

STATES OF JERSEY

r

DRAFT ACT ANNULLING THE ISLAND PLANNING (DESIGNATION OF SITES OF SPECIAL INTEREST) (No. 9) (JERSEY) ORDER 2004

Lodged au Greffe on 1st June 2004
by Deputy L.J. Farnham of St. Saviour

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to adopt an Act annulling the Island Planning (Designation of Sites of Special Interest (No. 9) (Jersey) Order 2004.

DEPUTY L.J. FARNHAM OF ST. SAVIOUR



Jersey

DRAFT ACT ANNULLING THE ISLAND PLANNING (DESIGNATION OF SITES OF SPECIAL INTEREST) (No. 9) (JERSEY) ORDER 2004

REPORT

La Fantaisie, James Road, St. Saviour is a chalet-style building and is deemed to have been constructed approximately 100 years ago. The property was first acquired, by a local family with a long history in the hotel and tourism industry, in 1937 together with substantial grounds.

The property is deemed to face south and is located to the lower south end of James Road on the east side on an elevated plot overlooking the junction with Belvedere Hill and Don Road.

Its external appearance is one of hipped and pitched roof slopes, with protruding dormers, covered in small clay tiles, while elevations are finished in a pebbledash render. The accommodation of the property is generally laid out for domestic occupation.

During the 1950s, 1960s and 1970s within the grounds of La Fantaisie, the creation of the owner's hotel services, workshops, laundry and boiler complex and the development of staff accommodation have taken place as vital components to the owner's business. The developments have at all times been carried out with the full approval of the Planning Department. These gradual developments have in fact curtailed the use to which the property has been able to operate at each stage of its life.

Over the years La Fantaisie has been used as a management staff house, a guest house and a dormitory.

La Fantaisie has been unoccupied since 2000.

For the avoidance of doubt, the property itself is not an example of an unspoilt original late Edwardian building. It has suffered firstly approved extension, and secondly, approved development immediately adjacent to it.

Permission was sought in 1999, by the owners, for the development of the property which was to be by way of its demolition and the construction of a modern building containing multiple units of staff accommodation. Some time into the development process the property came to the attention of the Planning Committee as one that might be considered for designation. This consideration has effectively frozen the possibility for development for over 4 years.

Since 1999 there have been protracted negotiations, the conclusion of which was the Committee's decision in October 2003 to commence the SSI designation process. Subsequently the Environment and Public Services Committee has made an Order dated 2nd May 2004 designating the building and place specified on the attached schedule as a site of special interest.

The building is generally in a poor condition and a survey carried out by Reynolds Chartered Surveyors in December 1999 and revised by addendum in December 2003 listed the following –

Findings and defects

- Advanced wet rot and decay affects the timber benching and jack raftering adjacent to the chimneystack structure.
- Wet rot in varying stages of advancement affects the tile battens and the overside of the raftering, with minor collapse of battening. Fixing nails are heavily corroded.
- Wood boring insect attack exists to the majority of the timberwork.
- Erosion and spalling affects the nibs of the roof tiles, notably to the south and west roof slopes, with

displacement.

- The secondary support, to the underside of the raftered south slope, diagonally braced back to the cross wall and chimneystack structure, comprises of timbers of varying sizes and second hand use; and the support has been introduced in a substandard manner.
- The ridge of the roof is misaligned and slopes downward in an easterly direction.
- Spalling of brickwork and loss of mortar work affect the chimneystack structure.
- Vermin and insect infestation is evident and widespread including a wasp's nest to the lower reaches of the south-west hip detail. The floor within the void is extensively fouled with fine debris, and spalled clay material from the roof tiles.
- Discarded cold water storage tanks and other disused service components exist within the north and south void areas.
- The extensive deterioration due to damp interference is increasing with additional mould growth to decorated finishes.
- A severe outbreak of dry rot fungi exists to the north wall of the north-east section of the building at ground floor level, with fruiting body spores widely dispersed throughout the adjacent areas plus lighter migration to associated upper floor areas. Decay also affects plaster and timber components in the immediate vicinity of the outbreak.
- Structural cracking to the north-east corner of the building has increased together with severe damp interference due to exterior defects.

Viable alternative uses

The condition of the building and the cost of repair is a material consideration as the building has no practical or viable use in its current form.

Feasibility studies have been carried out by the owners to satisfy the requirements of the listing and the findings were as follows –

Staff accommodation

It has no real practical use in this regard. It could be renovated at very substantial cost as 3 staff units. This would in any event be inconsistent with listing as a residential dwelling. Such units are not in any event what the owner requires. An outline costing of renovation into 3 units and 5 units by Colin S. Smith & Partners have identified costs of between £500,000 and £600,000 for such an exercise.

Private dwelling

Again with expenditure similar to the above, the restoration of the property to something a shadow of what it once might have been as a sole unit of dwelling accommodation would be possible. The owner however has no use for such a unit of dwelling accommodation of this nature.

The owner has been advised that the possibility of selling the property in the state in which it is presently to be found, with a view to its renovation by a purchaser for family occupation or conversion into 3 or 5 units is slight. A valuation was obtained from Hamptons International which shows a negative site value in 2000. The owner confidently believes that realizable values in the interim have not increased in the same proportion that costs have. Accordingly it sees this option as continuing to be unviable.

Renovation by the owner and sale has been considered. The end prices in the market for one unit or for 3 units could not possibly justify the expenditure. The very position of the property will always materially deflate its value as Hamptons International's valuation shows. Converted flats are far less attractive in the market place in 2004 than they were in 2000.

Self-catering accommodation

The problem the company would have would be in the marketing of such accommodation. The requirements of the tourist industry are tight on marketing presentations. The owner would need to comply with the E.C. Directives on package travel and all A.B.T.A. requirements. A property which is situate in immediate proximity to an industrial complex including the boiler facility and staff accommodation would have to be advertised on that basis. There are far more suitable sites for self-catering than this in an Island rich in historic buildings and surrounded by sea. The owner can see no prospect of any return from a conversion to self-catering

accommodation.

Office accommodation

The only other possibility is the conversion of the property to offices. Could it be a corporate headquarters for the owner's group? The answer is that even if the owner required one, which it does not, the property is not suitable as a modern office environment. It was designed as a dwelling house and not as office accommodation and it is impossible to make a modern practical office out of this old dwelling house.

To summarise, the owners do not wish to sell La Fantaisie because of its logistical importance to the group's operations. They do not have a use for it as it stands today as the costs of repair simply do not justify refurbishment for staff accommodation. In addition, the planning context in which the building is now situated is unsuitable to alternative tourism, commercial or residential use as it effectively forms part of a light industrial estate.

It can be said that the property has relatively low architectural or historical importance as it is not a period building that has been built by an architect of great renown such as Arthur Grayson, responsible for Les Lumières in St Brelade. The building is not designed in the manner of a traditional Jersey Farm or Cod house. It was in fact built by a gentleman returning from France, probably as, the name of the house suggests, a quirky folly.

There are no financial or manpower implications for the States arising from this annulment.



Planning & Building Services

South Hill
St Helier
Jersey JF2 4US

Telephone 01534 725511
Facsimile 01534 768952
www.planning.gov.je

Scymours Limited
PO Box 861
1 Wharf Street
St Helier
Jersey JE4 0ZX

ISLAND PLANNING (JERSEY) LAW 1964 AS AMENDED

TAKE NOTICE that the Environment and Public Services Committee of the States of Jersey, in the exercise of the powers conferred by Article 9 of the Island Planning (Jersey) Law 1964 as amended, has made an Order designating the building and place specified below (hereinafter called "the Site") as a **SITE OF SPECIAL INTEREST**, by reason of the special architectural and historical interests that attach to them.

The Site

The building known as La Fantaisie, and the land appurtenant to it, situated at Belvedere Hill in the parish of St. Saviour, the position and extent of which are shown by shading on the attached plan and are described on the attached schedule.


.....
Director of Planning

21 MAY 2004
.....
Date

Position and Extent of Site of Special Interest

La Fantaisie, Belvedere Hill, St. Saviour

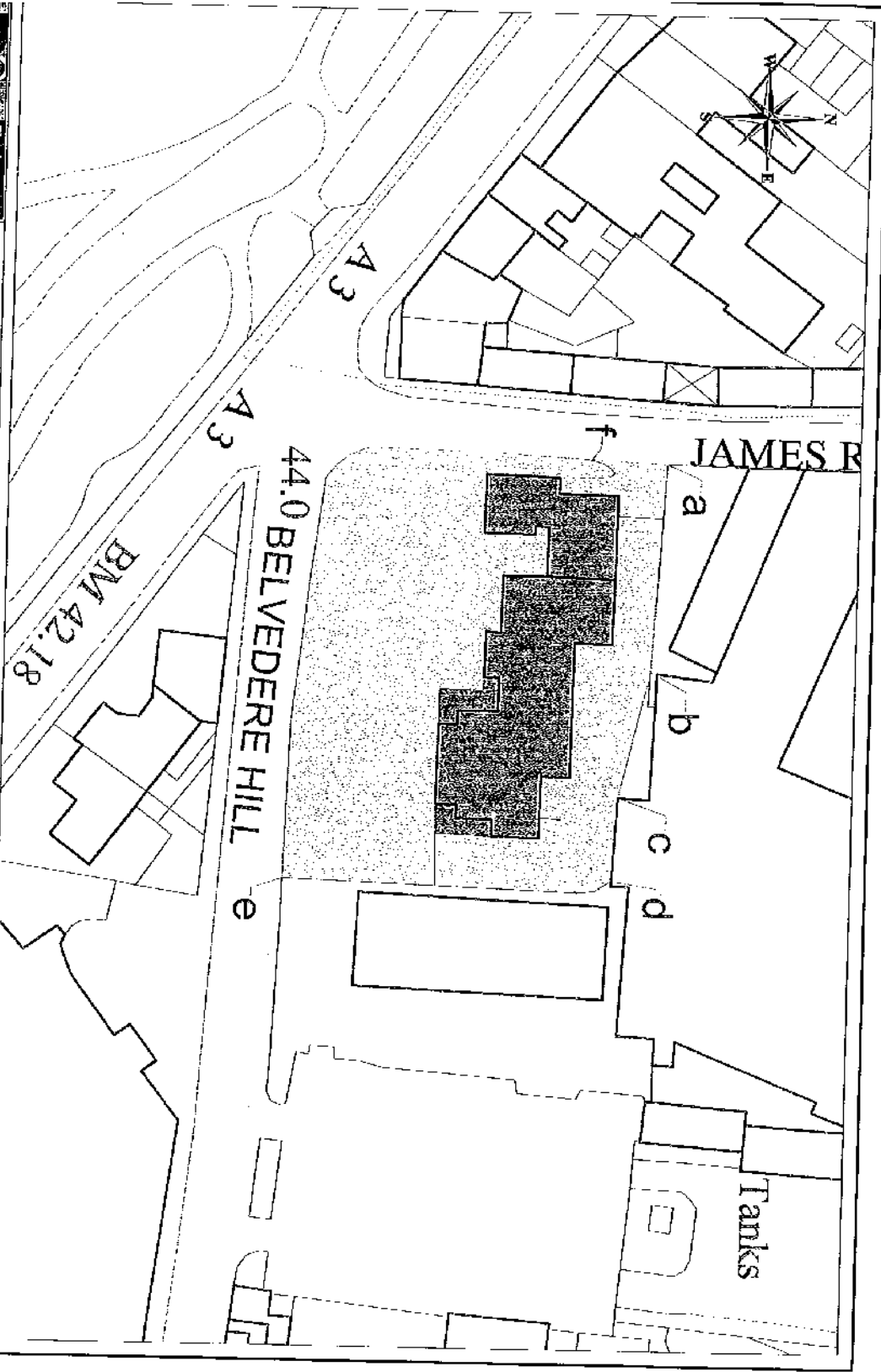
The position and extent of the site of special interest are shown on the plan and are -

- a) up to south face of boundary wall of property to north, from south-west corner by roadside, as indicated by the letter "a", to south-east corner by steps, as indicated by the letter "b";
- b) an imaginary line taken from south-east corner of boundary wall by steps, as indicated by the letter "b", to south-west corner of building to the north, as indicated by the letter "c";
- c) up to south face of wall of building to the north as indicated by the letters "c" and "d";
- d) up to inner face of gate and fence approximately 5 metres parallel to the east gable of La Fantaisie as indicated by the letters "d" and "e";
- e) the roadside face of granite boundary wall as indicated by the letters "e" and "f"; and
- f) an imaginary line taken from roadside face of granite boundary wall to south-west corner of boundary wall of property to the north as indicated by the letters "f" and "a".

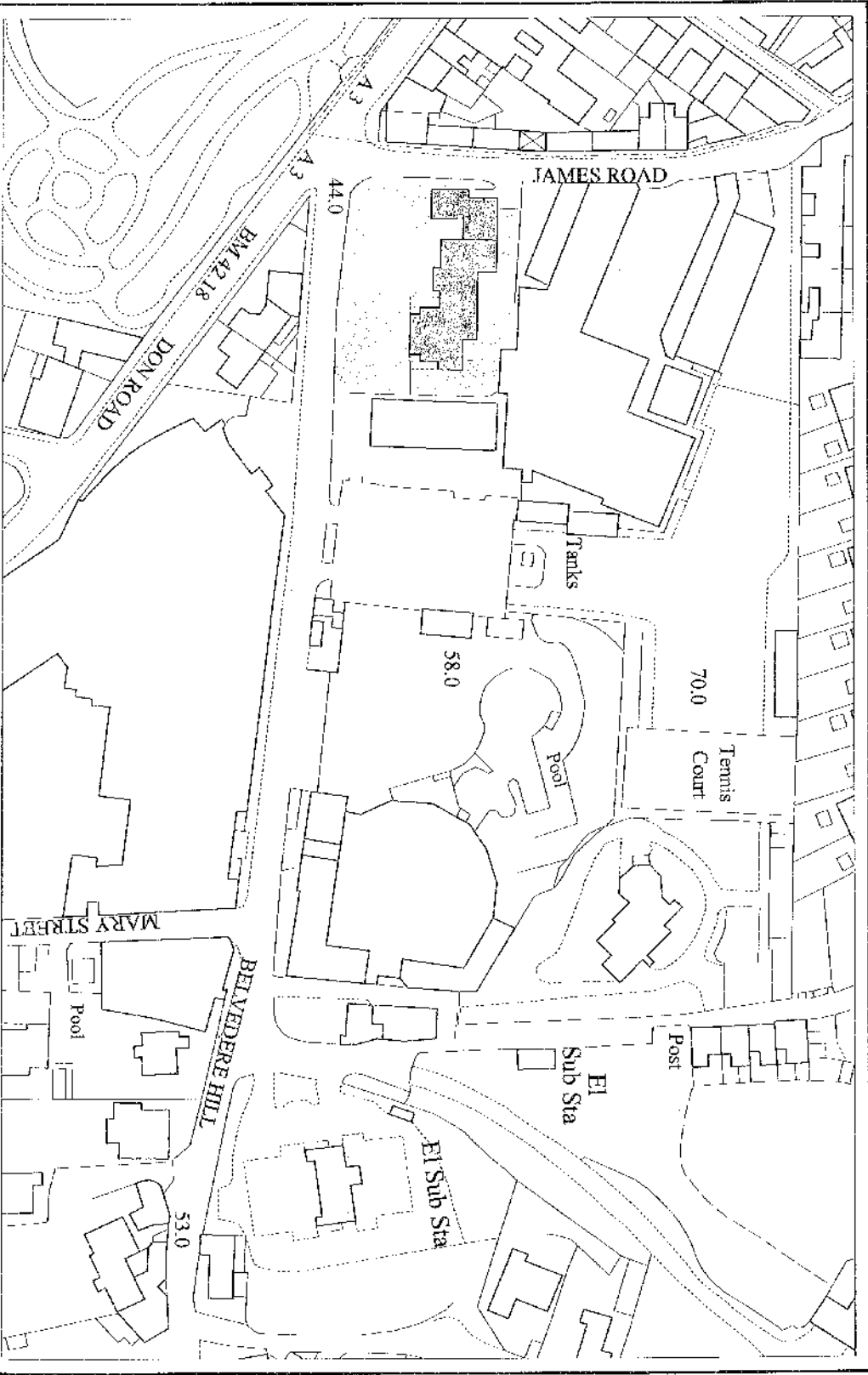


La Fantaisie, Belvedere Hill, St Saviour
Site of Special Interest

Scale: 1:500
Date: 20:05:04
Drawing No: 1



Location Plan



Scale: 1:1000

Date: 25:05:04

Drawing No.:



Jersey

**DRAFT ACT ANNULLING THE ISLAND PLANNING
(DESIGNATION OF SITES OF SPECIAL INTEREST) (No. 9)
(JERSEY) ORDER 2004**

Made

[date to be inserted]

Coming into force

[date to be inserted]

THE STATES, in pursuance of the Subordinate Legislation (Jersey) Law 1960,^[1] annulled the Island Planning (Designation of Sites of Special Interest) (No. 9) (Jersey) Order 2003.^[2]

[1] *Recueil des Lois, Tome VIII, page 849, Volume 2001, page 3 and Volume 2003, page 159.*

[2] *No. 47/2004.*