

ICHO TOWER & ISLET Conservation Statement 2020



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INTRODUCTION

The subject of the Conservation Statement is Icho Tower & Islet in St. Clement's Bay, Jersey. The primary purpose of the statement is to draw together existing information, to set down a brief history for the site, a description of the principal elements, an assessment of significance, the identification of major conservation issues and a series of policies. The Conservation Statement is intended to inform and advise the management of the site and future decisions concerning its alteration and use.

1 UNDERSTANDING THE SITE

This part of the Conservation Statement briefly reviews the history and development of the site, provides an overview of the key surviving elements of its existing fabric, and an assessment of its significance.

1.1 TOPOGRAPHY

Icho Tower is located at low water mark in St Clement's Bay in the south east corner of Jersey; 2km SSE of Le Hocq Slipway and 2.3km SSW of La Rocque Harbour. It is built on a rocky outcrop of coarse-grained granite of La Rocque type, which is part of an extensive reef that stretches offshore along the coast, exposing the granites and diorites that form the geological basis of the area. Excavations conducted by the Société Jersiaise 1919-1929 showed the granite to be overlain by boulder clay, over which was a layer of fine, loamy soil capped by blown sand.

1.2 HISTORICAL OVERVIEW

PREHISTORIC HABITATION SITE

Evidence of prehistoric habitation on Icho islet was discovered in 1919 and 1929 when the Archaeology Section of the Société Jersiaise excavated the small area of residual soil cover. The archaeological evidence indicates human occupation and suggests that in the late Neolithic, Icho was either still part of the Jersey mainland or a much larger offshore islet very close to it.

An article 'Kitchen Midden, Icho Tower' in the Société Bulletin 1920 p162 records, "The rock is covered with boulder clay (5-10 feet) over which is a layer of fine loamy soil, capped by blown sand. In the horizon between the loamy soil and the blown sand is a black band consisting of charcoal, wood ashes, limpet, oyster and scallop shells, bones of ox, deer and goat,



Figure 1: Aerial view of Icho showing the extensive reef (Government of Jersey)

fragments of pottery, rubber stones and crude flint chippings. It is a late Neolithic midden corresponding in its horizon and the nature of its relics with the upper layer of Green Island.”

An article ‘Excavation on Icho Island, July 1929’ in the Société Bulletin of 1930 pp226-228 reports on the excavations that took place below the cement floor of an early 19th century masons’ hut. The outcrop is flanked by small terraces which were utilised for huts and shelters by those employed in the building of the tower, and various artefacts from the time were found, including clay pipes and gun flints.

Immediately beneath the cement floor was prehistoric stratum, at an average of 8 inches thick and around 6 feet in length. This was densely packed black sand incorporating roughly chipped flints and utilised beach pebbles, animal bones and masses of limpet, wrinkle, whelk and ormer shells. In the western part were smashed fragments of human bones and pieces of coarse pottery buried amongst several large flat stones, possibly the remains of a kist. The animal bones were identified as goat and a small horse of about the size of a Dartmoor pony. The human bones (likely crushed by a falling boulder) were from a single skeleton, identified as a man aged around 35 years old, strongly built and 5ft 6in in height. Artefacts from these excavations are held in the Jersey Museum collection (ref: JERSM/A/0002552-2598).

Norse for a raised mount) and clearly illustrated surmounted by a large cross.

The John Speed Map of 1610 shows the islet with a cross. Philippe Dumaesq’s 1685 survey of Jersey refers to “Ickhoe, also called Croix de fer, from an Iron Crosse formerly upon it” which suggests that any medieval cross had been removed. However, William Faden’s map of 1783 still includes the presence of a cross, perhaps a later instalment as a marker for shipping. In 1788, at a period of financial crisis in Island government, the wages of States’ employees were reduced but a certain Jean Luce was excused because of his ‘extraordinary pains’ to do some work at “Hicq Hocq”, presumably on the iron cross (Le Sueur, 1991).

Other names include Ickhoc, Ickhot, Ich-ho, Ykho, Hicq Hoc, Hic-hoc, La Croix de Fer and Echo Tower.



EARLY HISTORY OF THE ISLET

Jersey Place Names (1986) state that the name Icho may arise from hou (islet) and OE icre meaning bars of iron or OE wicce (a witch). An iron cross was erected on the islet by the Church in the medieval period and Jersey Place Names comments, “If Icho was regarded as a haunt of witches, the Church would naturally have erected a cross there”.

The first known historical reference is on a 1563 map by Richard Popinjay, where it is named ‘Le Hyge Hoge’ (‘Hoge’ being

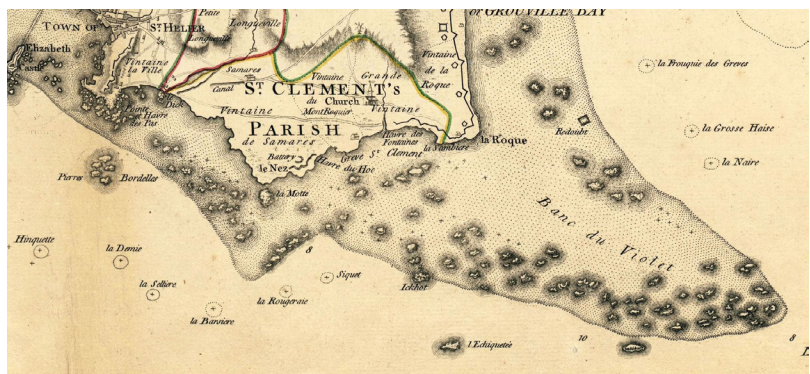


Figure 2: Popinjay map 1563

Figure 3: 1783 Faden map of Jersey showing defences

THE EARLY 19TH CENTURY MARTELLO TOWER

In 1778, the Governor Sir Henry Seymour Conway obtained approval and funding from King George III for an ambitious programme of constructing thirty towers to deter a French invasion of Jersey, positioned in coastal locations where a risk of enemy landing was present. Two of these 'Conway' towers were built in the 1780s in St Clement's Bay at Le Hocq and Platte Rocque, with Seymour Tower further offshore. The French landing at La Rocque in 1781, which culminated in the Battle of Jersey, had disproved the opinion that the coast was also well defended by the offshore reefs. The outbreak of war against revolutionary France in 1793 was the start of a long struggle, ending at Waterloo in 1815. Jersey was heavily defended throughout this period, and rather belatedly Icho Tower was built in 1810 to compliment Seymour Tower and to help cover the route previously used by the invading French force.

Correspondence from the then Governor, General Don, demonstrates his concern that further French incursions were imminent. In a letter from Don on 22nd May 1806 he beseeched Earl Spencer "My Lord, I beg leave to submit to Your Lordship's consideration the enclosed report on the Island of Jersey, by the perusal of which I presume it will appear evident; that the island of Jersey is likely to be attacked the ensuing Autumn or Winter...that the Island is so situated as to be liable to surprise... that the best mode of defending the large bays is by combined operation of Field Artillery, Cavalry & Infantry, supported by a line of round armed Towers on the beach (such as those lately built on the coast of Sussex & Kent)" (Jersey Archive ref: L/F/95/A/2). This was followed by a letter of 29th June 1806 from Don to his Officers, "With regard to the defence of the large Bays the following additional round Towers (such as those lately built on the coast of Sussex & Kent) I am of opinion should be built without delay...In my report I have mentioned that this Island is liable to surprise, and the fatal example of the landing of Roulcour (sic) shews the necessity of every point being watched and guarded". (Jersey Archive ref: L/F/95/A/4/1)

British military engineers had been inspired to design the new 'Martello' towers following an episode in 1794 when the English Navy was blockading Corsica and

two ships attacked a French tower at Mortella Point in the Bay of San Fiorenzo, bombarding it for more than two hours. Despite the tower being much more lightly armed than the ships, it resisted the attack and caused the ships to withdraw.

Martello Towers, as they became known, were constructed in their dozens along the south and east coasts of England and around the colonies, where there was fear of Napoleonic invasion. The design was squatter than the traditional Jersey tower with much thicker walls, particularly on the seaward side, and designed solely for the mounting of ordnance without the loopholes or machicolations of 'Conway' towers. It was a variant of the 'Martello' similar to the Guernsey examples which was adopted on Jersey with towers constructed on islets off the south coast at Portelet, Noirmont and Icho. More towers were planned for the coasts around St Helier but were not built.

The construction of Icho Tower was completed in 1810 as evidenced in a report sent to the Home Secretary by General Don on 5th January 1811, "I beg leave to acquaint you that a Tower was commenced by the Ordnance on l'Icho Rock last Summer and that it is now in sufficient forwardness to admit of a guard being mounted at it" (quoted in the 1971 Société Bulletin article Jersey's Martello Towers by HRS Pocock, p297). The granite was quarried from the islet itself and high standards of construction were achieved by the supervising RE Officers and the Jersey contractor, Mr Poingdestre; with a total cost of £6,263.

General Don's 1811 report also advised that, "This port is about two miles from the shore and it is necessary that water should be sent once a week to the guards. I advertised in the 'Gazette' of this Island that a contract would be entered into with the lowest bidder for carrying the supply of water, and Mr Francis Rossier's tender is the most reasonable at the rate of five livres, or 4/2 per week."

The first detachment of soldiers was sent to Icho Tower in the summer of 1811. It was originally garrisoned by thirty men although by 1840 the garrison had been reduced to one officer and twelve men. The newly completed tower is shown on the 1817 Plees Map. During the same period the islet was quarried for building material. The construction of Fort Regent had started in 1806 and General Don gave instructions on 1st December 1811 for the stone quarried on the islet to be transported by sea to the fort.



Figure 4: Plees Map 1817

Figure 5: Painting of Echo Tower, by Philip John Oules, August 20 1855 (JH ref: SJA/0000/00944)

A report by Lt Col Lewis CRE & Lt Col Sinclair CRA to the Secretary, Board of Ordnance dated 28th October 1835, recommended that all foreign ordnance and 68pdr Carronades in Jersey be removed to Woolwich as they were not needed and differed in calibre with those in British service. The report goes on to list that Icho Tower was armed with 1 x 24pdr Gun (Public Records Office ref: WO 44/76)



MILITARY OBSOLESCENCE AND THE GERMAN OCCUPATION

Hostilities with France abated through the 1840s, although Jersey's coastal defences were still maintained in some state of readiness.

The Inspection Report of Ordnance by the CRA & CRE, dated 30th September 1848, has the following entry for 'Echo Tower, St Clements Bay', "One mile from the land at all times difficult of access. It mounts one 32 pdr Gun (56 cwt) on a wooden Carriage and a traversing platform (wood) on a central pivot. The Gun on the Tower dismounted and the platform in position. The Garrison Carriage is in store at Fort Regent. The Magazine is for 40 Barrels of powder and is dry. It requires some interior fittings". (Public Records Office ref: WO 44/77).

After 1850, Jersey was no longer regarded as a 'fortress island' and the coastal towers declined into obsolescence. The only major military undertaking

of the period was the Admiralty programme for 'Harbours of Refuge' which resulted in the partial construction of the harbour at St Catherine's Bay. A painting by Philip Oules in 1855 shows Icho Tower already painted to aid navigation.

A report from Major General Sir Robert Percy Douglas to Adj Gen RA, dated 10th November 1860, on RMJA reorganization reflects the towers' decline, "I have already expressed my opinion on this subject - viz that it is useless to retain the smaller Martello Towers for the reception of Artillery. They might in some cases prove useful under certain circumstances as affording cover for riflemen or as guard houses for infantry but they are ill adapted as Watch Houses from their low level positions"... "I concur with the proposed abandonment of Seymour Tower & Icho Tower batteries and of the smaller towers around the coast, replacing these with earthwork defences at a higher level" (Jersey Archive ref: A/D2/1)

By the end of the 19th century, the War Office was looking to dispose of these buildings. A letter from

1.2 HISTORICAL OVERVIEW



30th May 1944. The keys of both towers are to be surrendered to the Chief of the unit La Rocque A" (Jersey Archive ref: B/A/W40/8/296). It was used as an offshore observatory, occupied by a garrison of three, until the Liberation in May of 1945.

Icho Tower is currently owned by the States of Jersey but is managed and operated by Jersey Heritage. The site is formally protected as a Grade 1 Listed Building for its historical, architectural and archaeological significance (Listed Building ref: CL0061).

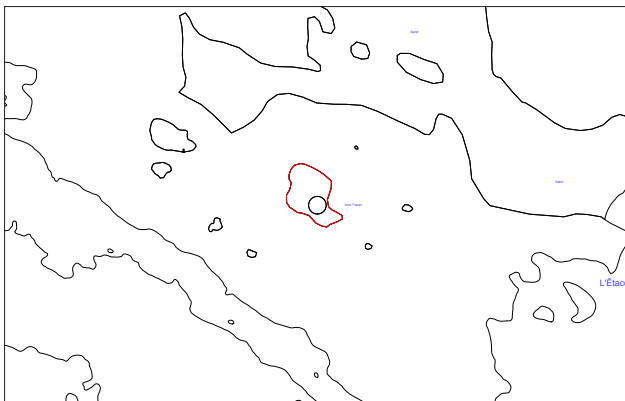


Figure 6: 1944 German Map of Jersey showing Icho Tower with 'TP' icon

Figure 7: The boundary of the Listed Building, shown in red (Government of Jersey)

the War Office to the General Officer Commanding in Jersey, dated 30 April 1896, states, "I am to ask that you will consider and give an opinion as to whether it might not be convenient and of advantage to offer to hand over to the States the whole of the detached properties such as old detached Martello Towers and other antiquated works of Defence, which are in no sense at present, and so far as can be foreseen will never be required by the War Department for military purposes". Enclosed with the letter was a list of properties 'probably available for disposal' including Icho Tower (Jersey Archive ref: D/AP/AD/7/68). Icho was eventually sold by the War Office to the States of Jersey for £80 in 1923.

The tower briefly regained a military function during the German Occupation when it was requisitioned by the German authorities. A letter from the Platzkommandant, Major Heider to the Bailiff on 26 May 1944 ordered, "Icho and Seymour Towers are herewith requisitioned and are to be evacuated by

1.3 DESCRIPTION

Icho Tower is a fine example of an early 19th century coastal defence tower of a Martello derived design. It is one of a group of three towers built in the first decade of the 1800s, together with Noirmont Tower and Portelet Tower, with each positioned on a small offshore islet. These towers were designed primarily for mounting artillery on a roof platform, to fire at an invading force's ships, and dispensed with the musketry loopholes and machicolations seen on the earlier Conway towers. The States of Jersey later ordered that work commence on the construction of further towers of the English Martello pattern in the 1830s.

Although superficially circular, the tower is elliptical in external plan with the inner and outer circles of the tower walls arranged eccentrically so that the thickest part of the wall faces seawards. It has a characteristic squat and robust Martello profile, measuring some 8.5m in exterior height. It has very thick, tapered outer walls; the diameter at the base is around 14m reducing to 12.5m (N-S) x 11.5m (E-W) at parapet level. The walls vary in thickness, ranging at parapet level from 3m on the seaward side to 1.5m on the landward side. It is approximately circular in internal plan.

The exterior face of the tower is constructed of large ashlar granite blocks (quarried from the islet itself) which diminish in scale towards the parapet. The lower three courses of stonework are stepped, projecting from the base of the wall, with some rougher dressed stone to the foundation course.

These sit on a level quarried platform.

There are few external openings – an entrance doorway at first floor level with two small windows overlooking the rear or landward side, a tiny brick vent at basement level, and a pair of drainage holes from the roof platform. Below the doorway is a recessed chute for the entrance ladder, which could be withdrawn from above.

The tower is arranged internally on four levels: first floor living-quarters, a gun platform on the roof, ground floor (basement) magazine and storerooms, and a smaller under-basement area (likely a cistern) quarried into the rock below. In the centre of the tower is a supporting pillar in dressed granite, which rises from the bedrock at basement level to a splayed brick arch at roof level, to support the weight of the roof and the gunning emplacement.

Entrance to the tower is at first-floor level. There is a heavy wooden door with iron studs and a stone-paved vestibule within the thickness of the walls. The slot for withdrawing the entrance ladder (now infilled) can be seen on the threshold.

The living-quarters has a wooden floor, suspended by joists and a ring beam on a number of stone corbels set in the outer wall of the tower. The walls are formed from exposed blocks of ashlar granite with a central dressed granite pillar and impressive circular brick vault carrying the gun platform above. The accommodation space is divided by partitions to form a separate officer's room and living-quarters for the garrison. The partitions are constructed of timber frame with brick panels and a plaster finish. The survival of timber partitions within any Martello or Conway tower in Jersey is rare. Each room has a fireplace set into the wall, and is lit by a small deep-set window – with ventilation holes above the window apertures to help disperse smoke. A small hatchway (currently reduced in size) allows access to the magazine and storerooms below. The original internal stair ladder has been lost. Above the hatchway is an iron hoist pulley wheel, which could be an original fitment.

The roof / gun platform is accessed from the first floor by an enclosed stone stair contrived within the thickness of the wall; with a smoke hole at its mid-point. The gun platform has a broad encircling parapet wall and raised firing step. There are a

number of inset storage niches and shot lockers in the parapet wall itself to accommodate an immediate supply of ammunition and powder. The platform is granite paved and there is a central stone and iron pivot for a traversing gun. The top of the parapet wall has a set of iron tethering rings through which gun aiming ropes would have run. The breadth of the walls allows space for ventilation shafts and chimney flues to emerge in the thickness of the parapet, although only the remains of a brick chimney are evident. The roof area also contains drainage holes diverting rainwater out through the wall. It is documented that drinking water was delivered to the tower, and there doesn't appear to be evidence that the tower had an internal drainage system to refill a cistern, as is the case with some larger Martello towers.

The basement level (at ground floor from the exterior) is unlit and approached by a ladder from the accommodation level. Around one-quarter of the basement level is dedicated to a separate magazine, partitioned off with plastered stone / brick walls and an arched doorway – with parts of the original copper-cladding surviving. It has a brick vaulted interior and an earthen / stone rubble floor. The area contains a number of ventilation shafts to keep the area as dry as possible. The remainder of the basement area would have been used for stores and is sub-divided with partition walls – constructed of timber frame with brick panels and a plaster finish – with connecting doorways. There are copper ventilation grilles to the outer walls. These do not display on the exterior of the tower and must have vented upwards within the walls – perhaps to the parapet. The suspended wooden floor to the store rooms has been lost exposing a stone ledge to the outer walls, and a small under-basement area with dressed stone walls, which was likely a cistern for the storage of water.

There are other features of historical interest in the immediate environs of the tower. The quarried platform on which the tower sits has some evidence of construction work. In front of the entrance is a 'forecourt' (now partially collapsed) of roughly finished granite paving, with some iron ties. Unused quarry powder holes for splitting the rock can also still be seen in several places on the rocks seaward from the tower. The remains of rudimentary stone huts survive against the rock outcrop to the north of the tower – a row of tiny huts on its landward

1.3 DESCRIPTION

side and a larger hut on its south side – relating to the quarrymen and masons that quarried the islet and built the tower. The initials carved into the rocks opposite the tower may be those of the masons engaged in this work.



Figure 8: Tower looking southwest with outcrop
Figure 9: Tower looking south with entrance doorway
Figure 10: Tower seaward side



Figure 11: Entrance with ladder chute below
Figure 12: Entrance doorway
Figure 13: Garrison room



Figure 14: Garrison room

Figure 15: Garrison room window with smoke holes above

Figure 16: Officers quarters

Figure 17: Officers quarters fireplace

Figure 18: Hoist over trapdoor to storerooms below

Figure 19: Stairs to roof platform

1.3 DESCRIPTION



Figure 20: Doorway onto roof platform

Figure 21: Gun pivot with shot lockers

Figure 22: Example of iron rings for gun ropes

Figure 23: Looking up from store to entrance hatch

Figure 24: Looking from store to upper floor

Figure 25: Store rooms



Figure 26: Doorway to magazine

Figure 27: Magazine

Figure 28: Lower basement level



Figure 29: Stonemasons hut on south side of outcrop

Figure 30: Tiny masons' huts on north side of outcrop

1.4 ECOLOGY

Icho Tower is located within the site designated under the Ramsar Treaty as South East Coast of Jersey Channel Islands.

Although the tower itself is not thought to provide a wildlife habitat the islet and its neighbouring outcrops are of ecological value. Jersey lies on two migratory flyways and the shorelines are internationally important for over-wintering waterfowl. During the bird breeding season, Icho is home to breeding Herring and Great Black-backed Gulls, Shags, Oystercatchers and Rock Pipit. During the non-breeding season, it is an important high tide roost together with the flat rock 100 metres to the west. The site, because of its location, is one of the few in the southeast free from regular disturbance and is often covered in waders, Shags, Cormorants, Little Egrets and gulls when the tide is high.

Flora: areas of Tree Mallow utilised by migrants; other species of maritime flora present

1.5 ASSESSMENT OF SIGNIFICANCE

This Conservation Statement has established that Icho Tower is of significance to Jersey and internationally.

HISTORICAL AND ARCHAEOLOGICAL VALUE

Icho islet is of significance for the associated archaeological evidence of human occupation in the late Neolithic, and of changes to the land form and sea levels in the south east of the Island.

Icho tower is part of a collection of military sites in Jersey that illustrate its strategic military history, and the development of defensive theory and design in the context of a changing military environment, including the perceived threat and opposing technology.

ARCHITECTURAL VALUE

The tower was built to a design approved by the Board of Ordnance and is a good example of the power of the 'engineering architecture' characteristic of work by the Royal Engineers in the 19th century.

The tower substantially retains its completeness and architectural integrity as an early 19th century Martello tower with the structure close to its original form and physical context. It is strategically sited and can still be read in terms of its strategic defence value as originally conceived.

SETTING AND SEASCAPE VALUE

The tower is a prominent feature of the St Clement's Bay seascape, and is evocative of Jersey's military history.

EDUCATION AND RESEARCH VALUES

Icho Tower is a valuable educational resource to inform people of the Island's history and defensive architecture.

SOCIAL VALUE

Icho Tower is a resource for informal recreation, for education on Jersey's military history and architecture, and as a resource for inspiration - particularly painting, drawing and photography.

Icho Tower is designated by the States of Jersey as a Grade 1 Listed Building.

ECONOMIC VALUE

The economic value of the site lies primarily in its indirect role in contributing to Jersey's tourism offer - the tower, set within the sweep of St Clement's Bay, being one of the area's characteristic images.

2 CONSERVATION POLICIES

This part of the Conservation Statement indicates how the various individual values placed on the property are vulnerable to damage, and then proposes a series of Conservation Statement Policies, which should ensure that the significance and values of the property are protected and, wherever possible, enhanced for public enjoyment and benefit.

The framework of policies seeks to:

- Preserve and enhance the significance of the historical building and its setting for future generations, and ensure that all conservation work is undertaken in strict accordance with international best practice;
- Guide management proposals for the preservation and future development of the property as a heritage and educational asset;
- Ensure that the property can be maintained as a sustainable heritage asset for the foreseeable future.

The conservation policies that are set out are intended to ensure an adequate balance between all the values placed on the property during its ongoing management and in any future proposals to develop it; conserving Icho Tower as a heritage asset to the highest possible standards, whilst securing maximum benefit to the community. For the purposes of the Statement, the term development includes repair, restoration, interpretation, and the provision of facilities to encourage and improve public enjoyment and sustainability.

2.1 VULNERABILITY

Icho Tower is in an exposed offshore location and if ill-maintained, the structures will be subject to water ingress and salt laden deposits leading to damp conditions and damage from insect and fungal infestations as well as intrusive plant growth.

The fabric of the buildings is in fair condition but without proper maintenance and repair of the tower, there will be physical damage to the fabric.

There is a potential conflict between the need to repair the tower and bring it into more frequent public use, and the need to protect the site as a bird roost and breeding ground.

2.2 CONSERVATION PHILOSOPHY AND OBJECTIVES

The policies set out in this Conservation Statement seek to ensure compliance with international and States of Jersey laws, planning policies, principles, guidelines, and best practice concerning the conservation and development of historic properties. In particular the policies pertaining to Listed Buildings and Places in the Island Plan (2011) and Planning Advice Note 6: Managing Change in Historic Buildings (2008).

There are also a range of policies, principles, and guidelines for the care of heritage sites and these are set out in a range of international documents. Clear policies for repair and restoration are set out in the international Venice Charter (1964) and the ICOMOS specialist charters, in particular the Australian ICOMOS Burra Charter (1979 – revised in 1981 and 1988), whilst the Convention for the Protection of the Architectural Heritage of Europe (Granada 1988) and the European Convention on the Protection of Archaeological Heritage (Valetta 1992), both signed by the States of Jersey, are more concerned with sustainable access and interpretation. The British Standard Guide to the principles of the conservation of historic buildings (BS 7913:1998) is a valuable standard in that it sets out general conservation principles relating to historic buildings as well as providing definitions of terminology. English Heritage's advisory publication Informed Conservation (Clark, 2001) makes a series of valuable suggestions.

The Conservation of Wildlife (Jersey) Law 2000 affords protection to the ecology of the Island and has been supplemented by a Biodiversity Strategy; Policies NE1 & NE2 in the Island Plan (Revised 2011); and by Supplementary Planning Guidance on the Natural Environment.

2.3 CONSERVATION STATEMENT POLICIES

CULTURAL POLICIES (CONSERVATION)

Policy CP1: Seek to preserve the setting of Icho Tower and the contribution that it makes to the seascape.

Reason: The setting of Icho Tower makes a major contribution to the character of the surrounding area. Inappropriate and encroaching development could have a detrimental effect on the heritage value of the property and its contribution to the seascape.

Implementation:

CP1.1 Ensure that any proposals for alterations to Icho Tower and the approaches to it are not visually intrusive to the site and the locality.

CP1.2 Make representations on proposals for new development, redevelopment, or alterations to existing buildings in the vicinity of Icho Tower, which would have a harmful effect on the setting of the site.

Policy CP2: Meet legal and statutory requirements having regard to Jersey Heritage's obligations to the Government of Jersey to comply with the Island's laws; with policies contained in the Island Plan; and with supplementary planning guidance.

Reason: Jersey Heritage is legally obliged to satisfy these requirements in respect to the transfer to it of responsibility for the management of the site. The buildings on the site are Grade 1 Listed and it is important that the highest possible standards are applied.

Implementation:

CP2.1 Satisfy local planning requirements, and particularly policies relating to Listed historic buildings.

CP2.2 Comply with local building byelaws as far as they are relevant.

CP2.3 Comply with Health and Safety at Work (Jersey) Law (1989).

CP2.4 Comply with provisions of environmental health legislation.

Policy CP3: Conserve, repair and maintain the buildings at Icho Tower in accordance with the conservation philosophy stated in this document and conservation good practice, as outlined in national guidelines and international conventions.

Reason: The buildings and remains on the site are of international significance and it is important that the highest possible standards are applied to their restoration and maintenance.

Implementation:

CP3.1 Ensure that staff of Jersey Heritage, its advisors and contractors are familiar with the relevant international practice and guidelines pertaining to the historic property, and seek to apply them in all works that are proposed and undertaken, whenever it is appropriate to do so.

CP3.2 Employ suitably qualified professionals to prepare specifications and to supervise all works.

CP3.3 Employ appropriately skilled and qualified contractors and craftspeople with experience of similar conservation work for all repairs.

CP3.4 Ensure access arrangements for conservation and maintenance works are carefully planned so as to cause the least damage to the historic fabric, while ensuring all visitor management and health and safety provisions are adequately met.

Policy CP4: Make decisions concerning repair and restoration based on the best available information about the original fabric and form of the structure.

Reason: The historical integrity of the buildings at Icho Tower could be adversely affected by the use of inappropriate materials or the inaccurate representation of lost features.

Implementation:

CP4.1 Undertake appropriate levels of research prior to the commencement of repairs or restoration works. This might range from archaeological recording and archival research to the specialist study of materials.

CP4.2 If any new works are proposed which might adversely affect historic fabric, seek to mitigate those affects either by a change of design or, as a last resort, by recording historic fabric before it is removed.

Policy CP5: Employ the most appropriate materials and methods of construction in all repairs and works of restoration.

Reason: The use of inappropriate materials and methods will adversely affect the historical integrity of the site and be damaging to its role as a heritage asset.

Implementation:

CP5.1 Ensure techniques employed for conservation works are those methods recommended by reputable conservation bodies and institutions.

CP5.2 Whenever possible, use traditional, like-for-like, materials and methods for all repairs and restoration works. It may be necessary to employ the use of specialist materials and conservation repairs techniques that may not be available in Jersey. For these reasons it may sometimes be necessary to source materials and craftsmen with appropriate skills outside Jersey.

CP5.3 The use of modern materials as an expedient during repair is not considered good practice. However, if no alternative course of action is available then they should be capable of being removed without damage to the historic fabric.

CP5.4 Where modern materials have been used previously and are seen to be harming the fabric or integrity of the historic building, and where removal will not cause further damage, then these should where possible be removed and new repairs using traditional materials and techniques implemented.

Policy CP6: Ensure that the historic property and its integrity, including any below ground material of archaeological value, are not adversely affected by alterations, new development or the provision of services.

Reason: The historical integrity of the site could be harmed by the construction of new structures and the provision of services could damage standing fabric or buried remains.

Implementation:

CP6.1 Any investigation or excavation must be based on a thorough understanding of the site and commenced only after sufficient desk-based assessment has been carried out.

CP6.2 Maintain and implement a strategy whereby services are installed with a minimal loss of historic fabric and in routes where they are accessible for future work.

CP6.3 Means of maintaining necessary environmental and security conditions to be designed and executed in a way so as not to harmfully impact on the historic fabric.

CP6.4 Wherever possible, ensure that functions and services that may adversely affect the historic significance and integrity of the property are placed elsewhere and/or in newer parts of the site.

Policy CP7: Mitigate risks and vulnerabilities affecting the cultural significance of the property by taking appropriate and timely actions.

Reason: Unless the buildings are adequately maintained they will deteriorate, causing loss of historic fabric and integrity.

Implementation:

CP7.1 Prepare an on-going maintenance plan, with annual programmes of repair and a phased maintenance schedule.

CP7.2 Prepare a detailed risk assessment to identify areas at risk from fire, extreme weather, high winds, heavy rainfall and flooding, and include preventative measures in the property maintenance plan.

CP7.3 Undertake regular condition audits of the buildings, preferably on a five-year cycle.

CP7.4 Identify the carrying capacity for the various rooms and spaces at Icho Tower to determine limitations on visitor numbers at events.

Policy CP8: Maintain consistent records of research and work undertaken at the property.

Reason: To ensure an accurate record of works and the long-term sustainability of the fabric.

2.3 CONSERVATION STATEMENT POLICIES

Implementation:

CP8.1 Ensure that a record is made of all alterations to the fabric, including ongoing maintenance, repair and servicing works, and that this is deposited in an appropriate off-site archive.

CP8.2 Ensure these records are regularly updated.

Policy CP9: Protect the architectural and archaeological fabric of Icho Tower as a resource for research, and promote interest in its study.

Reason: The standing fabric of the buildings, and the below ground archaeological remains are important sources of information pertaining to the past uses of the site and the sequence of construction on it.

Implementation:

CP9.1 Encourage scholarly interest in the study of Icho Tower.

CP9.2 Small scale archaeological excavations should be avoided wherever possible, unless they are evaluations undertaken as a precursor to development or the provision of underground services.

CP9.3 Allow for an archaeological watching brief during significant repairs or ground disturbance, in accordance with the standards set out by the Institute of Field Archaeologists and the Jersey Heritage archaeological protocol.

CP9.4 Ensure that a record is made of all alterations to the fabric and that this is deposited in an appropriate archive.

Policy CP10: Encourage the dissemination of information on the archaeology, history and architecture of Icho Tower.

Reason: Information relating to the site, which has been derived from archival and on-site research, is only of value to the community if it is made available in a readily-accessible form.

Implementation:

CP10.1 Support the publication of material relating to the history, architecture, and archaeology of the site.

CP10.2 Ensure that original archival material and copies of relevant studies and investigations are deposited in an accessible location, such as the Jersey Archive.

NATURAL POLICIES

Policy NP1: Protect and enhance the value of Icho Tower as a wildlife habitat.

Reason: The site is of significance as a wildlife habitat, particularly as a high tide roost and breeding area for birds.

Implementation:

NP1.1 Undertake additional wildlife surveys in order to establish the extent and range of habitats that exist on the site.

NP1.2 Monitor and protect existing habitats from unnecessary damage during normal visitor activities; routine maintenance of the fabric and vegetation; and during any proposed repairs or new development.

NP1.3 Enhance existing habitats, for example by encouraging vegetation growth in areas where it will not be damaging to the fabric of the historic buildings are their setting.

Policy NP2: Encourage interest in the natural values of Icho Tower.

Reason: To achieve greater educational and public engagement with the site's wildlife interests.

Implementation:

NP2.1 Draw greater attention, by means of interpretation, to the wildlife interest of the site.

NP2.2 Encourage the use of the site by individuals or specialist interest groups.

SOCIAL POLICIES

Policy SP1: Convey the significance and values of Icho Tower in various forms of interpretation and activities at the site.

Reason: To ensure that the visitors' experience is enjoyable; that a genuine understanding of the site is possible; and that repeat visits are encouraged.

Implementation:

SP1.3 Provide a good range of interpretation facilities that will enhance the visitor experience, whilst maintaining the integrity of the historic property.

SP1.3 When major conservation works are being undertaken, the works and their purpose should be conveyed to visitors, including provision of indirect or managed direct access.

Policy SP2: Maintain a good provision of physical, social and intellectual access to the property that will promote its significance and values to a wide audience.

Reason: Access to the site is desirable for people of all ages and abilities.

Implementation:

SP2.1 Produce interpretive material that is easily available and accessible to a range of audiences, and considers those with physical and non-physical disabilities.

SP2.2: Designs and strategies to ensure the safety of all users of the site should be in keeping with the property and its setting, as defined in this Conservation Statement.

SP2.3: In undertaking access improvements, the presumption should be in favour of the preservation of the historic fabric, unless a convincing case can be made for alteration. Reasonable alternatives should be considered before alterations are permitted to the historic fabric.

ECONOMIC POLICIES

Policy EP1: Manage and develop Icho Tower as a sustainable heritage asset to the benefit of the local community and visitors to the Island.

Reason: to ensure that Icho Tower can continue as a heritage asset for the foreseeable future and

contribute to the local economy. Unless sufficient income can be derived, it will prove difficult to manage and maintain the property in an appropriate manner.

Implementation:

EP1.1 Manage the property in a way that maximises income from all existing sources, without damaging its authenticity and integrity.

EP1.2 Undertake necessary and urgent repairs based on available funding.

EP1.3 provide adequate facilities for the comfort of visitors.

EP1.4 Seek to identify and secure additional sources of revenue income.

Implementation and Review

Jersey Heritage will implement the Conservation Statement Policies during its management of Icho Tower and comply with them during any future proposals to conserve and develop the site. The Conservation Statement will be reviewed at appropriate times in order to ensure compliance with changing circumstances, changing approaches to conservation, and changing visitor patterns.

SUPPORTING INFORMATION

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