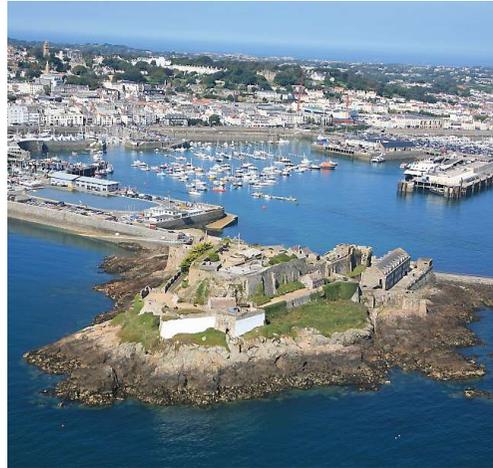


# St Peter Port Conservation Area Appraisal (December 2021)



# Introduction

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Front page top image courtesy of PF+A Sketch Club

Right: Lower tiers of the Hillside Town showing buildings rising from North Esplanade to Le Pollet. Clifton and the New Town are above

**1.1.** St Peter Port Conservation Area is a statutory designation in the Island Development Plan, 2016. It recognises Town for its rich history, from mediaeval origins through later phases of development, which has resulted in its unique character, townscape and architectural interest.

**1.2.** A Conservation Area Appraisal provides further information to help to explain the Summary of Special Interest and Reason for Designation in Annex VII of the Island Development Plan. It provides a useful guide to owners, developers, their agents and the public in understanding the character and appearance of an area and in facilitating development that will conserve and

enhance it, whether that is alterations to individual sites or larger-scale redevelopment, for example of the Regeneration Areas, in line with Government priorities.

**1.3.** Priority has been given to certain Character Areas where this foundation work will provide evidence to facilitate delivery of priority work streams in the Government Work Plan.

**1.4.** The Overview sets the scene and the Character Areas brought forward at this time are directly relevant to the Government Work Plan or are areas immediately adjacent.



## Introduction

**IDP Policy GP4.** The Planning Law places a duty on the Authority to carefully consider planning applications within a Conservation Area so that, wherever possible, the special architectural and historic interest, character and appearance of that area is not harmed. This statutory duty is reflected in Island Development Plan Policy GP4: Conservation Areas which generally supports proposals which do not adversely affect the special character, architectural interest, historic interest and appearance of the particular Conservation Area. This does not mean that development cannot occur but that these qualities need to be carefully considered alongside the aspirations of property owners when considering the design of developments.

**1.5.** The St Peter Port Conservation Area Appraisal is set out in three parts:

- **Part 1.** An Overview, which sets out the background to the development of St Peter Port as a town and harbour and includes a ‘birds-eye’ study of the townscape. It concludes by subdividing the Conservation Area into several Character Areas, which are appraised in more detail in Part 3.
- **Part 2.** A Study of the Hillside Town. The Hillside Town is recognised as being of exceptional townscape interest by people who live in and visit Guernsey. It spans many Character Areas and can be seen from the north, east and south. The study appraises its key characteristics in long views, including the colours and textures of tiers of buildings climbing the hillside, the contribution made by wooded areas and the importance of landmark spires on the skyline. The study entailed visits to vantage points on the Island’s east coast to assess the Conservation Area in long and medium distance views and also to locations within Town to consider view corridors out over the Harbours and Marinas. Strengths, issues and opportunities are suggested to guide future development.

- **Part 3.** Character Areas were assessed by comprehensive visits to and photographing of the particular area which enabled, along with consideration of its history, evaluation of setting, ambience, movement and use and how these contribute to the streets and spaces that we see today. Groups of streets and spaces, architectural quality, materials and characteristic built form are described and important views set out. Strengths, issues and opportunities are suggested in order to guide future development.

**1.6.** The appraisal is to be published as supplementary planning guidance to the Island Development Plan and will be taken into account when considering proposals for development in the St Peter Port Conservation Area.