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Archaeological Desk-Based Assessment  
Manor House Farm, Rue de Bas, St Lawrence, Jersey



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Absolute Archaeology LLP

On behalf of Godel Architects

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## Summary

In August 2014, Absolute Archaeology LLP was commissioned by Godel Architects to undertake a Desk-Based Assessment of Manor House Farm, Rue de Bas, St Lawrence, Jersey.

The Project Site was a Medieval manor in its own right, including the manor house, a number of associated outbuildings and the likely location of the Chapelle de St Eutrope. In addition, it is possible that a colombier once existed within the limits of the manorial centre. The combination of field names, established historical documents and reused architecture (including a potential reused bénitier) are fairly strong evidence to support this concept.

However, terracing and landscaping in the Victorian period can clearly be seen to have reduced the historic land surface to the north, south and west of the main property of Manor House Farm. Shale is exposed in numerous locations, showing that as part of the construction of the property in 1873 the Victorian builders cut through the natural geology to secure footings for the foundations.

The development proposes ground disturbance mainly in those areas that were subject to terracing. As such, it is unlikely that any pre-determination archaeological work would be necessary. However, should the local authority deem that the Project Site has archaeological potential, this could be mitigated by way of a conditioned watching brief.

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# 1. Introduction

## 1.1. Background

This document is an archaeological desk-based assessment focussed on Manor House Farm in St Lawrence, Jersey (hereafter referred to as the Project Site). It has been commissioned by Godel Architects (the Agent) and has been undertaken in order to assess the archaeological significance of the Project Site and to consider the impact and potential harm that may be caused to any archaeological resource on the Project Site through development.

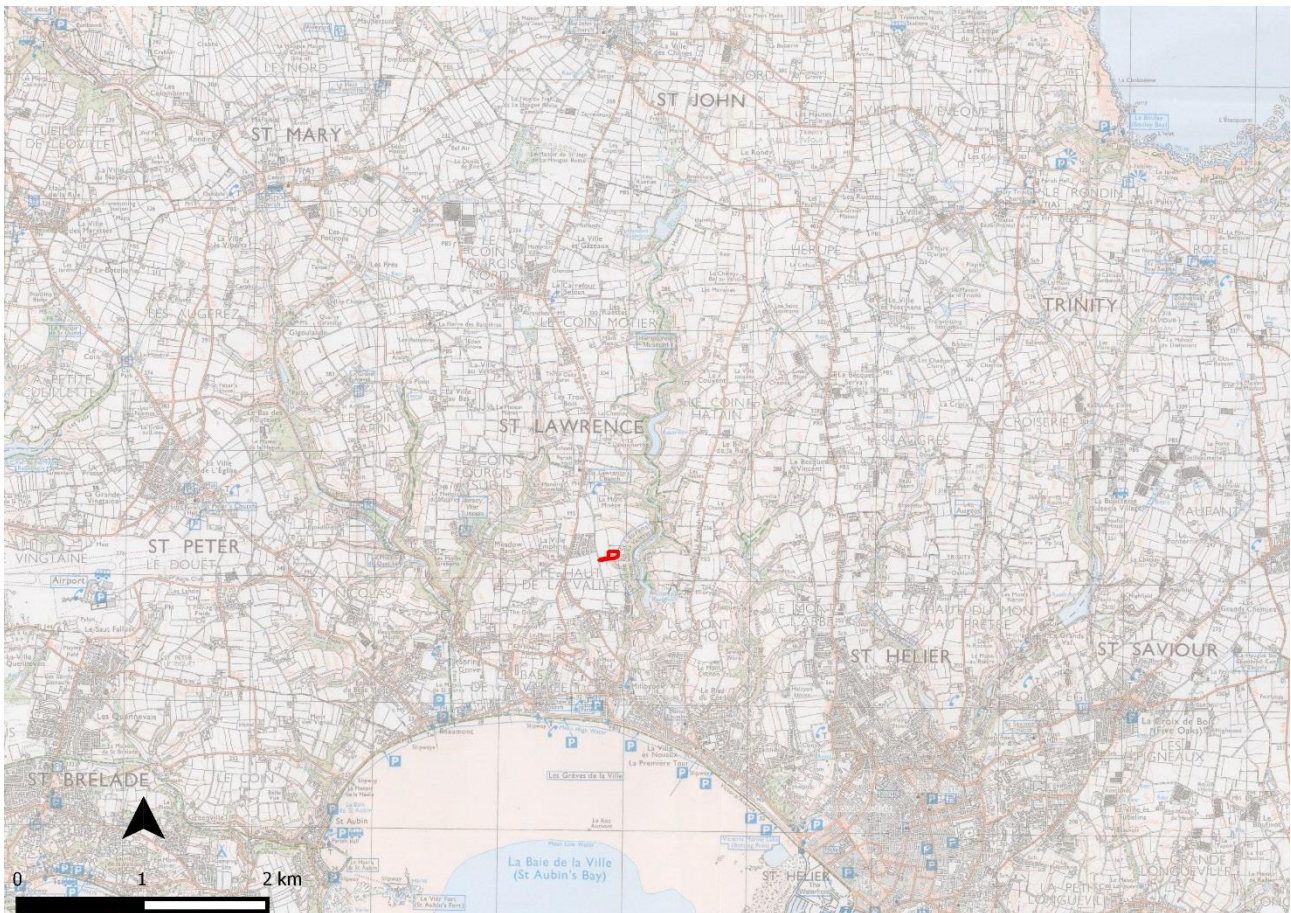


Figure 1: General site location (location in red)

## 1.2. The Project Site

Manor House Farm is located within the parish of St Lawrence in a roughly central south position on the island. It is just off Rue de Bas and c.730m SSE of St Lawrence Church. It is centred on Jersey Transverse Mercator (ETRS89) 39800, 68150 at c.210m aJD and is located on Jersey Shale Formation, with loess and head deposits to the east as the site descends to Waterworks Valley.

The Project Site is located within a picturesque rural landscape, with rolling hills to the NE, Rue de Bas to the west and Waterworks Valley to the east.

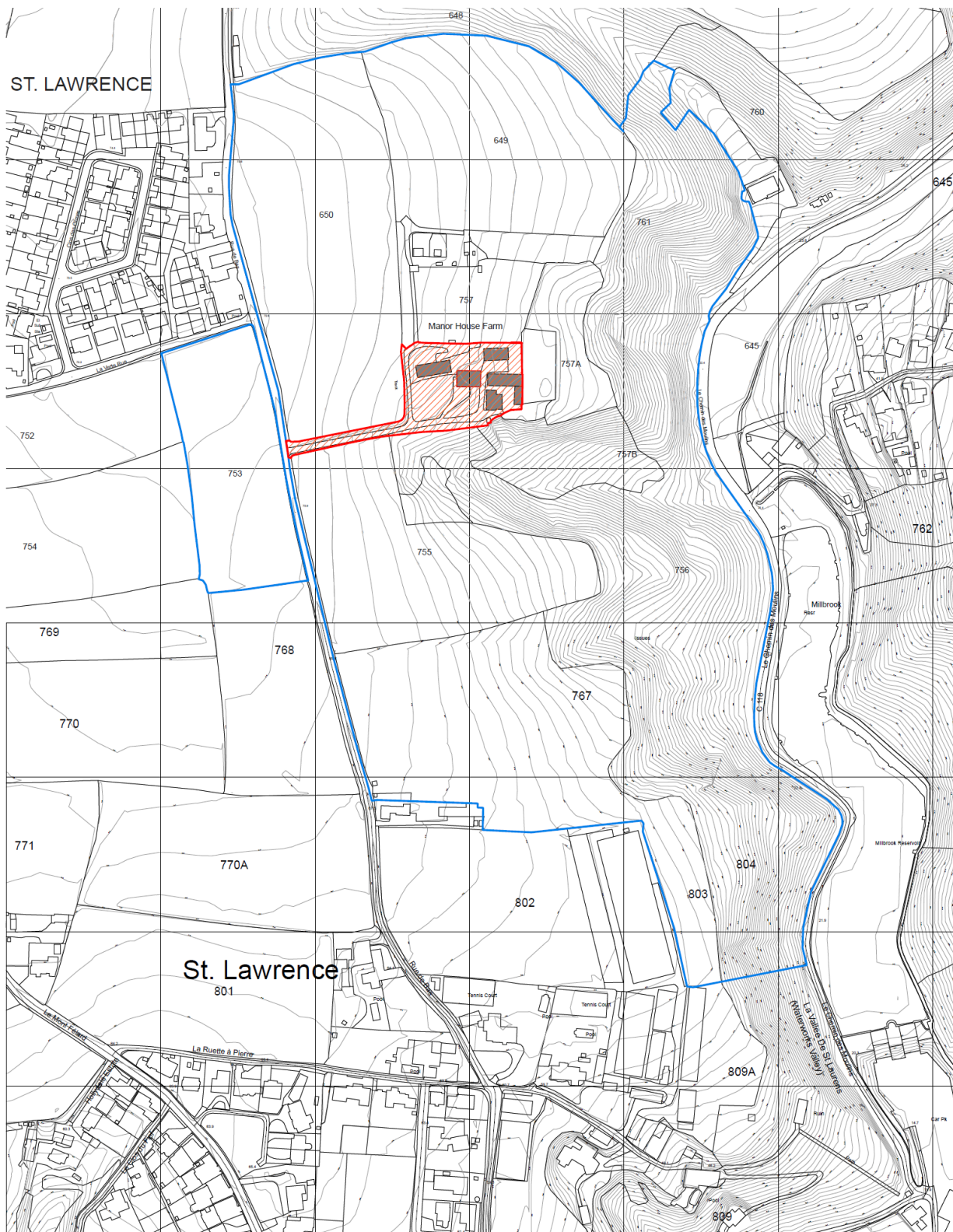


Figure 2: Detailed site location © Godel Architects

The Project Site comprises a main and prominent dwelling called Manor House, a series of outbuildings to the east and a ruinous greenhouse erected on a concrete base to the W-NW. The greenhouse is located on higher ground than the main dwelling, with base level corresponding with

the first floor level of Manor House. Both structures are constructed on terraces cut into the natural geology, which is clearly visible to the north of the site.



Photo 1: Front of Manor House built in 1873





Photo 2: Rear of Manor House (north facing), showing exposed bedrock to the right into which the house was cut

## 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. Methodology

### 3.1. Standards and Guidance

In order to ensure that the proposed development accords with 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).

### 3.2. Data Collation

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources within a 1000m buffer from the boundaries of the Project Site, in order to identify the known and potential archaeological resource and characterise the Project Site. This is the Study Area.

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;
- Original documentary resources

#### 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.

*Note: the original medieval documents, the Seignorial Records for the Fief ès Hastains, were not locatable in either the Société Jersiaise or the Jersey Archive.*

## 4. Archaeological and Historic Baseline Survey

### 4.1. Introduction

The information presented here is derived from a range of different sources. The archaeological sites included in the discussion below can be found in the Heritage Asset Register (Appendix 1) and graphically in Figure 3.

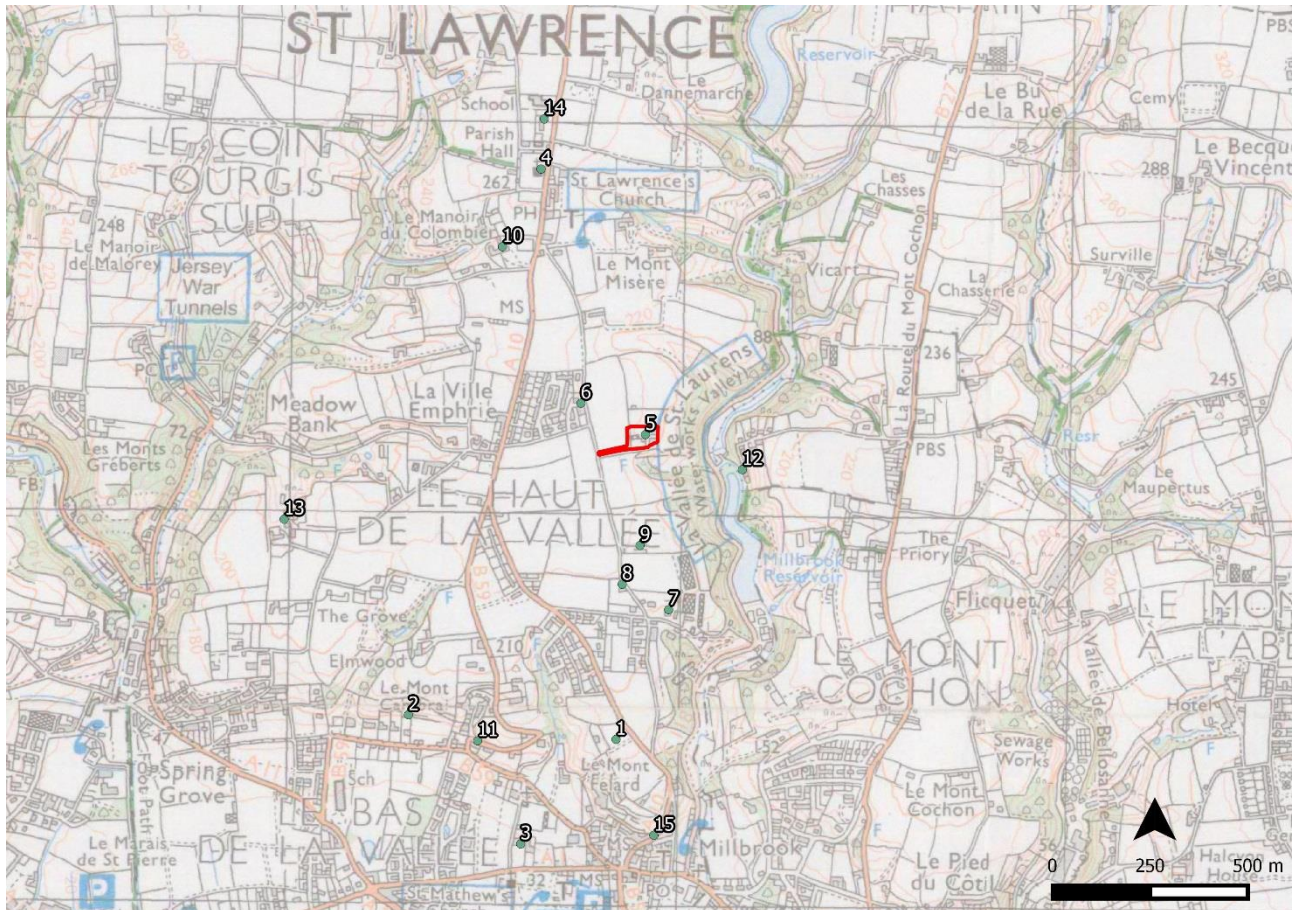


Figure 3: Heritage Assets in the Study Area

The following maps were consulted as part of this Desk-Based Assessment:

Map	Date	Observation
Dumaresque	1685	A series of buildings are depicted in the area, and one of these is likely to be the Project Site, although the lack of geographical accuracy in the map means this cannot be confirmed
Faden	1783	Site not depicted
Richmond	1787	A series of buildings are clearly shown representing the original manor house. This is likely to be the U-shaped building with east and west ranges orientated north-south. Other buildings are noted directly south. Map regression implies that the access road depicted in 1787 was moved south at some point following this.
Bellin	1795	A building, most likely representing the manor and its associated structures, is recorded in roughly the same location as the Project Site, although little detail is given other than its presence.
Bouillon	1799	Site not depicted

Godfray	1849	The location of the house is shown, but no detail. It is shown as belonging to Monsieur H (Henry) Coutanche who purchased the property in 1845
Ansted and Latham	1893	Site not depicted
OS	1934	Group of buildings depicted, but nothing to denote their character other than as residential dwellings

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

## 4.2. Walk-Over Survey

A site visit was undertaken on Tuesday 26<sup>th</sup> August 2014 in grey and rainy conditions. The area proposed for development was accessible and without obstacles, although it was not possible to enter the outbuildings to the east as these are tenanted and not part of the current application.

The site is located within a rural and picturesque landscape. It is flanked by Rue de Bas to the west and Waterworks Valley to the east. Whilst the Project Site naturally slopes from west-east, significant terracing and landscaping works have occurred during the Victorian period to reduce much of the site, particularly to the west, north and south of the main residence to bedrock.



Photo 3: View looking east showing idyllic countryside (greenhouse and Manor house to right and outbuilding in background)





**Photo 4: View looking south showing high ground to the west (right of photo) descending towards the east**

The natural sloping and artificial terracing has reduced the height of the land, so the main house, whilst visible from Rue de Bas, is not prominent and its visibility is partly shielded by the higher fields and hedgerows to the west. As such, there is little to imply that the proposed extension and associated works will have a negative impact to any of the listed buildings in the Study Area. In addition, many of these are quite shielded by enlarged field boundaries to the immediate east and west of Rue de Bas.

The Project Site is located on Jersey Shale Formation and outcrops of this are clearly visible in the landscape. The exposure of shale is most clear to the north of the main house, and this demonstrates the extent of Victorian groundworks, reducing the historic landscape down to the natural bedrock.

During the visit it was clear to see that Manor House has been constructed on terraced ground, in order it is presumed to obtain a secure footing for the foundations. The bare shale is clearly visible to the north of the building. The greenhouse to the west can also be seen to have been constructed on a concrete slab, set on made ground overlaying bare shale. The section visible in the image below, revealed 650mm of redeposited material used to level the sloping ground. 19<sup>th</sup> century ceramic sherds and Post Medieval broken glass could clearly be seen in the exposed section,

confirming the late date for the deposit. Further west, the bare shale is evident beneath the greenhouse base.

It is likely that as part of the rebuilding of the house in the late 19<sup>th</sup> century that significant terracing occurred to reduce levels to a point where a stable footing could be established.



**Photo 5: View of the rear of the main property looking west towards the ruined green house and showing the extent of ground reduction.**



Photo 6: View looking west of the levelling that occurred when the house was rebuilt. The section comprises *in situ* cemented natural shale

### 4.3. Site History

As mentioned above, the Project Site comprises Manor House, outbuildings to the east, and a greenhouse to the NW.

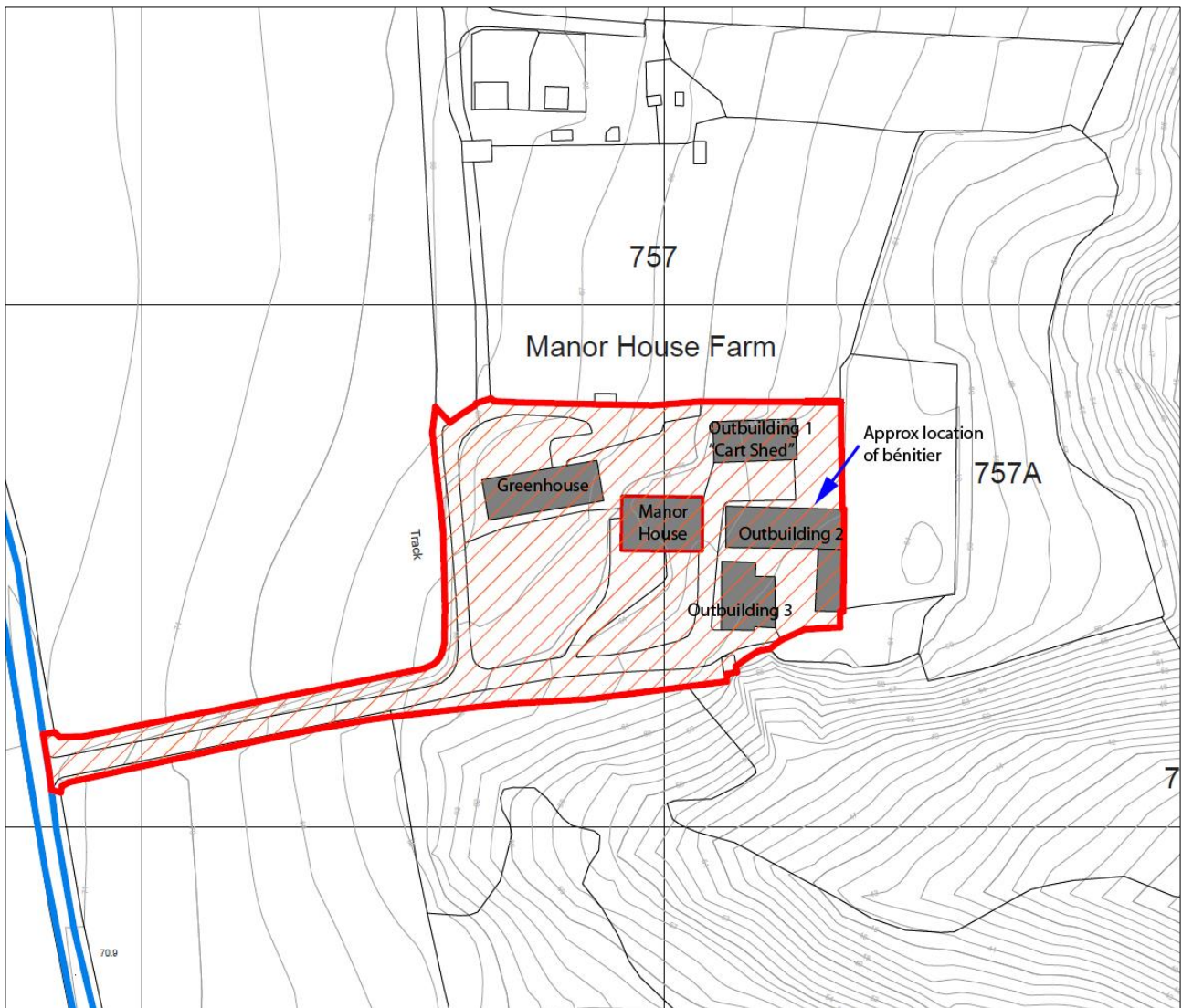


Figure 4: Current layout of the site depicting buildings on site (underlying plan © Godel Architects)

The outbuildings to the east are of granite and 19<sup>th</sup> century in date. One of these buildings, the old cart shed, has a date stone of 1876 carved into the lintel above the large doorway and there is no reason to challenge this date. Whilst the official list description defines the date of the main house as 1875 (see Project Gazetteer: 5), a lintel date stone above a central window on the north face of the building gives the date as 1873. Regardless, the main property and outbuildings are of late 19<sup>th</sup> century date and replaced an earlier building on site, considered to have been the Medieval Manor for the Fief ès Hastains.

The Manor is recorded in 1490 as belonging to Guille de Hamptonne (Stevens 1980: 154), before Edouard Hamptonne sold the property to his cousin, Edouard Bisson, in 1601. An early carved window lintel, now in the north wall of the main house (see Photo 7), bears the Hamptonne Arms and could represent either Edouard Bisson or Edouard Hamptonne (Project Gazetteer: 5).



**Photo 7: Carved lintel reused in the north wall of the property rebuilt in 1873**

The Bisson family and their descendants the Le Feuvre family held the property for another 200 years. The last Bisson to hold the property was Susanne Bisson and her husband Jean Helier Dumaresque, who was murdered in 1794 by three English soldiers, although this did not occur at the property (Countanche *et al.* 1999: 177). It was inherited by Susanne's nephew Richard Le Feuvre, whose son sold the property in 1810.

Henry Coutanche obtained the property in 1845 and his name is recorded on the Godfray map of 1849. The rolls of the Fief ès Hastains show that the seigneurial court took place at the Manor House as recently as 1846, although by then ès Hastains had become a sub fief of Melechès. Despite this, the grandeur and prominence of the Manor's past had gone and between 1846 and 1873 the Medieval property was demolished and a new Post-Medieval property and associated outbuildings, constructed in its place.

At what point the manor ceased to have the importance of its past is not entirely clear, but despite it probably appearing on the Bellin map of 1795, it does not feature on the Bouillon map of 1799, nor on the Ansted and Latham map of 1893, despite other manors, such as Hamptonne, being depicted.

The Project Site is, however, clearly recorded on the Richmond map. Drawn in 1787 but published in 1795, the map shows a central roughly U shaped building with its longest wing orientated north-south and a smaller wing to the east again aligned north-south.



Figure 5: Richmond map of 1787 showing arrangement of buildings.

A series of smaller buildings are clearly visible to the southeast, southwest and northeast of the U-shaped building and one of these (to the southeast) may be the Chapelle de St Eutrope (see below).

Whilst map regression is not entirely accurate due to imprecision in the Richmond map, comparison of map sources does suggest that the current Manor House was built directly over the northern part of the west range of the Medieval building.



Figure 6: Richmond map of 1787 overlain with existing buildings. Please note – this is only intended as a guide and cannot be considered precise due to the inaccuracy of the original sources.

Stevens (1980: 155) had previously remarked on earlier architectural features in the basement of the main house, implying that the new house was built on the foundations of the old. However, the site visit could not corroborate the existence of Medieval foundations and the reuse of architectural features could have occurred during the 19<sup>th</sup> century rebuilding. In addition, the building of the new residence in the 1870s appears to have coincided with a substantial programme of landscaping including cutting into bedrock to a significant depth. As such it is unlikely that historic land surfaces are present.



**Photo 8: View of the east of Manor House, with door to basement (on right of image) and retaining wall in the background. This wall is not keyed in and was clearly added later**

In addition to the Medieval manor house, it is very likely that the Chapelle de St. Eutrope was located on the Project Site (Project Gazetteer: 5). Eutropius was a 5<sup>th</sup> century Bishop of Marseilles, who also held the see of Orange and many miracles are ascribed to him.

Although originally believed to have been at Hamptonne, the combination of manorial history and architecture, religious architectural elements and place name evidence strongly implies that it was located at Manor House Farm (Stevens 1980: 154). To the W-NW of the Project Site is a field called Clos de la Croix, whilst Jardin de la Chapelle is located to the SE (Stevens *et al.* 1986).

The Richmond map, whilst informative on layout, does not offer any indication as to the function of the buildings it depicts and therefore it is not possible to confirm the presence of the chapel. No structures are depicted in the field known as Clos de la Croix on the Richmond map, but the structure to the southeast of the U-shaped building is within the field now called Jardin de la Chapelle and it is more likely that the chapel was situated in this location. However, that area of the site is not designated for development under the current plans.



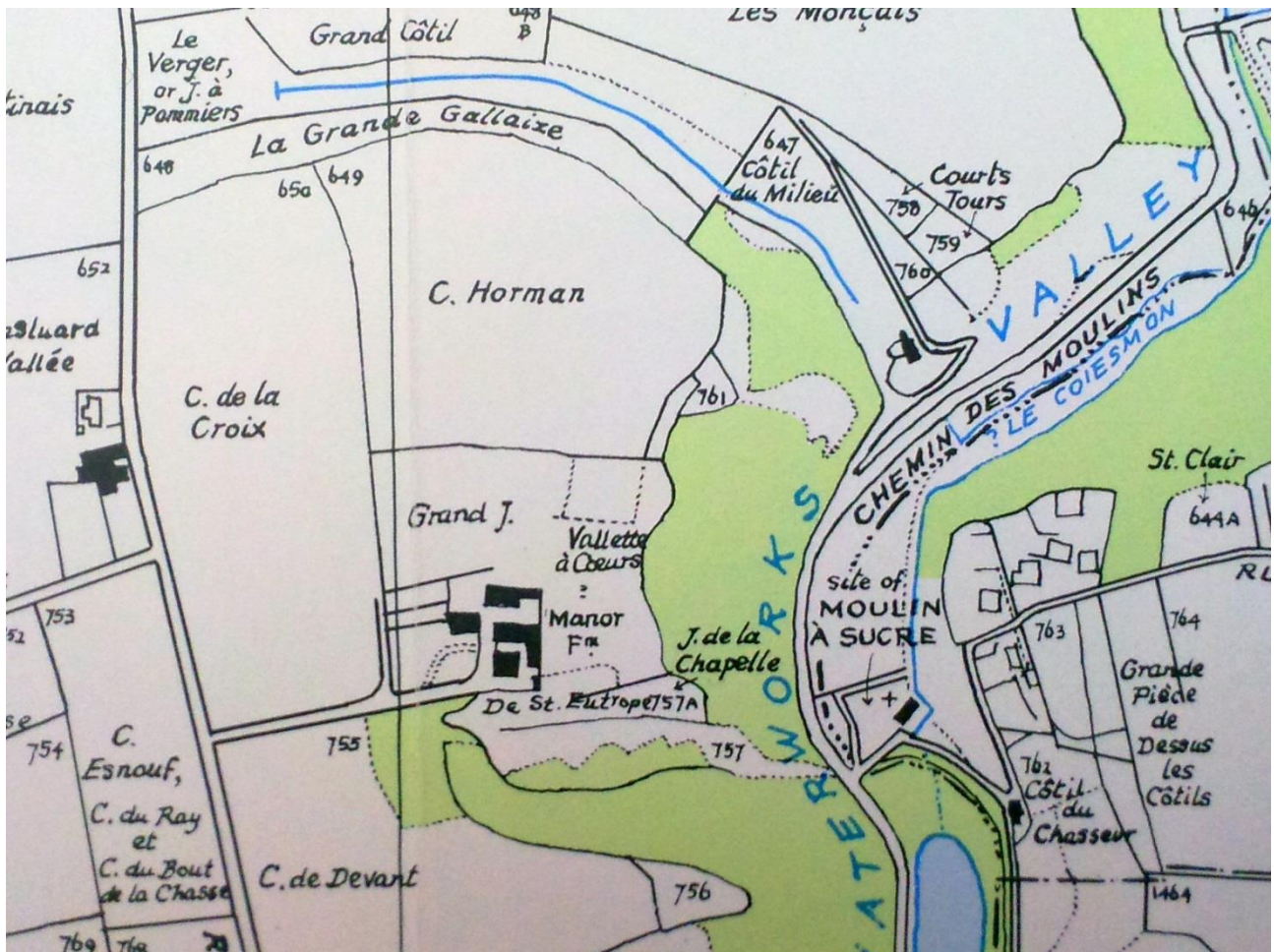


Figure 7: Extract from the Jersey Place-names book (© Stevens *et al.* 1986) showing field names and possible location of the Chapelle de St. Eutrope

In addition to the map and place name evidence, there is a notable reused architectural element in the wall of outbuilding 2. An arched window evident in the north wall may represent a reused benitier. This small recessed piscina would have been used in chapels or churches as an alcove for keeping holy water. This feature may be evidence for a chapel having stood on this site.

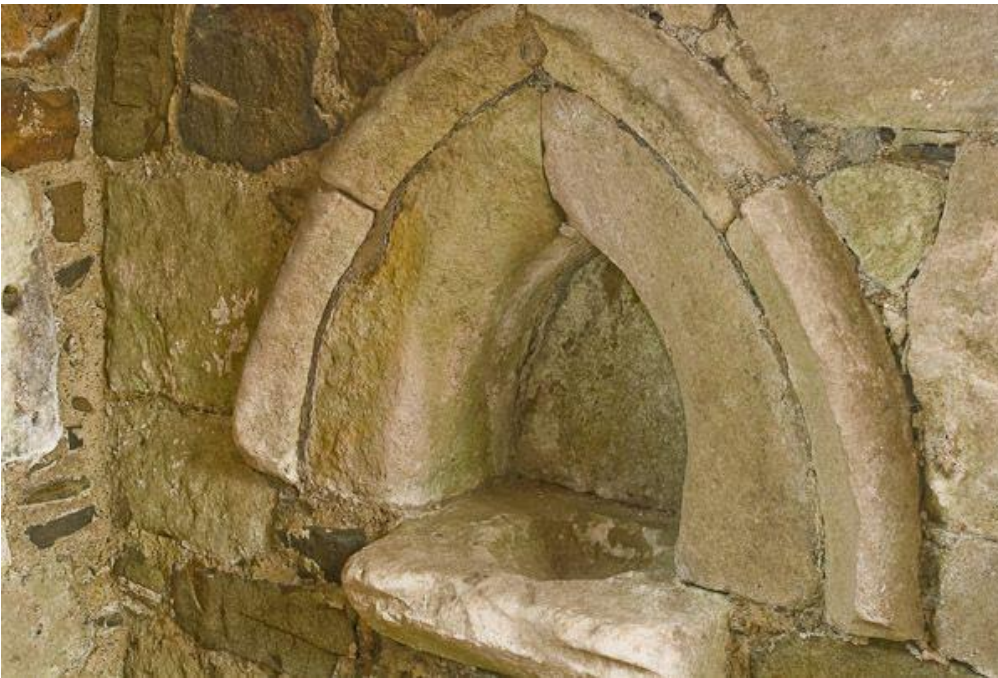


Photo 9: Image from St Mary's Church Rothsay showing recessed Piscina with similar form to the arched window below



Photo 10: SE facing view of farm building with arched window. Possible reused benitier

Lastly, a granite shrine (probably 19<sup>th</sup> / 20<sup>th</sup> century) is located in the valley to the south of the Project Site, reported to be situated at the rising of a spring. Whilst outside of the area designated for development, evidence of a spring attracting attention adds weight to the potential for archaeological

activity within the vicinity. A local resident informed us that a small statue (probably Mary) used to be placed in the shrine and that it was an old statue even at the time of his youth. The statue is no longer there.

Finally, Stevens (1980: 155) remarks that family members knew tale of a tower at the site and it would be encouraging (albeit premature and unsupportive) to think of this as a colombier. This would not be unlikely as many manor houses had such structures. However, its location, if it did exist, remains a mystery.



Figure 8: Granite shrine in the valley to the south of the Project Site

#### 4.4. Previous Archaeological Activity

No previous archaeological activity has occurred on the Project Site and therefore no evidence exists for the potential survival of archaeological activity.

Excavation did occur at the Mont Félard megalith in 1977, which resulted in the knowledge that the stones are not in situ as they lay above an extensive spread of 19<sup>th</sup> century rubble (ABSJ 1978) and at St Lawrence Church, but neither have a bearing on the Project Site.

## 4.5. Prehistory

The only prehistoric structure in the Study Area is the Mont Félard Megalith (Project Gazetteer: 1). Whilst this structure was moved in the 1970s it was originally associated with sea worn shale pebbles and probably consisted of two large granite slabs resting against each other.

A field called La Hougue is recorded c.200m to the west of the Project Site (see Figure 7). However, this whole field has been subject to housing development and any knowledge relating to potential prehistoric activity is now gone and any suggestion of prehistoric activity would be speculation only.

Most significant though are the Late Prehistoric bronze hoards that have been found in this area. The Blanche Pierre hoard (Project Gazetteer: 2) was found c.920m SW of the Project Site. A characteristically Breton Late Bronze Age hoard it falls within the BFII phase of NW France and clearly within the Saint-Brieuc-des-Iffs metalworking tradition (corresponding to the Wilburton in England). It dates to c.1150-1000 BC and comprises a total of 115 objects including swords, spears, chapes, ferrules, axes, tools, metalworking debris and some unknown items.

The Mainlands Hoard (Project Gazetteer: 3) was found c.1000m SSW of the Project Site. Again the assemblage is characteristically Breton in origin, matching deposits in NW France, but although it is often referred to as a Late Bronze Age hoard, it is more likely to be Early Iron Age. Among the assemblage are a number of Armorican socketed axes. Whilst these have often been given Late Bronze Age dates, the archaeology and evidence associated with these early dates has now been called into question and there is stronger evidence to support an early Iron Age date.

Regardless of the dates of metalwork, it appears that this area of Jersey was subject to a process of deposition. The hoards here differ from other locations due to their similarity to Breton assemblages, potentially suggesting that those who deposited to them had closer relations with Brittany. Whilst it cannot be said that such a hoard would exist on the Project Site, it should be acknowledged that different prehistoric groups apparently occupied the broader landscape.

## 4.6. Gallo-Roman

There is no direct evidence for Gallo-Roman activity on the Project Site. However, the Roman pillar at St Lawrence Church (Project Gazetteer: 4) should be acknowledged at this point. The pillar was found by workmen in 1891, apparently in the nave, during works to St Lawrence Church. Architecturally it is clearly Roman, dating to probably the 4<sup>th</sup> century AD. Its occurrence at St

Lawrence Church has been controversial with most suggesting that it was brought to the church in the Early Medieval period or perhaps a little later.



Photo 11: Roman pillar at St Lawrence Church

This may be due to a reticence to accept Roman occupation in the island, but as Roman evidence has been located at St Clement's Church and at Grouville Church (Martin & Driscoll 2011) it is not unlikely that the column came from a high status building in the surrounding landscape. St Lawrence is a Roman saint and there is some evidence to support the association of that name with Roman activity, such as at St Lawrence Church in Towcester, Milton Keynes and St Laurence School in Bradford-on-Avon. Although this cannot be extended to the Project Site, the Roman origins of St Lawrence Church should not be so readily dismissed.

#### 4.7. Early Medieval

There is no evidence directly for an Early Medieval presence although the Roman pillar should be mentioned again. The pillar is recognised to have the earliest post-Roman, Christian, script dedicated to a "Celtic" monk and probably dates to the 7<sup>th</sup> century AD. This was followed by a reworking of the pillar and the dressing of the stone to form a three cord plait design, dating to the early 9<sup>th</sup> century. This later addition may have occurred during the period of Viking expansion. Like the Roman origin, it is not clear if the inscription and carving were carried out at the site.

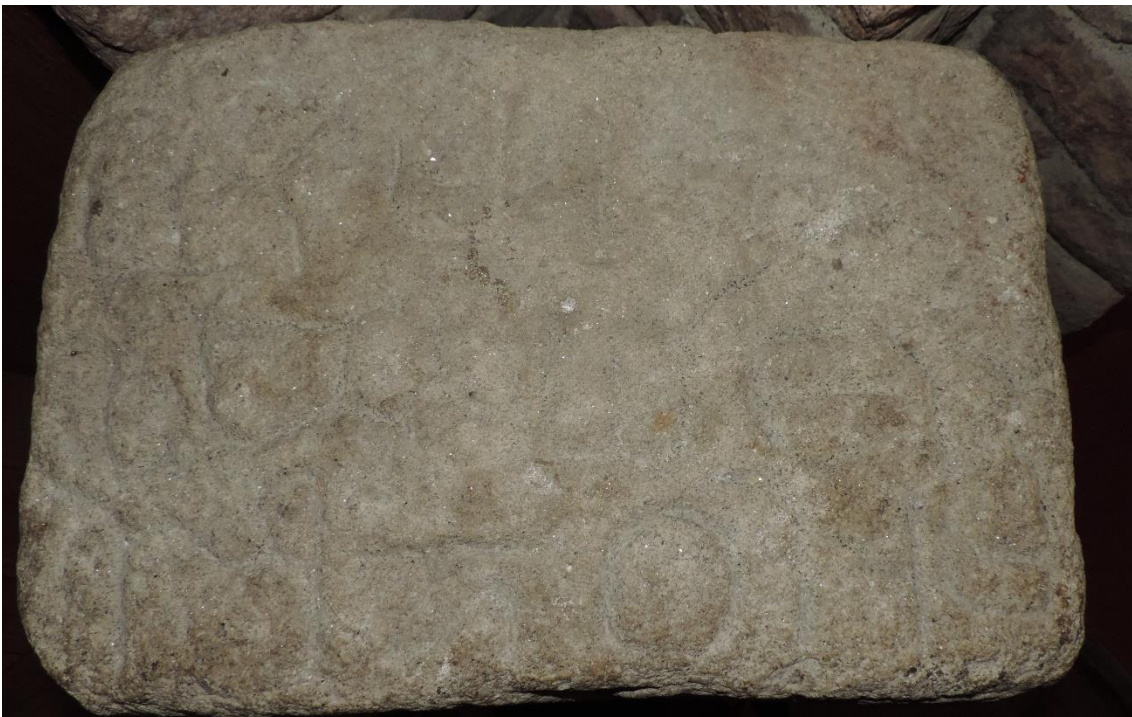


Photo 12: Early Christian inscription carved on top of the Roman pillar

#### 4.8. Medieval

The key heritage asset dating to the Medieval period within the Study Area is St Lawrence Church (Project Gazetteer: 4), c.700m NNW of the Project Site. Historically, the church dates to 1198 and

was apparently consecrated in 1199, whilst architecturally the earliest surviving element is the 12<sup>th</sup> century crossing and tower, and the south transept.

Undoubtedly, the church has been a central point within the St Lawrence landscape since its consecration. It is visually dominant and has been renovated at various times from the 13<sup>th</sup> to 20<sup>th</sup> centuries and should be seen as one of the island's great architectural achievements, even if its wider role in the landscape is not well understood.

Le Colombier Manor (Project Gazetteer: 5) is located c.580m NW of the Project Site. Built in the 18<sup>th</sup> and early part of the 19<sup>th</sup> century it incorporates an early Medieval hall-house, it takes its name from a prominent 17<sup>th</sup> century colombier (dovecote). It has no direct impact on the Project Site, but highlights the use of the landscape for manorial purposes.

Immediately to the north of the Project Site is a field called Le Clos Horman, which is recorded in the records of the Fief Hastain of AD 1490 as belonging to Guille de Hamptonne (Stevens *et al.* 1986). This field then would have formed part of Manor House Farm (the Project Site) and would have served as part of the manor's immediate lands and although there is nothing on the later maps to show above ground archaeology it is possible that activity formerly relating to the manor is extant below ground.

#### **4.9. Post-Medieval**

The Post-Medieval period is notable for the increase in domestic and non-manorial buildings. A number of these are listed, including La Fantasie, c.870m SW, Lakeside Cottage, c260m ESE and Blanche Pierre Farm, c.950m WSW of the Project Site.

St Lawrence Arsenal (Project Gazetteer: 14) is located c.810m NNW of the Project Site. It is a rare and fine example of an early 19<sup>th</sup> century (1830s) arsenal and an integral part of a network of defensive structures built in Jersey in late C18 / early C19. It was converted to a residence in 1930.

Belonging to the Hamptonne family of Manor House was La Moulin à Sucre (Project Gazetteer: 15), c160m east of the Project Site in Waterworks Valley, an early 19<sup>th</sup> century sugar mill that processed sugar loaf brought from the Americas. It was demolished in 1916.

#### **4.10. Modern**

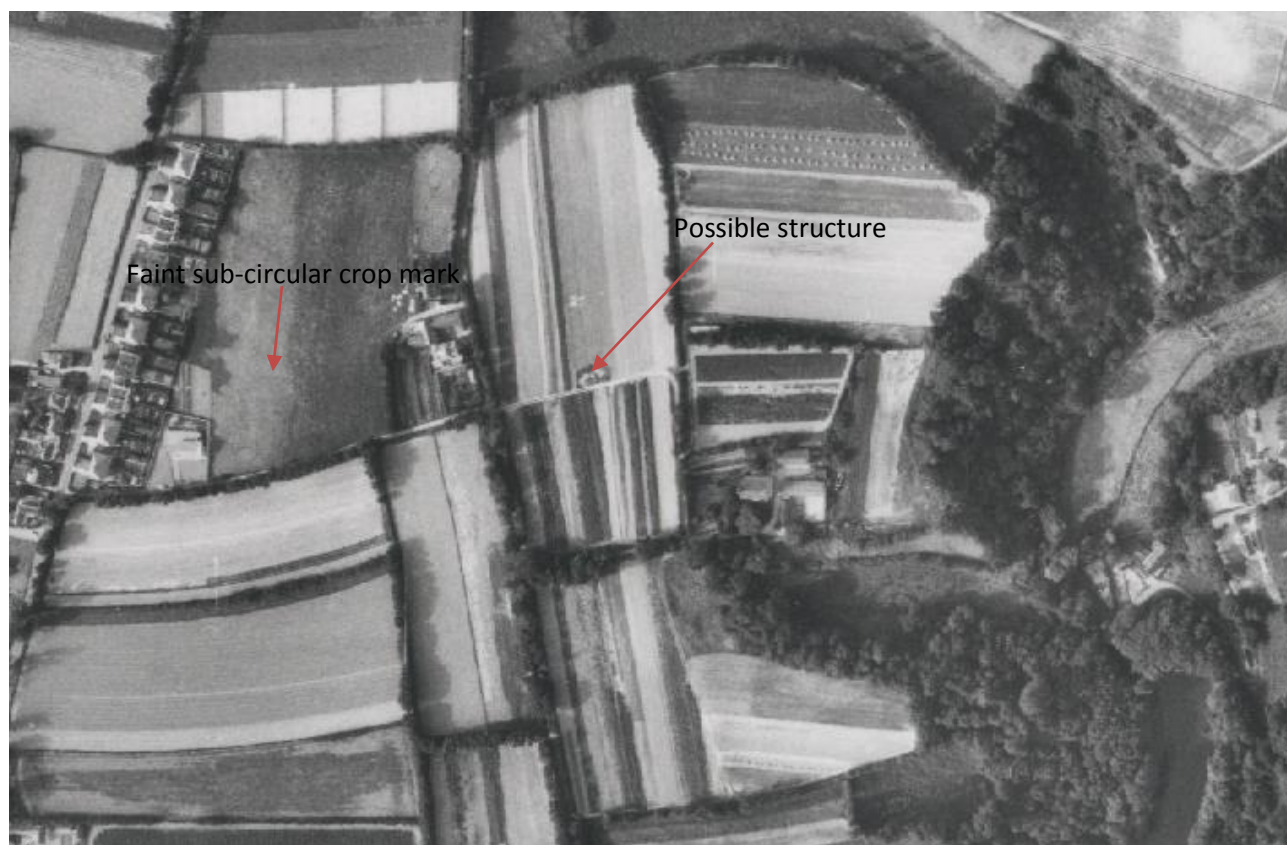
The most notable heritage asset of this period in the Study Area is the Batterie Fritsch, or German Divisional Artillery Observation Post (Project Gazetteer: 16), c.1000m due south of the Project Site.

It has little bearing on the Project Site, but does highlight the impact of German occupation all across the island.

Two aerial photos were consulted as part of this DBA. The first dates to 1965 and shows a potential structure in the field called Clos de la Croix, although the nature of this structure is unclear. It is also notable that a large circular crop mark exists in the field called La Hougue to the west of the Project Site. This field was subsequently built over to form a housing estate.

Ref	Date	Observation
D/W/E3/1/2248	1965	A feature of some kind is visible within Clos de la Croix to the NW of the Manor House. The image shows a field boundary that is no longer extant and is not recorded on the Richmond Map, to the north of which is a potential structure, similar in size to the other buildings nearby. It is not recorded on any map source and therefore may be a modern agricultural building of some type.
D_AL_B_22_U30	1974	The 19 <sup>th</sup> century structures are clearly evident, but the greenhouse to the NW has not been constructed by this time. A very faint, possibly sub-rectangular, but spurious crop mark exists in the field to the NE of the Manor.

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



**Figure 9: 1965 aerial photograph (D/W/E3/1/2248). Potential structure is located roughly centre of image, just north of the field boundary in Clos de la Croix**



Although some of the field boundaries had been removed by 1974, the landscape remained fairly similar. The 1974 aerial photograph shows little, apart from a very faint possibly sub-rectangular crop mark that cannot be verified.



Figure 10: 1973 aerial photo showing greenhouses (D/AL/B/22/U30)

## 5. Development Proposal and Impact Assessment

The Proposal is to create a conservatory/decking area attached to the west gable of the main property, to demolish the ruined greenhouse and replace it with a garage, to undertake landscaping to create a parking area to the south, removal modern infilling to reveal the southern face of the house to basement level, thereby reducing damp and preventing mould and undertaking sympathetic restoration of the property.





Photo 13: View facing north, showing west gable of Manor House (right of screen). The conservatory/decking area is planned to extend west from the gable to the location of the apple tree in the centre of the picture. However, the site visit implied that this land had been terraced to bedrock and then this soil redeposited.

## 6. Statement of Significance and Impact Assessment

It is clear that there is archaeological potential for the Project Site and its wider environs and the classification of the Project Site as an Area of Archaeological Potential is justified. The historic use of the Project Site dates back to the Medieval period and is within a landscape with established prehistoric and Medieval activity, along with some suggestion for a Roman and Early Medieval presence.

The property's history makes a special contribution to the history of the island and surviving archaeological deposits would be of importance to furthering that understanding.

However, only a small area of the site is proposed for development and that area has already been substantially disturbed from the Victorian terracing. As such the impact to the Project Site and its significance would be low-negligible.

## 7. Conclusion

This DBA has determined that the Project Site is clearly worthy of being designated as an area of archaeological potential. It exists within a landscape which has recognised prehistoric and Medieval activity, along with potential Roman and Early Medieval activity.

The Project Site was a Medieval manor in its own right, including the Manor House, a number of associated outbuildings and the likely location of the Chapelle de St Eutrope. In addition it is possible that a colombier also once existed within the limits of the manorial centre. The combination of field names, established historical documents and reused architecture (including a possible bénitier) are fairly strong evidence to support this concept.

However, terracing and landscaping in the Victorian period can clearly be seen to have reduced the historic land surface to the north, south and west of the main property of Manor House Farm. Shale is exposed in numerous locations, showing that as part of the construction of the property in 1873 the Victorian builders cut through the natural geology to secure footings for the foundations. Subsequent to this, some areas of the site were built back up, including to the south and west of the main house.

The development proposes ground disturbance mainly in those areas that were subject to terracing. As such, it is unlikely that any pre-determination archaeological work would be necessary. However, should the local authority deem that the Project Site has archaeological potential, this could be mitigated by way of a conditioned watching brief.

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## 9. Appendices

### Appendix 1: Project Gazetteer

AArc ID	Site/Find Name	Designation	Period	Description	Source
1	Mont Félard Megalith	Area of Archaeological Potential and Archaeological Site for ex-situ stones	Prehistoric	A megalithic structure consisting of 2 large granite slabs, one resting upon the other. A bed of sea worn shale pebbles associated with the site. The stones were moved from field 819 to field 814B in 1970s.	SoJ AS 80
2	Blanche Pierre Hoard	Archaeological Site	Late Bronze Age	<p>Discovered in 1976 by workmen constructing a swimming pool at a private residence. Although some of the objects were skimmed off through the groundworks, not only did the bulk of the hoard (complete with pottery vessel) remain intact, but prehistoric land surfaces were also extant. It was left in situ until the arrival of archaeologists</p> <p>Late Bronze Age hoard characteristically falling within the BFII phase of NW France and is placed clearly within the Saint-Brieuc-des-Iffs metalworking tradition (corresponding to the Wilburton in England). Fits most appropriately within the French Bronze Final IIb/IIIa sequence dating to c.1150-1000 BC.</p> <p>Comprised a total of 115 objects including swords, spears, chapes, ferrules, axes, tools, metalworking debris and some unknown items.</p> <p>Characteristically it is a Breton hoard.</p> <p>The hoard has been subjected to chemical analysis and this confirms that the metal originated toward the Paris Basin</p>	Driscoll 2012; SoJ AS 4
3	Mainlands Hoard	Area of Archaeological Potential/Archaeological Site	Late Bronze Age/Early Iron Age	<p>Discovered in 1871 by workmen. No archaeological recording of the deposit took place, but it was gifted to the Société.</p> <p>LBA hoard, mostly a Carp's Tongue type. 72 objects comprising weapons, utilitarian tools and casting waste. The majority of the objects are Bronze Final IIIa-b but the occurrence of Armorican socketed axes makes this deposit later.</p> <p>In most cases the objects are either heavily worn or suffer from potting (usually the result of oxygen during the casting process).</p> <p>Characteristically the hoard is identical to the types from Brittany and was found in close proximity to the Blanche Pierre hoard.</p>	Driscoll 2012; SoJ AS 5
4	St Lawrence Church	Potential Listed Building	Medieval	<p>The church is of fundamental importance to the heritage of Jersey being amongst the oldest and most significant historic buildings in the Island. One of the 12 medieval parish churches in Jersey.</p> <p>Parish Church of St Lawrence. 12th century in origin with later alterations, enlargements and restorations from the 13th - 20th century. The earliest known recorded reference to St Lawrence Church is in 1198; by tradition, the church was consecrated on 4 January 1199. The church has been central to the life of the St Lawrence parish community for hundreds of years and provides important insights into medieval and later society such as religious activity, artistic endeavour, technical achievement, the health of the local economy and the well-being of the population. Set into the stone boundary wall is a George V wall box (Post Box no.26), cast by Allen.</p>	

				<p>The church is in the vanguard of the Island's greatest architectural achievements. It has a long and complex structural history with visible fabric of several different dates reflecting the periods of rebuild and modification, its development intertwined with the ecclesiastical, political and social advancements and upheavals through the centuries. The oldest part of the standing structure is the 12th century crossing and tower, and south transept. The present nave replaced an earlier one in the early 13th century, and the present chancel also replaced an earlier structure in the late 13th century. Considerable additions were made with the building of the Hamptonne chapel and North aisle in the 16th century. The church has a range of interesting furnishings and fittings including the Gallo-Roman 'St Lawrence pillar' - the earliest ecclesiastical artefact from a Jersey church. The fabric of the buildings and the underlying site are of significant archaeological interest as they contain unique and valuable evidence about the development of the church, and potentially of pre-Christian activity. The church is a major feature in the landscape. Its immediate setting includes a rectangular churchyard enclosed by walls and gates, containing a rich variety of tombstones and monuments - many of historic or artistic interest.</p>	
5	Manor House Farm	Listed Building/Archaeological Site	Medieval/Post-Medieval	<p>1875 house with associated 19th century farm outbuildings incorporating fragments of older buildings, on a site dating back to the medieval period as the manor of the Fief ès Hastains.</p> <p>The site has an interesting history dating back to the medieval period, and was the former manor house associated with the Fief ès Hastains. It is recorded to have been held by Guille de Hamptonne in 1490 - the Hamptonne family association further indicated by an early carved window lintel (now on the north wall of the Victorian house) bearing the Hamptonne arms and initials EH. The initials are believed to represent Edouard Hamptonne or his cousin Edouard Bisson, to whom he sold the property in 1601. The Bisson family and their descendants the Le Feuvre family held the property until 1810. Henry Coutanche obtained the property in 1845. The rolls of the Fief ès Hastains show that the seigneurial court took place at the Manor House as recently as 1846, although by then ès Hastains had become a sub fief of Melechès. The 1795 Richmond Map shows an earlier arrangement of buildings on the site, one of which may have been the medieval Chapelle de St Eutrope - suggested to have been located at Manor House Farm due to the adjacent field names of Le Jardin de la Chapelle and Le Clos de la Croix.</p> <p>The present house is recorded to have been built in 1875 by Henry Coutanche, and is of architectural significance for its composition, appearance, use of materials and quality of craftsmanship. The house is of the traditional Jersey 5-bay arrangement, but with a more unusual 3-storeys - the lowest level in the form of a semi-basement of plinth-like appearance that projects forward of the walls above. The façade is notable for its high quality ashlar stonework and timber Doric porch with triglyph frieze - accessed via a flight of granite steps. The windows are timber sashes (reported to be of Canadian pine) with margin lights. The semi-basement is treated differently with a rendered finish in imitation ashlar. The gables and rear wall are rubble granite with traditional pierre-perdu finish, with dressed granite quoins and window</p>	LA0053



				<p>surrounds. The slate roof has a pair of finely dressed ashlar chimneystacks with decorative cornice. The interior of the house is unusual in that the constructional details, fixtures and fittings to the semi-basement suggest that it is likely to survive from an earlier period than the 1875 house above. In particular, there is a stick baluster staircase with fielded panels of 18th century style, a granite salting-trough apparently in situ, and granite fireplaces - one of which retains early iron hinges for a cooking-pot arm at the side of the embrasure. The interior of the 1875 house retains its original Victorian layout and most of its original fittings. The entrance hall contains a mahogany staircase, a moulded pilaster archway (painted to mimic marble), and 4-panelled doors with moulded architraves and skirting (all painted with graining). The rooms retain their original fireplaces - made of marble at ground floor and of timber at first floor - panelled window linings, and some arched niches and integral cupboards. To the front of the house is a garden, partially bounded by a rubble granite wall on its west and north sides, and with a freestanding pair of dressed granite entrance gate piers on its south side. There is a cedar tree in the garden, said to have been planted the same year the house was built. There is a range of 19th century rubble granite outbuildings forming a double courtyard to the east of the house, which are illustrative of traditional farming activities in the island. The buildings on the north side of the site include a 2-storey combination building - a style of farm building distinctive to Jersey - with pierre-perdu finish and engraved lintel dated 1876 above the cart entrance. The interior retains its original floor beams and joists. Flanking this building is a granite pigsty and a small single-storey building - reputedly used for storing vrac. At the centre of the farm group is a 2-storey rubble granite building containing a cider house and stable, and incorporating architectural fragments from earlier buildings. Of particular note on the north elevation is a small chamfered first floor arched head window - possibly a re-used medieval benitier - and an external flight of granite steps with a curious pair of integral rabbit hutches. The south elevation includes re-used chamfered window dressings. The interior retains original features of interest - including a cider apple crusher with inscribed 18th century date, and a cider press - the tops of the vertical bars being visible through the floor above. The upper floor of the building has unusual waney-edge tie beams. Forming a cattle yard to the south of the cider house is a pair of lean-to granite buildings - a cowhouse (milking parlour) and shelter shed - each with its original roof timbers, and elements of re-used masonry from older buildings. Adjoining to the rear of the cowhouse is a taller cart shed with a hayloft above, and a washhouse with pair of original coppers and water pump at its north end.</p>	
6	Le Colombier Manor	Listed Building	Medieval/P ost- Medieval	<p>Manor house built in mid-18th century and early 19th century onto original medieval hall-house. Gardens include colombier and artificial mound. Associated with the fief Jourdain Payn.</p> <p>This was the manor of a fief held since the 13th century by the Payn and Badier families, whose descendants sold the property only recently. The manor takes its name from the prominent 17th century colombier to the east of the main house.</p>	LA0112

				<p>The earliest part of the present complex is the 2-storey west wing - originally a medieval hall-house. The north wall was originally the front of the house and retains an exceptional arched doorway, which has a full double row of voussoirs with two rows of small stones outlining the second row. The outer keystone bears a blank shield. The south wall and west gable were rebuilt in the 18th century when the building was realigned. The principal building dates to the mid-18th century. It is 5-bay, 3-storey with a tiled gable roof and stone chimneys. The entrance front is grey granite ashlar; the rear pink granite with grey dressings. The third floor - added around 1820 - is rendered. There is a stucco rear porch and painted softwood sash windows (with a pair of casement windows at first floor). A marriage stone above the central first floor window bears the date 1776 and the initials of Pierre Payn and his second wife Anne Marett. As originally built, the house had two full-depth rooms either side of the hall on the ground floor, with the floor above divided into front and back rooms - a transitional stage between single and double-pile plan. In the mid-19th century the ground floor rooms were re-organised, the one on the west side being reduced in size to allow an elegant curved staircase, rising the full three storeys, to be fitted in at the back of the hall. To the east of the house is a lean-to granite rubble extension with brick dressings. Interior features of note include a fine example of a medieval hall fireplace, probably of about 1400, on the east end-wall of the west wing with unusual carved chamfer stops and engravings of hands and faces. There is also a stone fireplace of medieval origin in the front room of the west wing, and stone salt baths in the north-west corner of the west wing chamber. The main staircase, with mahogany railings on oval plan, dates to the mid 19th century, and there is 18th century painted timber wall panelling and fireplace surrounds on the first floor; with plank walls in the rooms facing north. To the east of the house is a round granite colombier, a sign of a fief of high status. It has a heraldic stone dated 1669 and the initials of George Badier - thought to be responsible for its rebuilding at that date. It was restored in 1927. There are outbuildings to the north of the house, including a Victorian brick pigsty. The site layout and landscaping is also of interest with walled gardens to the east, and a formal drive to the front with an artificial mound - known as 'the proclamation mound' - which may date to the 18th century.</p>	
7	St Lawrence Villa	Potential Listed Building	Post-Medieval	A mid C19 property retaining original features and integrity as a small farm group.	LA0125
8	La Fontenelle	Potential Listed Building	Post-Medieval	No house on this land until after 1827; Fontenelle built sometime between 1827 and 1855. It may have been built using materials from an earlier outbuilding belonging to Clairmont, a house to the west.	LA0004
9	Maranham	Potential Listed Building	Post-Medieval	A good example of a mid C19 rural house, retaining original character and features.	LA0033
10	Oaklands	Potential Listed Building	Post-Medieval	A mid-late rural farm house retaining original features and character.	LA0034
11	La Fantasie	Listed Building Grade 3	Post-Medieval	A late C19 property in the Gothic style retaining some original features and contributing to streetscape character in a corner location.	LA0097
12	Lakeside Cottage	Listed Building Grade 4	Post-Medieval	A late C19 cottage retaining original exterior features and character, contributing to its rural location.	LA0215
13	Blanche Pierre Farm	Listed Building Grade 4	Post-Medieval	A late C19 former farm building retaining original exterior features and character. Circa 1880. Designed	LA0130

				originally as a farm house but never completed and used as a store (mostly for potatoes). Developed circa 2007.	
14	St. Lawrence Arsenal	Potential Listed Building	Post-Medieval	<p>A rare and fine example of an early 19th century arsenal. Integral part of a network of defensive structures built in Jersey in late C18 / early C19. Built as an Arsenal for the Royal Jersey Militia circa 1830s. One 5 arsenals built to similar pattern. Converted to residential use in 1930.</p> <p>Former arsenal, now multiple residences. 3 block grouping with 2 bay, 2 storey blocks on either end, a single storey 2 bay block at the centre connected to the side blocks with double arches, now filled in. Front (east) elevation: Hipped slate roofs. Rendered chimneys. 3 single storey entrance porches added to accommodate current residential use. Ashlar with parapet and string course to centre section and arches. Arches picked out in moulded plaster. Windows are 12 pane (6/6) sashes. Ball sculpture on centre section. Rear (west) elevation: Hipped slate roofs. Rendered chimney over arches. Ashlar with parapet and string course to centre section and arches. Windows are 12 pane (6/6) sashes. Ball sculpture on centre section.</p>	LA0120
15	Moulin à Sucre		Post-Medieval	La Moulin à Sucre was built in the early part of the 19 <sup>th</sup> century as Jersey experienced a boom in industry. It was a mill that crushed sugar loaf brought from the South Americas and belonged to the Hamptonne family of Manor House. It was demolished in 1916	
15	German Occupation Site: Divisional Artillery Observation Post, Batterie Fritsch	Potential Listed Building	WWII	<p>Part of an integrated network of German defensive structures constructed in Jersey during the Second World War, more widely part of the Atlantic Wall.</p> <p>Part of an integrated network of German defensive structures constructed in Jersey during the Second World War, more widely part of the Atlantic Wall. Part of Batterie Fritsch, which consisted of 4 x 10cm weapons. In August 1944 the 6th company of the 2nd battalion of 319 was relocated to Batterie Brauchitsch. The replacement crew came from Derfflinger, which was located overlooking St. Aubin. The main surviving relic is the observation post, which for many years had an Air Raid Siren on top.</p> <p>Personnel shelter attached to observation post, rungs to upper level still in place and redundant switchgear for siren. In personnel shelter attached are bed bunk rack hooks and access gate.</p>	LA0209

## **Appendix 2: 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 3: General chronological table (for the purposes of this DBA)**

<b>Period</b>	<b>Date</b>	<b>Information</b>
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.