 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and their impact in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings. The road layout also offers ready wide views of many buildings.

The high quality landscape and running water, stone walls, kerbs and gutters are notable throughout, and the open fields and spaces south and west of the church including Le Ch'min du Tresor. The biodiversity importance of the wider Conservation Area is also noteworthy.

The historical origins of this area and its links and influence on today's character are a key factor in its special quality. The key visual element in this area is the church and various domestic buildings clustered around this historic landmark.

These buildings and features are noted in the Addendum.

14.9 Assessment of Condition

Buildings throughout the Conservation Area are generally in a good condition and are constructed of traditional materials. There are a number of inappropriate PVCu windows and doors. Boundary treatments are often stone walls or traditional earth banks, frequently surmounted by hedgerows. Boundaries are also generally in a good state of repair.

In general, the road surfacing, although in the main in good condition, is quite bland and shows no distinction for a Conservation Area. Pavements and roads are mainly tarmac although some roads have narrow stone edged pavements with occasional stone gutters which contribute positively to character.

High and solid stone walls, constructed of local stone using traditional methods, are generally in a good condition and are important to character throughout the Conservation Area, providing a sense of enclosure.

14.10 Identifying the Boundary

The boundary of this Conservation Area has been amended from that designated in the Rural Area Plan.

An additional area of approximately 28,000 square metres has been incorporated to the south of the Conservation Area, along Rue de la Vallee and Rue des Fontenils to

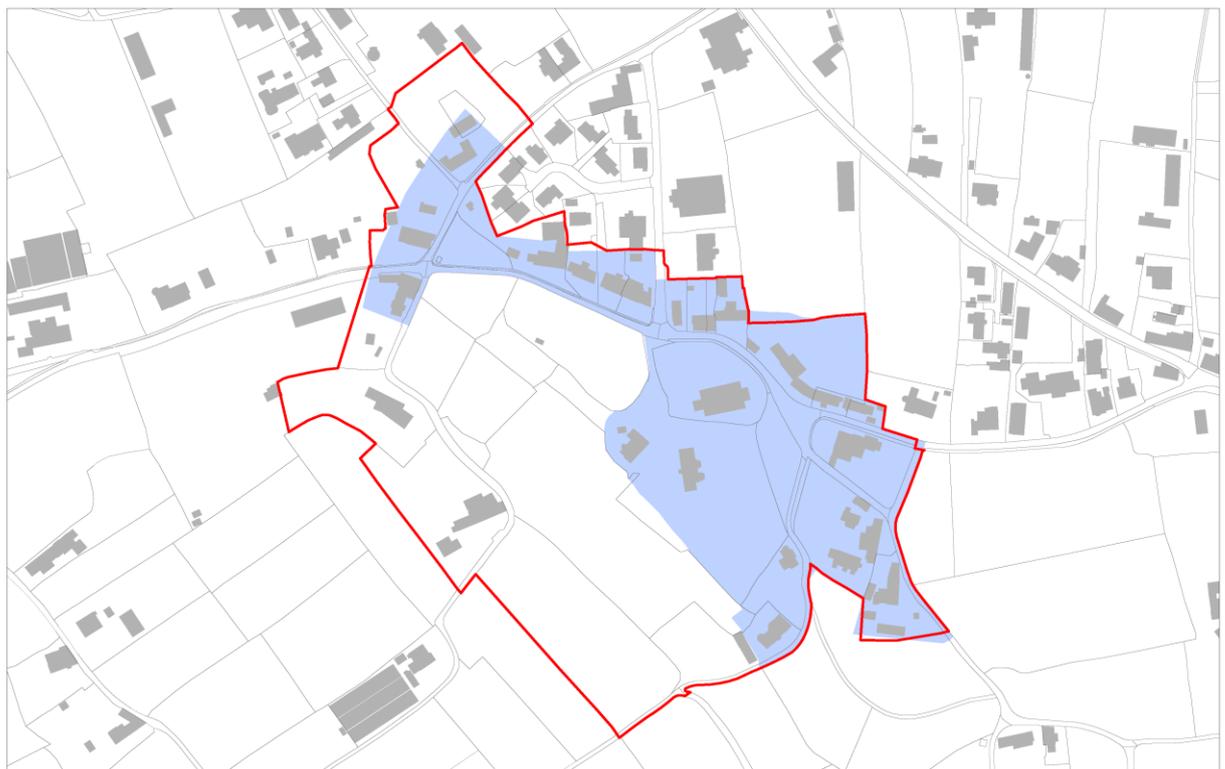
include adjacent roads, fields, lanes and buildings due to their comparable historic rural character.

Several smaller alterations have also been made to align the Conservation Area with land parcels and physical features and this includes a small area on Route de Lihou to the north west of the current Conservation Area boundary.

The existing and proposed boundaries are shown on the map below.

Legend

-  Proposed Conservation Area
-  Existing Conservation Area



Not to scale

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14.11 Reason for Designation

St Pierre du Bois Church Conservation Area is notable due to its unusual church and associated historic cluster of development, the relationship of buildings and landscape and the roads and lanes winding along valleys. There are also some fine individual mediaeval and post-mediaeval buildings and other buildings of architectural quality which combine with high boundary walls and mature vegetation to create a high quality environment.

14.12 Addendum

Building/feature	Cadastre	Comment
Parish Church of St Pierre du Bois, Rue des Buttes	F006400000	Ancient church dating chiefly from the 14 th and 15 th centuries; notable incline to aisle; furnished in Victorian style; a seating plan dated 1710 shows that the men and women sat separately, being parted before entering in the church through different doors; the original alter stone is probably present in the porch beneath the tower; traces of the consecration crosses can be seen and also of the depression cut for the monumental brass when it was put to use as a tombstone at the Reformation; megalithic stones in churchyard and in foundations of the church; archaeological interest
La Petite Seigneurie & La Remise, Rue des Brehauts; La Salle Paroissiale & Buttes House, Rue des Buttes; The Rectory & Maison de la Cure, Rue de l'Eglise	F006390000 F00590A000 F005910000 F005920000 F006410000	Group of buildings around the church; 18 th and 19 th century; residential and community origins, including former infant school; archaeological interest
Les Buttes & Les Raies de Haut, Rue des Raies	F012430000 F012420000	Buildings to south east of church; dating from 15 th -17 th centuries; archaeological interest
La Vallee, Rue de la Vallee	F013820000	18 th century building located in valley bottom; abreveur
Le Haut Terrain, Rue de la Vallee	F013830000	Early 20 th century building of architectural and historic interest
Les Pres & Le Douit Farm, Rue des Fontenils; Les Reveaux & Les Reveaux, Route des Sages; Les Reveaux & Les Reveaux, Route de Lihou	F014000000 F013990000 F014050000 F006000000 F00346B000 F003460000	15 th , 16 th and 18 th century buildings; some 19 th century re-fronting; features include barns and stables; archaeological interest
Rimini Cottage, Sarnia Cottage, De Beauvoir & Araminta, Rue de l'Eglise; 1-3 Les Granges, Rue du Longfrie; Les Buttes, Rue des Buttes	F005970000 F005960000 F005950000 F005940000 F00593C000 F00593C001 F00593C002 F005930000	Group of 19 th century dwellings of architectural and/or historic interest; Les Buttes is 18 th century and displays distinctive railings

15. Les Jehans, Torteval & St Pierre du Bois draft Conservation Area Appraisal

15.1 Introduction

A number of valleys run northward from the high plateau adjacent to Guernsey's south coast cliffs and Les Jehans Conservation Area sits within one of these. Primarily focused along the route of Rue des Jehans which runs parallel to the stream valley, a collection of domestic and farm buildings occupy sheltered positions on the valley sides. The stream will have provided an important water source for the settlement and the agricultural use of the land. Effects of topography on the use of land and the historic pattern of development are key factors in the special character of the Conservation Area.

15.2 Summary of Special Interest

This Conservation Area comprises a stretch of development following the lane with a smaller outlying cluster to the south east, all located on the sheltered side of a small valley which runs northward from the higher plateau of land adjacent to Guernsey's south coast cliffs. A stream runs along the valley bottom to the east of the buildings and will have provided a water source for historic farmsteads.

The character of the area is residential but some remnants of other uses, chiefly agriculture, remain. Much of the settlement is shown on the Duke of Richmond map of 1787 although some later infill development exists, primarily dating from the nineteenth century.

Buildings are typically one and a half to two storeys high with pitched roofs and are constructed of local stone and some render with slate or clay pan-tile roofs. Historic stone walls and traditional earth banks and hedges are a prominent feature giving enclosure to the roadside. These have a strong visual impact on character and are particularly notable on those roadsides which edge higher land. Where the road is bordered by lower land the boundaries are lower and provide more open views across the valley. Fields flank the stream for much of its length and these provide an important open feel to the lower lying parts of the Conservation Area, enhancing its rural aspect and underlying links to the historical agricultural use of the land.

The relationship between built development and the open valley landscape with a water source, originally important to the functioning of the settlement, is key to the essence of Les Jehans. The pattern of development has changed little since the end of the eighteenth century.

15.3 Location and Setting

Les Jehans Conservation Area straddles the boundary of the Parishes of Torteval and St Pierre du Bois. It stands within a large area of significant open landscape quality which encompasses much of the south western part of the Island, approximately 8 kilometres south west of St Peter Port. It is to the north of the high plateau of land adjacent to the Island's south coast cliffs, within a valley running northward towards

Rocquaine. Rocquaine is at a distance of almost 2km to the north west although the closest point of the coast is less than 1km to the south. A stream runs along the bottom of the valley and, in places, the land is marshy. The valley sides provide gently sloping fields to east and west.

Rue du Grée and Rue des Jehans run the length of the Conservation Area and Rue des Falles and Rue de Colombier branch off at the northern end. These are all small lanes, often single track, and are typical of the area, being quiet and not heavily used by vehicular traffic. While there are no pavements, pedestrian use is safe and the lanes are inviting to walkers, cyclists and horse riders. Rue des Mares connects the Conservation Area with the larger Route des Laurens to the south.

Clear gateways to the Conservation Area are identifiable, often formed by changes in land level and by bends in the lanes where views open up of historic buildings, interesting features and open green spaces as one travels through the area.

Uses within and adjacent to this Conservation Area are primarily residential but include agricultural land and buildings. Other than as tranquil walking routes and for those interested in architectural history the Conservation Area offers no particular draw to visitors. The lanes are little used as routes to other destinations and the Conservation Area is not a destination in itself.

15.4 Historic Development

It would appear that development in the locality originally centred around residential and farm buildings on the sheltered western slope of the stream valley which runs northward from Rue du Grée and in dips in the landscape along that valley. The Duke of Richmond map of 1787 shows a relatively large, elongated, cluster of such buildings, many with adjacent orchards, in the northern two thirds of the Conservation Area with an outlying group to the south east. Thirteen of these buildings remain. Two, significantly altered, stand outside the Conservation Area to the west on Rue de l'Eglise.

Whilst the majority of buildings within the Conservation Area date from before 1787, some subsequent infill development and replacement of former buildings has taken place, chiefly during the nineteenth century and five buildings remain from that period. These include a former chapel, now converted to a dwelling. By 1898 two quarries were present in the area. Guernsey's stone extraction industry was focused in the north of the Island and so it is likely that the use of stone from these quarries was limited to the construction of buildings and walls in the local vicinity, where the stone was appropriate for such works.

Vineries were also appearing by 1898. Within this Conservation Area it is likely that these were originally associated with individual dwellings and were non-commercial. The overall effect was small.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

15.5 Architectural Quality, Built Form and Locally Important Buildings

The Conservation Area is dominated by residential properties, the majority of which were constructed prior to 1787 and are of traditional form and construction. Many are buildings of merit contributing positively to the setting and character of the Conservation Area and are referred to in The Guernsey House by John McCormack.

Architectural form is mainly focused on a pre-nineteenth century domestic character occasionally interspersed with more recent dwellings. Buildings are of local stone, sometimes clad with render. Typically one and a half to two storeys in height, the roofs of these houses and cottages are traditionally pitched and are clad with slate or clay pan-tile.

It appears that many of the older dwellings were constructed to align with contours and are orientated at an angle to the highway. Several abut the road, the gable of the building forming the roadside boundary. This has the effect of visually enlivening the enclosure provided by the roads and lanes. Traditional stone walls and vegetated earth banks flank the lanes as these meander down the valley between buildings. Boundaries are often of a greater height on the upper side of the valley and are more open on the lower side affording views across the valley bottom.

In the Conservation Area there are many buildings of architectural and/or historic merit. The grounds of two buildings are considered archaeologically significant and one in particular displays some important features including a free standing colombier and a feudal court seat.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

15.6 Open Space, Parks & Gardens and Trees

Between the northern and southern parts of the Conservation Area, and in the valley to the east, stand open fields which make a valuable contribution to character by promoting the predominantly rural essence of the locality. These fields are segmented by hedges and traditional earth banks but are open to public views from higher ground, increasing visual accessibility to and highlighting the importance of the valley to this settlement. Such open spaces provide a link between the two clusters of development.

In the valley bottom the stream is often culverted but has in places been dammed to create small ponds. These highlight the presence of the water course and its importance to the settlement and wider Conservation Area. Ducks and geese are evident and are suggestive of the continued agricultural use of the land. The intangible character of bird song lends to the rural essence of Les Jehans.

Open areas of important landscape extend to north, south, east and west although views are for the most part limited to across the lower lying valley. Higher ground and vegetation obstruct long views outside the immediate area. Trees are present on the valley sides, along hedgerows and particularly in the northern part of the

Conservation Area where lanes are in closer proximity to the stream and the valley sides appear steeper. These contribute to character.

15.7 Character Areas

There is a small change in character between higher and lower land although it is noted that these changes in level are minimal and the effect on character is not to the degree that the Conservation Area would warrant character areas. The development is generally of similar character and, for the most part, dates from roughly the same period. Inclusion of valuable open fields within the Conservation Area is made along with minor boundary revisions to include/exclude various other buildings and small parcels of land.

15.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed, as is often the case where there are changes in land level, and can be seen in this Conservation Area where several buildings are positioned at an angle to a winding road or lane and are visible in wide views, including across open fields.

The open nature of the valley and the presence of water make a positive contribution to the character of the Conservation Area, both in terms of landscape but also as an explanation for the historic development of Les Jehans including establishment of the settlement.

These buildings and features, which contribute to the character and appearance of the Conservation Area, are noted in the Addendum.

15.9 Assessment of Condition

Buildings throughout the Conservation Area are in good condition and are constructed of traditional materials. Some buildings are currently having works undertaken, including the conversion to dwellings of some outbuildings associated with larger houses. Boundary treatments are often stone walls or traditional earth banks, frequently surmounted by hedgerows. Boundaries are also generally in a good state of repair.

No buildings are noted as exceptions to this high quality although there are outbuildings which would benefit from replacement of corrugated metal sheet roofing with a sturdier, more appropriate material and some details, including gate pillars, which do not contribute positively.

Surfacing of the public highways is of fair quality tarmac, although a requirement for repair of the upper layer is noted at Rue des Falles and Rue de l'Église. The surfacing material shows no special distinction within the Conservation Area. A variety of

materials is used within individual properties and, given the agricultural origins and continuing agricultural feel of the area, loose gravel or grit is most appropriate.

Elsewhere in the Conservation Area the condition of surfaces and materials is generally appropriate, with the exception of the occasional boundary treatment. There are a number of buildings with PVCu windows and doors throughout the Conservation Area, and one notable use of cement roof tiles, which do not enhance character. Parking is generally well concealed within the grounds of properties with the exception of a small area of roadside parking adjacent to the converted chapel.

15.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, are quite tightly drawn, incorporating buildings but often omitting parts of their curtilages where these are extensive and thereby limiting the inclusion of open spaces. These boundaries have been examined and the inclusion of land parcels within the stream valley considered. Various amendments are proposed.

Two houses at Le Grée stand, along with a field associated with a neighbouring farm, between two clusters of buildings which pre-date 1787. A stream flows through both clusters and both have similar origins. These additional land parcels have been included because they would have a positive impact on the Conservation Area.

Fields that run parallel to Rue des Jehans and which form the bottom and sides of the valley, which is important to the historic development of the Conservation Area as proposed, have been included. These open spaces make a valuable contribution to the character of the area which it is desirable to protect.

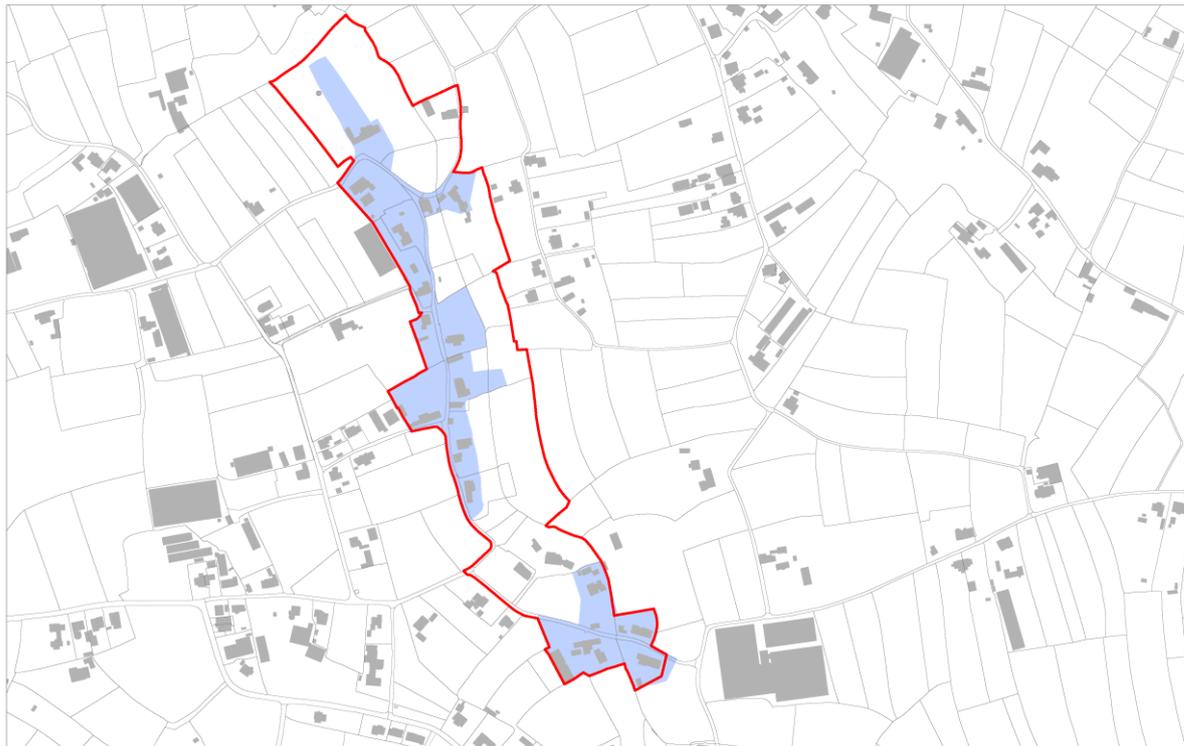
The colombier in the northernmost part of the Conservation Area, along with some archaeologically important land surrounding it, are to be included for completeness and as the colombier relates to the adjacent farm.

An eighteenth century cottage on the eastern side of the valley, the northernmost building in this cluster of development, is to be included due to its historic associations with the rest of the Conservation Area.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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15.11 Reason for Designation

Les Jehans is an example of rural farmstead development in a valley setting. The relationship between built development and the open valley landscape with a water source which was originally important to the functioning of the settlement is key to the essence of the area. The pattern of development has changed little since the end of the eighteenth century and historic evidence remains in the form of buildings, boundaries and other features.

15.12 Addendum

Building/feature	Cadastre	Comment
Le Truchon, Le Truchon Farm & Le Bout, Rue du Grée	F013240000 F013220000 G002010000	Cluster of pre-1787 stone dwellings; located in a dip in the landscape; strong sense of enclosure by high, solid roadside boundaries
Le Grée Farm & Le Grée de Haut, Rue du Grée	G001710000 G001720000	19 th century stone dwellings; outbuilding to south of Le Grée Farm may be pre-1787; ornate pillars and striking tree at Le Grée Farm
La Fosse, Les Jehans Farm, Les Jehans (cottage) & Les Jehans, Rue des Jehans	G001760000- G001780000 G001940000	Cluster of pre-1787 stone dwellings; located on valley side, sheltered from prevailing winds; significant alterations/additions to some; strong boundaries; archaeological interest

Elmdene & De Beauvoir, Rue des Jehans	G001960000 G001970000	19 th century stone dwellings; possible replacements of earlier structures
Colombier House, Le Colombier Farm, Colombier, Beaumont, Woodside Farm & Le Vidcocq, Rue de Colombier , Rue des Jehans & Rue des Falles	G001990000 G001840000 G00184A000 G001980000 F014080000	Cluster of pre-1787 stone farmhouses and cottages; grouped around stream and abreveur; number of features at Le Colombier Farm including colombier, pigeonnier, feudal court seat and cider press; archaeological interest; former quarry adjacent to Woodside Farm; prominent pine trees
Vespers, Rue des Falles	G001820000	19 th century chapel, converted to dwelling mid-1990s
Valley, Rue des Jehans	G001740000 G001750000 G001800000 G001810000 G001830000 F013290000- F013320000 F014150000	Valley runs northward to east of buildings, towards Le Coudre, La Quanteraie and Rocquaine; valuable open spaces; stream in valley bottom is culverted in places; previous water source to historic properties; several ponds present; wet land to north of the junction of Rue de Colombier and Rue des Falles

16. Les Bruliaux, St Pierre du Bois & Forest draft Conservation Area Appraisal

16.1 Introduction

Les Bruliaux Conservation Area comprises a collection of historic farmhouses and cottages set in an agricultural landscape on the plateau above the Island's south coast cliffs. Route de la Palloterie, the major road along the south coast, is the principal route winding through the settlement. An important cliff top settlement, the cluster of buildings, spaces and routes between them and the strong sense of enclosure provided by traditional boundaries retain links to historical origins and are a key influence on its special character.

16.2 Summary of Special Interest

This Conservation Area comprises a small cluster of development located on the flat, elevated plateau above Guernsey's south coast cliffs. Streams run southward in close proximity to the settlement, down small valleys carved into the cliffs. It is probable that these provided a water source for historic farmsteads.

The character of the area is residential but some remnants of the original agricultural settlement remains, much dating from before 1787, as evidenced by the Duke of Richmond map, although significant nineteenth century remodeling of and extension to farmhouses took place along with construction of several other houses and cottages at that time.

Buildings are one and a half to two storeys in height and materials are typically stone and/or render, slate or clay pan-tile. Traditional timber-framed lean-to vinehouses are a feature on the southern side of several buildings. Historic stone walls and traditional earth banks are characteristic and give enclosure to the roadside. These have a strong visual impact on character. Fields give an important open feel to the Conservation Area, enhancing its rural aspect and emphasising the historical agricultural use of the land. Gateways provide open views across the land. Bends in the roads are prominent and open up views within the Conservation Area.

The special character of this Conservation Area is due to the relationships of buildings with open spaces, how the buildings define areas and spaces and the relationship with the road which winds between them. This is an important example of a cliff top settlement located on high ground in close proximity to the Island's south coast where traditional earth banks and formal stone walls give strong enclosure and have a significant impact on character and where open areas provide views of historic development.

16.3 Location and Setting

Les Bruliaux is in the south west of the Island, approximately 6.5 kilometres south-west of St Peter Port Harbour, within a large area of significant open landscape quality which encompasses much of the south western part of the Island. The Conservation Area stands on the flat plateau of land above the Island's south coast

cliffs at the head of two small valleys which run southward at La Prevoté and La Corbiere. At its closest point, the coast is approximately 550 metres to the south of the Conservation Area.

Rue du Manoir becomes Route de la Palloterie as one travels westward along the Island's south coast. Together these roads form the main route taking two, almost right angle, turns within the Conservation Area. Despite this being a major road it is not particularly heavily used by vehicular traffic. Narrow lanes, often single track, branch off to the north connecting with the Conservation Area of Les Marchez, and thence to Route de Plaisance to the north. There are no pavements within the Conservation Area however pedestrian use is relatively safe and the lanes are inviting to walkers, cyclists and horse riders. Green lanes, once intended to give access to and from St Peter's Parish Church to the north-west, run to the west of the Conservation Area.

Gateways to the Conservation Area are identifiable, formed by bends in the roads where views open up of historic buildings, interesting features and through field gateways as one travels through the area. The sense of enclosure is strong due to high boundary walls and earth banks. This has the effect of visually enlivening the enclosure provided by the roads and lanes.

Uses within and adjacent to this Conservation Area are primarily residential but include agricultural land and buildings. Other than as tranquil walking routes and for those interested in architectural history the Conservation Area and the lanes around it offer no particular draw to visitors. The lanes are little used as routes to other destinations and the Conservation Area is not a destination in itself.

16.4 Historic Development

It would appear that development in the locality originally centred around residential and farm buildings on flat land at the head of small valleys running down to the southern cliffs. It is likely that streams in these valleys provided a water source around which development was based. The Duke of Richmond map of 1787 shows a cluster of such buildings, many with adjacent orchards, four of which buildings remain, some with more recent buildings attached. One, significantly altered, stands outside the Conservation Area to the west. A green lane, Chemin de l'Eglise, runs northward adjacent to that building.

Whilst a large proportion of buildings within the Conservation Area date from before 1787, some nineteenth century development took place. This comprises farmhouses, including extensions and alterations to earlier buildings, and a row of cottages. By 1898 small quarries were present on the cliffs however, as Guernsey's stone extraction industry was focused in the north of the Island, it is likely that these cottages housed farm workers rather than stone workers and that the use of stone from these quarries was limited to the construction of buildings and walls in the local vicinity.

Greenhouses were also appearing by 1898. Within this Conservation Area it is likely that these were originally associated with individual dwellings and were non-commercial. Outside the Conservation Area, several larger vineries were constructed by the mid-twentieth century however the overall effect on the development of the Conservation Area was small.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

16.5 Architectural Quality, Built Form and Locally Important Buildings

The Conservation Area is dominated by residential properties, several of which were constructed prior to 1787 and are of traditional form and construction. Many make an important contribution to the character and setting of the Conservation Area and three are referred to in The Guernsey House by John McCormack.

This area consists chiefly of a domestic character dating from before the mid-nineteenth century with occasional dwellings of a more recent date though none are later than the end of that century. There are several converted farm buildings. Buildings are of local stone, sometimes clad with render. Typically one and a half to two storeys in height, the roofs of these houses and cottages are traditionally pitched and are clad with slate or clay pan-tile.

It appears that many of the older dwellings were constructed in ad hoc positions, probably dictated by the constraints of the particular site, the direction of the prevailing wind and the whim of the owner. Three of the buildings retain a characteristic vinehouse on the south elevation. Stone walls and high earth banks border the roads and lanes as these meander between the buildings.

The Addendum gives a brief description of the buildings in the Conservation Area.

16.6 Open Space, Parks & Gardens and Trees

The Conservation Area includes areas of land used as domestic gardens and fields associated with the dwellings which provide some open spaces. In many cases these open spaces are screened by property boundary features, frequently high walls and earth banks however some are lower and, along with gateways, provide open views into, out of and across the Conservation Area increasing visual accessibility.

Open fields also surround the Conservation Area. All are high in landscape quality and make a valuable contribution to character and setting by promoting the predominantly rural essence of the locality. These fields are segmented by traditional hedges and banks. Trees are present along some earth banks and at property boundaries providing a degree of enclosure on what would otherwise be an open plateau.

16.7 Character Areas

There is a small degree of change in character between dwellings of varying age and design but the minimal size of the Conservation Area is such that identification of character areas is not warranted. Inclusion of valuable open fields within the Conservation Area is made along with minor boundary revisions to include/exclude various other buildings and small parcels of land.

16.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed as in the case of this Conservation Area where the winding roads open up views, including across open fields.

The open nature of the landscape on this plateau, and the proximity to the south coast cliffs and its small valleys, make a positive contribution to the character of the Conservation Area, both in terms of landscape but also as an explanation for the historic development of Les Bruliaux including establishing of the settlement.

These buildings and features are noted in the Addendum.

16.9 Assessment of Condition

Buildings throughout the Conservation Area are in good condition and are for the most part constructed of traditional materials. Boundary treatments are often stone walls or traditional earth banks, often surmounted by hedgerows. Again, these are generally in a good state of repair though some damage to earth banks by vehicles is noted in the narrow lanes. No buildings are noted as exceptions to this high quality.

Surfacing of the public highways is of good quality tarmac. The surfacing material shows no special distinction within the Conservation Area. Within individual properties loose gravel or tarmac is the surfacing of choice. These appear generally appropriate and are in a good state of repair.

There are a number of buildings with PVCu windows and doors throughout the Conservation Area, and one notable use of cement roof tiles, which do not enhance character. These can be replaced incrementally with appropriate material and configuration when the fenestration and roofs require replacement. Parking is generally well concealed within the grounds of properties.

16.10 Identifying the Boundary

The existing boundaries are quite tightly drawn around the cluster of development, incorporating buildings but often omitting parts of their curtilages where these are extensive and thereby limiting the amount of open spaces within the Conservation

Area. These boundaries have been examined and the inclusion of some additional areas of land considered. Various amendments are made.

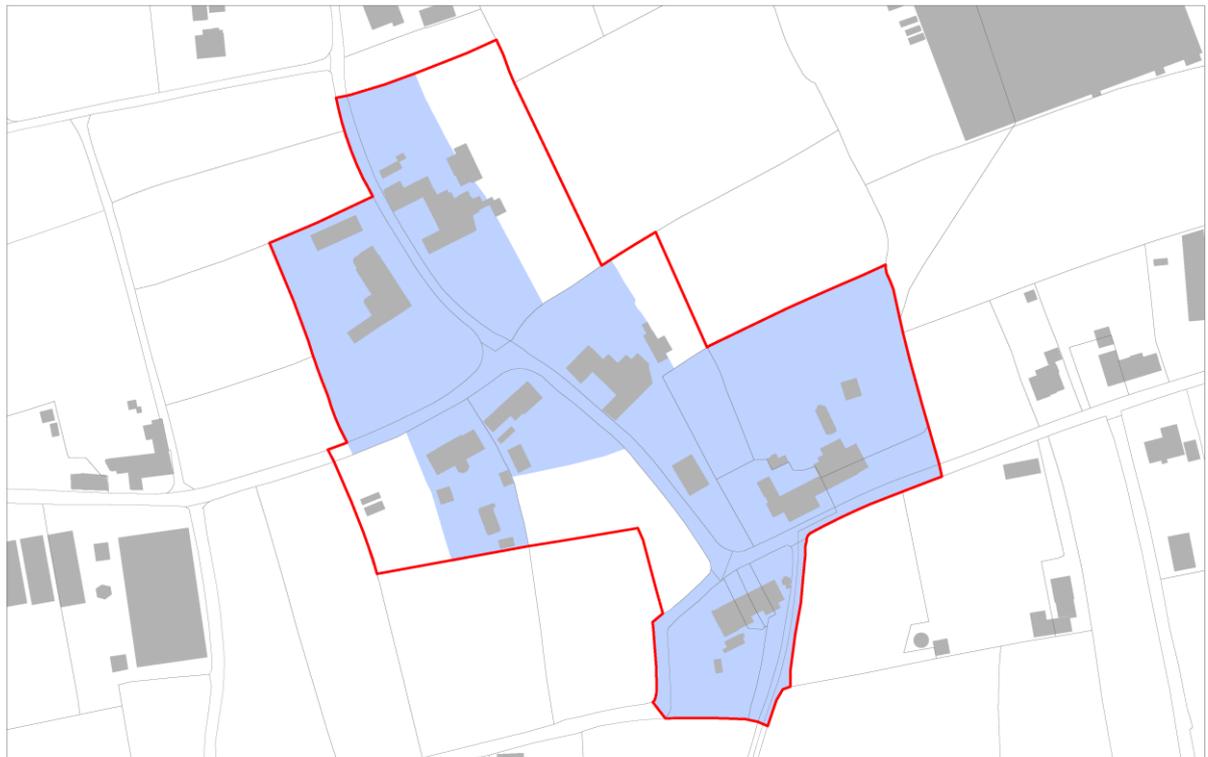
Amendments to the Conservation Area boundary to incorporate portions of land associated with two farmhouses are included where the previous boundary cut through buildings.

Some agricultural land to the south west of the Conservation Area is included due to the contribution made to open spaces and the setting of the attractive building within the designation.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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16.11 Reason for Designation

The cluster of buildings and spaces at Les Bruliaux are designated as a Conservation Area due to the special relationships of buildings with open spaces and with the road which winds between them. This is an important example of a cliff top settlement, located on high ground in close proximity to the Island's south coast, where traditional earth banks and formal stone boundaries give strong enclosure and have a significant impact on character and where open areas provide views of historic development.

16.12 Addendum

Building/feature	Cadastre	Comment
Les Menages & Les Guilberts, Rue des Menages; La Croute, Route de la Palloterie; La Cherteree & Les Bruliaux, Rue du Manoir	F014720000 F014800000 F014410000- F014420000 H000660000	Group of dwellings predominantly constructed before 1787; 19 th century remodeling and extensions to some buildings; south facing lean-to vinehouses present at three buildings; large grounds, some former orchards; features include mounting blocks and gate posts
Evreux & L'Orvilliere, Route de la Palloterie	F014580000 F014570000	Two dwellings dating from different parts of the 19 th century; strong boundary enclosure
Les Bruliaux Cottages, Rue du Manoir	F014540000- F014560000	Terrace of four 19 th century cottages; uniform one and a half storey design

17. Les Marchez, St Pierre du Bois & Forest draft Conservation Area Appraisal

17.1 Introduction

A number of valleys run north and westward from the high plateau adjacent to Guernsey's south coast cliffs and Les Marchez Conservation Area sits within one of these. This Conservation Area focuses on historic farmstead development flanking the valley which runs westward through the area parallel to Rue des Pres and Rue du Videcocq. The stream will have provided an important water source for the settlement and in agricultural use of the land. Adjacent open land is considered to contribute to the setting of the locality and the historical origins of this area and its links and influence are key factors in its special character.

17.2 Summary of Special Interest

Les Marchez Conservation Area comprises a cluster of development lining the sheltered sides of a small stream valley to the north of the flat, elevated plateau above Guernsey's south coast cliffs. A network of narrow lanes winds through the Conservation Area, running parallel to, and crossing, the stream valley. This stream will have provided a water source for historic farms and the presence of historic abreveurs indicates the importance of the stream to the settlement.

The majority of buildings within the Conservation Area are shown on the Duke of Richmond map of 1787, however some nineteenth century infill development, alterations and extensions occurred and several buildings remain from that period. Older dwellings were often constructed to align with contours and many face on to the highway, toward the valley.

The character of the area is residential but some remnants of the original agricultural settlement remain. Buildings typically have pitched roofs and are of one and a half or two storeys. Materials are typically stone and/or render with slate or clay pan-tile roofs. Historic stone walls and traditional earth banks are characteristic boundary treatments. Fields flank the stream for much of its length and these provide an important open feel to the Conservation Area, enhancing its rural aspect and emphasising the historical agricultural use of the land. Enclosure is given by stone walls, earth banks and hedges. These have a strong visual impact on character and are particularly notable on the roadsides. Field gateways provide open views across the valley.

The relationship between built development and the open valley landscape with a water source, which was originally important to the functioning of the settlement, is key to the essence of Les Marchez and provides an example of rural farmstead development in a valley setting.

17.3 Location and Setting

Les Marchez is in the south west of the Island and straddles the boundary of the Parishes of the Forest and St. Pierre du Bois. It is approximately 6.5 kilometres south

west of St Peter Port. The Conservation Area stands just beyond the northern edge of the high plateau of land adjacent to the Island's south coast cliffs on the sides of a valley which runs westward towards Rocquaine, almost 3km to the north west. The closest point of the coast to the Conservation Area is approximately 1km to the south. A stream runs along the bottom of the valley and in places the land is marshy. The valley sides accommodate gently sloping fields to north and south.

Most of the Conservation Area at Les Marchez stands within a large area of significant open landscape quality which encompasses much of the south western part of the Island. Only the easternmost part of the Conservation Area is outside that landscape area.

A network of lanes, often single track and typical of the wider area, wind through the Conservation Area. Moving westward along the valley sides, Rue des Heches becomes Rue des Pres on the northern side of the valley whilst Rue des Reines becomes Rue du Videcocq to the south, the two connected by Rue des Marchez which traverses the valley bottom. Rue des Heches connects to Route de Plaisance to the north and Rue des Menages to the Conservation Area of Les Bruliaux to the south. These lanes are quiet and not heavily used by vehicular traffic. Whilst narrow and with no pavements, pedestrian use is safe and the lanes are inviting to walkers, cyclists and horse riders. Green lanes, once intended to give access to and from St Pierre du Bois Parish Church to the north west, run to the west of the Conservation Area.

Clear gateways to the Conservation Area are identifiable. These are often formed by changes in land level, by bends in the lanes and where buildings stand in close proximity on either side of the narrow highways allowing views of historic buildings, interesting features and open green spaces to open up as one travels through the area.

Uses within and adjacent to this Conservation Area are primarily residential but include agricultural land and buildings. Other than as tranquil walking routes and for those interested in architectural history the Conservation Area offers no particular draw to visitors. The lanes are little used as routes to other destinations and the Conservation Area is not a destination in itself.

17.4 Historic Development

It seems probable that development in the locality originally centred around residential and farm buildings on the sides of the stream valley which runs westward from Les Reines. The Duke of Richmond map of 1787 shows a relatively large, elongated, cluster of such buildings, many with adjacent orchards, focused primarily on the more sheltered southern side of the valley. Twelve of these buildings remain. Several are of mediaeval origin and one of the farmyards was formerly the meeting place of the court of Fief de la Corvée.

Whilst the majority of buildings within the Conservation Area date from before 1787, some nineteenth century infill development occurred and several buildings remain

from that period. Some earlier buildings display nineteenth century alterations and many extensions have been carried out, some more sensitive than others. By 1898 smithies were present at two of the farmhouses.

Vineries were also appearing by 1898 and an area of glass was present to the north of the Conservation Area at that time. With expansion in the growing industry over the ensuing decades, large areas of greenhouses were erected enclosing the eastern part of the Conservation Area. Much of this glass remains today and, despite standing outside the Conservation Area, has had a significant impact on the locality, leading to construction of a number of residential properties during the twentieth century.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

17.5 Architectural Quality, Built Form and Locally Important Buildings

The Conservation Area is dominated by residential properties, many of which were constructed prior to 1787 and are of traditional form and construction. Many make an important contribution to the character and setting of the Conservation Area and are referred to in The Guernsey House by John McCormack.

Architectural form is predominantly focused on a pre-nineteenth century domestic character occasionally interspersed with more recent dwellings. Buildings are of local stone, sometimes clad with render. Typically one and a half to two storeys in height, the roofs of these houses and cottages are traditionally pitched and are clad with slate or clay pan-tile. Lean-to vinehouses, often on the south elevation of buildings, are a feature.

It appears that the older dwellings were constructed to align with contours and many face on to the highway, toward the valley. This tendency is not so evident on the northern side of the valley, buildings perhaps having been orientated to gain maximum protection from prevailing winds. Several structures abut the road, the gable of the building forming the roadside boundary. This has the effect of visually enlivening the enclosure provided by the roads and lanes. Traditional stone walls and vegetated earth banks flank the lanes as these meander along the valley between buildings.

In the Conservation Area there are many buildings of architectural and/or historic merit. The grounds of several of the buildings are considered archaeologically significant and important features are present, including gate pillars, hertiers and mounting blocks. Three abreveurs are present.

The Addendum gives a brief description of the buildings in the Conservation Area.

17.6 Open Space, Parks & Gardens and Trees

In the centre of the Conservation Area, occupying the valley bottom and on its periphery stand open fields which make a valuable contribution to character by promoting the predominantly rural essence of the locality. These fields are segmented by hedges and traditional earth banks but are open to public views from higher ground, increasing visual accessibility to and highlighting the importance of the valley to this settlement. Such open spaces provide a link between the two clusters of historic development.

In the valley bottom, where Rue des Marchez crosses the stream, stand an abreveur, pump and trough with a cobbled apron. Further abreveurs are present at the bottom of Rue des Heches, about 40m to the north. These highlight the presence of the water course and its importance to the settlement and wider Conservation Area.

Open areas of important landscape extend to south and west although views are for the most part limited to across the lower lying valley. Higher ground and vegetation obstruct long views outside the immediate area. Trees are present on the north side of the valley, in the valley bottom and along roadside hedgerows and within domestic properties. These contribute to character.

17.7 Character Areas

There is little change in character across the Conservation Area despite some changes in land level, many of the buildings being of similar age, construction and character. The effect on character is not to the degree that the Conservation Area would warrant character areas. Inclusion of valuable open fields within the Conservation Area is made along with minor boundary revisions to include/exclude various other buildings and small parcels of land.

17.8 Positive Contributors

Most of the buildings and features in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not only on their roadside elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed, as is often the case where there are changes in land level. This is relevant in Les Marchez Conservation Area where several buildings are positioned at an angle to a winding road or lane and are visible in wide views, including across open fields and across the valley.

The open nature of the valley and the presence of water make a positive contribution to the character of the Conservation Area, both in terms of landscape but also as an explanation for the historic development of Les Marchez including establishment of the settlement.

These buildings and features, which contribute to the character and appearance of the Conservation Area, are noted in the Addendum.

17.9 Assessment of Condition

Buildings throughout the Conservation Area are in good condition and are constructed of traditional materials. Some buildings are currently having superficial works undertaken. Boundary treatments are often stone walls or traditional earth banks, frequently surmounted by hedgerows. Again, these are generally in a good state of repair.

No buildings are noted as exceptions to this high quality although there are outbuildings which contribute little to character and would benefit from replacement of inappropriate materials.

Surfacing of the public highways is of tarmac the condition of which is good although the surfacing material shows no special distinction within the Conservation Area. A variety of materials is used within individual properties. The appropriateness of these varies though for the most part the effect on the character of the Conservation Area of these materials is positive.

Elsewhere in the Conservation Area the condition of surfaces and materials is generally appropriate. There are a number of buildings with PVCu windows and doors which do not contribute to the character and appearance of the area. Parking is generally well concealed within the grounds of properties with the exception of an area of parking at Rue des Menages where on-site parking is relatively open to public view. It may be that the appearance of any less attractive buildings – generally domestic outbuildings – can, in time, be improved.

17.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, are quite tightly drawn, incorporating buildings but often omitting parts of their curtilages where these are extensive and thereby limiting the amount of open space within the Conservation Area.

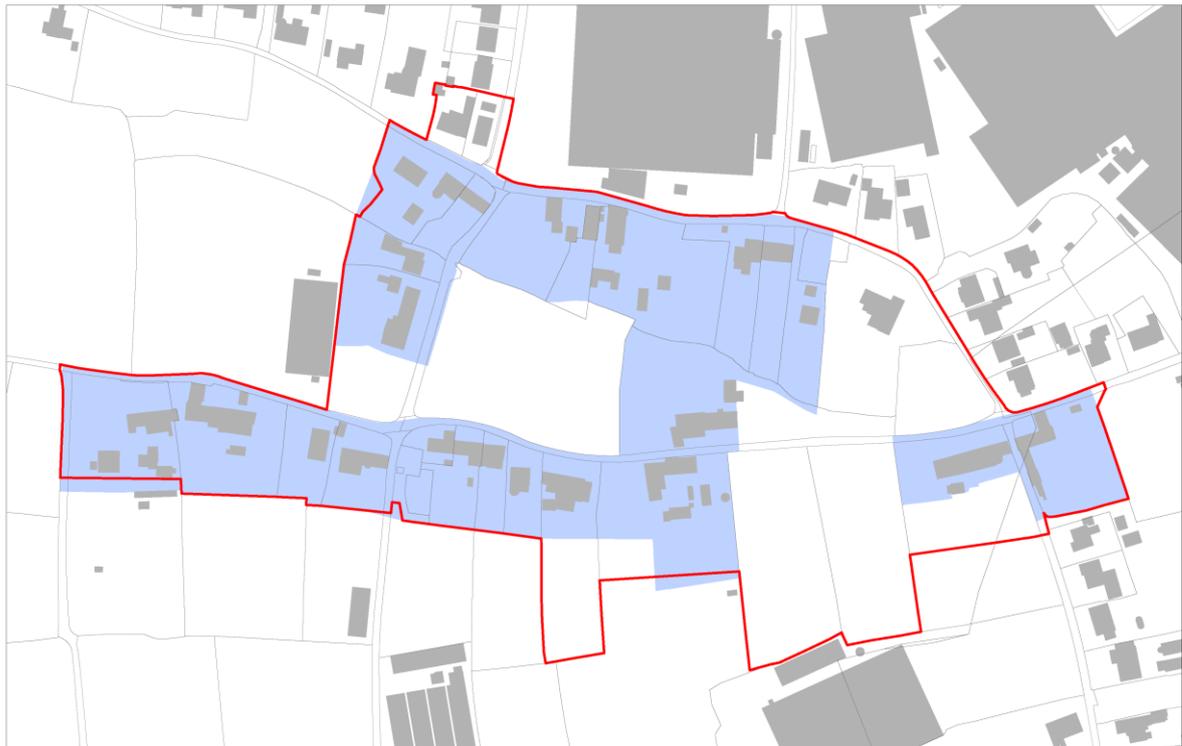
Two buildings stand to the north of the Conservation Area and are included within the designation. The first is a cottage dating from the nineteenth century, the second a modern building of little interest but occupying a site which has potential for enhancement of the Conservation Area should the opportunity arise.

A field in the centre of the Conservation Area, and further open land to the east, is included due to benefits to the open nature of the Conservation Area and to ensure that its rural essence is maintained. These fields form the sides and bottom of the valley which is important to the historic development of the Conservation Area.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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17.11 Reason for Designation

Les Marchez provides a fine example of rural farmstead development in a valley setting. The relationship between built development and the open valley landscape with a water source which was originally important to the functioning of the settlement is key to the essence of the area. The field pattern has changed little since the end of the eighteenth century and much historic evidence remains in the form of buildings, boundaries and other features. Enclosure has a strong visual impact on character, particularly notable on the roadsides, and field gateways provide open views across the valley.

17.12 Addendum

Building/feature	Cadastre	Comment
Le Pont & La Marrette, Rue des Pres; L'Ecluse & Pont Renier, Rue des Marchez; Les Heches, Rue des Heches; La Belle, La Forge & La Croix des Marchez, Rue du Videcocq; La Vieille Scierie, Ferme du	F012220000- F01223A000 F01277A000 F012770000 F01299B000- F013020000 F012750000 F012950000 H000890000	Group of pre-1787 residential buildings with outbuildings, some converted/subdivided from the original farmhouse and some of modern construction; Chemin de l'Eglise, a green lane, runs to the west; features include vinehouses, pillars, hertiers, mounting blocks and abreveurs; the court of Fief de la Corvée formerly met in the farmyard of Pont Renier; La Forge and Les Reines (west) formerly housed

Charpentier, Unit 3, Les Marchez, Les Marchez Farm, Les Reines & Les Reines, Rue des Reines	F012910000 F012920000 H000850000	smithies; archaeological interest
Highfield, Rue des Pres; La Vieille Grange, Chatwall Barn, Herivel & Le Menage, Rue des Heches; Le Bocage, Rue des Reines	F012030000 F01221B000- F01221E000 F012970000	19 th century dwellings – cottages, houses and converted farm buildings – positioned between older developments and on the edge of that settlement
Fields and open spaces	F012740000 F012930000 F012940000 F012760000 F012990000	Spaces are often fields and/or gardens within the valley and/or associated with larger houses; important spaces present in the centre of the Conservation Area and at the edges

18. Torteval Church, Torteval draft Conservation Area Appraisal

18.1 Introduction

This Conservation Area is near the west coast and the sea is never far from view having a visual and physical influence on character. It is centred on, and extends south eastward and north westward from, the church of St Philippe de Torteval. St Philippe de Torteval has the tallest steeple in Guernsey and was intended to be used as a sea-mark. It is surrounded by a group of historic buildings in an outstanding and exceptional historic enclave. As one approaches along Route de Pleinmont, the church is a powerful visual statement.

There are many historic walls throughout the Conservation Area and these are integral to character. They define the roads and paths, some of which have ancient origins. The influence of water is strong with streams running through the Conservation Area and along the valley to the sea.

The historical origins of this area and its links and influence on today's character are a key factor in its special character. The key visual elements in this Conservation Area are the church, the small twisting roads and lanes and many historic houses.

18.2 Summary of Special Interest

This Conservation Area has a strong historic and traditional visual impact. The visual impact of the church is very high and there are wide views of this and other historic and traditional buildings throughout the area. The Conservation Area is characterised by sixteenth, seventeenth, eighteenth and nineteenth century buildings.

There are many open fields throughout the Conservation Area which provide open character and allow spectacular views of the church and clusters of historic buildings across the valleys. The open landscape areas within the Conservation Area and the rural character of the setting dominate the character of the area.

Around the Church, the relationship between buildings, walls and open spaces (both domestic and agricultural) is of particularly special interest. The pattern or 'grain' of settlement is largely unchanged since the sixteenth century.

Walls throughout the Conservation Area have a strong visual impact on character and many views are dominated by this. These historic stone walls are also often indicative of past uses and this is important in character terms.

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their impacts in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings.

18.3 Location and Setting

The Conservation Area occupies a position on the side of a valley within the high plateau in the south western part of the Island in the parish of Torteval. Torteval means 'twisting valley' in Guernesiais and this Conservation Area is a typical example. Streams run through the designation and along the valley to the sea at Rocquaine. The landscape quality of this Conservation Area is high and this underlines the importance and quality of the views both into and out of the designation.

Route de Pleinmont runs south of the Conservation Area. Towards the east it becomes Route des Laurens, continuing through the historic area around Les Bruliaux and then along Rue du Manoir and New Road to the Airport 2km away. St Peter Port Harbour is a further 5.1km to the north east.

The visual impact of the church and its surroundings from Route de Pleinmont is fundamental to the setting, as is a prevalence of open fields enclosing the Conservation Area.

It is a vivid and important part of Guernsey's history and significance and attracts many visitors, the quiet lanes providing opportunities for walking, although the majority of traffic would by-pass the area via Route de Pleinmont.

18.4 Historic Development

Streams run through this Conservation Area and along the valley to the sea and the presence of water was undoubtedly the reason for the first human occupation. Many ancient Guernsey churches were situated on a site of pagan worship and the early eleventh century Torteval Church was no exception. This building was replaced by the current church in 1818. Les Buttes – the Parish's obligatory archery practice ground, established in the fourteenth century – stands, for the most part, beyond the Conservation Area, to the south west.

Roads, lanes and fields throughout the Conservation Area are clearly shown on the Duke of Richmond map of 1787 and the entire settlement undoubtedly has ancient origins. This map shows a cluster of buildings around the church and strung out along adjacent roads and lanes. Several of these buildings had orchards associated with them.

It does not appear that a great deal of general construction took place within the area covered by the designation over the course of the nineteenth century. However, quarries on Rue Genette and a sand pit at the north end of Les Buttes suggest that some construction was taking place and by 1898 community buildings had been developed, including a school to the north of the church (now the Douzaine Room and a pre-school), a Sunday School at the western end of the adjacent green lane and a Methodist chapel on Rue de la Bellée. A smithy was present just outside the Conservation Area on Route de Pleinmont.

The 1898 map is visually influenced by vineries and greenhouses, the construction of which continued into the late twentieth century. Some of these greenhouses are now derelict and this is part of the character which still influences current land use.

The historical origins of this area and its links and influence on today's character are a key factor in its special character and the still-visible effects and impact of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong.

18.5 Architectural Quality, Built Form and Locally Important Buildings

Torteval Church is the dominant architectural form in this Conservation Area and sets a powerful and unifying statement. The current church was built in 1818. The architect was John Wilson, the architect for St James the Less in St Peter Port and a well-known architect in Guernsey. It is built on the site of an earlier church that had fallen into disrepair and has one of the oldest bells in the Channel Islands. For a full detailed architectural description of this building see John McCormack's "Channel Island Churches", 1986.

Many other historic buildings are present throughout the Conservation Area and a variety of architectural styles are represented. Other architectural form is focused in domestic terms, consisting of a sixteenth, seventeenth, eighteenth and nineteenth century character.

The prominent church and surrounding historic buildings, and their very prominent and overwhelmingly historic environs, which include the churchyard, farms, lanes and some other manorial and ecclesiastical-in-origin buildings, visually dominate the built form of the Conservation Area. The church has a major impact on public perception of the Conservation Area.

The consistency of architectural styling, historic interest and relationship between buildings, spaces, roads, walls and earth banks throughout the Conservation Area is in strong evidence and acts as a significant unifying element. The traditional stone Guernsey farmhouse with its rustic outbuildings and set traditionally at 90 degrees to the road is notable.

Many buildings within the Conservation Area are of architectural and/or historic merit and many features are evident, including witches' stones, tourelles, mounting blocks/stone steps, pumps, wells, abreveurs and gate pillars. Several parts of the Conservation Area are of archaeological interest, including the area around the church and a northern part of Les Buttes.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

18.6 Open Space, Parks & Gardens and Trees

Torteval Church is set in a dip in the landscape, close to the head of the valley, with open fields to the south across which wide views of the church can be obtained, and

with the wooded cemetery, nature walk and valley to the north. The Conservation Area is surrounded by visually outstanding landscape with many fine views, mature hedges, trees and open fields which are an integral part of character. The rural and rustic agricultural character is ubiquitous.

Many of the roads and lanes within the Conservation Area have an enclosed and rural feel, although this is often visually enlivened by traditional historic buildings on the edge of the road and set further back within generous plots and an abundance of greenery. Walls, trees, hedges and other greenery have a significant visual impact.

18.7 Character Areas

This Conservation Area displays a consistent character and so separate character areas are not considered appropriate.

18.8 Positive Contributors

Most of the buildings throughout the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and the impact they have in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings. The road layout, open landscape and changes in land level also offer ready wide views of many buildings.

There is an overwhelming positive rural character with many attractive green lanes, small roads and lanes, rustic farm tracks and attractive distant views of the church across open fields. Distant wide views of the open sea are positive contributors.

The historical origins of this area and its links and influence on today's character are a key factor in its special character. The key visual elements in this area are the church, the small twisting roads and lanes and many historic houses, of which there are a fine collection, throughout the Conservation Area. The architectural and historic impact of this area is significant.

Buildings and features of interest are noted in the Addendum.

18.9 Assessment of Condition

Buildings throughout the Conservation Area are in good condition and are constructed of traditional materials and the use of stone in many of the core buildings throughout the Conservation Area unifies the settlement. There are a number of inappropriate PVCu windows and doors.

Boundary treatments are often stone walls or traditional earth banks, frequently surmounted by hedgerows. Again, these are generally in a good state of repair although a number of the earth banks, often bounding agricultural premises, show significant signs of erosion and, if unchecked, this could have a significant negative effect on character.

Small lanes leading into and out of the Conservation Area are little changed from the mediaeval road pattern. In general, the surfacing of these, although in the main in good condition, is quite bland and shows no distinction for a Conservation Area. The lack of a prominent entrance gateway into the Conservation Area is a missed opportunity: many tourists visit and it would enhance the experience and add to a “sense of place” if some gateway features were introduced.

18.10 Identifying the Boundary

The existing Conservation Areas, as designated in the Rural Area Plan and now encompassed within Torteval Church Conservation Area, number two separate designations: the area around the church and Rue de la Bellée and an area around the bend in Rue des Simons. Fields between these, extending south to Route de Pleinmont, add to the rural character of the locality and contribute to the setting of the church. It was considered appropriate to include these within the Conservation Area, thereby linking the previous designations.

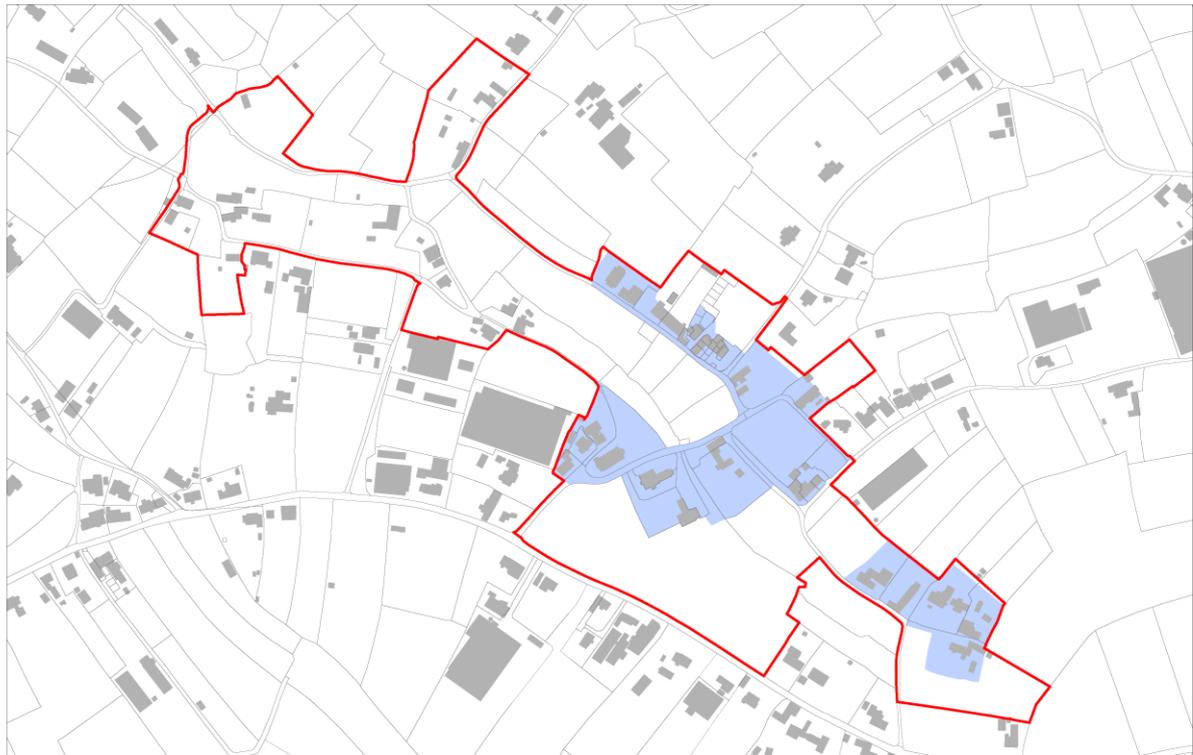
Small lanes, accessing attractive and characteristic buildings to the north west of the church, are noteworthy and sit within a relatively unaltered setting where the clusters of historic buildings and lanes were present at the time of the Duke of Richmond map of 1787. These have been incorporated within the Conservation Area designation.

Some other minor amendments are made to square off the boundary of the Conservation Area, often according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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18.11 Reason for Designation

The strong historical and architectural visual impact and the fine and prominent church provide an historic and architectural interest in this Conservation Area. The architectural interest is enhanced by the small, twisting and steeply rising and falling lanes and views offered of historic and traditional buildings across large open areas.

18.12 Addendum

Building/feature	Cadastre	Comment
Church of St.Phillippe de Torteval, Rue du Belle	G003150000	Built in 1818 to the design of John Wilson to replace an early 11 th century church; only Guernsey church with a round tower; has one of the oldest bells in the Channel Islands; archaeological interest
Les Jardins, Le Petit Jardin & Les Aubepines, Rue des Brouards	G003280000 G00328A000 G003320000	19 th century (possibly earlier) houses with converted barn; historically important link with green lane to east leading to church

Court Laurent, Les Vieilles Galliennes, Lothlorien, Les Galliennes & Les Ecuries Galliennes, Rue du Court Laurent & Rue Collas Simon	G00341B000 G003480000 G00348A000 G003470000 G00347A000	Group of buildings, several dating from early 18 th century, others from 19 th century
Le Douit Farm & Les Buttes Cottage, Rue des Brouards	G003300000 G003310000	Farm and cottage, pre-1787; old well in vinehouse of Les Buttes Cottage
La Hure & Les Cambrees, Rue des Cambrees	G003030000 G003020000	Group of farmhouses and outbuildings present 1787; Le Hure rebuilt in the 19th century
Les Hures, Rue Genette	G003440000	Pre-1787, two storey farmhouse
Torteval Methodist Church and meeting room, Rue de la Bellée	G003060000	19 th century chapel and meeting room
La Maison d'Aval, Rue de la Bellée	G003070000	19 th century house; decorative moulding including door and window hoods; archaeological interest
1 & 2 La Belle Flats, Rue de la Bellée	G003080000 G003080002	19 th century buildings; original openings; moulded door hood, decorative quoins, fanlight; small gothic-style windows in extension
La Forge, Rue de la Planque; Le Sauchet, Rue du Sauchet; Le Pont & La Vieille Grange, Rue des Rocques; Vue de l'Eglise & La Grande Maison, Rue des Simons	G002780000 G002710000 G003160000 G00316A000 G00323A000 G003230000	Group of pre-1787 farmhouses and cottages/widow's thirds; traditional materials; decorative stonework to frontage of Vue de l'Eglise
Torteval Rectory Flats, Rue du Belle	G001560000	Former 19 th century rectory, now divided into six flats; older wing
Le Menage d'Aval, Les Simons Farm, Beachcomber, Les Simons Farm & Le Courtil Fontaine, Rue des Simons	G003180000 G003190000- G00320A000 G003220000	Group of pre-1898 farmhouses and barns, some pre-17 th century; feudal court seat against south gable of Les Simons farm; archaeological interest

19. Forest Church, Forest draft Conservation Area Appraisal

19.1 Introduction

This conservation area is centred around the mediaeval church of Ste Marguerite de la Forêt, or St Trinité de la Forêt, which is surrounded by a small group of historic buildings in an outstanding historic enclave. It stands at the highest point of the Island, in close proximity to the Airport, a principal route to which, Le Bourg, runs through the northern part of the designation. The Conservation Area is therefore one of the first parts of the Island seen by visitors.

Views of the church and the historic houses around are very prominent from Le Bourg and when approaching from the south. This Conservation Area is of high historic, architectural and archaeological value and the origins of the settlement are clearly established on the Duke of Richmond map of 1787. Along with the church and other historic buildings, open spaces, trees, hedges, other greenery and walls also contribute positively to the character of the Conservation Area.

19.2 Summary of Special Interest

The most notable special interest of this Conservation Area is the strong historic and visual impact of the church and the small enclave of historic buildings around it. The use of stone for buildings and walls adds particularly to the character of this part of the Conservation Area. The relationship between the road and buildings and between the buildings and the church is particularly relevant. The built form dominates the road form in this location with buildings grouped so that the road appears to wind between them.

The character of the development along the main road in the north of the Conservation Area is quite different from the character along the rural lanes to the south.

This Conservation Area sits on a high plateau and is somewhat dominated by the main road but nonetheless is defined by traditional stone buildings and views of the church which contribute to the overall character. The other high plateau areas to the south of the church afford views of open land and surrounding countryside.

Walls throughout the Conservation Area have a strong visual impact on character and many views throughout the Conservation Area are dominated by them. These historic stone walls are also often indicative of past uses and this is important in character terms. The high stone wall around Le Bourg de Haut is particularly dominant.

19.3 Location and Setting

Forest Church is 4.9 kilometres west of St Peter Port Harbour and stands on the high plateau above the Island's south coast cliffs, about 1km north west of Petit Bôt. It is

about 4.5km east of Rocquaine Bay. This Conservation Area is surrounded by stunning open fields and rolling landscape which underline the importance and quality of the views both into and out of the Conservation Area.

Le Bourg and Rue des Landes, the main roads through this Conservation Area, are major arterial routes radiating out from St Peter Port to the nearby Airport and to the west coast. The road and Airport have a strong and direct influence on character through noise and activity. The location of the Conservation Area, in terms of its relationship to these routes, influences perception by underlining the prominence and accessibility of the Conservation Area and the historic buildings around it.

Along with the draw of the church, this Conservation Area sits at the departure and arrival point of many visitors to the Island and serves as a through-route to amenities at the south coast beaches and cliffs. The Occupation Museum sits within the southern part of the designation. The quiet lanes provide popular cycling and walking routes.

19.4 Historic Development

The exact origins of the Forest Church are unclear however it is situated on a site of pagan worship and almost certainly replaced a very important neolithic site. It was built in two stages with the nave, chancel and the centrally positioned tower constructed in the thirteenth century and additions made in the fifteenth century. Its walls feature massive stones which were once part of a dolmen and elements of the churchyard give indications that it was an ancient burial ground.

The Duke of Richmond map of 1787 shows a cluster of buildings mainly centred around the junction of Le Bourg with La Rue de la Croisée, to the north of the church, but with some more scattered buildings to the south. Several of these buildings remain. Orchards were present at that time, particularly associated with buildings in the western part of the settlement.

During the nineteenth century some residential development occurred on the fringes of the eighteenth century settlement, and it is likely that there was some replacement of previous buildings. A Methodist church and a Sunday school, the latter now converted to a dwelling, were built a short distance beyond the north east boundary of the Conservation Area.

The 1898 map is visually influenced by vineries and greenhouses, expanded during the first part of the twentieth century, and this is a part of character which still influences current land use, though not to the degree seen elsewhere.

The most significant development of the twentieth century to have an effect on the Conservation Area was the construction of the Airport which entailed changes to roads, including Rue des Aubrets to the north of Le Bourg. The building now known as the Happy Landings Hotel was present, within the area covered by the designation, by 1963.

The still-visible effects and impact of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong.

19.5 Architectural Quality, Built Form and Locally Important Buildings

Forest Church Conservation Area is visually dominated by the mediaeval church, set within the open space of the churchyard, and historic surroundings which have a major effect on public perception. A prominent feature of the church environs is a timber-framed arch at the main entrance. This bears a date of 1959 and shelters a number of memorial stones. For a full detailed architectural description of Forest Church see John McCormack's "Channel Island Churches", 1986.

The church does not conform to the otherwise domestic character of the Conservation Area, other architectural form mainly consisting of an eighteenth and nineteenth century domestic character, with some notable examples displaying an earlier architectural character. With the cluster of historic buildings opposite and around the church, these historic houses form a tight visual group.

Views of the church and the small historic houses are very prominent at the junction of Le Bourg with Rue de la Croisée and when approaching from many directions, in particular along Vue de l'Eglise and Rue du Presbytere.

Stone walls, in particular those which are high or which support higher ground at properties on the valley sides, for example those on the south side of Rue des Landes at the western approach to Le Bourg and on Rue de la Croisée to the east, are important features of this Conservation Area. Other stone features include a traditional doorway arch and tourelle, a mounting block and trough and stone gate pintols. Le Perron du Roi, a standing stone, is present at the junction of Le Bourg with Rue de la Croisée and other possible standing stones are incorporated into gateposts. A well stands at the junction of Rue du Presbytere, Rue des Glageuls and Rue des les Houards.

Whilst not traditional, the World War II paraphernalia installed outside the Occupation Museum make a localised contribution to character.

Much of the Conservation Area is of archaeological interest and there is some internationally important archaeology present.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

19.6 Open Space, Parks & Gardens and Trees

Open spaces are present within the Forest Church Conservation Area in the form of the churchyard and the civic area present at the junction of Le Bourg with Rue de la Croisée, although the quality of the latter is somewhat compromised by the busy thoroughfare between Town and the Airport/west coast.

A number of fields are included within the designation which is surrounded by a swathe of high quality landscape, with many fine views, mature hedges and trees and open fields, all of which are integral to character.

The main road through the Conservation Area is relatively open, in particular in the western area of Le Bourg where the landscape dips and the road widens to accommodate bus stops and seating. Beyond this many of the roads and lanes within the Conservation Area have an enclosed feel, often visually enlivened by traditional historic buildings on the edge of the road and an abundance of greenery. Walls, trees, hedges and other greenery have a foremost visual impact.

19.7 Character Areas

The character of the main road is different from the character along the rural lanes, although the buildings and spaces in between them are similar throughout the Conservation Area.

When one turns from the main road into the lanes, the leafy quality of the smaller roads is apparent, however, the overall character of this Conservation Area is compact and it not therefore felt that different character areas would be appropriate.

19.8 Positive Contributors

Many of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and impact in three dimensions. The road layout offers ready wide views of many buildings.

The mediaeval church is a strong positive contributor and visually dominates the Conservation Area. It is seen in many views and, with its solid stone tower and dominant nave, is visually strong. Large stones that had been used in neolithic passage graves are used in the walls and these huge stones add to the sense of solidity.

The relationship between the landscape, topography and buildings, especially the prominence of the historic houses, is a vivid and integral part of the special interest.

These buildings and features are noted in the Addendum.

19.9 Assessment of Condition

The key visual element in this Conservation Area is the church and various domestic structures clustered around this landmark, all of which make up a well-maintained collection of interesting buildings. Traditional materials are frequently utilised although there are a number of inappropriate PVCu windows and doors throughout the Conservation Area and these do not enhance character.

In contrast, a group of farm buildings in the south eastern part of the Conservation Area are in a poor condition relative to buildings throughout the rest of the designation.

Commercial premises at Le Bourg and Rue des Landes generate traffic movements and there is some unsightly parking present, both on-street and on the properties, which detracts from the visual quality of the Conservation Area. There is a plethora of bins and other paraphernalia which could be tidied. In general, the road surfacing, although in the main in good condition, is bland and shows no distinction for a Conservation Area.

High traffic levels throughout the Conservation Area negatively affect character: the major and busy junction of Rue des Landes, Le Bourg, Rue de la Croisée and Rue des Auberts is notable and a visitor to the island arriving at the airport would be immediately aware of this busy main road. Softening of the effects of traffic and providing some type of gateway or feature into the Conservation Area would give a more positive impression.

19.10 Identifying the Boundary

The existing boundary, as designated in the Rural Area Plan, is quite tightly drawn around the church and the historic core and excludes some buildings and areas of open land which contribute to the setting and historic development of the locality.

Vue de L'Eglise lies to the south west of the Rural Area Plan Conservation Area. The boundary has been extended to include this building as its impact on views towards the Conservation Area is a characteristic and distinctive one. A building in this location is identified on the Duke of Richmond map of 1787 and the current building does have a traditional and ancient form and so may be of early origin. The building's traditional form is clearly visible as one approaches from the south-west. It stands prominently on the corner of the Conservation Area and draws the eye of passers-by.

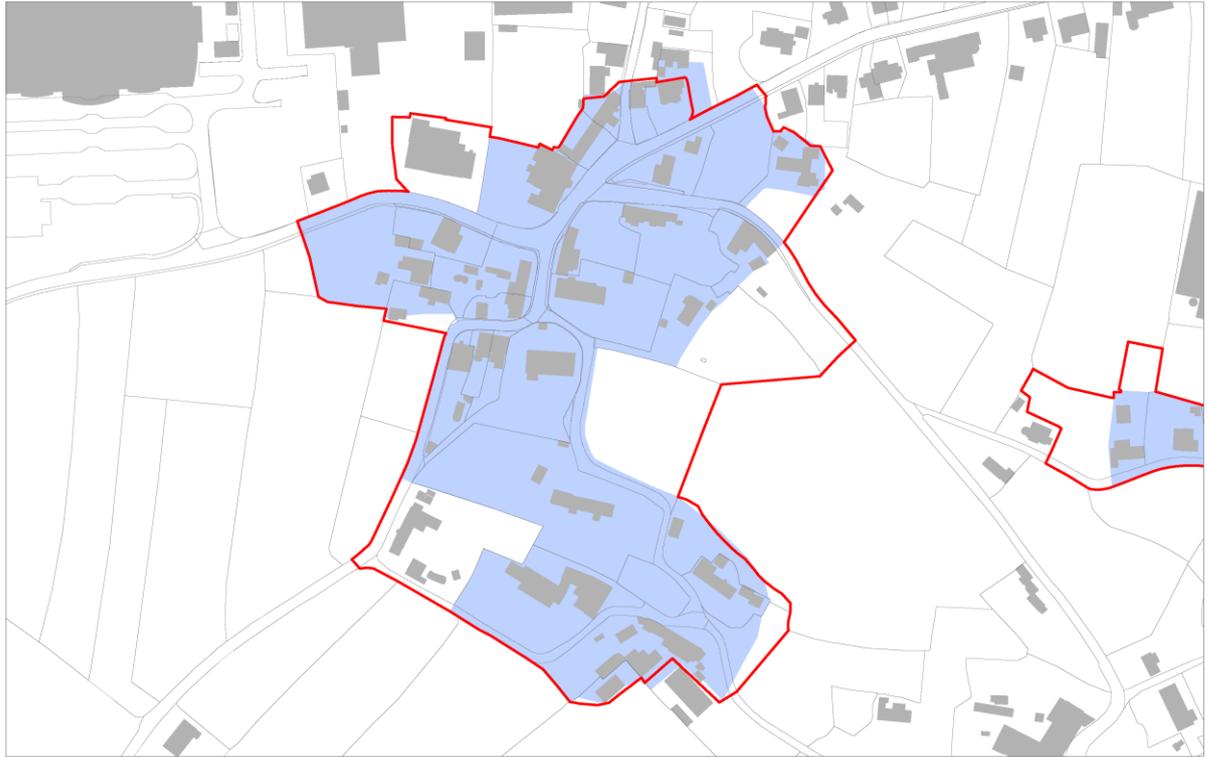
The area around the Happy Landings Hotel also merits inclusion. Historic map regression dates this landmark building to post-1938. Its crissall windows and Art Deco features are particularly notable.

Some minor amendments are also made to square off the boundary of the Conservation Area, often according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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19.11 Reason for Designation

Forest Church Conservation Area is prominently located on a “gateway” near the airport and on a main route to St Peter Port. Its special character is defined by the traditional and historic buildings which in many locations have a particularly strong and robust relationship with the roads, and by its dominant church and the cluster of buildings surrounding it. Winding rural lanes and footpaths lead out of the Conservation Area to the south and south east and this particularly contrasts with the development form along the main road in the north of the Conservation Area. Walls throughout the Conservation Area have a strong visual impact and contribute to character.

19.12 Addendum

Building/feature	Cadastre	Comment
Church of Ste Marguerite de la Forêt, Rue du Presbytere	H002120000	Highly prominent within the Conservation Area; ancient origins on site of pagan worship; 13 th century; 15 th century additions; interior restored in 1891; clock commemorates Queen Victoria's Diamond Jubilee; 1959 arch; archaeological interest

Building/feature	Cadastre	Comment
Rivendell, Le Bourg de Haut, Les Landes Farmhouse, Les Landes Barn, Summerfield, Le Bourg de Haut, Le Bourg, Le Bourg de Bas, Le Bourg de Bas Farm, Le Bourg, Maison de la Rue, Le Bourg & Forest Stores, Le Bourg & Rue de la Croisée	H003960000 H003950000 H001770000 H00177C000 H00396A000 H002130000 H002160000 H004910000 H004900000 H004880000 H002390000- H00241A000	Prominent cluster of pre-1787 buildings forming a hamlet around the church; dating from the 15 th , 16 th , early to mid-17th and 18 th centuries, including rebuilds and alterations; Le Bourg de Haut appears as a grand 19th century villa with a strong street presence, large sash windows, partly rusticated walls and a timber dentil cornice; interesting stonework including facades, walls, chimneys, quoins and possible menhirs; historic timber sash windows; Summerfield rebuilt 2006 but remains a building of merit; archaeological interest
The Rectory, Rue du Presbytere; Les Houards de Bas & Les Houards, Rue des les Houards; La Maisnette, Le Bourg	H004870000 H004770000 H004790000 H004920000	Group of buildings, often farms, to south and east of church; appear to be of ancient origins, most present in 1787 although some appear older but are not present on that map; features include timber sash windows with small reveals, chimney patterns, outbuildings; archaeological interest
Pres de l'Eglise, La Contree du Bourg, Mosslynn & Vue de l'Eglise, Vue de L'Eglise; The Occupation Museum, Rue des les Houards	H003910000- H003940000 H004800000	19 th century cottages to south and west of church; features include chimneys, sash windows, slate/clay pan-tile roofs, stone/rendered walls, terracotta chimney pots and decorative ridge tiles; The Occupation Museum is much altered but retains a traditional façade, timber windows, pan-tile roof and relationship with the road; archaeological interest
Hardyway, Le Bourg	H002440000	A fine and balanced Edwardian house with a natural slate roof, decorative bargeboards, prominent chimneys, decorative quoins and a classically inspired door case surround; archaeological interest
Chat Valeur, Le Bourg	H002450000	An attractive pre-1938 (1920s?) bungalow with striking vertical external decorative boarding and ornamental terracotta finials; archaeological interest

20. Le Chene, Forest draft Conservation Area Appraisal

20.1 Introduction

Le Chene Conservation Area is of high historic, architectural and archaeological value and is visually dominated by a number of historic buildings and surroundings. It stands at one of the Island's highest points, in close proximity to the Airport, and on a principal route between the Airport and Town and is often one of the first parts of the Island seen by visitors. The origins of the settlement are clearly established on the Duke of Richmond map of 1787.

Winding rural lanes and footpaths lead southward through the Conservation Area and the visual juxtaposition between these and the main road is an integral part of character where the rural and open agricultural character overlaps with a more urban and built up form. These character areas are visually and architecturally powerful and are integral to one other. Long and spectacular views open up looking across open fields to the north and south.

20.2 Summary of Special Interest

The north east part of this Conservation Area is visually dominated by the main road. Some buildings are set back from the road frontage and are situated within gardens providing a space about the buildings and contributing positively to the character of the Conservation Area. The houses are mainly of eighteenth or nineteenth century character, with some notable examples displaying an earlier architectural character.

The character of the Conservation Area quickly changes along Forval Lane, a green lane (an ancient footpath), which has a strong rural character. It is quite narrow and steep in places and runs downward out of the Conservation Area leading to fields and open space, with strong historic links to the Conservation Area.

There is further change between buildings fronting the main road and the character of the Conservation Area along Rue des Monts. The pervading character here is rural with a strong interest created by the use of natural materials and local stone in walls and buildings.

This area sits on a high plateau and commands fine views from the Conservation Area to the east and the south.

Walls throughout the Conservation Area have a strong visual impact on character and many views throughout the Conservation Area are dominated by this. These historic stone walls are also often indicative of past uses and this is important in character terms.

The particular interest of the Conservation Area is formed by the historic and traditional buildings and the boundary walls.

20.3 Location and Setting

Le Chene Conservation Area is 4 kilometres south west of St Peter Port Harbour and 0.8km north of Petit Bôt. The major arterial route between St Peter Port and the Airport – Forest Road – runs through the northern part of the Conservation Area and influences perception and impression as it underlines the prominence and accessibility of the Conservation Area and the historic buildings around it.

The first impression of this Conservation Area is visually dominated by the main junction of Forest Road with Le Chene and Le Russel Road. A small lane, Rue des Monts, leads southwest from this junction and there are several green lanes (ancient pathways) running through the Conservation Area and down the wooded valley to Petit Bôt.

This Conservation Area sits on the high plateau above Guernsey's south coast cliffs and is surrounded by an area of high quality landscape which underlines the importance and quality of the long and spectacular views both into and out of the Conservation Area, across open fields to the north and south.

Le Chene Hotel sits in the centre of the Conservation Area which is otherwise comprised of mainly residential properties. As well as the through-route from the Airport to other destinations within the Island, the hotel acts as a draw to visitors, whether Guernsey residents or visitors from overseas.

20.4 Historic Development

Le Chene translates as oak tree. The Conservation Area sits above the wooded valley and this may provide the derivation for the name. Many trees are indicated on the Duke of Richmond map of 1787, although these were probably orchards associated with clusters of buildings at the junctions of Forest Road with Forval Lane, Le Chene with Rue des Monts and at Les Messuriers. Several of these buildings remain in some form. Springs run down to Petit Bôt from each of these hamlets and abreuvers are present at Forval Lane and Rue des Monts.

During the nineteenth century, several houses and cottages were constructed on Forest Road and some alterations and extensions were made to older buildings. The 1898 map is visually influenced by vineries and greenhouses. Further glass was erected during the twentieth century and this is a part of character which still influences current land use.

A number of green lanes, including a water lane, run through the Conservation Area and these remain in use for recreational walking providing a link to the historical use of the settlements at Le Chene.

The still-visible effects and impact of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong. The historical origins of this area and its links and influence are a key factor in its special character.

20.5 Architectural Quality, Built Form and Locally Important Buildings

Occupying an elevated position with attendant views, particularly to the south and east, the Conservation Area is prominent in the landscape and any development near this area is likely to have a high visual impact.

This Conservation Area is of high historic, architectural and archaeological value and is visually dominated by a number of historic buildings and their historic surroundings. The houses in the Conservation Area are a mixture of eighteenth and nineteenth century domestic and agricultural character, with some notable examples displaying an earlier architectural character.

Roadside boundaries on Forest Road comprise a mix of formal stone walls and vegetated earth banks, the latter continuing along the smaller thoroughfares within the Conservation Area and providing a sense of enclosure. Within the lanes buildings are less formally positioned, the route of the highway being dictated by the location of houses, outbuildings and fields.

There are a fine collection of interesting domestic buildings within the Conservation Area and many buildings are of architectural and/or historic merit. The architectural quality and built form is visually dominated by a wealth of historic buildings and historic environs, which include many small lanes, other buildings and some important archaeology. Features include abreveurs, mounting blocks, a Guernsey arch and stone gate pintols.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

20.6 Open Space, Parks & Gardens and Trees

Le Chene Conservation Area is surrounded by an attractive swathe of landscape, with many views, mature hedges and trees and open fields which are an integral part of character. This is particularly the case on Forest Road and in the area around Les Messuriers where field gateways open up wide views across farmland.

Many of the smaller roads and lanes within the Conservation Area have an enclosed feel, in particular at Rue des Monts and the green lanes, lent by the valley setting and high boundary features including earth banks and mature hedgerows. This enclosed character is however visually enlivened by traditional historic buildings on the edge of the road with generous plots and an abundance of greenery. Walls, trees, hedges and other greenery have a foremost visual impact.

20.7 Character Areas

The character of the main road is different from the character along the rural lanes, although the buildings and spaces in between them are similar throughout the Conservation Area.

This Conservation Area was previously two small Conservation Areas (within the Rural Area Plan), however, the overall character of this Conservation Area is compact and it is not therefore felt that different character areas would be appropriate.

20.8 Positive Contributors

Many of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and impact in three dimensions. This is especially important at Le Chene as there are wide views which often take in the backs or sides of buildings. The road layout also offers ready wide views of many buildings. The landscape setting, open space, trees, hedges, other greenery and walls are especially positive in this Conservation Area.

20.9 Assessment of Condition

In general, the buildings within the Conservation Area are in a good condition and constructed of appropriate, traditional materials. Boundary treatments are often of stone or are formed by earth banks and are frequently in a good state of repair.

A derelict outbuilding on Forest Road has been undergoing restorative works for a number of years with little progress evident. This detracts from the otherwise tidy appearance of the northern part of the Conservation Area. There is a large, formal-fronted dwelling on Rue des Monts which is associated with an adjoining horticultural site. This building would benefit from some maintenance works.

Use of materials within the Conservation Area is generally appropriate. Traditional stone and slate or clay pan-tiles are prevalent although there are a number of inappropriate PVCu windows and doors which do not enhance. A particularly inappropriate set of solid gates is evident on Rue des Monts. The tarmac and concrete-edged pavements are inappropriate and natural materials would be preferable in this special area. Unsurfaced green lanes are reminiscent of the Island's historic road network.

The approach to the Conservation Area from the main roads to the west and east is negatively dominated by major roads and busy junctions. High traffic levels negatively affect character and softening of the visual appearance of traffic would reduce its impact. This could be achieved through the introduction of a gateway feature, natural materials and a reduction in the visual dominance of the motor vehicle. Other than outside Le Chene Hotel, the visual impact of parked cars is minimal.

20.10 Identifying the Boundary

Le Chene Conservation Area is made up of two such designations within the Rural Area Plan, now merged to form a single, larger Conservation Area.

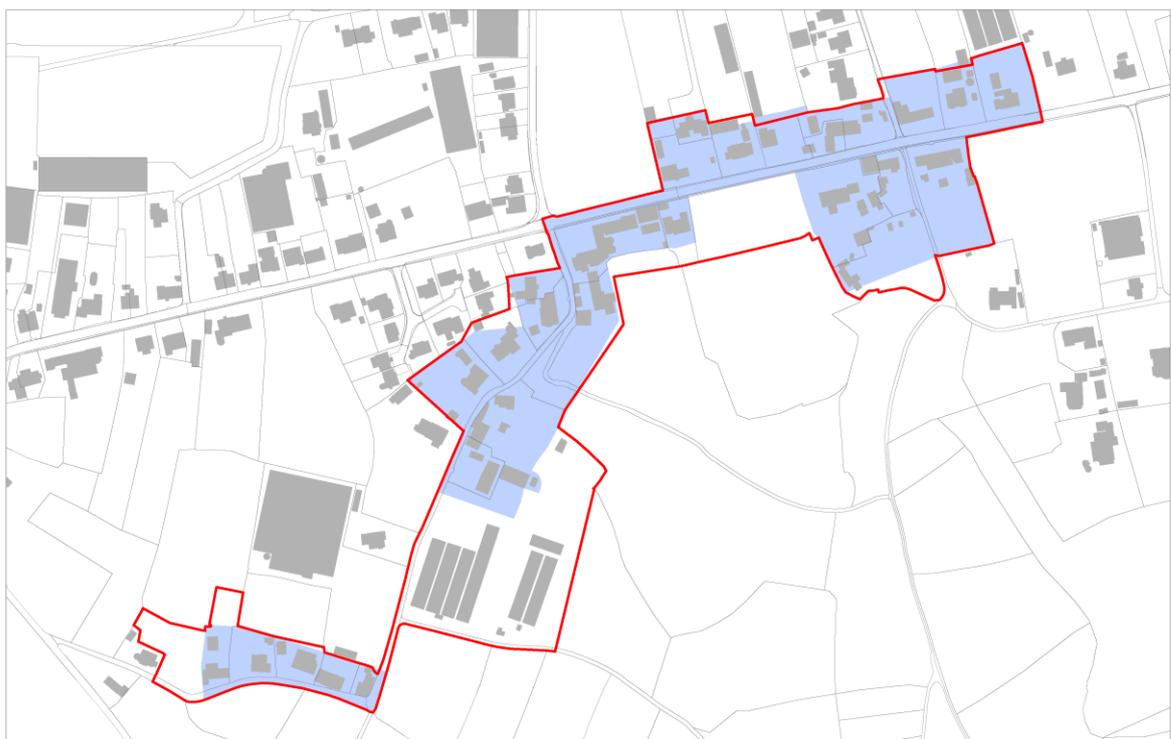
The existing boundaries are tightly drawn around the buildings on Forest Road and Rue des Monts and those on Les Messuriers and excludes some areas of open land which contribute to the setting and historic development of the locality.

Inclusion of horticultural land between the two former Conservation Areas links the designations and enables incorporation of some open land (along with inclusion of smaller fields to north and west) which make an important contribution to the setting and character of the area.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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20.11 Reason for Designation

Le Chene Conservation Area comprises many fine traditional and historic buildings the setting of which is enhanced by views over open land and the rural setting. Winding rural lanes and footpaths lead out of the Conservation Area, particularly to the south, in contrast to the road-dominated north east part of the Conservation Area.

20.12 Addendum

Building/feature	Cadastre	Comment
La Vieille Grange, Les Pieces Farm, Emris, La Vielle Maison, The Barn & Le Bon Temps, Forest Road	H00273D000 H002350000 H002720000 H002700000 H00231B000 H00231A000	Group of pre-1787 buildings; some 19 th century alterations; clustered around junction with Les Pieces Lane and Forval Lane; abreveur to south, outside Conservation Area; undulating roof, large chimney, varied materials and stepped appearance may suggest an early date for La Vieille Grange
Heaton Moor & Tudor Lodge, Forest Road	H002740000 H002310000	19 th century houses; original openings and grand front door and driveway to Tudor Lodge
Island House, Forest Road	H002730000	Edwardian house in prominent location; original large window openings, decorative porch hood, decorative bargeboards, quoins, gable window
Eldersie & La Geniesse, Forest Road	H002690000 H002680000	19 th century houses; original openings, distinctive porch hood and original glasshouse with decorative eaves at Eldersie
Le Chene Hotel, Le Chene	H002300000	Date stone states '1842'; prominent hotel acting as a draw to the Conservation Area
Le Chene Cottage, Le Chene, Pelorus, Le Chene & unnamed, Rue des Monts	H005360000 H00226C000 H002260000 H005340000 H00530A000	Group of pre-1787 buildings; Le Chene Cottage includes mounting block and stone gate post; original opening and characteristic mix of window styles at Le Chene; unnamed house likely to be much earlier
Le Chene Farm, Rue des Monts	H005300000	Formal-fronted two storey dwelling; early 20 th century
Les Messuriers, Les Messuriers, Chatelain & Les Messuriers de Bas, Les Messuriers	H00511A000 H005110000 H005080000 H005060000	All but H00511A000 pre-1787; some fronting and additional storeys evident; characteristic openings; historic relationship with road including authentic curve for agricultural purposes

21. Le Variouf, Forest draft Conservation Area Appraisal

21.1 Introduction

Le Variouf is a small hamlet close to the Petit Bôt valley, set within a hollow in the landscape and accessed via narrow lanes resulting in much of the hamlet being hidden from its surroundings. The combination of pre-nineteenth century buildings hugging the hollow and roads, with formal gardens and the natural setting of the valley, characterise the area.

21.2 Summary of Special Interest

Le Variouf is a small cluster of buildings close to Petit Bôt valley, set within a hollow in the landscape accessed by narrow lanes. The combination of pre-nineteenth century buildings located respecting the topography, hugging the hollow and roads, with formal gardens and the natural setting of Petit Bôt valley, provides a strong character.

Small mediaeval and pre-nineteenth century former farmhouses and farm cottages make the most of the valley landscape forming a compact hamlet which maintains its relationship with its landscape. Buildings occupy the slopes of the valley, benefitting from natural water springs and shelter from the wind. The relationship between the road and buildings is particularly relevant. The built form defines the area with the road appearing to wind between buildings.

Set closely together the buildings make the most of the available flattest land so that the building form is not uniform.

Buildings are typically of local stone, sometimes rendered, and of one or two storeys with slate or clay pan-tile roofs. The slope of the road gives variation to roof, dormer and chimney heights. Small door and window openings add to the traditional appearance of the buildings. Gardens are generally enclosed by low stone walls. The visual access to front gardens and the use of earth banks and hedges as roadside boundaries forms part of the particular character of this area.

21.3 Location and Setting

Le Variouf is in the Parish of the Forest, approximately 5km south-west of St Peter Port and approximately 500 metres south of the Forest Parish Church. It is located near to fresh water springs, shelters in a hollow in the side of the Petit Bôt valley, which forms part of the south coast cliffs. Older houses benefit from the better shelter at the bottom of the hollow. More recent ones were built on more exposed land. Today the Petit Bôt valley itself is mostly covered in trees, with the plateau around Le Variouf given over to farming.

Natural and semi-natural landscaping of Petit Bôt valley, a nature Conservation Area with tall trees, provides further visual shielding of Le Variouf and also provides a setting for the Conservation Area. The whole of this setting – the surrounding

countryside with its fields and lanes, banks and walls, hedges and trees – is of high landscape interest.

The names of the principal roads running through Le Variouf give the essence of the character of the hamlet. Fenetres, if taken back to its French root, means a crack or narrow slit: passing along Rues des Fenetres gives the sense of travelling down a narrow crack with high earth banks and higher hedges and a sunken road. La Rue des Fontenelles describes springs and, at one time, these may have been water lanes with a stream running down one edge of the road.

In addition to predominantly residential properties, there is a farm straddling the southern boundary of the Conservation Area.

21.4 Historic Development

Despite the local traditional stories of werewolves (variouf) stemming from Calvinistic reports of unruly youths in western parishes in the sixteenth century, the source of the name 'Le Variouf' may also be related to landscape features. 'Varou' in Portuguese relates to 'crack'; French and Portuguese and Norman French, from which Guernsey Patois developed, all have similar language roots. A third alternative might relate to the variation or divergence of routes within the hamlet that lead to the same location: there are two in the hamlet, creating an island of Le Petit Jardin and Hill View.

The natural hollow in the valley is a source of water and shelter from coastal weather, an ideal position to build a dwelling. The hamlet appears to have begun with the construction of two farmhouses in the mediaeval period and has grown slowly since then, maintaining its focus.

A cluster of buildings was present by 1787 and various historic agricultural buildings predate the 1898 map. Local quarrying in the Petit Bôt valley sides and small areas within the hamlet, evident at that time, were probably for local building materials rather than for commercial purposes. Only a small amount of more recent development is evident.

21.5 Architectural Quality, Built Form and Locally Important Buildings

The Conservation Area is vernacular in appearance, with a large number of architecturally and historically interesting buildings. High quality traditional farmhouses and cottages – typically low and narrow – were built to front on to or perpendicular to the road. The curved sloping character of the roads gives a variation to roof and chimney heights adding to the appearance of the hamlet. Close eaves with parapet gables and brick chimneys above pan-tile or slate roofs are important features of the skyline.

Most buildings are of stone, with many white washed; others are rendered. The stone detailing of the Conservation Area is important. This is notable in the form of traditionally constructed stone walls with quoins, lintels, projecting chimney support stones (witches' stones), door arches and tourelles.

The combination of natural stone and white rendered buildings with stone garden walls, coupled with the low storey height, few storeys and small vernacular style and proportions to the openings, create a visually complex traditional appearance. A number of windows in the pre-Georgian properties present have been replaced with Georgian style glazed windows within enlarged openings, but without significant alteration to their positioning. In all but one case, front doors open directly on to the road or directly on to low walled landscaped gardens.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

21.6 Open Space, Parks & Gardens and Trees

The entrance to the hamlet from Rue des Fenetres is dramatic: travelling along a very narrow sunken road with the fields and hedge-topped earth banks above head height and, in places, overarched by trees the twists and turns in the road lead to a sudden reduction in the level of enclosure and the hamlet is revealed.

The hamlet itself, being located in a dip in the landscape, is relatively enclosed, changes in levels and the proximity of buildings to the lanes constraining views beyond the development and giving a somewhat higgledy-piggledy character and limited impression of open space.

The amenity value of the groups of trees along Petit Bôt valley, Rue des Fenetres and Rue au Variouf within and adjacent to the Conservation Area is important to the setting.

21.7 Character Areas

The small size of the Conservation Area does not warrant character areas, development dating from roughly the same period. Minor boundary revisions are made to include some additional parcels of land where these contribute to the character and setting of the Conservation Area or align with property boundaries.

21.8 Positive Contributors

Most of the buildings and features within the Conservation Area help to shape its character, including the use of stone in construction of twentieth century buildings and alterations. The road and property boundaries are all important contributors to character, as are the stone steps on Rue au Variouf which first appear on the 1938 map and which cut off the hair-pin loop in the road when on foot.

The impact of buildings in three dimensions is especially important in locations such as Le Variouf where more than just the roadside elevation of a building can be easily viewed.

21.9 Assessment of Condition

On the whole, Le Variouf Conservation Area has maintained its character and appearance, there being much evidence of use of traditional materials in both buildings and boundary treatments.

The roof of one dwelling is constructed of corrugated metal and concrete tiles. Whilst the red metal roof is a feature in the Conservation Area, this roof and the concrete tiles adjacent are in a poor condition and would benefit from sensitive replacement.

Sheds, flat roofs and modern farm buildings detract from the character of the Conservation Area. PVCu windows are relatively few, but where these do occur, they do not respect the character and appearance of the area.

Surfacing of the public highways is most often of tarmac, with an area of concrete hard surfacing on the upper part of Rue des Fenetres. These materials fail to denote the Conservation Area as special. At individual properties surfacing materials are generally appropriate however some could be enhanced.

21.10 Identifying the Boundary

The existing boundary, as designated in the Rural Area Plan, is tightly drawn. No significant alteration is proposed, only inclusion of a strip of land to the south west and exclusion of a strip to the north east, to align the Conservation Area boundary to the boundary of land parcels, through which the previous boundary ran.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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21.11 Reason for Designation

This area is designated as a Conservation Area to conserve the historic and architectural character and appearance of the area. The traditional and historic buildings and their scale have a strong relationship with the topography and are not dominated by the road in terms of their layout or their relationship to it. Roadside boundaries of buildings are generally low giving visual access to front gardens. The use of hedges and earth banks as roadside boundaries also contributes to character.

21.12 Addendum

Building/feature	Cadastre	Comment
La Variouf Farmhouse; Le Variouf de Haut, Le Jardin des Fleurs & La Fontaine, Rue des Fontenelles, Rue des Fenetres & Rue au Variouf	H00464A000 H004350000 H004700000 H004740000	Farmhouses, some with mediaeval origins, dating from the 15 th to 18 th centuries; 18 th century re-fronting evident at Le Variouf de Haut and La Variouf Farmhouse; traditional tourelle; archaeological interest
Variouf Farm Cottage, Le Coussinet, Chemin des Sommeilleuses, Le Petit Jardin & Hill View, La Rue	H004630000 H00463A000 H004720000 H004730000	Cottages, possibly 15 th -18 th century; distinctive terrace on hillside with historic relationship to Le Variouf Farmhouse; ornate Victorian dormers to Hill View; traditional door arch at Le

des Fontenelles & Rue des Fenetres	H004680000	Petit Jardin; archaeological interest
Buildings, La Rue Des Fontenelles	H004640000 H00464C000	Outbuildings, in need of some maintenance but of historic value; archaeological interest
Ferndale	H007150000	Cottage, constructed in former quarry, pre-1938; historic spring adapted to allow better access to the water providing abreveurs along with a trough, steps and walls; archaeological interest

22. St Martin's Church and Sausmarez Manor, St Martin's draft Conservation Area Appraisal

22.1 Introduction

St Martin's Church and Sausmarez Manor Conservation Area extends beyond the mediaeval enclave around the church to include a mix of dispersed mediaeval, post-mediaeval and other planned eighteenth century and Victorian development continuing from Les Merriennes, along La Grande Rue, Les Camps and La Route de Sausmarez to Les Hubits de Bas and Les Hubits de Haut. It includes the ancient St Martin's Church and the grand and historically and architecturally significant Sausmarez Manor. The menhir (c.2500-1800BC) standing adjacent to the church gates is of national and international archaeological note.

Stone used in the construction of many of the core buildings throughout the Conservation Area serves to unify the settlement. Small lanes leading into and out of the Conservation Area are little changed from the mediaeval road pattern.

The historical origins of this Conservation Area and its links and influence on today's character are a key factor in its special character. The key visual elements in this area are the church, Sausmarez Manor and many grand houses, chiefly along Fort Road, but also present elsewhere within the Conservation Area.

22.2 Summary of Special Interest

St Martin's Church and Sausmarez Manor Conservation Area occupies high land at the eastern end of the plateau above Guernsey's southern cliffs. Stream valleys run north and east from the church and via the grounds of Sausmarez Manor then through Les Hubits. These streams will have provided a source of water and so the origin of historic settlements.

The Conservation Area contains several clusters of buildings which pre-date the Duke of Richmond map of 1787. Primary of these is development which built up around the thirteenth century Church of St Martin de la Bellouse which occupies a site of earlier pagan worship of which La Gran' Mere du Chimquiere, a statue menhir, is a relic. This is an important neolithic site which has strong associations with water, two springs issuing from beneath the church. The majority occupies a dip in the landscape adjacent to, but not prominent from, the main part of St Martin's Local Centre to the south and west, the latter area being the focus of the remainder of this pre-nineteenth century settlement.

Sausmarez Manor has its origins in the late twelfth or early thirteenth century. It stands in the southern part of the Conservation Area amid large grounds. Its associated mill was present at Les Camps by 1787. A third area of development dating from this time is clustered around a stream at Les Hubits, to the north of Sausmarez Manor.

By 1898 development within the Conservation Area had taken the pattern that is visible today – a largely linear form linking the La Bellieuse with Les Camps and Sausmarez Manor with Les Hubits. Surrounding land was agricultural in use and this has continued largely unchanged into present times.

In the older areas of development, in particular around the church, the relationship between buildings (of exposed local stone and render with slate or clay pan-tile roofs), earth banks, walls and open spaces, coupled with a strong sense of enclosure, is of significance. The power and influence of water is highly evident and links to the history of the church are important. The large ancient drains, abreveurs and cobbled gutters contribute considerably to character. The visual impact of Sausmarez Manor and its grand gates and tall trees is very high as one approaches from the direction of St Peter Port.

The attractive and characteristic nineteenth century ribbon development which stretches along La Grande Rue, Les Camps and La Route de Sausmarez is of more regular, formal stone or painted render and is more open, often standing behind low stone walls. Along with workers cottages this represents part of the Victorian boom in good quality sub-urban ‘villas’. Many of the buildings along the latter road are substantial and architecturally grand, contrasting strongly with the mediaeval areas around the church and with the open fields. Most of the buildings in the Conservation Area help to shape its character and are of historic value.

Walls and stone posts throughout the Conservation Area have a strong visual impact on character and dominate many views throughout the Conservation Area. There is a particularly high and noteworthy stone wall around the church and La Bellieuse which is highly visually prominent when approaching from the north. These historic stone walls and posts are also often indicative of past uses and make a contribution to character.

Characteristic views of St Martin’s Church and of Sausmarez Manor can be obtained from within the Conservation Area though distant views are fewer due to changes in topography and the presence of vegetation. There are many open fields along narrow lanes, generally to the rear of development, and this feeling of rural character is strong.

22.3 Location and Setting

St Martin’s Church and Sausmarez Manor Conservation Area is located in the south eastern part of Guernsey, around 1.7 kilometres south west of St Peter Port Harbour and about 2.3 kilometres east of the Airport. It stands on high ground above the south and east coast cliffs from which two valleys run north eastward via Les Traudes and Les Hubits de Bas. St Martin’s Church is in a natural dip at the head of the former valley and Sausmarez Manor occupies an elevated position on the side of the latter.

This Conservation Area is surrounded by areas high in landscape quality with many fields in the relatively flat area of Les Blanchés Pierres included, views across which

are obtained between buildings and from gateways through high earth bank boundaries in the lanes. Within the valleys the setting feels much more enclosed and views are more limited in range. This landscape underlines the importance and quality of the views both into and out of the Conservation Area.

Many services are present within this Conservation Area, including shops, offices, banks and community uses. St Martin's Primary School stands just outside the designation. The main roads through this Conservation Area are major arterial routes radiating out from St Peter Port. St Martin is also a transport hub with bus routes leading off north, south, east and west. Levels of activity are therefore high, both as a result of visitors to the area and due to through traffic. This is less true of the small lanes leading into and out of the Conservation Area which are little changed from the mediaeval road pattern and provide popular walking routes.

22.4 Historic Development

The exact origins of the church of St Martin de la Bellouse are unclear however it stands on a site of pagan worship and almost certainly replaced a neolithic tomb shrine below which two springs emerge, one of which, legend says, is a healing well. The name St. Martin de la Bellouse is a mystery. Though the road on which the church sits is called La Bellieuse today, its origins are unknown. It may have come from the Breton word "belorsa", meaning sloe bushes, of which there are many in this area.

A church has been present on the site since 1048, when William the Conqueror granted St. Martin's as a Parish Church to the Abbot of Marmoutier, near Tours. At that time the Channel Islands were under Norman sovereignty. The current building replaced a wooden structure and dates back to 1225. A further aisle was added to the north side of the church in the fourteenth century, doubling the size of the church. The porch was added in approximately 1520 but much of the stone used has weathered and the detail has been lost. It has a sundial over the door, dating back to 1751.

At the entrance to the churchyard stands La Gran' Mere du Chimquiere (the grandmother of the churchyard), a neolithic statue-menhir, dating from approximately 2500–1800BC. The origins of the statue are lost but offerings of money and flowers to ensure fertility are still placed upon her head, especially by brides and visitors.

At one time the statue stood near the church porch but, probably because too much veneration was paid by parishioners, the statue was broken in two. Such was the outcry that repairs were made and the statue placed in its current position. The crack is clearly visible. The head shows signs of being re-modelled and a face added, probably during Roman times, as the head garment resembles clothing worn during this period.

Sausmarez Manor dates to the late twelfth century or early parts of the thirteenth century although the present building was constructed during the first part of the

eighteenth century. This is a prominent domestic building in the Conservation Area. There are ancient walls around the Manor and these have a high archaeological significance. The Old Mill at Les Camps du Moulin, of which only the walls remain, has historical associations with Sausmarez Manor. A fief court was formerly held in the court room which still stands at the entrance to the Manor.

The Duke of Richmond map of 1787 shows a cluster of buildings around the church and surrounding the low-lying field to the north of that building. This cluster crosses La Grande Rue. There is a further group of buildings at the junction of Les Merriennes with La Grande Rue and another, further to the east focused around the junction of Les Hubits de Bas with Damouettes Lane and La Route de Sausmarez. Otherwise, there were, at that time, some scattered small groups of buildings. Many were associated with orchards, a key enterprise in the parish during this period. Roads, lanes and fields remaining throughout the Conservation Area are clearly shown on the 1787 map.

Methodism was strong in Guernsey and St Martin's was no exception. The first Methodist Mission at Les Camps was opened in 1818 and now serves as the hall associated with the current chapel which was constructed 1864-1869 adjacent to the first. These are important buildings in the setting of the Conservation Area.

By 1898, as evidenced by the map of that date, many buildings had been constructed linking the earlier settlements, most notably along Les Merriennes, Rue Maze, Les Camps, La Route des Camps, La Route de Sausmarez and Les Hubits de Bas. Community buildings had been constructed including the Parish Hall at La Grande Rue and a school, to the south of and outside the designation. This building was later replaced by the current school (since extended) which was constructed in 1901. A hotel and public house were also present in/adjacent to the southern part of the Conservation Area. The windmill was disused but orchards remained at Sausmarez Manor.

Vineries and greenhouses began to appear in 1898 and their construction continued into the mid-twentieth century. Although many have been removed, a number remain around the periphery of the designation, in varying states of repair, and these have an influence on character and setting, in particular on approaching the Conservation Area.

Over the last century use of land has become increasingly recreational and this is evidenced in the current pattern of land use. Public conveniences were present at the eastern end of Rue Maze by 1938 (lavatories remain in this location), highlighting the draw of the area to visitors. Football pitches and school playing fields stand just beyond the Conservation Area boundary.

The still-visible effects and impact of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, are strong.

22.5 Architectural Quality, Built Form and Locally Important Buildings

St Martin's Church and Sausmarez Manor are the dominant architectural forms in this Conservation Area, around which the historic core of St Martin is clustered. Both buildings and their prominent historic environs, including the churchyard, farms, open fields and some other manorial and ecclesiastical-in-origin buildings, make a major visual architectural expression and dominate visual and character perception having a major impact on public perception of the Conservation Area. These sites are very important Island landmarks.

For a full detailed architectural description of the church see John McCormack's "Channel Island Churches", 1986. The history of Sausmarez Manor is outlined in the parish history book "St Martin, Guernsey, Channel Islands: A Parish History from 1204", Strappini, 2004. It is also described on the Sausmarez Manor website: <http://www.sausmarezmanor.co.uk/history.html>.

Other parts of this Conservation Area consist of a sixteenth, seventeenth, eighteenth and nineteenth century character, generally at a domestic scale although many of the buildings incorporate shops and other services. More prominent architectural forms include the Parish Hall on La Grande Rue and Les Camps Methodist Chapel on La Route des Camps.

Building materials and construction are consistent, often consisting of rough stone with clay pan-tiles or slate. The stone used in the construction of many of the core buildings throughout the Conservation Area serves to unify the settlement.

There is an element of twentieth century commercial development which is particularly noticeable at the junction of Les Merriennes with La Grande Rue and at each end of Les Camps.

The consistency of architectural styling, historic interest and relationship between buildings, spaces, roads, walls and earth banks throughout the Conservation Area is in strong evidence and acts as a unifying element.

Roads and lanes and historic stone walls are an integral and important part of character and provide a strong historic link to the past. In such rural areas, roads and lanes are often unchanged throughout the centuries and stone walls may often be indicative of ancient property boundaries.

Differences in architectural detail and built form have the effect of creating different character areas and these are considered in section 7.

There is a collection of buildings throughout the Conservation Area which are of architectural and/or historic merit, the majority of which date from before 1898 according to historic map regression.

Traditional Guernsey archways frame several of the farmhouse doorways and some locally distinct galleting with black pebbles is evident around the church. Gateposts, cobbled gutters, hertiers and witches' stones are also features of the Conservation

Area. Abreuteurs are present at Les Hubits and La Bellieuse, the latter incorporating a well, paved area and trough. The archaeological plateau is very important and the Menhir (c.2500-1800BC) adjacent to the church gates is of national and international archaeological note.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

22.6 Open Space, Parks & Gardens and Trees

St Martin's Church and Sausmarez Manor Conservation Area is surrounded by high quality landscape affording many fine views across open fields, intersected by mature hedges and trees, all integral to character.

The small, enclosed field north east of the church is an important landscape feature, historically an orchard, which is of interest for its association with the functioning of the hamlet. An important tree stands at the southernmost corner of the churchyard. There are important open spaces around Sausmarez Manor where modern property boundaries do not reflect the historic boundaries remaining, within the grounds of the Manor. There are wide views on all approaches and across fields.

Open spaces outside the Conservation Area boundary also contribute positively to its setting and walls, trees, hedges and other greenery have a foremost visual impact.

The route taken by La Grande Rue, Les Camps and Route des Sausmarez, all main thoroughfares, is relatively wide and has a somewhat urban feel, although in places this is muted by the presence of mature trees and hedgerows.

Many of the smaller roads and lanes within the Conservation Area have an enclosed, rural feel, although this is often visually enlivened by traditional historic buildings on the edge of the road and set further back within generous plots and an abundance of greenery. Earth banks leading into and out of the Conservation Area are very important to character and the lanes are often abundant in wild flowers. These lanes are little changed from the mediaeval road pattern.

22.7 Character Areas

Five character areas are identified in this Conservation Area, chiefly arising from differences in the age of buildings and changes in character between the main roads and rural lanes. These relate to: St Martin's Church, Les Camps, Sausmarez Manor, Route de Sausmarez and Les Hubits.

St Martin's Church

The church and adjacent historic buildings and spaces dominate this character area, some spilling out on to La Grande Rue to the south and west. More recent buildings, including the Parish Hall, are evident in this location and on Les Merriennes. The more recent the building the more formal its relationship with the road, older buildings clustering more in accordance with topography and one another than with

the highway. Many historic buildings remain and these are typically constructed of traditional materials – stone, sometimes rendered, with slate or clay pan-tile roofs – reflecting the materials used throughout the Conservation Area.

Much of this ancient hamlet is set in a dip at the head of a valley where views of the domestic buildings around the church are limited to short range. The spire of the church can be seen across nearby fields and on approaching this part of the Conservation Area.

Les Camps

The character area of Les Camps extends from St Martin's Garage to the junction of Les Camps and La Route de Sausmarez. It has a mainly Victorian character and includes some noteworthy terraces of uniform one and a half storey cottages which face the highway with front gardens (in some cases now parking) and roadside walls. Some grander houses and community buildings are present. Despite some modern, often commercial, buildings the pattern of development remains similar to that shown on the 1898 map.

Sausmarez Manor

Sausmarez Manor, parts of which date to the late twelfth or early thirteenth centuries, has a Queen Anne frontage, constructed during the early eighteenth century. This part of the building is prominent in views through decorative railings from La Route de Sausmarez, adjacent to the former feudal court house. Mature trees along the roadside provide a sense of enclosure.

The buildings are set in an attractive landscape with formal gardens to the front of the house, visible from the road. The extensive grounds include woodland and a lake, stables and agricultural fields stretching to La Vequesse to the north.

La Route de Sausmarez

A series of architecturally designed, nineteenth century houses line La Route de Sausmarez. The formal facades are sometimes of exposed stone but more often render with slate or clay pan-tile roofs. Much detailing is present, for example in the form of bargeboards, cornices, balcony railings and door/window hoods.

Although these buildings differ in appearance, there is an impression of unity through their similar size – typically two or two and a half storeys – and their position relative to the road, generally set back behind low stone walls and mature planting. The landscape in this part of the Conservation Area is flat and the road generally straight which contributes to the particular character in this locality.

Les Hubits

Les Hubits extends north westward from its junction with La Route de Sausmarez. Here, the character is semi-mediaeval and solid and perhaps similar to the area around St Martin's Church, many buildings dating from before 1787. The buildings

are mainly of stone with slate or clay pan-tile roofs, stone walls are generally high and thick and the road is narrow and winds between them. There is a strong sense of enclosure due to buildings, walls, other boundary treatments and mature trees and, in the east, to the valley setting.

Boundary revisions are proposed to include some parcels of land where these contribute to the character and setting of the Conservation Area and to exclude some areas which do not make a positive contribution.

22.7 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their integrity as historic structures and impact in three dimensions. This is especially important where more than just the roadside elevation of a building can be easily viewed.

The Conservation Area displays five character areas, each with particular features which contribute positively, or have the potential to do so:

- The historic and prominent St Martin's Church and Sausmarez Manor and their role in the historic development in the area;
- The juxtaposition of grand houses with clusters of more ancient buildings;
- The relationship of buildings to one another, and to the roads, lanes and open spaces, comprising of seemingly random orientation of older buildings and more formal rows of houses and terraces of cottages, as at Les Camps;
- Stone walls, both high and low, which line the roads and serve to connect the different parts of the Conservation Area, the wall on the north side of Les Camps between the junction of Old Mill Road and Les Camps du Moulin, is particularly noteworthy, and;
- The vibrancy and bustle of the Conservation Area, although this must be carefully balanced with negative issues surrounding high volumes of traffic.

These buildings and features are noted in the Addendum.

22.9 Assessment of Condition

In general, the buildings within the Conservation Area are in a good condition and constructed of appropriate, traditional materials. Boundary treatments are often of stone or are formed by earth banks and are generally in a good state of repair although it is notable that many of the earth banks show significant signs of erosion and, if unchecked, this could have a significant negative effect on character. There are a number of inappropriate PVCu windows and doors throughout the Conservation Area which detract from the character.

An element of twentieth century commercial development is particularly noticeable at the junction of Les Merriennes with La Grande Rue and at each end of Les Camps. The former is particularly poor, the relatively open nature of the site, commercial signs and parked cars detracting from the townscape quality of this area which includes a pleasant cluster of ancient dwellings. Despite these later developments the hamlet at the church is still freestanding, mainly intact and of great interest although one building in this location requires maintenance works.

In general, the road surfacing, although in the main in good condition, is quite bland and shows no distinction for a Conservation Area. High traffic levels negatively affect character and the busy roads would benefit from some softening of traffic impact. The negative impact of traffic has a strong and direct negative influence on the setting of the area. For example, there is a weekly farmers market which is a lively event and adds a positive and bustling feature to the Conservation Area attracting many people. However, there are many cars associated with it and this is a negative feature. There is some unsightly parking, especially on the main roads.

22.10 Identifying the Boundary

The existing boundaries, as designated within the Rural Area Plan, identified five separate Conservation Areas and excluded Sausmarez Manor and associated areas of open land. The boundaries have been examined and various amendments are proposed.

The existing boundary is tightly drawn around the church and the historic core and this remains the case in the western part of the designation. However, even though the commercial buildings at the junction of La Grande Rue and Les Merriennes are lower in quality, both visually and architecturally, their inclusion enables associations with the opposite side of the highway to be maintained and enhanced.

Buildings at Carmel and on Rue Maze are excluded as these are physically and visually divorced from the character which is prevalent around the church.

A row of buildings, including dwellings and commercial premises, on the north eastern side of La Route des Camps, are included to provide a link between the ancient development in the vicinity of the church and nineteenth century development to the south east. Many of these buildings are of architectural and/or historic interest and their inclusion within the designation highlights them as integral to the historic importance of the Conservation Area.

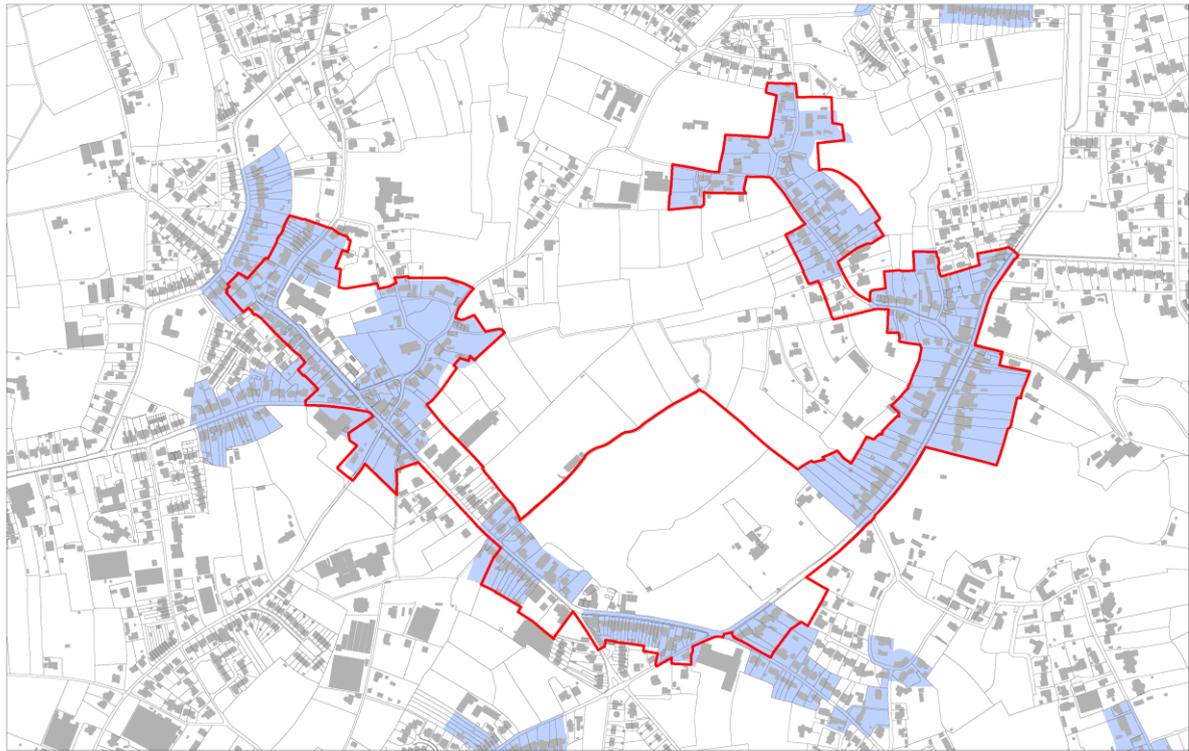
Sausmarez Manor is included for its role in development of the wider Conservation Area and for the contribution made by its extensive grounds to the open character of the locality.

Some other minor amendments are also made to square off the boundary of the Conservation Area and to provide links between areas of greater interest, for example at Les Hubits. These are often made according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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22.11 Reason for Designation

St Martin’s Church and Sausmarez Manor Conservation Area provides an example of historic development originating around a mediaeval church and around streams as sources of water, as well as around the ancient Sausmarez Manor. The Conservation Area is of high historic interest as it retains fine examples of dispersed mediaeval, post-mediaeval, planned eighteenth century and Victorian development that originated on a pre-eighteenth century settlement pattern and has coalesced due to nineteenth and twentieth century additions. The area contains many buildings of fine architectural quality which combine with stone boundary walls and mature vegetation to create a high quality environment with outstanding historic interest.

22.12 Addendum

Building/feature	Cadastre	Comment
<i>St Martin’s Church area</i>		
1-6 Mount Hope Terrace & Australind, Les Merriennes	J005230001- J005270000	Group of early 20 th century dwellings; Mount Hope Terrace has attractive bargeboards and quoins and retains many original window and door openings; Australind is an attractive 19 th century building which frames the terrace
La Gouvanniere, Les	J003980000	19 th century house with original openings,

Merriennes		stone lintels, sash windows and historic wall
Rosslyn & Browhill, Les Merriennes	J003970000 J003960000	Pair of 19 th century houses with original openings and decorative porches and quoins
Les Tilleulls & Les Merriennes House, Les Merriennes	J00392A000- J00392A002 J004030000	19 th century houses; setting of Les Merriennes House (flats) compromised by commercial building next door
Le Courtil du Puits, Le Deux Puits, Holly Tree House, St Lauren House, Le Douaire, Northlyne & Merriennes Cottage, La Grande Rue & Les Merriennes	J006720000 J006700000 J006810000 J006790000 J006780000 J00669A000 J006800000	Group of traditional and historic houses; the historic roofs and variation in traditional materials is particularly noteworthy
La Vieille Maison, La Maisonette & Smithfield House, La Grande Rue	J005200000 J005190000 J005110000- J005110002	Collection of pre-1787 buildings; La Maisonette may be a historic part of La Vieille Maison; openings altered at Smithfield House, although small roadside gable end window of note; interesting relationship
Eros House, Hollingbourne & Ivydene, La Grande Rue	J00521A000 J005060000 J005070000	Pair of 19 th century houses; original openings, chimneys and fanlights; historic front wall retained at Eros House
Le Cheval Noir & Cleveland House, La Grande Rue	J005090000 J005100000	Pair of early 20 th century houses; original openings and decorative porch hoods on corbels, quoins; single storey extension with characteristic and traditional swept gable
St Martins Parish Hall and Constables Office, La Grande Rue	J005050000	19 th century Parish Hall; historic gables and dormers with strong angular emphasis; polite stone façade and plethora of original windows; historic grounds to front; First World War memorial; walls, ironwork and relationship with road noteworthy; strong local significance
La Croix Guerin Café & flat, La Grande Rue	J001870000 J001870001	19 th century house with some original openings; historic form compromised by rear extensions
St Martin's Church & field, La Bellieuse	J003260000 J003270000 J00376A000	Ancient church dating from 1225, on site of former church and earlier pagan worship; features include the neolithic statue-menhir La Gran' Mere du Chimquiere, gates and gate pillars, sundial and tree; well and abreveur in field to north east; archaeological interest
The Cottage, Bonheur, Le Bordage, La Mouette, Le Coin, La Bellieuse de Haut, L'Auberge, 2-4 La Bellieuse Cottages, Baytree Cottage, La Bellieuse Cottage,	J003070000- J003090000 J003700000- J00372A000 J00313B000- J003143B00 J003280000	Historic collection of houses clustered around church; all but one or two date from before 1787, some from as early as the 15 th century; evidence of some refurbishment following a fire in 1799; Bonheur rebuilt 2004, retaining only the façade; La Bellieuse House is dilapidated, archaeological interest

Tanglewood, Le Douit Farm, La Bellieuse House, La Bellieuse Farm, Le Douit Farm Cottage, Les Merriennes Cottage, Rose Cottage, Passchendaele & La Vallee, La Bellieuse, Les Traudes & Rue de l'Eglise	J003120000 J003130000 J003300000 J003790000 J003760000 J003740000 J003730000	
La Cordonnerie, Wren Cottage, L'Abri, Dieu-donne, Nat West Bank, La Bellieuse, The Rectory and Barn, Rectory Close, My-D House, Hydrangea, shop at corner of School Lane, The Old Post & Shalom Cottage, La Grande Rue & La Bellieuse	J003050000 J003250000 J003690000 J00186B000 J000660000 J000600000 J000630000 J001850000 J003040000 J000640000 J001840000 J000620000 J001860000	Group of mostly 18 th century and earlier buildings; dated lintel at La Cordonnerie 'CNV:SGN:1729'; 18 th century openings at L'Abri; several 19 th century buildings are included within this group, incorporating some more modern shop fronts
<i>Les Camps</i>		
1 & 2 Tremel Cottages, Le Petit Courtil, Anse Victorin, Montleah & Rosewood, La Grande Rue	J001780000- J001800000 J001710000- J001720000	Row of 19 th century houses, some semi-detached; a number of front walls, original openings, bargeboards around dormers and fanlights maintained
Eversley, Casita, Stretford, Bramlea & Rocheby, La Grande Rue	J001740000 J001750000- J001770000	Row of 1930s dwellings; retained historic features and openings
Les Blanches Pierres, Roseneath, Bwthyn Bach, Mayfield House, Bon Accueil, Beaulieu, 1 & 2 Beaugard, Les Camps	J000520000- J000580000 J001690000	Grand 19 th century house with row of 19 th century cottages; some original openings, attractive bargeboards, finials, dentil courses and quoins
Les Camps Methodist Church & hall, Les Camps	J001680000	Victorian Gothic Revival; hall constructed as chapel in 1818, replaced by current church by 1869
Evelyn Cottage, Les Camps	J001670000	Pre-1898 building, probably 18 th century
Queen's Hotel, Les Camps	J000460000	Pre-1898 hotel, much altered but of interest
Clapham Cottages, Manor View, 1-15 Les Camps Terrace; Praslin, Beauseant, Teyford & Camp Cottage, Les Camps; Les Rosiers, Les Camps du Moulin	J000220000- J000370000 J000390000- J000430000 J000450000 J00045A000 J014960000	19 th century cottages, many of which are terraced; many original openings; some original walls and gateposts; elements of commercial buildings of less merit
Manor Stables, Les Camps	J001650000	Riding stables, originally associated with

		Sausmarez Manor; constructed by 1898; high stone roadside wall with gate pillars; fields of archaeological interest
<i>Sausmarez Manor</i>		
Sausmarez Manor, La Route de Sausmarez	J001620000	Early 18 th century building with late 12 th /early 13 th century elements; associated stables, mill and fief court which stands at the entrance; interesting railings; archaeological importance, notably ancient walls around the Manor
<i>La Route de Sausmarez</i>		
Homeland, Le Murier, Le Courtillet, Redleaf & La Croix Bertrand, La Route de Sausmarez	J000150000- J000210000	Row of grand dwellings; constructed pre-1898;
Le Petit Bois, La Menardais, Le Friquet-a-gauche, Claverton House, Fermain Lodge, Sonoma, Ambassador Hotel, La Roche, Goldings, Fairfield, Polmear Lodge, Sausmarez Cottage, Le Menage, Le Friquet-a-droit, Saffron House, Hortensias, Stuart Lodge, Henley, Bluebell Cottage, Highfield, Le Rivage, Greenwood Trees, Lilypad, The Lindens, Montauban, Tara House & Wellesley, La Route de Sausmarez	J001450000- J001490000 J001520000 J001510000 J001530000- J001610000 J000010000 J00001B000- J000110000	Rows of 19 th houses lining the road; dating from before 1898; interesting details include scrollwork, pilasters, porches, fenestration,, quoins, original driveways, lintels and bargeboards; High Victorian Gothic architecture with decorative façade (bargeboards, scrolls, wrought iron balcony with quatrefoils) at Fairfield and Fermain Lodge; gable of pre-1787 house remains on roadside at Sausmarez Cottage
Old Chapel Loft, Hollyhurst, Fermainia, Les Rosiers, Campbell Lodge, Fermain Cottage & Fermain Tavern, Fort Road	A41022A001- A410260000 A410210000 A410290000	Row of buildings, mostly dwellings, pre-1898; Campbell Lodge is highly decorative with symmetrical prominent stone niches and original openings in a sub-Scottish Baronial style; Old Chapel Loft is a former chapel with original windows and historic openings
<i>Les Hubits</i>		
Kittiwake, Farnborough House & Maison de Bas, Damouettes Lane	A409180000 A409170000 A409140000	19 th century houses; Farnborough House has been subdivided into flats
Les Damouettes, Huntspill, St Kilda, Norton House, Les Meuriers, 1 & 2 Norton House, Mycot, Wo'r Hooss & abreveur, Les Hubits de Bas &	A409110000- A409130000 J002310000 J002320000 J002330000- J002340002	Group of pre-1787 dwellings; some modern extensions, alterations and outbuildings; Wo'r Hooss 19 th century; Les Hubits abreveur dates to 1872

Damouettes Lane	J002700000	
Diamond Farm, Driftwood, Copper Beech, Rosewood, Sans Gene, Walmer & Much Hadham, Les Hubits de Bas	J002730000 J002350000- J002400000	Farmhouse with row of buildings opposite; all constructed sometime between 1787-1898
Meadow View, Les Hubits de Bas	J002420000	Traditional dwelling with alterations; date stone of 1724
The Cottage, Hubits de Bas	J002470000	Pre-1898 cottage
La Chaumine, La Madelaine, La Pommeraie & Mare Mado, Les Hubits de Bas	J002870000 J002510002 J002850000 J002480000	Group of houses with pre-1898 origins, often much earlier
Les Hubits House & Les Petits Hubits, Les Hubits	J003460000 J00346A000	Likely 18 th century house with wing; older buildings may be buried in western ranges
Le Manoir des Hubits, Les Hubits de Bas	J002520000	Manor house; built 1726, according to McCormack, 1984
Les Hubits de Haut, L'Heritage, Les Hubits & L'Ecurie, Les Hubits	J003210000 J003220000 J003240000 J00321B000	Complex of farm buildings, now converted and subdivided; present 1787 but some may date from the 16 th century

23. Saints Road, St Martin's draft Conservation Area Appraisal

23.1 Introduction

Saints Road Conservation Area is located on the high plateau above the cliffs at the south eastern corner of the Island, through which valleys run to the beach at Saints Bay. The Conservation Area comprises predominantly residential development set in rural lanes and utilising traditional materials, including in boundary walls. It includes the southern part of Saints Road and expands out from there in a mainly southerly direction to include parts of Icart Road and easterly to the Bella Luce Hotel and Rue du Moulin Huet.

Topography has played an important role in the historic development of the area which comprises a dispersed hamlet with a quiet, low-key and rural character twisting gently towards the coast. Small lanes and roads into and out of the Conservation Area are little changed from the mediaeval road pattern and include several green lanes (ancient footpaths). The origins of the settlement are clearly established on the Duke of Richmond map of 1787 and the history of the area and its links and influence on today's character are a key factor in its specialness.

23.2 Summary of Special Interest

This Conservation Area has many fine, mainly domestic-scale, buildings scattered along small rural lanes with occasional views out to impressive undulating landscape or open space beyond.

The proximity to the coast and fine landscape has a strong influence on character and has shaped the historic built landscape and adjacent natural landscape. Views of the open sea are plentiful as one moves through the Conservation Area and this has an influence on character. Views of historic buildings and lanes are often "framed" by views of the sea and coast beyond adding to the character of the Conservation Area.

There are many open fields and fine views throughout the Conservation Area along small lanes with spectacular clusters of historic buildings. All sides of buildings can be seen from different angles due to the dramatic topography.

This area displays a very attractive sixteenth, seventeenth, eighteenth and nineteenth century character throughout giving strong character to the Conservation Area. This is clear when looking at historic maps.

Throughout the Conservation Area the relationship between buildings, earth banks, walls and open spaces (both domestic and agricultural) is of highest quality. The pattern and grain of settlement is largely unchanged since the sixteenth century and is exceptional.

23.3 Location and Setting

Saints Road Conservation Area is in the parish of St Martin at the south eastern corner of Guernsey. It is located approximately 600m south of St Martin's Church, to the south of road links through to St Peter Port Harbour to the north east and the Airport to the west each of which stand at respective distances of 2.9km and 2.0km. The designation extends northward from the junction of Icart Road with Rue des Marettes for 620m to Rue des Grons, and then 400m east via La Motte Road and La Fosse de Haut to the junction of Les Camps du Moulin with La Vallee Road.

Topography is a very prominent and important factor in this Conservation Area, constraining the location and orientation of historic development and directing views within and beyond the Conservation Area which highlights the importance of the sense of enclosure and the openness of the skyline.

The roads through this Conservation Area are narrow, although they contain a busy bus route and are full of activity. Icart Road and Saints Road are dominant routes to the coast, cross-connected by smaller lanes such as La Ruelle du Navet. This is a small lane which dips down the valley side to Saints Bay Road and continues along a green lane to the south, skirting houses on Icart Road, from which views down the valley are obtained.

Although outside the Conservation Area, St Martin's Primary School stands in close proximity to the north, between this and the St Martin's Church and Sausmarez Manor Conservation Area. At certain times throughout the day the school generates a great deal of visitors and therefore traffic – motorised, cycling and pedestrian – which has a visual and physical influence throughout the designation. Harbour and airport routes to the north are strong and influence character, increasing activity in the Conservation Area.

23.4 Historic Development

A mediaeval priory, around which a settlement may have arisen, was present at Saints Road in the twelfth century, belonging to Norman abbey of Blanchelande. Its ruins were still present in 1649 but were soon after destroyed and replaced with the house known as La Barbarie, now a hotel. The court house of Fief Blanchelande, destroyed during the 1960s for self-catering accommodation, was also present in this location.

The Duke of Richmond map of 1787 shows a cluster of buildings at La Fosse de Haut, La Fosse de Bas and the top of Rue du Moulin Huet with further buildings strung out along Saints Road, down Le Val au Bourg and along Icart Road. Many of these buildings remain, notably around La Fosse, at the junction of Icart Road with Ruelle du Navet and a series of farmhouses with gables abutting Saints Road. Small lanes and roads into and out of, and boundaries within, the Conservation Area are little changed from the mediaeval road and field pattern.

Streams run down the valleys at Rue du Moulin Huet and Saints Bay Road and these would have provided a water source to early settlements which would have been

likely to have relied on agriculture and fishing. Abreuteurs remain at La Fosse de Bas, Rue Jacques Guille, Rue du Moulin Huet, Ruette du Navet and Saints Bay Road. The last has been present since before 1800.

Further buildings had been constructed by 1898, perhaps using materials from small quarries present in the valley above Moulin Huet. According to historic maps, the majority of the buildings within the Conservation Area had been constructed by this time.

The date stone of the former chapel at La Fosse, now converted to a dwelling, states that it was constructed in 1827. By 1898 a nursery field was present to the immediate north of the Conservation Area, on Rue du Profonds Camps – the 1898 map is visually influenced by vineries and greenhouses and this is a part of character which still influences current land use, a significant amount of such development continuing into the twentieth century. Saints Harbour, to the south of the Conservation Area, was completed in 1909. Such developments would have supported the local community, both economically and socially.

More recent development includes the Captain's Hotel, present by 1938, and World War II pill boxes at the entrance to a dwelling to the north west of the Bella Luce Hotel. Some of the horticultural sites are now derelict or have been used as sites for housing, e.g. Clos de Beaupre and Le Clos Galliotte, and this is also now a part of the character.

The effects and impacts of the area's historic development on its plan form, character and architectural style, including social, visual and historic associations, remain.

23.5 Architectural Quality, Built Form and Locally Important Buildings

The architectural quality and built form of Saints Road Conservation Area is visually dominated by domestic and farm buildings of a sixteenth, seventeenth, eighteenth and nineteenth century character. The stone – buildings and roadside walls are frequently of Icart Gneiss – clay pan-tiles and slate used in the construction of many of the core buildings unifies the settlement.

The Duke of Richmond map of 1787 shows a cluster of buildings in the Conservation Area along unchanged roads and lanes. This historic link to the eighteenth century is still strong in the layout of buildings and roads and the consistency of architectural styling, historic interest and relationship between buildings, spaces, roads, walls and earth banks is in strong evidence and acts as a unifying element. Roads twist and turn around the Bella Luce and La Barbarie hotels and the historic orientation of buildings is notable, gables often abutting the highway, particularly evident in the case of a row of farmhouses on Saints Road.

Many buildings within the Conservation Area are of architectural and/or historic merit and there is a collection of interesting domestic buildings throughout the designation and some internationally important archaeology. Traditional Guernsey archways frame several of the farmhouse doorways and some locally distinct

galleting with black pebbles is evident along with mounting blocks, hertiers, cobbled gutters and abreveurs.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

23.6 Open Space, Parks & Gardens and Trees

Saints Road Conservation Area is bordered by high quality landscape, topographical features and views, inland and of the sea. This, along with mature hedges, trees and open fields, is an integral part of character and has a foremost visual impact.

Many of the roads and lanes within the Conservation Area have an enclosed and rural feel, although this is often visually enlivened by traditional historic buildings on the edge of the road. Walls and earth banks leading into and out of the designation are important to character and the lanes are often abundant in wild flowers.

23.7 Character Areas

The character of the development throughout the Conservation Area may be summarised as small and twisting lanes and small stone houses and cottages with some dispersed larger houses. This is similar throughout the Conservation Area and different character areas are not considered necessary.

23.8 Positive Contributors

Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on the street elevation, but also on the integrity as historic structures and the impact in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings, particularly notable on Saints Road and where there are changes in land level – Saints Road Conservation Area is noted for dramatic views overlooking buildings from above.

The small and twisting lanes, little changed from their mediaeval pattern, are a positive contributor and give a rural character complemented by groups of buildings and views of the sea and landscape, trees, hedges and walls. This Conservation Area is a vivid and important part of Guernsey's history and significance and attracts many visitors which has an influence on character and adds another dimension to significance.

These buildings and features are noted in the Addendum.

23.9 Assessment of Condition

In general, the buildings within the Conservation Area are in a good condition and constructed of appropriate, traditional materials, although there are a number of inappropriate PVCu windows and doors which detract from character and appearance. Only one residential building is noted as being in a relatively poor

condition, on Saints Road. Boundary treatments are often of stone or are formed by earth banks and are frequently in a good state of repair.

In general, the tarmac road surfacing, although in the main in good condition, is quite bland and shows no distinction for a Conservation Area. Commercial signs and parked cars detract from the quality of the designation, which includes many architecturally and/or historically interesting buildings.

23.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, demarcate three separate Conservation Areas: around the Bella Luce Hotel; on Saints Road, and; on Icart Road, the boundaries of which are tightly drawn around the buildings. However, this entire area is of special architectural and historic interest and therefore one larger Conservation Area is proposed.

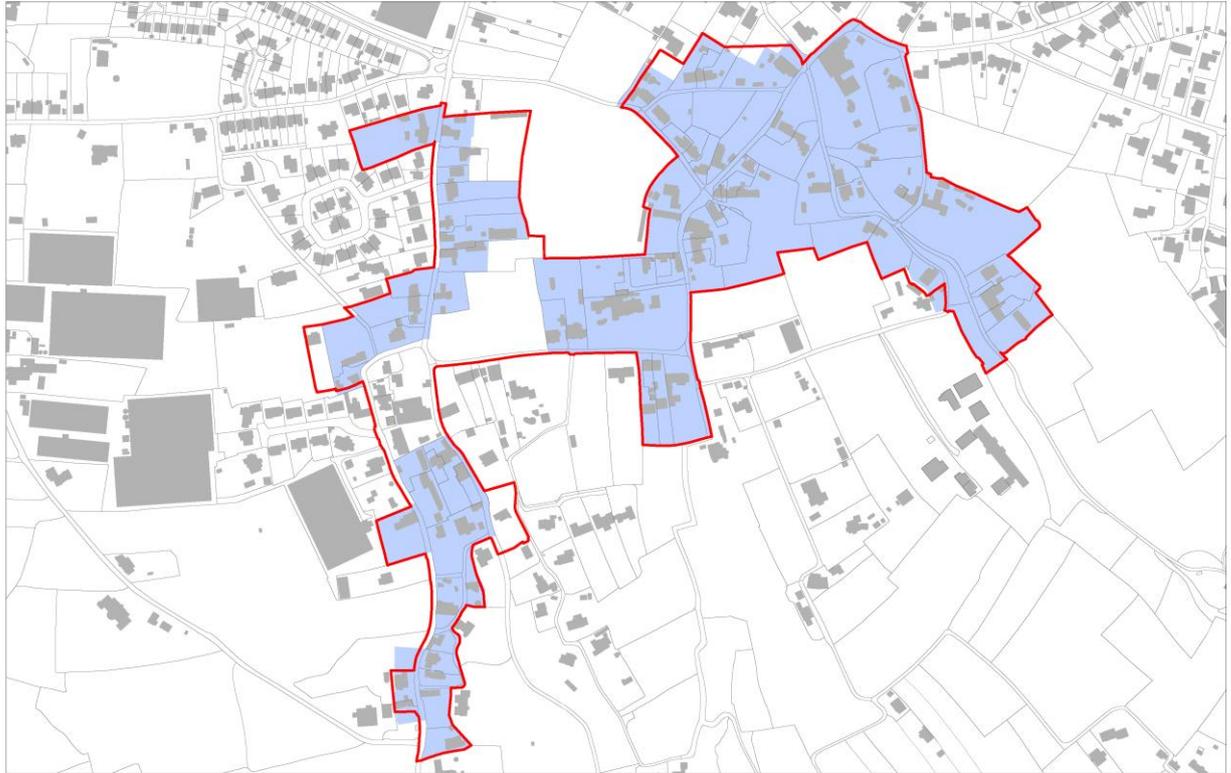
An area of development in the vicinity of La Barbarie Hotel was considered important in historical terms – this is the former location of a mediaeval priory – and provided a link between architecturally and historically important development to north and south. Fields are often important in character terms and the field opposite La Motte Cottage has been included within the boundary for this reason.

Otherwise, small amendments are made to include important buildings and to square off the boundary of the Conservation Area, often according to property boundaries.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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23.11 Reason for Designation

Saints Road Conservation Area evolved from an early settlement to support the horticultural industries that played an important part in Guernsey's economy in the eighteenth, nineteenth and twentieth centuries. Remnants of these industries are evident in the high boundary walls. Over the twentieth century the area has been adapted to include hotels that support the tourist industry as well as relatively small areas of new housing. The Conservation Area has high historic interest.

The area predominantly contains buildings of domestic scale. Although some of the twentieth century development detracts from the setting of the historic cores, many of the buildings have fine architectural quality, which combine with the topography, boundary walls, rural lanes, open fields and mature vegetation to create a very high quality environment with high architectural interest.

23.12 Addendum

Building/feature	Cadastre	Comment
Dormers, Elder Cottage, Homestead & La Carriere, Rue du Moulin Huet; La Fosse & La Fosse d'Aval, Rue Jacques Guille; Contree de la Fosse & La Porte Rouge, La Fosse de Bas; Vieux Port, Le Rocher	J013720000- J013750000 J013760000 J012880000 J012940000- J012950000	Cluster of mostly 19 th century buildings within the valley above Moulin Huet; Vieux Port is likely to be older, possibly 17 th century; abreveurs at Rue Jacques Guille and Rue du Moulin Huet
The White Cottage, Le Barboue & La Fosse de Bas, La Fosse de Bas	J012860000 J012850000 J012930000	Group of pre-1787 buildings, possibly as early as 15 th /16 th century; mounting block at La Fosse de Bas; abreveur with well, trough, washing stone and paving; archaeological interest
Bella Luce Hotel, Le Repos au Coin, Orchard Cottage & La Ruelle House, La Fosse de Bas	J012840000 J011620000 J012920000 J012910000	Group of 16 th century buildings; orientated gable to the road; archaeological interest
Choisi, La Retraite & La Motet, Rue Motet	J011630000 J011640000 J011650000	Terrace of 17 th century houses (subdivided farmhouse); archaeological interest
Les Profonds Camps, Rue Motet & Le Bocage, La Querriere	J011660000 J011690000	Pair of houses, facing south west; Les Profonds Camps pre-1787; La Bocage pre-1898
Carniche Cottage & Oriel, La Querriere; De Bertrands, Bon Secours & La Retraite, La Fosse de Haut; Saint Flovier, Harris, St Agnes Cottage & The Old Farm House, La Fosse	J011700000 J011710000 J011730000 J011740000 J013000000- J013030000	Cluster of buildings, mainly pre-1787 but some earlier – likely 16 th century – and some likely 19 th century; archaeological interest
Bethanie Chapel, La Fosse Bungalow & Captains Hotel, Qwantani, 1 & 2 La Fosse Cottages, Le Petit Traversain, La Fosse, La Chevalerie, Les Douvres Vineries & Caparne Cottage, La Fosse	J012990000 J012980000 J012970000 J012960000 J011500000 J011530000 J01153A000	Group of architecturally and historically interesting buildings; most pre-1898, some 18 th century; lintel at La Fosse bears the date of 1733
Les Douvres Hotel, La Motte	J011520000	Date stone 1723; much changed but a little of the plan form remains; two good regency rooms (one may have been a German operating theatre); historic arch on south boundary (relocated)

Building/feature	Cadastre	Comment
La Hure, Greenlands Cottage, La Mare Denis, La Bicoque de la Motte & La Chaumiere, Les Tuiles Romanes, La Motte Cottage & La Motte Cottage, La Motte	J011540000 J011550000 J011400000 J011390000 J011380000 J011260000- J011280000	Group of pre-1898 buildings of architectural and/or historic interest; Les Tuiles Romanes replaced an older building; La Motte Cottage likely dates from the 15 th /16 th century
La Mouilliere, Dalston, La Contree de Saint, Le Gazel, Le Recule, Old Saints Farm, Saints Bay Villa & St Cergue, Saints Road; Le Croisy, La Boisselee, & La Galliotte Cottage, Icart Road	J010840000 J010850000 J010860000 J011430000 J010770000 J010760000 J010900000 J011490000 J011460000 J011450000 J011440000	Number of buildings, often gable to the road, dating mostly from 15 th -18 th centuries; features include outbuildings, external steps and walls; gravestone (between 7 th and 11 th century) used as lintel at Saints Bay Villa; archaeological interest
Staff Accommodation, La Barbarie Hotel, Saints Bay Road	J011210000	Large complex incorporating a number of buildings, possibly 17 th century, incorporating ruins of former Blanchelande Priory; archaeological interest
Saints, Le Petit Saints & Le Prinseux, Saints Bay Road	J011200000 J01120E000 J01120D000	Buildings, likely 16 th and 18 th century including barns; possible remnants of 15 th century building; double mounting block at Saints, associated with outbuildings, cider press and stone wheel crusher
Le Douit, Saints Bay Road	J011230000	Pre-1898 farmhouse, possibly pre-1787; abreveur with well (with door), two troughs and paving
La Tourelle, Icart Road	J010710000	Ancient dwelling, possible 15 th century; archaeological interest
La Heaumerie, Le Hurel & Saints Cottage, La Ruelle du Navet	J011170000 J011180000 J011160000	Architecturally and historically interesting buildings dating from between 15 th and 18 th centuries; abreveur in Ruelle du Navet; archaeological interest
Rose Cottage, Orlenda, Icart Farm House & Fishermans Cottage, Icart Road	J011140000 J011150000 J010690000 J011120000	Group of buildings variably facing the road and gable to the road; 18 th or 19 th century; some rebuilding apparent

24. St Andrew's Church, St Andrew's draft Conservation Area Appraisal

24.1 Introduction

St Andrew's Church Conservation Area is a linear designation, principally built along St Andrew's Road and Rue Frairies and extending into adjacent lanes. The area contains the parish church of St Andrew, associated with an adjacent stream which was thought to have healing powers, and would have formed the foundation for development of a hamlet in the area. The settlement developed in the eighteenth and nineteenth centuries to support agriculture, horticulture and quarrying. Enclosure, lent by the valley, opens out on higher ground where a sense of open space is provided by agricultural fields.

24.2 Summary of Special Interest

St Andrew's Church Conservation Area is located at the head of a tributary arm of Talbot Valley. The area is characterised by linear development, principally along St Andrew's Road and Rue Frairies, as well as along the adjacent lanes of Rue de la Boullerie and Rue des Bailleuls. St Andrew's Church is at the centre of the Conservation Area and is located at the base of the valley with development running up the east and west slopes. A stream runs down the valley which would have provided a source of water and was associated with the religious origin of the settlement as it was thought to have healing powers.

The Conservation Area shows a number of phases of development based on a network of roads and lanes that has changed little over the last 200 years. The Duke of Richmond map of 1787 shows a linear cluster of development along St Andrew's Road with the church as the central building, together with a linear cluster of buildings along Rue des Bailleuls.

By 1898 new development had occurred at Four Cabot, which would have supported the small quarries in the area as well as the larger quarry and brickworks to the east. Also, new development occurred at Rue Frairies which supported horticulture and farming.

The Conservation Area is defined by the combination of the topography, road alignment, boundaries – walls and earth banks of varying height and mature vegetation, including high hedges and trees – and the architectural style of the buildings that reflect the period during which they were built. The roads and lanes are predominantly enclosed by walls, earth banks and mature vegetation but in some locations enclosure is provided by the buildings. In places the trees overhang the roads and lanes, adding to the sense of enclosure.

Open fields surround the Conservation Area, many of which are put to an agricultural use, and which provides a rural setting. However, in some locations this setting has been eroded by twentieth century ribbon and infill development. There are a number of fields, graveyards and other open spaces that contribute to the

character of the area. Also, there are two green lanes (ancient footpaths) which are indicative of Guernsey's road network before road improvements in the eighteenth century.

St Andrew's Church is the dominant building in the area and an iconic landmark building for the parish. However, because of its location at the base of the valley the spire of the church is only visible over short and limited medium range views.

The Conservation Area is predominantly residential in use. The scale of the domestic buildings varies and includes modest single storey cottages, two storey houses, farmsteads (some have been sub-divided) and large villas set within substantial grounds. The predominant building materials are local stone, render, slate and clay pan-tile which provide a degree of unity throughout the area.

The phases of development over the eighteenth and nineteenth centuries represent important events and industries that drove the economy of the Island, such as brewing cider, agriculture, quarrying and horticulture.

The area has a high quality environment, formed by the combination of boundary treatment (walls, earth banks), mature vegetation and trees, open spaces, by a variety of types of residential and community buildings and a limited palette of materials which brings unity to the different periods and styles of architecture.

24.3 Location and Setting

St Andrew's Church Conservation Area is located in the parish of St Andrew and is at the head of a tributary arm of the Talbot Valley. It is about 3km south west of St Peter Port Harbour and contains the parish church of St Andrew, St André de la Pommeraye, extending approximately 850m to the west. The Conservation Area has a semi-rural character and is surrounded by open fields, many of which are put to an agricultural use. The wider setting of this Conservation Area is therefore a rural character.

St Andrew's Road-Rue Frairies forms a main vehicular route leading to and from St Peter Port. Within the Conservation Area this main route runs east-west across the moderately sloping valley, the topography providing a sense of enclosure in the middle of the designation, around the church, and a more open feel on higher land to east and west.

St Andrew's Road is a major road – a military road constructed by Sir John Doyle at the turn of the eighteenth/nineteenth centuries for purposes of defence – which has a relatively large number of traffic movements throughout the day, travelling to and from St Peter Port. Community buildings within and adjacent to the Conservation Area provide a draw. In contrast, the spur roads (some of which are designated as ruelles tranquilles) and lanes are lightly trafficked.

West of Rue Frairies, at Les Vauxbelets, is Blanchelande College. This school has a large main building set in substantial grounds and playing fields. It provides a striking backdrop to the Conservation Area. Immediately west of Blanchelande

College is the Little Chapel, a popular attraction. Also just beyond the Conservation Area, on La Vassalerie, is the German Underground Hospital. These visitor attractions, together with the school and other public buildings within the Conservation Area, draw people to and through the area throughout the day.

24.4 Historic Development

The exact origins of St Andrew's Church (St André de la Pommeraye) are unclear. However, it was constructed in the twelfth century, and significantly extended and altered in the fifteenth century, probably on a pagan site of worship that was associated with the stream that runs down the valley. This stream was thought to have healing powers and would also have provided a source of water. Abreuteur St Clair, including a well and trough, stands to the south of the church.

South of Rue Frairies is Rue des Buttes. This road was named after an archery practice ground – compulsory training was established in each parish under King Edward III in the fourteenth century. Similar to many 'buttes' in Guernsey it is orientated in a south-north direction.

The Duke of Richmond map of 1787 shows a linear cluster of development along St Andrew's Road and Rue des Bailleuls, with the church as the central building. The fields adjacent to the buildings are indicated as orchards, thus confirming the name of the church as 'the church of the apple orchards'.

St Andrew's Road-Rue Frairies is a radial road running out from St Peter Port and was one of the many roads improved by Sir John Doyle at the turn of the eighteenth/nineteenth centuries. These road improvements would have radically changed the character of the area by widening and realignment and possibly some cut and fill within the valleys.

By the late nineteenth century a cluster of buildings had been constructed at Rue Frairies and further development had been undertaken at the Four Cabot. A school was built in the latter area, demonstrating that the area was beginning to be further developed as a centre for the community. Development also included a Methodist Chapel and Sunday School. This development would have probably helped to serve the brickworks and large quarry further to the east as well as small quarries at the base of the valley along L'Ecluse. The area along Rue Frairies was more likely to have been developed to serve the adjacent horticulture and agriculture industries.

Some twentieth century development has occurred immediately adjacent to the Conservation Area. This is in the form of ribbon development along St Andrew's Road and La Vassalerie as well as clos' to the north and south of Rue Frairies.

Historic development has greatly influenced the character that we see today: the initial settlement had religious origins associated with the stream, followed by the parish church which helped to establish a linear centre that was associated with cider brewing and the farming settlement along Rue des Bailleuls; the improvement of the roads by Sir John Doyle; and the introduction of glasshouses, quarrying and brick making. Finally, the introduction of twentieth century ribbon and infill

development, which has somewhat compromised the setting of the Conservation Area.

24.5 Architectural Quality, Built Form and Locally Important Buildings

Along St Andrew's Road, the west and east slopes of the valley are predominantly enclosed by high earth banks with mature vegetation. The centre of the Conservation Area (around St Andrew's Church) comprises of stone boundary walls with mature vegetation. The topography, earth banks, walls, vegetation and buildings all combine to enclose St Andrew's Road and prevent views out.

Buildings tend to be set back from the pavement or road edge allowing space for front gardens, often containing mature vegetation and car parking. In some locations the buildings are built to the edge of the road or pavement and help to enclose the street as well as acting as local landmarks.

Throughout the area the architectural quality and historic interest of the buildings is high. Generally, the buildings have a simple traditional form and character reflecting their former uses, such as farmhouses and outbuildings, modest cottages or grander houses. Predominant building materials are stone, render, slate and clay pan tile, which provide unity to the area. There is a mixture of architectural styles that reflect the period in which the buildings were constructed and their former uses. The different character areas are further explained in Section 7.

Some buildings particularly stand out. These are usually the existing, or former, community buildings but some are grand and/or distinctive houses.

St Andrew's Church has origins in the twelfth century and is one of the smallest parish churches in the Island. Despite being at the base of a valley and thus its spire cannot be seen from miles in all directions, it is a dominant building in the local area and due to its distinctive nature and square tower forms an island-wide landmark.

Pleneuf Court, Dower Cottage, Le Contree de l'Eglise, St Andrew's Rectory and Maison l'Ecole have fine architectural and historic interest and can be readily seen from adjacent roads and act as local landmarks. Ste Helene Manor, (a three storey Georgian villa) is of architectural interest and is a large villa set within substantial grounds.

Many other buildings contribute to the character of the Conservation Area but, due to their scale and/or screening by boundary walls or landscaping, cannot be easily seen from a public place within the Conservation Area.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

24.6 Open Space, Parks & Gardens and Trees

Within the Conservation Area are a number of open spaces that contribute to its character and appearance, including fields at the junction of Rue Frairies and Rue

des Carriaux, to the south of St Andrew's Road, opposite St Andrew's Church and at the junction of St Andrew's Road with Candie Road and La Vassalerie. Open spaces also exist associated with St Andrew's Primary School and in the form of two graveyards associated with the church.

Individual trees in the valley area, together with groups of trees, provide substantial enclosure and contribute to the general amenity as well as the character and appearance of the area. The groups of trees also give an impression of the former appearance and character of the area when it contained orchards.

There are two green lanes (unimproved lanes): the first runs north from the junction of St Andrew's Road and Rue de la Boullerie; the second runs adjacent to the primary school. Both these lanes are indicative of the Guernsey road network before road improvements in the eighteenth century.

24.7 Character Areas

This is a relatively small Conservation Area, but does have three distinct character areas that are largely defined by the period of their development and their historic uses. These have been named to reflect the areas identified on the 1898 OS map. Although there are three character areas there is no distinct boundary, resulting in areas that merge into each other. The three character areas are St Andrew's Church, Four Cabot/ Rue des Bailleuls and Les Frairies.

St Andrew's Church

This character area is defined by its topography and enclosure by vegetation. It is within a moderately sloping part of the valley. Views tend to be short-range, due to the topography and enclosure provided by walls, earth banks and trees, but a long range view is available at the base of the valley looking down L'Ecluse.

The area contains St Andrew's Church, which is a distinctive building not just for the Conservation Area but for the whole Island. St Andrew's Primary School is also within the Conservation Area. This building draws significant activity through number of people and vehicles to the area, especially at peak times in the morning and afternoon. However, the school is due to close in 2015.

There is a number of detached buildings – several are grand dwellings – set within substantial grounds and/or associated with adjacent fields. Some of the buildings appear to have been subdivided. Community buildings, for example the church and school, have associated open spaces such as graveyards and playing fields.

Four Cabot/Rue des Bailleuls

Four Cabot/Rue des Bailleuls is a relatively flat area at the top of the eastern slope of the valley. Neither Rue des Bailleuls nor Rue de la Boullerie have a pavement but, because they are designated as ruelles tranquilles and are off the main road, traffic speeds tend to be slow.

Views are often short-range due to enclosure by walls, earth banks and trees. However, along Rue des Bailleuls a panorama is available looking east across the southern part of the Talbot Valley. This panorama is dramatic due to its contrast with the enclosed nature of the rest of the area.

The area contains a line of detached and semi-detached two storey houses and single storey cottages set within relatively modest garden grounds and facing towards Rue de la Boullerie. These buildings were built during the nineteenth century, probably to support the local quarrying industry. The buildings are set back from the road creating front gardens, many of which are now used for car parking.

Buildings facing Rue des Bailleuls are former farmhouse buildings, many of which are shown on the Duke of Richmond map of 1787. These buildings have a much grander scale than those fronting Rue de la Boullerie and are set within larger garden grounds some of which merge into adjacent fields.

West of Rue de la Boullerie is twentieth century ribbon development that has compromised the setting of this part of the Conservation Area.

Les Frairies

Les Frairies is a relatively flat area at the top of the west slope of the valley. The road is unusual because it runs east-west in a straight line for over 200m, in contrast to the sinuous nature of St Andrew's Road. Due to flat topography, low walls and earth banks and sparse vegetation, many long range views are available out of the Conservation Area towards agricultural fields beyond. The open character of this area is in contrast to the enclosed character of the St Andrew's Church character area.

The area contains the Last Post public house, which forms a vista stop when viewed from the west along Rue des Frairies. The building draws visitors throughout the day and evening. It appears as a modest single storey cottage when viewed from Rue Frairies, but it has been substantially extended to the rear.

Detached and semi-detached single storey cottages and two storey houses are frequent, with low front boundary walls fronting onto Rue Frairies and Rue des Buttes. These were built during the nineteenth century to support agriculture and horticulture. The buildings are set back from the road creating front gardens, many of which are used for parking cars.

The historic use of the area for glasshouses has resulting in many former glasshouse sites being incrementally developed for housing in the twentieth century. This culminated in the late twentieth century with the development of two clos' to the north and south of Rue Frairies. Much of this development has compromised the setting of the Conservation Area.

24.8 Positive Contributors

Many of the buildings within the St Andrew's Church Conservation Area are of merit and contribute to the character and appearance of the Conservation Area. Their value as contributors depends not only on roadside elevations – in several cases views can be obtained of the sides and rear of buildings – but also on the integrity of such buildings as historic structures.

Open fields, residential gardens, earth banks, boundary walls and mature vegetation positively contribute to the area and define its character. Car parking is frequently located within property boundaries and often behind boundary walls and vegetation.

This Conservation Area displays three character areas which contribute positively:

- The interrelationship between buildings, topography and open spaces;
- The orientation and detailing of buildings and their relationships with one another, with open spaces, trees, hedgerows and the roads and lanes;
- The uniformity of design of nineteenth century cottages and their roadside boundaries, which sit in a generally more open landscape than older buildings;
- The enclosed, wooded nature of the valley;
- The landmark nature of the church and its prominence in development of the centre of the Conservation Area.

These buildings are features are noted in the Addendum.

24.9 Assessment of Condition

The condition of the buildings, front boundaries and gardens within the Conservation Area is fairly good and in many places excellent. Many buildings of merit maintain historic windows which been sympathetically repaired over time. However, some buildings have inappropriately detailed windows and some are of PVCu. Setting has been somewhat compromised by twentieth century ribbon and infill development.

St Andrew's Road is heavily trafficked, especially in the morning and afternoon when parents drop off and collect their children from the primary school. The amount and speed of cars contributes to noise levels. However, this does bring activity to the area and the topography and alignment of the road provide natural traffic calming measures, complemented by table-top speed humps. Surfacing is of tarmac and there is no distinction within the Conservation Area.

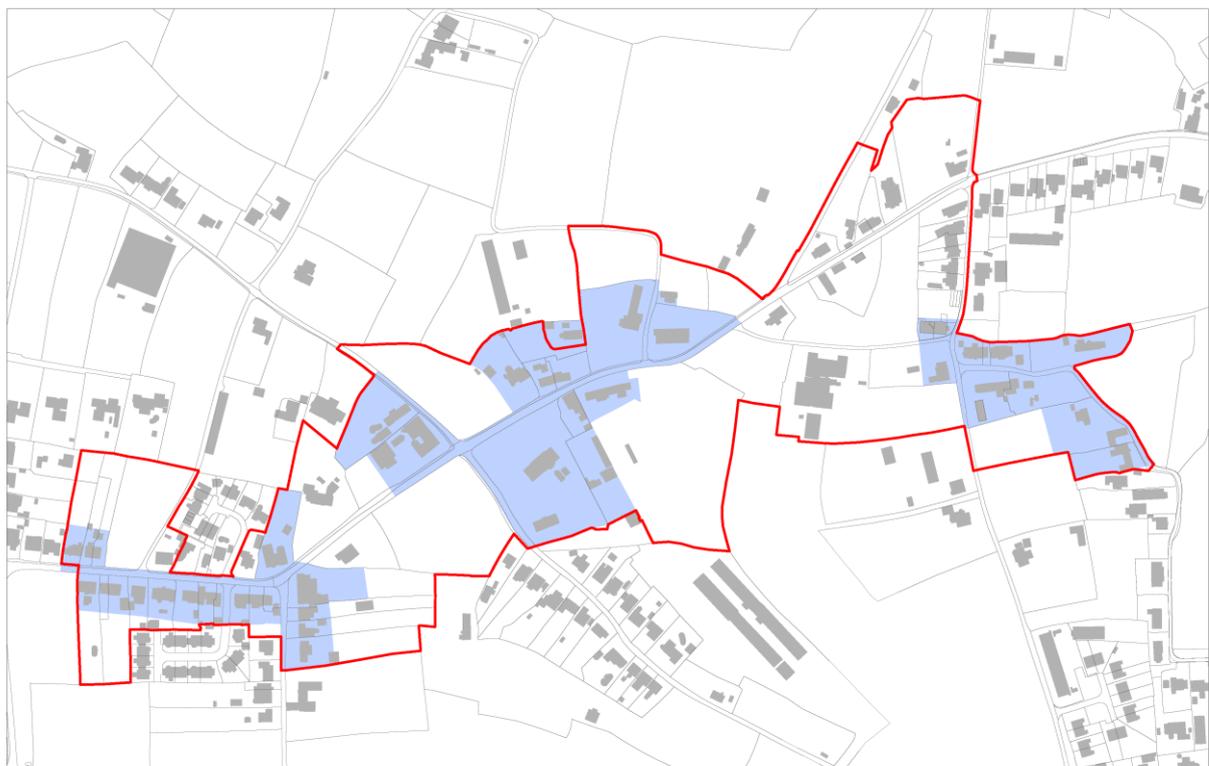
24.10 Identifying the Boundary

The existing boundaries, as designated in the Rural Area Plan, indicate three separate Conservation Areas which are broadly based on the settlements present on the 1898 OS Map. The proposal is to merge these three Conservation Areas and to extend the boundary to include important open spaces and fields and the nineteenth century development at the Four Cabot. This will recognise the area as a coherent whole, albeit with three character areas. Also, some rationalisation of the existing boundaries is proposed so as to align property boundaries with the Conservation Area boundary, where practicable.

The existing and proposed boundaries are shown on the map below.

Legend

-  Proposed Conservation Area
-  Existing Conservation Area



Not to scale

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24.11 Reason for Designation

Despite in some parts of the Conservation Area the setting having been eroded by twentieth century ribbon and infill development, the St Andrew's Church Conservation Area retains its special historic interest as a place of worship and a centre for the local community. The religious associations have evolved over the centuries to the current parish Church of St Andrew's, which is a building of historic and architectural interest. There are also a number of other buildings in the Conservation Area with high historic interest.

Phases of development over the eighteenth and nineteenth centuries represent important events and industries that drove the economy of the Island, such as cider brewing, agriculture, quarrying and horticulture.

The area includes numerous buildings of high architectural quality which, in combination with boundary walls, earth banks and mature vegetation, combine to create a high quality built environment.

24.12 Addendum

Building/feature	Cadastre	Comment
La Vieille Poste, Riduna, Malvern, Kingsbury, Montecassino, Apple Trees Residential Home, Clochemerle, Orta Cottage, Orta, Bramble Cottage, Frairie House, Holly Lodge, Beauvoir, Beauvoir Wing, Tranquility, Shalom & Te Faruru, Rue Frairies	K004800000- K004820000 K004770000 K004730000 K004720000 K005440000- K005460000 K005380000- K005420000 K005370000 K005360000	Group of 19 th century single storey cottages and two storey houses that front onto Rue Frairies; in 1898 many of these buildings had small scale glasshouses in their gardens; Apple Trees Residential Home is noted as Huyshe Memorial Café on the 1898 OS map
The Last Post, Dracaena Cottage, Pres de l'Auberge & Les Buttes, Rue des Buttes	K006760000- K006800000	Group of 19 th century single storey cottages and two storey houses that front onto Rue des Buttes; The Last Post acts as a vista stop when viewed from the west along Rue Frairies; Rue des Buttes is the former site of mediaeval archery butts
Pleneuf Court & Les Carriaux Cottage, St Andrew's Road/Candie Road	K004690000 K00469C000	17 th century two storey long house and converted outbuilding; re-fronted; distinctive front boundary chain fence to St Andrew's Road
Maison St Helens, St Andrew's Road	K004670000	19 th century two and a half storey house with significant, yet sympathetic, extensions
Ste Helene Manor, St Andrew's Road	K005310000	Building present in this location in 1787; now a grand dwelling and a local landmark
The Coach House, St Andrew's Road	K00531A000	19 th century building, possibly associated with Ste Helene Manor; gable onto the road acts a local landmark
Dower Cottage, La Contree de l'Eglise & La Pelleyrie, St Andrew's Road	K004660000 K00466E000 K005320000	Two storey longhouses, probably 16 th /17 th century; re-fronted; formerly surrounded by orchards
St Andrew's Church, St Andrew's Church Barn & St Andrew's Rectory, St Andrew's Road & Rue des	K004640000 K003310000 K004650000	12 th century parish church with significant 15 th century extension and alterations; Island-wide landmark building; other buildings present by 1787; graveyards extended by mid-20 th

Morts		century; archaeological interest
Abreveur St Clair, St Andrew's Road	K005290000	Fountain, well, water trough, forecourt, lane and associated walls on southern side of St. Andrew's Road; proximity to church suggests early origins but present structure is post-mediaeval; archaeological interest
St Andrew's Primary School, Rue de la Boullerie	K005280000	Constructed in 1889 to replace an older school; accessed via narrow lane, partly unimproved; acts as a local landmark
Les Vidcllins & Guernsey Electricity Substation, St Andrew's Road	K005260000 K00721B000	15 th /16 th century longhouse; re-fronted; gable to road acts a local landmark; substation formerly part of Les Vidcllins; archaeological interest
Le Cotillon, St Andrew's Constables Office, Grande Belle Cottage, Le Four Cabot & Le Joinet, St Andrew's Road	K002930000 K004610000 K004600000 K004580000 K005250000	19 th century cottages; four in domestic use, one accommodates St Andrew's Douzaine Room
Linden Lea, La Petite Baleine, Aphrodite, Wildwood, Penhill & Kumriten, Rue de la Boullerie	K006490000 K006500000- K00651A000 K006530000 K006200000	Group of 19 th century single storey cottages and two storey houses that front onto Rue de la Boullerie and Rue des Bailleuls
Maison l'Ecole, Rue de la Boullerie	K006520001- K006520004	Former chapel, constructed 19 th century, converted to apartments; local landmark
Le Jardinnet & La Niche, Rue des Bailleuls	K006030000 K006030002	Early 20 th century cottage with modern extensions, one housing a separate unit
Le Carrefour, The Barn, Les Bailleuls Farm, La Longue Maison & Les Bailleuls, Rue des Bailleuls	K006190000 K00619A000 K006040000 K006210000 K006220000	Group of buildings present in 1787; of historic and architectural interest; gable of La Longue Maison abuts the road and acts as a local landmark; formerly surrounded by orchards

25. Les Blicqs, St Andrew's & Forest draft Conservation Area Appraisal

25.1 Introduction

Les Blicqs Conservation Area comprises a collection of farmsteads that are located at the head of the Fauxquets Valley and are arranged along the main road of Route des Blicqs. It represents one of the few surviving and uncompromised examples of a historic collection of farmsteads in Guernsey.

25.2 Summary of Special Interest

Les Blicqs Conservation Area is located at the head of Fauxquets Valley. The area is characterised by linear development of farmsteads along Route des Blicqs, which runs north-south within the shallow, gently sloping valley. The Conservation Area is focused in the base of the valley with some development running up the north and south slopes of the valley sides. A stream runs down the valley and would have provided a source of water for the farmsteads.

Some of the farmsteads retain their direct association with the surrounding agricultural fields and are working farms. Other properties are used solely for residential purposes and remain in single ownership. There is little distinction between the curtilage of the farmsteads and the agricultural fields, having the effect of integrating the built form with the surrounding rural character.

The character of the area is defined by the combination of the topography, road alignment and low density development. The road and lanes are predominantly enclosed by stone boundary walls and earth banks of varying height and mature vegetation within or on property boundaries. Many trees overhang Route des Blicqs further enclosing the road. Some buildings provide enclosure because they are located directly on the edge of the road. The overall character is, therefore, a semi-rural linear settlement within a rural setting.

The buildings have the character of traditional farmsteads, generally comprising a large farmhouse and associated barns. The buildings and barns have been well maintained and some have been modernised or converted to residential use. All of the buildings and most associated buildings (e.g. barns) within the Conservation Area contribute to its character. The predominant building materials are local stone, slate and clay pan-tiles which provide a degree of unity throughout the area.

25.3 Location and Setting

Les Blicqs Conservation Area is located at the head of the Fauxquets Valley at the boundary of the parishes of St Andrew and the Forest and also adjacent to a small, detached, area of St Martin's parish. It is approximately 3.8 km south west of St Peter Port Harbour and approximately 1 km north east of the Forest Church. There are numerous distant views to and across the Conservation Area from the network of lanes in the surrounding area.

Les Blicqs represents one of the few surviving and uncompromised examples of a historic collection of farmsteads in Guernsey. Some of the farmsteads retain their direct association with the surrounding agricultural fields and are working farms. Other properties are only used for residential purposes and remain in single ownership. There is little distinction between the curtilage of the farmsteads and the agricultural fields resulting in the seamless integration of this collection of farmstead buildings with open land sitting within a rural character.

Route des Blicqs connects St Andrew's Road with Forest Road, both radial routes to/from St Peter Port, the latter also accessing the Airport. It is a narrow road, barely wide enough, in places, for two vehicles to pass. This, along with the alignment, topography and location of buildings provides natural traffic calming although it is, nevertheless, a busy vehicular route.

A gateway to the Conservation Area is identifiable at the north end of Route des Blicqs, ninety degree bends in the road reducing vehicular speed and a vista stop being provided by Courtil Blicq Farm. A further gateway is present at the southern boundary of the Conservation Area where Vau Beliq, Vau P'tites Ouaies and Le Val Farm stand immediately adjacent to the road.

25.4 Historic Development

The area straddles the Forest and St Andrew's parishes and also contains a detached area of St Martin's parish. This probably indicates an interesting history of fiefs and ownership of land in the area.

The Duke of Richmond map of 1787 shows a linear settlement of farmsteads focused at the base of the valley. Such a location for settlements is common throughout Guernsey's high parishes where shelter from the elements was provided as well as a stream that provided a source of water. Many orchards were present at that time.

Interestingly, the Duke of Richmond map shows a road running north-south connecting the area with Le Chemin le Roi. By 1898, the road had been re-aligned, with only the southern part of the road shown as a footpath. Today there is very little physical evidence that this road existed – even the footpath is no longer present.

Aside from the road re-alignment, the settlement pattern of Les Blicqs and the main buildings remain virtually unaltered over the last 100–200 years. Very little new development, aside from the modernisation of existing buildings and small extensions, has taken place over the last century.

The 1898 map shows small areas of glasshouses and a small quarry, but evidently this area retained an overwhelmingly agricultural use over the centuries. This has resulted in the historic character of this settlement being preserved and retained, as opposed to many other such areas in Guernsey where the historic character has been eroded by major twentieth century clos and ribbon development.

25.5 Architectural Quality, Built Form and Locally Important Buildings

The northern and southern ends of Route des Blicqs are enclosed by high earth banks with mature vegetation. The centre of the Conservation Area comprises of low stone boundary walls, again with mature vegetation. In some locations the buildings are built to the edge of the road and pavement. Earth banks, walls, vegetation and buildings all combine to enclose Route des Blicqs and contain views out over fields. However, in places the earth banks and vegetation thin out permitting views out of the Conservation Area and across fields.

Buildings have a simple form and character reflecting their use as farmhouses or structures associated with farming (barns, pig sties, etc.) and buildings often having steep pitched roofs, typically greater than 45 degrees. Due the scale and regular maintenance/upgrading, the buildings have a grand appearance. Predominant building materials are exposed stone walls and some rendered walls. Roofs are slate or pan-tile. Boundary walls are of stone, some with well-maintained vegetation. Glimpses of buildings can be obtained over low boundary walls and between vegetation as well as from the access points to the properties.

All the buildings are important and, along with boundary walls and the associated agricultural landscape, positively contribute to the character of the Conservation Area acting as gateway buildings, vista stops and local landmarks.

The Addendum gives a brief description of the buildings that contribute to the character and appearance of the Conservation Area.

25.6 Open Space, Parks & Gardens and Trees

This Conservation Area includes open fields many of which are put to an agricultural use and which provide a seamless connection with open fields that surround Les Blicqs.

Roadside hedgerows, which incorporate mature trees, provide a sense of enclosure and a wooded feel. A stream runs through the Conservation Area, which would have provided a source of water.

25.7 Character Areas

The small size of the Conservation Area does not warrant character areas, development dating from roughly the same period.

25.8 Positive Contributors

Most of the buildings, boundary walls and features within the Conservation Area contribute to its character and appearance. The extent of the contribution made by buildings is not only a consequence of their roadside elevation but also their integrity as historic structures and their three dimensional form when viewed from within and outside the Conservation Area.

The buildings and features that contribute to the character and appearance of the Conservation Area are noted in the Addendum.

25.9 Assessment of Condition

On the whole, the buildings within the Conservation Area are maintained in good condition and are constructed of appropriate materials. Boundary treatments and vegetation within the front gardens are in a good state of repair.

One residential building and its associated outbuildings and grounds are in a relatively poor condition and there are some unsightly stored cars at that property which have an adverse impact on the Conservation Area.

Surfacing of the highway is tarmac, which is generally in good condition. However, the use of tarmac fails to distinguish the Conservation Area as special.

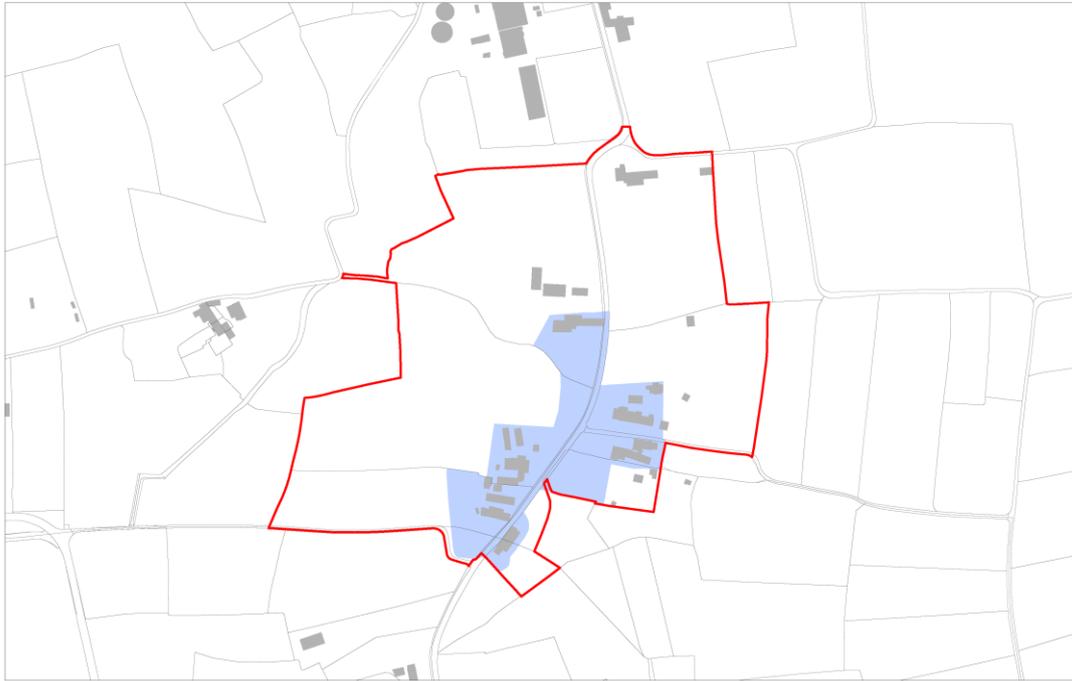
25.10 Identifying the Boundary

The existing boundary, as designated in the Rural Area Plan, is tightly drawn around the existing buildings along Route des Blicqs. This boundary has been examined and various amendments suggested to extend the boundary to include the agricultural fields, as well as extend the boundary both to the north and south to include additional farmsteads that formed the group of farmstead existing along Route des Blicqs in 1787.

The existing and proposed boundaries are shown on the map below.

Legend

- Proposed Conservation Area
- Existing Conservation Area



Not to scale

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25.11 Reason for Designation

Les Blicqs Conservation Area is unusual in that it contains a development pattern and linear group of buildings that are little changed from those shown on the Duke of Richmond map of 1787. Few new buildings have been introduced to the area over the last 200 years resulting in an area and setting that has not been compromised by nineteenth and twentieth century development. It therefore represents one of the few surviving and uncompromised examples of a historic collection of farmsteads in Guernsey.

25.12 Addendum

Building/feature	Cadastre	Comment
Courtill Blicq Farm & The Meadows, Route des Blicqs	K005530000 K004910000	Linear groups of 18 th century, two storey farmhouses; course stone and random rubble walls under steep pitched slate or pan-tile roofs; more recent outbuildings, some requiring repairs; Courtill Blicqs Farm acts as a vista stop and a gateway; gable of The Meadows abuts the road
Le Val Farm, Route des Blicqs	K004940000	Traditional two storey farmhouse with mediaeval origins; random rubble under slate roof; gable abutting highway is a gateway to the Conservation Area; barn and former agricultural

		outbuildings; archaeological interest
Les Blicqs, Route des Blicqs & Border Farm, Les Blicqs	K004930000 K005550000	Groups of former farm buildings dating from the 16 th century; random and coursed rubble walls, slate and pan-tile roofs; ashlar façade to 19 th century addition at former; 18 th and 19 th century outbuildings; archaeological interest
Vau P'tites Ouaiés & Vau Beliq, Route des Blicqs	K005560000 H006520000	Pre-18 th century two storey vernacular buildings; random rubble walls, steep pitched slate roofs; front directly on to highway; act as a gateway to the Conservation Area
Le Blicqs Farm, Route des Blicqs	K004920000	Group of farm buildings dating from the 15 th century; gable end remains of previous house, rebuilt in the late 19 th century; two storey house set back from and perpendicular to highway; 17 th , 18 th and 19 th century outbuildings

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