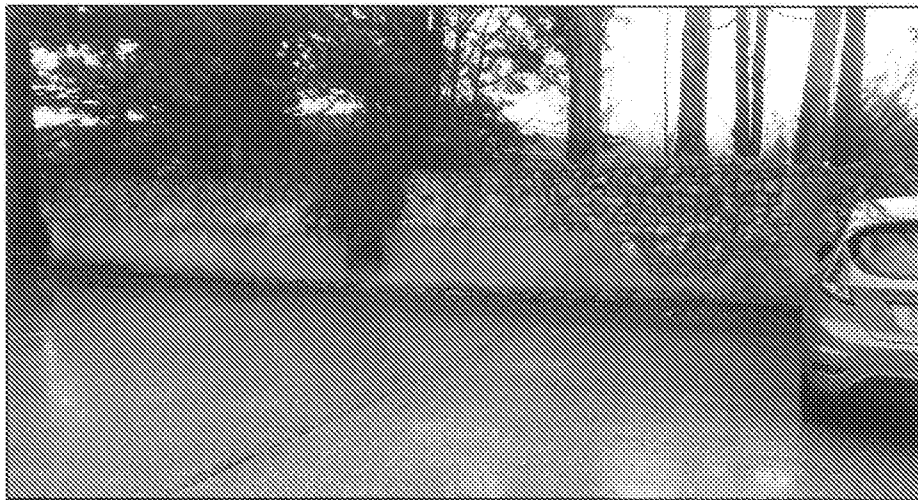
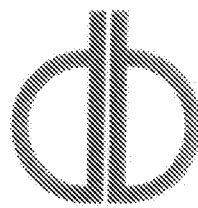


A
HERITAGE IMPACT ASSESSMENT
for a
Farmyard Wall
at
SEFTER FARM
PAGHAM



Prepared for
BARFOOTS
LAND MANAGEMENT
of BOTLEY Ltd
and the



DOUGLAS BRIGGS
PARTNERSHIP

JANUARY 2015

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JANUARY 2015

1. SUMMARY

This assessment has been prepared in support of a planning application to demolish a modern agricultural store at Selter Farm, Pagham, and erect an extension to an existing agricultural building.

The proposals would involve the demolition and re-cycling of the materials of a section of wall which formerly formed the north side of farm buildings and boundary wall of an extensive eighteenth century and later farm, the remaining elements of which having already been demolished and replaced, leaving the Grade II Listed farmhouse; a pair of semi-detached farm cottages; and a small building converted for use as an office.

The assessment seeks to address implied comments made by the local planning authority's senior historic buildings adviser to the effect that the demolition of part of the surviving wall would be harmful to the setting of the Listed farmhouse.

It includes a brief history of the site; a description of the Listed building and the farmyard wall; a summary of the proposal; and a heritage impact assessment, including an assessment of significance.

It then reviews recent case law and legal opinions on curtilage Listing and concludes that the former farmyard wall **cannot be considered either as curtilage Listed**, and protected under the Planning (Listed Buildings and Conservation Areas) Act 1990, or **as contributing to the setting of the Listed building**, because, in planning law, a farmhouse is not deemed to be an agricultural building but a single private dwelling house and, hence, a separate planning unit from farm buildings – and one planning unit cannot be considered ancillary to another planning unit.

It also proposes that the surviving length of former farmyard wall is of **insufficient significance to warrant protection through the planning process as a non-designated heritage asset**, as defined in the *National Planning Policy Framework* (March 2012).

2. INTRODUCTION

This assessment has been prepared on behalf of Barfoots of Botley Ltd and their advisers, the Douglas Briggs Partnership, in support of their planning application to demolish a modern store and extend an existing agricultural building on the property known as Seftor Farm, Pagham.¹

The proposal includes the intention to demolish part of the old farmyard wall and re-cycle re-usable building materials to repair/restore the garden wall of the Grade II Listed farmhouse on the adjoining plot of land.

The local planning authority's senior historic buildings adviser has implied that the demolition of part of the surviving wall would be harmful to the setting of the Listed farmhouse.

Purpose and Compliance

The assessment has been prepared to provide historical and architectural information pertaining to the existing structures in order to inform and advise discussions and decisions concerning the likely impact of the proposals, and is in compliance with Arun District Council's Local Plan (Publication Version February 2014) – Policies HER SP1 and HER DM1; which set out the local authority's approach to the Historic Environment, Listed Buildings, and Locally Listed Buildings or Structures of Character.

The assessment has also been prepared within the context of recommendations made by English Heritage in its *Informed Conservation*, published in 2001, and by the Department of Communities and Local Government's *National Policy Planning Framework* (March 2012), which supersedes PPS 5 (*Planning for the Historic Environment* 2010), PPG 15 (*Planning & the Historic Environment* 1994), and PPG 16 (*Archaeology & Planning* 1990).

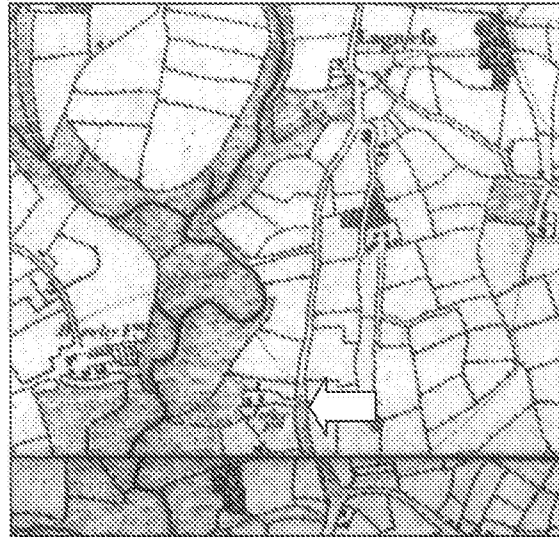
It adheres to the *Standards and Guidance for the Stewardship of the Historic Environment* advocated by the Chartered Institute for Archaeologists; the Institute of Historic Building Conservation; and the Association of Local Government Archaeological Officers (September 2007).

¹ Planning Application P/105/14/PL. The application was supported by a Heritage Setting Assessment prepared by the Douglas Briggs Partnership which should be read in conjunction with this assessment.

3. HISTORICAL BACKGROUND

Sefter Farm is evidently quite an old agricultural holding and was shown and named on Thomas Yeakell and William Gardner's map, published in 1778, which was the west sheet of what was proposed and commissioned by the 3rd Duke of Goodwood as a new survey of Sussex at a scale of two inches to one mile, but never completed.

Extract from Yeakell and Gardner's map of 1778, identifying Sefter Farm (arrowed).



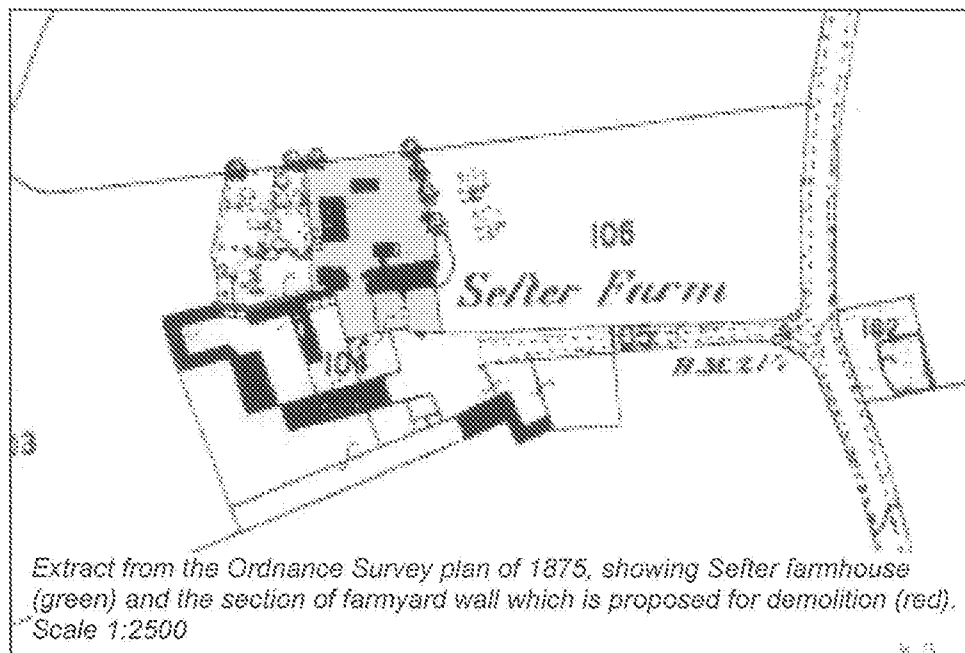
The existing farmhouse, which is Listed at Grade II and now subdivided as Sefter Farm House and Sefter Granary, is believed to date to the eighteenth century.

The *Pagham Population Census Returns* for 1841 indicated that the occupier of what was then known as Sefter House was Thomas Adams, aged 45 and a yeoman [farmer] living with his wife, two daughters, and two servants. The Returns for 1851 had Thomas Adams as a farmer of 280 acres employing 14 labourers, and living with his wife, a son, and a daughter.

The *Pagham Population Census Returns* for 1861 had the occupier as Charles Adams, aged 53 and the farmer of 300 acres employing 12 men and 3 boys, living with his widowed mother, a daughter, and two servants.

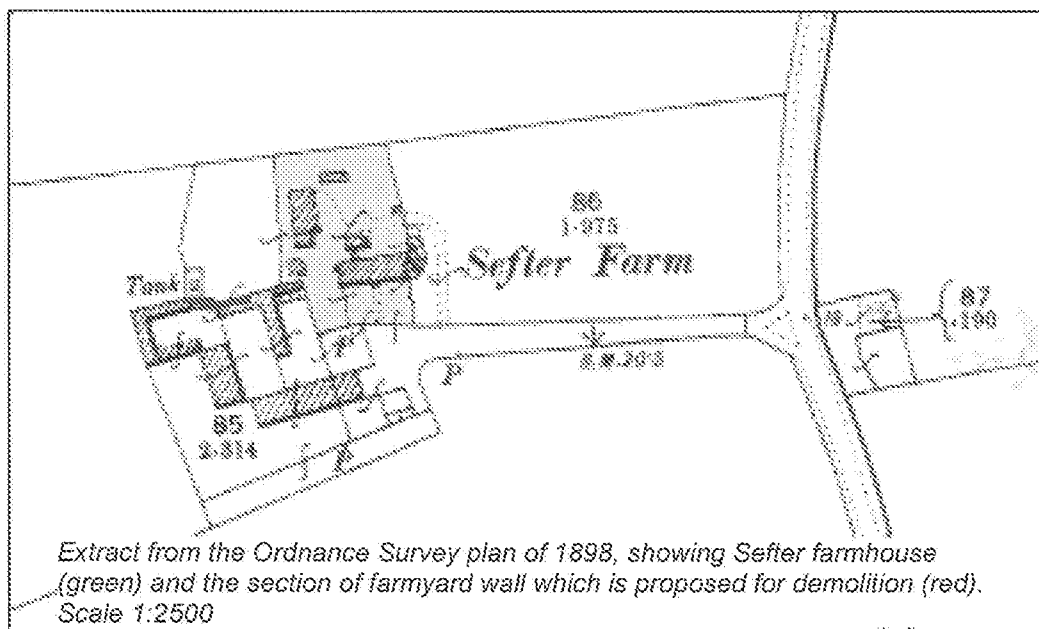
The *Pagham Population Census Returns* for 1871 had the occupier of Sefter Farm as William Winter, a widower, aged 28 and a farmer of 220 acres employing six men and two boys, living with a housekeeper and two servants.

The first edition of the Ordnance Survey twenty five-inch plan, published in 1875, showed an extensive group of farm buildings on the site.



It has not proved possible to identify the property in the *Pagham Population Census Returns* for 1881, but by 1891 Seftor Farm was occupied by Andrew Bailey, aged 38 and described as a cowman, living with his wife, two sons, three daughters, and one servant. In 1881 Andrew Bailey was listed as living as a groom and gardener in Aldwick.

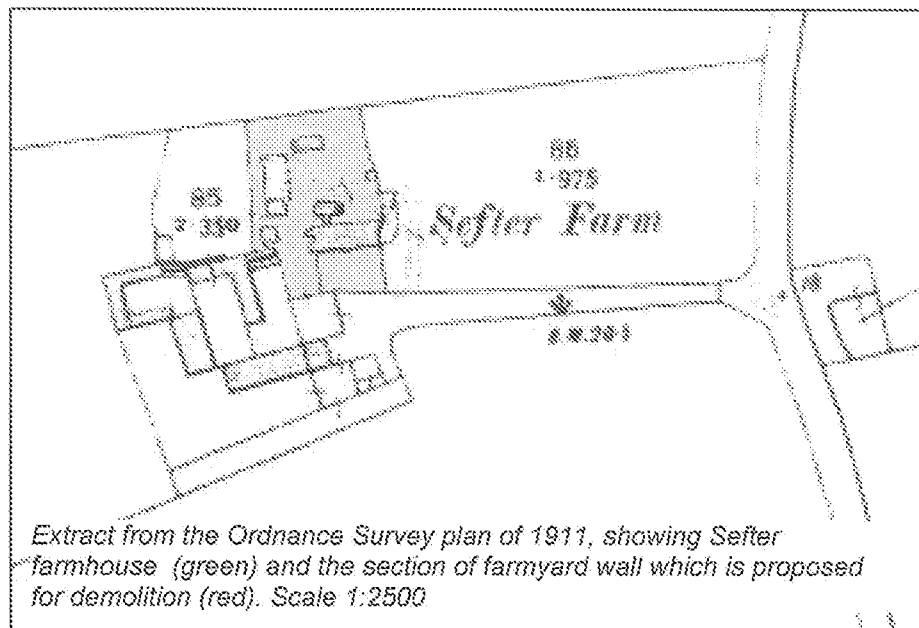
The second edition of the Ordnance Survey twenty-five inch plan was published in 1898 and showed few changes from the previous edition.



The *Pagham Population Census Returns* for 1901 had two occupiers for Sefter Farm House -- William Winter [junior], aged 30 and an auctioneer and farmer, living alone, and Andrew Bailey, aged 46 and a farm worker, living with his wife, one son, and one daughter.

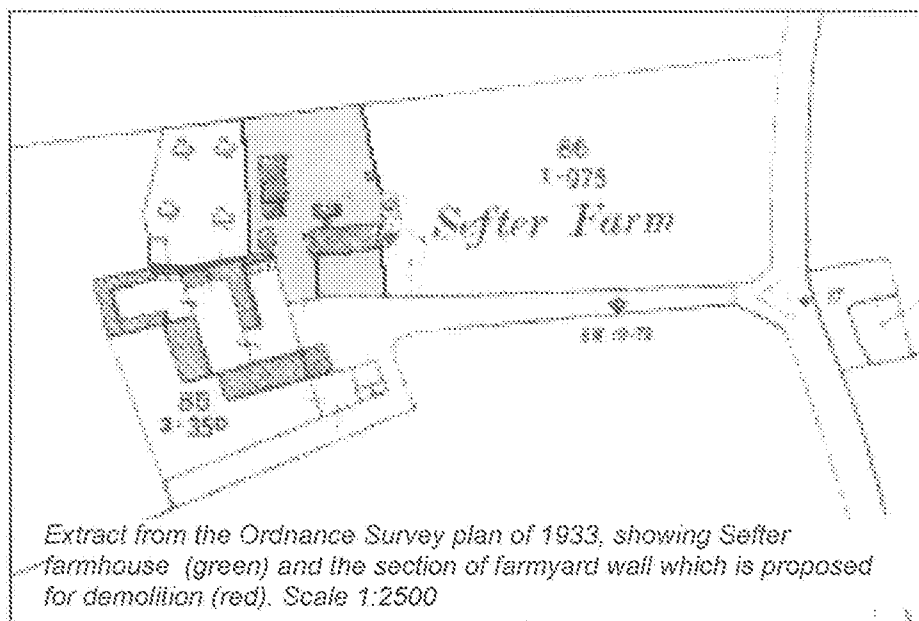
The *Pagham Population Census Returns* for 1911 also had two occupiers for Sefter Farm -- William Winter, aged 41 and described as a farmer and employer living alone in two rooms, and Andrew Bailey, aged 58 and a cowman, living in six rooms with his wife, two sons, and one daughter.

The next edition of the Ordnance Survey twenty five-inch plan was published in 1911. It showed very little change from the previous edition, but the Population Census information suggests that it had been occupied by two households by that time.

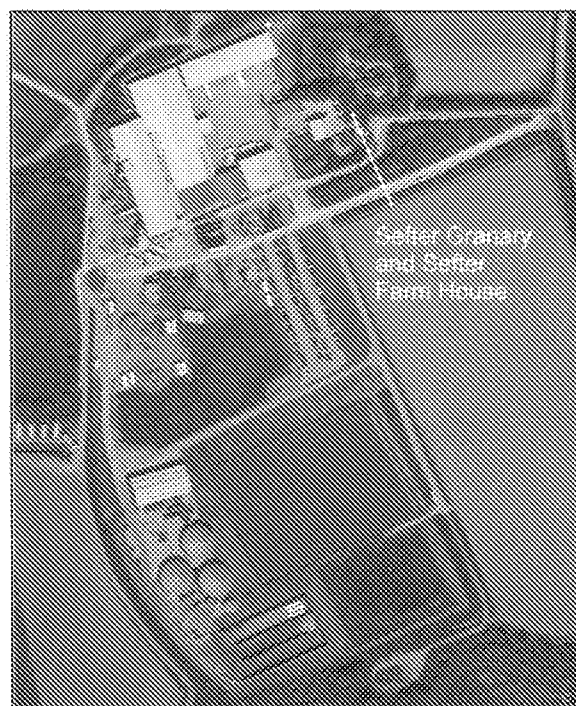


The 1933 edition of the Ordnance Survey twenty five-inch plan showed very little change from the previous edition, with the farm house still shown undivided.

During the 1950s a pair of semi-detached cottages were added to the south of the farmyard, following the demolition of an existing farm building, and in the late 1950s planning consent was obtained to formally convert the old farm house into the two dwellings which exist today.



Much of the old farmyard survived into the later twentieth century, when development was commenced for the extensive vegetable growing and distribution farm which now exists, commencing in the 1995 with an application from Mr Peter Barfoot for alterations to an existing barn to form a new farm office, and then from 1998 onwards for a series of replacement buildings, mostly of steel-framed construction, for Barfoots of Botley Ltd, which had been established in Hampshire in the early 1970s.



Aerial photograph of Sefter Farm, showing the location of the farmhouse.

4. DESCRIPTION

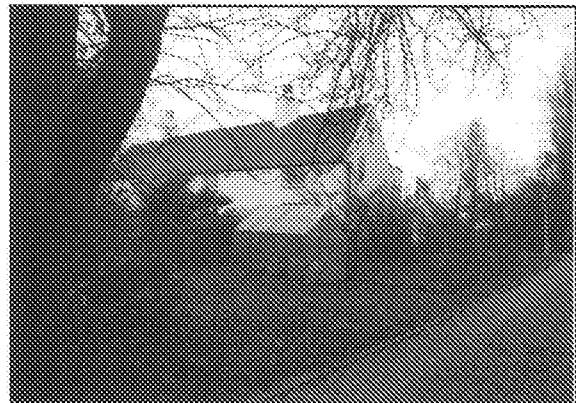
Farmhouse

This is now divided as two dwellings – Sefter Farm House and Sefter Granary. It is Listed at Grade II and is described in the Listing description as :

One building. C18. Two storeys. Four windows. Stuccoed. Tiles roof. Vertical glazing intact. C19 castellated porch. Modern addition behind.



Sefter Granary, from the south-west (above left) and from the west (above right).



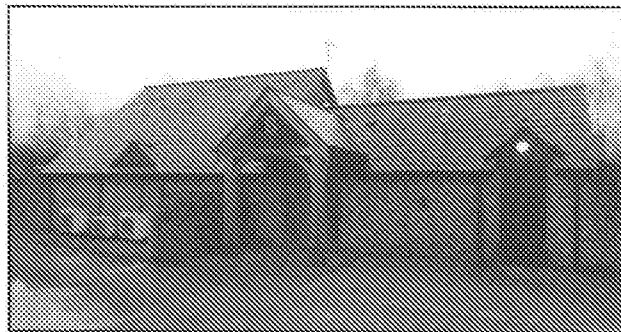
Sefter Farm House, from the south-east.

Garage

Within the garden is an old building which has been refurbished as a garage.

Offices

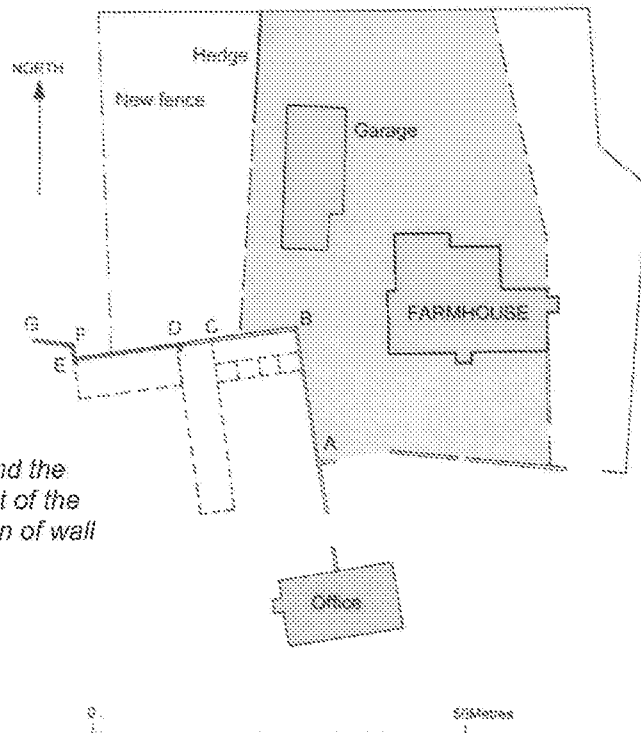
To the south of the farmhouse is part of, what appears to have been, a nineteenth century farm building which has been converted as offices.



The farm offices, from the north.

Farmyard wall

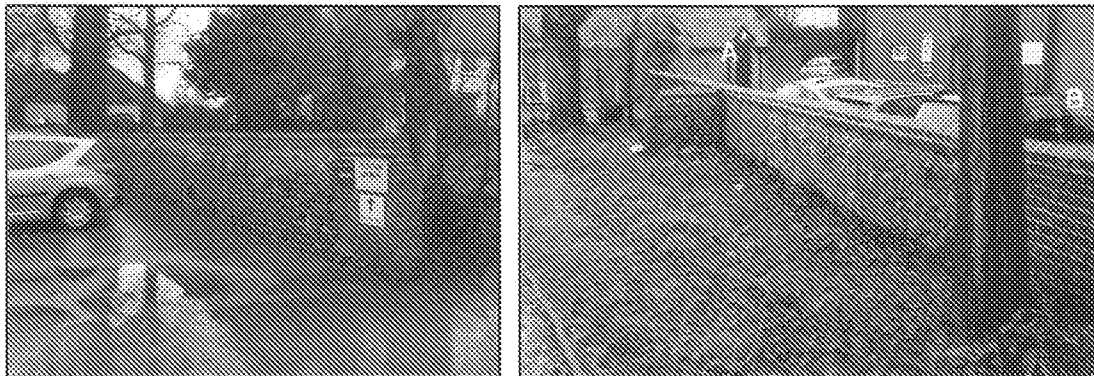
The wall forming the south-west boundary of the Listed farmhouse, which separated the farmyard from the garden of the farmhouse is about 1.5 metres in height and built of flint nodules with brick dressings and brickwork, which has been repaired and partially re-built in the recent past (A-B). The north end is built entirely of brick on both sides for a distance of about 5 metres and the west face of this has been rendered in cement. On the east face, there is a section of wall of similar fabric at right angles to it, about 1.7 metres in length, which formed part of the original south boundary of the garden prior to its extension at a recent date (A). The section of wall to the south of the return originally formed the remainder of the east side of the farmyard.



Site plan, showing the Listed building and the curtilage Listed garage (pink); the extent of the historic curtilage (green); and the section of wall to be demolished (red).

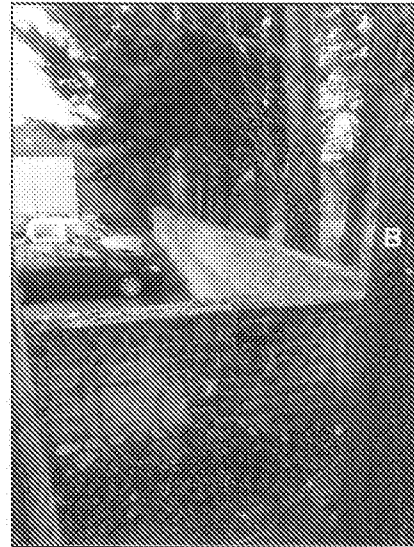
Scale 1:1000.

At its north end (B) this wall returns west for a total distance of about 29.73 metres and varies between 1.80 and 1.83 metres in height throughout its length, but with some variation in form and the materials used in its construction.



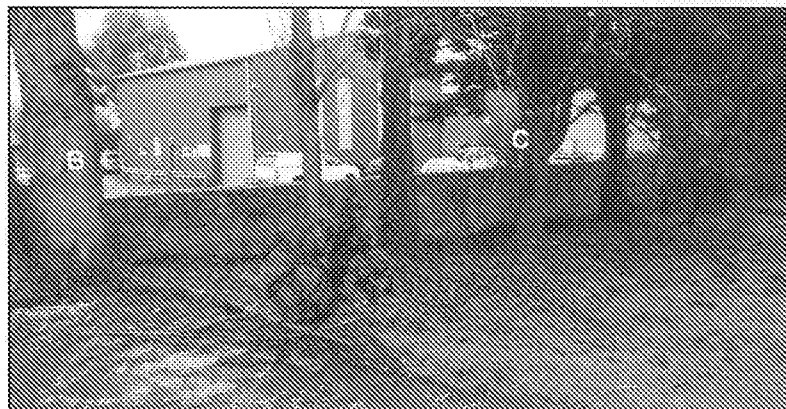
The wall forming the south-west garden boundary of the farmhouse, looking north along the west face (above left) and looking south along the east face (above right).

The wall forming the south-west boundary of the garden, at its north end, looking west.



The first part of the north return (B-C) measures about 10.12 metres in length and is constructed of rather random lumps of stone and some bricks to a height of about 1 metre. The lower part of the masonry is exposed but above a height of about 30 centimetres it has been rendered with cement to a step reducing the thickness of the wall at about 1 metre above ground level. The upper part of the wall comprises eight courses of red bricks, laid in a random mixture of headers and stretchers. On its north side there up to about thirteen courses of brickwork exposed for a distance of about ten metres and to the west it is faced with flints.

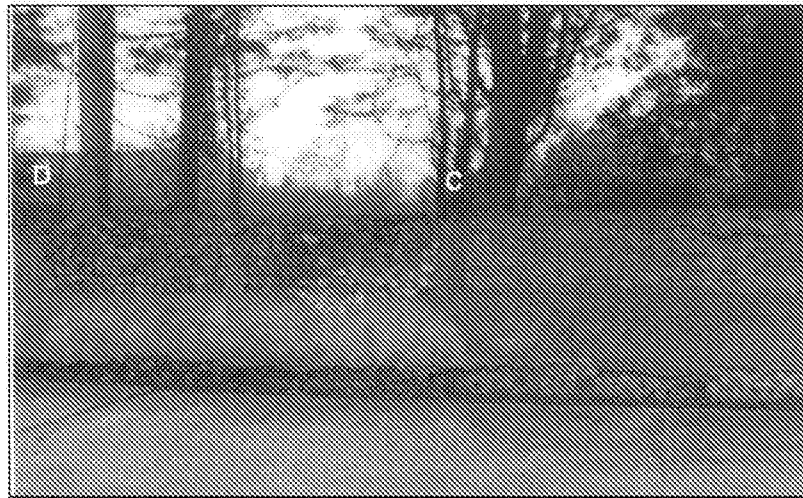
The east end of the farmyard wall (B-C), from the south.



The east end of the farmyard wall (B-C), from the north..

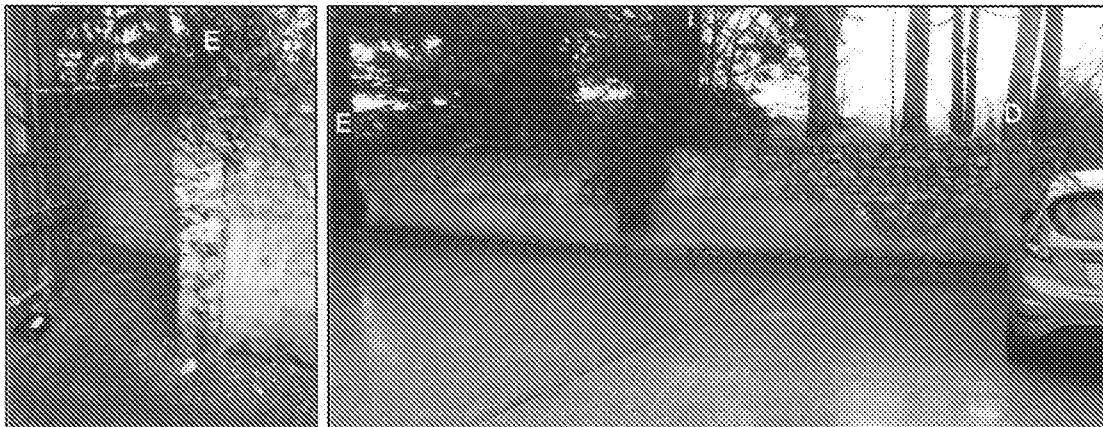
This was evidently the north wall of the farmyard against which were constructed the four pigsties shown on all the editions of the Ordnance Survey plans, but now demolished. The first 7 or 8 metres also formed the garden wall of the Listed building.

There is then a scar on the wall picked out in a vertical panel of cement (C), about 25 centimetres wide, and then at a distance of 4.96 metres from it there is another vertical panel of cement, 35 centimetres wide, flanked by brick quoins (D). These two scars and the stone wall between them (C-D) formed the north end of the large, barn-like building, orientated north-south and about 5.3 metres wide and 22 metres long, which is shown on all the early editions of the Ordnance Survey plans. The lower part of the wall is rendered with cement.



Part of the farmyard wall.

The wall then continues for a distance of 13.95 metres (D-E) and terminates in the remains of a right angle return to the north and the remains of return to the south (E).



The west end of the farmyard wall (E-D).

The wall is constructed of stone, capped with a course of bricks, and the lower part of the south face is rendered with cement.

This is evidently the remains of the north side and the north-west corner of the open-sided shed shown on all the early editions of the Ordnance Survey plans. It was presumably a cart shed.

The wall then returns north for a distance of 1.95 metres (E-F) and then returns west, at more than a right angle, for a distance of 7.7 metres where it terminates in a brick abutment.



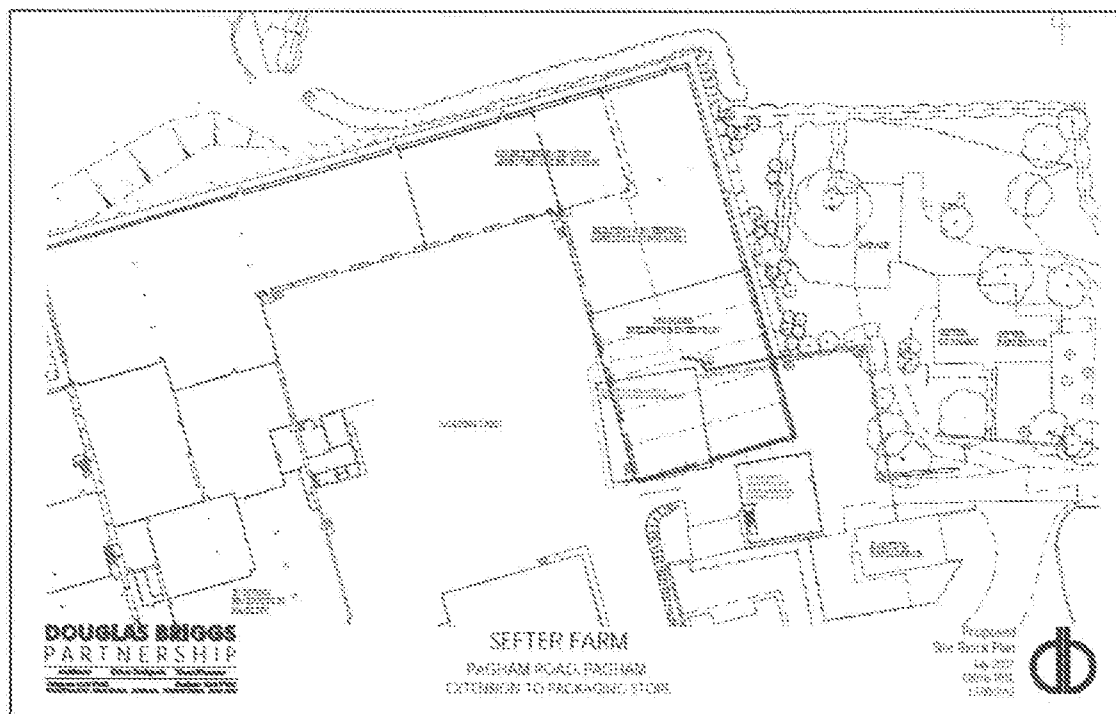
The farmyard wall (F-G).

These sections of wall (E-F and F-G) are both constructed of stone with brick corners, a brick coping, and a brick abutment (G).

This wall (E-G) is shown on all editions of the Ordnance survey plan and on the earlier ones there appears to have been a structure built up against its south face.

5. PROPOSAL

The current proposal is to demolish the section of the farmyard wall, extending roughly from between C and D to the west end (G) in order to accommodate new farm development.



The proposed site block plan, with the farmyard wall to be demolished shown red. Not to scale.

The bricks and stone used in the construction of the farmyard wall is to be salvaged and employed to repair sections of the garden wall of the Listed building.

6. HERITAGE IMPACT ASSESSMENT

This section of the assessment seeks to establish whether the farmyard wall has any significance as a heritage asset and whether the proposals will have an impact on that significance.

SIGNIFICANCE

The section of wall that is proposed for demolition is the remains of the north side of a farmyard and probably dates to the late eighteenth or early nineteenth century. It served to support at least three farmyard buildings which comprised four pigsties, a barn, and a cart shed – all subsequently demolished.

The wall is constructed of stone, which includes flint and possibly some local material, and bricks.

It is a very small surviving element of what was a relatively large farmyard complex of which one structure, now converted to offices, survives.

Curtilage status

Since the former farmhouse is Listed at Grade II then it follows that any built structures within its curtilage that were erected before 1948 are also protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The extent of the curtilage of a Listed building has been a relatively vague concept in the past, but recent case law since 1982, which was reviewed by the legal director of English Heritage in 2009 and by a consultant lawyer specialising in planning law in 2013 has clarified the situation regarding farm buildings.²

It has been established by case law that whereas a coach house and stables might be curtilage listed with a Listed house, as would be the case with the existing garage and garden wall at Sefter Farm, this is not the case with barns or other farm buildings, such as the farmyard wall at Sefter Farm, as the curtilage of a listed farmhouse, for listing purposes, is restricted to its garden and forecourt.

This is by virtue of the fact that, in planning law, a farmhouse is not deemed to be an agricultural building, and cannot be erected as permitted development under Part 6 of the Second Schedule to the GPDO, but a single private dwelling house falling within Use Class C3, which is not an agricultural use, and, hence, a separate planning unit from farm buildings – and one planning unit cannot be considered ancillary to another planning unit.

For these reasons the farmyard wall at Sefter Farm –

- **cannot be considered as curtilage Listed and protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.**

² See Mike Harlow, Legal Director English Heritage 2009 – Curtilage and farm buildings *English Heritage Conservation Bulletin* Summer 2009 page 46; and Martin Goodall 15th March 2013 - Barns near listed farmhouses in *Martin Goodall's [online] Planning Law Blog*.

Setting

In his comments on the planning application, the local planning authority's senior historic buildings adviser has implied that the demolition of part of the surviving farmyard wall would be harmful to the setting of the Listed farmhouse.³

The recent case law pertaining to curtilage listing, noted above, also applies to historic setting as a Listed farmhouse is a separate planning unit from the farm buildings – and one planning unit cannot be considered ancillary to another planning unit.

Therefore the farmyard wall at Seftor Farm cannot be considered as ancillary to the farmhouse and therefore it –

- * cannot be considered as contributing to the historic setting of the Listed building and protected under Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1980.

Non-designated heritage asset

The *National Planning Policy Framework* (2012) affords local planning authorities the opportunity to recognise and protect non-designated heritage assets which it defines as –

'a building, monument, site, place, area or landscape identified by a local planning authority as having a degree of significance meriting consideration in the planning process.'

The *NPPF* also places considerable emphasis on significance and advises that this should be taken into account when assessing the likely impact of proposals which might affect a designated heritage asset, such as a Listed building, or a non-designated heritage asset.

The farmyard wall might be seen as a non-designated heritage asset worthy of protection through the planning process if it were to satisfy the criteria proposed by the *National Planning Policy Framework* and English Heritage.

However, the Government's guidance on non-designated heritage assets also notes that –

'A substantial majority of buildings [that are not already Listed] have little or no heritage significance and thus do not constitute [non-designated] heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.'⁴

The term significance appears first to have been adopted as an expression of value to present and future communities in the *Australian Heritage Commission Act* of 1975. It was employed in the Australia ICOMOS *Guidelines to the Burra Charter: Cultural Significance* in April 1984 and then by James Semple Kerr in his guide to the preparation of *The Conservation Plan* in 1996.

³ Arun District Council Planning Consultation response from the Historic Buildings Adviser, 26th November 2014, fourth paragraph.

⁴ *Planning Practice Guidance* 6th March 2014 paragraph 039. The comments in square brackets have been added by this author to place the quote in its original context of guidance notes for non-designated heritage assets.

It was adopted as an approach by the Heritage Lottery Fund, guided by English Heritage, in its *Conservation Plans for Historic Places* in March 1998, and has subsequently been employed by the Department of Communities and Local Government in both *Planning Policy Statement 5* (2010) and the *National Planning Policy Framework* (2012) where it is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.

In its *Conservation Principles Policies and Guidance* (April 2008 pages 27-34), English Heritage suggested four criteria for understanding heritage significance or value –

- *evidential value* deriving from the potential of a place to yield evidence about past human activity;
- *historical value* deriving from ways in which past people, events and aspects of life can be connected through a place to the present;
- *aesthetic value* deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- *communal value* deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Applying the English Heritage criteria for assessing the significance or value of non-designated heritage assets to the farmyard wall at Sefter Farm it is proposed that it has no *evidential* or *communal value*, and very little *historical* or *aesthetic value*,

It is proposed, therefore, that the surviving length of former farmyard wall is of –

- **insufficient significance to warrant protection through the planning process as a non-designated heritage asset as defined in the *National Planning Policy Framework* (March 2012).**

IMPACT ASSESSMENT

It is concluded that the proposal to demolish part of the remaining farmyard wall will have no impact on the significance or setting of the Listed farmhouse and that the wall does warrant protection as a non-designated heritage asset.

The only loss will be of some building materials.

MITIGATION

It is proposed to mitigate the loss of building materials by employing salvageable material in repairs to the existing garden walls of the farmhouse.

