Keppel Tower, Elizabeth Cottage and Maison du Roc, Grouville, Jersey
Archaeological Desk Based Assessment

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Non Technical Summary

In July 2011, Absolute Archaeology was commissioned by Morris Architects on behalf of Seaview Property Developments (the client) to undertake a desk-based assessment of land at Keppel Tower, Elizabeth Cottage and Maison du Roc, Grouville and to produce a statement of significance assessing the authenticity and heritage value of the historic structure of Keppel Tower and all other historic buildings occupying the Project Site.

The results of this desk-based assessment have determined that there is potential for the low-medium preservation of archaeological deposits on the Project Site, specifically relating to the post-medieval period. There will be a low adverse impact on the setting of Heritage Assets to the south of the Project Site and a low beneficial impact on the setting of Heritage Assets to the north, whilst the setting of Keppel Tower itself will be improved through the removal of the 19th and 20th century dwellings attached to it. Overall the impact on setting will be imperceptible/none.

Due to the potential for excavation to impact upon buried archaeological deposits it is recommended that an archaeological evaluation be carried out in areas of archaeological potential, focussing primarily on the development adjacent to Keppel Tower (Block C). A Level 2 building recording is recommended for the exterior of Keppel Tower, including areas exposed by the removal of later fabrics. Furthermore a Level 1 recording of the 19th century extension should be undertaken prior to demolition.

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1. Introduction to the Project Site and Study Area

In July 2011, Absolute Archaeology was commissioned by Morris Architects, on behalf of Sea View Properties Ltd (the client), to carry out an archaeological desk-based assessment on land between Seymour slipway and Le Hurel slipway, comprising the properties of Keppel Tower, Elizabeth Cottage and Maison du Roc, in the parish of Grouville, Jersey.

The document includes a statement of archaeological and historical significance and authenticity, in order to assess the heritage value of Keppel Tower and all additional historic buildings, identified on the site. This assessment was undertaken as part of the desk-based assessment, in order to inform the mitigation strategy for the historic recording of significant structures and to assist in the production of a brief for this work. This was in response to advice by Tracey Ingle (Principal Historic Environment Officer - Planning and Building Services Department of the Environment, States of Jersey Planning), in correspondence with the client.

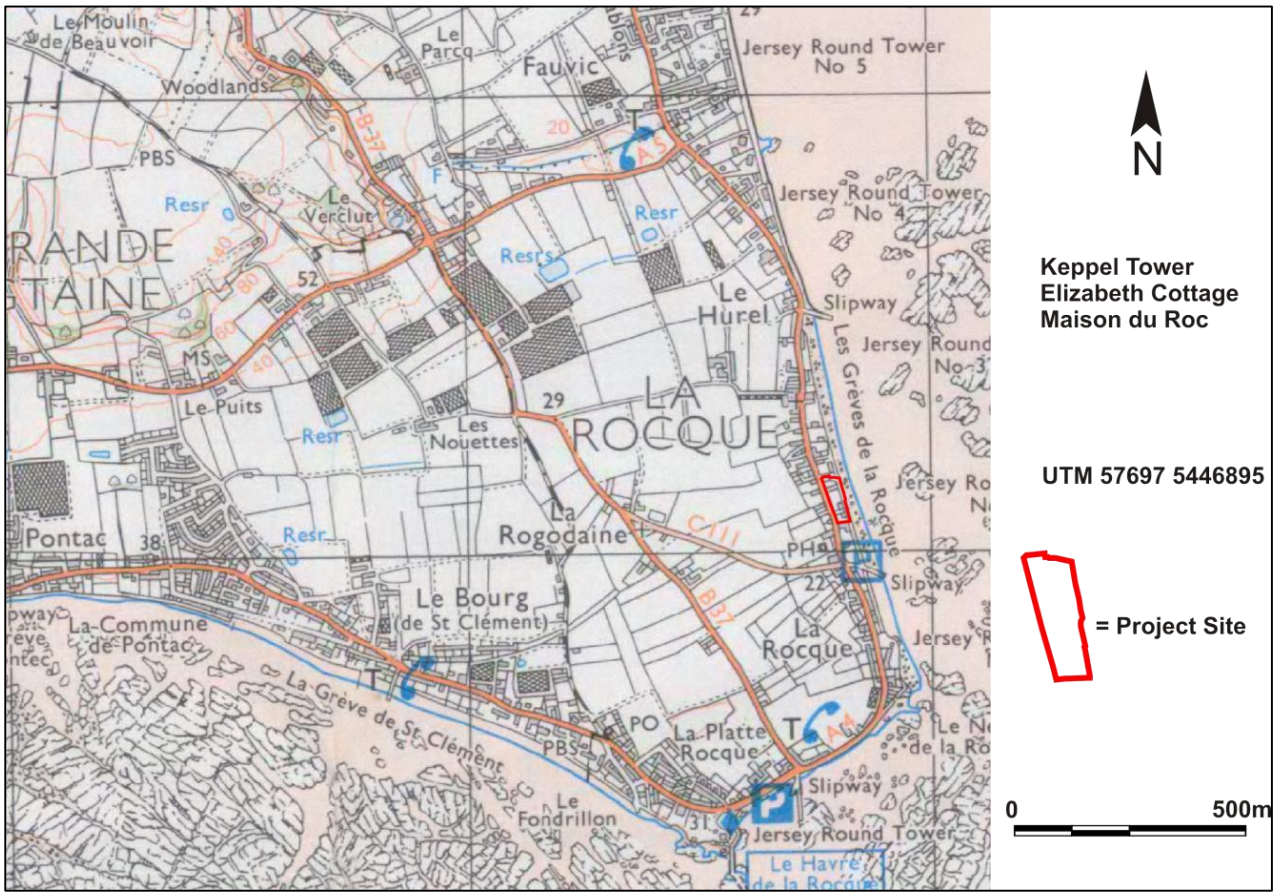

Fig 1: General location of the Project Site

The Project Site is currently divided into three plots, occupied by three main properties and associated outbuildings. The most northerly plot is occupied by Keppel Tower with (plus extensions) and Keppel Cottage. To the south of Keppel Tower (plot two) is Elizabeth Cottage and garage. The third and most southerly plot is occupied by the property known today as Maison du Roc, however deeds held by the Public Registry, suggest that the site may formerly have been called L'Avarison.

1.1. Aims

This desk-based assessment has been undertaken as a requirement from the States of Jersey Planning and Environment Department to assess the historic significance of the Project Site, and specifically the structure known as Keppel Tower (also called Grouville Number Two).

This desk-based assessment sets out to:

- Identify the potential of the Project Site to include archaeological deposits and to determine, where possible, their condition and likely survival;
- Define the scope and nature of the proposed development and any impact on the archaeological resource;
- Assess the historic value of Keppel Tower and other structures in order to determine their heritage value;
- Produce assessments on the significance of setting of potentially affected assets and the impacts of the proposals on the historic environment;
- Help identify any health and safety concerns (e.g. soil contamination) associated with the site, which may a pose significant threat to individuals or the environment as a result of the development process;
- Raise the potential for, and nature of, further investigation, as required.

The assessment was carried out by Paul Driscoll (BA, MA, PhD) under the management of Sam Driscoll (BA (Hons), MA, MIFA). Dr Driscoll, the principle author, has extensive knowledge of Channel Island archaeology and was awarded a PhD in Archaeology in 2011, which focussed on the archaeology of the Channel Islands. He has published a number of articles on the archaeology of Jersey and the Channel Islands in international journals and monographs. Furthermore he has conducted numerous research and commercial archaeological projects in Jersey.

1.2. Site Description

The Project Site occupies a coastal location, accessed from La Grande Route de Sablons and directly adjacent to the bay of Les Grèves de la Rocque at La Rocque, in the southeast of Jersey in the parish of Grouville (centred upon UTM 570697, 5446895).

Geotechnical borehole sampling carried out by Amplus Ltd on behalf of Sea View Properties Ltd revealed that the stratigraphy of the site in the test areas comprises a topsoil/turfline layer, sealing sand deposits which overlay clay layers, sealing granite bedrock.

Layer	Depth (m) below ground level
Topsoil/made ground	0.66
Sand deposits	2.30
Firm brown and grey Silt/Clay with a little gravel	9.16
Granite bedrock	10.45

Table 1: Depth of deposits from geotechnical boring (© Amplus Ltd)

The Project Site comprises the three properties of Keppel Tower and extensions, Elizabeth Cottage and Maison du Roc, as well as a series of modern outbuildings, such as a garage attached to Elizabeth Cottage, a swimming pool at Maison du Roc and garden features in the grounds of Keppel Tower.

The most significant historic feature on the Project Site is Keppel Tower, a coastal defensive tower and Building of Local Interest (GR0117), which was built between 1779 and 1781. It is circular in plan, comprised of random granite coursing with battered walls and has four mâchicoulis.

The Project Site is part of an important defensive coastal formation that is a significant component of Jersey's historic environment. This comprises the towers themselves, constructed between 1778 and 1785 along with the defensive sea walls, which also appear to the east of the Project Site, but outside its boundaries. Aside from the tower, the potential for the preservation of further archaeology is confined to subterranean deposits.

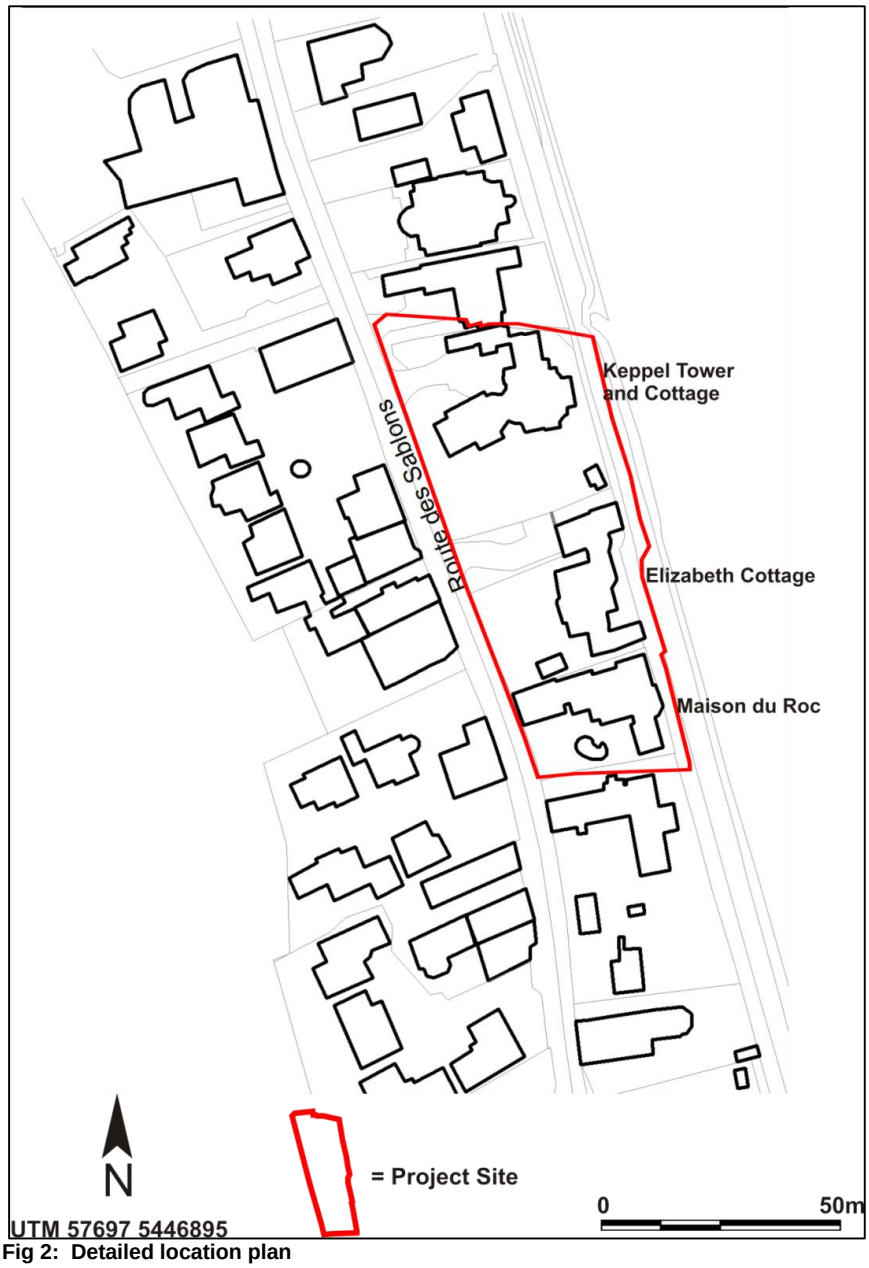

Fig 2: Detailed location plan

1.3. The Proposed Development

The redevelopment of Keppel Tower (and associated buildings), Elizabeth Cottage and Maison du Roc will comprise the following:

- Demolition of all standing structures, with the exception of Keppel Tower;
- Construction of luxury apartment blocks, replacing in part the existing footings of Elizabeth Cottage and Maison du Roc;
- Construction of pool room/gym;
- Creation of subterranean car park;
- Utilities installations (excavation of service trenches);
- Associated landscaping.

The current development proposes the construction of three apartment blocks to the south of Keppel Tower, in the areas of Elizabeth Cottage and Maison du Roc and a further, much more modest, pool room to the NW of Keppel Tower (see Fig 3).

Apartment Block C will begin c.8m south of Keppel Tower in the area exclusively defined by the gardens of Keppel Tower and Cottage and in an area that has not had any previously extant significant ground disturbance associated with footings of buildings.

Apartment Block B will largely cover the areas of Elizabeth Cottage and Apartment Block A will largely cover the area currently occupied by Maison du Roc and is the most southerly of the proposed developments. However, both new apartment blocks cover an area greater than that of the disturbance caused by Elizabeth Cottage and Maison du Roc, particularly to the west.

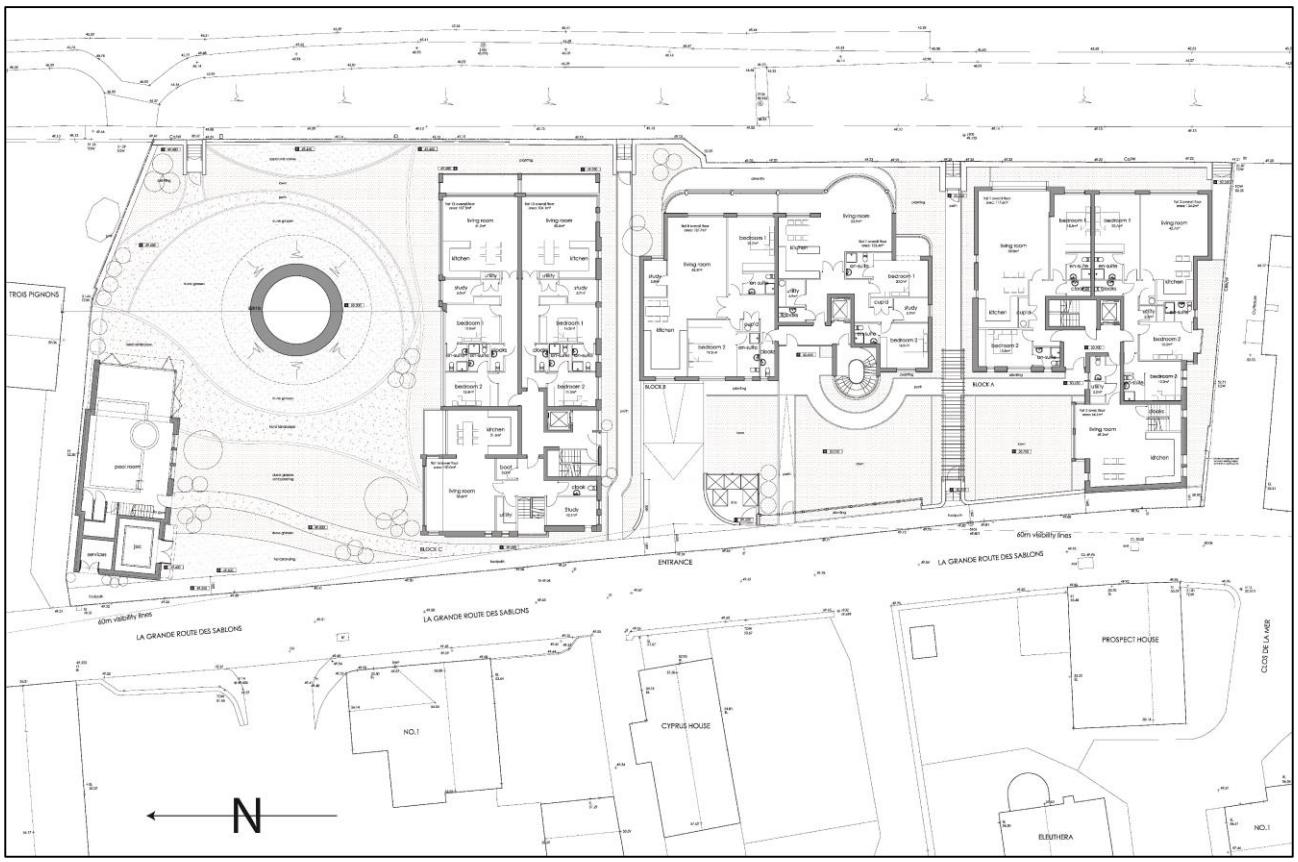

Fig 3: Ground floor plan showing footings of Apartment Blocks A-C and pool room with associated landscaping. Apartment C is the block closest to Keppel Tower (© Morris Architects). Note: Please refer to original architect drawings for full scaled and detailed information.

All three apartment blocks will stand approximately 10m in height with an average ground level at c.50m aJD and rooflines at c.60m aJD (please refer to architects drawings for

proper scaled drawings and spot heights). This represents an increase of c.2m to the current skyline. The pool house is significantly smaller and will be less of an impact on setting than the current domestic dwellings.

The proposed development also involves the construction of a subterranean car park, (see Fig 4) beneath the areas currently defined by Elizabeth Cottage and Maison du Roc and to a lesser extent where Apartment Block C will be located (although only to the southern part of this). The expected excavation depth will be c. 3m below current ground level.

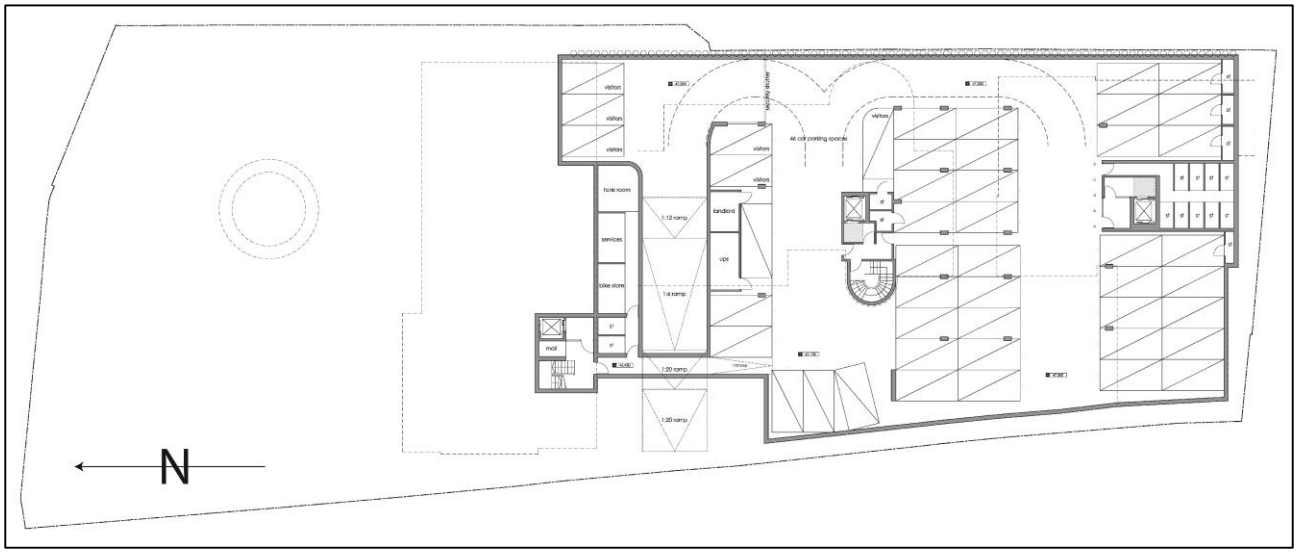

Fig 4: Basement (subterranean car park) plan. The basement will be beneath the footings of Apartment Block A and B and part of Apartment Block C (defined by the dashed outline to the right of Keppel Tower) (©Morris Architects). Note: Please refer to original architect drawings for full scaled and detailed information.

1.4. Site visit

A walk over survey of the Project Site was undertaken by Paul Driscoll on Saturday 30th July 2011.

A preliminary assessment of the buildings to the south of Keppel Tower revealed that Elizabeth Cottage, Maison du Roc and associated outbuildings are 20th century in origin. No previously recorded historical structures were identified as a result of the site visit.

Although no archaeological features were noted as a result of the above, the landscaped gardens surrounding the properties have remained undeveloped, raising the potential for the preservation of buried archaeological layers, features and deposits across the site.

1.5. Health and Safety

No health and safety concerns were noted as a result of the site visit, nor is there any reason to suspect ground contamination across the Project Site.

2. Legislative and Planning Background

The Project Site is within an area of archaeological potential, particularly relating to multi-period defensive fortifications. Specifically the site is the location of Keppel Tower, one of a series of coastal defences established in the 18th century in the Channel Islands.

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 Supplementary Planning Guidance Planning Policy Note 1: Archaeology and Planning (January 2008).

The Island Plan 2002 states:

Paragraph 4.35: "Archaeological remains constitute one of the principal sources of information about the people who have lived in Jersey during the last 250,000 years. A rich variety of archaeological sites survive in the Island ranging from the Palaeolithic cave site at La Cotte de St Brelade, through Neolithic ritual sites, Iron Age promontory forts and medieval field patterns, to water mills and post-medieval town streets. These sites contain irreplaceable information about our past, are essential to a knowledge of the history of humanity, contribute to a sense of place and have education, leisure and tourism value."

Paragraph 4.36: "The Island's archaeological heritage is increasingly at risk, particularly from development within the town of St Helier and changes in the countryside. However, the proposed development of a site can also provide opportunities for archaeological investigation."

Paragraph 4.37: "The States of Jersey affirmed its commitment to the safeguarding of its archaeological heritage when it became a signatory to the 'European Convention on the Protection of the Archaeological Heritage (revised), Valetta, 1992' in September 2000. Some important sites are protected in Jersey Island Plan 2002 General Policies 4 – 13 law through designation as Sites of Special Interest, but many archaeological sites and areas are not designated and there is a need for them to be evaluated and protected, as appropriate, through planning policy."

Paragraph 4.38: "Consideration of the importance of possible archaeological remains should be made before schemes for the development of archaeologically sensitive sites are approved and archaeological evaluations of potential development sites should therefore be sought as early as possible. Supplementary planning guidance on

Archaeology and Planning will provide information about areas of known or potential archaeological interest and guidance about the requirements of archaeological evaluation."

Paragraph 4.39: "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 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."

3. Methodology

No formal brief was issued for this DBA and the original document was informed by a verbal brief provided by the client in response to States of Jersey requirements. This DBA has been guided by the generic (template) Brief for an Archaeological Desk-Based Assessment provided by the States of Jersey. This document has also been guided by the Institute for Archaeologists Standard and Guidance for Desk-Based Assessments (revised 2008), the Standard and Guidance for the archaeological investigation and recording of standing buildings and structures (2008) and the English Heritage document Understanding Historic Buildings: A guide to good recording practice (2006).

The assessment involved consultation of readily available archaeological and historical information from documentary, cartographic, photographic and excavation archive sources. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context. As such, a trawl of known archaeological sites within a 1km radius of the Project Site was undertaken. This is referred to herein as the Study Area. The primary repositories for information consulted comprised:

<u>Société Jersiaise Coutanche Library</u>

- Historic maps and documents;
- Register Sites of Special Interest and Buildings of Local Interest;
- Annual Bulletin of the Société Jersiaise;
- Books and articles on the archaeology and history of Jersey

<u>Absolute Archaeology</u>

- Database of archaeological sites in the Channel Islands (derived from Paul Driscoll's PhD thesis)

<u>States of Jersey Public Registry</u>

- Land registry property deeds (which date back to 1602). Until 2006 these were written in French

<u>Jersey Archive</u>

- Rate Books and census material
- Aerial photographs.

4. Archaeological and Historical Background

4.1. Introduction

Archaeological remains within the Study Area are admittedly limited, but this is partly a result of a lack of previous study.

Name	Brief Description	Date	Type
Marais à la Cocque	Environmental evidence for Neolithic and Iron Age arable practices	Prehistoric	Palaeoenvironmental
La Platte Rocque	Prehistoric land surface associated with Bronze Age artefacts, Gallo-Roman pottery and Jersey Round Tower	Prehistoric/Gallo-Roman/Post-Medieval	Archaeological
La Rogodaine	Site of prehistoric menhir (Neolithic-Bronze Age)	Prehistoric	Archaeological
Grouville Number One	Jersey Round Tower built by General Conway	Post Medieval (1778-1781)	Archaeological
Grouville Number Two (Keppel Tower)	Jersey Round Tower built by General Conway	Post Medieval (1778-1781)	Archaeological
Grouville Number Three	Jersey Round Tower built by General Conway	Post Medieval (1778-1781)	Archaeological
Grouville Number Four	Jersey Round Tower built by General Conway	Post Medieval (1778-1781)	Archaeological
Grouville Number Five	Jersey Round Tower built by General Conway	Post Medieval (1778-1781)	Archaeological

Table 2: Summary of archaeological sites within the Study Area

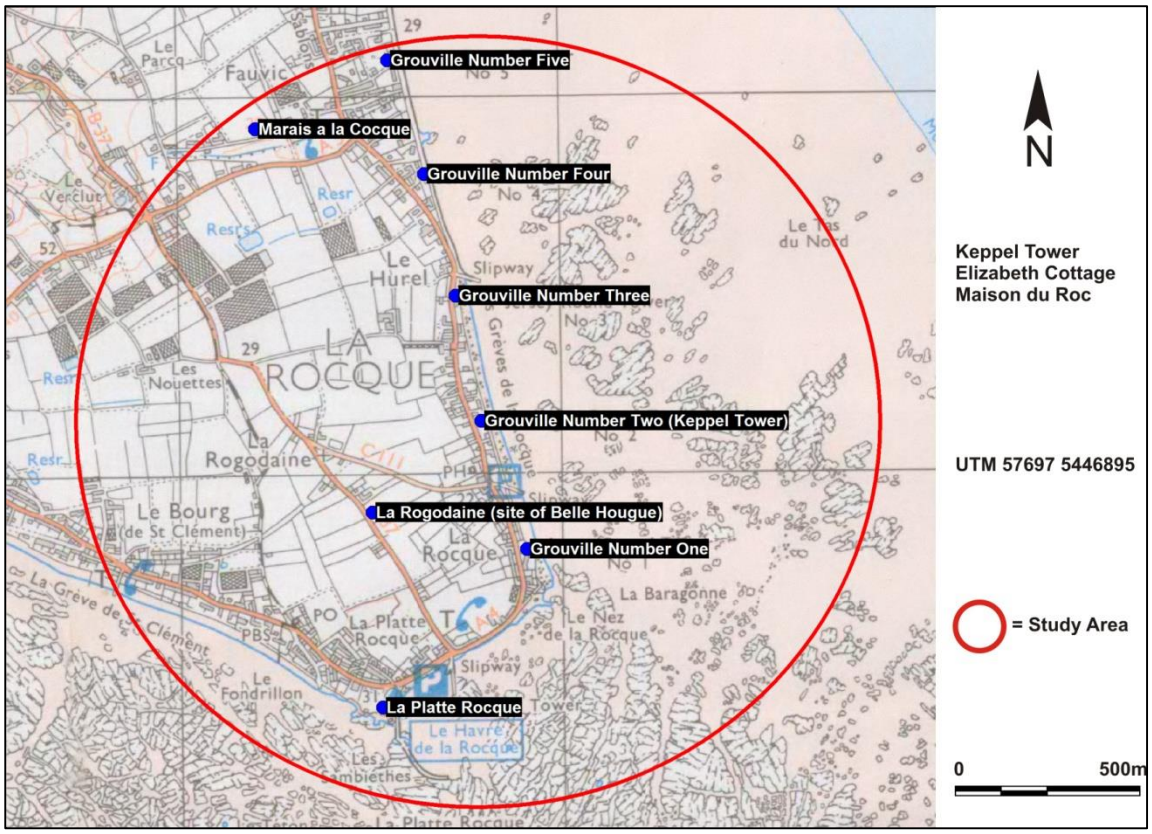

Fig 5: Distribution of archaeological sites within the Study Area

4.2. Palaeoenvironmental Evidence

There is no palaeoenvironmental evidence recorded from the Project Site. However, samples retrieved from Marais à la Cocque, Grouville (c800m NNW of the Project Site), revealed evidence of arable farming during the Neolithic and Iron Age periods, with an apparent decline in the Bronze Age (Jones *et al*. 1990: 89-91).

4.3. Prehistory (250,000-100/56 BC)

Whilst prehistoric activity has not been previously identified on the Project Site, it is extant within the Study Area. Recent excavations at La Platte Rocque, (c.770m to the SSW of the Project Site) revealed a buried early Bronze Age land surface at a depth of <500mm-1.05m (*Driscoll and Martin. 2011*). The buried layer had a highly humic makeup, with moderate flecks of charcoal and moderate rounded pebbles and winkle shells throughout. Fragments of early Bronze Age pottery were identified within the layer, along with flint flakes. The layer was sealed by a deposit of blown sand, which acted to preserve the buried archaeology. This recent discovery may be significant when considered in relation to the Project Site, due to the similarities between the two. For example, La Platte Rocque occupies a coastal zone, which enabled the preservation of archaeological layers through the exposure of the site to windblown deposits. However, personal correspondence with Mr Maret (Morris Architects) confirmed that the sand deposit identified on the Project Site represents made up ground as opposed to accumulated material, potentially reducing the preservation of historic land surfaces as identified at the adjacent site.

The site of La Rogodaine (Belle Hougue) is located c.350m southwest of the Project Site, off La Rue du Pont. A menhir (standing stone) was apparently found here in 1870, along with a worked stone implement (http://www.prehistoricjersey.net/La_Rogodaine.shtml). It is now designated an Area of Archaeological Potential (States of Jersey Policy Note 1 - Schedule of sites of archaeological interest, no 40).

The dating of menhirs is unclear, with dates attributed to them running from the Early Neolithic to the Late Bronze Age. However, it is likely that the Bronze Age dates represent a resurgence of their use, rather than the date for the origins of the practice (Driscoll forthcoming). Regardless, it represents deliberate prehistoric activity, although the original position and subsequent whereabouts of the menhir are unknown.

The potential to encounter archaeology related to this period is considered *low-medium.*

4.4. Gallo-Roman (56 BC-400 AD)

Once again, there is no recorded evidence for archaeological activity related to this period, within the Study Area. However, one sherd of late Iron Age- early Gallo-Roman grey ware recovered from La Platte Rocque may suggest previously undiscovered activity relating to this period, within the area (*Driscoll and Martin.* 2011).

There is no evidence to suggest a Gallo-Roman presence at the site. The potential is therefore *low*.

4.5. Medieval (400-1600 AD)

The Project Site falls within the Vingtaine de la Rocque, one of the four Vingtaines within the parish of Grouville. The term refers to a sub-division of the parish and originated from the medieval description for the grouping of 20 homesteads (Steven *et al.* 1986: 547).

There is no evidence to suggest Medieval presence at the site. The potential is therefore *low*.

4.6. Post-Medieval (1600-1900 AD)

The post-medieval period has had the most recognisable impact on the Project Site, as it was during this period that the Martello Tower was constructed. The tower, called Grouville Number Two or Keppel Tower, is the most prominent and historically important feature within the Project Site, although its historic fabric has been altered by later renovations. The name *Keppel*, is most likely the family name of the Earl of Albermarle, George Keppel, who became Governor of Jersey in 1761 (Stevens *et al.* 1986: 314).

Keppel Tower was built at the same time as the other Round Towers along Grouville Bay (Anthony 2001: 300). In May 1778 General Sir Henry Seymour Conway wrote to the Secretary of State, Lord Weymouth, to ask for finances to build a series of coastal defence structures to prohibit French invasion (Mayne 1981: 17). In July 1778 Conway received "*the King's pleasure for thirty towers*", which would cost £4680. By 1779 only four of the proposed 30 towers had been built. The delay appears to have been due to a lack of stonemasons and skilled workmen to carry out the job, unlike in Guernsey where building work began almost immediately (August 1778).

The role, if any, of Keppel Tower in the French invasion of 6th January 1781 is unclear. The French invasion force landed at Platte Rocque, c.800m southwest of Keppel Tower, and bypassed the militia stationed at La Rocque (Grouville Number One), who had absconded from duty to partake in festivities. From here the French invasion force moved to St Helier, but were eventually repelled and they retreated to somewhere around La Platte Rocque, probably occupying the guardhouse that would be replaced by the tower, but on this we cannot be sure. It is interesting that there are references to the use of Fort Conway (now Fort Henry) and Grouville Number One (La Rocque) in the defence of the island, but not of Grouville Number Two.

In addition, Keppel Tower has gone through two periods of extension, one of which appears to be late 19th century in origin. The single story extension to the east of the property is known from a photographic source (SJPA/035993) held by the Société Jersiaise Photographic Archive.[1]

Due to the known history of the site the potential to encounter associated post medieval activity is considered *high.*

4.7. Modern (1900 AD-Present)

Whilst the Study Area falls within a region of relatively intense WWII activity related to the coastal defence network, there is no evidence that the site itself was utilised. It appears that the defensive installations at La Rocque and Le Hurel had a sufficient arc of fire covering Grouville Bay, to make any fortification of Keppel Tower unnecessary. However, an entrance through the sea wall, which divides the Project Site from the properties to the north, and which is likely to be an original feature, has been infilled with concrete, which may have been a WWII activity to prevent access to the interior from any beach landing.

It is during the 20th century that the main houses (and their associated outbuildings) were built on the Project Site. These are Maison du Roc, Elizabeth Cottage and Keppel Cottage. Maison du Roc was probably constructed in the 1960's. Property deeds, held in the States of Jersey Public Registry, specify that John Edward Francis de Faye purchased the land at Maison du Roc from Ivy Jane Townsend (née Labey) in 1957. The deed specifically refers to the transfer of land and not property and there is no mention of a

[1] There was insufficient time in the preparation of this DBA to acquire a copyright licence from the Société Jersiaise to reproduce the image here. However, it can be viewed by going to http://photographic-archive.societe-jersiaise.org/ and typing SJPA/035993 into the image reference search box

building on this plot at the time. This is confirmed by the aerial photographic evidence, which does not show a building there in 1943, but does in 1965.

Elizabeth Cottage is also a 20th century structure, most likely built between 1950 and 1954. A deed of 1905 between Elizabeth Mary Le Clercq and Thomas Labey suggests that there were no structures present. Instead orchards and roosts are mentioned. Ivy Jane Labey, inherited the land at Elizabeth Cottage from her father Thomas Labey, although the date for this is unclear. It is likely that Thomas Labey was the son of another Thomas Labey, son of Philippe Labey. Philippe Labey is mentioned in the Grouville rates book for 1812 (held in the Jersey Archive), as paying four quarters in rates, and Thomas Labey is first recorded in 1824, paying one quarter. However, the rate books do not record what the rates were in payment for. In 1954, John Charles Kenneth Hooper Valpy bought the land from Ivy Jane Townsend (née Labey), in which Elizabeth Cottage is clearly mentioned. However, a further deed held in the Public Registry, which dates to 1950 and describes the boundaries of the land, makes no mention of Elizabeth Cottage, suggesting that it was built after this date. The aerial photographic evidence would appear to confirm this, with no structure present in 1943. The name of the building tentatively suggests that it was built in 1953, honouring the coronation of the Queen.

The northern extension to Keppel Tower and Keppel Cottage are 20th century in date. According to the property deeds, Keppel Cottage was built in 1926 (and is certainly visible on the 1935 OS map) and it is likely that the extension to the north, which now serves as a workshop, was constructed at this time.

Although the early 1920's building may have had some impact on the historic fabric, this cannot be determined without removing this later addition. However, it is more likely that the 1926 extensions, in particular the building of Keppel Cottage had the most significant impact, including the removal of the eastern ground floor wall of the tower and a cut through the western wall. Certainly the 1935 OS map shows that Keppel Tower and Keppel Cottage are connected. This connection is by means of a door cut through the western side of the tower. The 1st floor of the tower was probably altered at the same time.

In 1979, after a series of owners, Keppel Tower and the associated dwellings were purchased by Alan and Nancy Alexandre from John Charles Kenneth Valpy. During the 1980s extensive renovation of the standing structures took place, including the replacement of the main dwelling (the original Keppel Cottage), an extension to the south

side of the tower itself and an extension to the already extant 1930s extension to the east of the Tower. However, no work to the tower itself took place.

No important heritage assets have been identified on the project site, in relation to the above. Therefore the potential to encounter Modern activity significance is considered *low.*

5. Map Regression

There is a level of inconsistency in the maps, particularly where features recorded on earlier maps are not depicted on later maps. However, the cartographic evidence adds to an understanding of the history of the Project Site and compliments the historic information.

5.1. Observations

Map	Observations	Fig
OS 1981	**Maison du Roc extant. Outbuildings in the Project Site are extant. Keppel Cottage shown as detached from Keppel Tower.**	**Fig 6**
OS 1960	**Elizabeth Cottage now built, but there is little difference to Keppel Tower from the 1935 OS map**	**Fig 7**
OS 1935	**Tower is not clearly depicted and appears to have been incorporated into domestic extensions. There are no buildings to the south, where Elizabeth Cottage and Maison du Roc are now located.**	**Fig 8**
Godfray 1849	**Tower, with no associated structures is depicted. Further to the south, two houses belonging to T Davis and C Le Vesconte are extant.**	**Fig 9**
Baker 1840	**Keppel Tower, Route des Sablons depicted, but no other features.**	**N/A**
Bouillon 1799	**Tower depicted but no other features.**	**Fig 10**
Richmond 1795	**Although not clearly depicted, Keppel Tower is extant, but no structures surround it. Route de Sablons is in existence by this point**	**Fig 11**
Faden 1781/1783	**Keppel Tower is clearly represented as part of the sequence of coastal installations along with what could be interpreted as the sea walls**	**Fig 12**
Bellin 1755	**A structure is recorded in the general vicinity of the Project Site.**	**Fig 13**
Dumaresque 1694	**No structures of features of archaeological interest are recorded, although an Old Castle is recorded north of the Project Site (probably now Fort Henry).**	**Fig 14**

Table 3: Summary of Cartographic observations

5.2. Assessment

The Ordnance Survey maps of the 20th century are important for helping to refine the dating of Elizabeth Cottage and Maison du Roc, but are limited when discussing the domestic extensions at Keppel tower. The 1981 OS map shows Keppel Tower incorporated into a modern extension of a roughly Z shape. This extension appears on the map as a homogenous building, when in fact it is two separate extensions now merged into one.

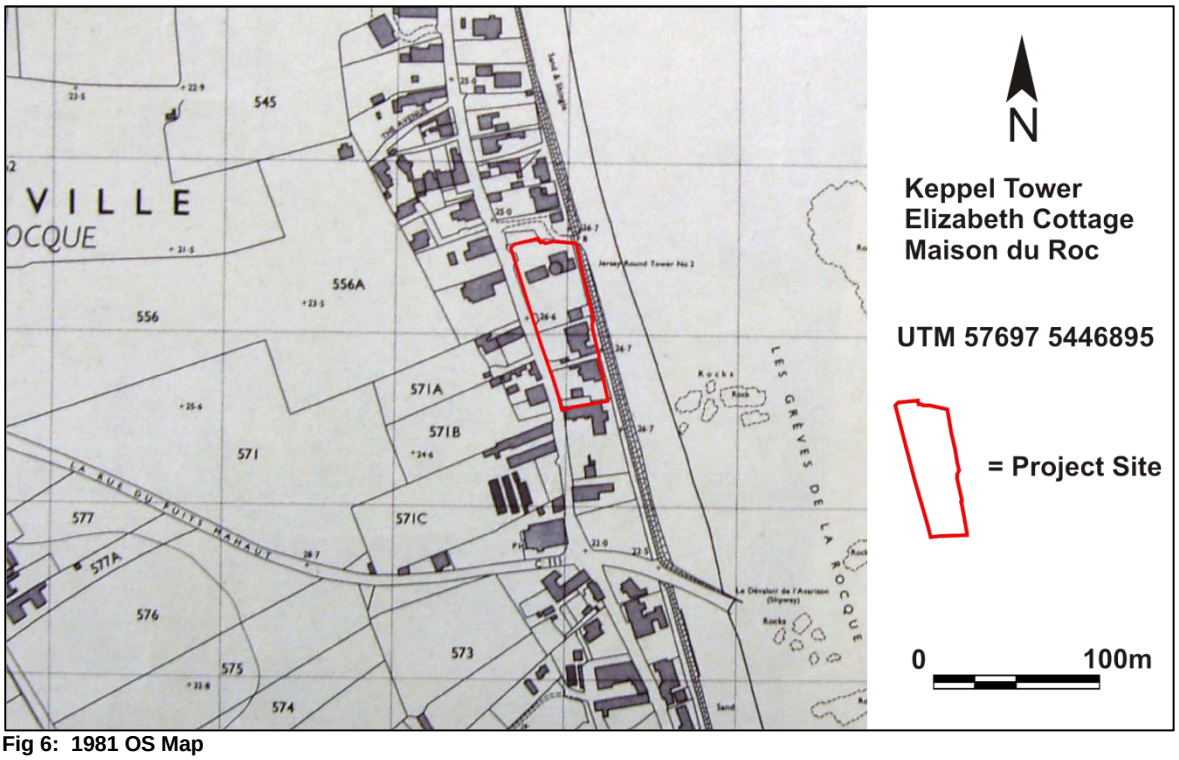

Fig 6: 1981 OS Map

The 1960 OS map shows Elizabeth Cottage, but not Maison du Roc, confirming that it was built after this date. Keppel Tower is not represented, and instead has been consumed into the domestic extensions to form one rectangular shape. It is similarly depicted on the 1935 OS map, although Elizabeth Cottage is not present.

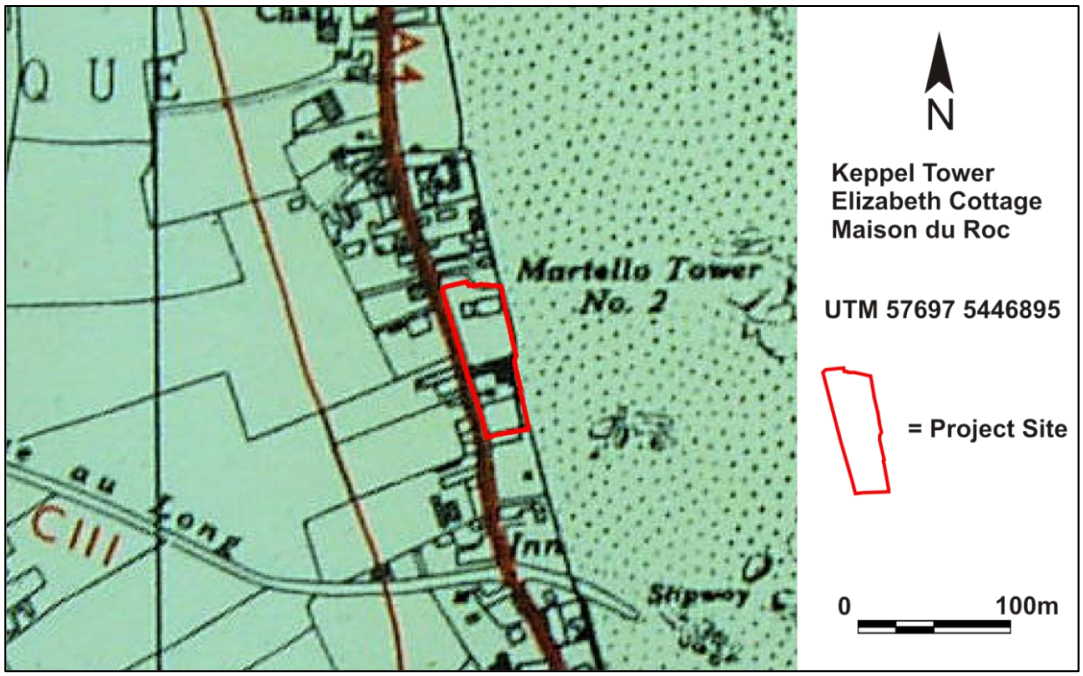

Fig 7: 1960 OS Map

The 1935 OS map illustrates that Keppel Tower incorporated two domestic extensions at the time of the survey. Keppel Cottage, the main dwelling to the west of Keppel Tower, was constructed by this point and is shown connected to the tower. Documentary

evidence for Keppel Cottage indicates that it was built in 1926, probably along with the extension to the north, which now serves as a workshop. However, the extension to the east appears to be an earlier structure, although no date of origin can be established. However, a late 19th century date cannot be ruled out.

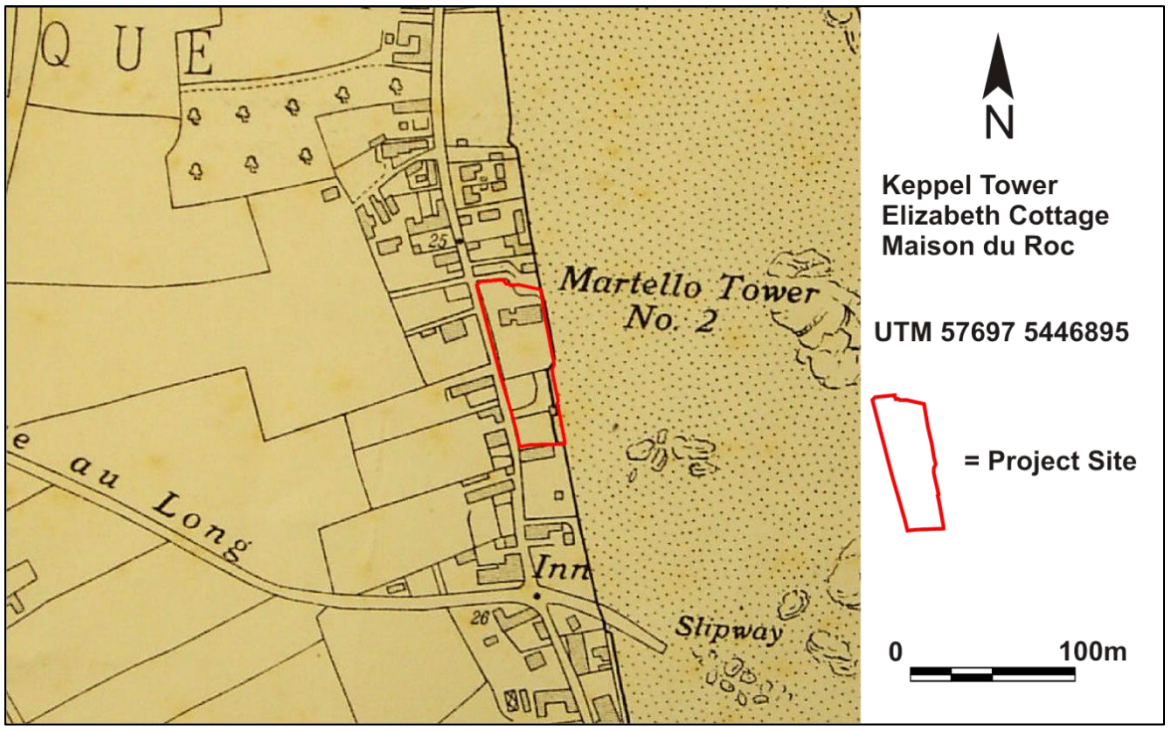

Fig 8: 1935 OS map

The 1849 Godfray Map shows Keppel Tower with dwellings to the south, belonging to Monsieur T Davis and Monsieur C Le Vesconte. The property occupied by T Davis, is recorded 91m from the tower and appears to represent modern day Seymour Cottage, located outside the boundaries of the Project Site.

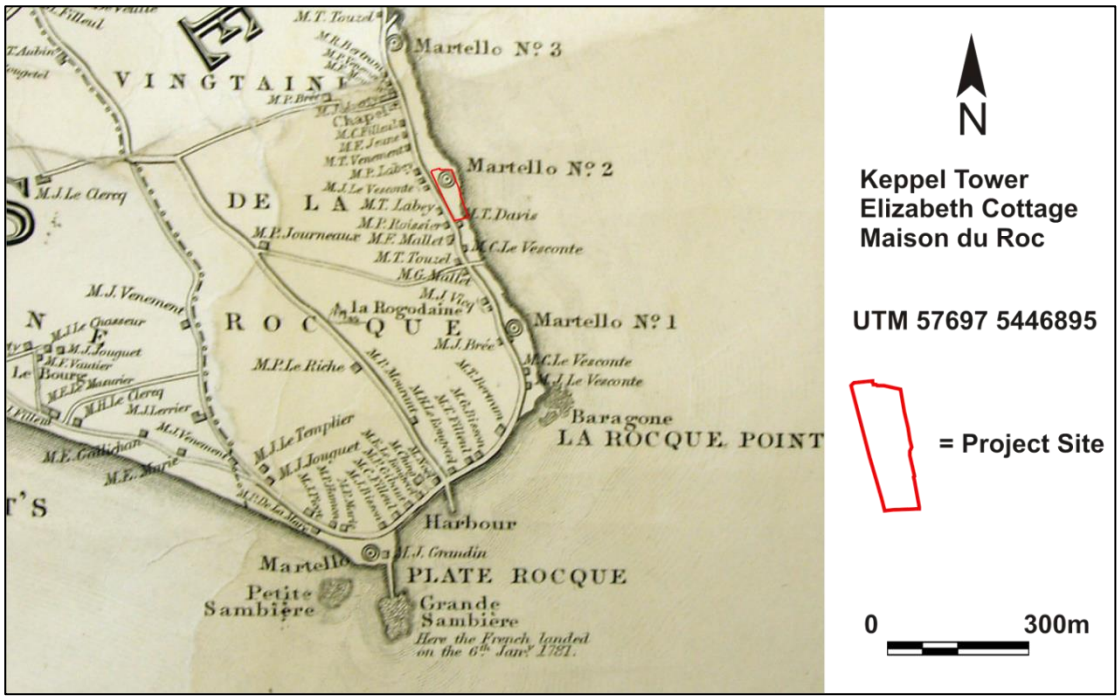

Fig 9: 1849 Godfray Map

The 1840 Baker map and 1799 Bouillon map illustrate that no buildings existed on the Project Site at this time apart from Keppel Tower.

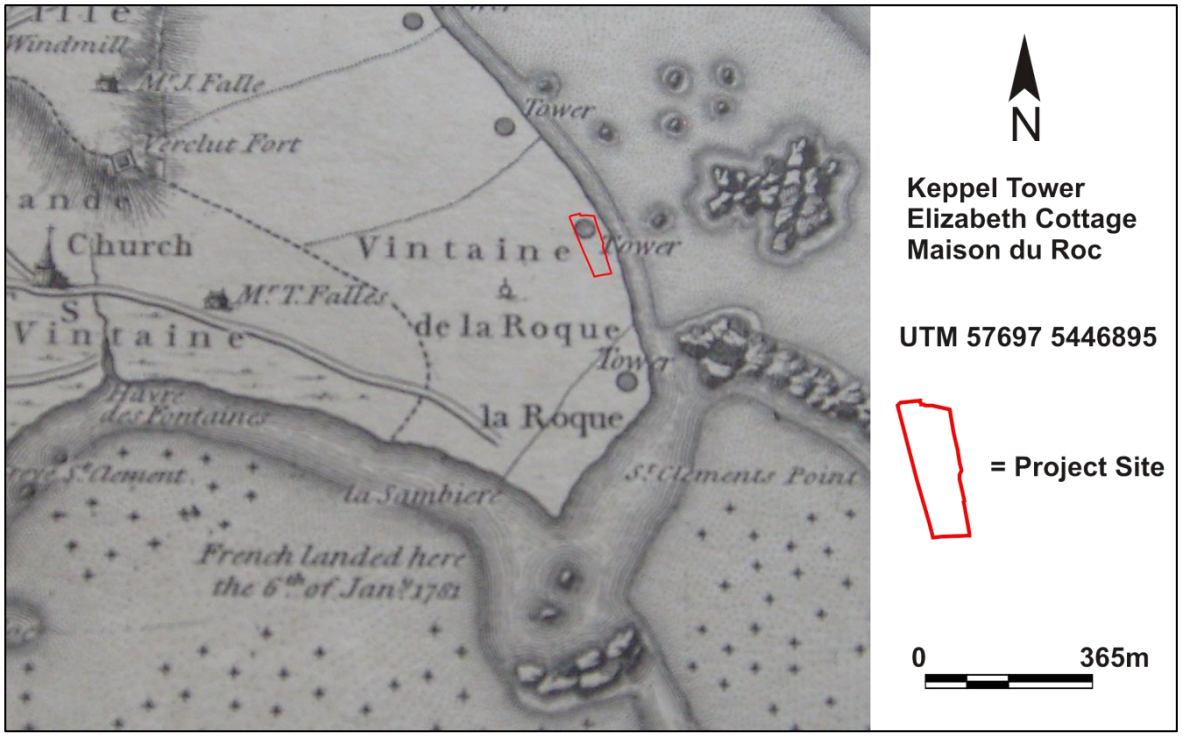

Fig 10: 1799 Bouillon Map

The 1795 Richmond map also fails to demonstrate any structure other than the round tower. This is significant, for it was a requirement of this particular survey to record all buildings. Yet, whilst the tower is visible it is vague and lacks the clarity of the round

towers at La Rocque and La Platte Rocque. The 1795 map also makes it unclear if the sea walls had been built at this time. The absence of sea walls may have been part of the reason behind the absence of domestic dwellings along the coast, which would have been prone to flooding until better defences were in place. Route des Sablons is depicted and must have acted as a main thoroughfare by this point.

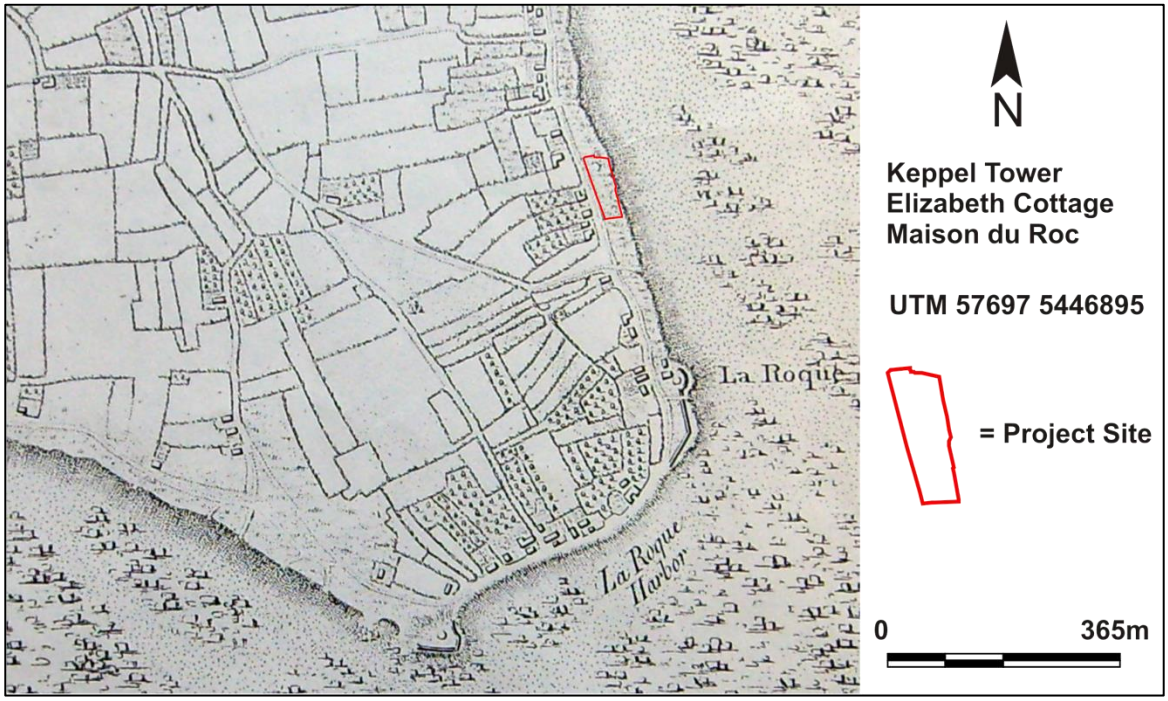

Fig 11: 1795 Richmond Map

The Faden map of 1783 (engraved from a 1781 survey) clearly shows the round tower (although it is not depicted as round). No significant buildings or roads are shown, but the date of the map demonstrates that Keppel Tower had been completed by 1781. Importantly, what could be interpreted as the sea defences appear to be in place, even though these are poorly depicted on the subsequent, and arguably better quality Richmond Map of 1795.

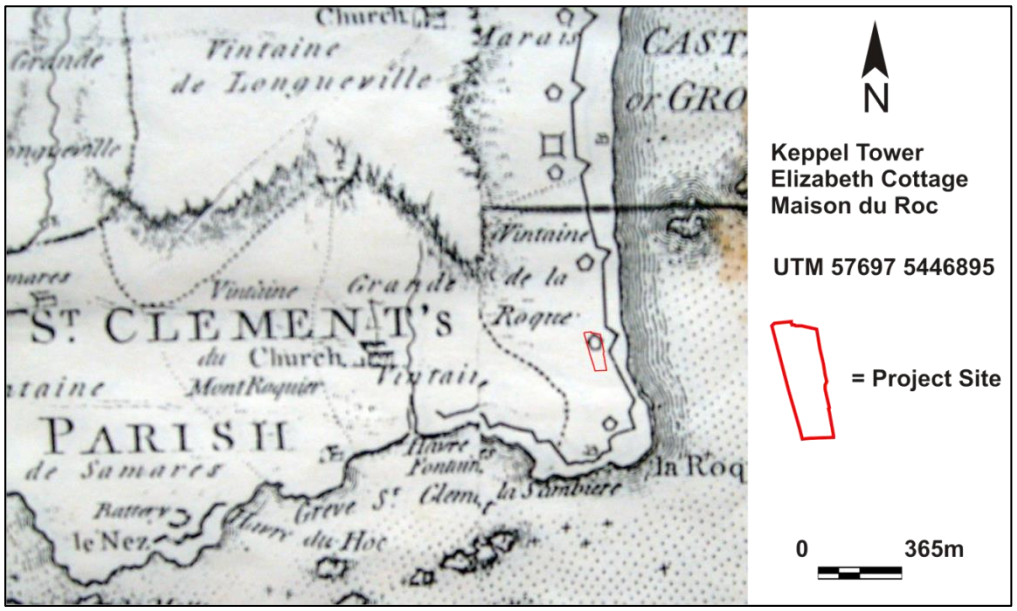

Fig 12: 1781 Faden Map

Whilst the Bellin map of 1755 does show a structure in the general vicinity of the Project Site, it is likely that this is to the NW of the current site, although an earlier and as yet unidentified structure on the Project Site cannot be ruled out. No other features of archaeological significance are noted, nor are any noted on the 1694 Dumaresque map.

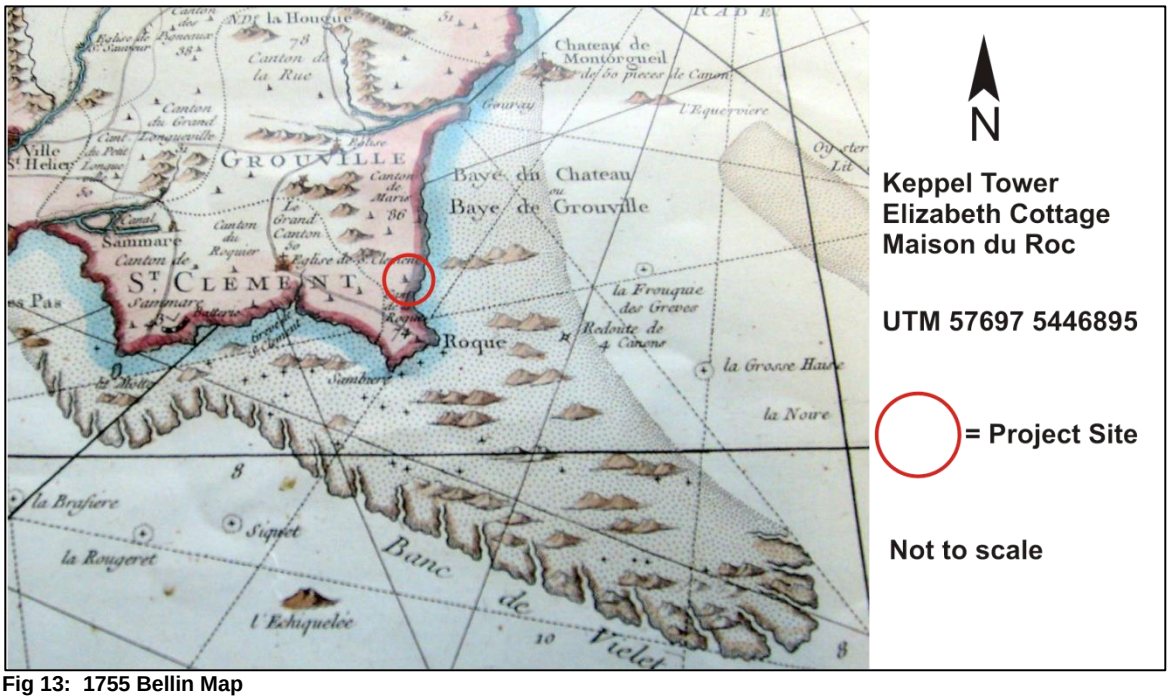

Fig 13: 1755 Bellin Map

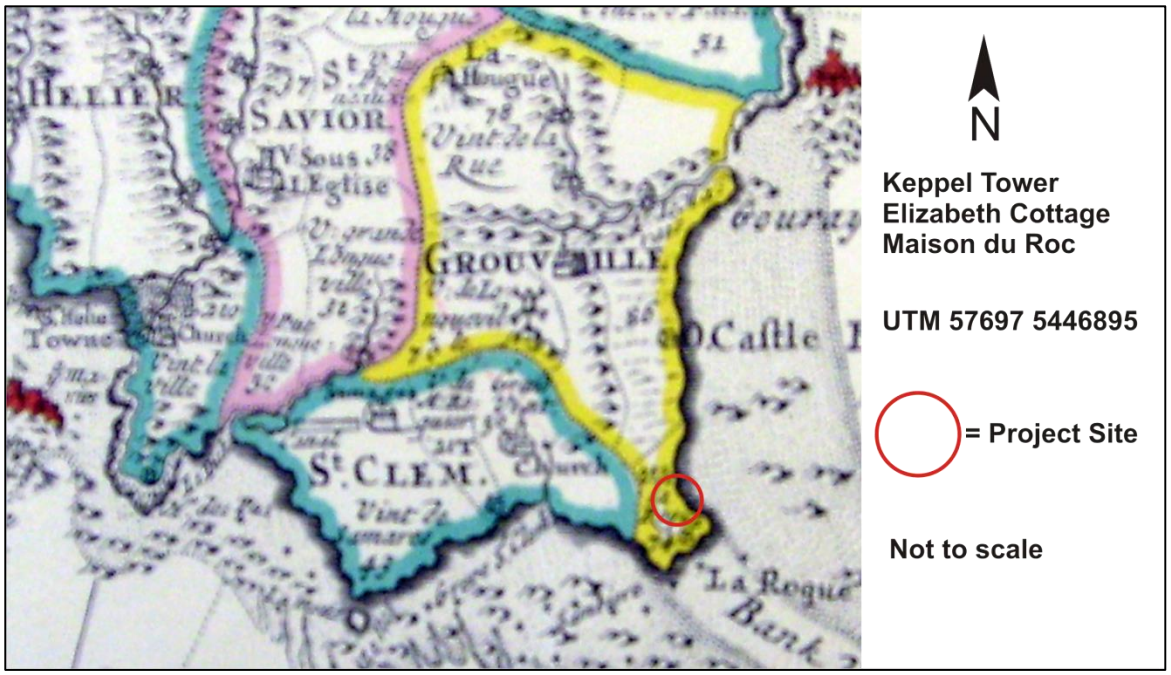

Fig 14: 1694 Dumaresque Map

5.3. Summary

The cartographic evidence demonstrates that there are no structures within the Project Site, with the exception of Keppel Tower, prior to 1849. The road that would become La Grande Route de Sablons existed by 1795, with buildings recorded to the west and the Jersey Round Towers to the east, seaward side. The 20th century maps illustrate the sequence of development of the Project Site, which has Keppel Tower with its various extensions depicted by 1935, Elizabeth Cottage built by 1960 and Maison du Roc between 1960 and 1980.

6. Aerial Photographic Assessment

6.1. Quality and potential

Although the quality of the earliest aerial photography is poor, the resources provide enough information, when combined with the other images, to show the evolution of the Project Site, including the construction of the neighbouring properties and the extensions to Keppel Tower.

6.2. 1943 (L/C/14/B/8/2/11)

The 1943 aerial photograph appears to show that neither Elizabeth Cottage nor Maison du Roc were built by this point. Although faint, it is possible to show that the extensions to the north and east of Keppel Tower are in existence, as is Keppel Cottage to the west. No archaeological features were identified.

Fig 15: 1943 AP

6.3. 1965 (D/W/E3/1/2278)

Elizabeth Cottage and Maison du Roc both appear on the 1965 aerial photograph. The extensions to Keppel Tower, including the domestic dwelling to the west are visible. Two features are visible to the SW of Keppel Tower. These have been interpreted as a large tree with a possible garden feature to the east. However, interpretation is difficult, due to the poor quality of the image.

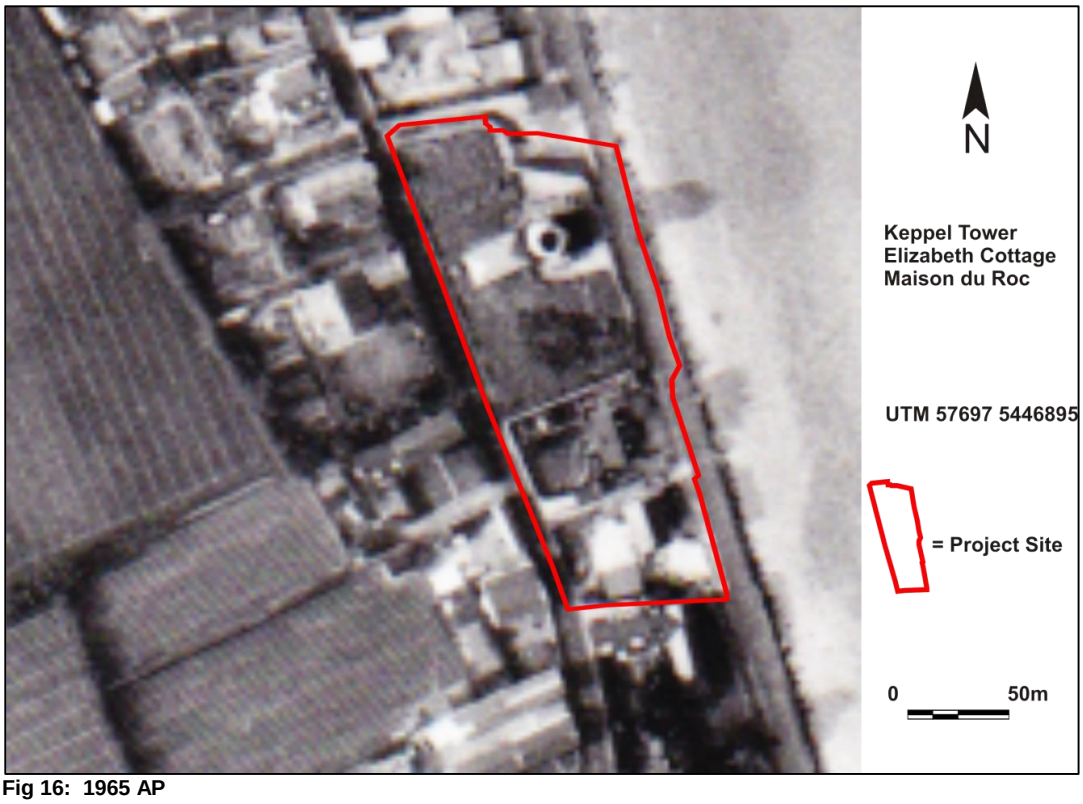

Fig 16: 1965 AP

6.4. 1974 (D/AL/B/23/V24)

Elizabeth Cottage and Maison du Roc are clear, along with the extensions to Keppel Tower. The potential tree, noted above, appears to have been removed. The feature to the SE is still visible, but the nature is not identifiable from the image.

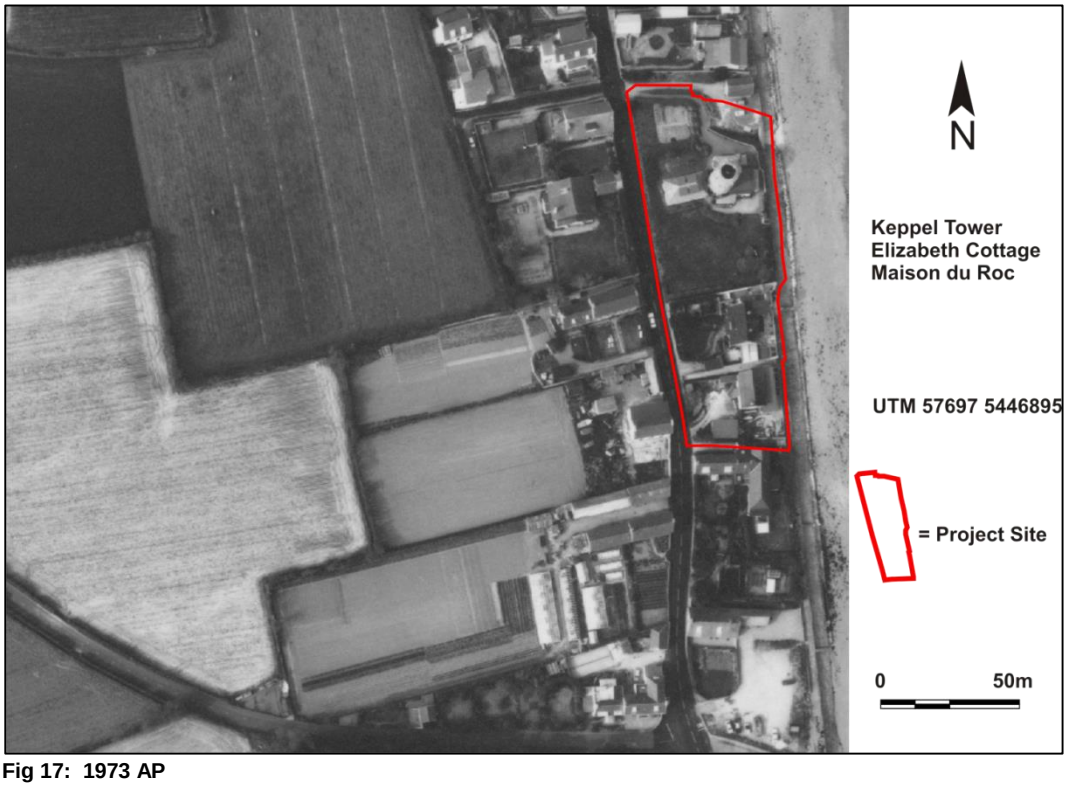

Fig 17: 1973 AP

6.4.1. Summary

The aerial photography confirms the evolution of the development of the Project Site, as recorded in the cartographic and documentary resources. However, no archaeological features were identified on the Project Site as a result of this review.

7. Keppel Tower: Statement of Authenticity and Significance

7.1. Introduction

Prior to undertaking the desk-based assessment, the extent, quantity and survival of historic buildings on site was unclear. It was necessary to undertake an assessment of the historic structures on the site, in order to determine the authenticity of Keppel Tower and the heritage value of addition buildings occupying the Project Site.

This was undertaken to inform the recommendation from Tracey Ingle (Principal Historic Environment Officer - Planning and Building Services, Department of the Environment, States of Jersey Planning), requesting that a full standing building survey of Keppel Tower be undertaken, along with a full building survey of any other historic structures on site. It is intended that all building survey will be carried out as a secondary phase of work, directed by a brief to be issued by the States of Jersey Planning and Building Services, following submission of this assessment.

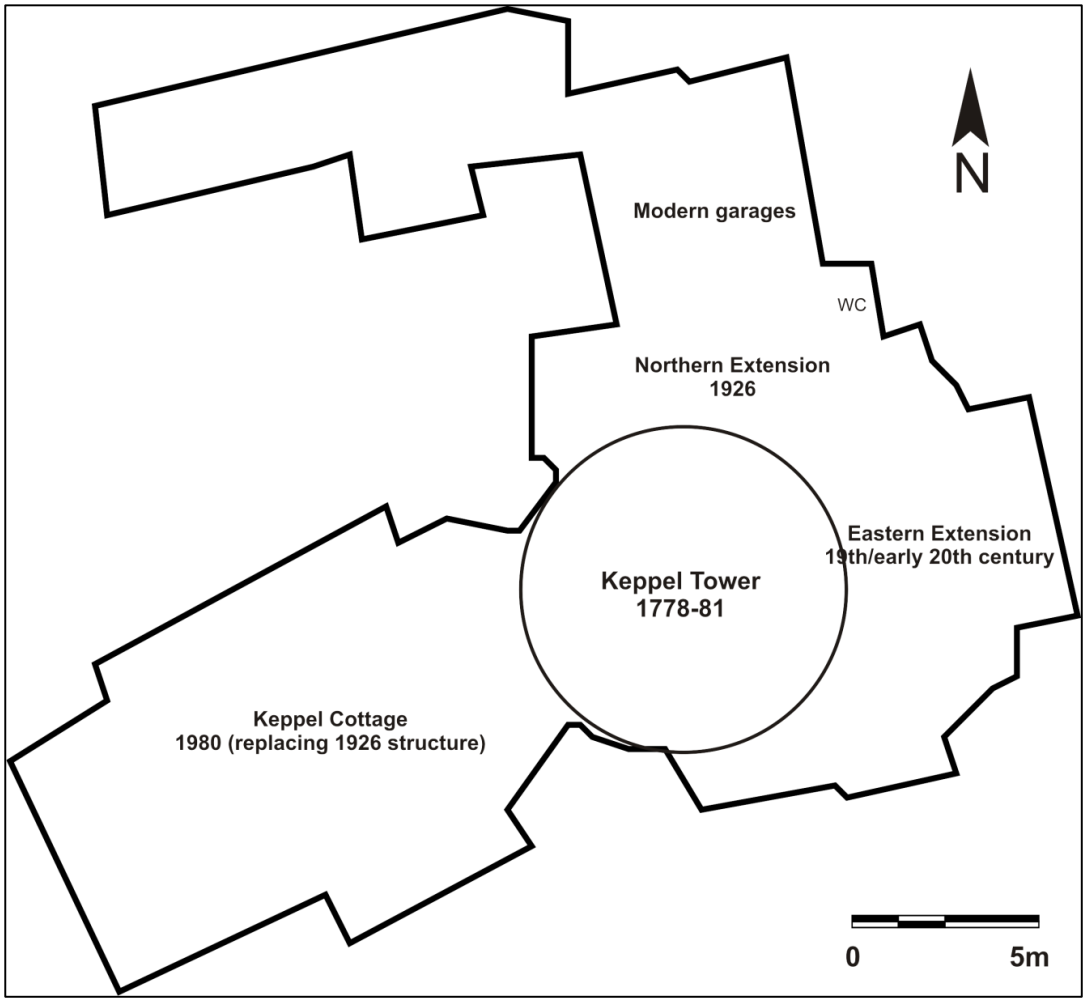

Fig 18: Basic (non-measured) plan of the current dwellings at Keppel Tower

7.2. Authenticity

7.2.1. Keppel Tower

Keppel Tower is the oldest and historically most significant building on the Project Site. Constructed c.1781 it forms part of a network of defensive coastal installations at a time of heightened tensions between Britain and France, marking the tower as a significant part of Jersey's history.

Fig 19: South face of Keppel Tower showing steps to 1st floor entrance and rebuilt Keppel Cottage to left (scale: 2 x 1m)

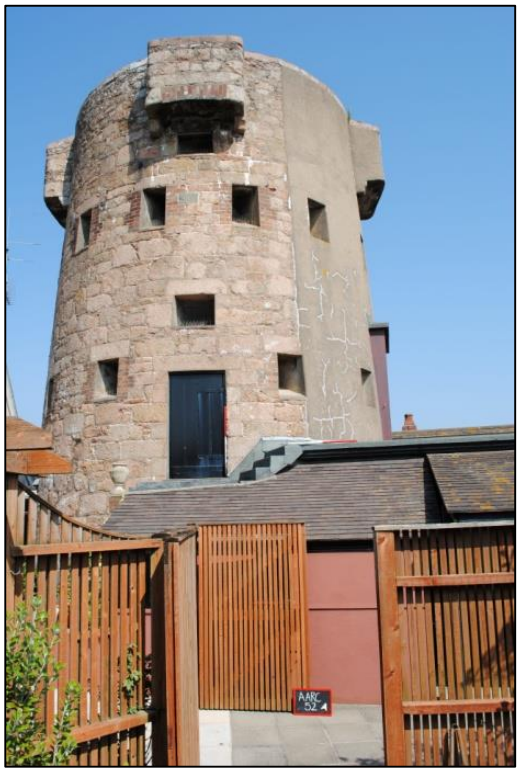

Fig 20: South face of Keppel Tower showing original entrance and 19-20th century extension below (scale 2 x 1m)

The contemporary structure has been heavily affected by unsympathetic alterations in the early part of the 20th century and potentially in the late 19th century. Today, only part of the tower on the southwest and northwest is visible from base to summit, the rest of the tower being encased by later additions. An extension was added to the south and east of the tower in the late 19th-early 20th century. The southern part of this extension is less intrusive, with stairs added to the external south face of the tower, to provide access to the entrance on the 1st floor and to a balcony above the remainder of the early extension. Although part of the southern portion of the extension was demolished in the 1980s to make a flowerbed, part of the structure still remains and entering it one can see part of the tower wall beneath the stairs.

At some point in the 20th century, the 1st floor doorway was blocked and made into a window (see Fig 21). This was subsequently restored by the current owners of the tower. Despite the infilling, only minimal damage appears to have occurred to the original fabric.

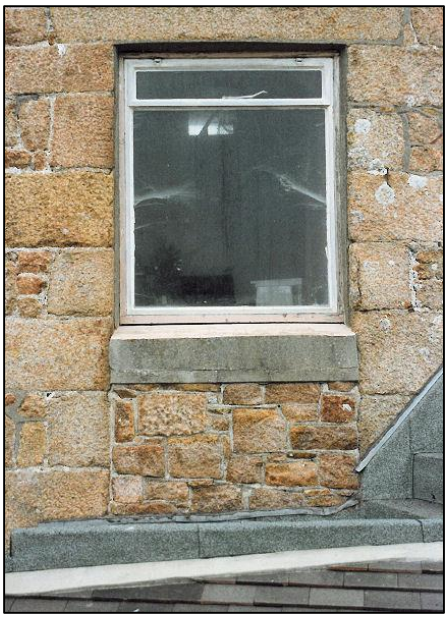

Fig 21: Archive photograph of infilling of original doorway to make a window.

A concrete render has been applied to the first and second storeys of the eastern (seaward) face of the tower. The weatherproofing is clearly shown in a c.1890 photograph held in the Société Jersiaise photographic archive (SJPA/035993), and is likely to have been applied in the 19th century, during which time many of Jersey's church spires were also protected in this way. The render, which covers the brick lined window casings, does not appear to be contemporary with the construction of the tower (Fig 22) and is not evident on the neighbouring tower at La Platte Rocque.

Fig 22: Historic render overlying original granite coursing

The main fabric of the tower remains largely intact, apart from the removal of the east facing wall at ground floor level, in the vicinity of the potential 19th century extension (Fig 23).

Fig 23: NW facing view looking into interior of Keppel Tower (through door) showing the removal of the eastern wall. The door in the western wall can be seen in the distance (scale: 2 x 1m)

The majority of the wall at this level is obscured by the modern alterations to Keppel Tower; however a portion of the wall to the south can be traced by entering the wine cellar of the current structure (Fig 24).

Fig 24: Left = Whitewashed external face of northern part of tower, within 1926 extension (scales 1 x 1m & 1 x 300mm); Right = probable part of tower wall beneath render in wine cellar

Further alterations to the ground floor have also affected the original structure. A cut was made through the western wall of the tower to create a doorway. It is likely that this occurred when Keppel Cottage was built, particularly as the 1935 OS map shows them linked. The doorway enabled access from the extension to the east, through the centre of the tower and through to Keppel Cottage. The door has subsequently been filled in by the current owner.

Fig 25: Western wall of Keppel Tower, showing cut made to create a door to link Keppel Cottage to Keppel Tower (scales: 1 x 1m & 1 x 300mm)

The 1st floor of the tower has also undergone some unsympathetic alteration, although to a lesser extent than the ground floor. The granite coursing is still visible in part, although it is obscured by later fixtures and fittings. The original entrance (which had been made into a window and then back into a door) may have been affected by later alterations. The granite quoins are interrupted by brick work of fairly regular size, just below the granite lintel, suggesting that they are recent additions. However, the possibility that a range of building materials were used during the construction of the tower cannot be ruled out.

Fig 26: Original entrance to 1st floor of Keppel Tower (scale 1 x 1m)

Concrete has been used at the base of the original entrance, whilst it is also used in the casings of the windows, sometimes concealing the original granite. The wooden framing around the windows is unlikely to be original, as the concrete is visible beneath.

Fig 27: 1st floor window showing concrete render covering original granite and wooden window fittings

The most obvious impact to the historic fabric of the 1st floor of the tower was the cut through the eastern side of the tower wall, creating a door and alcove. This door has been filled with breeze blocks, but was probably created at the same time as the destruction to the eastern wall of the ground floor. Externally, this cut has been covered with a concrete render, although a small window still exists and was painted red. It is likely that the cut through the eastern wall on the 1st floor also removed an original window. It is also possible that the concrete render on the eastern side of the tower was added at this point.

Fig 28: 1st floor cut through eastern wall, showing alcove created and breeze block infill (scales 1 x 1m & 1 x 300mm)

The 2nd floor of the tower is the most authentic element of the building. The random granite coursing is clearly visible and in good condition, although it has been white washed in parts.

Fig 29: Granite coursing on 2nd floor of Keppel Tower (scales: 1 x 1m & 1 x 300mm)

The concrete around some of the window casings appears to be a later addition; however the brickwork that it seals may be contemporary with the original phase of construction.

Fig 30: Brick casings to windows on 2nd floor

Certainly, brickwork is seen on the windows at La Platte Rocque and Le Hocq. The brick vaulted ceiling is also likely to be original feature, through which access is gained to the roof where a canon emplacement is still extant.

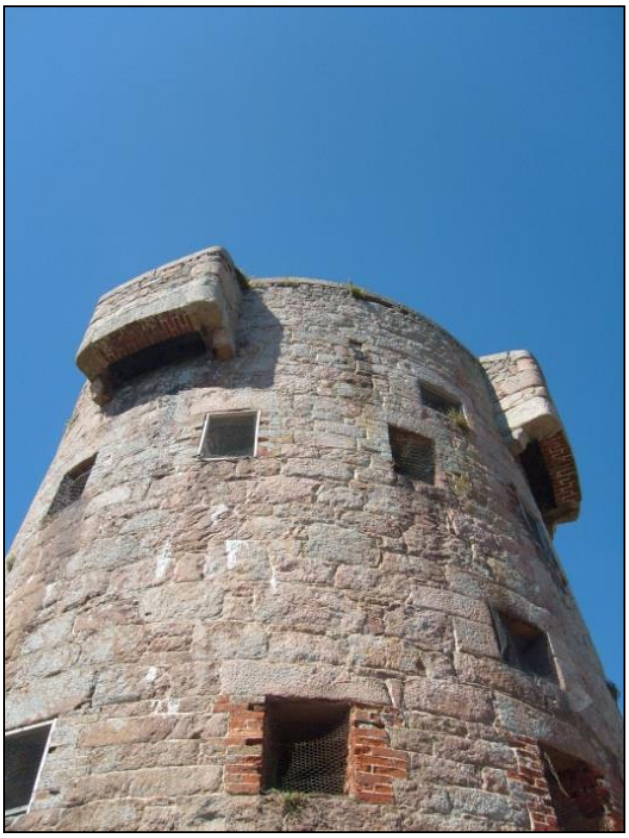

Fig 31: Brick casing around windows at La Platte Rocque

It is the conclusion of this assessment, that the significance and heritage value of Keppel Tower has not been compromised by the alterations to the structure. Despite the destruction of the ground floor eastern portion of the tower, the majority of original fabric is preserved in the contemporary building.

7.2.2. Late 19th - Early 20th century Eastern Extension

The earliest post-tower structure on the site is an extension to the eastern face of Keppel Tower.

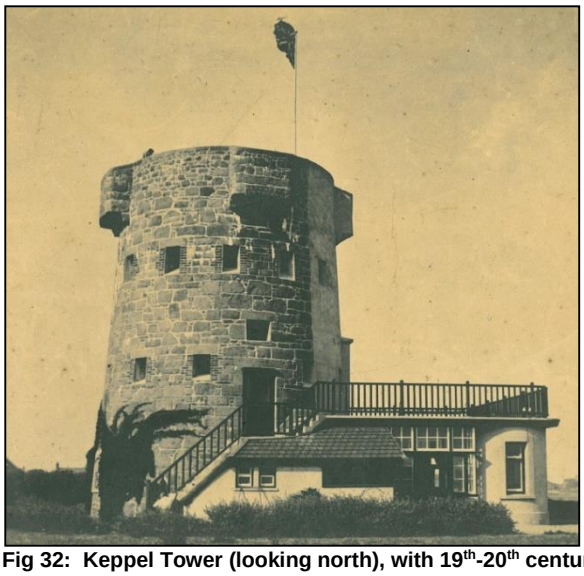

Fig 32: Keppel Tower (looking north), with 19th-20th century extension to the east.

Fig 32 shows an image of Keppel Tower with its eastern extension. However, Keppel Cottage is not shown. As property deeds to Keppel Cottage confirm the construction of the building in 1926, the eastern extension shown above must predate this. Therefore, the most recent phase of the eastern extension can be no later than 1920s, although the architectural style of some features noted during the site visit suggests that the origins may lie in the late 19th century. In support of this, evidence consulted in the Société Jersiaise Photographic Archive, showed a late 19th century image of Keppel Tower, apparently showing a single storey extension to the east.

In assessing the heritage value of the structure, it is clear that the form and fabric of the extension has not been significantly altered since its construction. The property preserves an example of late 19th -early 20th century architecture and is typical of coastal properties which defined the character of Jersey's beach side development, throughout the island in this period.

7.2.3. Keppel Cottage

The origins of Keppel Cottage are difficult to determine, but the property deeds indicate that one Hugh Kirkward Gracey built a structure in 1926, along with the northern extension. This extension appears to have had limited impact on the historic fabric of Keppel Tower, other than to conceal its external face.

Fig 33: Keppel Cottage (right) and small extension to the north of Keppel Tower, which exists today as a workshop (left).

Inside this northern extension, the external walls of Keppel Tower are still visible through the whitewash.

Fig 34: Extant portion of north wall in 1926 workshop extension (scales 1 x 1m & 1 x 300mm)

The cottage itself was replaced in 1980 by the current dwelling, which has no architectural, historic or archaeological significance.

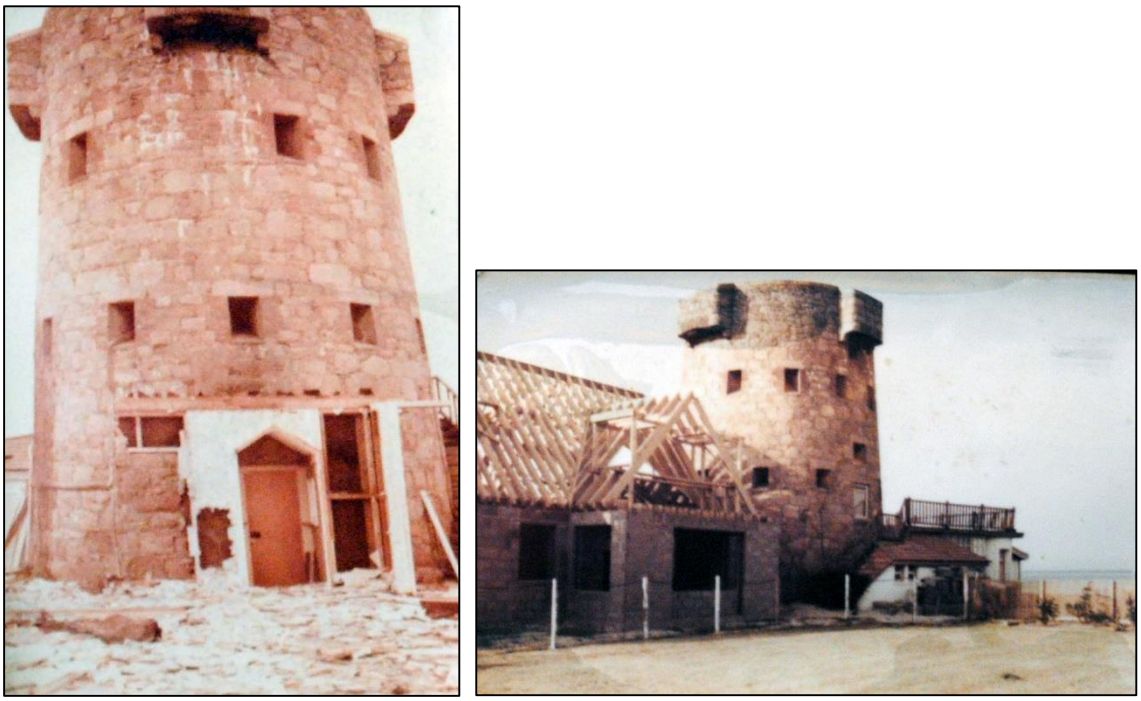

Fig 35: Remains of the door through the western wall of Keppel Tower after the original Keppel Cottage was demolished (left) and new Keppel Cottage under construction in the early 1980s (right).

7.3. Significance

7.3.1. Historic significance

Keppel Tower remains a historically important building in a number of respects. Firstly, it is one of only 24 coastal towers remaining from an original 31. These towers, whilst instigated by General Conway in the 18th century, are not all identical and are not all contemporary. For example, whilst Jersey towers with mâchicoulis (a remnant of medieval warfare) are recognisable at various locations throughout Jersey, other towers were also built in the 18th and 19th century that do not conform to this standard form (e.g. La Tour Cârrée in St Ouen's Bay, which resembles a military blockhouse). Furthermore, the heightened tensions between Britain and France continued into the 19th century and this is reflected in the construction of further defensive buildings around the coastline of Jersey and Guernsey. Therefore, Keppel Tower was not a defensive structure isolated in time, space and form, but was part of a complex network of changing defensive attitudes to the protection of the island.

The Records of the Lieutenant Governor of Jersey from 1800 to the early 1990's provide important general correspondence on the military structures of Jersey in the 19th century (Jersey Archive collection reference: A/D), whilst the records of the States Greffe/States Committee include correspondence on the sale of military structures (Jersey Archive collection reference: D/AP).

The Le Couteur report (Jsy Archive: A/D2/1), indicates that the Conway Towers had become largely obsolete by 1870. Ten years earlier in 1860, Major General Douglas suggested the abandonment of some of the coastal towers, although he also recommended additional batteries of long range guns be erected at La Rocque, suggesting that this area was still considered an important defensive point.

By 1896, the Conway Towers and other 18th-19th century defences had become defunct, and certainly the British War Office saw no defensive value in these structures anymore, writing that the *"old Martello Towers and other antiquated works of defence, which are in no sense at the present, and so far as can be foreseen will never be required by the War Department for military purposes"* (Jersey Archive: D/AP/AD/7/68).

Whether Keppel Tower was constructed by the time of the French invasion in January 1781 is unclear. It certainly appears on the Faden map of 1781, but is not mentioned in the historical accounts of the invasion, whereas Fort Henry, La Rocque and La Platte Rocque are. The invasion certainly expedited the erection of the forts along the coast and so it is possible that it was built in 1781, but after the invasion attempt. Either way, it is a structure linked to the increased militarism of Jersey and a key historical event.

7.3.2. Architectural significance

As mentioned, Keppel Tower is one of only 24 extant round towers in Jersey, but not all are of identical form. Keppel Tower is one of the earliest examples and is a tall structure tapering from base to summit, upon which a canon fixing is mounted. The walls are constructed of random granite coursing, capped by four mâchicoulis. This is a medieval warfare technique, which enabled defenders to fire down upon attackers at the base of the tower. The original entrance (to the south) is raised to enable defenders to pull up steps and seal themselves within, as a way of preventing access for attackers. Jersey round towers differ from those on the south coast of England and are therefore unique (http://www.nationaltrustjersey.org.je/showcase/militarybuildings.asp). Judging by the exposed part of the original structure, there is not much evidence to suggest that this particular tower is different to the others along Grouville Bay, although it still remains an important 18th century structure.

During the late 19th/early 20th centuries the ground floor granite coursing of Keppel Tower was painted white, presumably to act as a navigational aid. This is recognisable on a number of coastal defence towers, but this would not have been an original feature. There is no historical evidence to suggest that the towers were ever painted in their

original form, and it would contradict their defensive role, as they would also act as navigational beacons to an enemy force. Instead, the granite coursing would have been exposed. At what point the white wash occurred is unclear, but is likely to pre-date the late 19th/early 20th century eastern extension. Similarly, the concrete render on the east face of the tower cannot be said to be an original feature.

Later alterations and extensions have had a negative impact on the original historic fabric, including the removal of much of the east face wall at ground level, a cut through part of the east face wall on the 1st floor and the creation of a door through the west wall. Yet, despite this, much of the original building is extant behind the later extensions. For example, it is still possible to see the northern walls of the tower in the 1926 workshop extension, whilst the western walls can be seen in the passage linking the current car park area to the gardens and the southern walls can be glimpsed beneath the stairs that lead up to the original south entrance of the tower.

Apart from Keppel Tower, the only structure of note is the late 19th- early 20th century eastern extension. It is largely intact, with little evidence for impact caused by later renovations.

7.3.3. Summary

Keppel Tower has been altered by later development, but a substantial amount of the original structure is intact beneath these later accretions. Whether further parts of the tower have been altered will only be revealed when the 20th century extensions are removed. The eclectic mix of 19th and 20th century buildings on site, and particularly those directly adjacent to Keppel Tower, has had an adverse impact on the historic setting of the site. Their removal not only offers an opportunity to expose one of Jersey's Historic Buildings, but would significantly enhance the appearance of Keppel Tower. In addition, an appraisal of preliminary plans suggests that the proximity and aesthetic nature of the proposed redevelopment will be sympathetic to the historic setting. The new scheme is not intended to compete with the historic tower, but is instead designed to enhance the setting through the proximity, curved footprint and choice of building materials. Therefore, the redevelopment scheme appears to offer an opportunity to expose the historic fabric of the tower, whilst enhancing the setting through contemporary architecture.

Keppel Tower is a prominent historic feature within a well recognised post-medieval landscape, which adds considerably to the character of the area. However, the modern

extensions conceal much of this original structure, which could be remedied by redevelopment, provided the building is properly recorded.

8. Impact Assessment

8.1. Impact on the Project Site

The current development proposes the construction of three apartment blocks to the south of Keppel Tower, in the areas of Elizabeth Cottage and Maison du Roc and a further, much more modest, pool room to the NW of Keppel Tower (see Fig 3).

The area of ground disturbance associated with Apartment Blocks A and B have already been disturbed by the foundations of the current Elizabeth Cottage and Maison du Roc (except in part to the west), however further ground disturbance will occur on the Project Site due to the creation of a subterranean car park facility, which in some parts will reach a depth of c.46.45m aJD, a reduction in parts of up to 3.15m from the current ground surface (see Fig 4). The geotechnical survey indicates that clay deposits encountered at 2.3m below ground level will be truncated by this activity. The subterranean car parking will not extend below Apartment Block C (that apartment block closest to Keppel Tower).

8.2. Impact on the Setting of the Tower and Heritage Assets within the surrounding landscape

The assessment has been undertaken to determine the value/importance of individual heritage assets and their settings, the impact upon these by the development and concludes by assessing the impact on the setting of heritage assets within the Study Area. This assessment follows the guidance established in *The Setting of Heritage Assets* (English Heritage 2011) and *Seeing the History in the View* (English Heritage 2011). Appendices Appendix 1 - Appendix 4 outline the criteria against which the significance and impact have been assessed.

8.2.1. Keppel Tower

Description

Keppel Tower, as described above, is a Jersey Round Tower constructed in the late 18th century as part of Conway's programme of coastal defensive installations. It was located in an agricultural landscape, although occupying a peripheral zone, liable to inundation by the sea. The towers along the east coast were accessed by a main coast road, which was possibly enlarged at the time of the construction of the defences. In the late 18th century, enclosed agricultural land with sporadic development bordered the road to the west.

The demilitarisation of the Conway Towers may have facilitated settlement expansion, by making land available that had previously been used for military purposes. Such

expansion is seen in the contemporary setting, with Keppel Tower surrounded by an eclectic mix of domestic dwellings, constructed from the 19th-21st centuries. A seawall defends the site from the risk of flooding and development remains focussed along the route of La Grande Route des Sablons. The landscape to the west of the site is still largely agricultural, whilst the coastal zone is defined by private domestic dwellings.

Due to the piecemeal development of the Study Area from the 18th-21st centuries, a sympathetic redevelopment of the Project Site should not pose a significant threat to the character of the area, the very nature of which is defined by the diversity of architectural styles.

Value/Importance

Medium: Important component of the 18th century defensive network around Jersey and Guernsey, constructed at times of heightened tensions between Britain and France.

Impact

The construction of apartment blocks to the south of Keppel Tower, will alter the skyline and views from Keppel Tower looking southward. The development will see the construction of three apartment blocks, whose height will be slightly above that of the current standing structures which are Elizabeth Cottage and Maison du Roc. As such the impact on the setting of Keppel Tower to the south should be considered low adverse. However, the current plans involve the removal of the existing 19th and 20th century structures directly attached to Keppel Tower, exposing the historic building. Whilst this will necessitate a process of conservation (which is unclear at the time of writing), the plans indicate that the tower will form an important component of the developed site. The exposure of the historic fabric can only enhance views to Keppel Tower from the coastline and from the north. As such the impact on Keppel Tower is considered *low beneficial*.

8.2.2. La Platte Roque

Description

La Platte Rocque is an 18th century Jersey Tower, one of a series of coastal towers designed by General Conway and built to hinder any French invasion. These Towers were first constructed in 1779, but the one at La Platte Rocque was not built by the time of the French invasion in 1781, although its neighbour at La Rocque was. It appears that the current Jersey Tower replaced an earlier fortification, which itself may have replaced an even earlier defensive structure.

During WWII, a series of German military structures were constructed at La Platte Rocque. These formed one a series of coastal defence resistance points that were permanently manned. These resistance points comprised bunkers, machine gun emplacements, search light and flame-thrower emplacements and zig-zag slit trenches.

Value/Importance

Medium: Important component of the 18th century defensive network around Jersey and Guernsey, constructed at times of heightened tensions between Britain and France. Also important for the survival of WWII defensive installations within the grounds.

Impact

Although la Platte Rocque is relatively isolated, there is a density of modern housing to the north in the direction of the Project Site. This has considerably limited inter-visibility between the Jersey Towers, although the upper levels are still partially visible. The proposed development, positioned to the south of the Project Site and to a height of c.60m aJD, will have an impact on the visibility between La Platte Rocque and the Project Site, but due to the already existing developments around the site, the effects of this are considered *low/adverse*.

8.2.3. Grouville Number One (La Rocque)

Description

La Rocque is an 18th century Jersey Round Tower, one of a series of coastal installations erected by Conway around the island. The date of construction of this Tower is disputable, as it is described in the Actes des États (Acts of the States of Jersey) of 1780 as a magazine rather than a guardhouse. However, it may have been constructed by late 1780 and the militia should have been stationed there at the time of the French invasion of January 1781.

Value/Importance

Medium: Important component of the 18th century defensive network around Jersey and Guernsey, constructed at times of heightened tensions between Britain and France.

Impact

La Rocque, like Keppel Tower already has private modern housing built around it, with further modern housing development between it and the Project Site. Inter-visibility, whilst limited, is still permissible from the upper levels of the Towers and the construction of the

proposed development to the south Keppel Tower will have an impact on this inter-visibility. As such the impact is considered to be *low/adverse*.

8.2.4. Grouville Number Three (Le Hurel Tower)

Description

Jersey Round Tower, forming part of the defensive coastal installations of the 18th century. Probably completed by 1786 and constructed of local granite. It is currently enclosed by private housing.

Value/Importance

Medium: Important component of the 18th century defensive network around Jersey and Guernsey, constructed at times of heightened tensions between Britain and France.

Impact

Le Hurel, like Keppel Tower and La Rocque already has private modern housing built around it, with further modern housing development between it and the Project Site. However, as the proposed developments on the Project Site are to the south of the tower, the views between Keppel Tower and Le Hurel will not be hindered, although some impact on the view as a whole is likely (see below). However, due to the plans to remove the currently extant late 19th and early 20th century structures surrounding Keppel Tower, exposing the historic building, the setting of those heritage assets to the north of the Project Site are likely to be improved. As such the impact is considered to be *low/beneficial*.

8.2.5. Grouville Number Four (Fauvic Tower)

Description

Jersey Round Tower, forming part of the defensive coastal installations of the 18th century. Probably completed by 1786 and constructed of local granite. It is currently enclosed by private housing.

Value/Importance

Medium: Important component of the 18th century defensive network around Jersey and Guernsey, constructed at times of heightened tensions between Britain and France.

Impact

Fauvic Tower, like Le Hurel, Keppel Tower and La Rocque already has private modern housing built around it, with further modern housing development between it and the

Project Site. However, and as with Le Hurel (see above) and Grouville Number Five (see below), as the proposed developments on the Project Site are to the south of the tower, the views between Keppel Tower and Fauvic Tower will not be hindered. With plans to remove the currently extant late 19th and early 20th century structures surrounding Keppel Tower, exposing the historic building, the setting of those heritage assets to the north of the Project Site, including Fauvic Tower, are likely to be improved. As such the impact is considered to be *low/beneficial*.

8.2.6. Grouville Number Five

Description

Jersey Round Tower, forming part of the defensive coastal installations of the 18th century. Constructed of local granite, it is not enclosed by private housing and remains largely unaltered.

Value/Importance

Medium: Not only is Grouville Number Five an important component of the 18th century defensive network around Jersey and Guernsey, constructed at times of heightened tensions between Britain and France, but is significant because it has been largely unaltered and its setting is less affected by modern development than other towers along Grouville Bay.

Impact

Grouville Number Five differs from La Hurel, Keppel Tower, La Rocque and Fauvic tower because it is not enclosed by modern buildings. Modern housing and infrastructure occur densely to the south, and whilst the Heritage Asset itself is unencumbered within its own local setting, it also contributes to the view as a whole because of this. Because development of the Project Site and in particular the removal of modern housing from around Keppel Tower, it will improve the setting of the Heritage Assets to the north of the Project Site. Thus the impact is considered to be *low beneficial*.

8.2.7. Grouville Coastline

Description

The Grouville coastline is a important natural resource for Jersey and comprises dramatic granite outcrops to the south, which impede large scale maritime movement, and extensive bays to the north. As such, the bay is generally used for small scale fishing and access to the small rock pools which contain limpets etc, when the tide goes down, all of which contribute to local character and distinctiveness. The beach is a local amenity used

by tourists and locals alike and includes views of the Jersey Round Towers and the defensive sea wall.

Value/Importance

High: Grouville Bay coastline forms part of the local character of eastern Jersey and along this coastline have been erected 18th century defensive installations, defensive sea walls and in some locations WWII fortifications and infrastructure. Heritage Assets along this coast contribute significantly to its value and importance.

Impact

The construction of the proposed dwellings to the south of the Project Site in general replace existing standing structures, albeit to a slightly greater height. Views from the coastline to the south of Keppel Tower are unlikely to be affected to any great extent, with only a modest increase in building height. As such the impact on the setting of the coast from this area could be considered low/adverse. However, the removal of 19th and 20th century buildings, currently surrounding Keppel Tower will expose the historic core. Whilst this will require a level of conservation (the details of which are unknown at the time of writing), there is no intention to build around this historic structure.

As such the view of Keppel Tower from the coastline (as from the north) will be improved and therefore the impact of the development on the setting of the coastline can be considered *low beneficial*.

8.3. Cumulative Impact

The Heritage Assets within the Study Area, predominantly the coastal defensive installations of the 18th century, combine with the impressive coastline of Grouville Bay to form a highly valued aspect of Jersey's heritage.

Although the setting of some of the heritage assets identified in the above analysis are likely to be affected by the proposed development, the combination of already existing modern housing, constructed in part prior to the introduction of planning regulations designed to conserve the historic environment, along with the exposure of the historic core of Keppel Tower (whereas now it is partly concealed by 19th and 20th century additions),

Therefore, whilst the proposed development will have a *low adverse* impact on the setting of some heritage assets within the Study Area, when offset against the *low beneficial* impact occurring through the exposure of Keppel Tower, the cumulative impact should be considered *imperceptible/none*.

9. Conclusion

The conclusion of the desk based assessment is that whilst the Project Site exhibits medium-high archaeological potential the known heritage asset will be preserved and enhanced by the proposed development. The heritage value of Keppel Tower is made clear in the listing of the structure as a Building of Local Interest. The original fabric of the tower is largely intact and, although altered in the 19th and 20th centuries, the form of the defensive structure has not been irretrievably damaged.

The revised plans no longer aim to build apartments around this structure, but instead the extant late 19th and early 20th dwellings attached to the tower will be removed and the surroundings landscaped. This will result in the exposure of the historic fabric of Keppel Tower and will significantly improve the setting of the Tower and its environment/setting, particularly from the coast and from the north. Conservation works will be necessary to stabilise the building, as part of it has been cut by the modern buildings attached to it. The nature of the conservation works would provide an opportunity for a building recording to be carried out. Because of the diminished threat to Keppel Tower a Level 2 Building Survey (English Heritage 2006), comprising a photographic record with a drawn record of specific important features is recommended, limited to the exterior of the structure, incorporating any areas exposed by the removal of later alterations.

With reference to the potential 19th century extension, it is recommended that a basic visual record of the property be compiled, in line with English Heritage Level 1.

With regards to the potential for the site to preserve buried archaeological layers, deposits or features, it is the conclusion of this assessment that this should be regarded as low-medium. It is recommended that a trench evaluation be carried out in the location of Block C in the first instance due to its proximity to the heritage asset Keppel Tower.

10. Proposed Mitigation Strategy

In light of the permission in place for the demolition and replacement of Elizabeth Cottage (Department of the Environment Report for Ministerial Meeting 2012: 5) it is unclear at present as to the requirement for the inclusion of the entire site with regards to the archaeological mitigation strategy and therefore the following will deal only with the area comprising Block C and the heritage assets associated with Keppel Tower.

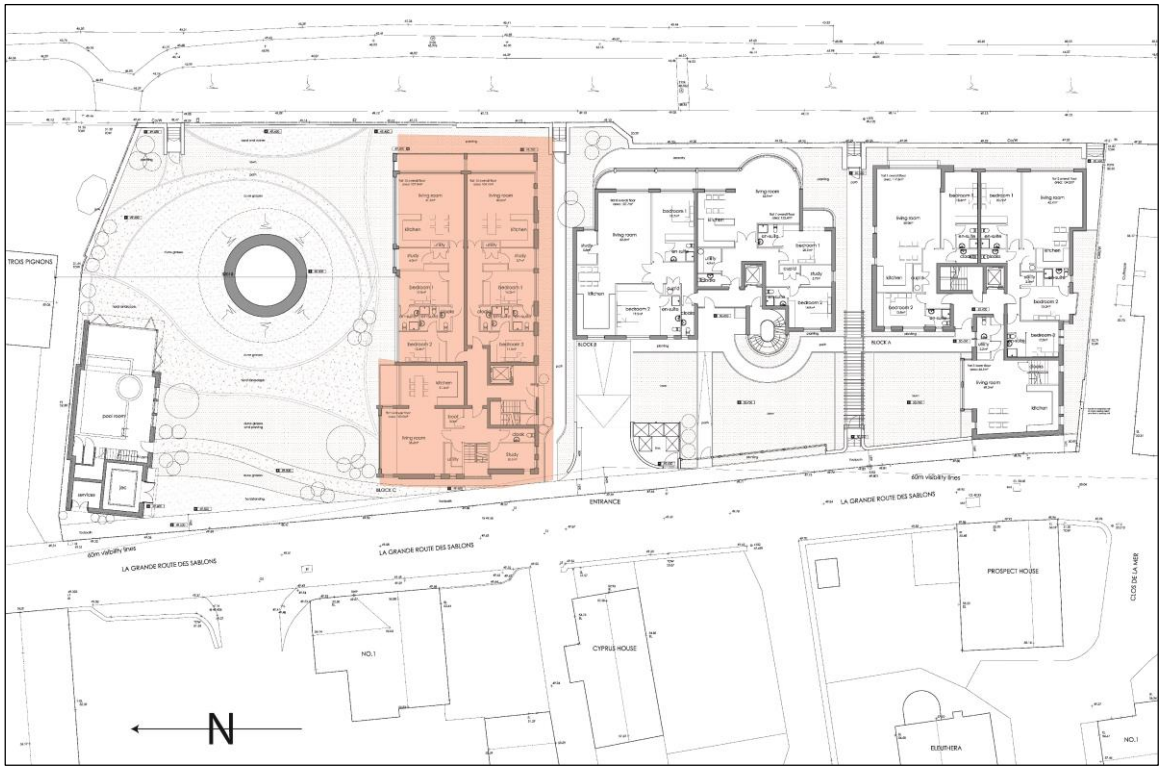

Fig 36: Impact on potential archaeology. The area defined by the transparent red represents the area of suggested low-medium archaeological potential

The following processes should be undertaken to further assess and record the archaeological resource and limit the impact to this resource:

1. Archaeological evaluation prior to the construction of Block C to assess the potential for buried archaeology in the vicinity of Keppel Tower in order to:
    - Determine the character, extent, nature and date of any buried archaeological deposits;
    - To determine the potential for further deposits to be preserved in the vicinity;
    - Provide the first phase of a staged approach, with a further programme of work necessary only if the evaluation is positive.
2. Level 2 historic building recording of the exposed exterior of Keppel Tower in order to:
    - Provide a record of the historic fabric, to ensure that the protected building is satisfactory recorded, prior to conservation initiatives.
3. Level 1 photographic recording of the 19th century extension of Keppel Tower in order to:
    - Provide a record of a building with local heritage interest prior to its demolition.

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12. Appendices

Appendix 1: Value/Importance of individual Heritage Assets identified in the view (English Heritage 2011a: 19)

Value/Importance	Definition
High	The asset will normally be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset or the only place from which to view that particular asset.
Medium	The asset will normally be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which is a central focus of the view and whose significance is well represented in the view. The Viewing Place (and/or Assessment Point) is a good place to view the asset and may be the only place from which to view that particular asset. The asset may also be a World Heritage Site, grade I or II* listed building, scheduled monument, grade I or II* historic park and garden or historic battlefield which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may be a good, but not the best or only place to view the heritage asset.
Low	The asset may be a grade II listed building, grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource which does not form a main focus of the view but whose significance is still well represented in the view. In this case the Viewing Place (and/or Assessment Point) may not be the best or only place to view the heritage asset.

Appendix 2: Value/Importance of the view as a whole (English Heritage 2011a: 20)

Value/Importance	Definition
High	The view is likely to be a nationally or regionally important view (e.g. views in the LVMF, a view identified in a World Heritage Site management plan or designed views within grade I or II* historic parks or gardens) and/or contain heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens or historic battlefields whose heritage significance is well represented in the view and which benefit from being seen in combination with each other.
Medium	The view is likely to be of importance at the county, borough or district level (e.g. Metropolitan Views defined by London boroughs or designed views within grade II historic parks or gardens) and/or contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is well represented in the view and which benefit from being seen in combination with each other. It may also be a view that contains heritage assets such as World Heritage Sites, grade I or II* listed buildings, scheduled monuments, grade I or II* historic parks or gardens, or historic battlefields whose heritage significance is clearly readable, but not best represented, in this particular view.
Low	The view is likely to be a locally valued view and contain heritage assets such as grade II listed buildings, grade II historic parks or gardens, conservation areas, locally listed buildings or other locally identified heritage resources whose heritage significance is clearly readable, but not best represented, in this particular view.

Appendix 3: Criteria for determining magnitude of impact on heritage significance within a view (English Heritage 2011a: 22)

Magnitude of Impact	Definition
Highly beneficial	The development considerably enhances the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low beneficial	The development enhances to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/None	The development does not affect the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low adverse	The development erodes to a minor extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Medium adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
High adverse	The development severely erodes the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.

Appendix 4: The magnitude of the cumulative impact of proposals on heritage (English Heritage 2011a: 24)

Magnitude of Cumulative Impact	Definition
High beneficial	The development, in conjunction with other changes, **considerably enhances** the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
Medium beneficial	The development, in conjunction with other changes, enhances to a **clearly discernible** extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Low beneficial	The development, in conjunction with other changes, enhances to a **minor extent** the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Imperceptible/None	The development, in conjunction with other changes, does **not change** the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
Low adverse	The development, in conjunction with other changes, erodes to a **minor extent** the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
Medium adverse	The development, in conjunction with other changes, erodes to a **clearly discernible extent** the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.
High adverse	The development, in conjunction with other changes, **substantially affects** the heritage values of the heritage assets in the view, or the ability to appreciate those values or the view as a whole.

Appendix 5: 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.

STUDY AREA

Comprises a radius of 1km from the centre of the site and examines all archaeological features, from all periods within that area.

UTM

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

Appendix 6: 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 Câtel Rozel, Fremont etc) in the earlier periods, followed by warrior and horse burials in the Middle to Later stages (Guernsey only).
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.