

2011

12-14 Hilgrove Street, St Helier, Jersey
Archaeological Desk Based Assessment



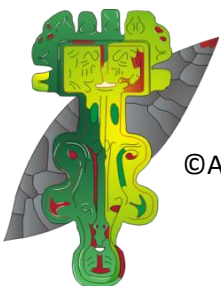
Paul Driscoll BA (Hons), MA

Paul Martin BSc, AIFA

Sam Driscoll BA (Hons), MA, MIFA

Absolute Archaeology

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12-14 Hilgrove Street, St Helier, Jersey

Archaeological Desk-Based Assessment

By

Absolute Archaeology

UTM 6540 4860

Site Code AARC 49

May 2011

Author:

**Sam Driscoll BA, MA, MIFA
with Paul Martin, BSc, AIFA**

12-14 Hilgrove Street, St Helier, Jersey: Desk Based Assessment

Assessment Undertaken by: Sam Driscoll BA (Hons), MA, MIFA

Project Managed by: Paul Martin BSc (Hons) AIFA & Sam Driscoll BA (Hons), MA,
MIFA

Site Visit Undertaken by: Sam Driscoll

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12-14 Hilgrove Street, St Helier, Jersey: Desk Based Assessment

Any enquiries should be addressed to:

Absolute Archaeology

51 St Mary's Gardens

Hilperton Marsh

Trowbridge

Wiltshire

BA14 7PH

Telephone: 07825550271

Email: sam.driscoll@absolutearchaeology.co.uk

Website: www.absolutearchaeology.co.uk

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Abbreviations and terminology

ARCHAEOLOGY

Taken to mean the study of past human societies through their material remains from prehistoric times to the modern era. It is also used in this report as a means of describing physical remains (e.g. there is likely to be preservation of archaeology).

DBA

Desk Based Assessment

aJD

Above Jersey Datum; used to express a given height above mean sea level related specifically to Jersey.

PROJECT SITE

The area of the proposed development site. This may include heritage assets and boundaries that will not be directly affected by development, but which by virtue of their proximity to the actual ground disturbance are important elements of the historic environment and which must be included in any assessment.

SEA LEVEL

Heights are to the nearest metre above sea level, based on the Bench Mark at the Harbour in St Helier of 9m.

UTM

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

Confidence ratings

Low

Archaeological activity is considered unlikely based on available information, but cannot be entirely discounted.

Medium

Likely survival of archaeological remains based on proximity to archaeological sites, associated finds and or literary and cartographic evidence.

High

Confirmed presence of archaeological features, preserved to a high level from which vital and important evidence could be obtained.

Channel Islands chronological table (for the purposes of this DBA)

Period	Date	Information
Prehistoric	250000 – 100/56 BC	Generalised period from the earliest human activity in the island to the official conquest of Gaul by the Romans.
Palaeolithic	250000 - 10000 BC	Defined by a number of key sites showing Neanderthal and Early Human activity, for example La Cote de St Brelade. Mobile groups, ephemeral habitation evidence, stone tool technology.
Mesolithic	10000 – 5000 BC	Period of major transformation in the European environment and landscape after the end of the last Ice Age and the beginning of the Holocene. Mobile hunter-gatherer communities, sophisticated tool technology and some semi-permanent settlement with evidence for the exploitation of the coastal zones of the islands. Example at Lihou Priory on Guernsey.
Neolithic	5000 – 2400 BC	The Channel Islands saw an earlier transition to the Neolithic than in Britain. Emergence of monumental architecture, first (potentially) with menhirs later by chambered tombs and subsequently gallery graves. Development of complex society, more sedentary lifestyles and more clearly defined symbolic behaviour.
Chalcolithic/Beaker phase	2400 – 1800 BC	Earliest introduction of copper to western Europe. Expansion of the pan-European Beaker phenomenon, including prestigious material culture and individual burials. Bell Beakers found throughout the archipelago including local emulations called Jersey Bowls. Cist-in-Circle monuments.
Bronze Age	1800 – 800 BC	The Introduction of Bronze as a material, used by the elite at first and later available to the populace more widely. Barrows/tumuli for the dead in the early stages replaced by a lack of monuments and the preponderance toward hoard deposition. Large quantities of bronze metalwork found throughout the islands and in Jersey in particular.
Iron Age	800 – 100/56 BC	Little change to domestic life in the islands. Return of monumental architecture in the form of promontory forts (at C��tel Rozel, Fremont etc) in the earlier periods, followed by warrior and horse burials in the Middle to Later stages (Guernsey only).

12-14 Hilgrove Street, St Helier, Jersey: Desk Based Assessment

Gallo-Roman	100/56 BC – 400 AD	Used to describe a fusion of indigenous late Iron Age traditions in France and the Channel Islands with Roman culture. Represented by the identification of Gallo-Roman ceramics and roofing material recently excavated at Grouville Parish Church, confirming the first evidence of Gallo-Roman occupation in Jersey.
Early Medieval	400 – 973 AD	Represents the time from the end of the Roman period c.400 AD to the annexation of the Channel Islands as a region of Normandy under William Longsword in 973.
Medieval	973 – 1600 AD	Norman and post-Norman phases of Channel Island life. The islands remained loyal to the English crown despite the loss of territories in NW France under King John. Period of fortification building throughout the archipelago and in Jersey at Mont Orgueil and later at Elizabeth Castle. 1600 AD is an arbitrary date, but enables the separation of periods with more intensive industries.
Post-Medieval	1600 – 1900 AD	Period of rapid change in Jersey including the growing urbanisation of St Helier, the involvement of the island in the English Civil War and the Napoleonic Wars. Industrial activity did not impact the island as it did Britain and the rest of Europe.
Modern	1900 – 1950 AD	Radical alterations to the landscape during WWI and particularly WWII. Extensive defensive fortifications across the Channel Islands and forming part of Hitler’s Atlantic wall.

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Appendix 1: Archaeological Appraisal 14 Hilgrove Street, St Helier, Jersey

NON-TECHNICAL SUMMARY

Site Location: 12-14 Hilgrove Street, St Helier, Jersey
UTM: 6540 4860
Type: Desk Based Assessment (DBA)

In April 2011, Absolute Archaeology were commissioned by T S Associates (on behalf of Trump Holdings Ltd) to carry out a desk based assessment of the Project Site known as 12-14 Hilgrove Street, St Helier, Jersey. The project was carried out in response to the brief issued by the States of Jersey Department of Environment (Planning and Building Services), in response to the intention to develop the site to provide modern commercial premises, whilst preserving the early 19th century facades of numbers 12-14 Hilgrove Street. The desk based assessment forms Stage 1 of a nested programme of investigation and is designed to inform the nature and extent of Stage 2, the archaeological evaluation of the Project Site, prior to the commencement of development. In addition, Jersey Heritage Trust has recommended the need for the completion of an Archaeological Building Recording Investigation (ABRI) to create a record of number 14 Hilgrove Street, which is designated as a Building of Local Interest (BLI) and an Archaeological Site (AS).

The results of this report revealed that the Project Site is situated in an area of high archaeology activity, dating from the Bronze Age to the Post Medieval period. In addition, the Project Site preserves two examples of early 19th century architecture, representing the phase of the major development of Jersey's Capital, St Helier. Whilst the scope for evaluation is limited, it was the consideration that, where physically possible, archaeological evaluation has the potential to reveal significant evidence relating to the previous occupation of the site (14 Hilgrove Street) and the location of the Douet culvert (12 Hilgrove Street). In addition, the completion of an Archaeological Building Recording Investigation would result in a comprehensive record of 14 Hilgrove Street as a good example of late Georgian/early Victorian urban architecture.

1. INTRODUCTION

This report has been prepared in response to the recommendation by the States of Jersey Department of Environment (Planning and Building Services) advising that an archaeological evaluation be undertaken in two stages, to inform the redevelopment of the site known as 12-14 Hilgrove Street, St Helier, Jersey. This archaeological desk based assessment has been prepared to satisfy Stage 1, in order to inform the nature of the archaeological intervention required by Stage 2. In addition, it has been recommended by Jersey Heritage Trust that, due to its status as a Building of Local Interest (BL) and an Archaeological Site (AS), number 14 Hilgrove Street be subject to an Archaeological Building Recording Investigation (ABRI).

The desk-based assessment will include a comprehensive review of archaeological evidence within the Study Area (500m radius of the site), *'in order to determine the previous land use within the Project Site and particularly the location and nature of any previous structures'* (States of Jersey Department of Environment (Planning and Building Services), *Brief for an Archaeological Evaluation 12 to 14 Hilgrove Street, section 4.2*).

Preliminary plans (as advised by T S Associates) propose the preservation of the facade of both 12 & 14 Hilgrove Street, with the demolition of the structures to the rear. The vacant plots will be redeveloped for commercial use.

The objective of this assessment is to identify the nature and extent of the recorded historical and archaeological resource within the Project Site, and within its immediate environs (hereafter referred to as the Study Area). The desk based assessment (DBA) will:

- Detail the impact that the redevelopment of the Project Site may have upon the archaeological resource.
- Analyse the potential for unrecorded archaeology within the Study Area. In order to place the site within its historical and archaeological context, the Study Area represents a 500m radius of the Project Site.
- Review the results of the study of the historical and archaeological significance of standing properties carried out by Jersey Heritage Trust, in 2008, incorporating the findings of an independent study carried out by Absolute Archaeology (August 2010),

commission by Mr D Benest (Partner Litigation & Insolvency, Appleby), acting on behalf of Trump Holdings Limited. An abridged version of this report is included as Appendix One.

The assessment was carried out by Sam Driscoll (BA Hons, MA, MIFA) and was managed by Paul Martin, BSc Hons, AIFA.

1.2 The Project Site

The site is located in Hilgrove Street, in the town centre of St Helier, Jersey's largest urban area and Capital (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, which comprises an eclectic mix of architectural styles, is located in one of the 'areas of particular historic importance' potentially warranting designation as a Conservation Area, as highlighted in a study commissioned by the Planning and Environment Department, which originated in the 2002 Island Plan (St Helier Urban Character Assessment [www.gov.je/PlanningBuilding/LawsRegs/IslandPlan 2005](http://www.gov.je/PlanningBuilding/LawsRegs/IslandPlan2005): 248).

Several historic buildings, which make up the contemporary street scene, are considered to have significant importance, warranting their potential to be protected as listed buildings. No's 8, 12, 20-20b, 22, 26, 31 and 32 are named on the States of Jersey Protected Building list, along with the street cobbling, in an order to preserve the historic representation of architecture depicting the various stages of development evident within the Project Area. In addition, number 14 appears to have attracted further attention and has recently been awarded the status of a Building of Local Interest (BLI) and an Archaeological Site (AS).

No's 12-14 Hilgrove Street (the Project Site) represent an example of architecture considered in the St Helier Urban Character Assessment to contribute to the eclectic fabric of the town as summarised in the passage below:

'St Helier's finest buildings are distributed widely throughout the town, set within a matrix of more modest buildings. The more "ordinary" architecture is often, however, of a consistency and quality that means it still contributes in a significant way to the overall

character of the town. As it defines the context or setting for St Helier's most important buildings and townscape features, it is important in its own right and therefore worthy of protection.'

St Helier Urban Character Assessment www.gov.je/PlanningBuilding/LawsRegs/IslandPlan2005: 248).

Number 12 Hilgrove Street

Through a recent survey of this and the adjacent property, number 14 Hilgrove Street, number 12 Hilgrove Street represents a property dating to the 1840's (Carey 2002: 4). However, cartographic resources suggest that the property may have been developed prior to 1834 AD (see Section 4). Originally a two storey property with attic space, Carey's report identified the potential for alterations to the building in order to convert it to the modern day three storey build, which occurred in the late 19th century (Carey 2002: 4). The property has no basement, which supports the theory that the River Douet was diverted beneath the property at the time of construction. The extension of the property to the rear incorporates the original yard area.

The main structure of the building retains the original fabric of the 19th century two storey build, whilst the original pitched roof has been removed and walls extended to raise the height of the building in the late 19th century. The original wall and ceiling plaster identified at the time of Carey's survey has since been removed in line with the gutting of the interior. Whilst some of the 19th century joinery remains, the modern day shop front dates to the 20th century (Carey 2002: 6)

The property was incorporated into the early 19th century street scene, which is represented by the terrace property adjacent and to the east of number 12 (No 14 Hilgrove Street).

Number 14 Hilgrove Street

Number 14 Hilgrove Street is a two 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. Carey dates the building style to the 1830's, although an earlier date is probably more likely (Carey 2002:

5). Some features of the building remain unaltered, with yard to the rear, basement with coal chute and rooftop water capture drainage in tack. Whilst the altered early-mid 19th century shop front is preserved, the internal joinery has been largely removed. The floor joists, lathes and staircase remain intact.

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'. 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). 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 Building of Local Interest (BLI) should be upheld. It was the further opinion of the review that the site should be considered as a candidate for registration as an Archaeological Site (AS). An independent assessment carried out by Absolute Archaeology (Driscoll et al 2010) confirmed that, despite the stripping out of the majority of the joinery and plaster, that the remaining fabric represented >80% of the original materials and conformed to the criteria for registration as an AS. The site received its designation in December 2010.

1.3 Walkover Assessment of the Project Site

1.3.1 A walkover assessment of the Project Site was carried out in April 2011, in order to assess any alterations to the properties since the above mentioned archaeological assessment. Number 12 Hilgrove Street has been gutted and stripped of the majority of floorboards and plaster. The joists and lathes remain and the main fabric of the walls is exposed. The first floor fireplace, which is keyed into the party wall, has been supported by Acro Props in order to take the weight of the structure. It would appear that the ground floor fireplace was removed by the previous owners to allow for internal alterations to the property. The fabric of 14 Hilgrove Street remains as observed in 2010, with floorboards and plaster removed to reveal the original joists, lathes and building materials. Since the completion of the archaeological assessment, the staircase has become destabilised and is no longer

deemed suitable to be used as access to the upper layers. The basement has been cleared and concrete rafts inserted at intervals, in preparation for the redevelopment of the site. The redevelopment of properties to the east, and adjoining number 14 Hilgrove Street (16-18 Hilgrove Street), has commenced.

1.4 Health and Safety

1.4.1 Both 12 and 14 Hilgrove Street have been colonised by Pigeons. A substantial amount of pigeon faeces was noted in both properties. Dead pigeons were also noted, along with evidence of nesting, in the form of pigeon eggs. The large scale infestation of feral pigeons has been associated with a number of health risks. Pigeons are known carriers of disease, including salmonellosis, psittacosis and pseudo-tuberculosis. In addition, pigeon faeces provide the perfect condition for the growth of bacteria associated with the cause of histoplasmosis, aspergillosis, cryptococcosis and listeriosis. In the event of a programme of investigation being carried out inside the standing buildings it is advised that all operatives follow the guidelines of a pre prepared risk assessment, designed to mitigate against the potential for the contraction of disease.

1.4.2 There is no reason to suspect ground contamination within the area.

1.5 Geology, Topography and Hydrology

The town of St Helier is built upon the oldest formation of Jersey Shale (classified as association IV after Helm and Pickering 1985 in British Geological Survey: Jersey 1989). Excavations in the area of Old Street, c.90m WNW from the site revealed subsoil consisting of sand drift, carried by a Westerly wind depositing material from St Aubin's Bay, interspersed with peat horizons (Finlaison 1976). Borehole sampling on the junction of Beresford Street and Halkett Place (100m NW of the Project Site, 7.98m aJD) revealed 1.65m of sand underlain by 780mm of peaty clay, 910mm of sand containing marine shells and 1.9m of clayey sand, sealing a peat deposit (Jones *et al.* 1990: 109). However, due to the proximity of the site to the course of Le Grand Douet, it is presumed that the stratigraphy beneath the Project Site will also comprise a substantial layer of river silts.

Le Grand Douet is shown to bisect Hilgrove Street in the vicinity of the Project Site, and is reported to have been directed beneath number 12 Hilgrove Street, by way of a culvert

constructed in the 19th century. The harbour of St Helier is located 600m to the west of the site.

2 LEGISLATIVE CONTEXT

- 2.1** This document has been compiled in response to the *Brief for an Archaeological Evaluation 12 to 14 Hilgrove Street*, States of Jersey Department of the Environment, (Planning and Building Services). The brief sets out the requirement for a nested programme of archaeological investigation, comprising Stage 1 - Archaeological Desk Based Assessment of the Project Site and Study Area. Stage 1 is to be carried out to inform the nature of Stage 2 - Archaeological Field Evaluation to sample a minimum of 5% of the Project Site. In addition, Jersey Heritage Trust has recommended that the fabric of number 14 Hilgrove Street be subject to an Archaeological Building Recording Investigation (ABRI).
- 2.2** This assessment is contained within the legislative and planning framework related to the *Planning and Building (Jersey) Law 2002*, the *Island Plan 2002 (Policy G12)* and *The Island Plan Review-White Paper Draft Plan April 2011*.
- 2.3** The Island Plan Review-White Paper Draft Plan April 2011 states that:
- 2.3.1** Paragraph 3.39: *“Archaeological remains are irreplaceable. They are evidence of the past development of our Island’s civilisation and, for prehistoric periods, the only evidence.”*
- 2.3.2** Paragraph 3.40: *“Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate protection and management is, therefore, essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of identity and are valuable both for their own sake and for their role in education, leisure and tourism.”*
- 2.3.3** Paragraph 3.41: *“The European Convention on the Protection of the Archaeological Heritage (the Valetta Convention 1992 (revised)) was extended to Jersey in September 2000. Its principal purpose is to protect the archaeological heritage as a source of European*

collective memory and as an instrument for historical and scientific study. The basis of its operation is the maintenance of an inventory of archaeological heritage and the designation of protected monuments and areas. Other articles of the convention place obligations upon the Island relating to the need to ensure that planning policies provide for the protection, conservation and enhancement of archaeological sites (Article 5)."

2.3.4 Paragraph 3.42: *"Identifying and defining archaeological remains, sites and areas through the planning system can ensure that the case for the preservation of archaeology is fully considered when proposals for development or other work might damage the asset. The key to informed and reasonable planning decisions is for consideration to be given to the question of whether archaeological remains exist on a site before formal planning applications are made. This is applicable to archaeology above and below the ground and water of the Island's landmass, offshore reefs and territorial waters, and within the fabric of its buildings."*

2.3.5 Paragraph 3.44: *"If physical preservation in situ is not feasible, a carefully specified archaeological excavation for the purposes of 'preservation by record', may be an acceptable alternative: this should be regarded as a second best option. The science of archaeology is developing rapidly. Excavation means the total destruction of evidence (apart from removable artefacts) from which future techniques could almost certainly extract more information than is currently possible. Excavation is also expensive and time-consuming, and discoveries may have to be evaluated in a hurry against an inadequate research framework. The preservation in situ of important archaeological remains is, therefore, nearly always to be preferred."*

2.3.6 Paragraph 3.45: *"The desirability of preserving archaeological remains, based on the presumption in favour of their preservation in situ, and their setting, where appropriate, is a material consideration in the determination of planning applications. But the conservation of our historic environment is not about preventing change, but managing change through decisions that are informed by understanding the cultural values that would be affected. The Minister for Planning and Environment recognises that the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains."*

3 METHODOLOGY

3.1 Standards and guidance

This assessment has been guided by the *Standards and Guidance for Desk-Based Assessments* issued by the Institute of Field Archaeologists (revised 2008).

3.2 The Impact Assessment

The impact assessment (including the baseline survey) involved consultation of available archaeological and historical information from documentary, cartographic and excavation archive sources. A radius of 500m from the centre of the site was established to examine the archaeology, herein referred to as the Study Area.

3.3 The impact assessment will include a recommendation for further work, in the event that there is deemed significant evidence to support the potential for the preservation of archaeological remains on the Project Site. The recommendation will be designed to gain information in relation to the extent, nature and date of surviving remains, in order to provide data to inform any research agenda arising from the need to carry out a comprehensive programme of investigation/preservation of preserved archaeology, prior to the redevelopment of the Project Site.

3.4 The assessment, including the baseline survey involved consultation of readily available archaeological and historical. The primary repositories for information consulted comprised:

Société Jersiaise Coutanche Library

- Historic maps and documents.
- Register Sites of Special Interest and Buildings of Local Interest.
- Sites of Special Interest.

States of Jersey Planning Department

- Listed building designations for the study area.

Jersey Library

- Books, articles and newspaper cuttings.

Jersey Archive

- Historic maps, books and aerial photographs.

Archaeological section of the Société Jersiaise

- Unpublished archive of all known excavations in St Helier until 1994.
- Identification of Archaeologically Sensitive Areas within the Town of St Helier, Jersey, Channel Islands.

Other

- Unpublished MA and doctoral research conducted by Paul Driscoll.
- Unpublished Archaeological Appraisal conducted by Absolute Archaeology, August 2010.
- Unpublished Report conducted by Donald Insall Associates Ltd.
- Unpublished Report conducted by Jersey Heritage

4 CARTOGRAPHIC EVIDENCE

4.1 General

Historic and Ordnance Survey maps held by the Lord Coutanche Library at the Société Jersiaise and the Jersey Archive were examined. Although a thorough appraisal of the resources is included below, it should be noted that the large collection of maps for St Helier can often be seen to contain contradictory information. Furthermore, the dates attributed to the earlier examples often reflect the original survey date, which in some cases may be substantially earlier than the document which presents the data. Therefore, the information detailed below should be seen as a guide to the development of the Study Area only.

4.2 Cartographic observations

Key observations regarding features on the maps are recorded in Table 1 below.

Map	Observations	Fig No
1691 Map of the Town of St Helier	Piecemeal development noted in the area of the Project Site. Le Grand Douet shown crossing Hilgrove Lane in the vicinity of Project Site.	4
1737 Map of St Helier based on a survey by Mr Peter Meade	Development is established along the north side of Hilgrove Lane, to the east and west of Le Grand Douet. Formal gardens are shown to the rear of the plots.	5
1800 Map of St Helier	Hilgrove House shown in the vicinity of 14 Hilgrove Street	6
Jersey Magazine Map 1810 AD	Development shown to the east of Halkett Place and partial development of the west end of Hilgrove Lane. House presumed to be Hilgrove House still shown	7
1834 Le Gros Map	Mass urban development enclosing the Project Site. Hilgrove House appears to have been demolished, or incorporated in part into the new street scene. Land to the north and south of Hilgrove Lane is fully developed, including the Project Site	8

Table 1: Summary of Cartographic observations

The 1691 AD plan of St Helier illustrates the establishment of Hilgrove Lane (later Hilgrove Street) by the late 17th century (Fig. 4). The Study Area is predominantly rural at this time, with development focussed to the south and SW of the Project Site. Two buildings are located to the north of Hilgrove Lane (later Hilgrove Street). One is identified as La Ferme (the farm). The other is shown fronting onto the road within the area of the Project Site, although it appears to be located too far east to occupy the plot of the 19th century buildings represented by 12-14 Hilgrove Street. However, the potential for associated building activity in the vicinity of the Project Site dating to this period should not be ruled out.

The 1737 AD map, based on a survey by Peter Meade shows the progression of development along Hilgrove Lane. Buildings are shown to the east and west of Le Grand Douet (Fig 5). A large building stands in the proposed location of Hilgrove House with formal gardens laid out to the rear and along the northern back of the river. By 1800 AD the plots to the east of Project Site show no sign of development, perhaps indicating that the buildings were demolished prior to the redevelopment of the area in the early 19th century (Fig 6). However,

the potential inaccuracy of the cartographic resources for this period should not be overlooked.

The 1800 AD representation of the Project Site may be of great significance. A large house stands on the bank of Le Grand Douet, at the point at which the river bisects Hilgrove Lane. The house is labelled as belonging to a Monsieur Hilgrove and is presumed to be Hilgrove House, documented by Stevens (see Section 6). The building occupies a plot to the east of the point at which the road changes orientation (later to become the northern extension of Halkett Street). The Douet crosses Hilgrove Lane to the east of the building, which appears to occupy a plot in the vicinity of the 19th century 14 Hilgrove Street. In fact, during the Archaeological Appraisal of the site in 2010 it was noted that the property may well be sited on part of an earlier structure, perhaps associated with the above (Driscoll and Martin 2010: 10). However, the documentary evidence supplied by Stevens *et al.* (1986: 286), dates the demolition of Hilgrove House to 1845 AD, which post dates the proposed early date of construction of 14 Hilgrove Street.

By 1810 AD development appears to have begun to the west of Hilgrove Lane, in a similar location to the development noted on the 1737 AD resource (Fig 7). It is tempting therefore to suggest that the 1800 AD map simply omitted the buildings. However, due to the apparent detail of the 1800 AD resource it is more likely that the earlier buildings were demolished to make way for the redevelopment of the site. A further observation of the map, which may be of note, is the apparent inclusion of two ovate features, recorded on the undeveloped land to the WNW of the site. Although it is not known what these represent, the possibility that they record the location of archaeological features >100m from the site, cannot be ruled out.

By 1834 AD the street scene had been transformed and the Study Area comprehensively developed. The Project Site has become incorporated into the urban expansion of the early 19th century (Fig 8). Although the exact plots representing the Project Site are difficult to determine, it is clear that the area is developed. It would appear that the buildings representing 12-14 Hilgrove Street are indeed represented by this time, suggesting that the properties date to the early 19th century. The date attributed to the properties, based on the stylistic observations by Carey, concluded that 14 Hilgrove Street was developed in the

1830's and that number 12 Hilgrove Street was added later (Carey 2002). Hills supports this phasing of the site, in his report carried out on behalf of Jersey Heritage Trust (Hills 2008: 2). In his summary of the Project Site, he alludes to documentary evidence that the land, when purchased in 1830, was occupied by a building set back from the road, which was replaced by 14 Hilgrove Street. If this is correct, then the development of Hilgrove Street (including the Project Site) must have been completed between 1830 AD and 1834 AD. It is therefore the conclusion of this report that 12 Hilgrove Street may be contemporary and represented on the 1834 AD map. Furthermore, the documentary resources appear to support the location of an earlier property on the site of 14 Hilgrove Street.

The modern day Ordnance Survey Map (Fig 1), shows that Hilgrove Lane was later incorporated into Hilgrove Street, making one of the main routes of access to the Central Market, established in the early 19th century and still busy today. Although the majority of the 19th century properties have since been removed from Hilgrove Street, the basic street scene preserves that of the major renovations that took place in the late Georgian/early Victorian period, in the Study Area.

4.3 Summary

Although the cartographic resource is comprehensive for this area of St Helier, there is some debate over the level of development of Hilgrove Street in the 18th century. However, the coverage of the Project Site itself appears to be accurate, with Hilgrove House represented on the 1800 AD and 1834 AD coverage. The building represented on the 1737 AD map in the same location, is also assumed to represent the property noted above. This building appears to occupy the same location as the Project Site, however the 1834 AD resource shows comprehensive development in this area, which does not correspond to the 1845 AD demolition date for the property given by Stevens *et al.* (1986). The cartographic resource documents the comprehensive development of Hilgrove Street and Halkett Street by 1834 AD.

5 AERIAL PHOTOGRAPHIC EVIDENCE

5.1 Introduction

A search of the air-photograph collection held at the Jersey Archive was undertaken. Photographs were examined from the 1946 (L/C/14/B/8/14), 1974 (D/AL/B/18Q – 24, 25, 26), (D/AL/B/19R – 25), 1997 and 2005 collections.

They revealed no features of further archaeological interest and confirm that the urbanised area had remained essentially the same in layout, plan and building design as was acknowledged by the maps of the 20th century. The aerial photos do not offer any additional information that could not be gleaned from the cartographic sources.

5.2 Summary

In summary, the available aerial photographic resource was very limited and did little more than confirm the nature of the site as recorded in the contemporary cartographic resource.

6 HISTORICAL EVIDENCE

6.1 St Helier

The formalisation of the island parishes is believed to have occurred in the centuries after the end of the Gallo-Roman period, and the boundaries had become stabilised by the Norman period (Syvret & Stevens 1998). The name of the Capital is traditionally held to be based on Helier/Hilaire, a 6th century AD missionary who was supposedly killed by marauding Saxons in 555 AD. The Channel Islands were annexed by William Longsword in 973 AD, and therefore were already under the rule of the Duke of Normandy prior to the Norman conquest of England in 1066 AD. During this phase a number of sites have been located from Jersey itself, including Ile Agois on the north coast where an eremitic monastery was built.

From the 13th century AD the settlement of St Helier begins to expand. Initially centred around the parish church and market area (now Royal Square). By the 13th century an Aisled Hall is recorded to have been built on the site of Old Street/31 Parade.

The post-medieval period saw Jersey embroiled in the English Civil War (many of the prominent families were staunch royalists) and the Napoleonic wars, but despite this there is a remarkable transformation of the town of St Helier in the early years of the 19th century. The cartographic sources show rapid urbanisation within a period of only 35 years. Hilgrove Street appears to have benefited from this period of expansion.

6.2 Hilgrove Street

The name Hilgrove (also Helgrove) is believed to be derived from a 17th century English surname. Hilgrove Street is named after Hilgrove House, which was situated on the bank of Le Grand Douet, at the junction of Hilgrove Street and Halkett Street. Although Stevens *et al.* (1986: 286) document that the house stood on the junction of Hilgrove Street and Halkett Place, the 1800 AD map of St Helier indicates that the house in fact was located in the vicinity of 14 Hilgrove Street, as discussed in Section 4 of this report. The house is reported to have been demolished in 1845 AD. However if the property is represented by the building noted on the 1800 AD map of St Helier, it would appear that the building was demolished or redeveloped by 1834 AD (See Section 4).

The land now occupied by Hilgrove Street and Halkett Street is documented to have been purchased by Jean Aubin Esq in the 1830's, as a mostly undeveloped plot (Carey 2002: 3). The cartographic evidence suggests comprehensive development of the site by the 1834 AD (see Section 4), meaning that rapid development must have occurred within this timeframe, if this information is correct.

The properties were occupied as shops by the second half of the 19th century until their eventual decline in the mid 20th century. In 1874, 12 Hilgrove Street is recorded to have been occupied by a butcher, J. Angot, whilst the adjacent property (14 Hilgrove Street) was occupied by a French butcher, Mrs Dubreuil from the 1870's to 1890 (Carey 2002: 3). Interestingly, Stevens *et al.* (1986: 240) document that Hilgrove Street was known locally as French Lane, named for the French workers who would congregate there. A faded sign on the facade of 12 Hilgrove Street denotes that the property was converted for use by a dressmaker prior to the closure and boarding up of the shop in the 20th century.

6.3 Summary

The documentary resource detailing the development of the Study Area is limited for the medieval period, and will be expanded upon in the appraisal of archaeological information for the area. However, there is more detail regarding the development of Hilgrove Street, which is well documented from the piecemeal development of the land in the 17th- 18th century, when the site occupied an estuarine location on the fringe of the developing Capital. In the early years of the 19th century development was spreading from the historic centre, eventually incorporating Hilgrove Street. The establishment of Central Market, accessible from neighbouring Halkett Place to the west of the site, elevated the status of Hilgrove Lane to a main route and a busy retail centre.

7 ARCHAEOLOGICAL BASELINE SURVEY

7.1 Introduction

The development of the town of St Helier has always been focussed on the medieval period, with major expansion not occurring until the 19th century. The baseline survey includes an appraisal of evidence known to date, from within the Study Area.

7.2 Palaeoenvironment

Although there is no specific Palaeoenvironmental data from within the Study Area, there are two sites within the wider environs which may be significant here:

At Langlois, Don Street, c.180m NW of the Project Site, palaeoenvironmental data retrieved from core sampling in 1983 produced evidence for Late Bronze Age- Early Iron Age deforestation, with a 2σ (95.5%) radiocarbon date range of 1001-565 cal BC (SRR-2638: 2660 \pm 70 BP¹) (Driscoll forthcoming), and farming activity, mainly pastoral with some arable (Jones *et al.* 1990: 68).

At the former Trustees Saving Bank in New Street, palaeoenvironmental data has revealed a sequence of marine transgression and vegetation history from the Neolithic to the post-Roman period. Biozone TSB-1, showed a general but not dramatic decline in woodland during the initial stages of the sequence, followed by a rapid reduction in woodland by the middle of the sequence, probably in the Early Bronze Age date, c.1800BC or a little after (Driscoll forthcoming). This was followed in biozone TSB-2 by high frequencies of [aquatic] pollen and spores and occurred at a time when sea level was falling and freshwater wetland began to form (Jones *et al.* 1990: 70-72).

7.3 Prehistory (250,000-56 BC)

7.3.1 Palaeolithic-Mesolithic

There is no known evidence for a Palaeolithic or Mesolithic presence within the Study Area to date.

¹ Radiocarbon dates have been calibrated using OxCal 4.1 (Bronk Ramsey 2010) using the probability method and IntCal09 calibration curve (Reimer *et al.* 2009).

7.3.2 Neolithic

Evidence for Neolithic activity is sparse and no activity is noted to date within the Study Area. The most prominent Neolithic feature in St Helier is the Gas Works dolmen (Les Prés des Lumières – SSI 46). Although outside the Study Area (c. 700m NW of Hilgrove Street), it does attest activity belonging to this period within the wider environment.

7.3.3 Bronze Age

Bronze Age activity has been recorded within the Study Area, and examples are noted adjacent to the Project Site. At 18 Hilgrove Street a single trench excavation in 1975 produced unstratified Bronze Age finds (Soc Jer. 1981: 23). It is not clear however what activity the finds relate to and it cannot be determined whether the finds could be associated with an existing feature or whether they are residual. Excavations in the 1970's at the corner of Halkett Place and Queen Street (<100m SW of the Project Site) once again produced unstratified Bronze Age material, but as with 18 Hilgrove Street, it was not associated with archaeological features (Soc Jer. 1976: 452). The depth of the finds is not recorded.

7.3.4 Iron Age

The most prominent Iron Age activity within St Helier is located at Broad Street, where excavations in 1976 revealed a settlement site, including a clay floor, postholes and a hearth (c. 300m west of the Project Site). The pottery recovered from the site was closely similar to Breton examples and to graphite coated pottery from the Iron Age contexts at Mont Orgueil. The site was originally given a date range of 400-300 BC on the basis of the pottery. Radiocarbon dates obtained from charcoal fragments from the hearth gave dates of 670-348 cal BC at 69.9% (1 σ) (Driscoll forthcoming).

7.4 Gallo-Roman (56 BC – 400 AD)

Evidence for Gallo-Roman archaeology in St Helier is variable, with a focus upon the area around the Parade and Old Street (c.450m NW of the Project Site) where bowls and Dressel IA amphora have been found (Sebire 2005: 117), which has led to some suggestions of the parade being an area of Gallo-Roman settlement associated with trade (Hotton 1996: 2).

Gallo-Roman activity on the Project Site is not known, but Gallo-Roman pottery has been found at the corner of Queen Street and Halkett Place, again unstratified (Soc Jer. 1976: 452).

7.5 Medieval (400-1600 AD)

Medieval activity within the Study Area and directly adjacent to the Project Site has been identified from previous excavations. Although a number of sites of medieval date exist within the Study Area, they are only remarked on here where they have potential influence on understanding the Project Site.

Evidence for 8th-10th century AD habitation is acknowledged at Old Street, c.450m NW of the Project Site, which produced animal bone from an enclosed settlement, initially thought to date to the 7th century, but subsequently radiocarbon dated to 778-992 cal AD (Finlaison 1986). Evidence of surrounding field systems was also uncovered. Two sequential wattle and daub buildings followed the enclosed settlement and evidence for cultivation and domesticated animals was also recovered. Excavations in 1986 uncovered more of the 8th-10th century AD land surface (including pottery) preserved beneath the modern buildings.

At 10-12 Hilgrove Street a medieval building was located from a two trench excavation in 1973. This building was reported to contain traces of an impacted clay floor, along with shell, charcoal and pottery, including fragments of Rouen and Aadenburg ware dating to the 13th century AD (Soc Jer. 1974: 223). A basic plot of the location of the trenches provided in the report, illustrates that part of the investigation targeted the plot of 12 Hilgrove Street, presumably to the rear prior the development of the yard. It is unclear from the report how the stratigraphy relates to the presumed made up ground in vicinity of the Douet culvert recorded to pass beneath the building.

At 13-15 Hilgrove Street, four trenches excavated in 1974, revealed further evidence for buildings in the form of a 15-16th century structure, a floor surface with food debris and pottery dating the 13-14th century. In addition to this, pottery similar to examples from Old Street, which have been dated to the 7th century, were also found during the excavations suggesting that an earlier presence than medieval may exist.

At Queensway House in Queen Street, 13th century pottery on a clay spread was recorded and a medieval house was recognised in section during demolition, but access was not granted to the site in order to record it (Soc Jer. 1976: 452; Soc Jer. 1981: 23).

It seems clear from the archaeological evidence that there was a strong medieval focus in this area of St Helier, with settlement evidence existing directly adjacent to the site and in its immediate environs. The potential for pre-Norman activity cannot be ignored, due to the similarity in pottery styles to the Old Street site.

7.6 Post-Medieval (1600-1900 AD)

In addition to the buildings making up the Project Site, evidence of the post medieval development of the area was identified during the excavation of 13-15 Hilgrove Street, where 17th century cobbles were recorded by the Societe Jersiaise. Further excavations at Queensway House in Queen Street revealed a cobbled passageway linking Queen Street to Hilgrove Street, which has been interpreted as pre-dating the 19th century.

7.7 Summary

Despite the excavations that have occurred at Hilgrove Street and surrounding area, no traces of the Malt Mill (States of Jersey - *Brief for an Archaeological Evaluation 12 to 14 Hilgrove Street*) have so far been recovered. Extensive excavation has been carried out to date in the vicinity of 12-14 Hilgrove Street and even on the site itself, presumably in association with the development to the rear of 12 Hilgrove Street. The results have identified evidence from the Bronze Age activity through to the late medieval period, within a 100m radius of the site. The Project Site itself is reported to be situated on an early medieval building; however this appears to contradict what is known about the course of the Douet bisecting the site. It is evident from the high level of results that the Project Site and Study Area may be located in an area that has been occupied from prehistory to the present day, although the lack of stratified finds relating to the early period leaves the nature of these discoveries open to interpretation, and may be the result of residual material from agricultural activity (plough soils).

8 ARCHAEOLOGICAL POTENTIAL

8.1 Prehistoric (800000 BC – 44AD)

There is evidence relating to Bronze Age and Iron Age activity within the Study Area and the development area (18 Hilgrove Street). Examples of unstratified Bronze Age ceramics from excavations in the grounds of the neighbouring property raise the potential for the site to be located in the vicinity of Prehistoric settlement.

It is the consideration of this report that there is *medium* potential for the site to be located in an archaeologically sensitive area, relating to this period of activity.

8.2 Gallo-Roman (44-410 AD)

Evidence for Gallo-Roman activity is attested from within the Study Area and was identified along with evidence of Bronze Age activity, 100m SW of the site, on the corner of Halkett Place and Queen Street, suggesting a continuation of occupation in the vicinity of the site.

It is the consideration of this report that there is *low-medium* potential for the site to be located in an archaeologically sensitive area, relating to this period of activity.

8.3 Medieval (400-1600 AD)

Evidence of a medieval building identified on the project site (number 12 Hilgrove Street) and 15th -16th century building activity noted opposite suggests that the Project Site is located in an area of activity that apparently carried on from the early medieval period through to the late medieval period.

It is the consideration of this report that there is *high* potential for the site to be located in an archaeologically sensitive area, relating to this period of activity.

8.4 Post-Medieval (1650-1900 AD)

The Project Site is situated within the post-medieval street scene and represents an example of early 19th century architecture. Numbers 12 and 14 represent preserved examples of structures dating this period and signify the continuation of occupation of post medieval Hilgrove Lane from the 17th – 21st century.

It is the consideration of this report that there is *high* potential for the site to be located in an archaeologically sensitive area, relating to this period of activity.

9 CONCLUSION

The evidence presented in this report confirms that the Project Site is located within an area of high archaeological activity dating from the prehistoric period through to the post-medieval development of St Helier. Widespread archaeological activity within the Study Area attests a long history of St Helier as a settlement site and probable early harbour. The Project Site itself has previously been subject to archaeological excavation, confirming the location of medieval activity along ancient Hilgrove Lane, along with prehistoric activity to the east (18 Hilgrove Street) and along Queen Street, historically linked to Hilgrove Street via a small lane.

An appraisal of the cartographic evidence highlights the development of Hilgrove Street from the 17th- 19th century, and confirms the possible location of the 18th century Hilgrove House in the vicinity of number 14 Hilgrove Street. Le Grand Douet can be seen to bisect Hilgrove Street at this point and is believed to continue to run beneath number 12 Hilgrove Street by way of a culvert. The evidence complements the historical resources which accredit the location of Hilgrove House with the naming of the street as we know it today.

Potential for Further Work

Preliminary plans regarding the redevelopment of the Project Site proposes the retention of the facades of 12-14 Hilgrove Street, whilst the structures to the rear will be redeveloped on a similar footprint to allow for the plot to be used as commercial/office space, continuing the development of 16-18 Hilgrove Street, to the east, which has already begun. At present, the buildings remain intact, although stripped of the majority of internal features. In considering the potential for archaeological evaluation, it should be noted that the scope is limited.

Number 12

Number 12 has no basement as it is recorded to be bridged across the Douet River culvert, limiting the potential for excavation in the ground floor of this property. However, it is clear that excavations carried out by the Société Jersiaise in the 1970's did not encounter this structure. Therefore, there may perhaps be potential for exploratory test pitting within the footprint of the building to investigate the potential for undisturbed stratigraphy and to ascertain the course of Le Grande Douet.

With reference to the potential for an Archaeological Building Recording Investigation (ABRI), it is noted that only number 14 Hilgrove Street has been targeted for preservation by record, due to its designation as an archaeological site (AS). However, the interior joinery and original materials belonging to number 12 Hilgrove Street are also revealed at present and could be included in the survey if it was deemed appropriate.

Number 14 Hilgrove Street

Number 14 Hilgrove Street has more potential for investigation and it is recommended that the yard to the rear (measuring < 5 sq m) may preserve undisturbed archaeological layers. The area is currently sealed by a concrete surface, which could be removed to allow for the evaluation of this portion of the site. The basement (excavated c. 1.8m below street level) may also preserve historic layers; however it was noted at the time of the site visit that concrete rafts had been added at interval across the floor, indicating that groundwork is not planned for below this level. Therefore preservation *in situ* should probably be the preferred method in this instance, if no further ground disturbance is planned for this portion of the site.

It is noted that, in addition to Stage 1 & Stage 2, Jersey Heritage Trust recommend that number 14 Hilgrove Street would benefit from an Archaeological Building Recording Investigation (ABRI). Preservation by record, as opposed to preservation *in situ*, was also supported by the Assistant Minister for Planning and Environment, who determined that he:

“would support preservation of the archaeological resource of the standing structure, in this particular case, by record, rather than in situ, as and when consideration was given to any development affecting the standing structure” (Register of Buildings of Architectural, Archaeological and Historical Importance in Jersey: 14 Hilgrove Street, St Helier).

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11 FIGURES

Figure 1 Site Location (Not to Scale)

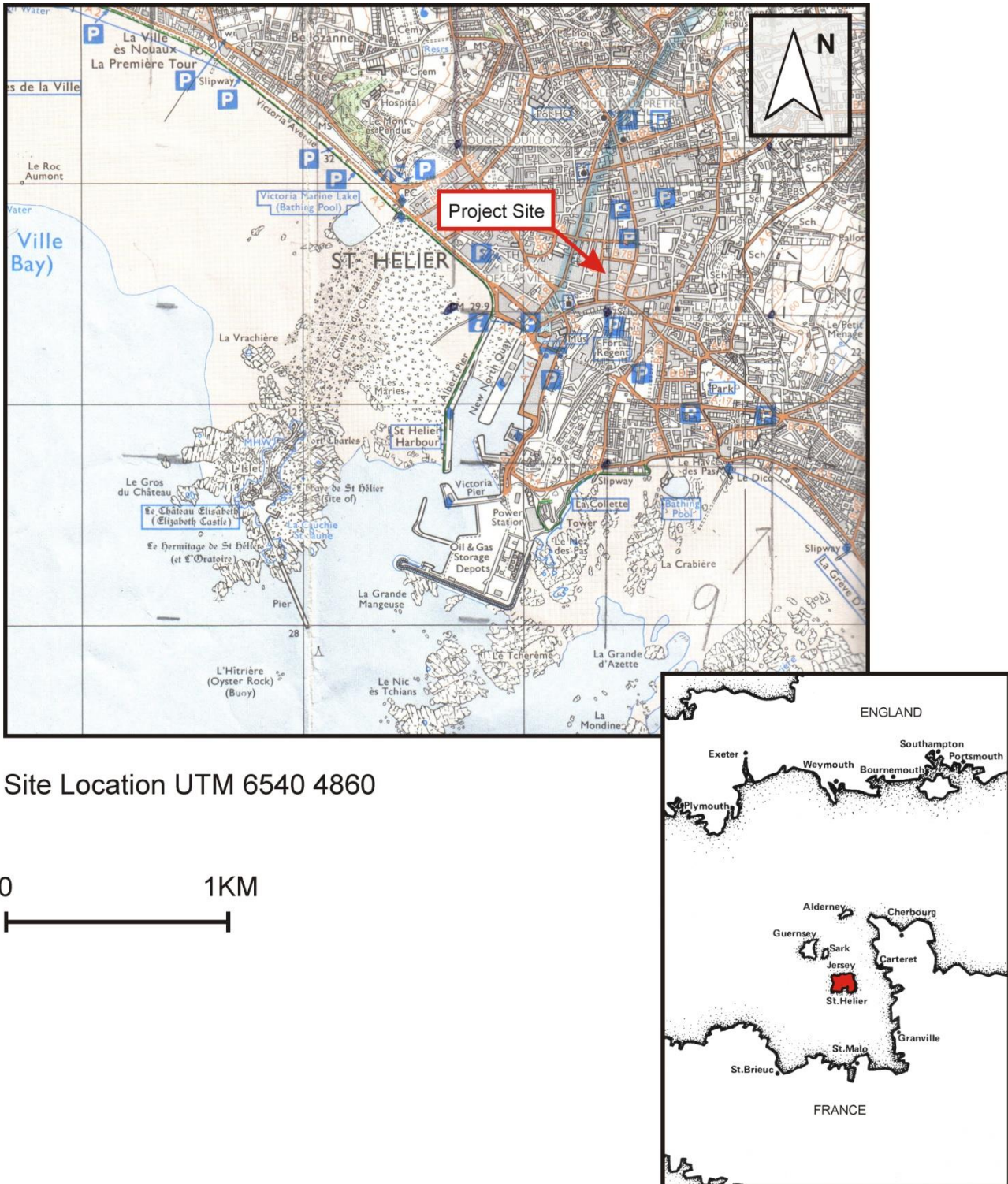


Figure 2 Proposed Plans and Elevations (Not to Scale) © T S Associates

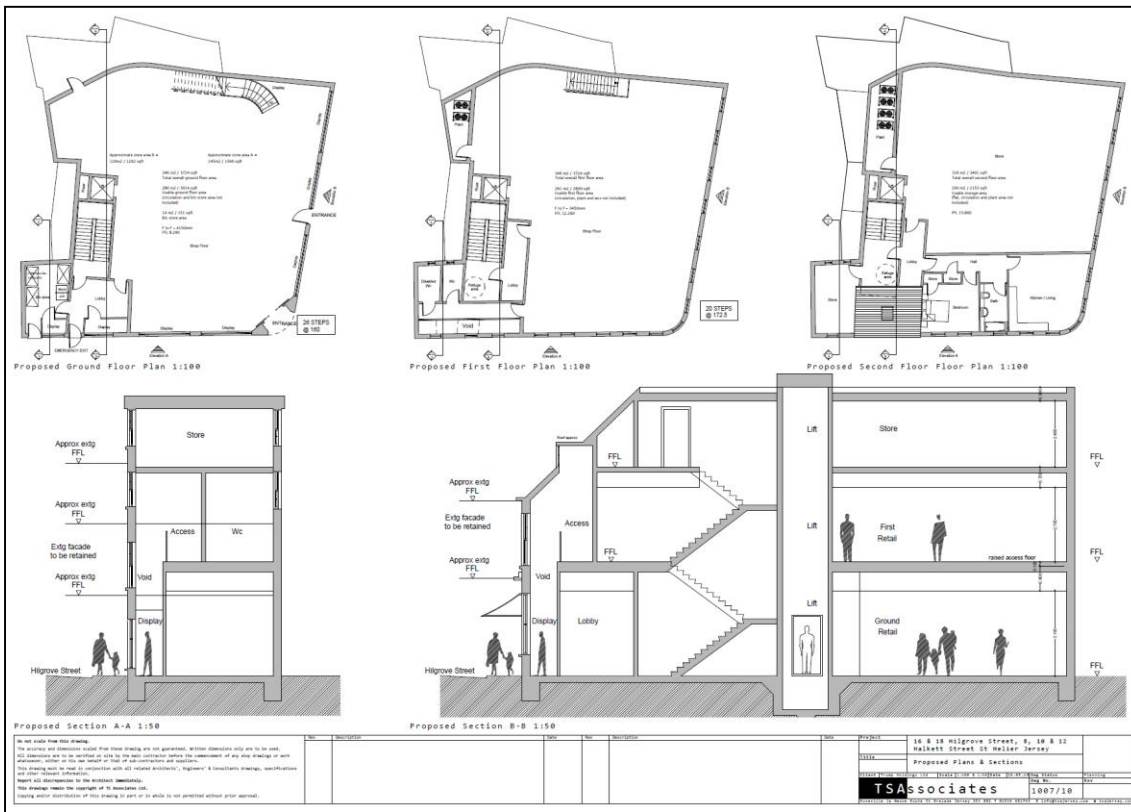
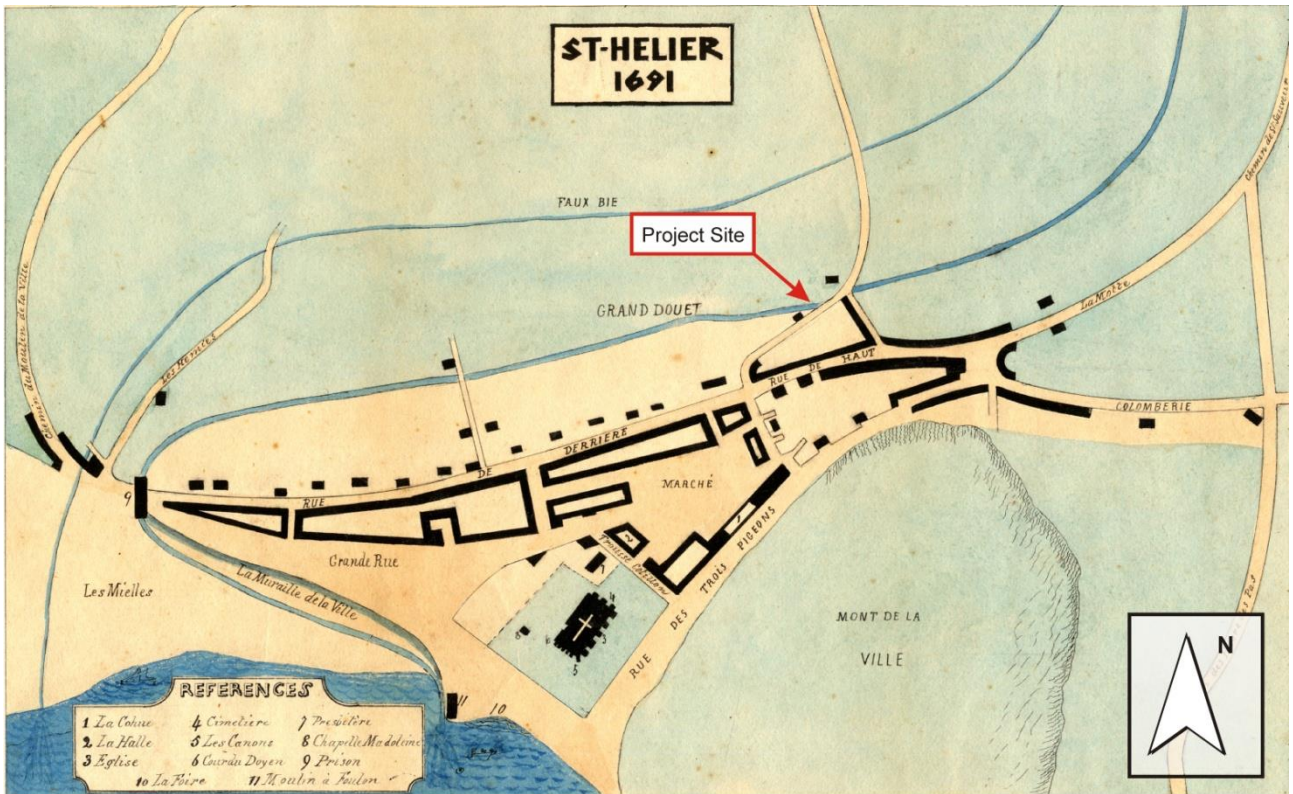


Figure 3 Proposed Elevations (Not to Scale) © T S Associates

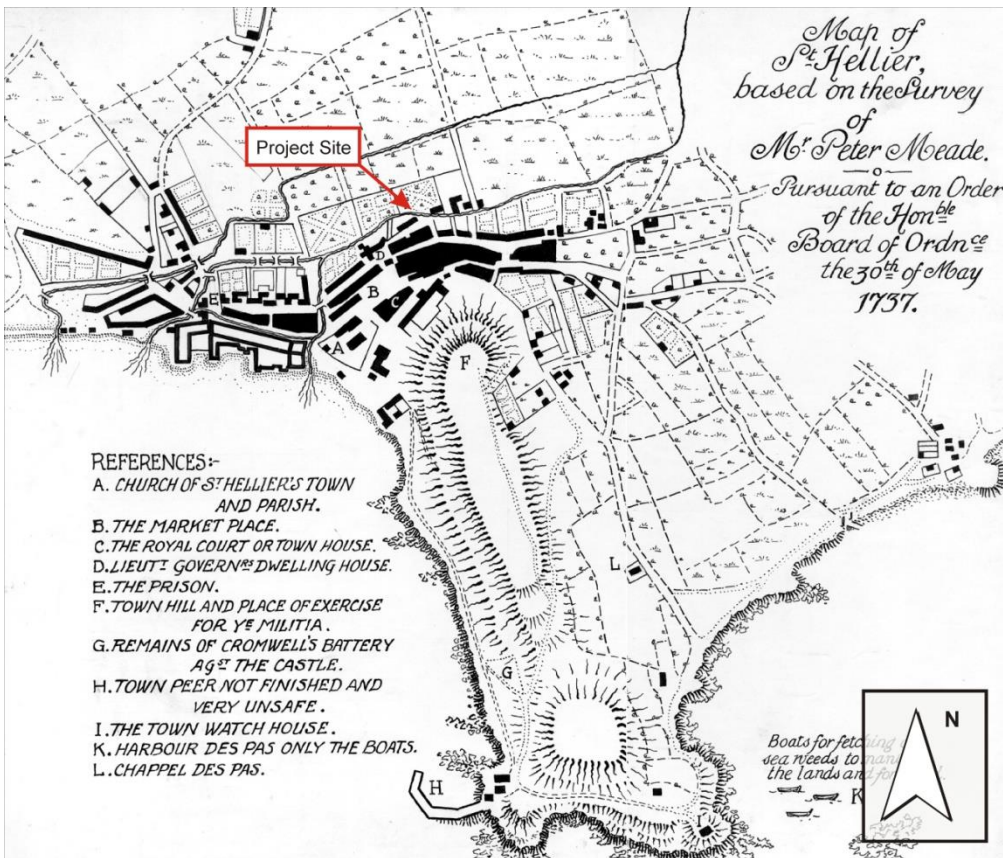


Figure 4 1691 AD Map of St Helier (Not to Scale)



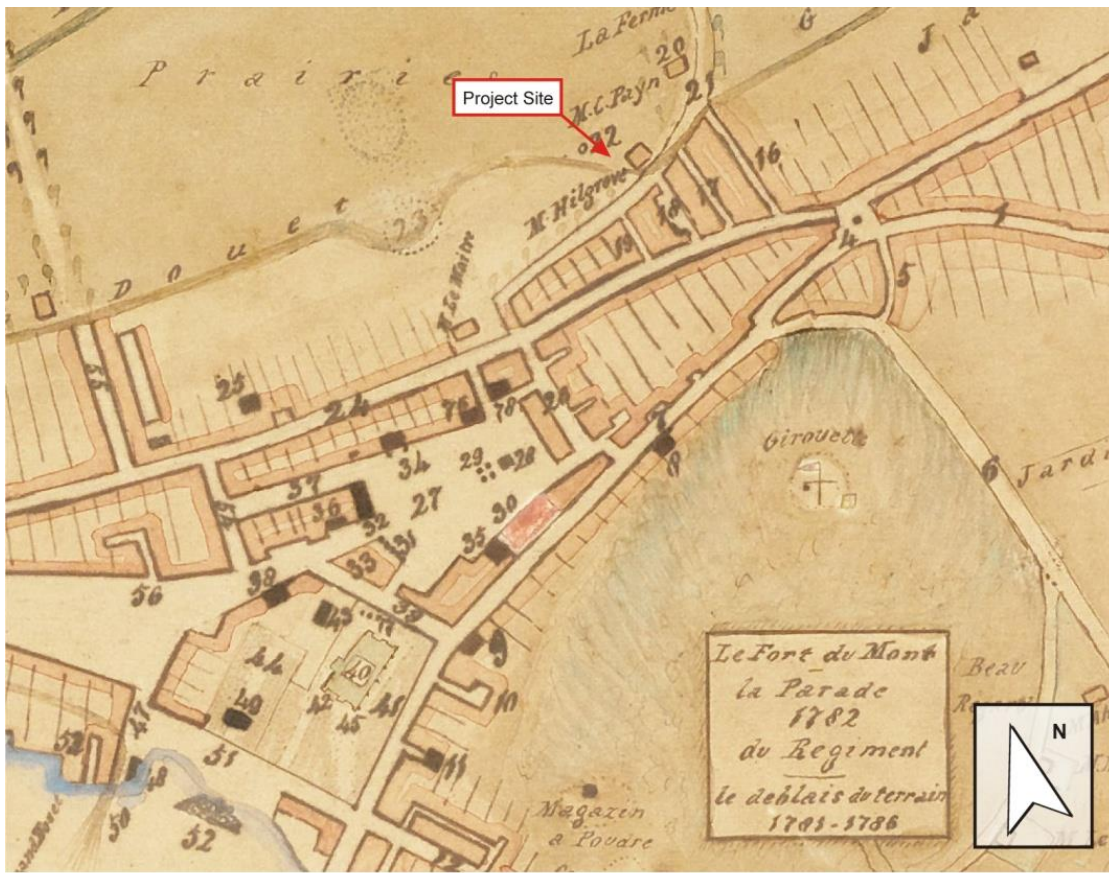
Site Location UTM 6540 4860

Figure 5 Map of St Helier Based on a Survey by Peter Meade 1737 AD (Not to Scale)



Site Location UTM 6540 4860

Figure 6 Town of St Helier 1800 AD (Not to Scale)



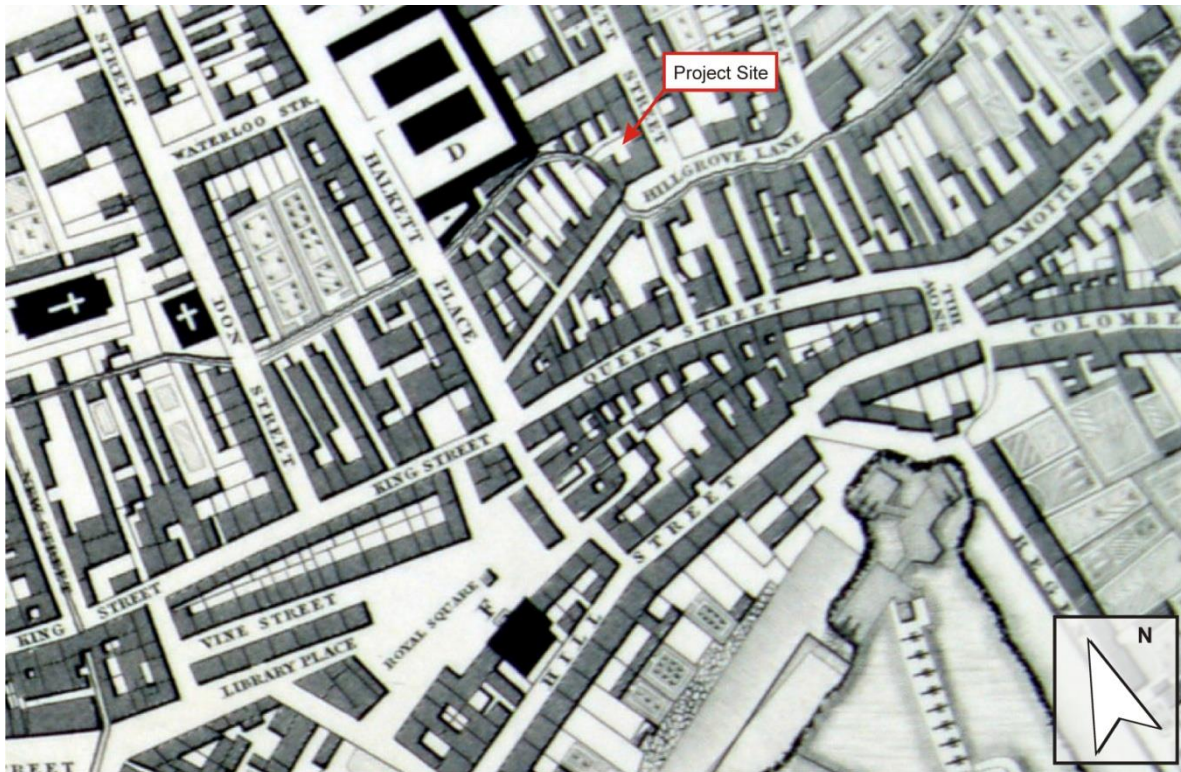
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Figure 7 Jersey Magazine Map 1810 AD (Not to Scale)



Site Location UTM 6540 4860

Figure 8 Le Gros Map of St Helier 1834 AD (Not to Scale)



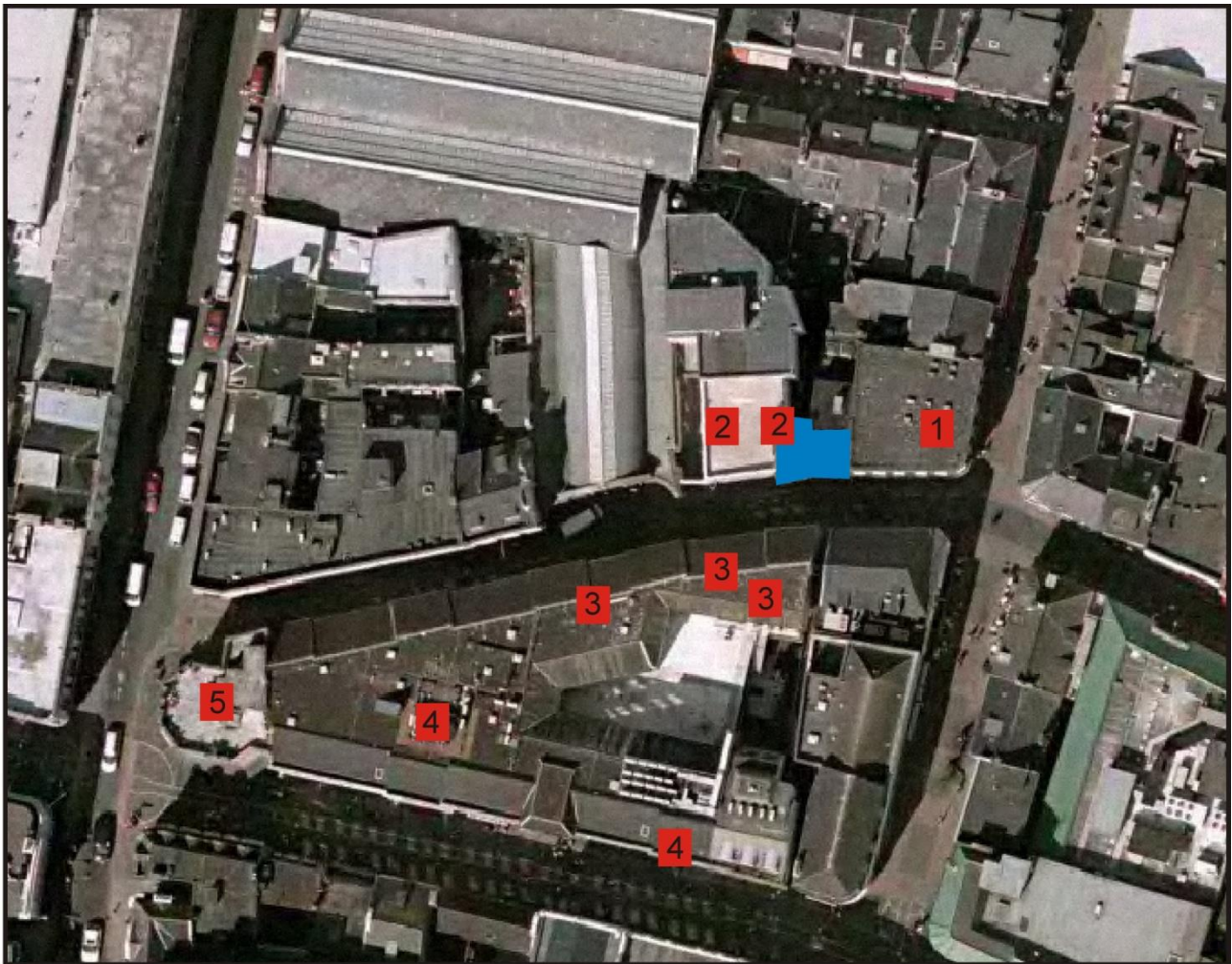
Site Location UTM 6540 4860

Figure 9 Aerial Photograph (106G 4187 1 FEB 45 F/36"// 541) L_C_14_B_8_14 1945



= Location of Project Site

Figure 10 Proximity of Archaeological Site to the Project Area (© Google Maps)



= Location of Project Site



= Proximity of Archeological Activity to the Development Site

- 1 18 HILGROVE STREET**
- 2 10-12 HILGROVE STREET**
- 3 13-15 HILGROVE STREET**
- 4 QUEEN STREET EXCAVATIONS**
- 5 CORNER OF QUEEN STREET AND HALKETT PLACE**

12 PHOTOGRAPHS

12.1 12 Hilgrove Street



Photo 1 Facade Number 12 Hilgrove Street



Photo 2 Interior View North Facing 12 Hilgrove Street

12.2 14 Hilgrove Street



Photo 3 Facade 14 Hilgrove Street (Scales 1 x 2m & 1 x 1m)



Photo 4 Cellar View with Concrete Rafts 14 Hilgrove Street



Photo 5 Street Scene Facing WSW