

Jersey Farmsteads: Character Areas

This document is part of a suite of three documents that summarise the results of the Jersey Farmsteads Project, the full results of which can be downloaded from the website of the Jersey Heritage Trust (www.jerseyheritage.org). They are:

Jersey Farmsteads Character Statement

Jersey Farmsteads: Area Statements

Jersey Farmsteads Project: Summary Report and Planning Tools

This document provides an overview of the key areas on the island, including comparison of the Richmond (1795) and modern-day maps.



The author of all three documents is Jeremy Lake, and the layout and design was completed by Chantal Freeman of Diva Arts.

I North West Headland (St Ouen)

Landscape context

Loess to centre, otherwise thinner soils over granite.

Open landscape exposed to prevailing westerly winds, with shelter belts to some farmsteads.

Boundaries comprise earthbanks and low granite walls.

Dispersed settlement comprising isolated farmsteads with coherent hamlet groups. Latter include La Ville au Bas, sited to north of internationally-important area of open fields at St Ouen (La Campagne), and La Ville la Bas from which lanes extend into surrounding well-preserved strip fields and the common (and Iron Age 'Celtic' field systems) of Les Landes and La Ville Bagot.

Small cluster of 18th century and earlier farmsteads and single-storey houses at La Ville de l'Eglise, to east of La Campagne.

Historical Development

Historical concentration of sheep in this area and other western parts of island, matched by few orchards compared to rest of island.

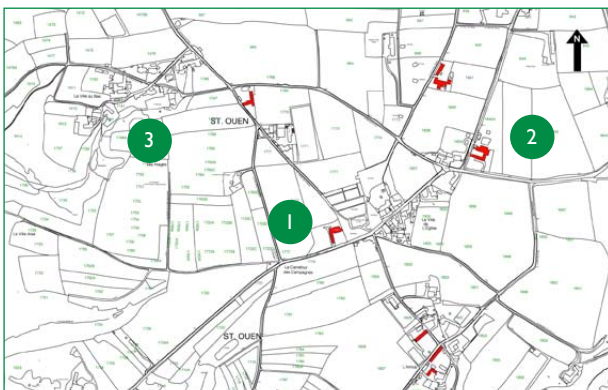
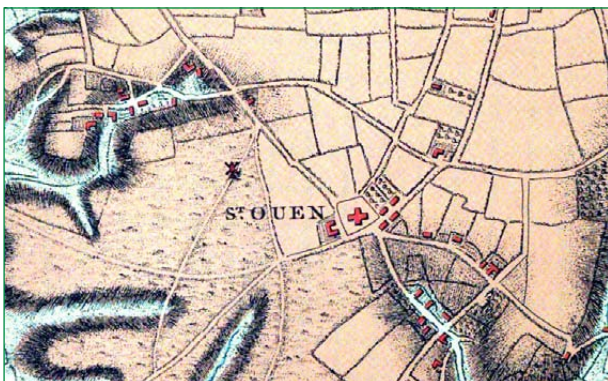
Areas of grazing intermixed with intensively manured arable cultivation and increasingly dairying.

Farmstead and Building Character

Single-storey 18th and 19th century houses.

Impression of successive rebuilding, much from late 18th century, but with earlier cores to many houses.

Model dairy farm of 1930s, unusual for this period in an international context, developed at Manoir de Vinchelez.



Area around La Ville de l'Eglise and La Ville la Bas

Many of the holdings in this area were very small, and the dominance of linear and L-shaped plans – some of which were extended into this form from linear plans – is obvious, as also is the survival of some single storey houses and extensive remodelling, refronting and rebuilding in the 19th century. Clearly shown to the south east of the modern map, but not on Richmond, are the outlines of strips to the open fields – divided by low earth banks – which have been continuously cultivated since the land hunger of the Napoleonic Wars but possibly would have only been in occasional use before. La Ville de l'Eglise retains some single-storey houses and linear farmsteads. It is also worth noting how La Caroline, to the east of the church, has contracted from a U- to an L-plan (1): it has a large 18th century 5-bay house. Manor Farm was established in the late 19th century as a new regular U-plan farmstead, its house facing into its own garden and its fields resulting from 19th century enclosure on the St Ouen Manor estate (2). La Ville au Bas is a small hamlet whose steadings worked the fields around it, some of which to the north west retain the outlines of strips shown on the Richmond map (3). Some houses which have 18th century or earlier origins have not evidently survived as steadings. At its core is a regular U-plan farmstead resulting in its present form from rebuilding in the 19th century, with the house facing south.

2 Western Plateau

Landscape context

Loess, thinning towards the west, over Jersey Shale.

Plateau dissected by east-west valleys.

Earth banks with mixed hedgerows and shelter belts of poplar and conifers.

Semi-regular piecemeal enclosure predominant with areas of 18th-19th century regular enclosure.

Settlement

Historic settlement concentrated in sheltered areas at valley heads.

Extensive C20 development, including airport and Les Quennevais/ Red Houses, has affected this area and the adjacent South West Headland.

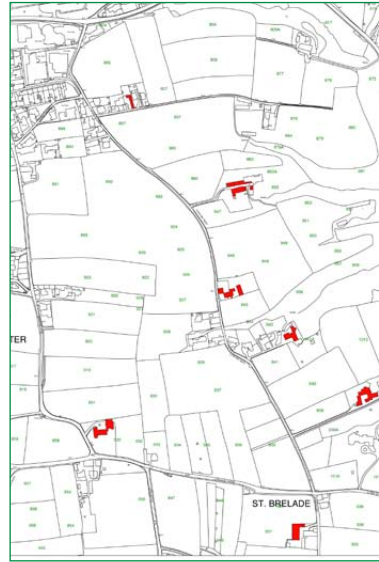
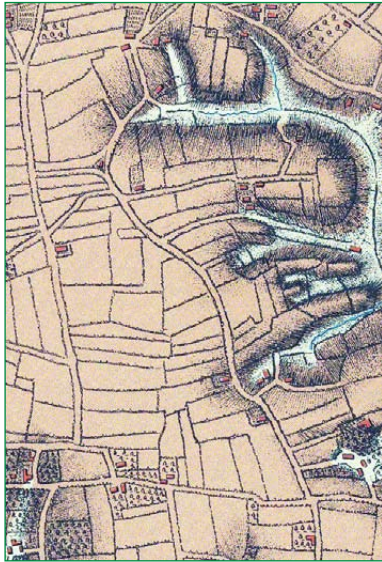
Historical Development

Historically few orchards in this area as much is exposed to the prevailing westerly winds – the principal exception being the area around St Peter.

Larger farms developed in this area – and to a greater extent the Eastern Plateau area – in the 18th and 19th centuries. Arable farming with some sheep and cattle, with grazing land concentrated to west.

Farmstead and Building Character

Mix of farmstead types. Large mid-late 19th century storeyed combination ranges are dominant.



Comparison of the Richmond and modern maps shows that, despite some of the extensive boundary removal typical of this area, the broad skeletal framework of strip fields still remains. The loose courtyard plan at the centre of the map is a mid-late 19th century complex (see Jersey Character Statement, Loose Courtyard Plans) not shown on Richmond's map, but most of the farmsteads located at the heads of the valleys that extend from the east have houses that are clearly of 18th century or earlier origin and working buildings that are mostly later 19th century.

3 South West Headland including St Brelade Valleys

Landscape

Thin soils over granite. Thorn hedges and stone walls. Pine shelterbelts to farmsteads.
 Core areas of pre-19th century irregular enclosed fields (no indication of any strip fields) around farmsteads and 19th century regular to semi-regular enclosure of common land (landes) and marsh (at Le Marais, La Corbière).
 The exposed headlands, that bore the brunt of prevailing westerly winds, retained extensive areas of common land (landes) until subject to enclosure in 19th century.

Settlement

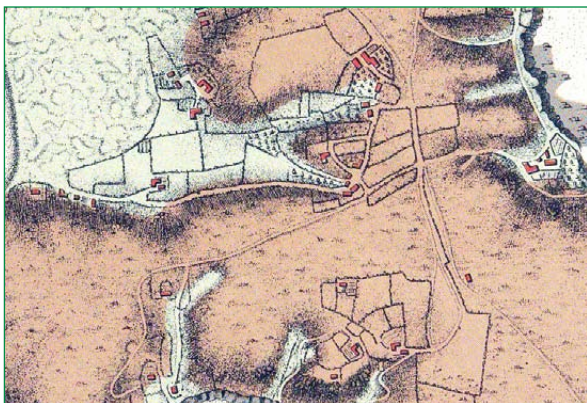
Extensive areas of 20th century development overlying pattern of isolated farmsteads and farmstead clusters.
 Principal sites and areas of historic coherence are concentrated in the Noirmont/Le Oaisne area to the east.

Historical Development

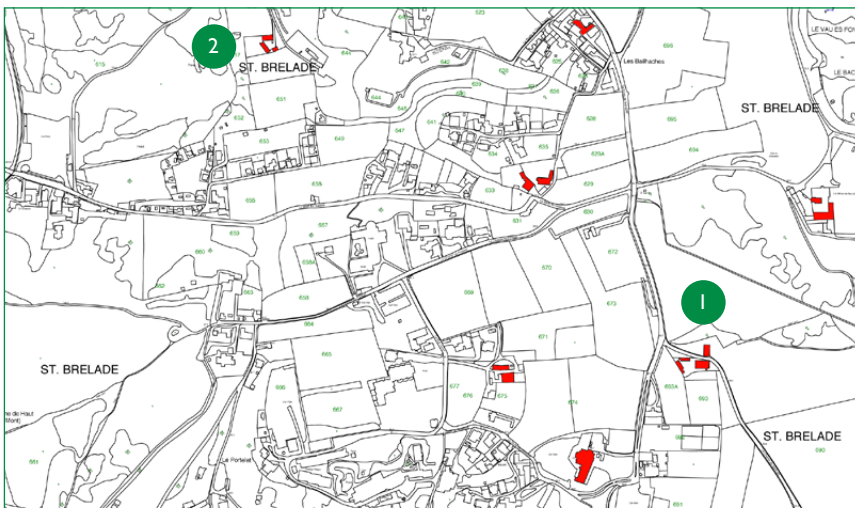
Historically few orchards.
 Area historically dominated by sheep farming.

Farmstead and Building Character

Some single-storey houses in coastal areas.
 Coherent farmstead groups, especially in their landscape settings, are very rare in this area.



This landscape has been transformed since the Richmond map, which shows farmsteads set in their own irregularly-shaped fields surrounded by large areas of common grazing (landes) which may have been occasionally cultivated. This pattern matches that found on areas of more marginal coastal land from Scotland to Brittany. It is unusual, due to the extensive nature of 20th century development, to find in the present landscape a coherent historic relationship between farmsteads and their landscapes. Warren Farm (1) to the south west of Noirmont Manor comprises a 19th century farmstead and its enclosed fields, and to the west Ouaisne (2) comprises a rebuilding of an earlier steading which retains a large cartshed – possibly for the hauling of *vraic* from the coast to inland areas.



4 North East (St Martin) including St Martin's Valleys

Landscape

Loess over Rozel Conglomerate.

Stone walls and mixed hedges.

Evidence for prehistoric co-axial boundaries (continuing to North Coast area) with clearance boulders relating to E-W routes, possibly Iron Age or earlier; possible early fields near Le C atel fort.

General pattern of piecemeal enclosure, with regular enclosure to east around Le Bas Rozel, with greatest historical concentration of orchards to south.

Parkland and large historic enclosures relating to Rozel Manor.

Settlement

Isolated farmsteads and farmstead clusters.

19th and 20th century houses concentrated around St Martin's and north along La Grande Route de Rozel.

Historical Development

Historically few orchards.

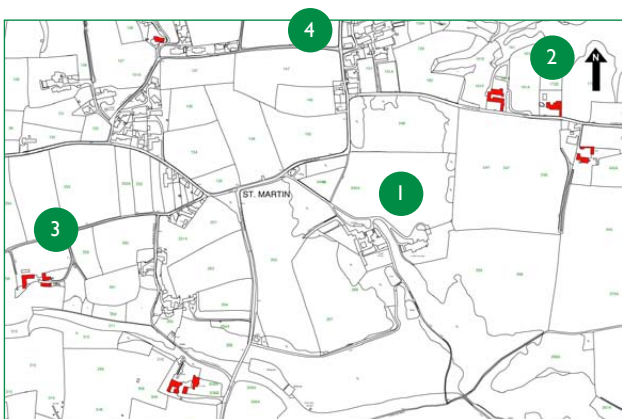
Intensively farmed land developed from mid 19th century with focus on dairying.

Farmstead and Building Character

Extensive evidence of mid-late 19th century rebuilding and refronting, with some areas of 18th century or earlier architectural character especially in some of the valleys (eg in the Vallee de Rozel) and steadings with medieval buildings (Le Vouet, St Martin).



At the core of this map is Rozel Manor and its parkland landscape (1). To the north of the manor is a 19th century estate landscape comprising reorganised fields, a Palladian-style house and regular-plan farmsteads (2). Vouet is one of a small number of dispersed plan farmsteads that developed into its present form in the later 19th century, having at its core a medieval house (3). Elsewhere there has been a reordering of field boundaries from the 19th century, with some single-storey houses and traces of the linear farmsteads shown on Richmond's map. The hamlet of La Ville es Novax (4) has a cluster of linear farmsteads.



5 North Coast including North Coast Valleys

Landscape context

Thin soils over granite to coastal strip, thicker loess inland.

Stone walls, earth banks and mixed hedgerows. Large clearance boulders to parallel east-west routes and boundaries, possibly prehistoric in origin.

Piecemeal enclosure predominant, retaining particularly to the north – where orchards were sparse - the well-preserved pattern of earlier strip fields.

Well-preserved medieval strip fields on headland close to farmstead cluster (of linear plans) at Egypt.

Some regular 19th century enclosure of former landes, for example north west of La Ville a l'Eveque.

Settlement

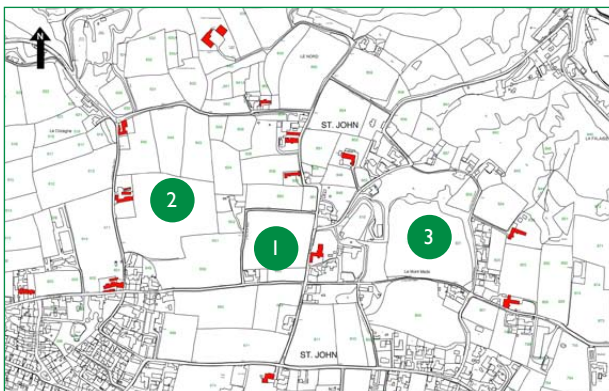
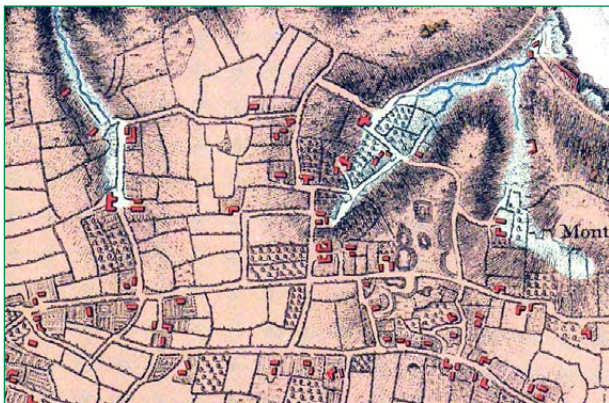
Scattered settlement of isolated farmsteads and farmstead clusters, historically more dense in sheltered area east of Sorel Point. Also the linear settlement of Les Marais, extending westwards to the hamlet of Les Colombieres, which has a broad range of coherent farmstead groups and utilised an extensive area of enclosed farmland with well-preserved outlines of strip fields to the north.

Coherent hamlet of Le Grand Mourier to north.

Farmstead and Building Character

Single-storey cottages, especially prominent around Mount Mado quarry to north-east of St John.

High survival of 18th century and earlier fabric where historical settlement is concentrated, making it part of a zone extending into the Central Area (below) and with less obvious 19th century remodelling/refronting than in other areas.



Parts of the north coast retain a coherent survival of strip fields. The modern map shows some of the basic structure of strip fields remaining to the north and west, reflecting the more common survival of strip fields across the north of the island. Elsewhere there has been much removal of boundaries between the 1935 and modern maps, reflecting the 19th century refronting and changing form of farmsteads (1, where the U-plan form has been removed) and the establishment of a nucleated settlement around the church and late 19th century school of St John. There are some larger farms such as (2) which has a parallel ordering of house, combination building and long range of pigsties.

Of particular interest are the single-storey cottages including many more detectable within later remodelled and heightened houses, the main concentration being around the former Mount Mado quarries to the east (3). They are clearly associated with smallholders with by-employment. Some of these are dated to the late 17th or early 18th centuries, and comprise part of a remarkably coherent and early (by international standards) survival of a rural industrial landscape. Some include pigsties, either attached or located in the gardens (eg 3). Other small houses are associated with small outbuildings.

6 Central Plateau Ridges and Valley Heads including Main Interior Valleys

Landscape

Thick loess, over granite and rhyolites to northern valley heads (adjacent to the main coastal road) and Jersey Shale elsewhere.

Plateaux interrupted by valleys with wet meadow and woodland.

Stone walls, earth banks and mixed hedgerows.

Small-medium scale piecemeal enclosure predominant.

Historical concentration of cider orchards in this area and Eastern Plateau

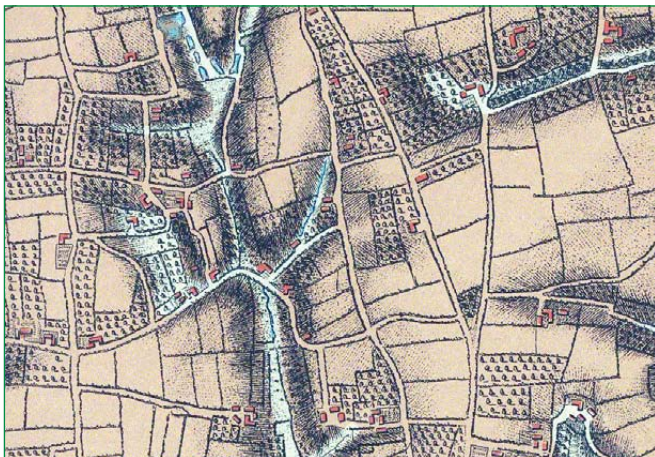
Settlement

Dense pattern of dispersed settlement comprising farmsteads, houses and few cotages, with 19th-20th century nucleations around General Don's road (eg Le Carrefour Selous) and to a modest extent around the parish churches at St John's, St Mary, Trinity and St Lawrence.

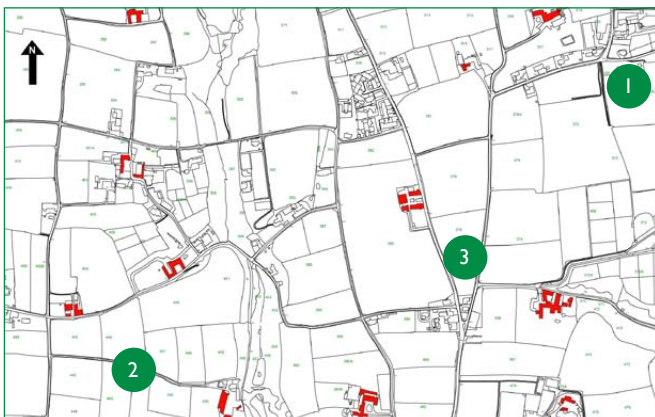
Farmstead and Building Character

Main concentrations of historical farms, and of piecemeal-developed loose courtyard plans.

Highest concentration of 18th century or earlier fabric in association with enclosed landscape and dispersed settlement. Strong coherence of buildings and their landscapes, extending into the North Coast area.



This character area has the greatest density of larger farms which are evidently of 18th century or earlier date, including Hamptonne (1) and Morel (2). Although most of the orchards have been removed and the boundaries to the north have shifted and fields been enlarged since the Richmond map, the basic working structure of semi-regular fields (some with curved sides indicating the presence of earlier strips) inherited from the enclosures of the 16th-17th centuries is clearly legible. L-shaped plans and loose courtyard plans, the latter shown as clusters of detached buildings grouped around yards, dominate the Richmond map. Note the 19th-20th nucleated cluster around the road junction at Les Trois Bois (3).



7 Eastern Plateau and Eastern Plateau Valleys

Landscape

Thick loess over Jersey Volcanic Group Rocks.

Earth banks and hedges, the latter including high survival of hazel compared to rest of island.

Piecemeal enclosure predominant with high degree of 19th-20th century boundary loss.

Settlement

Dense pattern of dispersed settlement, although not as dense as in Central area (above).

C20 settlement clusters and ribbon development along the St Helier-St Martins military road.

Single-storey cottages increase in number towards Gorey.

Historical Development

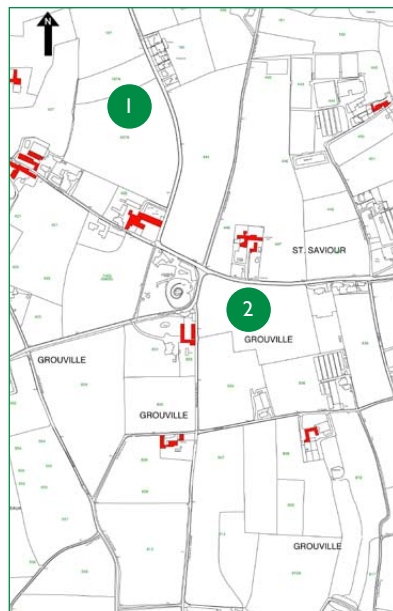
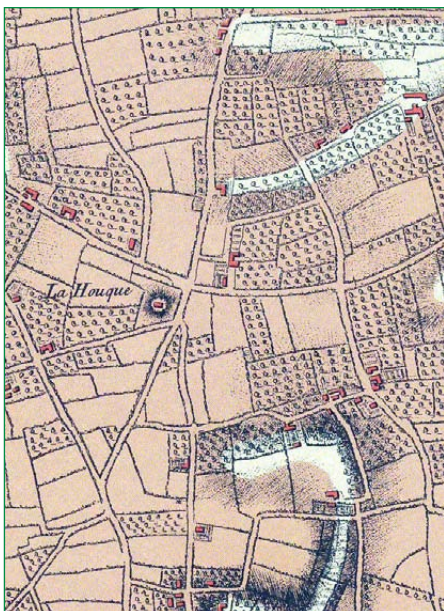
Historically high concentration of orchards in this area, which were removed over the 19th century when the area's fertile soils and high rents provided additional incentives to more intensive forms of agriculture based on root and crop production combined with dairying.

Farmstead and Building Character

Higher proportion than in other areas of full regular courtyard plans, with buildings on all sides. Some of these evolved into their present form in the 19th century (eg Grasfort) and others result from comprehensive rebuilding on new or farmstead existing sites.

19th century rebuilding is particularly concentrated in more exposed areas (for example along the Grande Route de Faldouet) which were most profoundly transformed by 19th century agricultural improvement.

Pockets of earlier architectural character are concentrated in valleys and valley heads.



The character of this area around La Hougue Bie results from 19th century change, when orchards were removed and larger mixed farms established. Only fragments (eg 1) of earlier boundaries remain through the now-dominant character of regular and often large-scale fields. Large steadings, with houses orientated away from the yards and working buildings, can retain evidence for earlier fabric. There is one example of a house with a 1757 datestone heightened into its present 2-storey form (2), and one 19th century single storey house to the east.

8 St Clement-St Saviour and Grouville Coastal Plain and Escarpment

Landscape

Thick deposits of loess, alluvium and blown sand.

Piecemeal enclosure of 17th century and earlier.

Hedgerows on low banks.

Historical areas of wet pasture, concentrated at base of escarpment, drained in 19th century – together with sea walls these underpinned agricultural improvement in this period.

High levels of boundary loss and – especially in the St Clement-St Saviour area – of recent infrastructure for the horticulture industry including polytunnels.

Settlement

Isolated farmsteads

Area subject to intensive development, dating back to the expansion of Gorey around its oyster industry in the 19th century.

20th century development concentrated in the St Clement-St Saviour area, leaving very few coherent areas of steadings with their landscapes.

Historical Development

The coastal plain areas of Jersey comprised areas of grazing for stock and sources for hay, which until the systematic construction of sea walls and defences from the late 18th century were subject to inundation from the sea.

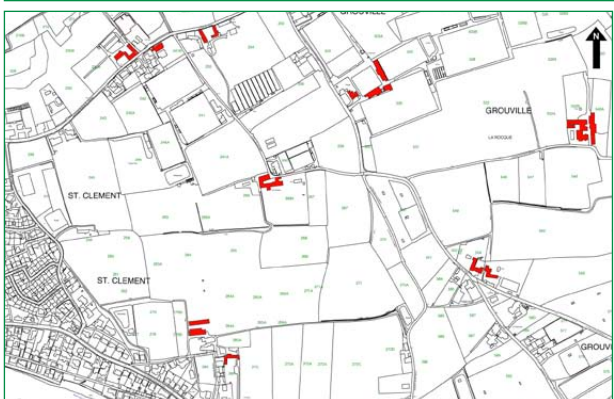
Horticultural industry has developed since mid 19th century as a key element of the agriculture in this area.

Farmstead and Building Character

Single-storey houses, including evidence for many houses being heightened in 19th century from earlier single-storey dwellings.

Most coherent survival of farmsteads and landscapes in Grouville area.

Large mid-late 19th century multi-functional ranges developed in this area, clearly serving the horticulture industry.



The large and widely-spaced farmsteads in this area result from comprehensive 19th century rebuilding, there being occasional examples of single-storey L-plan and storeyed linear farmsteads of an earlier date outside this map square. The rebuilding of these farmsteads was linked to the enlargement and replanning of fields with rectilinear boundaries in the same period, occasional survivals of earlier strips being visible together with the broad framework of lanes and routes inherited from the medieval period. Over the 20th century horticulture expanded within this area.

9 St. Ouen's Bay Coastal Plain and Escarpment

Landscape

Open coastal landscape, with thin sandy soil.

Quennevais Dunes – deep deposits of wind-blown sand – to west.

Extensive areas of regular rectilinear enclosure, resulting from drainage of marshland and reorganisation of fields in 19th century, with more irregular earlier enclosures to south of L'Etacq and to south of Le Pré de St Marc.

Settlement concentrated in line at base of escarpment, much of which has outlines of earlier stone field boundaries beneath recent scrub.

Historical Development

The coastal plain areas of Jersey comprised areas of grazing for stock and sources for hay, which until the systematic construction of sea walls and defences from the late 18th century were subject to inundation from the sea.

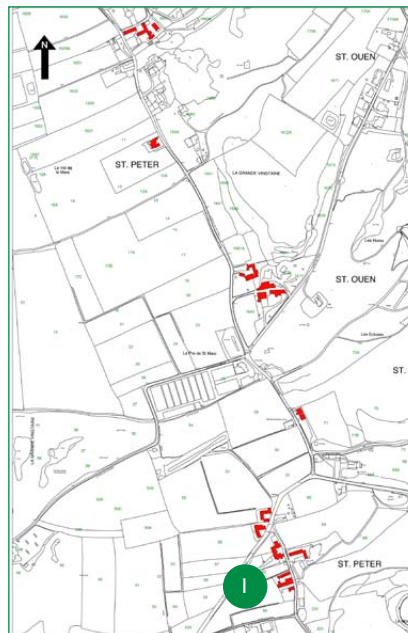
Historical concentrations of sheep in this area and adjacent South West and North West Headlands.

Farmstead and Building Character

Single-storey houses, including evidence for some houses being heightened in 19th century from earlier single-storey dwellings.

Coherent survival of farmsteads and landscapes across much of this area.

Large mid-late 19th century multi-functional ranges developed in this area, clearly serving the horticulture industry.



This landscape of mostly small farms utilising fertile coastal soils has retained most of the field boundaries shown on the Richmond map, although there is now a mix of L and U-shaped plans, as well as some parallel plans (1 in this area, with its sequence of single-storey range, house and attached buildings and bakehouse), replacing and partly absorbing the earlier dominant pattern of many small linear farmsteads.