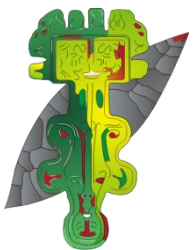


2014


Archaeological Desk-Based Assessment
New Les Quennevais School, St Brelade, Jersey



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On behalf of Jersey Property
Holdings

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 Project Site: New Les Quennevais School, St Brelade, Jersey
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Summary

This document is an archaeological desk-based assessment focussed on land to the west of La Route des Quennevais and south of La Rue Carree, St Brelade, Jersey, which has been allocated as the potential location of the new Les Quennevais School (hereafter referred to as the Project Site). The document has been commissioned by Mr R Cheal of Jersey Property Holdings and is undertaken in order to assess the potential archaeological resource on site, its significance and the impact that may be caused to that archaeology through development.

This DBA has demonstrated that that the in the early 18th century the land was enclosed, probably as part of the establishment of La Ville des Quennevais. Prior to this the land was defined by sand dunes and this activity may have resulted in the preservation of archaeological deposits below the level of the current plough soil.

As such an archaeological evaluation of the area, by trial trenching, is recommended in order to determine the presence of archaeology and the significance of this so that suitable mitigation strategies can be established.

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1. Introduction

1.1. Background

This document is an archaeological desk-based assessment focussed on land to the west of La Route des Quennevais and south of La Rue Carree, St Brelade, Jersey, which has been allocated as the potential location of the new Les Quennevais School (hereafter referred to as the Project Site). The document has been commissioned by Mr R Cheal of Jersey Property Holdings and is undertaken in order to assess the potential archaeological resource on site, its significance and the impact that may be caused to that archaeology through development.

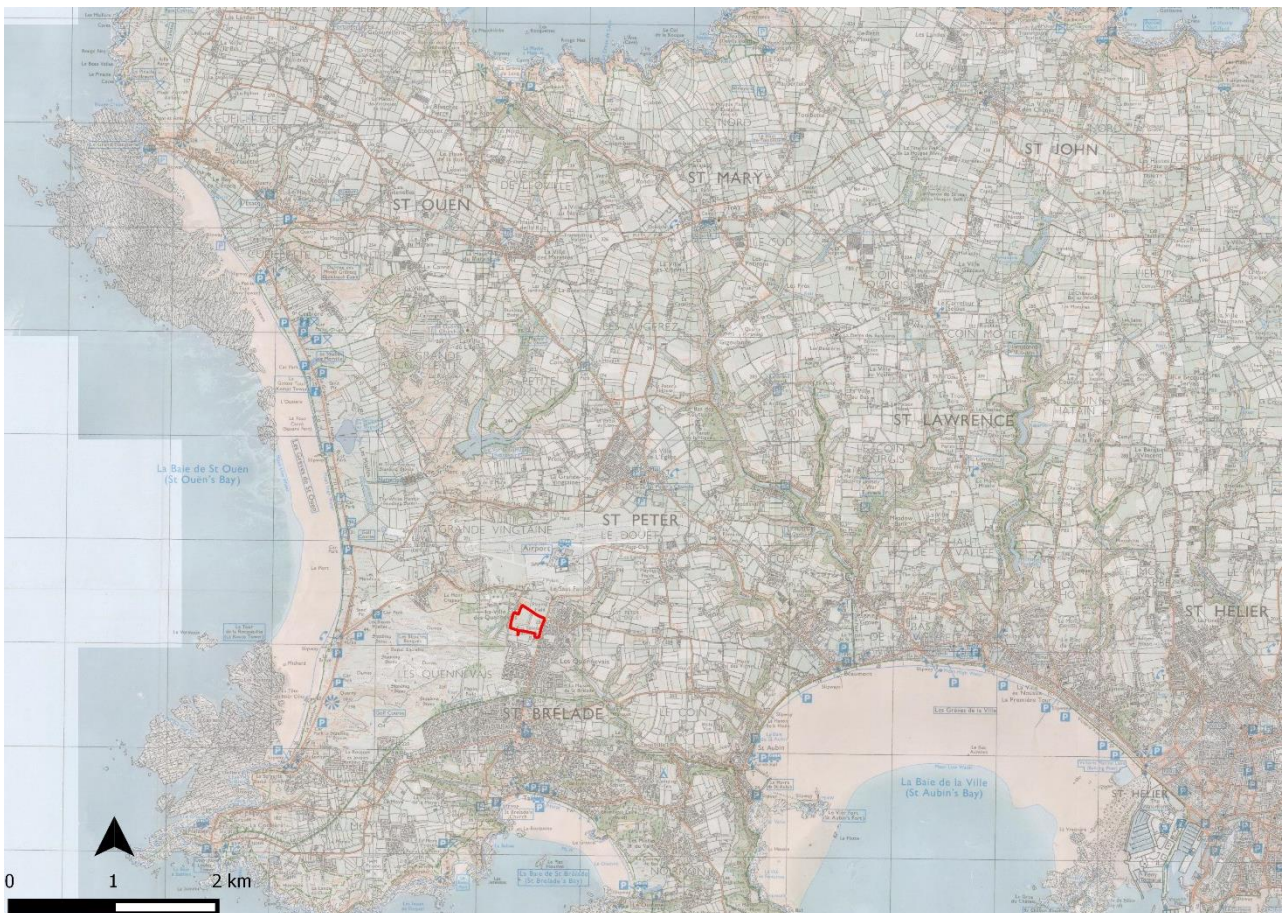


Figure 1: General site location

The assessment was carried out by Dr Paul Driscoll (BA, MA, PhD, MIfA). Dr Driscoll has extensive knowledge of Channel Island archaeology and was awarded a PhD in Archaeology in 2012, 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. The Site

The Project Site is located in the west of Jersey, within the parish of St Brelade and bounded on the east by La Route des Quennevais, to the north by La Rue Carrée, which merges into Mont a la Brune after a dogleg to the north, and to the south by the cemetery and playing fields. It is less than 250m from the southern limit of Jersey Airport.

The Project Site is defined by agricultural fields, with a westerly descent. The area comprises 10 plots of land, primarily used for grazing of cattle.

The Project Site is centred on ETRS89 (Jersey Transverse Mercator) 35340, 67250, at c.240m aJD and is defined geologically by the Jersey Shale Formation of mudstone, siltstone, sandstone and grit, although it is bordered on the west and south by loess (BSG Jersey), which may encroach onto the Project Site.

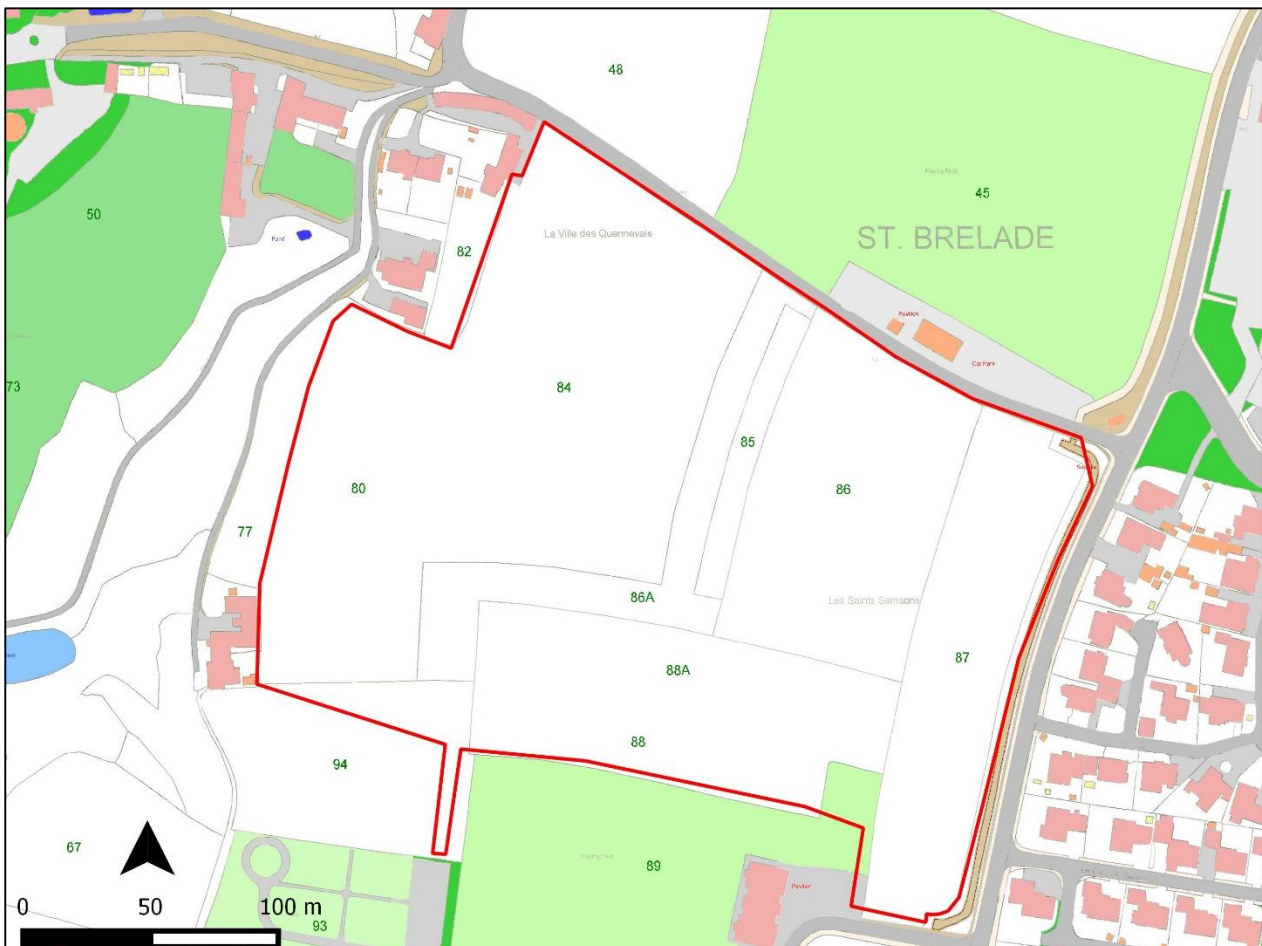


Figure 2: Detailed site location © Jersey Property Holdings

1.3. The Proposal

The current proposals for the site are outline only and liable to change. The intention is to build a new secondary school, replacing the existing Les Quennevais School to the south. This will comprise the building of a new school complex, with an internal complex, a vehicular access route from Les Route Des Quennevais, a new sports playing field and track and associated landscaping and ancillary works. The total project site area is 58656 sq. m, with 32235 sq. m allocated for the school building and vehicle access. Depth of foundations and location of service/utility trenches are not currently known.

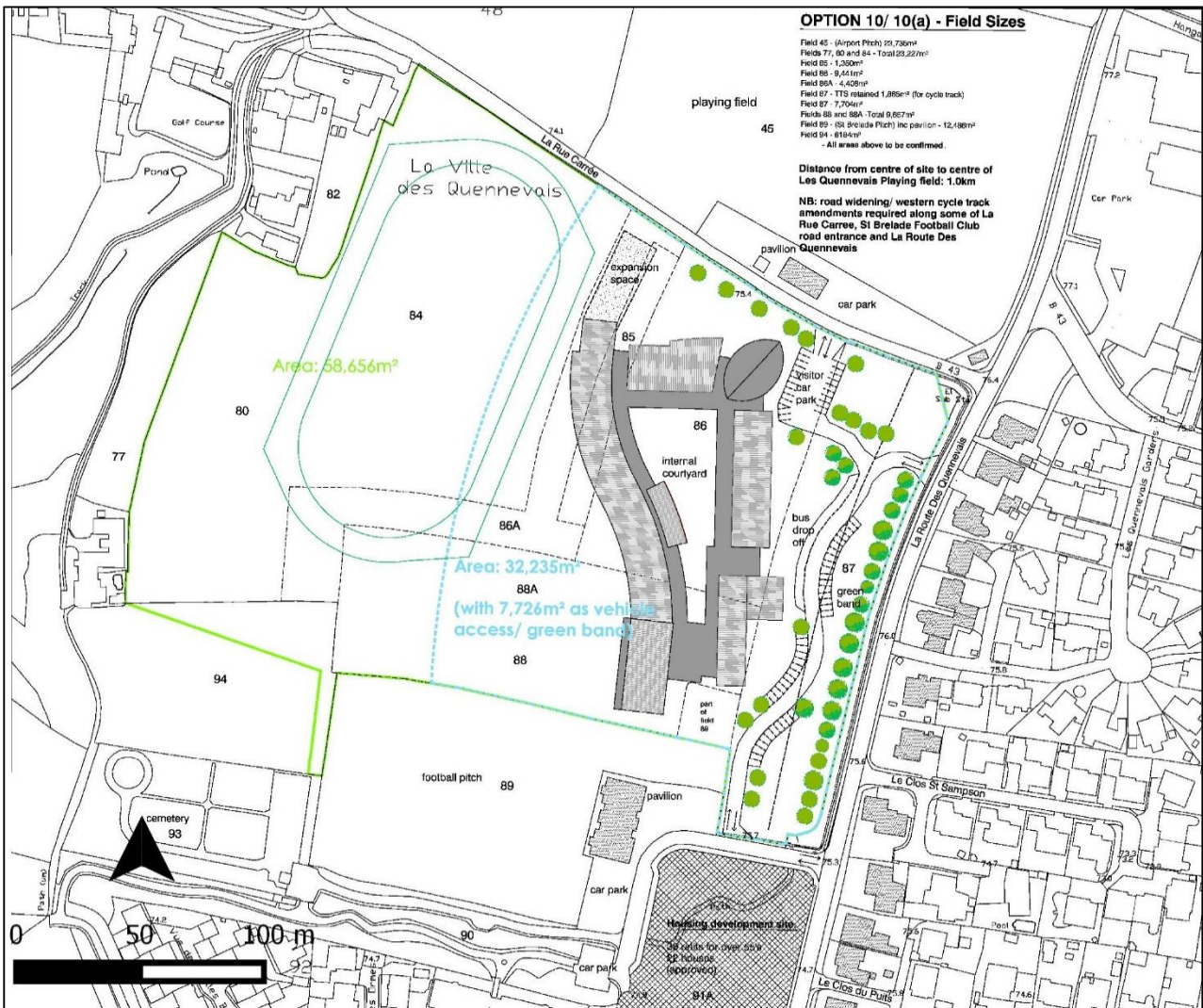


Figure 3: Development Proposal © Jersey Property Holdings

2. Legislative Framework and Planning Policy

This assessment is undertaken within the legislative and planning framework of the Planning and Building (Jersey) Law 2002, the Jersey Island Plan 2011 (Policies HE1-HE5) and Supplementary Planning Guidance Planning Policy Note 1: Archaeology and Planning (January 2008).

2.1. Island Plan 2011

2.1.1. Policy HE 1 Protecting Listed Buildings and Places of the Island Plan 2011 states:

There will be a presumption in favour of the preservation of the architectural and historic character and integrity of Listed buildings and places, and their settings. Proposals which do not preserve or enhance the special or particular interest of a Listed building or place and their settings will not be approved.

Permission will not be granted for:

- 1. the total or partial demolition of a Listed building;*
- 2. the removal of historic fabric, which might include roofing materials, elevational treatments (such as render or stucco) and their replacement with modern alternatives;*
- 3. the addition of external items, such as satellite dishes, antennae, signs, solar panels and roof lights, which would adversely affect the special interest or character of a Listed building or place, and its setting;*
- 4. extensions, alterations and changes which would adversely affect the architectural or historic interest or character of a Listed building or place, and its setting.*

In those exceptional cases where there is a loss of the historic fabric of a Listed building or place, the Minister will ensure that the recording of that fabric to be lost is undertaken, as appropriate. Applications for proposals affecting Listed buildings and places which do not provide sufficient information and detail to enable the likely impact of proposals to be considered, understood and evaluated, will be refused.

2.1.2. Policy HE 5 Preservation of archaeological resources of the Island Plan 2011 states:

The Minister for Planning and Environment will require an archaeological evaluation to be carried out, to be provided and paid for by the developer, for works which may affect archaeological resources: this information will be required as an integral part of an application. The form of the evaluation will be dependent upon the nature of the archaeological resource and the development proposal and may involve more than one phase

of evaluation and investigation depending upon the outcome of initial investigations and the significance and nature of the archaeology.

Planning applications for development proposals which do not provide sufficient information to enable the value of archaeological remains and the likely impact of the proposed development to be determined, will be refused.

There will be a presumption in favour of the physical preservation in situ of archaeological resources and their settings.

Development which would involve significant alteration or cause damage, or which would have a significant impact on archaeological resources and the setting of visible archaeological resources, will only be permitted where the Minister for Planning and Environment is satisfied that the intrinsic importance of the resource is outweighed by other material considerations, including the need for and community benefit of the development.

Where it is determined that the physical preservation of archaeological resources in situ is not justified, the Minister will ensure, through the use of planning obligation agreements and/or planning conditions, that appropriate provision for; the excavation and recording of the resources; the publication of the findings; and in some cases, the treatment and deposition of finds, is made and funded by the developer.

2.1.3. Policy GD 1 General development considerations states:

Development proposals will not be permitted unless the following criteria are met such that the proposed development;

- 1. contributes towards a more sustainable form and pattern of development in the Island in accord with the Island Plan strategic Policy SP 1 'Spatial strategy'; Policy SP 2 'Efficient use of resources'; and Policy SP 3 'Sequential approach to development'; and in particular it;*
 - a. will not replace a building that is capable of being repaired or refurbished ('Demolition and replacement of buildings');*
 - b. where possible makes efficient use of construction and demolition materials to avoid generation of waste and to ensure the efficient use of resources (Policy WM 1 'Waste minimisation and new development');*
 - c. encourages energy efficiency through building design, materials, layout and orientation (Policy SP 2 'Efficient use of resources');*
 - d. is adequately serviced and includes the provision of satisfactory mains drainage (Policy LWM 2 'Foul sewerage facilities') and other service infrastructure;*

- e. *improves facilities for the storage and collection of refuse, including recyclables (in accord with WM5).*
- 2. *does not seriously harm the Island's natural and historic environment, in accord with Policy SP 4 'Protecting the natural and historic environment', and in particular;*
 - a. *will not have an unreasonable impact on the character of the coast and countryside (Policy NE 6 'Coastal National Park'; Policy NE 7 'Green Zone' and Policy NE 5 'Marine Zone'), biodiversity (Policy NE 1 'Conservation and enhancement of biological diversity'), archaeological remains (Policy HE 5 'Preservation of archaeological resources') or heritage assets (Policy HE 1 'Protecting Listed buildings and places') and includes where appropriate measures for the enhancement of such features and the landscaping of the site;*
 - b. *will not have an unreasonable impact on important open space; natural or built features, including Policy NE 4 'Trees, woodland and boundary features'; and Proposal 3 'Wildlife corridor designation';*
 - c. *will not unreasonably affect the character and amenity of the area, having specific regard to the character of the coast and countryside (Coastal National Park and Green Zone) and the built environment.*

2.2. The Archaeology and Planning SPG (2008) states:

The key to informed and reasonable planning decisions is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal (Archaeology and Planning 2008: 4).

*Where **important** archaeological remains and their settings, whether formally protected or not, are affected by proposed development there should be a presumption in favour of their physical preservation (Archaeology and Planning 2008: 4).*

Where significant archaeological remains, whether listed as SSIs or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation in situ ie, a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains (Archaeology and Planning 2008: 9).

3. Standards and Guidance

In order to ensure that the proposed development fulfils the obligations of the policies outlined above, this DBA has been undertaken in accordance with the template *Brief for an Archaeological Desk-Based Assessment v3*, produced by the States of Jersey and Oxford Archaeology, which states that the aim of the DBA is to:

- Identify the potential of the Project Site to include archaeological deposits and to determine, where possible, their condition and likely level of survival;
- Define the scope and nature of the proposed development and any impact on the archaeological resource;
- Help identify any health and safety concerns (e.g. soil contamination).

This DBA has been also undertaken in accordance with the IFA Standard and Guidance for historic environment desk-based assessment (revised Nov 2012), which states that a DBA:

'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area' and that in 'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact' (IFA 2012: 4).

This desk-based assessment aims to assess the significance of the known or potential archaeological resource and the harm that be caused to this resource through development. In order to achieve this aim, and because there is currently no island specific detail on this, this DBA utilises guidance on determining heritage values, magnitude of impact and significance of effects derived from the Highways Agency Design Manual for Roads and Bridges (HA 208/07). It has been adapted to accommodate island heritage (see appendices 4-6).

It is recognised that whilst the DMRB has been tested in UK planning case law, this has no bearing on Jersey and the manual carries no weight in planning decisions in the island. However, it does represent a robust tool for assessing the significance of the archaeological resource and the impact to that resource, particularly in the absence of island specific guidance.

4. Methodology

4.1. Walk-Over Survey

A site visit was made by the author on Friday 30th May 2014 in initially rainy but later dry and sunny conditions. Access to the central part of the site was not possible due to the presence of cows and a request from the tenant farmer not to disturb them. However, the site was visible from most vantage points and a proper assessment of the landscape was possible.

4.2. Data Collation

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources. For archaeology a buffer of 1000m was established in order to identify the known and potential archaeological resource and characterise the Project Site. This is the Study Area. A 500m buffer was established from the site to assess the built heritage.

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.

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;
- Annual Bulletin of the Société Jersiaise;
- Books and articles on the archaeology and history of Jersey

Absolute Archaeology

- Jersey HER database of archaeological sites in the Channel Islands (derived from Paul Driscoll's PhD thesis);
- Library of published sources

Jersey Archive

- Aerial photographs;

Prehistoric Jersey (prehistoricjersey.net)

- Database of prehistoric sites

States of Jersey

- Department of the Environment Register of Buildings and Sites of Architectural, Archaeological and Historical Importance, and the Schedule of Areas of Archaeological Potential.

5. Archaeological and Historic Baseline Survey

5.1. Introduction

The information presented here is derived from a range of different sources as listed above. The archaeological sites included in the discussion below can be found in the Heritage Asset Register (Appendix 1) and graphically in Figure 5.

5.2. Results of the Walk-Over Survey

The site visit confirmed that the area is currently in use as agricultural land, with grazing for cattle. The land is currently heavily overgrown resulting in a lack of visibility, however a single earthwork was noted to the SW of the site, in the form of a boundary or raised platform. At the time of the visit we were informed by the tenant that this area of the land had been defined by the earthwork for at least the past 50 years. The nature of the earthwork is not known and may simply represent a Post Medieval field boundary, however further investigation is advised.



Photo 1 SW Facing view with raised area with area of earthwork marked

As part of the walk-over survey a granite wall forming the northern boundary of the site was noted. A disused entrance into the farm from what is now La Rue Carrée was also noted, defined by two

sizeable stone pillars. The entrance was 3m in width, with walls standing to a height of 2m. The gateway is assumed to be the original cart entrance to the farm.



Photo 2 Granite wall and disused gate leading onto farm. SW facing view from La Rue Carrée.

The granite wall continues along the northern boundary of the Project Site to the SE for a distance of >160m, however the height is reduced to only 4-5 courses towards the SE end. It would appear that in the Post Medieval period the farmstead was enclosed by a high wall. This probably relates to the enclosure of the land in the 18th century (see below).

No further features were identified at the time of the visit, however it is noted that during the recent development of the housing estate directly to the south the stratigraphy was defined in part as re deposited sand. This is also thought to define part of all of the Project Site and if this is the case, then features predating the enclosure of the land would not be visible.



Photo 3 WNW view of Granite wall leading to entrance. Taken from La Rue Carrée

5.3. History/Development of the Project Site

Map regression cannot determine the presence of previously unidentified archaeology on site, although this may well be buried beneath windblown sand deposits. The map evidence shows that the Project Site was sand dunes through much of its history, until the Richmond map of 1795, where the land has been enclosed to form fields. Interestingly, the land directly south of the Project Site is shown as sand dunes, implying that there was a deliberate act to remove this land from being dune and place it into agriculture. It is possible this relates to the La Ville des Quennevais and the establishment of an early 18th century farm (Heritage Asset Register: 4) just outside the NW boundary of the Project Site. By 1795, the Project Site had been established as six fields.

Map	Date	Observation ¹
Dumaresque	1685	General site location is within the Vingtaine des Quenves (Quennevais) and is defined by sand dunes.
Faden	1783	General site location is within the Vingtaine des Quenves (Quennevais) and is defined by sand dunes.
Richmond	1795	Site enclosed by fields although bordered to the south by open land/sand dunes.

¹ Only a few of maps (OS 1934 and Godfray) actually account for any prehistoric monuments in the area and it is possible that archaeology did exist on site but was never depicted on the maps.

Godfray	1849	Nothing denoting the site or its fields. La Rue de Carree is shown to the north as is La Ville des Quennevais where a Monsieur P Helleur is owner/tenant. The military barracks are recorded in the area southwest of the current airport
OS	1936	Project Site divided into c.20 fields (including location of current playing field and cemetery) but boundary outline retained.

Table 1: List of map resources consulted and observations from them

By 1936, the Project Site is comprised of c.20 fields including the location of the playing fields and cemetery (the boundaries of these fields are not entirely clear). Therefore, whilst it may have gone through a process of internal subdivision into a greater number of fields, it had retained its overall outline since 1795.

Ref	Date	Observation
L/C/14/B/8/1/7	1943	Little different between the 1936 OS map and the 1943 aerial photo and no clear archaeological features. Area to south remained undeveloped waste or dune land.
D/W/E3/1/2301	1965	Go kart track shown to the south of the Project Site, but no clear archaeological features. Land to the south (apart from the track) remains undeveloped.
D_AL_B_22_U30	1974	Fields pretty much the same as modern day. Playing field and cemetery to the south have not yet been built.

Table 2: List of Aerial photographs consulted and the observations from them

There is little distinction between the 1936 OS map and the 1943 aerial photo, although the Project Site does stand out as an enclosed area within an undeveloped and presumably waste or sand dune area. By 1965 the go-kart track had been established to the south and by 1974 the field layout of the Project Site had taken on a similar form to that of the present today.



Figure 4: 1943 aerial photograph (L/C/14/B/8/5/9) © Jersey Heritage Trust

The place names confirm that much of the Project Site was originally defined by sand dunes. Two of the most southerly fields are referred to with the name Mielles, meaning sand dunes (Stevens *et al* 1986: 356). The remaining names, as defined in 1986, such as Girard and Rocher are likely to be surnames and probably reflect ownership or tenancy rather than land use.

Both cartographic and aerial photographic evidence demonstrates the piecemeal enclosure of the Project Site, which probably began to occur in the early 18th century. At this time coastal zones to the west and south remained as dune land.

5.4. Previous Archaeological Activity

No archaeological investigations are known to have taken place on site. Although various excavations have occurred at Blanche Banques and nearby (Heritage Asset Register: 1). The results of these do not have a bearing on the stratigraphy of the site as they are located towards the edge of the Study Area and at a significantly lower height above sea level.

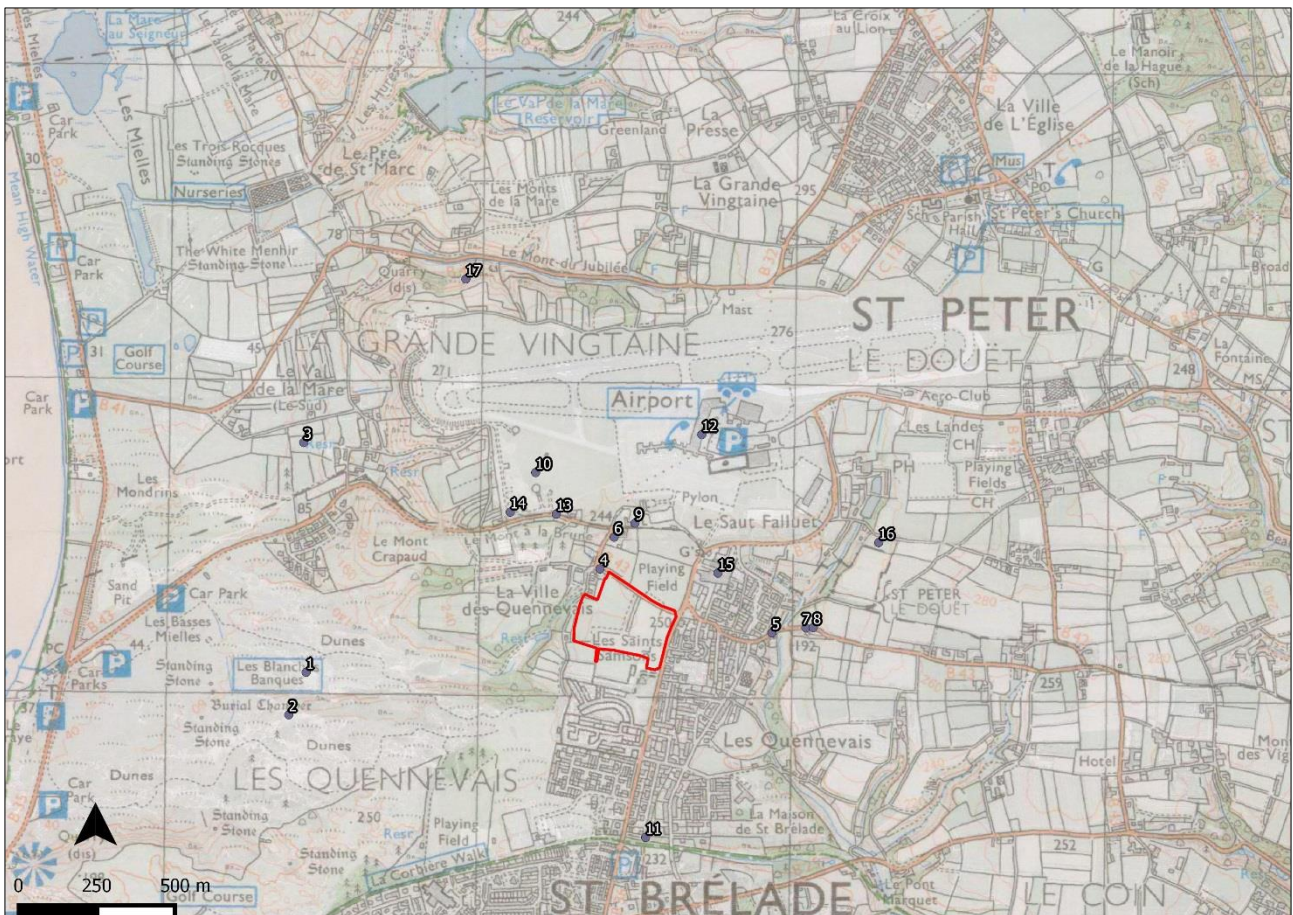


Figure 5: Heritage Assets from the Study Area

5.5. Prehistory

There are a number of prehistoric monuments and potential prehistoric monuments recorded within the Study Area. The closest of these is a field called Clos de la Hougue, situated c.680m to the ENE, although the supposition that this may be prehistoric is based upon the place name evidence only (Heritage Asset Register: 16).

Blanches Banques (Heritage Asset Register: 1) and La Tête des Quennevais (Heritage Asset Register: 2) located c.850m and c.930m to the west of the Project Site respectively, are among the most significant late Prehistoric sites in the island. Blanches Banques demonstrated evidence for Bronze Age domestic exploitation, whilst La Tete des Quennevais is likely to have been a coastal burial of the type defined by Briard (1986) representing ritual activity in a Prehistoric landscape (Patton and Finlaison 2001).

A mound of unknown function is recorded c.1000m to the NNW of the Project Site (Heritage Asset Register: 17). This mound, known as La Godfrayellerie's Mound (Steven *et al* 1986: 258) is also recorded on the Richmond Map of 1795, but it is too far distant from the Project Site to have any

direct bearing on the current discussion, other than to emphasise that where there is undeveloped land there are prehistoric monuments or potential prehistoric monuments still surviving.

5.6. Gallo-Roman

The only recorded Gallo-Roman archaeology is c.1000 WNW of the Project Site, where pottery including amphora scatters have been recovered (Heritage Asset Register: 3). This evidence demonstrates that the landscape was being utilised in this period.

5.7. Early Medieval

There is no evidence for Early Medieval activity on the Project Site or within the Study Area, although this is likely to reflect a lack of research/discovery than a true reflection.

5.8. Medieval

Again there is little evidence to support a use of the site in the Medieval period, but this may reflect a lack of research rather than an absence of archaeology. It is important to recognise though, that the Project Site was defined by sand dunes up until the 18th century. Evidence of dunes means that any archaeology that existed on site before the process of enclosure in the 18th century had the potential to become buried beneath the sand.

5.9. Post-Medieval

From the site history above it is clear that by the 18th century the site had been enclosed for agriculture, whilst land to the south and west remained as sand dunes or uncultivated land.

The place names call this area La Ville de Quennevais (Steven *et al* 1986: 545), which in this context probably refers to the farm compound that was established in the 18th century. La Ville des Quennevais is mentioned as existing by 1786 (Steven *et al* 1986: 545) and the area of the current Project Site is delineated by boundaries by 1795. The farmhouse that most likely was the focal point for this enclosed area of land is Rock Place, a potentially listed building, just outside the NW corner of the plot (Heritage Asset Register: 4).



Figure 6: Richmond Map of 1795, showing site as fields, with dune land to the south and west.

Nearby are a number of other Post-Medieval buildings including West View House (Heritage Asset Register: 6) and Laburnum Farm (Heritage Asset Register: 9), which show the increasing rural development in the 18th and 19th centuries.

The walk-over survey did note the presence of a large bank/boundary/platform roughly to the SW of the Project Site. The nature and extent of this earthwork is not known at present, however it appears to represent a manmade feature and will require further investigation, although it is likely to date to the Post Medieval use of the Project Site.

St Peter's Barracks (Heritage Asset Register: 10) is established to the north in the 19th century, but this appears fairly contained and unlikely to have impacted on the Project Site.

5.10. Modern

The Project Site appears to have continued in use as agricultural land associated with the farm complex to the NW from the 18th century and apart from some changes to the internal field boundaries there is little to suggest any major changes.

The development of the airfield and then the airport in the early-mid 20th century can be shown from the available maps and aerial photos, but like the barracks this has well defined boundaries and unlikely to have any bearing on the Project Site.

A number of German occupation buildings/assets are recorded from within the Study Area, including an aircraft hangar (Heritage Asset Register: 15), a personal shelter (Heritage Asset Register: 14) and a fighter aircraft gun testing range (Heritage Asset Register: 13).

6. Statement of Significance

There are no known heritage assets recorded on site, although it is clear the land had become important for agriculture as part of the establishment of the farmstead to the northwest in the 18th century. However, the fact that the site was defined by blown sand until that point raises the issue of buried archaeological deposits. Recent developer led archaeological investigation in other coastal zones has revealed activity buried beneath sand deposits dating to the Prehistoric – Medieval periods. Examples of this process have been recorded at La Rocque, Grouville where Medieval layers associated with and 13th – 15th century ceramic sherds were recovered at 2m below the current ground level (Driscoll & Martin 2013). At La Platte Rocque, Grouville Bronze Age and Gallo Roman wares were recovered along with worked flint from humic layers buried beneath 1.2m of blown sand (Driscoll & Martin 2011). Furthermore, work at Windward, St Brelade revealed worked flint and ceramic sherds dating to the late Neolithic-Early Bronze Age recovered from beneath 600mm-1m of blown sand, along with a single sherd of Gallo Roman pottery (Martin & Driscoll 2008). Despite intensive agriculture, these deposits appear to survive at depth and include important information about past activity.

Currently, the presence of such deposits is not known, but is likely on the Project Site. It is not possible to give a firm statement on the importance of Project Site until the below ground archaeological potential can be clarified.

7. Impact Assessment

The proposal (outlined above) will include an amount of significant ground reduction, most notably in the region of the new school building to the east of the Project Site, whilst the areas earmarked for the playing fields are likely to result in a topsoil strip and subsequent landscaping and may not penetrate to the depth where buried archaeology may be present. However, the raised platform of land to the SW of the Project Site may be affected by intense landscaping in an attempt to level the area.

8. Discussion and Recommendations

It is likely that the establishment of La Ville des Quennevais in the early 18th century also saw the enclosure of land which would become the Project Site. The boundary wall, with the entrance from La Rue Carree implies this. Prior to this the land was defined by sand dunes and this activity may have resulted in the preservation of archaeological deposits below the level of the current plough soil. As such the development will impact upon these, where present. At this time there is no evidence to suggest that the archaeology on site will be of such significance as to preclude

development, but it should be noted that the nature of the archaeological resource remains unknown at this time.

As such an archaeological evaluation of the area, by trial trenching, is recommended in order to determine the presence of archaeology and the significance of this so that suitable mitigation strategies can be established.

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10. Appendices

Appendix 1: Project Gazetteer

AArc_ID	Site Name	Description	Designation	Sources
Prehistoric				
1	Blanches Banques	Bronze Age settlement/exploitation. Various pottery types, including both fine and coarse ware that parallel Middle Bronze Age types from Jerbourg on Guernsey were found during the excavations. Evidence for the exploitation of sheep and goats in the surrounding landscape may be linked to this occupation, although clear structures or features are missing from the record.	Archaeological interest protected within existing Blanches Banques SSI	Absolute Archaeology: Jersey HER
2	La Tête des Quennevais	La Tête des Quennevais is a potential Early Bronze Age cist cemetery of the type defined by Briard (1984) as Cimitières à coffres littorales. It comprises a mound and a platform with two associated cists, overlying a land surface from which was obtained Jersey Bowl fragments of Chalcolithic date. The site is located on a plateau overlooking Les Blanches Banques, and constructed against a shale outcrop, a prominent feature in the landscape. A similar process can be seen at Le Pinnacle at the northern end of St Ouen's Bay, where the site was dominated by a large granite outcrop. No burials are recorded from within the cists, but Early Bronze Age pottery, including a strap handle from a strap handled vase between the mound and platform, confirms an Early Bronze Age date. The soil conditions are the likely culprit for the absence of human remains.	Archaeological interest protected within existing Blanches Banques SSI	Absolute Archaeology: Jersey HER
Gallo-Roman				
3	Gallo-Roman Material	Finds of Gallo-Roman pottery/amphora were found at this location	Area of Archaeological Potential	SoJ AS:3
Post-Medieval				
4	Rock Place	C18 farmstead, modified in the mid C19, and retaining original features and integrity as a farm group.	Potential Listed Building	BR0087
5	The Old Farm House	Residential (rural house) C17 origins.	Potential Listed Building	BR0095
6	West View House	An early-mid C19 house with earlier C18 wing, retaining some original features and character.	Potential Listed Building	BR0034

7	La Maison du Val (Bakehouse)	Residential (rural house) Early-mid C18 bakehouse. Originally part of farm group with Highfield Farm to north. Similar to a wash house and may have doubled up for the same function.	Listed Building Grade 3	BR0395
8	Highfield Farm	A good survival of an early-mid C18 Jersey house, which is an interesting example of the transitional period of vernacular architecture from the traditional Jersey farmhouse to the 'Georgian' style.	Listed Building Grade 3	BR0059
9	Laburnum Farm	This mid-late C19 rural house retains its historic proportions and character and contributes to the rural roadside setting.	Potential Listed Building	Pe0036
10	St Peter's Barracks	Post-Medieval barracks compound on western extent of Jersey airport. In WWI St Peter's Barracks was used as a training and preparation facility for men who were to be sent to the front line	N/A	theislandwiki
11	Don Railway Bridge	An overbridge built in 1877, designed to carry the main road from St Peter to St Brelade's Bay over the western railway line. The key development in land communication in the Victorian period was the railway. In Britain, the period 1841 to 1850 marked the heroic age of railway building and 'railway mania' in which commercial speculation and the competition for routes led to the frantic construction of lines. The first proposal for a railway in Jersey came in 1845 when a group of local people invited several English entrepreneurs who had been involved in the 'railway mania' to the island. Several schemes were suggested, but it was not until 1869 that the Act allowing the construction of railways was eventually passed by the States. The western line, known as the Jersey Railway, opened on 25th October 1870 running between St. Helier to St. Aubin. The St Aubin's & La Moye Railway began speculative construction of an extension to Corbiere in the mid-1870s but continuing financial problems delayed the opening of the extended western route until 1884. The Jersey Eastern Railway, initially running from St. Helier to Grouville, was opened to the public in August 1873. The Snow Hill terminus opened in May 1874, and the line extended to Gorey Pier in 1891. Both routes required the construction of bridges, some of which survive. The	Potential Listed Building	BR0271

		bridges all date to the 1870s - the earliest being the bridge carrying Regent Road over the railway line at the entrance to Snow Hill terminus. Also on the eastern route is a bridge at Le Hocq (behind what is now St Clement's Parish Hall) - all other bridges on this route being demolished in 1930/31. Three bridges - Seven Oaks, Greenville & Don Bridges - survive from the extended western line between St Aubin and Corbiere. The brief age of the passenger train ended in Jersey by 1936 but left behind the island's best examples of bridge engineering works.		
Modern				
12	States of Jersey Airport (1937 building)	Jersey airport is among a small collection of airport architecture surviving anywhere from the pioneering era of flight. It was erected in 1936-7 to designs by Norman and Dawbarn, revised from earlier proposals of 1934. Norman and Dawbarn were the leading British designers of airport terminals in the 1930s and this is a rare survivor of their work. Graham Dawbarn later designed the BBC Television Centre in Shepherd's Bush. Jersey airport stands apart as among his liveliest designs. The Jersey Chamber of Commerce first discussed building a land airport in 1930, and in 1932 looked at a number of sites, including that near St Peter's Barracks which was eventually chosen. The proposal was put to the States in 1933, making the airport one of the earliest to be funded by local government in Britain; the first was Manchester (Ringway), opened in 1930. Norman and Dawbarn produced a report and proposals for the new airport in October 1934. The terminal was sited to allow flights to take off in all directions, as in the days before a macadamed runway wind direction was all important. The terminal building was planned principally for administration and as a control centre, with facilities for passengers in the single-storey wings and viewing platforms for visitors above. After the war Jersey established itself as a major destination, and for a time the airport became the second busiest in Britain.	Listed Building Grade 2	PE0234
13	German Occupation Site: Fighter	The building is a walled structure constructed of re-used rubble granite in cement-based mortar - the stone taken	Potential Listed Building	BR0214

	aircraft gun testing range	<p>from dismantled sheep walls in the area. The principal east facing section comprises a pair of projecting screen walls with inset wooden blocks placed over the wall surfaces (presumably for fixings), flanking a recessed square space (now infilled with a modern structure) which is enclosed by plain rubble stone walls. The north wall has a single doorway which re-uses an old prison cell door (No.5) - presumably from Newgate prison in St Helier. The walled structure is encased in artificial earth embankments on its north, south and west sides - the embankments originally extending further into the carpark. The modern infill is not of interest and is excluded from the listing.</p> <p>Part of an integrated network of German structures constructed in Jersey during the Second World War, more widely part of the Atlantic Wall. German WWII fighter aircraft gun testing range, 1940s. The gun testing range is located to the south of Jersey airport - now at the western end of the carpark within Les Ormes Golf & Leisure Village. Constructed adjacent to the airport by the German occupying forces between 1941-1944. Fighter aircraft would travel from the nearby hangars along a concrete strip and position themselves in front of the east front of the structure - firing at targets attached to the building in order to test their guns. The access route is still evident beneath the leisure centre road.</p> <p>The aircraft gun testing range is an unusual survival of the military structures constructed during the German occupation with a specialised, if basic, design and construction. There is added local interest with the re-use of the prison cell door.</p>		
14	German Occupation Site: Personnel Shelter	Standard type 621 personnel shelter (used by airport authorities). Part of an integrated network of German defensive structures constructed in Jersey during the Second World War, more widely part of the Atlantic Wall.	Potential Listed Building	PE0192
15	German Occupation Site: Aircraft Hangar	Part of an integrated network of German defensive structures constructed in Jersey during the Second World War, more widely part of the Atlantic Wall. The last surviving example of 8 blister hangars erected by the German Air Force in 1942.	PSSI	BR0064

Uncertain				
16	Field called Clos de la Hougue	Field called C de la Hougue recorded in Jersey Place Names, south of Rue du Saut Falluet	AAP	SoJ AS155; Stevens <i>et al</i> 1986: Map 6B
17	Mound south of Le Mont du Jubilee	A Mound is recorded in this location in the Jersey Placenames book and the field recorded as La Godfrayellerie's mound based upon the Richmond map of 1795	AAP	AS77; Stevens <i>et al</i> 1986: Map 5D; p258

Appendix 2: Heritage Values/Hierarchy of Significance

Level of Significance	Criteria
Very High	<p>World Heritage sites;</p> <p>Assets of acknowledged international importance;</p> <p>Assets that can contribute significantly to acknowledged international research objectives;</p> <p>Historic landscapes of international value, whether designated or not; extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).</p>
High	<p>Listed Building or Place (Grade 1): Buildings and places of exceptional public and heritage interest to Jersey and of more than Island wide importance, being outstanding examples of a particular historical period, architectural style, building type or archaeological site;</p> <p>Listed Building or Place (Grade 2): Buildings and places of special public and heritage interest to Jersey, being important, high quality examples of a particular historical period, architectural style, building type or archaeological site, that are either substantially unaltered or whose alterations contribute to its special interest.</p> <p><u>UK equivalents:</u></p> <ul style="list-style-type: none"> • Scheduled Monuments (including proposed sites); • Undesignated assets of schedulable quality and importance; • Assets that can contribute significantly to acknowledged national research objectives; • Grade I and Grade II* (Scotland: Category A) Listed Buildings; • Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade; • Conservation Areas containing very important buildings; • Undesignated structures of clear national importance; • Designated and undesignated historic landscapes of outstanding interest (including Grade I and Grade II* Registered Parks and Gardens); • Undesignated landscapes of high quality and importance, and of demonstrable national value; • Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	<p>Listed Building or Place (Grade 3): Buildings and places of special public and heritage interest to Jersey, being important, good quality examples of a particular historical period, architectural style, building type, or archaeological site; but with alterations that reduce the special interest and/or particular elements worthy of listing.</p>

	<p><u>UK equivalents:</u></p> <ul style="list-style-type: none"> • Designated or undesignated assets that contribute to regional research objectives; • Grade II (Scotland: Category B) Listed Buildings; • Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; • Conservation Areas containing buildings that contribute significantly to its historic character; • Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); • Designated special historic landscapes (including Grade II Registered Parks and Gardens); • Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; • Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	<p>Listed Building or Place (Grade 4): Buildings and places of special public and heritage interest to Jersey, being good example of a particular historical period, architectural style or building type; but defined particularly for their exterior characteristics and contribution to townscape, landscape or group value.</p> <p><u>UK equivalents:</u></p> <ul style="list-style-type: none"> • Designated and undesignated assets of local importance; • Assets compromised by poor preservation and/or poor survival of contextual associations; • Assets of limited value, but with potential to contribute to local research objectives; • 'Locally Listed' buildings (Scotland Category C(S) Listed Buildings) and historic (unlisted) buildings of modest quality in their fabric or historical association; • Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); • Robust undesignated historic landscapes; • Historic landscapes with importance to local interest groups; • Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	<p>Assets with very little or no surviving archaeological interest;</p> <p>Buildings of little or no architectural or historical note; buildings of an intrusive character;</p> <p>Landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the resource has not been ascertained;</p> <p>Buildings with some hidden (i.e. inaccessible) potential for historic significance.</p>

Appendix 3: Magnitude of Impact caused by the proposed development

Magnitude of Impact	
Major	<p>Change to most or all key archaeological materials, historic building elements or historic landscape components, such that the asset is totally altered.</p> <p>Comprehensive changes to setting.</p>

Moderate	Changes to many key archaeological materials, historic building elements or historic landscape components, such that the asset is significantly modified. Considerable changes to setting that affect the character of the asset.
Minor	Changes to key archaeological materials, historic building elements or historic landscape components such that the asset is slightly altered. Slight changes to setting, such that it is noticeably changed.
Negligible	Very minor changes to archaeological materials, historic building elements or historic landscape components or setting that hardly affect it.
No Change	No change

Appendix 4: Effects on Significance when the value of heritage and the magnitude of impact has been determined

Heritage Value	<i>Very High</i>	Neutral	Slight	Moderate/large	Large or very large	Very large
	<i>High</i>	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	<i>Medium</i>	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/large
	<i>Low</i>	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/moderate
	<i>Negligible</i>	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	<i>No change</i>	<i>Negligible</i>	<i>Minor</i>	<i>Moderate</i>	<i>Major</i>	
	Magnitude of Impact					

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.

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.

STUDY AREA

Area around the Project Site whose Historic Environment is assessed to understand the nature of the site. The Study Area for this DBA is 1000m from the centre of the Project Site.

Appendix 6: General 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�atel 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.