



**Listed buildings and places**  
Les bâtisses et endraits historique

**Supplementary report**

**Puits d'Espoir, Brighton Road, St. Helier.**

This supplementary report has been prepared by Jersey Heritage as part of its responsibility under a Service Level Agreement to provide reports and recommendations to the Minister for Planning and Environment on the architectural, historical, archaeological and other significance of buildings and places.

The review of representations received has been undertaken and the recommendation given in relation to the above building and place is made under the auspices of Article 51 of the Planning and Building (Jersey) Law, 2002; and the criteria for the listing and grading of heritage assets adopted and published by the Minister for Planning and Environment.

Author of report: Roger Hills BA(Hons) MA DipBldgCons (RICS) IHBC Head of Historic Buildings

File ref: HE0060

Date of report: 28/06/2013

### **Review of representation received**

Puits d'Espoir was first recognised as a building with important historic character when it was included in the list of 'Building Frontages of Townscape Importance' in the 1987 Island Plan.

The house was registered as a 'Building of Local Interest' by the Jersey Building Heritage Sub-Committee in 2002.

The house was proposed as a potential Listed Building Grade 3 in 2013, as part of an island-wide resurvey of historic buildings and places, reviewed under the new heritage protection system. This recommendation is made by Jersey Heritage based on an assessment of the property by the re-survey team, and discussion with the Ministerial Listing Advisory Group.

A representation against this proposed listing was submitted by the owner to the Environment Minister on 4<sup>th</sup> June 2013.

Puits d'Espoir was built sometime after 1886 (the land registry recording the purchase of a vacant plot of land at that date), and originally called 'Brighton Villa'. It is proposed that it merits consideration for listing as a good example of the late Victorian fashion in Jersey for ornamented domestic architecture, which retains its historic character and many original features; and together with the other three similar houses in the terrace, forms a well-preserved and decorative composition.

### **Conclusion**

It is proposed that Puits d'Espoir merits consideration as a Listed Building Grade 3.

### **Attachments**

Scan of Representation

Ref. to JMT

L-RACK 10/06  
14

*Puits D'espoir  
Brighton Road  
St Helier  
Jersey JE2 3YN*

P & B Services

06 JUN 2013

RECEIVED

States of Jersey  
Planning and Building Services  
South Hill  
St Helier  
Jersey  
JE2 4US

4 June 2013

Dear Mr Pilley

With reference to your letter dated 23 May 2013 (copy enclosed for ease of reference), I wish to express the following:

I am not at all happy that my house is listed. I bought this house and it was UNLISTED and a few years later, you decide to make it a building of historical interest without any notification or discussion to us. Why can you change this after the house is bought unlisted?

I don't understand where the historical interest comes in apart from that it is 1800 build. I know for a fact that there will not be bus loads of people stopping at my front door to look at it!

You have never paid anything towards my house, we do that with our mortgage, we also do all the repairs and upgrading at our own expense so why should you have a say on what my home should be?

I have been trying to sell my house for some time now, in fact that picture you have on the back of the letter, which you also obtained without my permission, is at least 2 years old. One of the huge reasons apart from recession is the fact that people do not want to entertain a historically listed building as it is too much hassle to try to get anything done and permission for everything. Therefore, we suffer by no being able to sell it.

Who is this Minister of Planning that he can do this to MY home without speaking to me, he does not pay my mortgage, my rates, my house upkeep, my bills, in fact he does not even know what I look like. Is he going to pay for me to get new windows at the top of my house where the wood is starting to rot, no I don't think so!

My husband and I are not happy with this at all and in this day and age, we bought the house UNLISTED and therefore it should remain the same. I am really fed up of

constantly being told what to do, as a grown up I would like to feel I could make up my own mind.

I look forward to your early response and please do not come back and say "tough" as is the usual.

Yours sincerely



Mrs J O'Keefe



Listed buildings and places  
Les bâtisses et endroits historique

**Puits d'Espoir, Brighton Road, St. Helier.**

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The assessment undertaken and the recommendation given in relation to the above building and place is made under the auspices of Article 51 of the Planning and Building (Jersey) Law, 2002; and the criteria for the listing and grading of heritage assets adopted and published by the Minister for Planning and Environment.

The report also includes the views and advice offered by the Listing Advisory Group in relation to the assessment of this building and place.

Author of report: Roger Hills BA(Hons) MA DipBldgCons (RICS) IHBC - Head of Historic Buildings

Date of report: 19/02/2013

File ref: HE0060

WR-ASS

Chief Executive Officer: Andrew Scate BA (Hons), Dip TP, MRTPI

Special interests of the site

### **Historic interest**

Late C19 house. A high level of decoration appears to abound in this area and may reflect the celebrations for the diamond jubilee of Queen Victoria's accession to the throne in 1897. This is a likely approximate date of construction.

### **Architectural interest**

Mid-row, 2 storey with attic, 2 bay. Slate roof with rendered chimney stack to east end, circular flame-topped pots; central glazed dormer, timber sash window, 2 pane (1/1) arched upper pane with horns. Dog-tooth moulding below dormer slates, plain timber replacement bargeboard; iron gutter. Front/ north elevation: Render in ashlar effect. Replacement timber door and overlight to west; hood, with console brackets, attached to adjacent hood to St Austell. Ground floor canted bay to east, timber sashes, central sash 4 pane (2/2) with horns, side sashes 2 pane (1/1), divided by timber pilasters, linked by moulded cornice. First floor: arched timber sash windows with decorated stucco shouldered hoods above; east window divided into 3 sashes, each 2 pane (1/1); west window 2 pane (1/1). Rendered dwarf wall with low horizontal railings and gate. Chequerboard pattern tile path to door.

### **Legal reasons for listing**

Architectural  
Historical

### **Statement of significance**

Highly ornamented, late Victorian terraced house retaining many original features, which together with the other 3 houses in the terrace forms a well-preserved and decorative composition.

### **Advice offered by MLAG (and others if stated)**

At their meeting on 15/08/2011 MLAG agreed with the Jersey Heritage recommendation that the building be Listed as grade 3.

### **Jersey Heritage recommendation**

Listed Building Grade 3

### **Attachments**

Schedule

## SCHEDULE

Puits d'Espoir, Brighton Road, St. Helier.

In amplification of the requirement of;

- i) Article 51 Paragraph 3(a) to show in relation to each site included on the List which one or more of the special interests set out in paragraph (2) attaches to the site;
- i) Article 51 Paragraph 3(b) to describe the site with sufficient particularity to enable it to be easily identified and;
- ii) Article 51 Paragraph 3(d) to specify any activity, referred to in Article 55 Paragraph (1), which may be undertaken on the site without the Minister's permission;

the following supports the Minister for Planning and Environment's view that the site known as **Puits d'Espoir, Brighton Road in the Parish of St. Helier** is of special interest.

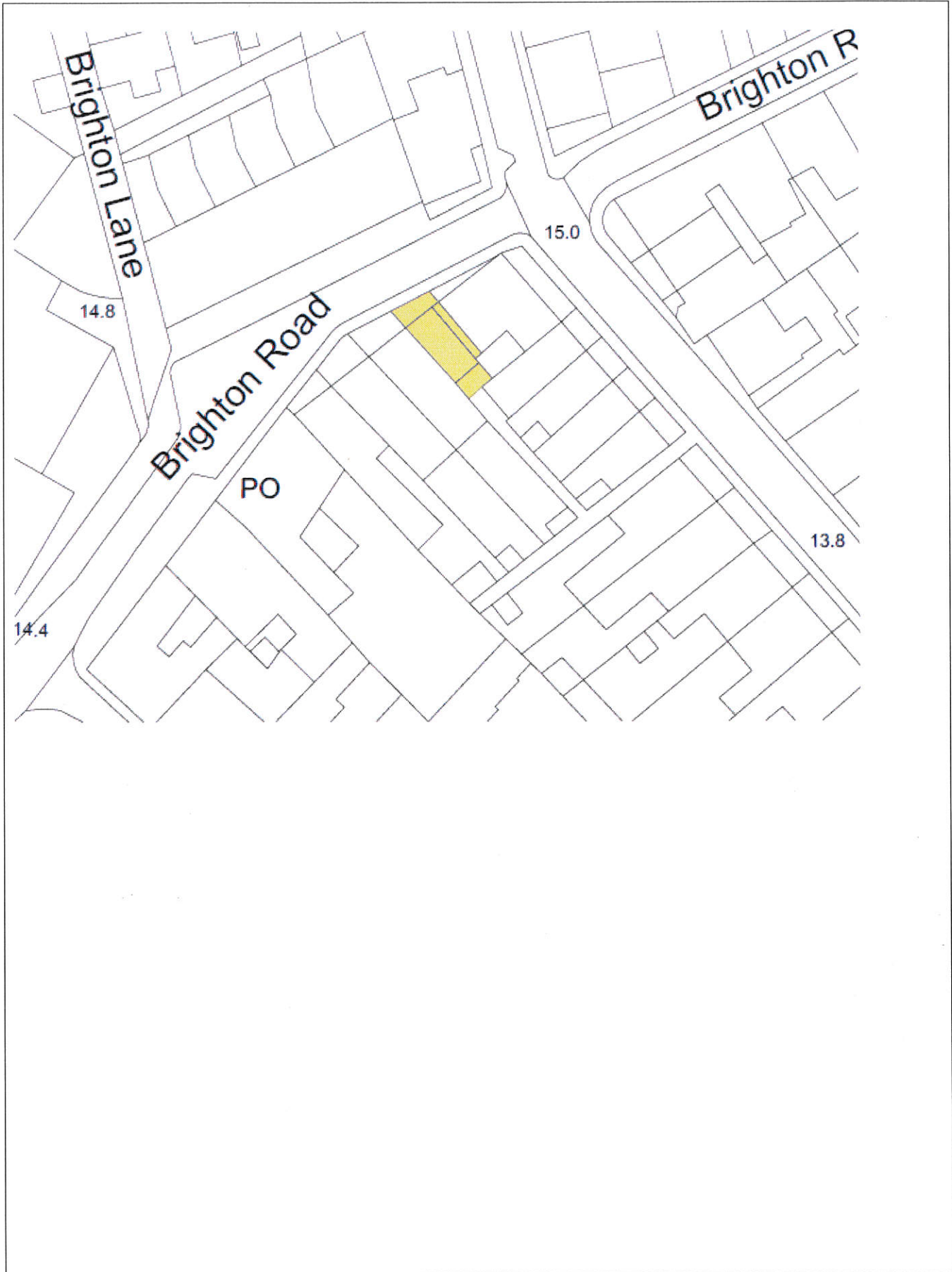
- |      |                                  |  |
|------|----------------------------------|--|
| i)   | <b>HER Reference</b>             | HE0060   |
| ii)  | <b>Special interest</b>          | ARCHITECTURAL, HISTORICAL  |
| iii) | <b>Statement of Significance</b> | Highly ornamented, late Victorian terraced house retaining many original features, which together with the other 3 houses in the terrace forms a well-preserved and decorative composition.  |
| iv)  | <b>Description</b>               | Mid-row, 2 storey with attic, 2 bay. Slate roof with rendered chimney stack to east end, circular flame-topped pots; central glazed dormer, timber sash window, 2 pane (1/1) arched upper pane with horns. Dog-tooth moulding below dormer slates, plain timber replacement bargeboard; iron gutter. Front/ north elevation: Render in ashlar effect. Replacement timber door and overlight to west; hood, with console brackets, attached to adjacent hood to St Austell. Ground floor canted bay to east, timber sashes, central sash 4 pane (2/2) with horns, side sashes 2 pane (1/1), divided by timber pilasters, linked by moulded cornice. First floor: arched timber sash windows with decorated stucco shouldered hoods above; east window divided into 3 sashes, each 2 pane (1/1); west window 2 pane (1/1). Rendered dwarf wall with low horizontal railings and gate. Chequerboard pattern tile path to door.<br><br>Late C19 house. A high level of decoration appears to |

abound in this area and may reflect the celebrations for the diamond jubilee of Queen Victoria's accession to the throne in 1897. This is a likely approximate date of construction.

- v) **Location** Plan attached
- vi) **Restricted activities** The carrying on, of any of the following activities –
  - (a) to carry on an activity which might injure or deface the site or part of a siterequire the express prior consent of the Minister
- vii) **Listed Status and Non-statutory Grade** Potential Listed Building Grade 3



Plan



Photograph(s)

