SITE AT RISK: 12 Simon Place, St Helier

PROTECTED STATUS: HE:0461  Listed Building Grade 4

SIGNIFICANCE: From the HER database: “A late Georgian town house which retains historic character and many original exterior features. This property is shown on the 1834 Le Gros Map. Set back behind small front yard. 3 storey, 3 bay. Pitched slate roof with brick end stack on east. Entrance to west has original open pedimented doorcase, door. All windows are original 12 pane (6/6) timber sashes, no horns. Frontage yard enclosed by low wall with granite coping, iron railings and gate. 2-storey rear wing”.

This elegant house formed part of a group of four houses that were built by 1834. No 14, now demolished, originally formed a pair with No 12 but was later extended forwards and converted to commercial use. Simon Place is an historic street with many buildings of historic interest, generating a townscape of high quality.

CONDITION: POOR. The building has been left vacant for some years and is in a rapidly deteriorating condition. Many upper windows are broken and un-boarded and the roof has been partly stripped of its slates. The gable wall is propped following the demolition of the neighbouring building and has not been not effectively waterproofed. The case for demolition strengthens the longer the building is neglected and allowed to deteriorate.

OWNERSHIP: Andium Homes. This is a States’ owned company and is Jersey’s largest provider of affordable housing.

CURRENT STATUS: The Andium Homes website states: “The former Ann Street Brewery site has a combined area of 7,350m² and consists of several different properties. Initial options for the redevelopment of the site were prepared by Waddington Architects and the site currently provides 144 temporary car parking spaces. Massing and design work is currently underway to submit a full planning application early 2020. Following a successful planning outcome, Andium expect to start work on site Q3 2020 and the project to take 43 months to complete”.

No mention is made of whether Andium Homes’ intention is to restore 12 Simon Place, and other listed buildings within the former Ann Street Brewery site.