

Building and Development Control
Committee

Land Use Plan Review Phase 2

Built Environment and Heritage
Strategy

Final | June 2017

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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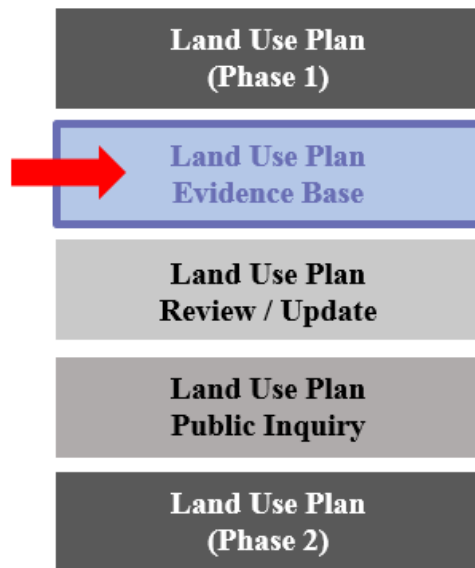
Land Use Plan Review

Within Alderney’s planning system, land is allocated through the Land Use Plan (LUP).

The States of Alderney (SoA) is undertaking a review of the 2011 LUP in two phases. Phase 1 of the review established a vision for the Island and its approach to housing. It was subject to a LUP Public Inquiry in Spring 2016, and was subsequently approved by Full States in July 2016.

Phase 2 will complete the LUP review to take account of the following topics: the economy and infrastructure; heritage and the built environment; and the natural environment. A LUP Public Inquiry is scheduled for 2017.

The Built Environment and Heritage Strategy is one part of the ‘evidence base’ which will inform Phase 2 of the LUP review (see diagram).



Built Environment and Heritage Strategy

The purpose of the Built Environment and Heritage Strategy is to gather evidence on all ‘man made’ past and present assets which may have value on the basis of one or more characteristics such as architectural, historical, archaeological, traditional and/or cultural significance. This includes, but need not be restricted to, buildings, structures, remains or sites notable for previous events or uses.

The Strategy covers a number of topics. The findings for each topic are summarised below. For each topic it presents recommendations which will be used to inform the review of the LUP. The Strategy also includes a number of recommendations which although are not directly linked to the LUP will aid its implementation. A full list of the recommendations is provided in Chapter 11 of the Strategy.

Many of the recommendations relate to the Register of Historic Buildings, which currently provides protection to buildings and monuments of special historic or architectural interest, as well as to Conservation Areas. There are currently seven Conservation Areas and 122 buildings and monuments on the Register.

The Strategy has collated a wealth of information on Alderney’s built environment and heritage, details of which are provided in the appendices.

Forts and Fortifications (Chapter 3)

This includes pre-World War II (WWII) forts and fortifications, including the Roman fort at the ‘Nunnery’, the mid-Victorian forts and batteries and the early 20th century defences.

There are 14 forts and fortifications currently on the Register of Historic Buildings. However, the register entries for forts vary in terms of the level of information provided and those elements protected. In addition, not all of the forts and fortifications on the Island are registered.

The LUP 2016 includes a Fort Zone (Zone 8) which provides general guidance on forts and provides site specific guidance on the development of some of the Island’s forts as well as German fortifications. However, this policy currently does not provide full coverage of the fortifications on the Island or the type of works which may be permissible.

Recommendations relating to forts and fortifications include:

- **Additional forts and fortification should be added to the Register as warranted (see Appendix D).**
- **The policy supporting Zone 8 in the LUP should be reviewed to consider all forts/fortifications and include enhanced guidance.**
- **The LUP should set out the importance of sensitive conservation, preservation and re-use in forts and fortifications and consider providing guidance on key features of forts to ensure their integrity is retained.**

World War II Constructions (Chapter 4)

Alderney has a considerable number of WWII constructions on the Island; some are unique to Alderney whilst others are unique within the Channel Islands. In both cases they are very important examples of their type and should be afforded protection through the planning system.

Some of the forts on the Island which are currently on the Register have later German additions. In a limited number of instances (e.g. Mount Hale and the Arsenal), the register entry is limited to the original buildings and does not appear to protect the later WWII additions. Beyond those examples, very few other constructions are contained on the Register.

The LUP contains limited guidance on how WWII constructions might be used and what works may be permissible. This has resulted in mixed outcomes including inappropriate additions.

Recommendations relating to WWII constructions include:

- **The register entries for pre-WWII buildings/structures which have WWII constructions should be reviewed and (where warranted) updated to make reference to these additions and the significance of the constructions.**
- **Additional WWII constructions should be added to the Register as warranted (see Appendix D).**
- **The LUP should state the importance of sensitive conservation, preservation and re-use in WWII constructions.**

World War II Areas of Significance (Chapter 5)

There are four major sites of forced labour camps on the Island (Lager Borkum, Lager Helgoland, Lager Norderney and Lager Sylt). Other smaller forced labour camps may have operated on the Island (e.g. at land off La Corvée), and a former cemetery for forced labourers has been identified at Longis Common. There is also a wider network of sites on the Island which may comprise sites of war time relevance.

It is important that where warranted WWII areas of significance and the sites of war time relevance are appropriately protected to ensure that those who died on the Island are afforded the respect they deserve. This is an emerging area of research for the Island and further evidence needs to be collected to inform the LUP.

Recommendations relating to WWII areas of significance include:

- **The BDCC should continue to engage with relevant stakeholders to support an improved understanding of the importance of the identified areas of significance.**
- **Known areas of significance should be added to the Register; following receipt of further information, existing Register entries should be updated (as warranted) to make reference to the sites of war time relevance.**
- **Further consideration should be given to the need for additional protection, legislation etc., to reflect good practice from other jurisdictions.**

Buildings of Architectural and Historic Interest (Chapter 6)

The residential, commercial and civic buildings, materials, architectural styles and street layouts of the town display the history of the Island and form important built heritage, much of which is unique to the Island. Reflecting this importance, 97 buildings of architectural and historical importance are currently on the Register.

Additional survey work was undertaken in Summer 2016, as a result of which it is considered that a further 93 buildings, principally located in Little Street, High Street, Le Bourgage, St Martins, Mare Jean Bott, La Trigale and a few on Braye Road and in Newtown should be added to the Register. There are also a number of buildings of ‘lesser significance’ which along with their neighbours make an important contribution to the Island’s townscape.

Recommendations relating to buildings of architectural and historic interest include:

- **Additional buildings of architectural and historic interest should be added to the Register as warranted (see Appendix D).**
- **LUP policies should be updated/included to provide further clarity on alterations and additions likely to be permissible for registered buildings.**
- **Supplementary planning guidance should be introduced to provide guidance on Alderney vernacular.**

Areas of Townscape Value (Chapter 7)

The Building and Development Control (Alderney) Law, 2002 (as amended) registers seven Conservation Areas on the Island, which recognise the special historic or architectural interest of the areas. The Strategy identifies the need for further consideration to be given to the existing extents of some of the Conservation Areas (to better protect those areas with special qualities) and whether for two Conservation Areas the heritage assets would be more effectively protected if added to the Register as individual assets.

Recommendations relating to townscape value include:

- Consider amendments to the boundaries of Conservation Areas in order to more effectively protect heritage assets.
- For each Conservation Area further analysis should be undertaken to identify the key historic/architectural elements which contribute to the character or appearance of the area.
- The LUP should set out the importance of retaining the overall character and appearance of the Island; this includes producing supplementary planning guidance to provide more clarity on what constitutes Alderney vernacular.

Areas of Landscape Value (Chapter 8)

In order to properly assess and understand the quality of the Island's landscape a detailed survey was undertaken. The survey identified 17 areas which have their own distinct character and qualities, which beyond their enjoyment for recreational purposes have intrinsic landscape value.

Recommendations relating to landscape value include:

- The LUP should introduce a policy on Landscape Areas which provides guidance on how this topic will be taken into account as part of making planning decisions.
- An island-wide strategy should be developed in conjunction with the Alderney Wildlife Trust and relevant stakeholders, to address landscape management on the Island.



Terrestrial and Intertidal Archaeology (Chapter 9)

This chapter considers those heritage assets traditionally described as archaeological sites and monuments, including prehistoric monuments, artefact scatters or individual finds and sites recorded but possibly now destroyed. It also includes historic sites which do not readily fit into the other chapters in the Strategy.

Some 186 assets have been identified, of which only 13 are on the Register. A further 77 assets are afforded protection by being within the Longis Common Conservation Area. When undertaking groundworks anywhere on the Island, there is always the possibility of new discoveries and it is essential that this is factored into the planning process. In areas known to have a density of archaeological sites, or which provide a good environment for preservation (e.g. Longis Common and the peat beds), provision for undiscovered archaeological deposits is particularly important.

Recommendations relating to archaeology include:

- **The Register entries for the existing registered sites should be updated to include a buffer to protect sub-surface remains and the setting of the asset.**
- **Additional assets should be added to the Register (as warranted).**
- **The LUP should introduce a clear procedure to guide developers and decision-makers on requirements for archaeological assets.**

Underwater Cultural Heritage (Chapter 10)

Underwater cultural heritage includes all traces of human existence that have been partially or totally underwater for a defined period of time. Currently, all of the recorded underwater cultural heritage for Alderney is shipwrecks. This could change in the future; there is the potential for submerged landscapes and future maritime sites other than wreck sites to be identified. The majority of wreck sites are not registered and therefore are not protected (the exceptions being the Casquets Reef and the Elizabethan Wreck).

SoA planning powers do not currently extend to the territorial waters limit of three nautical miles, instead only to the Island and its internal waters. This means that currently the powers the BDCC has to protect heritage assets on land do not apply to underwater cultural heritage, and nor are they considered when development proposals within the marine environment come forward.

Recommendations relating to underwater cultural heritage include:

- **Consideration should be given to amending the extent of Alderney's planning powers to include its territorial waters.**
- **The restricted areas around the two registered sites should continue to be in place and then used as a template for other wreck discoveries within Alderney's waters.**
- **A clear procedure should be established for when a new site is identified; this should include temporary automatic protection and delegation of responsibility until an archaeological assessment of the new site has been made.**

1 Introduction

1.1 Purpose of the Built Environment and Heritage Strategy

Within Alderney's planning system, land is allocated for use or development through the Land Use Plan (LUP). The Building and Development Control (Alderney) Law, 2002 (as amended) states that the LUP must be reviewed at least every five years.

The States of Alderney is undertaking a review of the 2011 LUP in two phases. Phase 1 of the review established a vision for the Island and its approach to housing. It was subject to a LUP Public Inquiry in Spring 2016, and was subsequently approved by Full States in July 2016.

Phase 2 will further update the 2016 LUP to take account of heritage and the built environment, as well as economic development and infrastructure and the natural environment. A LUP Public Inquiry is scheduled for 2017.

To support the LUP review, a Built Environment and Heritage Strategy has been produced, which will form part of the LUP evidence base. This Strategy aims to cover all 'man made' past and present assets which may have value on the basis of one or more characteristics such as architectural, historical, archaeological, traditional and/or cultural significance. This includes, but need not be restricted to, buildings, structures, remains or sites notable for previous events or uses.

The LUP includes a long term vision for the Island. The aim of the vision is to align the States' overall strategic thinking with the spatial implications of the LUP. The vision is as follows:

Alderney – a welcoming, resilient and sustainable island with a buoyant economy and a happy and healthy community, which values and protects the island's unique cultural and natural environment.

The LUP also includes a series of guiding principles, which provide further guidance on how the vision should be articulated. The guiding principles which are particularly pertinent to the Built Environment and Heritage Strategy are:

- **Values, Protects and Sustainably Manages its Built and Cultural Environment:** A community which values, protects and sustainably manages its unique culture and promotes its distinct heritage and character both above and below ground.
- **Diverse and Buoyant Economy:** A place which maximises opportunities to become a diverse and balanced economy, and which encourages innovation and investment in existing and new commercial sectors.

1.2 Implications of the Built Environment and Heritage Strategy for the Land Use Plan

The recommendations contained within the Built Environment and Heritage Strategy will be used to inform the review of the LUP. It also includes a number of recommendations which do not relate to the LUP review but should be considered by the Building and Development Control Committee (BDCC) and States of Alderney (SoA) to meet the current and future requirements for the Island.

In particular, the Built Environment and Heritage Strategy seeks to:

- Collate information held on different types of heritage asset.
- Agree the level of protection afforded to these assets through the LUP.
- Identify the need for new or amended policies in the LUP on heritage assets.
- Set out any other matters that should be taken into account in the LUP.

This draft Built Environment and Heritage Strategy will be subject to public consultation prior to it being finalised and the LUP updated to reflect its recommendations.

As part of the LUP review, the BDCC held a Call for Sites where individuals and organisations could identify changes they would like to see made to the current LUP for individual sites. The BDCC's assessment of these proposals will be published in the *Phase 2 Land Use Plan Call for Sites Assessment*. Findings from this assessment may result in amendments and/or additions to the schedule of assets developed through this Strategy, and/or amendments to the LUP and its policies.

1.3 Approach

The Built Environment and Heritage Strategy has been produced on behalf of the BDCC in a collaborative manner by those with knowledge and expertise of Alderney's built environment, with co-ordination by Arup. For ease, heritage assets have been grouped under the following topics, with contributions from the following people:

- **Forts and fortifications** – Trevor Davenport (Alderney Society)
- **World War II constructions** – Trevor Davenport (Alderney Society)
- **World War II areas of significance** - Arup
- **Buildings of architectural and historic interest** – Donald Hughes (independent), Sam Osborne (Planning Office, States of Alderney), David Thornburrow (Alderney Society)
- **Areas of townscape value and views** – Tissie Roberts (independent), Sam Osborne (Planning Office, States of Alderney), David Thornburrow (Alderney Society)
- **Areas of landscape value and views** – Tissie Roberts (independent)

- **Terrestrial and intertidal archaeology** – Tanya Walls (Culture and Heritage, States of Guernsey), David Thornburrow (Alderney Society)
- **Underwater cultural heritage** – Christopher Hughes (Culture and Heritage, States of Guernsey)

Information was taken from a variety of sources not least the professional experience of the contributing team; further details are provided in subsequent sections of the report. A bibliography is also provided in Chapter 12.

In addition to the topics set out above it is noted that industrial scale quarrying and its associated rail network existed from the period mid 1800's (building the Victorian forts/breakwater) through to 1950's. Further work needs to be completed in order to compile this information in a format similar to the other types of heritage assets in this strategy. It is envisaged that over the coming years this information will be collated to enable the information to inform the next LUP review.

A Stakeholder Workshop was held on 6 December 2016 to explain progress made and test some of the emerging findings and recommendations. The findings from that workshop have been incorporated into the Strategy. A list of those invited is presented in Appendix A along with the results of the activity held at the workshop in Appendix B.

We are grateful for all those who have contributed to the development of the Built Environment and Heritage Strategy.

1.4 Structure of the Built Environment and Heritage Strategy

The Built Environment and Heritage Strategy is structured in the following way:

- Chapter 2 provides an overview of the existing legislative framework and LUP policies.
- Chapter 3 – 10 cover, in turn, the different types of built environment and heritage assets on the Island:
 - Forts and fortifications (Chapter 3)
 - World War II constructions (Chapter 4)
 - World War II areas of significance (Chapter 5)
 - Buildings of architectural and historic interest (Chapter 6)
 - Areas of townscape value (Chapter 7)
 - Areas of landscape value (Chapter 8)
 - Terrestrial and intertidal archaeology (Chapter 9)
 - Underwater cultural heritage (Chapter 10)
- Chapter 11 provides a consolidated list of the recommendations made in the Built Environment and Heritage Strategy.

- Chapter 12 provides a bibliography.
- Appendix A provides a list of those invited to Stakeholder Workshop.
- Appendix B contains the results of an activity seeking views on elements of the emerging strategy undertaken at the Stakeholder Workshop.
- Appendix C contains a list of heritage assets identified and logged on Alderney and the existing register entries for assets on the Register of Historic Buildings.
- Appendix D presents the current and proposed additions to the Register.
- Appendix E provides further detail on forts, fortifications and World War II Constructions.
- Appendix F contains a collection of maps which illustrate the locations of heritage assets on the Island.
- Appendix G contains draft register entries for buildings of architectural and historic interest proposed to be added to the Register.
- Appendix H provides further detail on the townscape areas and assessment undertaken.
- Appendix I presents further detail on the landscape areas and assessment undertaken.

2 Legislative and Policy Context

2.1 Introduction

In 1989 the States enacted, The Historic Buildings and Ancient Monuments (Alderney) Law, 1989, to give protection to the buildings, groups of buildings and sites that were considered to have ‘special historic, architectural, traditional, artistic or archaeological interest’ and ‘areas of special historic or architectural interest’.

The first Conservation Areas (St Anne, Braye and Grosnez Peninsula, Ladysmith and Longis Common) were established in June 1991, followed by a list of Buildings and Monuments in October 1991 (the Register of Historic Buildings). Subsequently provisions similar to The Historic Buildings and Ancient Monuments (Alderney) Law, 1989 were incorporated into Part VII of The Building and Development Control (Alderney) Law, 2002 (as amended) as that Law consolidated and repealed and replaced previous planning and related legislation.

Additional Conservation Areas and individual Buildings and Monuments have been registered at intervals; currently there are seven Conservation Areas and 122 Buildings and Monuments on the Register of Historic Buildings. The Register is required to be maintained at the States Office and the BDCC is required to publish, in a Billet d'État, a list of all buildings and Conservation Areas registered under Part VII of the Law at least once every three years.

2.2 Overview of Legislation

The Buildings and Development Control (Alderney) Law, 2002 (as amended) gives the BDCC powers:

- to direct the Chief Executive to register a building on the Register where the BDCC considers its preservation is ‘a matter of public importance by reason of its special historic, architectural, traditional, artistic or archaeological interest’; and
- to designate an area as a conservation area and direct the Chief Executive to register it as such on the Register where it considers that any area is of ‘special historic or architectural interest the character or appearance of which is desirable as a matter of public importance to preserve or enhance’.

It also contains provisions relating to consultation with interested parties prior to such registration, publication of notices of registration, appeals against registration of registered buildings and conservation areas, control on excavations in relation to registered buildings, causing damage to registered buildings and certain powers of entry in relation to buildings on the Register of Historic Buildings.

The existing legislation provides a sound basis for protecting registered heritage assets. However, in some instances the implementation of the legislation and its stated aims has lacked clear direction and transparency. An example of this is the past diversity of guidelines on the replacement of windows and doors, which has

resulted in an inconsistent approach to replacement windows and doors within St Anne and associated harm to the historic environment.

2.3 Legislative Challenges and Recommendations

Whilst not strictly within the purview of the LUP as part of collecting the evidence to support this strategy, it has become apparent that there are some shortcomings with the Building and Development Control (Alderney) Law, 2002 (as amended), or the way in which functions under the Law are exercised which should be addressed in order to strengthen the legal status of heritage assets on the Island and complement the recommended policy changes set out elsewhere in this strategy.

The remainder of this section provides an overview of these challenges, with suggested recommendations to address the challenges identified:

- **Section 44(3) and Section 46.** A building being registered or not being registered but located within a Conservation Area is not identified against the title to the land in the Alderney Land Register. Prospective purchasers of these properties are therefore likely to be unaware of the status and protection afforded to the properties since searches of the Register and of Conservation Areas rarely occur. Further consideration should be given to how information on those assets are registered, can be publicised and easily accessed by relevant parties.
- **Section 45.** The legislation does not require the BDCC to establish policies or criteria to guide them on what buildings or areas should be registered. Consideration should be given as to whether guidance should be issued to guide this process. It could address what criteria should guide the identification of heritage assets for registration, clarify that the Register is a 'living register' that should be capable of being updated as and when required but that it should be reviewed at least every five years in tandem with the LUP review so that both processes are aligned.
- **Section 45(2).** The legislation does not require the Register to clarify what forms part of the registered building and/or what structures within the curtilage of the building are also registered. Consideration should be given to amending the legislation to include such provisions.
- **Section 46.** The designating criteria for Conservation Areas relate to the special historic or architectural interest, the character or appearance of which it is desirable to preserve or enhance as a matter of public importance. Further consideration needs to be given to whether those areas that have been designated for their archaeological importance can also be said to be areas of special historic or architectural interest the character or appearance of which it is desirable, as a matter of public importance to preserve or enhance (as per Section 46), and whether there is a need for amendments to legislation or further guidance on how the existing provisions of the law relate to archaeology.

Consideration should also be given as to whether amendments should be made to the law to provide the States with the following powers:

- The introduction of powers to intervene where a registered building is deliberately being neglected (including for example repair notices) and associated sanctions if such activities are not complied with.
- Heritage assets located on States owned land are not legally subject to Parts II and III of the Building and Development Control (Alderney) Law, 2002 (as amended). Whilst it is SoA policy for the States to apply those Parts of the Law to the States assets and operations, there is not legally a requirement to do so, nor for planning permission to be sought for operations amounting to development¹ in relation to a States owned registered building. Consideration should be given to removing this loophole.

In addition, consideration should be given to providing guidance under Section 5 of the Law or through supplementary planning guidance to clarify the information that must be submitted with planning applications where they relate to a registered building or where proposed developments are located within a Conservation Area. The provision of such information (e.g. construction method statements, materials etc.) would enable greater consideration of the impact of proposed works and enable a proper assessment of proposals to be undertaken.

Recommendation 1: In discussion with the Law Office of the Crown, further consideration should be given to the long term need for and mechanisms for introducing the suggested legislative and non-LUP policy amendments.

2.4 Overview of Existing Land Use Plan Policies

In addition to the specific provisions of the Building and Development Control (Alderney) Law, 2002 (as amended) in relation to registering buildings and Conservation Areas, Section 7 (1) of this law also identifies those matters which the BDCC is required to take into account as part of its decision making. This includes:

“(a) the effect of development or other work on the natural beauty of the area and the desirability of keeping land adjacent to the foreshores and cliffs of the Island in its natural state;

(c) whether the moveable or immovable structure or other work in relation to which permission is applied for would be incongruous with its surroundings because of its siting, design or exterior appearance or because of the materials to be used;

(e) the extent to which the development or other work would detract from the character or the amenity of the locality concerned;

¹ Reference to ‘development’ is in reference to the works listed in Section 4 of the Building and Development Control (Alderney) Law, 2002 (as amended).

(gb) the desirability of facilitating the sustainable development of land having regard to the competing demands of the community for its use;”

Section 8 of the Building and Development Control (Alderney) Law, 2002 (as amended) sets out additional matters that must be taken into account by the BDCC beyond those matters set out in Section 7. Section 8 requires that:

“(1) In considering whether or not to grant permission under this Law for the carrying out of any development or other work in relation to a building which is registered in the Register of Historic Buildings, the BDCC shall have special regard to the desirability of preserving the building and any features of special historic, architectural, traditional, artistic or archaeological interest which it possesses.

(2) In considering whether or not to grant permission under this Law for the carrying out of—

(a) any development or other work in relation to any building within a conservation area, or

(b) any development or other work within a conservation area,

the Committee shall have special regard to the desirability of preserving and enhancing the character and appearance of that area as an area of special historic or architectural interest.”

The importance of protecting the existing natural beauty and built environment of the Island is therefore clearly set out as core principles which underpin the planning system.

The LUP (2016) also makes a series of references to the cultural and built environment. These include:

- Reference in the LUP vision to valuing and protecting the Island’s unique cultural environment.
- Inclusion of guiding principles which reference the Island’s heritage (see quoted guiding principles in Chapter 1).
- Policy GEN 4, which states the need to conserve and protect the Island’s heritage, as well as enhance the quality of the built heritage, will be taken into account where a development proposal is located within a Conservation Area or affects a registered building.
- Policy GEN 5, which requires the Committee to take into account the quality of design and materials to be used, and the siting, layout and scale of the development proposals in relation to their surroundings.
- Policy GEN 6 states that locally distinctive features and characteristics of the environment are to be taken into account.
- Policy DBE 1 provides further guidance on design principles the Committee will take into account when determining a planning application.

- Policy DBE 2 specifically relates to St Anne and matters to take into account when assessing the impact of proposed developments on the wider townscape.
- Policy DBE 3 addresses buildings and monuments on the Register and the criteria which should be taken into account when determining applications which effect a registered building and/or their setting.
- Policy DBE 4 sets out the criteria to be taken into account when demolition of buildings and features are proposed.
- Policy DBE 5 states that proposals that would adversely affect areas of archaeological importance are only permissible where the applicant makes appropriate and satisfactory provision for mitigation measures.
- Policy TOW4 provides guidance on paving, shop fronts and signs within St Anne.

The Committee has a Replacement Windows and Doors Policy which was adopted on 26 January 2016 and covered buildings on the Register of Historic Buildings and buildings within the Conservation Area. For registered buildings, the policy encourages the repair and retention of original windows and doors; any replacements or alterations should be on an identical basis (or, in the case of previously altered windows or doors, of a type appropriate to the age and character of the building). The policy states that the use of non-traditional materials will not normally be accepted. For non-registered buildings within a Conservation Area, the replacement of windows and doors of buildings should be appropriate (in terms of material, design, detailing and finish) to the age and character of the building and the character and appearance of the Conservation Area.

2.5 Matters to be Taken into Account as Part of the Land Use Plan Review

As is recognised through the vision and guiding principles, and the evidence collected through this strategy, the Island has an incredibly rich heritage which spans thousands of years. In addition to the economic value that such heritage assets may bring, they have intrinsic value which must be protected, conserved and where possible enhanced in recognition that they are an irreplaceable resource.

However, this does not mean that there should be a presumption against development particularly within the Building Area². It is self-evident that the best way of preserving any heritage asset is for it to be used or developed. Therefore any amendments to the LUP will seek to provide both adequate protection for heritage assets and promote high quality development.

To-date, those heritage assets registered on the Register generally comprise high street buildings (e.g. along Victoria Street) and residential dwellings along with a

² Section 12 of the Building and Development Control (Alderney) Law, 2002 (as amended) contains significant restrictions on the types of development for which permission can be granted in the Designated Area.

limited number of forts and other monuments. Given the breadth of heritage assets on the Island and the richness of the resource, there is a need to ensure that all types of heritage assets are afforded legal and policy protection, as appropriate. This also includes using the most appropriate tools to protect different types of heritage asset.

In developing this strategy, consideration has been given to the need for, as well as the desirability and practicality of, introducing a tiered hierarchy of registered heritage assets. Table 2.1 provides a summary of the pros and cons of a tiered versus single level of protection taking into account the needs of applicants, the public/consultees and the States of Alderney:

	Pros	Cons
Single level of protection	<ul style="list-style-type: none"> • The evidence base to support the identified heritage assets is evolving and therefore for some assets there may not be sufficient information to make an informed and robust assessment of the level of significance of the asset. • Encourages a precautionary approach to development of heritage assets; additional research and survey work may be required in advance of planning applications to better understand the significance of heritage assets. 	<ul style="list-style-type: none"> • Provides less clarity on the relative significance of registered heritage assets in comparison to one another. • Provides less clarity on the scale of alterations and additions that may be permissible to a heritage asset; such changes need to be approached and assessed on a case-by-case basis, which will likely require greater inputs from relevant specialists.
Tiered level of protection	<ul style="list-style-type: none"> • Provides greater clarity on the relative significance of registered heritage assets. • Provides greater clarity on the nature and types of works which may be permissible to heritage assets. 	<ul style="list-style-type: none"> • Requires a mature evidence base in order to be confident that heritage assets are being assigned to the appropriate tier.

Table 2.1 Summary of pros and cons of tiered versus single level of protection for heritage assets

Given the emerging evidence base for heritage assets, on balance it is considered that a single level of protection is most appropriate at this time since it promotes a more precautionary approach to development and encourages continued research and updating of the records which support registered heritage assets. In the future, should the Register and evidence held on heritage assets be further developed and in doing so provide a fuller picture on the significance of heritage assets, further consideration should be given to moving towards a system for tiered protection of heritage assets.

Recommendation 2: Update or include a policy in the LUP which recognises the importance of the Island's heritage and sets out the BDCC's approach to protecting it in accordance with Section 8 of the Building and Development Control Law, 2002 (as amended); this should cover both registered and non-registered heritage assets. Consideration should also be given to the need to make reference to how the planning system can promote education and improved understanding of the Island's heritage.

Recommendation 3: The LUP should seek to achieve sustainable development by promoting a balanced strategy, which takes account of the need to protect, conserve and enhance the Island's built environment and heritage in conjunction with the findings of the *Land Use Plan Economic Development Strategy* and *Land Use Plan Review Natural Environment Strategy*.

Recommendation 4: Review heritage assets currently on the Register/designated a Conservation Area to ensure that the assets are protected through the most appropriate legislative tool. (This is not to remove protection; rather it is to ensure the type of protection matches the asset.) Where warranted, recommendations should be made to amend the Register.

Recommendation 5: Review and propose amendments to Register of Historic Buildings to include other heritage assets identified in this strategy (see each chapter for further details of heritage assets, which are listed in Appendix C. Appendix D contains a single, consolidated list, which identifies those heritage assets which it is recommended should be included on the Register). The Register should provide the same level of protection across the different heritage assets. SoA should act as a 'leader' in expanding the Register, by registering their own assets first. In order to provide some protection to these heritage assets identified for registration (acknowledging the registration process takes time), upon approval of the LUP consideration should be given to the introduction of a transitional policy which affords protection to these assets until they are formally registered. Consideration should be given to ensure that any transitional policy is fair to the owners of the assets.

Recommendation 6: The LUP should retain and where appropriate update/consolidate existing policies which set out the role of 'place making' in shaping development proposals, the importance of development positively contributing to its wider surroundings and where appropriate enhancing Alderney's built environment and the contribution that high quality design and landscaping make to developments.

Recommendation 7: SoA to consider making an application to designate the Island as a UNSECO World Heritage Site or other equivalent international designation which recognises the scale and significance of the heritage assets on Alderney.

Discussions with stakeholders has also identified the need for:

- Greater involvement of heritage experts in the consideration of planning applications which could affect the Island's heritage assets. Currently, the States of Guernsey Committee for Education, Sport & Culture and the

Alderney Society provided limited advice and commentary on such development proposals.

- Improved enforcement by the BDCC where harm is caused to a heritage asset. This could include for example, unauthorised works to a heritage asset or deliberate neglect of a registered building. There was strong stakeholder support for such enforcement to be on the basis that unauthorised works to a registered asset should be illegal. (Indeed, it is already an offence under Section 52 of the Building and Development Control (Alderney) Law, 2002 (as amended) to cause damage to a building on the Register.)
- SoA to take a lead in demonstrating to the wider community the importance of the Island's heritage assets, the need for sensitive restoration of such assets and the benefits that arise from timely maintenance and repair work to support the LUP aspirations.

To make sure the LUP meets the aspirations set out in the vision and guiding principles, the BDCC should also consider how outcomes can be subject to monitoring and evaluation.

Recommendation 8: Further consideration should be given to formalising a role for the States of Guernsey and Alderney Society in the consultation of planning applications. This should include arrangements for sharing data, knowledge and expertise, which would need to comply with data protection requirements and any other legal provisions.

Recommendation 9: The BDCC should consider more proactively enforcing against those who harm heritage assets. In doing so, further consideration should be given to the additional resource requirements this may place on the Planning Office and other related Government functions. This should involve reviewing legal powers in relation to:

- powers and sanctions that can be imposed where there are breaches of enforcement action against unauthorised works to a registered asset, and
- providing restorative powers for the SoA to 'make good' in such event through works and recovery of the costs thereof.

Recommendation 10: The BDCC should consider creating a protocol or process to be followed when there is an identified need to investigate heritage assets.

Recommendation 11: The BDCC should design and implement a proportionate monitoring and evaluation strategy to make sure that progress is being made towards the objectives of the LUP in relation to the built environment and heritage.

3 Forts and Fortifications

3.1 Introduction

This chapter considers pre-World War II forts and fortifications on Alderney and describes the Roman fort at the ‘Nunnery’, the mid-Victorian forts and batteries and the early 20th century defences. An overview of these heritage assets can be found in Section 3.2. A consideration of matters pertaining to forts and fortifications, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 3.3. Appendix E provides further detail on each fortification. Each is identified, has a brief description which includes the most important features and identifies the significance and worthiness of each.

3.2 Context

Alderney possesses one of the finest concentrations of 19th and 20th military architecture in north-west Europe. The Island’s strategic position in the English Channel has resulted in it being subjected to several intensive periods of fortification from Roman times through to World War II. The Victorian forts and batteries, constructed to defend the Island and its harbour during the 1850s, are of a type unique to Alderney and represent one of the last periods of British fort construction during the smooth-bore gun era.

There are in total 16 forts and fortifications recorded at Appendix C, the locations of which are illustrated in Figure 3.1 in Appendix F. An overview of the fortifications by period is provided in the following sub-sections. Some of these forts and fortifications were subject to German additions during World War II; any such additions are discussed in Chapter 4.

Roman

Located in the northwest corner of Longis Bay the small fort, once known as Les Murs de Bas, or Lower Fort, and known today as the ‘Nunnery’, is Roman in origin (between 1st and 4th century AD). Its shape has striking resemblances to the five Roman so-called signal-station forts on the Yorkshire coast. This fort is the first evidence of military construction in Alderney. The fort was also used during the French Revolutionary and Napoleonic Wars, as a hospital and as married quarters in Victorian times; it was to become to a German strongpoint during World War II.

18th Century

Throughout the 1600s and early 1700s few fortifications of any note were constructed on the Island. In the late 1730s the UK Board of Ordnance called for a survey of Alderney for the purpose of constructing new batteries. Colonel J.H.Bastide completed the survey in 1739; his map shows the jetty, constructed by Le Mesurier, as the ‘New Peer’ that still exists today and is known as Douglas Quay.

French Revolutionary and Napoleonic Wars

Throughout this period no forts were constructed but numerous batteries were installed and were constantly changing both in armament and location. By 1802, the number of guns mounted in the Island's 19 batteries had increased to 85. By 1809, after the construction of the semaphore tower on Beacon Heights - now known as Telegraph Tower at Telegraph Bay - the defences mounted some 93 pieces of ordnance.

At the end of the Napoleonic Wars in 1815, Alderney mounted imposing artillery defences for such a small island, but over the next 25 years there was a steady decay of its defences and those of the other Channel Islands. Even as late as 1840, a report called for by the Inspector General of Fortifications showed the only defences were those remaining from the end of the Napoleonic Wars.

The current condition of fortifications from the French Revolutionary and Napoleonic Wars is mixed. Some former buildings are largely demolished (e.g. Clonque Barracks, Officers Quarters at Longis), others remain but are in poor condition (e.g. Barracks opposite Corblet's Barracks, now known as Sharpes Farm) whilst others are in good condition (e.g. Corblet's Barracks, former Longis Barracks).

Victorian Period

Alderney's Victorian fortifications and harbour are the most dominant features of the Island's coastal landscape particularly when viewed from seaward where nearly every headland boasts a formidable array of ramparts in the 18 forts and batteries that would have bristled with more than 220 smooth-bore, muzzle-loading cannon; their intended targets were enemy ships, still wooden but often steam-driven in the 1850s. The landward sides of all the forts - including the hundreds of musketry loopholes - were designed to defend against infantry that might have reached the shore from enemy ships.

The numerous Victorian forts and batteries constructed during the 1850s are of a type unique to Alderney and represent one of the last periods of British fort construction during the smooth-bore gun era. A new era was to begin during the 1860s with the final introduction of polygonal fortification - Fort Albert being a very important early example - the introduction of rifled artillery and the ironclad warship. The purpose of the forts was to defend the Island and therefore the new harbour was proposed as a 'Harbour of Refuge' rather than to be a lookout station for vessels of war, which was its real purpose.

All the Victorian fortifications still exist with the exception of Braye Battery (between Douglas Quay and Harbour House - only the guardhouse remains, which is used by Quay FM) whilst Fort Les Houmeaux Florains is rapidly falling into the sea. The rest of the fortifications remain in various states of repair; the two most important and unique forts - Tourgis and Albert - are in the worst condition.

3.3 Matters to be Taken into Account as Part of the Land Use Plan Review

There are 14 forts and fortifications on the Register as indicated in Appendix C. It should also be noted that the list of heritage assets at Appendix C groups elements of the fortifications together; therefore, in some cases two registered buildings comprise one entry in Appendix C. The forts and fortifications on the Register include the ‘Nunnery’, which is currently described as ‘the most important ancient standing building in the Channel Islands’³. However, the register entries for forts vary in terms of the level of information provided and those elements protected. In addition, not all of the forts and fortifications are registered so there is a need to ensure that all are adequately protected.

The LUP 2016 includes Zone 8 Fort Zone which provides guidance generally on forts and provides site specific guidance on the development of five of the Island’s forts (Fort Albert, Fort Houmet Herbe, Fort Tourgis, The Arsenal and Fort Raz) as well as German fortifications. This policy currently does not provide full coverage of the fortifications on the Island or the type of works which may be permissible. Any revised policies should also take account of the recommendations included in the *Land Use Plan Review Economic Development Strategy* in relation to forts (refer to Chapter 12).

All the Victorian works are unique in design to Alderney; Fort Tourgis is a magnificent example of its type⁴, while Fort Albert is extremely important in the history of British fortification design. With the exception of Fort les Hommeaux Florains which is rapidly falling into the sea and Platte Saline Battery, all the other fortifications are in reasonable condition – certainly not beyond sensitive restoration. Therefore the importance of the Victorian works and harbour extends far beyond each individual fort. Their completeness and condition must ensure that they are considered as a prime example of a specific period and are of a type of fortification that is of great importance. Every effort must be made to preserve and protect them including before they become un-repairable.

Recommendation 12: Consider reviewing and where appropriate updating the existing register entries including ‘red line’ of the area protected for the forts to provide more clarity on the features of the fort which are registered so that there is consistency in the content of the entries.

Recommendation 13: Additional forts and fortification should be added to the Register as warranted. Appendix D indicates those constructions it is recommended be added to the Register.

Recommendation 14: The policy supporting Zone 8 in the LUP should be reviewed to:

³ Monaghan. J December 2011 The Nunnery- Alderney’s Roman Fort. Current Archaeology

⁴ 1850s coastal defence fort with separate self-defensible Citadel containing a barrack block, with three external, independent batteries separated by ditches and drawbridges from each other and the Citadel

- Consider the value of all forts and fortifications within the Forts Zone. As part of this consideration should be given to whether other forts should be specifically identified within this policy.
- Include improved guidance for individual forts including introducing the requirement for the development of planning briefs, which would set out more detailed proposals, for those forts identified as having significant development opportunities.
- Include consideration of how development proposals to Victorian fortifications may affect/make a positive contribution to the individual asset and the fortifications as a whole.

As identified in Chapter 2 and recommendation 31 of the Housing Strategy, the best way to preserve a heritage asset is for it to be used or developed. This can however result in inappropriate additions or alterations to the heritage asset which adversely affect or undermine the integrity of the asset. Any future development of forts and fortifications should preserve and enhance the heritage asset and its special characteristics. Example of such special characteristics include:

- Roofs: retaining or replacing existing features (including chimneys) and not introducing pitched roofs on flat-roofed barracks.
- Windows, doorways and frames: original features should be retained (or sympathetic replacements introduced) and there should be presumption against the re-positioning of windows, sills or doorways.
- Existing building/roof line: internal or external additions should not *rise above the outer walls of any fort* or building so that they do not alter the external appearance of the fort. Presumption that such additions reflect the design of the building/structure and do not adversely affect the historical integrity of the fort. Modern additions may be permitted where they are of exceptional design quality and of an appropriate scale.
- Materials: utilise sympathetic materials in any reconstruction or refurbishment including mortar, bricks, stone, windows, wood etc. The Planning Office may consider attaching planning conditions to any permission requiring approval of such materials.

In addition, development proposals should seek to:

- Retain any part of the original and later defences including gun emplacements, loopholes; this applies to all the German additions.
- Retain buildings or parts of building (including doors and entrances); these should not be lost because they either do not suit the owner/developer, or are too 'expensive' to convert.
- Support the on-going maintenance and protection of the fortifications. Where a wholesale refurbishment is proposed of all or part of structure then it is expected that the fort be cleaned up and made good including addressing existing damage.

Recommendation 15: The LUP should set out the importance of sensitive conservation, preservation and re-use in forts and fortifications. Supplementary planning guidance should be introduced to provide more guidance on the considerations which should be taken into account when bringing forward development proposals for forts and fortifications. In developing such guidance regard should be had to the Building and Development Control (Exemptions) (Alderney) Ordinance, 2007 including the need for revisions to this Ordinance.

4 World War II Constructions

4.1 Introduction

This chapter considers World War II constructions on Alderney. An overview of these heritage assets can be found in Section 4.2. A consideration of matters pertaining to World War II constructions, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 4.3. Appendix E locates those defence works constructed during World War II together with other related constructions. Each is identified, has a brief description which includes the most important features and identifies the significance and worthiness of each.

4.2 Context

During World War II the occupation of the Channel Islands was of great propaganda value to Hitler and if Operation *Seelöwe* ('Sea lion') – the invasion of Britain – had gone ahead, they would have proved valuable staging posts. Had Hitler won the War, he never intended that the Channel Islands would be returned to Britain; instead he intended to keep them under German control. Hitler also firmly believed the British would attempt to recapture the Islands and eventually insisted that they be turned into fortresses that were to be defended to the last man.

After Hitler had indefinitely postponed Operation 'Sea lion' and with the initial success of the U-boat campaign against British shipping, Operation 'Barbarossa' – the invasion of Russia – commenced in June 1941. After Pearl Harbor and the entry of the USA into the conflict in December 1941, Hitler issued orders for the building of the so-called *Atlantikwall* ('Atlantic Wall') to defend the whole of the coastline of Europe from Norway to the Spanish border including the Channel Islands, which were to be turned into an impregnable fortress. Throughout 1942 and 1943 the majority of the permanent, fortress standard construction was carried by the *Organization Todt* (OT) using mostly forced foreign labour. By 1943, the total number of forced labourers on Alderney was over 4,000 who were housed in four camps.

The German garrison increased from 450 in 1941 to 3,200 by 1944 and, although far smaller than either Guernsey or Jersey, Alderney was fortified to a greater degree, for its size, than the other islands. The Island boasted five Coastal Artillery Batteries, 22 Anti-Aircraft Batteries, 13 Strongpoints, 12 Resistance Nests, three Defence Lines and 30,000 Land Mines. With the exception of two of the small island forts and Platte Saline Battery, all the other Victorian forts, together with the 'Nunnery' were fortified by the Germans. A list of World War II constructions accompanied by a map of their locations is provided in Appendix C and Figure 4.1 in Appendix F respectively. With the exception of the forts identified in Chapter 3 which are registered, only a small number of German constructions are on the Register.

What is exceptional about Alderney is that the majority of the German constructions remain (the land mines were removed by the British army following

the end of the occupation with the risk posed by unexploded ordinances addressed in the *Land Use Plan Review Natural Environment Strategy*).

4.3 Matters to be Taken into Account as Part of the Land Use Plan Review

A considerable number of the German works are unique to Alderney, others are unique within the Channel Islands and are very important examples of their type (see Appendices C and E for further details). There are several almost complete examples of German positions remaining in good condition. It is important that these assets are afforded protection through the planning system.

As discussed in Chapter 3, some of the forts on the Island which are currently on the Register have later German additions. In a limited number of instances e.g. Mount Hale and the Arsenal, the register entry is limited to the original nineteenth century buildings and does not appear to protect the later World War II additions. Beyond those constructions located within forts, very few other constructions are contained on the Register.

As with the Victorian works, many groups of German fortifications – whether within the Victorian forts or as separate batteries or strongpoints - must be considered together *as a group* being excellent, well-preserved examples of their type. Three typical, but not exclusive examples are Strongpoint *Türkenburg* in Fort Tourgis, *Flak Batterie Höhe 145* at Mannez, and Strongpoint *Biberkopf* at Bibette.

Recommendation 16: The register entries for pre-World War II buildings and structures which have World War II constructions should be reviewed and where warranted updated to make reference to these additions and the significance of the constructions.

Recommendation 17: Additional World War II constructions should be added to the Register as warranted. Appendix D indicates those constructions it is recommended be added to the Register. If appropriate, constructions could be registered as a group of assets rather than individual structures.

As discussed in Chapter 2, the best way of preserving any heritage asset is for it to be used. Since the War, German bunkers have been utilised including for storage, a Water Board storage facility, electrical sub-stations and other public uses. Zone 8 of the LUP 2016 makes reference to German fortifications and taking their significance into account as part of development proposals. However, there is limited guidance on what constitutes a change of use for constructions which can be inhabited (e.g. bunkers) and what works may be permissible. This has resulted in mixed outcomes. For example:

- Some constructions have been ‘tidied up’ (e.g. cleared of rubbish, vegetation and water, and walls painted rather than restored), and have interpretation boards. These have proved popular with visiting enthusiasts and historians, general tourists and Islanders and demonstrate that sensitive works can enhance these constructions.

- Other constructions have been destroyed or altered beyond recognition with little or no consideration to their historical importance including for example, the erection of mobile phone masts on constructions (the ‘Odeon’ (MP3 or Naval Direction Finding Tower) and the ‘Water Tower’ (Luftwaffe HQ)) both of which are unique and iconic structures.

Recommendation 18: The LUP should set out the importance of sensitive conservation, preservation and re-use in World War II constructions. Supplementary planning guidance should be introduced to provide more guidance on the considerations which should be taken into account when bringing forward development proposals for World War II constructions. In developing such guidance regard should be had to the Building and Development Control (Exemptions) (Alderney) Ordinance, 2007 including the need for revisions to this Ordinance.

5 World War II Areas of Significance

5.1 Introduction

This chapter considers World War II areas of significance on Alderney. An overview of these areas can be found in Section 5.2. A consideration of matters pertaining to World War II areas of significance, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 5.3.

5.2 Context

As set out in Section 4.2, Alderney was occupied during World War II. The majority of the constructions located on the Island were built using mostly forced foreign labour, who were housed in the labour camps. The following sites have been identified as the four major forced labour camps on the Island:

- Former site of Lager Borkum.
- Former site of Lager Helgoland.
- Former site of Lager Norderney.
- Former site of Lager Sylt, an OT and SS camp.

Other smaller forced labour camps may have operated on the Island. This includes a possible labour camp at an area of land off La Corvée.

A former cemetery for forced labourers who died on Alderney during World War II has been identified at Longis Common. It is documented that bodies of 269 forced labourers were reportedly exhumed from the cemetery in the 1960s. Notwithstanding this exhumation, this area remains a historically important site and further, previously unidentified burial sites may exist. The wider Longis Common area is also important from an archaeological perspective (as outlined in Chapter 9), including Neolithic artefacts and – according to some sources – burials⁵.

The location of these six areas are illustrated in Figure 5.1 in Appendix F.

In addition to these six identified areas, there is a wider network of sites on the Island which are considered to comprise sites of war time relevance and represent locations where human remains may be interred or killings may have been undertaken.

5.3 Matters to be Taken into Account as Part of the Land Use Plan Review

It is important that World War II areas of significance and the sites of war time relevance are appropriately protected to ensure that those who died on the Island are afforded the respect they deserve. This is an emerging area of research for the

⁵ Guide to the Channel Islands, R.J.W. Hammond (1967).

Island. There is recognition that further information and research needs to be collated and used to inform the LUP. The BDCC will continue to draw together the existing evidence relating to areas of significance and sites of war time relevance so that a fuller evidence base is available to support the review of the LUP on this matter, as it continues in 2017.

The former cemetery at Longis Common currently falls within Conservation Area C/004. As discussed in Chapter 7, this Conservation Area was primarily designated for the archaeological value of this area which is not thought to relate to its use during World War II. The five other areas of significance identified are not currently registered (either directly or indirectly through existing designations).

Recommendation 19: The BDCC should continue to engage with relevant stakeholders who hold research and other evidence to support an improved understanding of the importance of the identified areas of significance and sites of war time relevance.

Recommendation 20: The six areas of significance should be added to the Register. Any relevant recommendations arising from Chapter 9 on terrestrial and intertidal archaeology should also be applied in this context.

Recommendation 21: Following receipt of further information, existing register entries should be updated (as warranted) to make reference to the sites of war time relevance and to ensure that all relevant parts of the building and structure are registered.

Recommendation 22: Further consideration should be given to the need for additional protection, policies or procedures that may be required for areas of significance or sites of war time relevance in order to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions.

6 Buildings of Architectural and Historic Interest

6.1 Introduction

This chapter considers all buildings of architectural and historic interest in Alderney, which are considered to be of interest due to their historic, architectural, or traditional artistic value.

An overview of the buildings of architectural and historic interest can be found in Section 6.2. A consideration of matters pertaining to buildings of architectural and historic interest, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 6.3.

6.2 Context

The human settlement of Alderney and its physical evidence, in the form of buildings, reflects the economic and political activity of a small island approximately nine miles off the coast of Normandy. There is proof of early settlement in the form of stone remains in the north-east of the Island, dating from the Bronze Age. Longis Bay was the natural protected harbour, and closest to the French coast; the extant walls of the ‘Nunnery’ are of Roman origin (300-400AD). Unlike the two larger islands of Jersey and Guernsey, which have a scattered settlement pattern now in the form of parishes, ecclesiastical documentary evidence suggests that mediaeval Alderney was concentrated in the township of Sainte Marie. There is a record of a chapel prior to 1054 and numerous documents record the ecclesiastical administration of the Island from this time onwards.

The proximity to land for subsistence food production and a source of fresh water established the early town settlement in the sheltered valleys north of the most productive agricultural land, known as the Blaye. The buildings of La Trigale, Hauteville, St Martins, Huret, Little Street and Le Bourgage have their origins from this mediaeval period. Remnants of these random stone, low roofed cottages with adjacent small enclosures still survive.

By 1547 a garrison was established at Essex Castle, above Longis Bay. Huguenots escaping persecution in France settled in Alderney in the 1570’s and by 1584 the Island was granted by Letters Patent to John Chamberlain, a member of the influential Guernsey family, and the population was estimated at less than 700 inhabitants. The settlement was then known as St Anne. The population remained fairly stable and therefore the township did not expand until the economic expansion brought about by the arrival of the Le Mesurier family in the early 1700’s and the wealth created from privateering. By 1736 the first breakwater or jetty at Braye was built followed by tall stone warehouses which still survive in Braye Street. Government House (Island Hall) was built in 1763, situated on the site of an earlier house on the northern edge of St Anne, adjacent to the old church. With increased prosperity the domestic buildings were improved, by raising roofs to provide first floor accommodation, and former yards were

incorporated into domestic usage. Local stone was the natural building material. By the late 1700's the road layout of the town included the High Street and substantial new houses were built along Rue des Sablons/Rue de Grosnez (now Victoria Street) to house new wealthy settlers trading on the gains from privateering. These new buildings introduced architectural designs of the Georgian style.

The suppression of privateering by the British Government and the end of the Napoleonic War (1815) caused a severe decline in the economy of the Island. By 1830 the Common Lands were divided between the Island born families to relieve the poverty. Prosperity, and with it new buildings, did not return until circa 1844 when the British Government started to fortify the Island by the building of the breakwater, forts and batteries. By 1861 the population, including French and Irish workers, had risen to 4,932. St Anne now incorporated shops in Victoria Street, the new church and the Courthouse in Rue des Neuve. Military development did not intrude into the town but was along the northern coast and a new migrant workers settlement was built to serve this at Newtown. Remnants of this settlement remain in Gauvains Row and parts of Newtown Road. The building boom of this period resulted in the late Georgian/early Victorian style of architecture prevalent in Victoria Street and individual rebuilding in the High Street and along Braye Hill which still predominates today.

The economy of the Island reverted to subsistence agriculture, fishing and quarrying during the latter part of the 19th century and early 20th century with little or no development. The German occupation of the Island between 1940 and 1945 resulted in piecemeal destruction of some town buildings but many damaged buildings were rebuilt in a similar style and materials post war.

The residential, commercial and civic buildings, materials, architectural styles and street layouts of the town display the history of the Island and form the important built heritage, much of which is unique to the Island.

Reflecting the importance of the Island's built heritage, 97 buildings of architectural and historical importance have been registered as recorded at Appendix C, the locations of which are illustrated in Figure 6.1 in Appendix F. In summary, the registered buildings are clustered around Victoria Street, Le Huret and the Royal Connaught Square.

6.3 Matters to be Taken into Account as Part of the Land Use Plan Review

As indicated in the previous section, Alderney has a rich collection of historic buildings, the design of some is unique to the Island. It is important that such buildings are appropriately protected. As a result of the additional survey work undertaken, it is considered that a further 93 buildings, principally located in Little Street, High Street, Le Bourgage, St Martins, Mare Jean Bott, La Trigale and a few on Braye Road and in Newtown, meet the definition prescribed in the Buildings and Development Control (Alderney) Law, 2002 (as amended) and therefore should be considered for registration. The locations of these are

illustrated in Figure 6.2 in Appendix F, with further detail on each asset provided in Appendix C and Appendix G.

Figure 6.2 and Appendix C also identify buildings of ‘lesser significance’ where buildings are not considered to be of individual historic value, but along with their neighbours make an important contribution to the Island’s townscape. It is important that such buildings are also appropriately protected.

In addition to being registered, further guidance is required on alterations and extensions which may be permissible to a registered building as well as in what circumstances demolition of a registered building may be considered.

Recommendation 23: Additional buildings of architectural and historic interest should be added to the Register as warranted. Appendix D indicates those it is recommended be added to the Register.

Recommendation 24: Policies to be updated/included in the LUP to provide further clarity on the nature and extent of alterations and additions likely to be permissible for registered buildings and in what circumstances demolition may be considered. In implementing this recommendation reference is also drawn to recommendations 26 and 31 of the *Land Use Plan Review Housing Strategy*.

Recommendation 25: For buildings of lesser significance, where such a building is not located within a Conservation Area there should be a presumption in the LUP against the loss of such buildings.

Chapter 5 of the *Land Use Plan Review Housing Strategy* identified the importance of good quality design in relation to new homes whilst also recognising the importance more generally of good design in new buildings and structures. The importance of good quality design also relates to heritage assets and how they are protected and enhanced. As a result, the implementation of a number of recommendations in this chapter were postponed to the Phase 2 review of the LUP. Recommendation 25 is particularly relevant and identifies the importance of articulating what constitutes an Alderney vernacular.

Recommendation 26: Supplementary Planning Guidance should be introduced to provide guidance on Alderney vernacular. In developing the guidance the features which make up Alderney vernacular should be identified (e.g. windows, doors, roof lines etc.), existing policies (e.g. windows policy) should be reviewed and where appropriate incorporated into the guidance and clarity provided on the acceptability of modern replacements for key features. Consideration should also be given to the need to improve guidance on the scale and design of signage and interpretation boards (beyond that already provided in Policy TOW 4) and the extent to which the guidance applies to all buildings within Conservation Areas as well as registered buildings. In developing such guidance regard should be had to the Building and Development Control (Exemptions) (Alderney) Ordinance, 2007 including the need for revisions to this Ordinance.

7 Areas of Townscape Value

7.1 Introduction

This chapter considers areas of townscape value including those areas registered as Conservation areas. An overview of the existing Conservation Areas and areas of further townscape analysis can be found in Section 7.2. A consideration of matters pertaining to areas of townscape value, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 7.3.

7.2 Context

The Building and Development Control (Alderney) Law, 2002 (as amended) has registered seven Conservation Areas recognising the areas as being of ‘special historic or architectural interest the character or appearance of which is desirable as a matter of public importance to preserve or enhance’. The boundaries of the Conservation Areas are illustrated in Figure 7.1 in Appendix F.

In general Conservation Areas have been used to designate a collection of assets, which when taken together the buildings, associated structures, and spaces and views are greater than the sum of its parts. The majority of the Conservation Areas are ‘urban’ and seek to protect areas the built environment. In a number of cases, the Conservation Areas have been used in more ‘rural’ locations on the Island to protect the wider setting and cultural importance of specific heritage assets.

A review of the seven Conservation Areas has been undertaken to confirm the basis upon which they were registered and whether the reasons for registration accord with the provisions of the Building and Development Control (Alderney) Law, 2002 (as amended). The results of this assessment are presented in Table 7.1.

Ref	Conservation Area	Justification as a Conservation Area	Retain Conservation Area
C/001	St Anne Conservation Area	The location of the early town settlement, with buildings dating back to the medieval period. Significant concentration of buildings of historic and architectural interest, which illustrate the expansion and development of the Island’s population over the last thousand years.	Yes. Given the rich heritage of the area, further appraisal of its character to be undertaken to provide additional context and understanding of the special characteristics of the Conservation Area.

Ref	Conservation Area	Justification as a Conservation Area	Retain Conservation Area
C/002	The Braye and Grosnez Peninsula Conservation Area	Represents the history of maritime uses on the Island and associated naval architecture. Areas of particular interest comprise Braye Street, Douglas Quay, the breakwater and the main harbour.	Yes. Consider amending boundary so that it only covers the area of historic and architectural interest. Given the large area currently registered, it may be more appropriate to have two Conservation Areas – one covering Braye Street and the other covering Fort Grosnez, the breakwater and harbours.
C/003	Ladysmith Conservation Area	This location was previously used as a washing place and possibly as a watering hole for local cattle. It contains a trough (built in the late 17 th century) and path which are on the Register.	Yes. This location is of historical significance. Currently the area mapped for the two registered assets largely overlaps the Conservation Area. The need for the area to be subject to both designations should be considered further including whether the path protected under item B/002 would be more effectively protected by the Conservation Area.
C/004	Longis Common Conservation Area	Longis Common and Longis Bay contain some of the Island's most significant archaeology (discussed further in Chapter 9 of this strategy). The area also includes Fort Albert and the Arsenal.	Yes. As discussed in Chapter 2, further consideration needs to be given to the most appropriate way to protect areas of archaeological importance. On the assumption that a Conservation Area remains an appropriate tool, it is considered that the spatial extent of the Conservation Area should be refined. Chapter 9 of this strategy identifies a more refined area over Longis Common and Longis Bay. Consideration should be given to amending the boundaries of the Conservation Area to reflect this evidence. This amendment would also ensure that in the short term the Conservation Area reflects the spatial extent of the States planning powers (to its internal waters). It is suggested that the area around Fort Albert, Mount Hale and the Arsenal is removed from the Conservation Area based on the recommendations set out in Chapter 4, for a wider area to be subject to the registration.

Ref	Conservation Area	Justification as a Conservation Area	Retain Conservation Area
C/005	Strangers Cemetery Conservation Area	The justification for the designation of the Strangers Cemetery as a Conservation Area is unknown.	No. It is not considered that the Strangers Cemetery complies with the requirements of the Building and Development Control (Alderney) Law, 2002 (as amended) and that registering this asset would provide a more effective tool. In addition, the <i>Land Use Plan Review Economic Development Strategy</i> recommends zoning all cemeteries as a type of open space and affording them appropriate policy protection.
C/006	Fort Quesnard Conservation Area	The justification for the designation of Fort Quesnard as a Conservation Area is unknown.	No. The entire Conservation Area overlaps with the area registered for Fort Quesnard. It is considered that the fort does not require dual protection under the Building and Development Control (Alderney) Law, 2002 (as amended) and therefore the Conservation Area status should be removed.
C/007	Gauvains Row Conservation Area	The best conserved of three rows of cottages built to house migrant workers who constructed the breakwater and Victorian fortifications in the early 1900s. Jackson's Terrace has been demolished, with dwellings in Birdcage Row substantially re-modelled. Gauvain's Row remains one of the few well preserved examples of dwellings built to house migrant workers during this period.	Yes. Consider amending boundary so that it only covers the area of historic and architectural interest.

Table 7.1 Review of Conservation Areas

St Anne Conservation Area covers a significant area within the centre of the Island. In order to properly assess and understand the outstanding quality of the historic town a detailed survey was undertaken in summer 2016. The survey identified 15 sub-areas within the town as a whole; an overview of each sub-area is provided below with more detailed analysis available at Appendix H.

The sub-areas within St Anne are as follows and illustrated in Figure 7.2 in Appendix F:

- BDT 01: Les Mouriaux & St Martins.
- BDT 02: St. Martins and Hauteville as far as 'Pooh Corner' where the road makes a junction with Venelle Jeanette

- BDT 03: La Trigale.
- BDT 04: Little Street from the Marais Square to the Venelles du val du Sud and 'Vijon'.
- BDT 05: The Marais Square between La Trigale, Le Huret, Little Street and Venelle des Gaudion
- BDT 06: Venelle des Gaudion (see also La Clin Bott & Le Bourgage).
- BDT 07: Simon's Lane.
- BDT 08: The Old Vicarage, the old church and churchyard and the old schoolhouse (now the Museum).
- BDT 09: Le Val and Rocquettes at the north end of Victoria Street.
- BDT 10: Rue des Marcheurs, top of La Valle and part of Church Street.
- BDT 11: Victoria Street and Ollivier Street.
- BDT 12: Queen Elizabeth II Street (formerly New Street).
- BDT 13: High Street and Le Bourgage including the lanes.
- BDT 14: Le Huret and Connaught Square.
- BDT 15: Braye Road from Les Rocquettes to the junction with Newtown.

7.3 Matters to be Taken into Account as Part of the Land Use Plan Review

The analysis presented in Table 7.1 identifies the need for further consideration to be given to the existing extents of some of the Conservation Areas and the appropriateness of two of the Conservation Areas as an effective tool to protect those heritage assets. The survey work undertaken to inform the assessment of buildings of architectural and historic interest and the townscape analysis has identified a limited number of anomalies in respect of the boundary of the St Anne Conservation Area. In addition further consideration should be given to the Old Water Mill and surrounding area as a new Conservation Area.

Recommendation 27: Where identified in Table 7.1 further consideration should be given to the proposed amendments identified.

Recommendation 28: Consider amending the boundary for the St Anne Conservation Area to include the corrections identified in Figure 7.3 in Appendix F.

Recommendation 29: Further evidence should also be collected to support the registration of the Old Water Mill Conservation Area.

Further protection and guidance is required to ensure that those special qualities which contribute to a Conservation Area are protected and/or enhanced and are not further eroded. The following elements generally make a significant contribution to the character of the Conservation Areas:

- The location of the building on the street may be critical to the contribution it makes to the value of that part of the townscape.
- Chimney pots including Fareham chimney pots, which were handmade and decorated with a cream coloured 'collar' below the top lip of the pot. There is some variation in this detail which indicates a makers 'signature'.
- Sharp changes of level which give rise to superb views in and out of the centre, or from one street or lane to another.
- Cobbled paving, gutters and beautifully detailed granite kerbstones. These are in some locations being laid over by tarmac or where they are retained their overall quality is very poor. When undertaking new road works consideration should be given to the dimensions of the street including the height between the road surface and kerbs.
- Roof and building lines should be retained with a presumption against affixing television antennae and satellite dishes on the outside of a building.
- Traditional walls (both dry stone walls and stone walls with lime mortar) should be retained and not 'broken' into. The restoration of associated or adjacent walls may help to offset such works but demolition to facilitate new dwellings or garages, for example, should be resisted.
- Use of traditional lime mortars rather than cement mortars (i.e.: Portland type materials), which has led to spalling of many old walls. This is potentially very damaging as it erodes the face of the wall and does not allow proper drainage behind which can lead to the collapse of such structures due to a 'slumping' effect.
- Use of traditional materials including for roofs, walls, windows, doors, fenestration and door detailing.

Through better understanding the features which characterise the Conservation Areas, it will safeguard against the gradual erosion of them and ensure a high quality environment is retained for residents, businesses and future visitors to enjoy.

Recommendation 30: For each Conservation Area further analysis should be undertaken to identify the key historic and/or architectural elements which contribute to the character or appearance of the area.

Recommendation 31: The LUP should set out the importance of retaining the overall character and appearance of the Island and ensuring new development reflects Alderney vernacular. Supplementary Planning Guidance should be introduced to provide guidance on:

- Alterations, extensions, new buildings and demolition which may be permissible within a Conservation Area.
- Development which may be permissible within Conservation Areas, this includes when modern replacements should be avoided. Where possible, consolidated guidance should be produced which covers Conservation Areas and buildings of architectural and historic importance. Such guidance

should also draw on the more detailed analysis undertaken for each Conservation Area.

Recommendation 32: Consideration should be given to introducing a policy in the LUP on walls, which would seek to protect all traditional walls across the Island. The policy could include a presumption against their removal unless circumstances dictate otherwise.

8 Areas of Landscape Value

8.1 Introduction

The chapter considers the quality and diversity of the landscape of Alderney. An overview of the areas of landscape value can be found in Section 8.2. A consideration of matters pertaining to areas of landscape value, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 8.3.

8.2 Context

Alderney is, in physical terms, a small island but no comparison can be made between it and other islands, in the Bailiwick or elsewhere, except for its geographical and seabound location and relative size. The geological 'tilt' of Alderney gives it its very distinctive nature including, for example, the 'Ribbon' rocks, Blue Bay and the rocky foreshores of Clonque and Hannaine bays at low spring tides.

Furthermore, the historical development of Alderney with its distinct farming patterns – which themselves were partly dictated by the local geography – mean that there is relatively little development outside of St. Anne.

The development of the harbour, associated especially with the Victorian fortifications, gave rise to the buildings in Braye Street. The area is coincidental with Braye Harbour which has been included in the Landscape Area assessments.

In order to properly assess and understand the quality of the Island's landscape a detailed survey was undertaken in summer 2016. The survey identified 17 areas (see Figure 8.1 in Appendix F) which have their own distinct character and qualities. The survey was sequential and, in many cases, the areas are adjoining. An overview of each area is provided below with more detailed analysis available at Appendix I. Those areas located between the Landscape Areas should not be viewed as having no special significance. They have value in separating built areas of the Island and should (as a minimum) be valued for this reason alone.

The Landscape Areas are:

- LV 01: The inner harbour, Commercial Quay, Maggies Bay & Douglas Quay and across the bay to the west front of Fort Albert.
- LV 02: North east corner of Albert, Bibette Head, Saye Beach, north-east of Lager Nordeney to the west front of Chateau à L'Etoc.
- LV 03: From the road junction south of Chateau à L'Etoc, south-east across Arch and Corblets Bays to the west front of Fort Corblets and north of the coastal road.
- LV 04: East of Fort Corblets and north of the coastal road to the field west of the lighthouse compound including the Quesnard Lighthouse.

- LV 05: South-east side of Fort Quesnard to Les Boufresses and east of the coastal road.
- LV 06: Longis Common, south of Berry's Quarry, east of Workers' cemetery, and north of Longis Road
- LV 07: South-west of Les Boufresses, east of Longis Road down to the sea wall and the German wall of Longis Bay
- LV 08: From the coastal lane to Essex Farm & Frying Pan Battery, south of Barrack Masters' Lane to the west end of the lane, south east to Le Tchue (Impot) and Essex Hill to the coast
- LV 09: East of the lane alongside the site of Lager Borkum & Hospital Bunker, south-west of the Impot access, on the seaward side of coastal paths along Cognons via Quoire and Cachaliere and south-west to the Standing Stone (the Madonna Stone).
- LV 10: West from the Standing Stone and south of the track known as 'The Ups and Downs' along the lane south-west into Tete de Judemarre.
- LV 11: North-west of the lane across La Hougette de la Taillie and across Valle des Trois Vaux to the coastal battery – The Guns.
- LV 12: Giffoine from the Coastal Battery to The Guns to the north boundary and the path leading to the Zig Zag west of Rose Farm including the coastal area & west to Fort Clonque.
- LV 13: North of the path to the Zig Zag to the Druids Chamber (Dolmen) west of Tourgis Hill.
- LV 14: From the north of the burial chamber site down Tourgis Hill and including all of Fort Tourgis environs.
- LV 15: Platte Saline, Fort Platte Saline (Gravel Works) and the site of Lager Helgoland but excluding all built areas south of the road and the tennis courts.
- LV 16: East of Fort Doyle, Crabby Beach, north of the coast road & up to the west side of Grosnez.
- LV 17: St. Vignalis Garden and the upper (southern) part of the Bonterre south of Mill Farm.

8.3 Matters to be Taken into Account as Part of the Land Use Plan Review

Although land management is outside the remit of the LUP (though does inform it), where possible policies for the Landscape Areas should seek to achieve an integrated management regime for the landscape of Alderney which would restore some of its historic farming character, help to eliminate some of the problems caused by lack of management (overgrowth, loss of paths, invasion of damaging species, etc.), and balance the Landscape Areas which are attractive because of their relative 'wilderness' with areas which need to be more accessible and therefore encourage a first exploration.

There is an on-going mismatch between the need to provide for casual walkers and seasonal visitors, wildlife conservation, the 'wildness' experience, local recreational use (including fishing and marine activities) and the way that SoA resources are allocated to land management.

It is important that this landscape assessment interacts with the work undertaken for the LUP Natural Environment Strategy. For example, where evidence of the wildlife and landscape potential has been produced, these should inform future management practice to achieving the appropriate management of the landscape for wildlife and recreation. This is aimed at enhancing the overall viability and sustainability of the Island for residents, visitors and businesses. The economic benefits of landscape and wildlife conservation are generally accepted and chime with the SoA's focus on niche tourism.

As a small Island community, Alderney's conservation resources are modest and finite. This makes maintenance of assets challenging, and it is hoped that the evidence gathered here and across the LUP will help support a case for prioritised and expanded maintenance of assets. It is accepted that to some extent this is a 'chicken and egg' issue with the promotion of tourism and FDI. Individual landowners should be encouraged to support this approach for the future ecological and financial benefit of the Island.

Recommendation 33: An island-wide strategy should be developed in conjunction with the Alderney Wildlife Trust, and relevant stakeholders to address the built and natural environmental needs of the island as a whole. This should help identify and prioritise maintenance requirements necessary to deliver the SoA's Tourism Strategy.

Further protection and guidance is required to ensure that those special qualities which contribute to Landscape Areas are protected and/or enhanced and are not eroded. It is acknowledged that historically planning controls relating to existing dwellings located within the Designated Area could have been stronger and have resulted in intrusions in the skyline. However, the changes introduced in July 2017 to Section 12 of the Building and Development Control (Alderney) Law, 2002 (as amended) strengthen the weight to be given to landscape value in permitting extensions or alterations to such buildings.

Recommendation 34: The LUP should introduce a policy on Landscape Areas which provides guidance on how this topic will be taken into account as part of making planning decisions including any special features which particular regard must be given to. This may include the designation of several landscape character areas for the purposes of providing more location-specific policy or guidance. The LUP will need to consider the need, interaction and relative standing of any landscape character areas with other LUP policies, both in terms of plan-wide policies and also more local policies such as conservation areas and housing character areas.

9 Terrestrial and Intertidal Archaeological Remains

9.1 Introduction

This chapter considers those heritage assets traditionally described as archaeological sites and monuments. It includes all of the prehistoric monuments in the Island (both those on the Register or within Conservation Areas and those undesignated), artefact scatters or individual finds and sites recorded but possibly now destroyed. It also includes historic sites which do not readily fit into the other chapters in this report. Both terrestrial and inter-tidal sites are included, but not marine sites, which are dealt with in Chapter 10.

An overview of the archaeology located on the Island can be found in Section 9.2. A consideration of matters pertaining to archaeology, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 9.3.

9.2 Context

There are 184 records recorded at Appendix C, which are largely derived from the Bailiwick of Guernsey Historic Environment Record (BGHER) which is maintained by the Guernsey Museum Archaeology Department; these are illustrated in Figures 9.1 (above ground assets) and Figure 9.2 (below ground assets) in Appendix F.

It is important to remember that the BGHER is not a definitive list of archaeological remains and represents only those sites known and recorded at the present time. The BGHER is an on-going project; sites continue to be added and existing records are enhanced. The main source of information for the Alderney component of the BGHER was the work of the late Peter Arnold who worked closely with Guernsey Museum on this project. Further documentary research would certainly identify more sites to include in Appendix C including a more thorough review of The Alderney Society records and the Alderney Museum collections.

The most archaeologically sensitive area of Alderney is Longis Common; including the area around Whitegates. This is currently designated as a Conservation Area (C/004). Longis Common comprises layers of wind-blown sand, several metres thick in places, which blew in from the late prehistoric period into the post-medieval era. As a consequence it provides an exceptional environment for the preservation of past landscapes; occupation sites, archaeological deposits and environmental evidence being sealed and protected beneath and within these sand layers.

Several of the most important of the Island's archaeological sites are on Longis Common. The Roman shore fort, known as The Nunnery (B/102), is a historic site of particular importance; it is remarkably well-preserved with the full height of its curtain wall standing for over half of its perimeter and below ground remains of its internal tower.

The Huguettes Iron Age settlement (B/129) and the remains of the Neolithic tombs on Les Pourciaux are also in this area. During the 19th century many other important discoveries were made during works on Longis Common.

Longis Bay is also archaeologically sensitive. There are peat beds beneath the beach sand which began accumulating circa 4,800 years ago and prehistoric material has been found within them. Peat is anaerobic and can preserve organic materials such as bone, wood or textile, making it a very important archaeological environment.

Known archaeological sites are spread across the rest of the Island and also on the small island of Burhou. These include: scatters of prehistoric flint tools and knapping debris dating back to the Mesolithic period c.10, 000 years ago; the Neolithic dolmen near Fort Tourgis; a probable Bronze Age enclosure at the Mannez Garenne; and many early landscape features, such as walls, boundary banks, terraces and mounds, about which little is known, but which date from the late prehistoric period though to post-medieval times. These recorded sites represent the tip of the archaeological iceberg: they are known because there are visible remains or because groundworks have revealed them and in either case are chance survivals or discoveries. Many areas have never been excavated and some of these will inevitably contain archaeological deposits; even sites with above ground remains are sometimes not recorded, perhaps because they are covered by vegetation or on private land.

It should be noted that some of the sites at Appendix C have no above ground remains and some may no longer survive. They are included because it is not known how much archaeology survives and because their location, having been an area of past activity, increases the likelihood of further remains surviving nearby.

When undertaking groundworks anywhere in the Island there is always the possibility of new discoveries and it is essential that this is factored into the planning process. In areas known to have a density of archaeological sites, or providing a good environment for preservation, such as Longis Common and the peat beds, provision for undiscovered archaeological deposits is particularly important.

9.3 Matters to be Taken into Account as Part of the Land Use Plan Review

Only nine of the sites recorded at Appendix C are registered under the Register of Historic Buildings, while another 77 are afforded protection by being within Longis Common Conservation Area. Archaeological assets must be appropriately protected.

Recommendation 35: The register entries for the existing registered sites should be updated so that the perimeter for the area subject to the register includes a buffer to protect sub-surface remains and the setting of the asset.

Recommendation 36: Additional assets should be added to the Register, including for example, the remains of the enclosure at Mannez Quarry and Tourgis Dolmen. Appendix D indicates those it is recommended be added to the Register.

Sites not included in the Register, nor within a Conservation Area, must not be overlooked. Where they remain unregistered, they still need to be considered as part of the planning process.

Recommendation 37: The LUP should introduce a clear procedure to enable developers (through supplementary planning guidance) to establish quickly and easily what is required of them with reference to archaeology. The principle of the procedure should be for the developer to show that adequate research has been carried out and provisions put in place to mitigate against significant adverse effects to archaeology. This could include:

- A process whereby all proposed developments are rapidly assessed for their impact on archaeology. This could be carried out by a planning officer with some assistance from an archaeologist. Where appropriate this will identify the need for additional archaeological assessment.
- The requirement for a more detailed assessment by an archaeologist to be undertaken for any proposed development where: the site area: is in excess of 5,000 square metres; is located within a Conservation Area or overlaps with any registered archaeological assets. The assessment may result in conditions being attached to the planning permission.

The LUP should also promote enhancement of the historic asset through maintenance and conservation, and, where appropriate, to promote appreciation of the site by Alderney residents and visitors.

Recommendation 38: When determining planning applications, the Planning Office should ensure that:

- Where archaeology is identified as a significant factor in a proposed development, conditions should be attached to the planning permission which:
 - require a plan of works to be submitted to and approved by the Planning Office prior to construction works commencing. Such a plan would usually include: a watching brief to be carried out by a qualified archaeologist, or a series of exploratory test pits prior to the works, or a full archaeological excavation of the site, or a requirement that the remains be preserved in situ;
 - make provision for archaeological discoveries while work is in progress. There should be a requirement for developers to report such discoveries and a quick and efficient professional response should be provided in return; and
 - include the requirement to produce a report on the results of the archaeological work carried out. A copy of this report should be

submitted to the Planning Office and made publically available as part of the continuing effort to supplement the Island's historic environment records.

Recommendation 39: Consideration should be given to the resourcing and funding of archaeological assessment and investigation. The following approach is suggested:

- Initial archaeological assessments carried out by a planning officer will be funded by SoA as part of the planning process. This may involve consultation or similar seeking of specialist advice.
- In cases where information is inconclusive or would benefit from greater understanding of *in situ asset(s)*, more detailed archaeological assessments would need to be funded by the developer. This would be determined on a site-by-site basis. Any archaeological fieldwork required would be funded by the developer.
- The aim of the assessment is to better understand the extent and quality of the site(s) in question, and to help formulate the most appropriate planning response to development proposals. This could include removal, preservation, logging or covering over of finds and resiting or other revision or redesign of development proposals.

There are a number of exemptions within the Building and Development Control (Alderney) Law, 2002 (as amended), which mean that development can be undertaken in potentially archaeologically sensitive locations without the need for planning permission to be secured. This loophole could inadvertently be resulting in harm to the Island's archaeological resource.

Recommendation 40: Further consideration should be given to the exemptions within the Building and Development Control (Alderney) Law, 2002 (as amended) and whether these could be revoked or be conditional upon appropriate archaeological assessment being undertaken prior to development commencing.

10 Underwater Cultural Heritage

10.1 Introduction

This chapter considers Alderney's underwater cultural heritage, which was defined at the UNESCO 2001 Convention on Underwater Cultural Heritage Article 1(a) as “*‘underwater cultural heritage’ as all traces of human existence...having been partially or totally under water, periodically or continuously for at least 100 years*”. Given the wealth of 20th century history and evidence around Alderney for the purposes of this strategy we have amended the definition to at least 50 years.

Alderney has been separated from mainland Europe for around eight thousand years. This was caused by rising sea levels after the last major ice age. During that time the sea has slowly continued to erode and submerge the coast of Alderney back to its present day position. Since becoming an island, accessing Alderney has claimed many victims. As a result, there is potentially eight thousand years' worth of heritage under the waves either in the shape of submerged land surfaces or wreck sites.

An overview of underwater cultural heritage can be found in Section 10.2, with further detail provided in Appendix C⁶. A consideration of matters pertaining to underwater cultural heritage, which should be taken into account as part of the Phase 2 review of the LUP can be found in Section 10.3.

10.2 Context

The records documented in Appendix C are all the known marine/maritime sites located within Alderney's existing territorial waters. It is understood that currently Alderney's planning powers extend to the island of Alderney and its internal waters. The area which falls within this area is not known definitively insofar as it extends beyond the low water line, as there is no authoritative map available showing the exact extent of the internal waters including any larger, deeper bays (i.e. the waters landward of the baselines for measuring the territorial waters adjacent to Alderney). The SoA is currently seeking confirmation of the spatial extent of this area. In addition, a new Marine Management Forum has been set up with the aim of providing guidance for the SoA regarding the territorial water limits and uses, based on views from key marine users and the public. It is understood this work will focus on marine related uses and the strategy for them, rather than the approach to regulating development within the marine environment.

Currently, all of the recorded underwater cultural heritage are shipwrecks. This could well change in the future due to various possible causes of seabed disturbance uncovering new sites; there is plenty of potential for submerged landscapes and future maritime sites other than wreck sites (i.e. abandoned piers, re-deposited terrestrial artefacts etc.). It should also be noted that intertidal areas,

⁶ GIS mapping of some of the records identified in Appendix C are available on request from the Planning Office.

or coastal sites heavily linked with the sea, have been included elsewhere in the Strategy. For example, the buried peat deposits in Raz Island causeway, or any part of the coastal military defence network. At Appendix C, there are 206 records. Of those records, 75 have sufficient information to give a location on the map of Alderney waters. The known locations of sites appear to be well spread around the shores of Alderney, but hot points of heavy traffic and particularly dangerous areas do show an increase in site density. In particular, the areas of and around the route into Braye Bay and the Breakwater, Ortac Channel and Rock, The Race and Swinge Shipping Lanes, and The Casquets, have been mentioned by sources more regularly than other sites around Alderney.

The records currently have a broad date range from the early 12th century (MGU5150) through to the modern era. The majority of these wrecks occurred in the last two hundred years. There could be a number of attributing factors that have caused this bias, but the most likely are higher levels of sea journeys being made (due to globalisation, industrialisation, and a growing world population) and better recording of losses at sea.

As is the nature of archaeology in all its forms, one is searching for missing pieces to a jigsaw that has only the recovered pieces as a guide. The act of searching for this information, and subsequent findings, will need to be accommodated in the LUP. Some of the avenues of research currently unexplored or not fully exploited yet are set out below:

- All the wrecks on the Casquets Reef, are attributed to the location of the Stella (MGU 5058). This is due to the current mapping layer used at the Guernsey Museums and Galleries only showing Alderney waters out to immediate surrounding waters. Only shipwrecks with geographical coordinates have been given a map point beyond the most recent orthophoto map of Alderney. It is the same case for Burhou, and the wreck of the destroyer, Viper (MGU 5136).
- The majority of the locations attributed to records are uncertain and would require further individual investigation, not just physically searching the locality, but also finding the original source material that the later authors used to get their information. This is a large project but one that, to a certain extent, local historians and enthusiasts have been doing on a piecemeal basis, and in private, for years. Bringing this information together, if it was forthcoming, would save a lot of time and effort and would add much more weight to the marine heritage records when applied to the LUP.
- Beyond those individuals doing research, many other residents of Alderney have fished or dived the waters of their island and will have encountered the submerged heritage as an aside to their primary reason for being in its locality. Public requests for this anecdotal evidence is another source of information that has thus far been untapped.
- A lot of the source material used in creating the evidence base for this topic is from secondary sources. There is still plenty of information to be gained by finding either the primary source of the previous authors, or by obtaining new material by searching the sites where the wreck location is known for in situ remains. These searches or surveys could use a number of different methods, including - side scan radar, echo-sounders, seismology/sub-bottom survey

(searching beneath the seabed), magnetometry survey, videos and underwater photography, logs of diving visits etc.

- There may well be other avenues for further evidence that have not been mentioned above. Anticipation of these current unknowns and their future inclusion in the LUP will need to be accommodated for.

10.3 Matters to be Taken into Account as Part of the Land Use Plan Review

Planning powers do not currently extend to the territorial waters limit of three nautical miles, instead only to the Island and its internal waters. This means that currently the powers the BDCC has to protect heritage assets on land do not apply to underwater cultural heritage, and nor are they considered when development proposals within the marine environment come forward. This could result in their damage and/or destruction.

Recommendation 41: Consideration should be given to amending the extent of Alderney's planning powers so that they align with its territorial waters to enable underwater cultural heritage to be protected through the planning system (i.e. protect heritage assets which are located on or below the seabed).

The majority of sites are not registered and therefore are not protected. Under the Wreck and Salvage (Vessels and Aircraft) (Bailiwick of Guernsey) Law, 1986 a restricted area order has only been implemented for The Casquets Reef (Historic Wreck (Restricted Area) (Casquets) Order, 1995) and for the Elizabethan Wreck (The Historic Wreck (Restricted Area) (No. 2) Order, 1991).

The records contained within Appendix C are only the extent of current knowledge given the inaccessibility of sites restricts the number and quality of the records. Development may be proposed in locations of archaeological sensitivity.

Recommendation 42: The restricted areas around these two sites should continue to be in place and then used a template for other wreck discoveries within the waters of Alderney. The example of a general area (covering multiple wrecks in close proximity) like the Casquets and a single site (of an isolated wreck) like the Elizabethan Wreck provide a good guide of how areas of restriction can be used for single site or multi-site zones. Further work should be carried out to inform the registration of known wrecks.

Recommendation 43: The processes set out in recommendations 37 and 38 should apply to proposed developments within the marine environment.

Currently there is a lack of clarity around who provides funds for heritage surveys, research, recovery, and protection/preservation, which increases the likelihood that such work will be neglected. In addition, it is difficult to assess threats to registered/protected sites without an on-going monitoring programme. However, the physical barrier of the sea increases cost of monitoring.

Recommendation 44: The process set out in recommendation 39 should apply to proposed developments within the marine environment. In addition, provision should be made for monitoring and managing/maintaining the sites.

Once a new site has been discovered, there does not appear to be a procedure in place for temporary automatic protection and delegation of responsibility until an archaeological assessment has been made.

Recommendation 45: Once remains of a site have been located, access to said site should be restricted to the States of Alderney Receiver of Wreck officer or those with the State of Alderney Receiver of Wreck officer's permission of access (provided they agree to any terms and conditions stipulated) until the significance of the site has been assessed and necessary legal protection has applied.

11 List of Recommendations

11.1 Overarching Recommendations

Recommendation 1: In discussion with the Law Office of the Crown, further consideration should be given to the long term need for and mechanisms for introducing the suggested legislative and non-LUP policy amendments.

Recommendation 2: Update or include a policy in the LUP which recognises the importance of the Island's heritage and sets out the BDCC's approach to protecting it in accordance with Section 8 of the Building and Development Control Law, 2002 (as amended); this should cover both registered and non-registered heritage assets. Consideration should also be given to the need to make reference to how the planning system can promote education and improved understanding of the Island's heritage.

Recommendation 3: The LUP should seek to achieve sustainable development by promoting a balanced strategy, which takes account of the need to protect, conserve and enhance the Island's built environment and heritage in conjunction with the findings of the *Land Use Plan Economic Development Strategy* and *Land Use Plan Review Natural Environment Strategy*.

Recommendation 4: Review heritage assets currently on the Register/designated a Conservation Area to ensure that the assets are preserved and protected through the most appropriate legislative tool. (This is not to remove protection; rather it is to ensure the type of protection matches the asset.) Where warranted, recommendations should be made to amend the Register.

Recommendation 5: Review and propose amendments to Register of Historic Buildings to include other heritage assets identified in this strategy (see each chapter for further details of heritage assets, which are listed in Appendix C. Appendix D contains a single, consolidated list, which identifies those heritage assets which it is recommended should be included on the Register). The Register should provide the same level of protection across the different heritage assets. SoA should act as a 'leader' in expanding the Register, by registering their own assets first. In order to provide some protection to these heritage assets identified for registration (acknowledging the registration process takes time), upon approval of the LUP consideration should be given to the introduction of a transitional policy which affords protection to these assets until they are formally registered.

Recommendation 6: The LUP should retain and where appropriate update/consolidate existing policies which set out the role of 'place making' in shaping development proposals, the importance of development positively contributing to its wider surroundings and where appropriate enhancing Alderney's built environment and the contribution that high quality design and landscaping make to developments.

Recommendation 7: SoA to consider making an application to designate the Island as a UNSECO World Heritage Site or other equivalent international designation which recognises the scale and significance of the heritage assets on Alderney.

Recommendation 8: Further consideration should be given to formalising a role for the States of Guernsey and Alderney Society in the consultation of planning applications. This should include arrangements for sharing data, knowledge and expertise, which would need to comply with data protection requirements and any other legal provisions.

Recommendation 9: The BDCC should consider more proactively enforcing against those who harm heritage assets. In doing so, further consideration should be given to the additional resource requirements this may place on the Planning Office and other related Government functions. This should involve reviewing legal powers in relation to:

- powers and sanctions that can be imposed where there are breaches of enforcement action against unauthorised works to a registered asset, and
- providing restorative powers for the SoA to ‘make good’ in such event through works and recovery of the costs thereof.

Recommendation 10: The BDCC should consider creating a protocol or process to be followed when there is an identified need to investigate heritage assets.

Recommendation 11: The BDCC should design and implement a proportionate monitoring and evaluation strategy to make sure that progress is being made towards the objectives of the LUP in relation to the built environment and heritage.

11.2 Forts and Fortifications

Recommendation 12: Consider reviewing and where appropriate updating the existing register entries including ‘red line’ of the area protected for the forts to provide more clarity on the features of the fort which are registered so that there is consistency in the content of the entries.

Recommendation 13: Additional forts and fortification should be added to the Register as warranted. Appendix D indicates those constructions it is recommended be added to the Register.

Recommendation 14: The policy supporting Zone 8 in the LUP should be reviewed to:

- Consider the value of all forts and fortifications within the Forts Zone. As part of this consideration should be given to whether other forts should be specifically identified within this policy.
- Include improved guidance for individual forts including introducing the requirement for the development of planning briefs, which would set out

more detailed proposals, for those forts identified as having significant development opportunities.

- Include consideration of how development proposals to Victorian fortifications may affect/make a positive contribution to the individual asset and the fortifications as a whole.

Recommendation 15: The LUP should set out the importance of sensitive conservation, preservation and re-use in forts and fortifications. Supplementary planning guidance should be introduced to provide more guidance on the considerations which should be taken into account when bringing forward development proposals for forts and fortifications. In developing such guidance regard should be had to the Building and Development Control (Exemptions) (Alderney) Ordinance, 2007 including the need for revisions to this Ordinance.

11.3 World War II Constructions

Recommendation 16: The register entries for pre-World War II buildings and structures which have World War II constructions should be reviewed and where warranted updated to make reference to these additions and the significance of the constructions.

Recommendation 17: Additional World War II constructions should be added to the Register as warranted. Appendix D indicates those constructions it is recommended be added to the Register. If appropriate, constructions could be registered as a group of assets rather than individual structures.

Recommendation 18: The LUP should set out the importance of sensitive conservation, preservation and re-use in World War II constructions. Supplementary planning guidance should be introduced to provide more guidance on the considerations which should be taken into account when bringing forward development proposals for World War II constructions. In developing such guidance regard should be had to the Building and Development Control (Exemptions) (Alderney) Ordinance, 2007 including the need for revisions to this Ordinance.

11.4 World War II Areas of Significance

Recommendation 19: The BDCC should continue to engage with relevant stakeholders who hold research and other evidence to support an improved understanding of the importance of the identified areas of significance and sites of war time relevance.

Recommendation 20: The six areas of significance should be added to the Register. Any relevant recommendations arising from Chapter 9 on terrestrial and intertidal archaeology should also be applied in this context.

Recommendation 21: Following receipt of further information, existing register entries should be updated (as warranted) to make reference to the sites of war

time relevance and to ensure that all relevant parts of the building and structure are registered.

Recommendation 22: Further consideration should be given to the need for additional protection, policies or procedures that may be required for areas of significance or sites of war time relevance in order to ensure that these assets are afforded the same level of protection and reflect best practice from other jurisdictions.

11.5 Buildings of Architectural and Historic Interest

Recommendation 23: Additional buildings of architectural and historic interest should be added to the Register as warranted. Appendix D indicates those it is recommended be added to the Register.

Recommendation 24: Policies to be updated/included in the LUP to provide further clarity on the nature and extent of alterations and additions likely to be permissible for registered buildings and in what circumstances demolition may be considered. In implementing this recommendation reference is also drawn to recommendations 26 and 31 of the *Land Use Plan Review Housing Strategy*.

Recommendation 25: For buildings of lesser significance, where such a building is not located within a Conservation Area there should be a presumption in the LUP against the loss of such buildings.

Recommendation 26: Supplementary Planning Guidance should be introduced to provide guidance on Alderney vernacular. In developing the guidance the features which make up Alderney vernacular should be identified (e.g. windows, doors, roof lines etc.), existing policies (e.g. windows policy) should be reviewed and where appropriate incorporated into the guidance and clarity provided on the acceptability of modern replacements for key features. Consideration should also be given to the need to improve guidance on the scale and design of signage and interpretation boards (beyond that already provided in Policy TOW 4) and the extent to which the guidance applies to all buildings within Conservation Areas as well as registered buildings. In developing such guidance regard should be had to the Building and Development Control (Exemptions) (Alderney) Ordinance, 2007 including the need for revisions to this Ordinance.

11.6 Areas of Townscape Value

Recommendation 27: Where identified in Table 7.1 further consideration should be given to the proposed amendments identified.

Recommendation 28: Consider amending the boundary for the St Anne Conservation Area to include the corrections identified in Figure 7.3 in Appendix F.

Recommendation 29: Further evidence should also be collected to support the registration of the Old Water Mill Conservation Area.

Recommendation 30: For each Conservation Area further analysis should be undertaken to identify the key historic and/or architectural elements which contribute to the character or appearance of the area.

Recommendation 31: The LUP should set out the importance of retaining the overall character and appearance of the Island and ensuring new development reflects Alderney vernacular. Supplementary Planning Guidance should be introduced to provide guidance on:

- Alterations, extensions, new buildings and demolition which may be permissible within a Conservation Area.
- Development which may be permissible within Conservation Areas, this includes when modern replacements should be avoided. Where possible, consolidated guidance should be produced which covers Conservation Areas and buildings of architectural and historic importance. Such guidance should also draw on the more detailed analysis undertaken for each Conservation Area.

Recommendation 32: Consideration should be given to introducing a policy in the LUP on walls, which would seek to protect all traditional walls across the Island. The policy could include a presumption against their removal unless circumstances dictate otherwise.

11.7 Areas of Landscape Value

Recommendation 33: An island-wide strategy should be developed in conjunction with the Alderney Wildlife Trust, and relevant stakeholders to address the built and natural environmental needs of the Island as a whole. This should help identify and prioritise maintenance requirements necessary to deliver the SoA's Tourism Strategy.

Recommendation 34: The LUP should introduce a policy on Landscape Areas which provides guidance on how this topic will be taken into account as part of making planning decisions including any special features which particular regard must be given to. This may include the designation of several landscape character areas for the purposes of providing more location-specific policy or guidance. The LUP will need to consider the need, interaction and relative standing of any landscape character areas with other LUP policies, both in terms of plan-wide policies and also more local policies such as conservation areas and housing character areas

11.8 Terrestrial and Intertidal Archaeological Remains

Recommendation 35: The register entries for the existing registered sites should be updated so that the perimeter for the area subject to the register includes a buffer to protect sub-surface remains and the setting of the asset.

Recommendation 36: Additional assets should be added to the Register, including for example, the remains of the enclosure at Mannez Quarry and Tourgis Dolmen. Appendix D indicates those it is recommended be added to the Register.

Recommendation 37: The LUP should introduce a clear procedure to enable developers (through supplementary planning guidance) to establish quickly and easily what is required of them with reference to archaeology. The principle of the procedure should be for the developer to show that adequate research has been carried out and provisions put in place to mitigate against significant adverse effects to archaeology. This could include:

- A process whereby all proposed developments are rapidly assessed for their impact on archaeology. This could be carried out by a planning officer with some assistance from an archaeologist. Where appropriate this will identify the need for additional archaeological assessment.
- The requirement for a more detailed assessment by an archaeologist to be undertaken for any proposed development where: the site area: is in excess of 5,000 square metres; is located within a Conservation Area or overlaps with any registered archaeological assets. The assessment may result in conditions being attached to the planning permission.

The LUP should also promote enhancement of the historic asset through maintenance and conservation, and, where appropriate, to promote appreciation of the site by Alderney residents and visitors.

Recommendation 38: When determining planning applications, the Planning Office should ensure that:

- Where archaeology is identified as a significant factor in a proposed development, conditions should be attached to the planning permission which:
 - require a plan of works to be submitted to and approved by the Planning Office prior to construction works commencing. Such a plan would usually include: a watching brief to be carried out by a qualified archaeologist, or a series of exploratory test pits prior to the works, or a full archaeological excavation of the site, or a requirement that the remains be preserved in situ;
 - make provision for archaeological discoveries while work is in progress. There should be a requirement for developers to report such discoveries and a quick and efficient professional response should be provided in return; and

- include the requirement to produce a report on the results of the archaeological work carried out. A copy of this report should be submitted to the Planning Office and made publically available as part of the continuing effort to supplement the Island's historic environment records.

Recommendation 39: Consideration should be given to the resourcing and funding of archaeological assessment and investigation. The following approach is suggested:

- Initial archaeological assessments carried out by a planning officer will be funded by SoA as part of the planning process. This may involve consultation or similar seeking of specialist advice.
- In cases where information is inconclusive or would benefit from greater understanding of *in situ asset(s)*, more detailed archaeological assessments would need to be funded by the developer. This would be determined on a site-by-site basis. Any archaeological fieldwork required would be funded by the developer.

The aim of the assessment is to better understand the extent and quality of the site(s) in question, and to help formulate the most appropriate planning response to development proposals. This could include removal, preservation, logging or covering over of finds and resiting or other revision or redesign of development proposals.

Recommendation 40: Further consideration should be given to the exemptions within the Building and Development Control (Alderney) Law, 2002 (as amended) and whether these could be revoked or be conditional upon appropriate archaeological assessment being undertaken prior to development commencing.

11.9 Underwater Cultural Heritage

Recommendation 41: Consideration should be given to amending the extent of Alderney's planning powers so that they align with its territorial waters to enable underwater cultural heritage to be protected through the planning system (i.e. protect heritage assets which are located on or below the seabed).

Recommendation 42: The restricted areas around these two sites should continue to be in place and then used a template for other wreck discoveries within the waters of Alderney. The example of a general area (covering multiple wrecks in close proximity) like the Casquets and a single site (of an isolated wreck) like the Elizabethan Wreck provide a good guide of how areas of restriction can be used for single site or multi-site zones. Further work should be carried out to inform the registration of known wrecks.

Recommendation 43: The processes set out in recommendations 37 and 38 should apply to proposed developments within the marine environment.

Recommendation 44: The process set out in recommendation 39 should apply to proposed developments within the marine environment. In addition, provision should be made for monitoring and managing/maintaining the sites.

Recommendation 45: Once remains of a site have been located, access to said site should be restricted to the States of Alderney Receiver of Wreck officer or those with the State of Alderney Receiver of Wreck officer's permission of access (provided they agree to any terms and conditions stipulated) until the significance of the site has been assessed and necessary legal protection has applied.

12 Bibliography and Further Reading

12.1 Forts, Fortifications and World War II Constructions

References / sources:

Appendix E covers in reasonable detail descriptions, plans and illustrative photographs of the Roman, Victorian and the majority of the German fortifications on the Island – exceptions being a few isolated bunkers/German positions of which little remains. It is recommended that the sources listed below are referenced for further detail.

There is little on the pre-Victorian fortifications – with the exception of the ‘Nunnery’ – as little remains. The batteries of the French Revolutionary War (1792-1802) and Napoleonic War (1803-1815) periods were mostly overbuilt by the Victorians or dismantled.

Some published sources

Davenport, T G 2016 *Alderney's Fortifications – From Roman Times to WWII*

Davenport, T G 2015 *Reviving Alderney's Fortifications*, FORT Vol 43, 168 -196

Davenport, T G 2014 *Progress Report on work at Victorian Battery No.2 and part of German Strongpoint Türkenburg at Fort Tourgis, Alderney*, CASEMATE No 100, 24-27

Davenport, T G 2013 *Alderney's Victorian Forts and Harbour, 2nd Edition*, Alderney Society and Museum

Davenport, T G 2012 *Alderney's 'Nunnery': From 4th century Roman Fort to Second World War German Strongpoint*, CASEMATE No 94, 29-32

Davenport, T G 2003 *Festung Alderney – the German Defences of Alderney*

Monaghan, J December 2011 *The Nunnery–Alderney's Roman Fort?* Current Archaeology.

Numerous articles in the Alderney Society *Bulletins*, the CIOS *Reviews* and *Newsletters*, the Fortress Study Group publications *FORT* and *CASEMATE*

Some unpublished sources

Davenport, T G *Fort Grosnez* – originally for the States of Alderney

Davenport, T G *Fort Tourgis* – originally for the States of Alderney

12.2 Buildings of Architectural and Historic Interest

The following source material has informed Section 6.2 of this chapter:

Brett, C E B 1976 *Buildings of the Island of Alderney*

Ewen, A H 2005 *An Outline of Island History: Alderney*

Ewen, A H 1958 *The Town of St Anne, Alderney*

McCormack, J 2015 *Channel Island Houses*

Other source material which may be of interest:

Bonnard, B 1991 *Alderney in Old Photographs*

Bonnard, B 1993 *Alderney: A Second Selection in Old Photographs*

Bonnard, B 2013 *Ships and Soldiers: A Military and Maritime History of the Island of Alderney*

Hammond, R J W 1967 *Guide to the Channel Islands*

Martin, E A W 1810 *History of Alderney*

Symons, A N (date unknown) *Comments on E A W Martin Manuscripts*

12.3 Terrestrial and Intertidal Archaeology

The main source used for this chapter is the Bailiwick of Guernsey Historic Environment Record (BGHER) which is maintained by the Guernsey Museum Archaeology Department and available for consultation on request.

Some published sources

Johnstone, D E 1981 *The Channel Islands An Archaeological Guide*

Kendrick, T D 1928 *The Archaeology of the Channel Islands Vol I*

Sebire, H 2005 *The Archaeology and Early history of the Channel Islands*

Articles in the *Alderney Society Bulletins*

Articles in the *Report & Transactions of La Société Guernesiaise*

12.4 Underwater Cultural Heritage

All sources have been referenced confidentially and made available to the SoA Planning Office. The main sources for the records are literary references, in particular, R.Dafter (2001) and the Société Guernesiaise Transactions (1961, 1967). However, there are other bibliographic references and some useful websites that have provided extra information on particular wreck events and wreck discoveries. The quality of the sources varies. Only through reasoning that it is better to include all references, rather than have a site accidentally omitted,

that some of the particularly vague records have been included and the site's coordinates recorded.