

BRIDE VILLAGE STUDY

Foreword by the Minister for the Environment

Introduction

The Consultative Island Strategic Plan proposes that a study be prepared for the village of Bride to consider its conservation and the possibility of limited residential development in the form of infill or expansion.

The present character of the village and the views of it from the lower land to the north are recognised as being of very high quality and it is essential that these are retained. The study therefore has as its main objective to test the acceptability and size of any development in view of these environmental restraints to change and to balance these against the retention and enhancement of local services by any additional local population.

The extent of new development

The extent of any development as well as being constrained by environmental factors is limited by the capacity of existing services such as sewage disposal and water supply.

It has been suggested, in consultation with the statutory undertakers, that existing services could well serve an additional 15-20 dwellings. This number compares to some 60 existing dwellings within the village, of which over 40 are public sector housing.

The population of the village since 1981 has fallen by nearly 10% and the number of children attending the primary school could become critical in terms of its future viability. The increase in the size of the village by up to a third would safeguard the future of the primary school by increasing the number of children of primary school age. It also may lead to the provision of local food shopping facilities.

A further consideration connected with new development is the feasibility of a central gas storage point to serve the whole village.

Existing character of the village

The village is centred on a small valley on a northern slope overlooking the coastal plain. From the south, east and west, the views into the village are restricted by the land form. From the north a combination of land form and tree belts largely hide the village apart from the church tower and the recent Lambhill estate which can be seen from a considerable distance.

Plan 1 shows the location of the village.

Plan 2 shows the geographical form of the site.

Internally the village is formed of detached dwellings loosely strung in an 'H' shaped road pattern with more high density housing estates forming two distinct groups located on the southern and northern fringes of the village.

Plan 3 shows the structure of the settlement and the main land uses.

The village and its relationship with the countryside is of a very high visual quality. Older buildings are in a good vernacular or Victorian tradition and most newer private housing, although not always of great architectural merit, have blended into the low density nature of the village. The special protection of several buildings is considered appropriate as well as the designation of most of the village as a conservation area. This designation would enable better protection to be given to buildings of character and to such important features as stone outbuildings, walls, trees and hedges.

The two public sector housing estates have a mixed success in enhancing the existing village. The southern edge of the northern Ayre estate is considered to be very successful in its relation to the village below and the skyline. The remainder of the estate is well hidden and cannot be seen in relation with the older part of the village. The Lambhill estate is boldly located but unfortunately does not do credit to its location being unlike the remainder of the village buildings in its style and formal plan layout.

One particular area of the older part of the village offers opportunity for change. This occurs opposite the church yard in the form of a void in the fabric of the village where the most concentrated development would naturally be expected to occur. Apart from one small area of individualistic chaos, the village has a simple and orderly appearance.

Plan 4 shows the visual character of the village features that should receive protection and areas that offer opportunities for improvement.

Possible Location of New Development

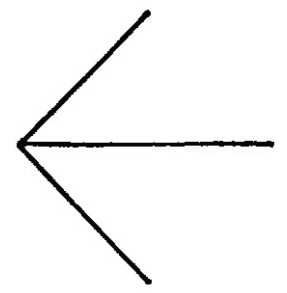
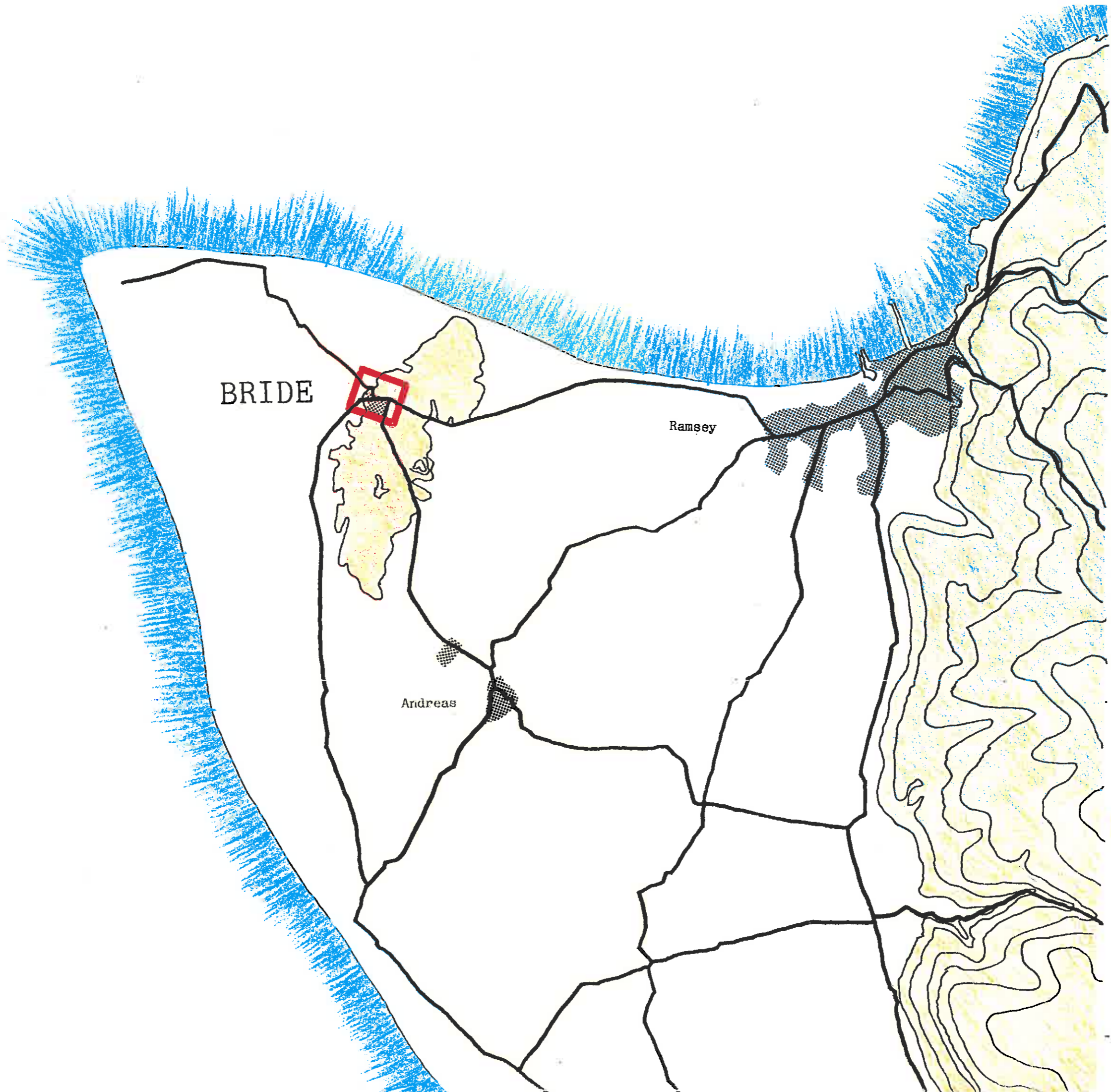
It is considered that to be environmentally acceptable, any new development should not change the prospect of the village from the north or extend the boundaries to the south, east or west so as to become visible from these directions.

Plan 5 shows the extent of the village at ground level which is open to view from outside together with prominent buildings which are likewise visible.

The location of new development is also conditioned by access to services, existing land uses and agricultural quality. Plan 6 shows the location of constraints, the areas which can be gravity fed into the sewage system and served by the water supply to a recommended pressure.

In addition to restrictions of location imposed by visibility, services and existing uses, a further important factor is integration and enhancement of the existing village structure.

In considering the above factors, the main area meeting the criteria is seen to be centred on the lower parts of the field that lies north of Ballakillee Farm.



Scale 1:50,000

BRIDE

Ramsey

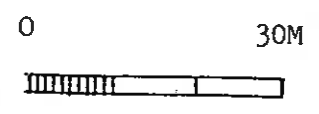
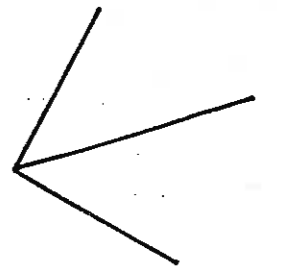
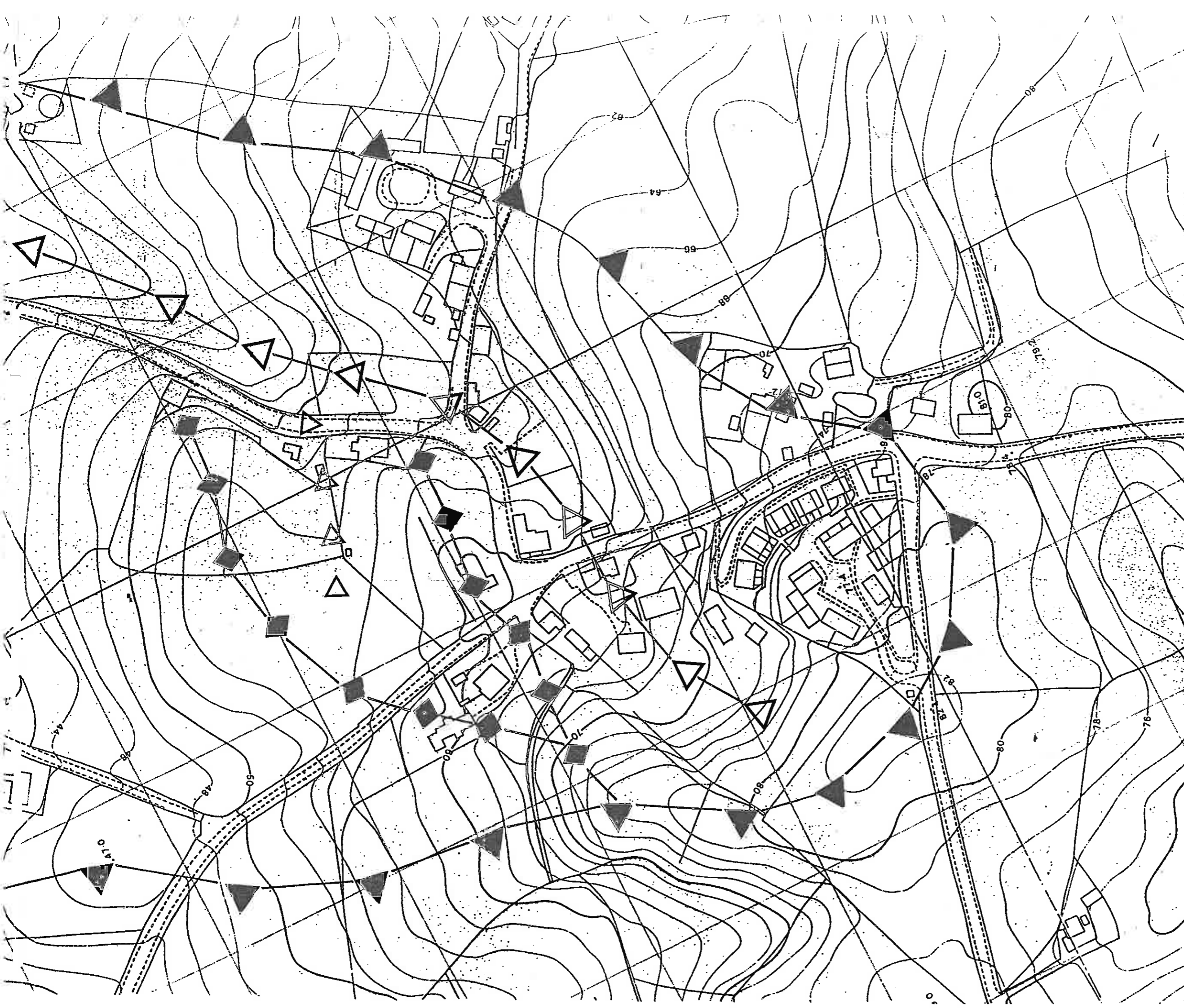
Andreas

PLAN 1





LOCATION


Land over 200 ft.

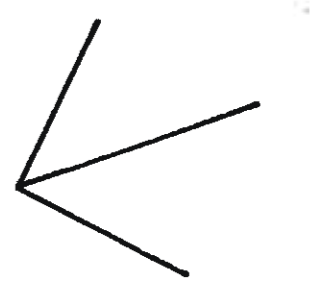
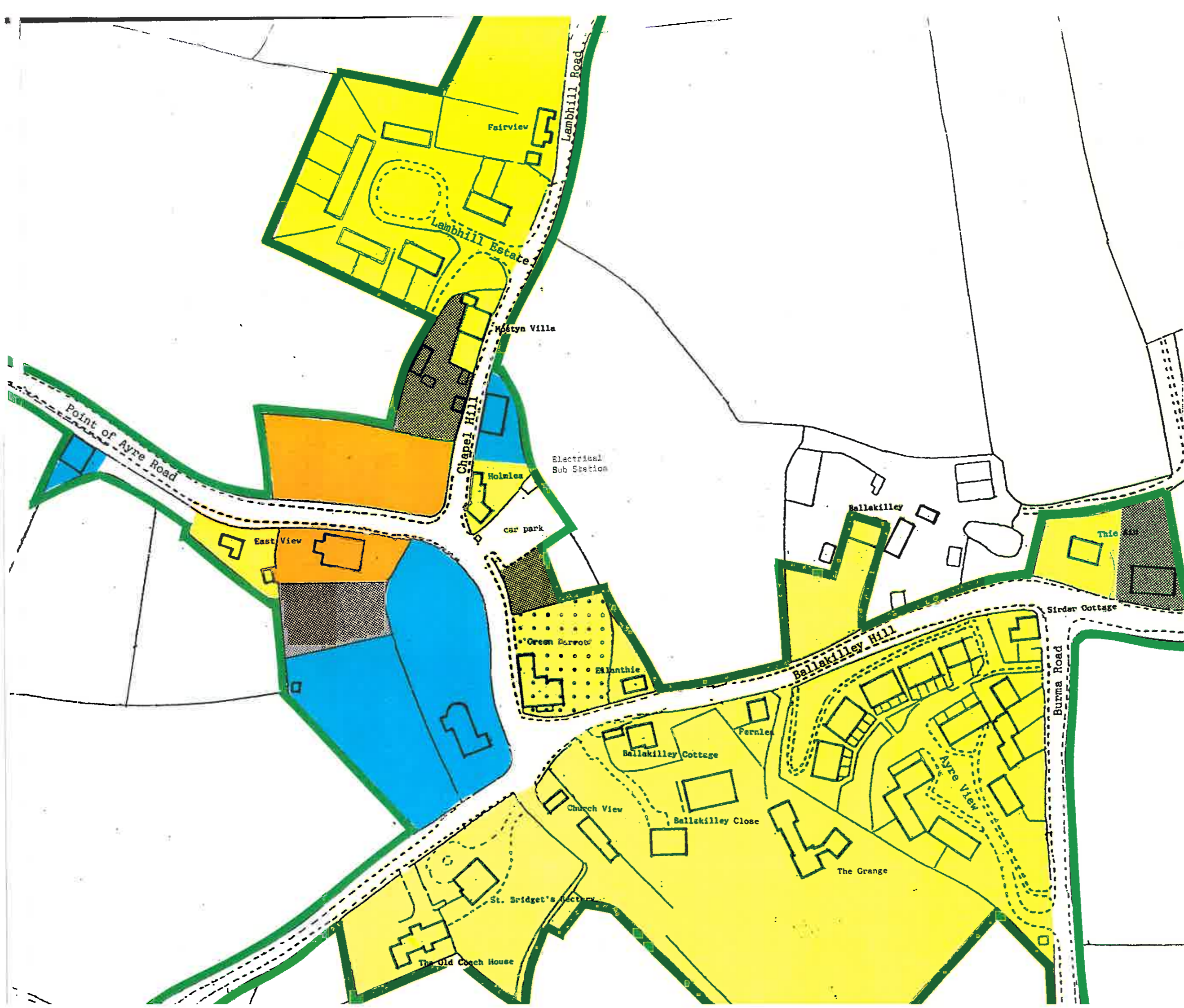
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PLAN 2
GEOGRAPHIC FORM

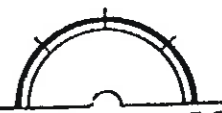
-  Enclosing ridge
-  Sub ridge
-  Centre of valley
-  Sub valley

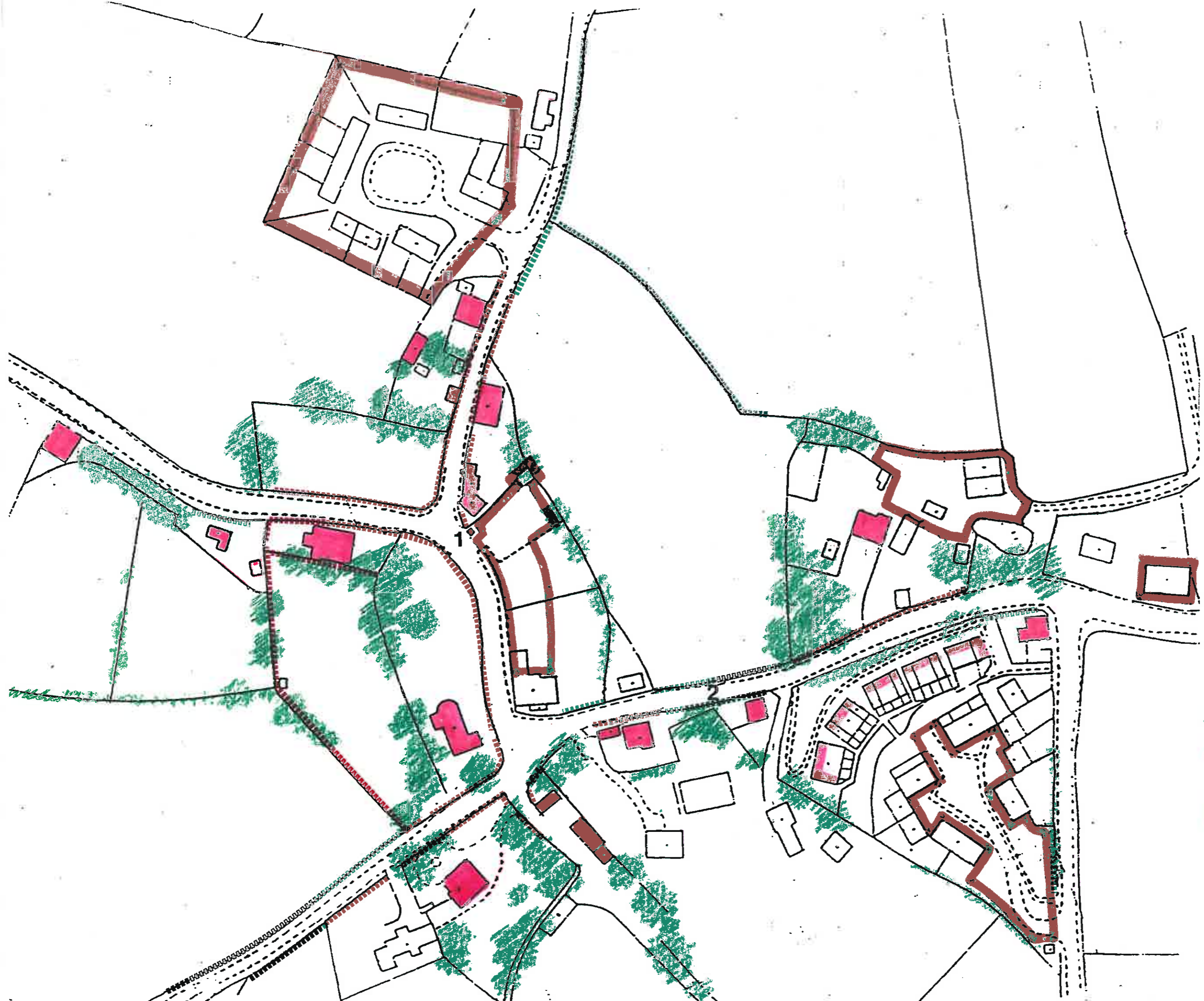

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PLAN 3
STRUCTURE
AND
LAND USE


- miscellaneous
- agricultural border
- School
- church or chapel
- residential
- commercial use

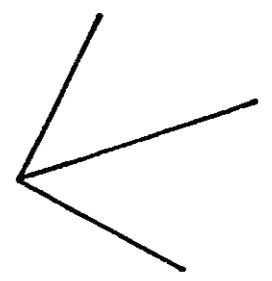

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PLAN 4
VISUAL QUALITY


- Special features
- 1 : Telephone box
 - 2 : Well
 - Stone walls
 - Hedges
 - Tree groups
 - Buildings of Architectural interest
 - Areas suggested for landscaping or improvement

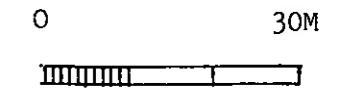
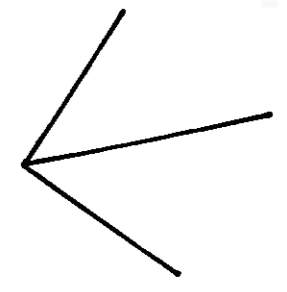
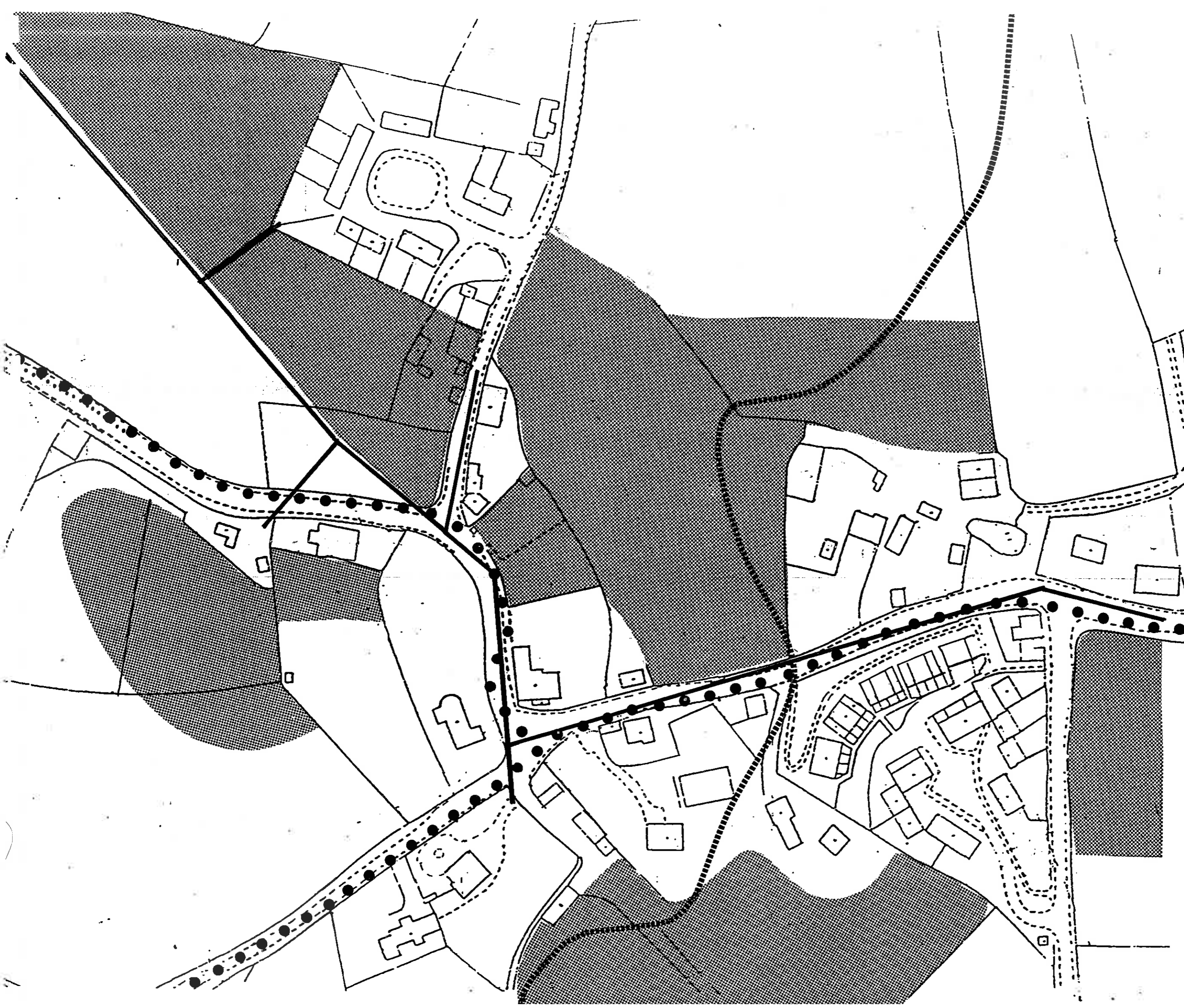

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PLAN 5
VISIBILITY


- Buildings visible from distance
- Boundary of visibility from outside village
- Areas where two storey development remains hidden
- Areas where one storey development remains hidden


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PLAN 6
SERVICES

- Development boundary for recommended water pressure
- Water mains
- Sewers
- ▨ Undeveloped areas with access to sewers


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This area is not visible from outside the village, has access to the existing sewage system and offers the opportunity to create an extension to the core of the village. Furthermore, it has the capability of accommodating most of the dwellings envisaged.

The areas recommended to be considered for housing development are shown on Plan 7.

In addition to land required for housing, further land would be required for tree planting in association with new development or the enhancement of the village environment.

The Form of New Development

The main area of land to the north of Ballakilley Farm has characteristics of land slope and existing trees which will largely determine the best form of development to achieve an harmonious extension to the present village form.

Respecting the natural characteristics of the site, the objective must be to extend the traditional village street form and integrate the new with the old.

This can be achieved by the creation of a new street which retains existing public car parking and runs from the telephone box back into the lower section of the field to the south. The alignment of the street is determined by ground levels and acceptable gradients then continues towards the bottom of the field towards Ballakilley Road.

This street should avoid standard highway widths, continuous kerbs and pavements and be constructed to vary according to the location of houses rather than vice versa and incorporate small public spaces and informal corners characteristic of a traditional village street. Footpath links to other parts of the village should be provided to further integrate the new with the existing.

The form of buildings needs to be sympathetic to the village character. Some sections can be treated as compact street frontages whilst others should be detached houses in garden settings.

It is recommended that a compact street frontage with small walled front gardens is appropriate opposite the churchyard and for some distance around the corner within the new street. This would form a typical higher density focus common at the centre of traditional villages. This new development should ideally resolve the present unsatisfactory visual effect of the view of the rear and existing side of the Green Parrot tea rooms. It is suggested that the owner of that building be approached with a view to forming an improved street frontage incorporating new development, a possible shop and an archway access to the present private car park behind.

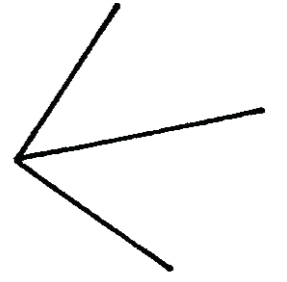
In the remainder of the development, dwellings would be more detached especially where on higher ground or near Ballakilley Road.

The site on Chapel Hill opposite the Methodist Church is restrained by its size and the need to retain the existing stone outbuildings and boundary walls. Only one or at the most two dwellings are possible.


The site behind East View, due to its visibility from the important northern view of the village, is limited to a small area of one storey development. Access in the form of a small drive is possible at a point just north of the existing house. The ridge height of this house should not be exceeded by the new development apart from chimneys.


The site behind Chapel View is restricted by its private access and services to one or two dwellings. Any development must not detract from the old smithy building and not effect existing trees and hedges.

House types would be essentially family housing with some smaller units for one or two person households. The building style should follow the simple vernacular of the Island with visual contrast and interest achieved by the relationship of buildings and spaces rather than variation of fenestration and materials.



PLAN 7
SITE
IDENTIFICATION

 Area recommended for residential development


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The form of the buildings should be rectangular with stone or white rendered walls and slate roofs with gable ends on which are located any chimney stacks. Windows and doors should produce a regular symmetrical fenestration with window openings being modest in relation to the wall area.

Windows should be normal double hung sash pattern set in the wall to produce a deep reveal. Doors should be solid with any lighting provided by traditional pattern small side windows or fanlights.

Boundary walls and single storey outbuildings should be integral and in the same materials as the dwellings.

Modern standards of car parking provision are required but this should be discrete and should avoid the general solution of garage doors facing onto the street. Small backways or yards at the rear of the housing are recommended with casual visitor parking accommodated on suitable sections of the village street. New tree planting should be incorporated within the area of the highway.

Plans 8 to 10 and the accompanying illustrations show the form of development suggested.

Conservation and Tree Planting

The visual quality of the existing village merits protection. It is therefore proposed that the greater part is designated as a Conservation Area. Several of the buildings are considered of a standard that justifies being listed as of architectural or historic importance.

Consideration should be given to relocating the existing medium voltage overhead electricity lines with underground cables.

The main area of proposed development should be contained within new tree planting on the upper ground to the south east where it forms the perimeter of the village. Development behind East View should also be contained within new planting to the north and west.

Other tree planting is recommended to improve the edges of the village where buildings are excessively prominent or not of architectural merit and within the two existing housing estates.

Plan 11 shows the area proposed as a Conservation Area, listed buildings and where new tree planting is suggested.

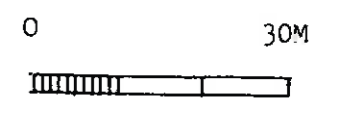
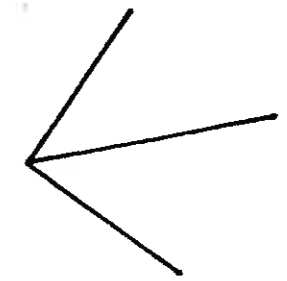
Provision of Central Gas Storage

The requirement for gas storage requires road access, a central position in relation to the extent of the village and a minimum distance from the closest dwelling. It is suggested that a suitable site can be found in the Ballakilley Farm development area with access from the new road as shown on Plan 9.


Implementation


Implementation of the main area of development would depend on the acquisition of the land which is in four ownerships, two of which are Government departments. The major area forms part of Ballakilley Farm.

Development can be achieved by the acquisition of the necessary land and the provision of the public highways and services by the Island Government. Alternatively, a consortium of developers could be formed to finance the infrastructure costs under the direction of the Island authorities. In either event, the form and character of the development should be set down in a detail design brief to achieve the necessary standard and character required in such an environmentally sensitive location. The development behind East View is on land owned by the Island Government. The remaining two areas on Chapel Hill and behind Church View are in private ownership and development should be in the private sector subject to normal Conservation Area control.



PLAN 8
RELATION OF
NEW HOUSING
TO EXISTING

 Proposed new housing


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new tree planting

garages

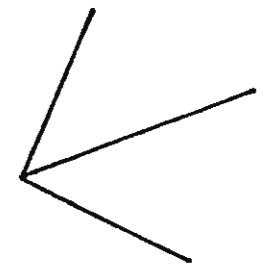
car park retained

garage

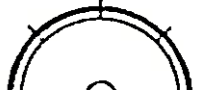
possible development with access under to Tea Room car park

garages

gas storage enclosure




PLAN 9
LAYOUT PROPOSAL
BALLAKILLEY FARM


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BALLAKILLEY FARM
VIEW FROM SCHOOL

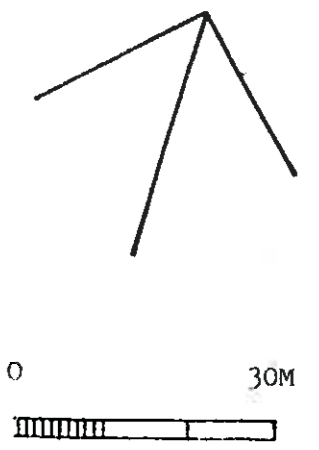
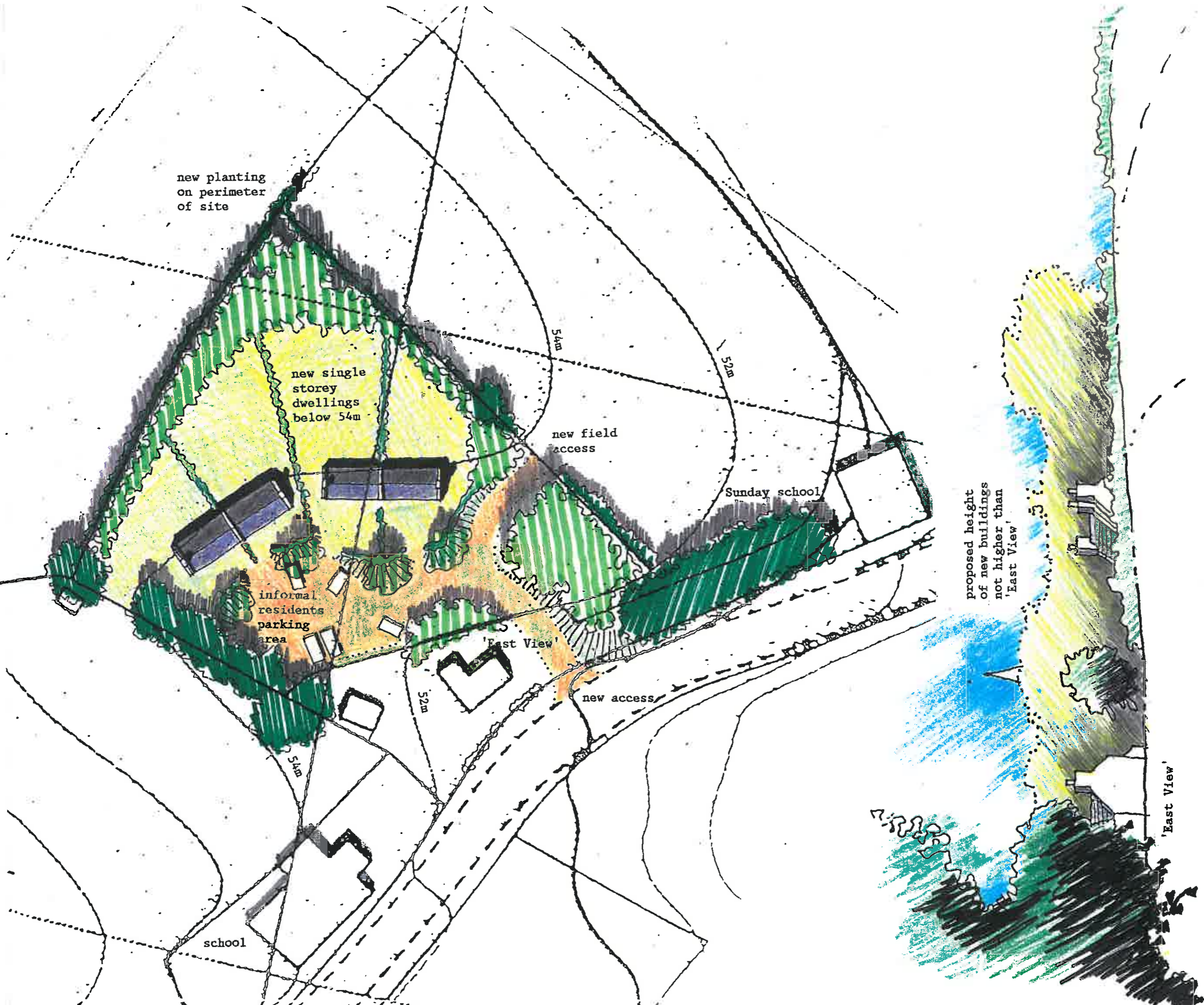


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BALLAKILLEY FARM
VIEW FROM
BALLAKILLEY HILL


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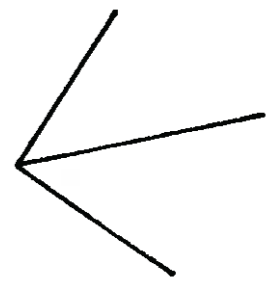


proposed height
of new buildings
not higher than
'East View'





VIEW FROM SUNDAY SCHOOL
excluding new planting


PLAN 10
LAND BEHIND
EAST VIEW

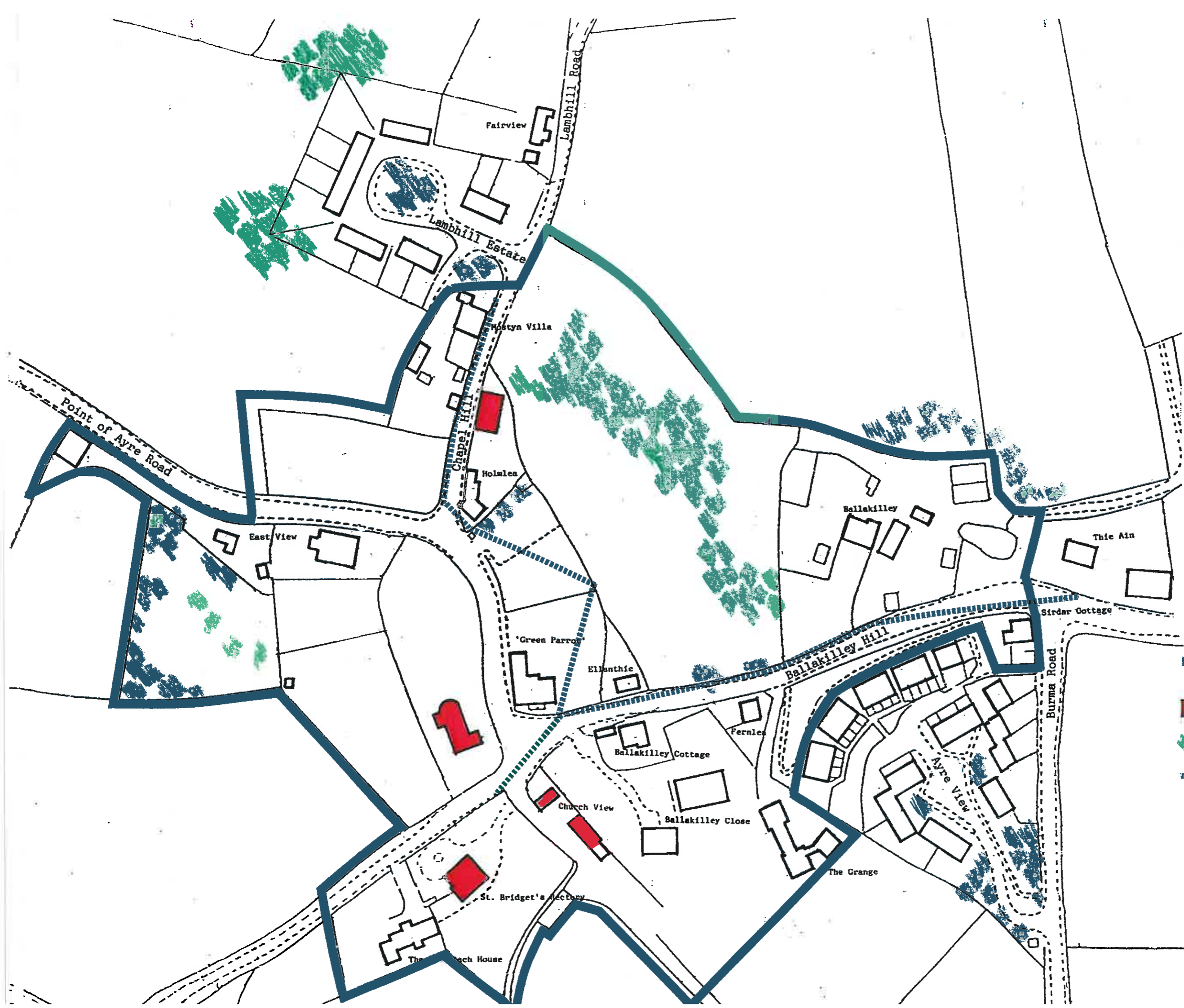
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PLAN 11 CONSERVATION AND TREE PLANTING PROPOSALS

-  Boundary of Conservation Area
-  Listed Buildings
-  Tree planting
-  suggested relocation of medium voltage overhead lines underground


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Recommendations

1. Buildings identified on Plan 11 of special architectural or historic interest should be considered for protection by listing.
2. The area identified on Plan 11 as being of high visual quality should be considered for Conservation Area status.
3. Where appropriate, individual owners be approached and assistance offered to achieve an improvement in the appearance of buildings or land.
4. Future residential development in the village should be limited to 18-20 dwellings and confined to the areas below:
 1. Land north of Ballakilley Farm 12 units
 2. Land rear of East View 4 units
 3. Land on Chapel Hill 1-2 units
 4. Land rear of Church View 1-2 units
5. The development of areas 1 and 2 above should follow the form described and illustrated in the report.
6. Tree planting as illustrated in the report should be carried out to achieve the following objectives:
 - (a) Internal enhancement of Lambhill and Ayre View estates.
 - (b) Screening and integration of new development and existing visually intrusive buildings to form a green fringe around the perimeter of the village.
7. Any new central gas storage compound be located adjoining Ballakilley hill where shown in the proposed layout on Plan 9:

Acknowledgements

Department of Local Government and the
Environment

Architect and Planning Officer

M. Watson

BA (Hons Arch), Dip TP (Manc), ARIBA, MRTPI

Architect /Planner

B. Vannan

DA (Edin), Dip T & CP (Edin), ARIAS, ARIBA,
MRTPI

Guide preparation:

M.D.A. Limited

Chartered Architects, Urban

Designers & Town Planners

PO Box 116, St. Helier, Jersey