

14 Hilgrove Street, St Helier, Jersey

Archaeological Appraisal

Commissioned by Appleby
On Behalf of
Trump Holdings Limited



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**Archaeological appraisal of the suitability of 14 Hilgrove Street to be
considered for designation as an
Archaeological Site**

August 2010

Summary

Location: 14 Hilgrove Street, St Helier, Jersey, JE2 4SL

UTM: (Based on the Universal Transverse Mercator Grid Zone 30 Central Meridian
3°W International Spheroid/European datum).

Report: Historic Building Survey

Client: Trump Holdings Limited

AS: Archaeological Site

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Abstract

Absolute Archaeology was commission by Mr D Benest (Partner Litigation & Insolvency, Appleby), acting on behalf of Trump Holdings Limited, to carry out an assessment of the suitability of designating 14 Hilgrove Street, St Helier as an Archaeological Site (AS). The report found that around 80/90% of the remaining fabric and features evident in the structure as seen, represent early-mid 19th century materials and styles. In conjunction with this, a cartographic study carried out by Carey (2002) and reassessed by Absolute Archaeology for the purpose of this report, has identified evidence that the superstructure of the site belongs to the re landscaping and redevelopment of Hilgrove Lane in the 1830s/1840s. Furthermore, the potential for the cellar to belong to the preceding period of development on the site is raised and highlighted as a requirement for further investigation, should the planned development strategy allow.

It was the conclusion of the survey that the site will benefit greatly from preservation by record as opposed to preservation in situ. As such, Absolute Archaeology recommend a strategy of archaeological recording in line with English Heritage's Building Recording Strategy Level 2 or 3. We believe that this will capitalise on the recent exposure of architectural features within the building, allowing a detailed record of late Georgian architecture to be added to the knowledge of this period of St Helier's history and development.

CONTENTS

1. INTRODUCTION	7
1.1 The Project Background	7
1.2 Site Location	8
2 HISTORY OF THE SITE.....	9
3 CRITERIA FOR ASSESSING AN ARCHAEOLOGICAL SITE (AS).....	11
4 METHODOLOGY.....	12
4.1 Project Brief and Data Collection.....	12
5 DISCUSSION OF ARCHAEOLOGICAL MERIT.....	13
5.1 Observations.....	13
5.2 The Cellar.....	13
5.3 Internal Joinery.....	16
5.4 Additional Features.....	17
5.5 Summary.....	18
6 CONCLUSION	19
6.1 Findings of the report.....	19
6.3 Suggested Mitigation Strategy.....	20
7 BIBLIOGRAPHY.....	22
8 MAPS.....	23
9 ILLUSTRATIONS.....	27
10 PHOTOGRAPHS.....	29

List of Figures

Figure 1: Site Location

Figure 2: St Helier 1691

Figure 3: Map of St Helier Based on a Survey By Peter Meade 1737

Figure 4: Plan of St Helier 1799

Figure 5: Map of St Helier 1800

Figure 6: Jersey Magazine Map of St Helier 1810

Figure 7: Le Gros Map of St Helier 1834

List of Photographs

- Photo 1. Cellar Stairway
- Photo 2. Coal Chute
- Photo 3. Drain in Cellar
- Photo 4. East Facing Elevation, Cellar
- Photo 5. View of Floor Joists from ground
- Photo 6. Partition Beams with Evidence of Lath and Plaster
- Photo 7 & 8. Main Stairway Left = Underside with Preserved Lath
Right=Ground Floor Elevation
- Photo 9. Facade of 14 Hilgrove Street, St Helier
- Photo 10. First Floor Revealed Stretcher Bond

1. INTRODUCTION

1.1 The Project Background

- 1.1.1** This report presents the results of an archaeological survey of the property known as 14 Hilgrove Street, St Helier, JE2 4SL. The report was commissioned by Mr D Benest (Partner Litigation & Insolvency, Appleby), acting on behalf of Trump Holdings Limited. The programme of investigation has been commissioned to respond to the recommendation from Jersey Heritage Trust, that the above site be considered for registration as an Archaeological Site (Hills 2010).
- 1.1.2** This report follows an application submitted in 2000, by Trump Holdings Limited to redevelop 7 properties in St Helier, including numbers 12 and 14 Hilgrove Street. The initial application was turned down by the States of Jersey, Planning and Environment Committee later that year, due to the designation of the above properties as ‘Buildings of Local Interest’ (BLI). This status was awarded in 1992.
- 1.1.3** In 2001 an appeal was lodged with the Royal Court in an attempt to overturn the decision. As a result, Donald Insall Associates Ltd was commissioned to carry out an investigation into the architectural and historical value of numbers 12 and 14 Hilgrove Street. The report concluded that whilst ‘No. 14 Hilgrove Street [retained] marginally more original historic fabric’ than the other properties considered (Carey 2002), that inconsistencies outlined in the recent treatment of buildings of a similar period, location and historical significance raised issues that served to compromise the validity of the intent to preserve 14 Hilgrove Street. This argument was based on the recent (within the last 30 years), demolition of 6 of 9 buildings making up the historic street scene of Hilgrove Street and neighbouring Halkett Street. As part of the application under consideration, No. 12 Halkett Street ‘a building of only slightly less merit than 14 Hilgrove Street and of greater merit than No. 12 Hilgrove Street’ (Carey 2002) has been de-registered and approved for demolition and redevelopment. Carey concluded, that in light of the 1970’s- 1990’s extensive redevelopment of Hilgrove Street, the retention of No’s 12 and 14 would

only succeed in preserving ‘isolated relics in what is largely a 20th century street scene’ (Carey 2002).

- 1.1.4** Despite the findings of the above, in 2004 the Royal Court upheld the opinion that the building’s historic, architectural and scenic value justified the inclusion of the property on the register of Buildings of Local Interest (BLI).
- 1.1.5** In 2008, Jersey Heritage Trust carried out a review of 14 Hilgrove Street under the terms of ‘a Service Level Agreement to advise the Minister on matters of Listing and Registration’ (REF). As a result of the review, Jersey Heritage Trust advised that 14 Hilgrove Street was significant enough to warrant listing as a Site of Special Interest (SSI).
- 1.1.6** In April 2010, Jersey Heritage Trust was asked to reassess the significance of the property in question, subsequent to the stripping of the interior, carried out in the interim period. It was the considered opinion of the review that, due to the removal of a substantial amount of the original fabric, the recommendation to list as an SSI was now inappropriate. However, Jersey Heritage Trust advised that as the exterior of the building still retained the majority of its original features, that the registration of 14 Hilgrove Street as a BLI should be upheld. It was the further opinion of the review that ‘consideration should be given to additionally registering the building as an AS [Archaeological Site] to ensure that the exposed internal structure is archaeologically recorded’ (REF).
- 1.1.7** It is the purpose therefore of this report to ascertain the validity of the statement that the property retains enough of the original fabric of the building and is of significant importance to be registered as an AS.

1.2 Site Location

- 1.2.1** The site is located in Hilgrove Street, a central position in the town of St Helier, Jersey (Fig. 1). The street comprises a mix of 19th-20th century buildings now

predominated by retail outlets with cafes and a public house. The street scene offers an eclectic mix of architectural styles.

- 1.2.2** Number 14 Hilgrove Street is a 2 storey building, with a basic rectangular plan and pitched roof. The property belongs to the late Georgian/early Victorian period of architecture in which the Greek Neo-Classical style enjoyed its revival. The adjacent property (no 12 Hilgrove Street), is a three storey property in the same style, although constructed some time after No 14. The properties remain the only examples of late Georgian/early Victorian purpose built retail premises remaining in Hilgrove Street.

2 HISTORY OF THE SITE

- 2.1** In November 2002, Mr J R Carey completed a report entitled 'The Historic, Significance and Possible Refurbishment of No's 12 & 14 Hilgrove Street' (on behalf of Donald Insall Associates Ltd). We have included below a brief summary of the findings, incorporating additional data from existing archives, not referenced in the Carey report.
- 2.2** The earliest map referenced in the above report, is the 1799 Hedley plan of St Helier (Fig 4). Hilgrove Lane (later Hilgrove Street) is clearly shown in this map, with development to the north and south of the road, focussed to the east at this time. However, contrary to the Carey report, it is noted here that the development is recorded near to (to the west of) the area of the plot now occupied by 14 Hilgrove Street. Due to the unreliable nature of maps from this period, the potential for development on the site cannot be ruled out from the available data. To the rear of the buildings runs Grand Douet watercourse, flowing WNW to the harbour.
- 2.3** Further cartographic research conducted, in conjunction with this survey, has identified a 1737 map of St Helier showing the development of a large area of plot fronting Hilgrove Lane, by the mid 18th century (Fig. 3). The development appears to be located within the study area.

- 2.4** In addition, a 1691 plan of St Helier illustrates the establishment of Hilgrove Lane by the late 17th century (Fig. 2). Two buildings are located to the north of Hilgrove Lane. One is identified as La Ferme (the farm), as shown in the 18th century Hedley plan. The other is shown fronting onto the road, although it appears to be located too far east to occupy the study area. However, the potential for development within the study area dating to the 17th century, once again, should not be discounted.
- 2.5** The 1810 map clearly shows the development of the study area and the establishment of Halkett Place to the west of Hilgrove Lane (Fig. 6). By the completion of the 1834 ‘Le Gros’ map, the area north and south of Hilgrove Lane is fully developed with substantial building activity seen fronting the road, with garden plots to the rear.
- 2.6** Le Gros 1834 illustrates a clear plan of Hilgrove Lane, Halkett Place and Halkett Street (Fig. 7). The Douet watercourse has been culverted to bisect Hilgrove Lane and the central and western portion of Hilgrove Lane would appear to have been realigned. Carey points out that the rerouted Douet is shown to run beneath the property in the area of the culvert (identified as No 12 Hilgrove Street). He therefore suggests that a post 1840’s date for the current building located on the plot adjacent and to the west of 14 Hilgrove Street.
- 2.7** It was the conclusion of the Carey report that plots 12 and 14 Hilgrove Street are contemporary with the 1840’s landscaping of the area, which was necessitated by the growing prosperity of the island. He further concludes that the new layout of Hilgrove Lane, apparent in the 1834 Le Gros map would have resulted in the demolition of existing properties along Hilgrove Lane, to allow for the realignment of the road. It should be noted, however that on inspection, 14 Hilgrove Street does not occupy the same orientation as No 12 Hilgrove Street. It is therefore not necessarily aligned with the straightening of Hilgrove Lane, as proposed in the Carey report.

- 2.8** Although it is beyond the scope of this report to review all the evidence, it will suffice to say that the above conclusion is supported by documentary evidence pertaining to the development of the land by Jean Aubin Esq, who is credited with developing plots now occupied by 12-18 Hilgrove Street, sometime after 1830.

3 CRITERIA FOR ASSESSING AN ARCHAEOLOGICAL SITE (AS)

- 3.1** In order to assess the recommendation that 14 Hilgrove Street be registered as an AS it will be necessary to give a brief summary of the extent and nature of existing features. This information will then be judged against the criteria for assessing an AS, as set out by the States of Jersey (Supplementary Planning Guidance: Planning Note 1, Archaeology and Planning January 2008).
- 3.2** Whilst it is not the intention of this study to reassess the Carey report; it will be beneficial to this survey to draw upon the findings of the 2002 inspection, in order to assist in the consideration of the above.
- 3.3** The 2002 report provides an assessment of the extent of original interior and exterior features and materials, preserved in the fabric of 14 Hilgrove Street, prior to the recent stripping out of the interior. As this information is central to our appraisal we have included here a brief summary.
- 3.4** The architectural appraisal, when considered with the cartographic evidence found that the style of architecture and the majority of remaining features of 14 Hilgrove Street dated predominantly to the 1830's-1840's, corresponding to the early development of the newly landscaped Hilgrove Lane.
- 3.5** Along with the original plan and roof structure Carey notes that, of the exterior 'the cornice, fascia, door frame (including fanlight) and the right hand pilaster all appear original' (Carey 2002).
- 3.6** Of the interior Carey reports that 'the fabric of the remaining walls, the floor structures, the floorboards, wall and ceiling plaster are largely original (Carey 2002).

- 3.7** In addition, the report confidently assesses that 80/90% of original joinery remained intact at the time of the survey.
- 3.8** The following assessment will consider the extent of the survival of the existing features and their significance, when considered against the criteria for assessing an AS. The primary considerations will focus on the following themes, which will be expounded upon in the conclusion (Supplementary Planning Guidance: Planning Note 1, Archaeology and Planning January 2008):
- Archaeological Evidence, focussing on the extent and nature of physical evidence of remains
 - Quantity and Concentration of Evidence
 - Period
 - Rarity

4 METHODOLOGY

4.1 Project Brief and Data Collection

- 4.1.1** The evaluation was undertaken by Paul Martin BSc, AIFA and Sam Driscoll BA, MA, PIFA. The investigation comprised detailed examination of the existing fabric of number 14 Hilgrove Street, where visible. Comprehensive notes were taken of the extent and nature of original materials and features as preserved, in order to assess the validity of the listing of the site as an AS.
- 4.1.2** A full digital photographic record was compiled, detailing the interior and exterior of the main property, including external and internal features and general location shots.
- 4.1.3** A review of cartographic and documentary archives was undertaken. This was enhanced by an appraisal of the report compiled by Mr Carey (Carey 2002) and the

recommendations made by Jersey Heritage Trust (Hills 2010), in order to determine the development and period of the property.

- 4.1.4** No material samples were retained.
- 4.1.5** A detailed fabric analysis of the property was not undertaken by a representative of Absolute Archaeology on this occasion, although a basic assessment of exposed fabric was undertaken.
- 4.1.6** Additional Desk Based Assessment was not carried out, as it was deemed to be beyond the scope of this project at the current time.
- 4.1.7** A full account of features and forms identified as a result of the survey will be detailed in the text. This will include a basic summary of building material as appropriate.

5 DISCUSSION OF ARCHAEOLOGICAL MERIT

5.1 Observations

- 5.1.1** Below is an appraisal of the extent and preservation of original fabrics and features remaining in the property, as seen today. It is intended to follow on from the Carey report, in order to assess the suitability of the site as an AS, in light of recent alterations (already detailed above).

5.2 The Cellar

- 5.2.1** The cellar is accessed through an internal doorway leading down from the rear, NW corner of the ground floor of 14 Hilgrove Street. A set of 11 dressed grey granite steps (measuring 80mm rise x 750mm clear width) make up the original stairway. The stairs lead to a cellar, with a clearance height of 1.82m from the floor to the underside of the ground floor. The staircase follows the line of a clear anticlockwise curve in the render, sealing the east facing wall of the cellar, against which the

granite steps are set (Photo 1). The staircase construction respects this orientation, although there is no evidence from the rectangular plan of the main structure to propose a reason for this. It is suggested here that the staircase perhaps continues to a greater depth and that the floor surface has been gradually raised to combat the damp.

- 5.2.2** The coal chute empties into the cellar and is accessed from timber shutters at street level (Hilgrove Street). The Granite chute, measuring 2.4m in length x 700mm in width, represents another original feature, contemporary with the original use of the premises (Photo 2). The chute is lined, at street level, with large dressed rectangular granite blocks. This material makes up the upper course of the random coursed north facing cellar wall.
- 5.2.3** The remains of a drain inlet can be seen, contemporary with the south facing wall of the cellar. In the 19th century, well appointed premises were fitted with external guttering to allow for the collection of rainwater from the roof to be transferred via an external drain, to a built in holding tank in the cellar (Photo 3). This would have been used for the purpose of washing, with water being drawn from the tank using a hand pump. No remnants of the holding tank were identified at the time of the inspection; however the floor and wall were only partially visible at the time of the visit. A large area of the drain has now been cemented in (20th century), presumably with the intention of reducing the flow. However 300mm (w) of the drain remains open and still allows water into the cellar. An area below the inlet appears to have been patched up with random granite stonework, to match the random uncoursed 19th century wall. The documentary evidence identified the culverted Douet running beneath the adjoining property (number 12 Hilgrove Street). Despite the proximity of No 14 to the water source, there was clearly a requirement for additional capture and storage at the time of construction.
- 5.2.4** A 20th century brick buttress (350mm length x 350mm width) has been added to provide support to the east facing wall, less than 1m to the south of the bottom cellar step.

- 5.2.5** The contemporary cellar construction exhibits a piecemeal design, with a mix of random uncoursed granite walling, comprising roughly hewn granite blocks and 19th century brickwork elevations, incorporating roughly hewn granite (Photo 4). The bricks show evidence of extensive damage from the rising damp. To combat the problem, the lower c. 900mm of the cellar walling is sealed with thick cement, which appears to be covering lower courses of roughly hewn granite building material.
- 5.2.6** The brickwork is specific to the east facing cellar wall. The material is badly degraded and as such the bond is difficult to distinguish. A rough header bond may be the closest match to the evident pattern; however individual bricks hardly overlap at all in some areas. The brickwork both incorporates and consolidates the granite material which makes up the majority of the cellar walling. Perhaps the brickwork is used here to face up an existing wall in need of repair, rather than to provide a structural role. The need for a buttress in this area confirms the inadequacy of the brick coursing.
- 5.2.7** The base of the double flue chimney breast, venting from the fireplaces to the rear of the property (removed at ground floor level, remaining on the first and second floors), is clearly visible at cellar level. The lower portion is constructed of the same uncoursed granite that defines the majority of the cellar structure. There is no sign of a similar support for the flue that provided a vent to the fireplaces to the front of the property.
- 5.2.8** It is concluded here that the cellar shows evidence of more than one phase of building activity, with brickwork evident on the east facing wall only, incorporating examples of the roughly hewn granite blocks that define the rest of the foundation structure. Evidence of the curve in the staircase that does not seem to be necessitated by plan of the main building, supports this hypothesis. It is therefore suggested that all or part of the cellar structure (excluding 20th century structural supports) may belong to an earlier phase of building activity on the plot of 14 Hilgrove Street and potentially corresponds to the 18th century development.

5.3 Internal Joinery

- 5.3.1** The result of the stripping of the interior has been to allow the appraisal of the extent and preservation of the original joinery, which can be seen to survive in the flooring, stairs, internal divisions, door jambs and roof timbers. However, the 80/90% survival of original woodwork has been greatly reduced by the subsequent removal of features including floorboards and skirting material and would now realistically only represent 50% survival.
- 5.3.2** The majority of floorboards have been taken up and ceiling material removed to expose a complete set of original floor joists for the first and second floors (Photo 5). The first floor timbers are jointed to the lintel to the front of the building. In contrast, on the opposite wall, the joists can be seen to be only partially jointed into the lintel and partially keyed into the random uncoursed granite load bearing wall, above the beam. Original joist spacers remain in situ, between the first and second floor timbers. Occasional samples of the original floor boards remain in areas where access is still required. Examples include the stair landings and areas around the second floor fireplaces.
- 5.3.3** The half landing staircase, enabling access to the first and second floors of the property, rises from the rear NW corner of the ground floor. Original materials make up the first three flights (to the second half landing). However, it should be noted that the staircase has been substantially destabilised as a result of the recent alterations and is no longer suitable for use.
- 5.3.4** At the time of the inspection, the frames of the partition walls on the first and second floors were exposed. The door frames remain, although the doors have been removed. The internal divisions comprised simple timber frames consisting of horizontal beams joined to the floor joists above and below. The beams are given strength from single diagonal timbers, supporting each frame. Vertical beams are jointed to the diagonal, above and below, to hold the lath (for lath and plaster) in place (Photo 6). Although now only the bare struts are visible, there is clear

evidence that the partitions were previously consolidated with lath and plaster, which is still visible on the underside of the staircase (lath only) (Photo 7).

5.4 Additional Features

- 5.4.1** An inspection of the property revealed that the exterior was not affected by the recent alterations to the building and therefore has not changed since the 2002 report (Photo 9). Therefore it will suffice here to note that the majority of the timber facing remains in keeping with the 19th century use of the building. Although alterations were noted to have taken place in this period, they can be considered in keeping with the historic development of the site. For example, Carey notes the insertion of a line of ‘glazed opening lights’ that can be seen to span the width of the shop window (Carey 2002), giving street side access to the coal chute. Although dated to the late 19th/early 20th century, the lights appear in keeping with the fabric of the building and add historical interest to the story of 14 Hilgrove Street. Major alterations to the face of 14 Hilgrove belonging to the 20th century, consist primarily of alterations to the door leaf and glazing (see Carey 2002).
- 5.4.2** With the exception of the louvered window to the rear of the ground floor, the alterations to the Dormer and the shop front lights mentioned above, the property retains the original sash windows, contemporary with the early 19th century development.
- 5.4.3** A limited inspection of the fabric of the internal walls was carried out, where the brick and stonework was revealed. The east and west facing walls are worked in brick, with evidence of bonding timbers through the lower floors (evident in a gap in the modern plasterboard on the ground floor east facing elevation). The bond was visible on the first floor, west facing elevation, where a basic stretcher bond is evident (Photo 10). An inspection of the main load bearing walls (north and south facing) was limited by the lack of revealed materials and the absence of floorboards, preventing a closer investigation of the north facing elevation. However, it is clear that the outer walls of the building, supporting the pitch of the roof and housing the fenestration is constructed from a combination of random

uncoursed rubble with brick consolidation around the openings. Timber lintels remain visible in most instances and it is clear that 80/90% of the structural material is original (belonging to the early 19th century construction of 14 Hilgrove Street).

5.5 Summary

- 5.5.1** The inspection confirmed the retention of a substantial amount of original material remaining within the early 19th century structure, known as 14 Hilgrove Street. Along with the main fabric of the building, original joinery, fenestration, and lath and plaster was noted throughout the two storey build. However, the recent stripping out of the interior has resulted in the removal of the skirting, plaster, internal division lath and plaster covering, doors and the majority of original floorboards.
- 5.5.2** Therefore, although the remaining fabric can be estimated to comprise c. 80/90% of the original (19th century) material, the building now exhibits only 50/60% of that which was recorded at the time of the Carey report in 2002, prior to the recent alterations.
- 5.5.3** The cellar demonstrates more than one style of building technique and does not give the impression of a composite foundation structure. There are questions raised by the anticlockwise curve built into the stairs and the thick curving plasterwork between the steps and the wall in this area. Further questions are raised by evidence of the reuse of building stone in the east facing wall brickwork. Does this part of the structure have an older history than the superstructure of No 14 Hilgrove Street? Could it belong to the 18th century building activity identified in the cartographic resources?

6 CONCLUSION

6.1 Findings of the report

- 6.1.1** Having assessed the preservation of the external and internal detail of the site known as 14 Hilgrove Street, it is the finding of this report that the site remains a good example of preserved late Georgian/early Victorian architecture. Although the extent of preserved original features has been substantially reduced by the stripping of the interior, this has given us a rare opportunity to see the structural features that are normally obscured by modern materials/flooring or removed during unmonitored restoration projects.
- 6.2** In considering the suitability of no 14 Hilgrove Street to be listed as an AS, it has been our task to assess the preservation of original features in line with the various criteria (noted above, section 3). In answering this question we have considered the following-
- 6.2.1** **The nature of the archaeological evidence, focussing on the physical remains.** It has been the finding of this report that as the exterior and interior represent between 80/90% of the original materials, that the building displays enough preserved detail from the period to satisfy this criteria.
- 6.2.2** **Quantity and concentration of evidence.** It has been the finding of this report that, although the remaining features are greatly reduced, they are of sufficient quality and quantity to warrant the completion of a full archaeological survey of the exterior and interior detail and construction techniques. The survey may even have been enhanced by the exposure of structural elements that would previously have gone unrecorded, in an attempt to preserve the character of the interior.

6.2.3 Period. The previous planning history of the site illustrates that this is considered a period of importance in Jersey's history. Therefore there is no need for us to comment further on this issue.

6.2.4 Rarity. It is the understanding of this report that 14 Hilgrove Street represents a period of history that is rapidly being lost through redevelopment, especially in the urban centre of St Helier. The site (along with its neighbour) represents a good example of early-mid 19th century architecture and as such should be considered rare enough to be listed as an AS.

6.3 Suggested Mitigation Strategy

6.3.1 It is our recommendation that the site known as 14 Hilgrove Street be subject to preservation by record (as suggested by Jersey Heritage Trust, May 2010), as opposed to preservation in situ. Although we do agree that the incorporation of the facades of both 14 and 12 Hilgrove Street (in as far as practically possible) in the new redevelopment of the plots, would be a positive compromise, resulting in maintaining the theme and character of this period of St Helier's architecture.

6.3.2 We believe that the potential for preservation in situ is now largely redundant. The interior, as it exists today, is now devoid of the majority of its integral design. The original staircase has been destabilised, flooring, skirting, plaster and doors removed and internal divisions and the underside of the staircase stripped of materials. It is our opinion that any attempt to redevelop the existing structure would result in the removal and redesign of the majority of features that raise the potential of the building as an AS.

6.3.3 In support of this we refer to-

6.3.3.1 Paragraph 4.39 of the Island Plan General Policies states:

"There is a presumption in favour of the preservation of important archaeological remains and there may be instances where archaeological remains will be of such

significance as to justify their preservation *in situ*. In most cases, however, mitigation measures (either through the design of development, through prior excavation and recording or an archaeological watching brief during development) will provide adequate protection”.

Plan General Policy G12 – Archaeological Resources – states:

“Development which would adversely affect archaeological remains will normally only be permitted where the Planning and Environment Committee is satisfied that the importance of the proposed development or other material considerations outweigh the value of the remains in question. In such cases, the Planning and Environment Committee will require adequate provision to be made for archaeological evaluation, investigation and recording of sites by use of planning conditions and/or by the use of agreements prior to permission being granted.

Both policies support the suitability of a strategy of archaeological assessment and recording, in instances where preservation in situ is not deemed to be of practical or significant value. In this instance we recommend that a programme following English Heritage’s Recording Strategy Level 2 or 3 will not only capitalise on the exposure of the structural features, but will add to Jersey’s understanding of the architecture of the period, providing an important report for the archives.

It is further recommended that (should the opportunity arise as part of the planned regeneration of the site), there should be a consideration to allowing an archaeological assessment of the cellar. To be carried out in the event that 14 Hilgrove Street be demolished in the process of redevelopment.

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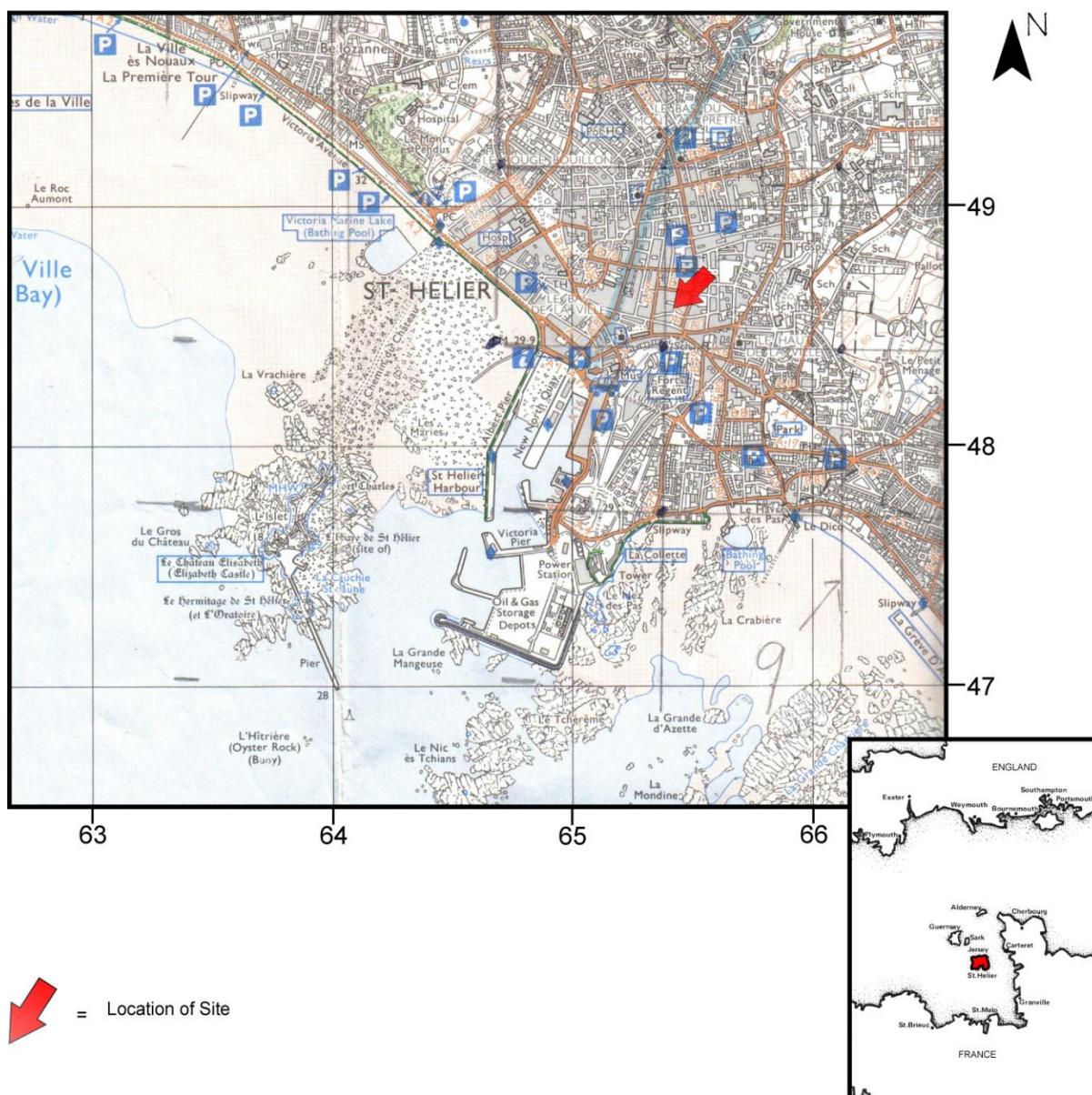
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Figure 1

Location Plan
Scale 1:25,000

Centred On *UTM 6540 4860

*Universal Transverse Mercator Grid Zone 30 Central Meridian 3°W
International Spheroid/European datum.



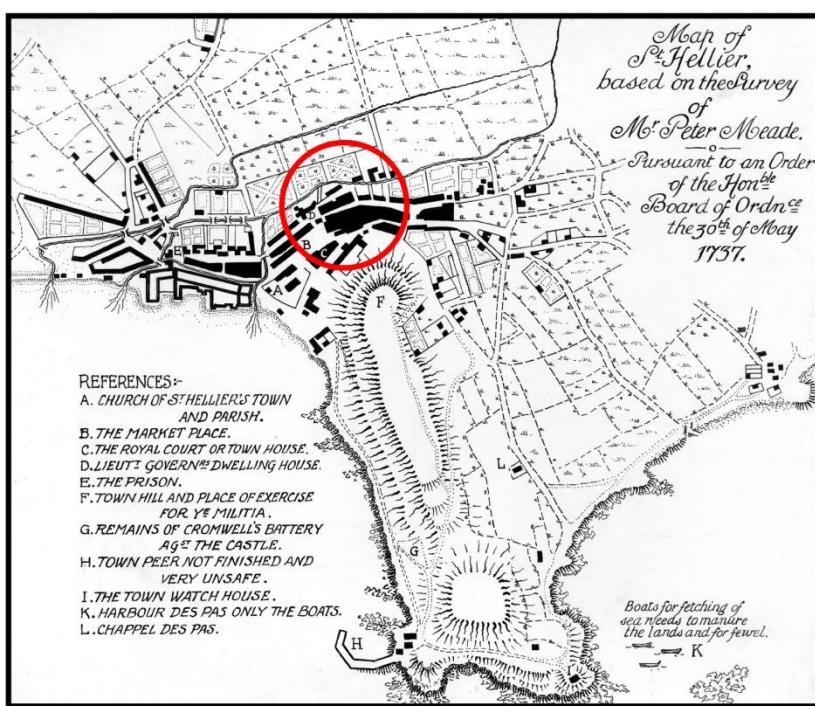
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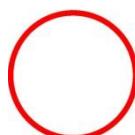
Figure 2 & 3



St Helier 1691

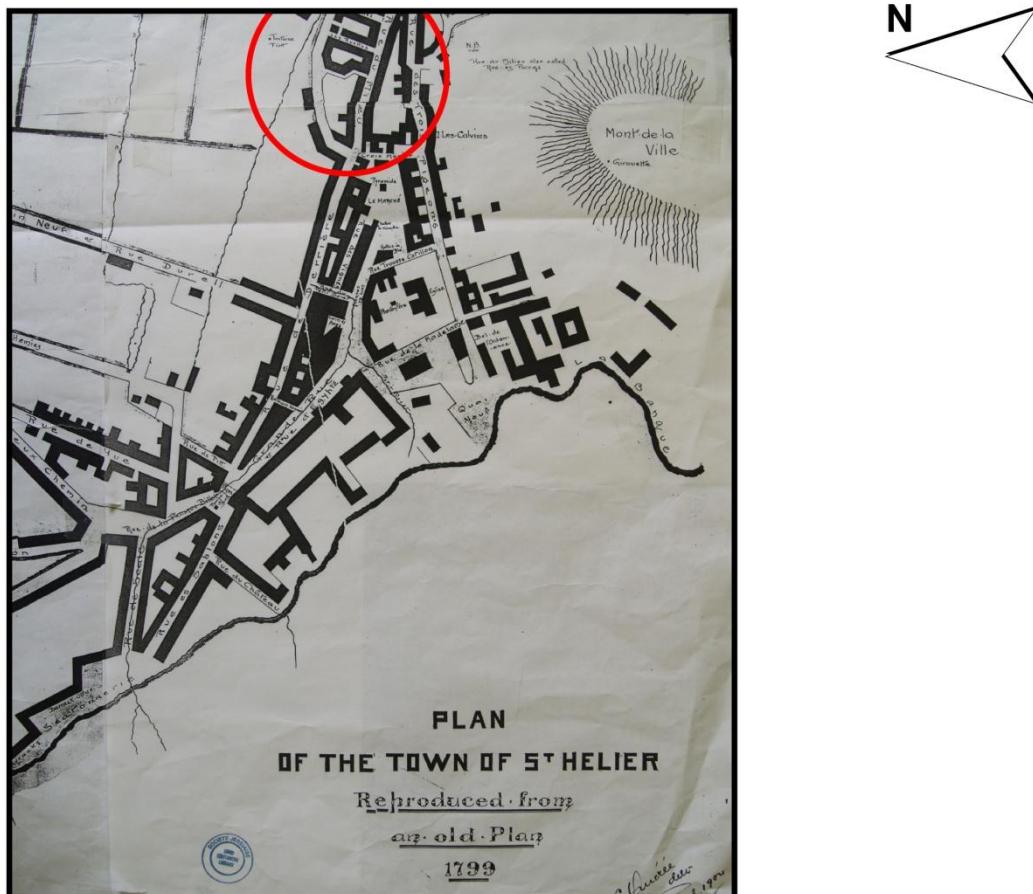


Map of St Helier Based on a Survey by Peter Meade 1737



=Location of Hilgrove Lane

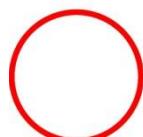
Figures 4 & 5



Plan of the Town of St Helier 1799



Town of St Helier 1800

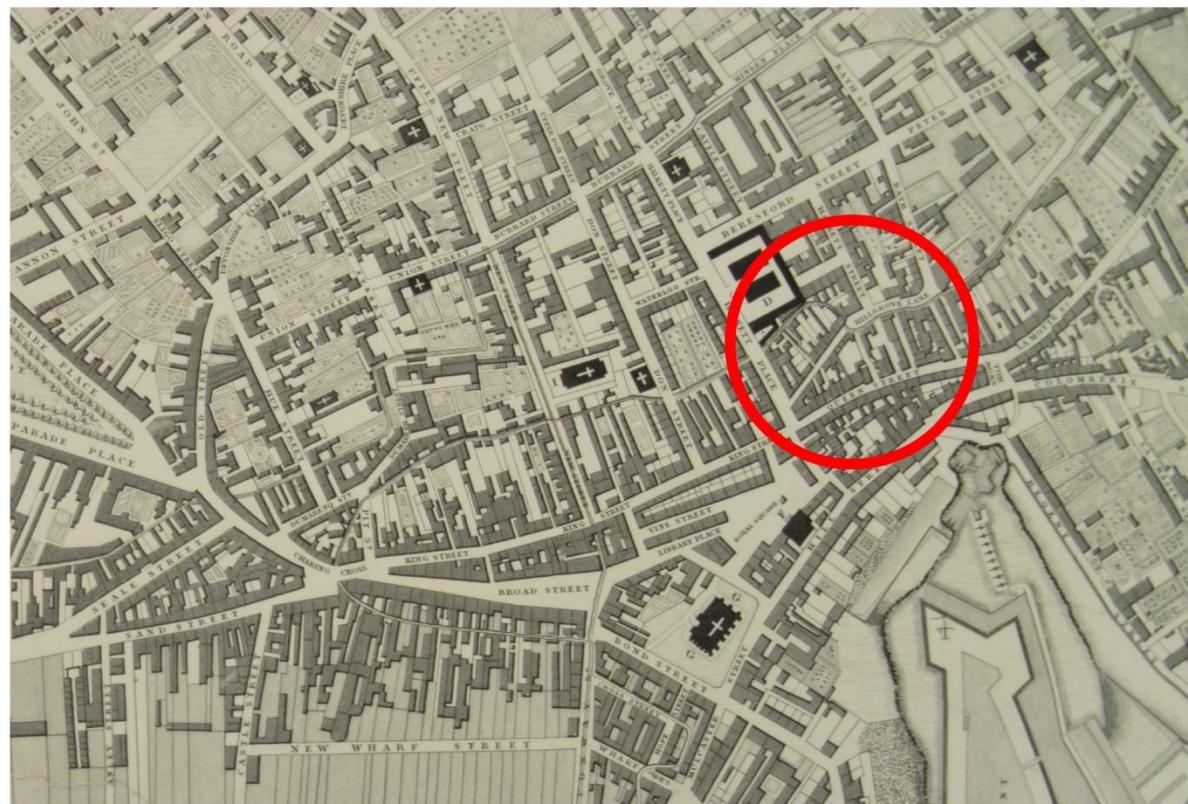


=Location of Hilgrove Lane

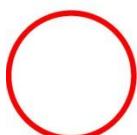
Figure 6 & 7



Jersey magazine Plan of St Helier 1810



Le Gros Map of St Helier 1834

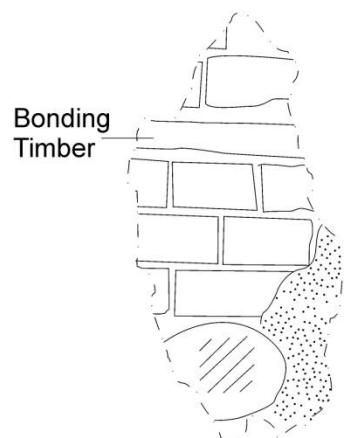


=Location of Hilgrove Lane

9 ILLUSTRATIONS

9.1 Bonding Timber, East Facing Elevation, Ground Floor

Scale 1:10



Key

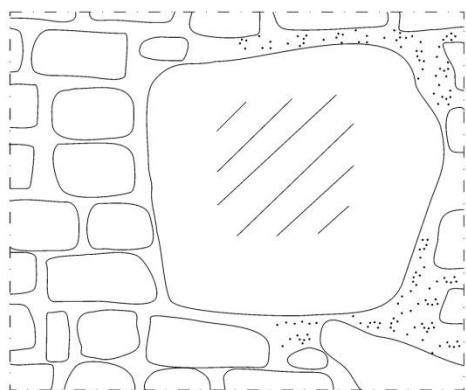
= Thick Mortar

= Roughly Hewn Granite

0 0.5m

9.2 Detail of East Facing Cellar Wall, Showing Brick Bond Incorporating Roughly

Hewn Granite Scale 1:10



Key

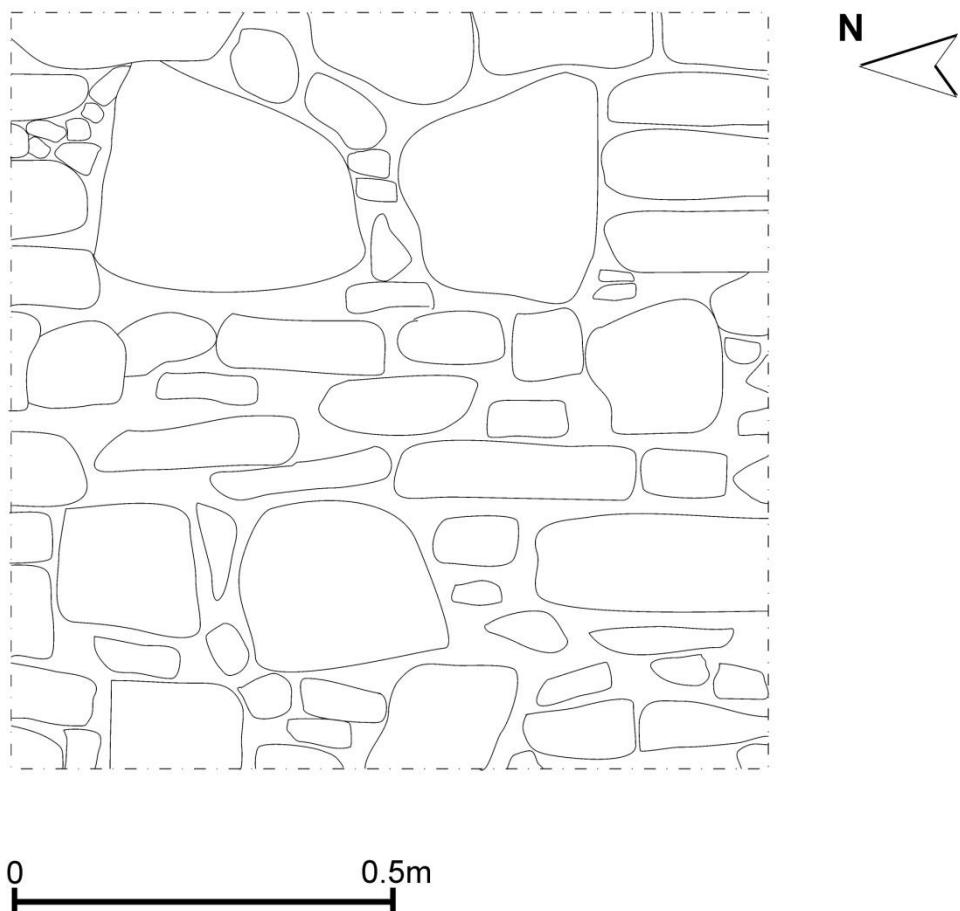
= Thick Mortar

= Roughly Hewn Granite

0 0.5m

9.3 Detail of Uncoursed Granite West Facing Cellar Elevation

Scale 1:10



10 PHOTOGRAPHS



Photo 1: Cellar Stairway Scales 1 x 1m & 1 x 500mm



Photo 2: Coal Chute Scales 1 x 1m & 1 x 500mm



Photo 3: Drain in Cellar Scales (vertical) 1 x 1m & 1 x 5



Photo 4: East Facing Elevation, Cellar Scale 1 x 1m



Photo 5: View of Floor Joists from Ground



Photo 6: Partition Beams with Evidence of Lath and Plaster Scales 1 x 2m & 1 x 1m



**Photo 7 & 8: Main Stairway Left = Underside with Preserved Lath Scale 1 x 2m
Right=Ground Floor Elevation Scales 2 x 2m**



Photo 9: Façade of 14 Hilgrove Street, St Helier Scales 1 x 2m & 1 x 500mm



**Photo 10: First Floor Revealed
Stretcher Bond**