

Listed Building Application to Replace Non-Significant Windows

Herne Farm House, 2 Park Drive
Rustington



Heritage Statement

August 2021

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- 1.1** This Heritage Statement has been prepared to accompany and support the Listed Building application for the replacement of six non-significant features on the listed Herne Farm House which lies on the north side of Station Road and the eastern side of the unadopted Park Drive in the West Preston area of Rustington. The postal address is Herne Farm House, 2 Park Drive, Rustington, Littlehampton, West Sussex BN16 3DZ.
- 1.2** The Statement has been prepared, as advised by the National Planning Policy Framework (para 189), and to satisfy the requirements set out in the Validation Checklists: National and Local Lists of Requirements, prepared by the local planning authority, Arun District Council. It supports the application for Listed Building Consent to replace four of the windows, a part glazed rear door and a glazed French door all of which are in the rear, and modern, part of the house.
- 1.3** This Statement describes the significance of the property as a heritage asset and assesses the impact of the proposed works on that value. The significance of the asset has been assessed (Appendix A) through its architectural features and the collation of the available historical details of the property and its ownership, as well as its prevailing heritage status. The document also shows how the proposed replacement of the single glazed windows in the modern extension to the building by double glazed windows of the same material and design has taken account of their contribution to the overall significance of the house on the basis of Historic England's Conservation Principles, Policy and Guidance.
- 1.4** The location of the property is shown in Figure 1.1 and the positions of the windows in Figure 3.1.
- 1.5** The assessment of the application windows is shown in detail in Appendix A together with photographs of the windows in their respective elevations. .



Location of the Application Site
Figure 1.1

2 Park Drive
Rustington
Listed Building Application 040621 R7

Herne Farm House

Heritage Statement

Origins and Ownership of Herne Farm House

- 2.1 The house is believed to have been built around 1780 for local yeoman farmer Edmund Harwood who owned land across Rustington. His family and their descendants lived there for almost the whole of the following hundred years until advancing age forced their retirement and the eventual sale of the house, buildings, farm and land. The property was bought by the Penfold family at auction in 1867 albeit the previous owners stayed on in the house for the best part of the next decade.
- 2.2 In 1877 George Boon and his family took over the tenancy of both house and farm until the death of the owner in 1908 when he is believed to have bought the house but continued to work the farm as tenant until his own death in 1933.
- 2.3 In the following decades the house was home to several private owners as the surrounding land was sold off and developed (into Park Drive). HM Land Registry (formed in 1927) shows two separate but adjoining plots of land each having freehold title absolute (SX 783 and SX 13928) - the former comprising the farmhouse, workshop, greenhouse, car port and gardens and the latter comprising gardens and a shed. The two plots were amalgamated in January 1948 when the owner of Herne Farm House bought the adjoining plot. The property continues to comprise the two plots.
- 2.4 The Catholic diocese of Southwark acquired the house in 1954 and for the following two decades it served as the house of the priest of the newly built church of St Joseph nearby.
- 2.5 In 1975 the house was sold to the Neave family who over the following twenty years extended both ground and first floors, built a portico around the front door and a carport as well as relocating the access. Further, more modest, improvements were made by the next owners, the Richmonds (1995-2010) and yet more by the present owners, the Harbidge family.

Location and Setting

- 2.6 When first built Herne Farm House was situated within the hamlet of West Preston which then consisted of just a few cottages and farms at irregular intervals along the country road linking Rustington with East Preston and Angmering. Today the surrounding area comprises largely medium density residential property with a range of associated uses including churches, surgeries and a Care Home.
- 2.7 The house lies roughly midway between the two local Conservation Areas of Rustington and East Preston Station Road both of which were designated in 1994.

Layout, Structure and Appearance

- 2.8 Surrounded by its own gardens and hedges the house faces south over a gravel driveway and parking area with a narrow strip of land to the west and a wider lawn on the east. Along its northern boundary the property has a modern

block built garage and driveway and a truncated barn with a lean-to conservatory between them.

- 2.9 Positioned broadly centrally within its plot the house was originally square in plan with a two range – three bay layout and a central hallway from front to back. There was a lean-to outbuilding against the western end of the north wall opening onto an enclosed yard to the north of the kitchen.
- 2.10 The plan of the house is characteristic of the second half of the eighteenth century onwards and the general structure of the clay tiled roof would also indicate a post-1750 building. The originally unspectacular appearance of the house has been enhanced by the addition of the rendered feature across the south front with parapet, cornice and string course.
- 2.11 The structural framework of the house is formed by brickwork at the corners and the double flue internal end chimneys in each room with the infill being a rubble mixture of bricks, flints, cobbles and mortar. The two ranges meet in a solid wall probably also of similar construction with a central gutter above.
- 2.12 The oldest and most significant windows in the house are the sash windows on the southern and western elevations some of whose box frames appear to be old and may be original. Amongst these only one of the sashes may have any older frames and glazing whilst all of the others comprise twentieth century replacements with modern framing and glass.

Design and Materials

- 2.13 Architecturally there is a sash window with six panes over six above the central front door and two sash windows on either side comprising eight panes over eight. The downstairs windows each side of the front door are similar and also have internal folding wooden shutters. In the nineteenth century there were similar sash windows in the rear western room and in the bedroom above it whilst the kitchen will have had windows onto the rear courtyard and to the east and the bedroom above it a window on the eastern elevation.
- 2.14 Pairs of windows on each gable end of the front range, metal framed on the west and wooden on the east, were introduced at some time during the twentieth century but have no special interest and contribute nothing to the overall significance of the house.
- 2.15 The remaining windows are all ones that were installed as part of or since the Neave extensions between 1977 and 1988. They are all of modern manufacture with generally heavy wooden frames and glazing bars and Georgian - style panes of modern glass of no special interest and making no contribution to maintaining the overall significance of the building.
- 2.16 Nothing is known of any structural or architectural modifications or enhancements to the house which may have been made during the nineteenth century. An 1896 photograph which hangs in the house and is reproduced in local history books illustrates firstly, that the rendering (other than the south

front) was applied after that date and secondly, that further ground floor windows were introduced in the front range during the following decades.

- 2.17 In recent times the principal changes that have been made to the plan and structure of the house have occurred during the Neave's ownership. In 1977 the lean-to outbuilding was converted and incorporated into the house as an extension to the lounge with a bay window on its western wall and a pair of French doors opening onto the rear garden in its northern wall (Permissions R/106 & 109); and in 1981 the existing rear porch was demolished and the kitchen extended into the former courtyard together with a new cloakroom/WC in the entrance lobby (Permission R/178). Both of these included windows looking onto the rear garden.
- 2.18 In 1988 a first floor extension above the kitchen was constructed forming an ensuite to the existing bedroom and a further small bedroom (Permissions R/315 & R/316).
- 2.19 Further improvements and maintenance were carried out between 1995 and 2010 and since then the present owners have renewed and strengthened the roofs to both house and barn, replaced several windows on the eastern wall of the house, replaced plastic downpipes with cast iron ones and replaced the aged and leaking carport by a brick built garage with a pitched tiled roof.

Heritage Status of the House

- 2.20 Herne Farm House was listed in Category 2 in August 1984, unbeknown to the owners at the time who were never consulted and were very much surprised to receive notification of the listing by post.
- 2.21 The listing text under Department of the Environment reference 26/165 states:
- Early C19. two parallel ranges. Two storeys. Three windows. Stuccoed. String course, cornice and parapet. Tiled roof. Casement windows. Glazing bars intact.*
- 2.22 The application for the listing of the house is understood to have been put forward by the local History Society after a drive-by survey involving nothing more than a casual visual inspection which was restricted to the south and south west aspects of the house, being all that could be seen from the public highway.
- 2.23 The published entry comprises a meagre set of hurried notes which provide an incoherent and far from comprehensive picture of the architectural aspects of the house with no mention of the internal features or the remainder of the property within the curtilage whilst any historical interest was entirely overlooked.
- 2.24 Freedom of Information requests to the planning authority, Historic England and the Department for Culture Media and Sport have revealed that the Listing file which should have contained the original assessment of the house and all

correspondence and other material pertinent to that process was destroyed by the Department in or around 2009 because at the time *'the information it held was considered to be of little or no practical use to the Department'*.

- 2.25 Thus there is no longer any evidence to support claims that the house has the characteristics of special architectural merit or historic interest to warrant its inclusion in the Secretary of State's list or even that any such application for listing was ever submitted let alone evaluated and approved.

Overall Significance of the House

- 2.26 The records show that there has been a dwelling on the present site since the eighteenth century and that the present house was probably built or rebuilt around 1780 for local yeoman farmer, Edmund Harwood. Described as a cottage in the sales particulars of 1867, this building appears to have functioned as the 'house' of the surrounding farm for more than 150 years.
- 2.27 Throughout that time, however, the owners and tenants of the farm and lands associated with the house have been working farmers making an adequate rather than a handsome living; their status in local society will certainly have been respectable, above the level of agricultural labourer but not perhaps amongst the ranks of the wealthy farmer, significant landowner or minor gentry.
- 2.28 Certainly none of the records examined to date have given any impression that the early residents of the house and its farm (prior to 1933) might have had any association with the eminent or notable levels of society whether locally, across Sussex or further afield.
- 2.29 Now deprived of all its former farm lands the house, despite its age, has never been one of those worthy of conservation for the public enjoyment of its architectural beauty or historical associations; rather it has always been the simple utilitarian house of a modest farm in a hamlet beside a little known seaside settlement.
- 2.30 The plan of the house with a two range, three bay layout is characteristic of the latter part of the eighteenth century and this is echoed by the general structure of the clay tiled roof. The structural framework of the house is formed by brickwork at the corners and the double flue internal chimneys in each gable end with the infill being a rubble mixture of bricks, flints, cobbles and mortar but across the south front its appearance has been enhanced by a rendered feature with parapet, cornice and string course. Twentieth century extensions have increased the accommodation the house offers but have not enhanced its heritage value.
- 2.31 Overall therefore it is suggested that the house is of *little* significance. This assessment of its heritage value is corroborated by the destruction by the Department of Culture, Media and Sport, the listing authority, in 2009, of its listing file which should have contained all material relevant to the rationale and support for the original listing process and is a clear undermining of the continued retention of that heritage status.

Windows to be Replaced

- 3.1** The oldest windows in Herne Farm House which make the greatest contribution to the overall significance of the building are the seven sash windows, five of which are on the south front and the other two on the western elevation. None of these windows are part of this application but all will be retained and are being repaired and draught-proofed as far as possible.
- 3.2** To progress the next phase in this initiative of improving the windows it is now proposed to replace a number of the modern mass-produced windows that have no architectural or historical significance and no historic fabric and were installed as part of the major extensions to the house during the occupation of the Neave family between 1977 and 1988.
- 3.3** The windows proposed for replacement are all on the ground floor at the rear of the house; none of them are part of the original house and their locations are shown in Figure 3.1. They comprise four windows, a pair of glazed French doors and a part glazed external door all of which are described below.
- 3.4** Windows GW4 and GN1 were both added to the property as part of the extension to the lounge permitted under applications Reference Nos R/106/77B and R/109/77. These permissions enabled the original rear wall of part of the house (on the northern elevation) to be removed and the chimney breast therein to be relocated to the western elevation. As a result the lounge was extended into the lean-to former dairy/store/WC, the internal partitions and features of which were removed.
- 3.5** As part of this extension a new single storey bay was formed out of the western elevation with a four segmented bow window (GW4) incorporating three fixed bays and one opening bay. This window was of modern, post-war, manufacture with substantial wooden framing and glazing bars and six single glazed panes in each bay of similar age to echo, at least in part, the sash windows on the front elevation.
- 3.6** Also as part of the lounge extension a new opening was made in the north wall of the former lean-to into which was set a pair of modern French doors (GN1) with wooden frames and glazing bars and ten glass panes in each.
- 3.7** The windows GN2, GN2A, GN3 and GE1 were introduced as part of the extension to the kitchen and the creation of the cloakroom/WC permitted under application Reference no: R/178/81. This permission enabled the removal of the original rear wall of the kitchen and the kitchen to be extended into the courtyard to the rear. It also enabled a new rear entrance lobby with a cloakroom/WC off between the extended lounge (former lean-to dairy, store and WC) and the extended kitchen and a part glazed external door, GN2A, to the rear garden.
- 3.8** As an integral part of these extensions a 'new' three segmented rear window was installed in the extended kitchen to overlook the rear garden, and a two segmented window looking onto the east garden, together with a much smaller window was installed in the cloakroom. The fenestration of each of these

windows comprised multiple panes to attempt to echo the sash windows on the front elevation. The part glazed door included three rows of three glazing panels.

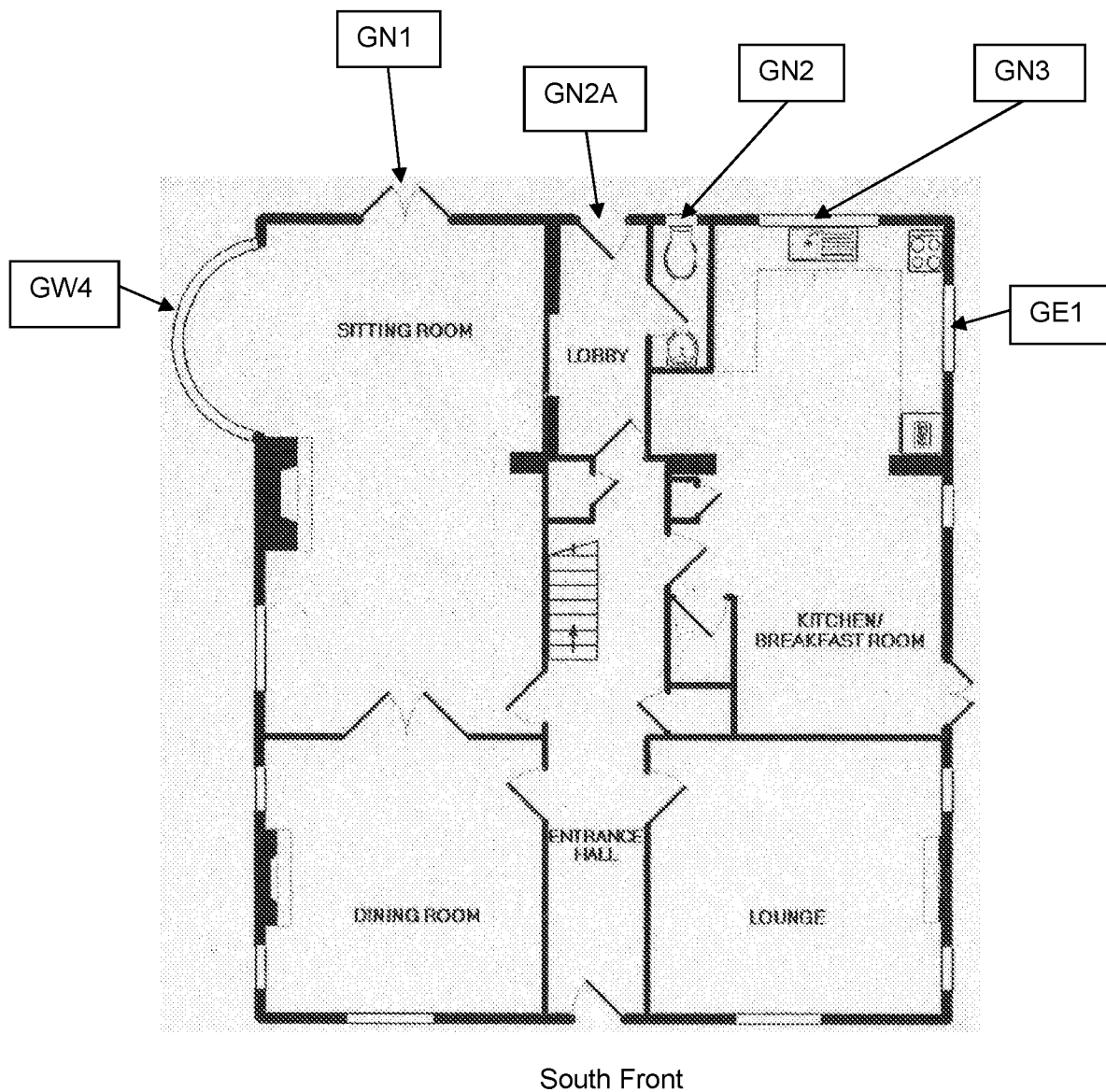
Assessment of Contribution to Overall Significance of the Building

- 3.9** The degree of special interest offered by each of the existing windows which are proposed for replacement and their contribution to the overall significance of the building is assessed in Appendix A.
- 3.10** In summary the special interest of the six windows which it is proposed to replace can be described as:
- Evidential value - being of modern manufacture neither the windows, the French doors nor the external rear hall door provide any evidence about the building's fabric, function or heritage
 - Historic value - being of modern manufacture neither the windows, the French doors nor the external rear hall door offer any useful historic insights
 - Aesthetic value - modern windows whether in the converted lean-to or the newly built kitchen extension offer no aesthetic value
 - Community value - not being visible from the public highway the existing windows offer no value to the community
- 3.11** None of the six windows were part of the original building and whether in the converted former lean-to or the extended kitchen all are of 1960's off-the-peg design and construction with modern timber frames and glazing so that there would be no loss of historic woodwork or glass. None of them are on the principal elevation and none have any evidential or historic value nor do they exhibit any aesthetic or communal value. Thus none of them can be described as being features of special interest and they make little or no contribution to the significance of the heritage asset which is the listed building now known as Herne Farm House.

Design and Implementation

- 3.12** The proposed new replacement windows will be an improvement on the existing windows and will be of timber construction with panel layouts and dimensions similar to the existing windows. As far as possible their glazing bars will be of similar profile to the sash windows on the principal south elevation as well as the other replacement windows recently installed in the house which will increase the overall degree of consistency amongst all of the windows and contribute to the maintenance of the value of the building and its preservation as a historic asset.
- 3.13** To maximise energy efficiency and sustainability the glazing will comprise slim profile double glazing panels throughout with the minimum realistic separation so that heat losses would be reduced and thermal efficiency increased in line with Government policy to reduce greenhouse gas emissions under the Climate Change Act 2008.

- 3.14** The detailing of the new windows will be discussed and agreed with the Council's Historic Buildings Officer so that as far as possible the maximum thermal efficiency can be achieved consistent with preserving the significance of the building as a heritage asset and avoiding any further deterioration in its fabric.



Windows to be Replaced
Figure 3.1

Justification

- 4.1** The thermal efficiency of the house as a whole is being addressed and with draught proofing and loft insulation already largely complete the time has come for attention to be given to the windows. Inevitably a balance has to be struck between the need to improve energy efficiency in line with Government policy and the avoidance of heat losses and the pressures to maintain the integrity of the heritage asset which is Herne Farm House in which we live.
- 4.2** The replacement of the four windows, a pair of French doors and a part glazed rear hall door is important because energy efficiency and the avoidance of unnecessary losses is an increasing priority. It is enshrined in both central and local government policy and increasing concerns about climate change reinforce the need to conserve energy. The costs we pay to warm our water and heat our rooms are a significant component of household expenditure and it is important to conserve that energy as far as possible to ensure that its benefits are maximised.
- 4.3** Replacement of the application windows is necessary because their progressive deterioration over recent years has now reached a point where renewal in some form has become a clear necessity. Refurbishment of rotting woodwork alone however is unlikely to be more than a short-lived solution; but more pertinently involves significant cost without any improvement in thermal efficiency.
- 4.4** In today's world where all our actions are measured against their sustainability, both national and local government policy as well as our own personal considerations direct us to promote and ensure efficiency in our use and conservation of energy such as heat. To this end this application seeks to minimise the loss of heat through the existing single glazing and to support the retention of heat within the home by all reasonable means.
- 4.5** The like-for-like replacement of the existing single glass panels is not thermally efficient and thus double glazing, which is significantly more effective, is proposed to increase the retention of heat in this extension to the original house.

Impact

- 4.6** Herne Farm House is a private house; it has never been a building of interest to the public nor is it open to them. It is situated at the junction between the private road, Park Drive, to the west, and the public highway, Station Road, to the south, and being surrounded by tall hedges, only the upper parts of the building are apparent to passing users of either road. The application windows, however, are all on the ground floor at the rear, northern end of the building and being behind the hedging and a wall are visible from neither the private road nor the public highway. Thus members of the public will not experience any adverse impact or loss of amenity.
- 4.7** The replacement windows are to replace existing windows all of which are of modern design and manufacture which were purchased secondhand and installed in the period 1977 – 1988. Being part of the extensions of that time the present windows were not the original windows of either the house or its outbuilding and have no historic woodwork or glazing.

- 4.8** They have been shown to contribute nothing to the significance of the property. Thus their replacement does not involve any loss of special character or historic significance and will maintain rather than undermine the heritage value of the building.
- 4.9** The application proposals will not change the positions, sizes or layouts of the existing windows. Neither will they replace, modify or hide any existing historic features of the property. The glazing bar details will be designed to better echo the style of the retained sash windows as far as possible. Thus in these regards too there will be no adverse impact or loss of heritage asset.
- 4.10** The replacement of the old windows by the new will be carefully undertaken and controlled so as not cause any damage to the surrounding existing structure.
- 4.11** Only the nature of the glazing panels is to be changed but whilst the proposal will involve twin rather than single glazing panels no visual impact will be apparent to those on the public highway (Station Road) or even from on the private road (Park Drive) to the west of the property.
- 4.12** Thus whilst Herne Farm House remains to date a Category 2 listed building the destruction of its listing file by the Department for Culture, Media and Sport in 2009 has since left its claims to that continued status without support. Thus the replacement of six modern, rather than original, windows using energy efficient double glazing can hardly be reasonably claimed to have a material adverse effect on the modest heritage value of the building.

- 5.1 The present house was probably built around 1780 for the local yeoman farmer, Edmund Harwood whose family resided there for almost the whole of the following hundred years until advancing age necessitated the sale of the house, buildings, farm and land. Even then the subsequent resident, another working farmer, resumed and continued the work of the farm for a further half a century until his own death in 1933.
- 5.2 It is clear therefore that the building has been the 'house' of the farm for more than 150 years but throughout that time it has been the home of working farmers making an adequate rather than handsome living. The house has never been one of those worthy of conservation for the public enjoyment of its historical associations; rather, it has always been the simple utilitarian house of a modest farm in a hamlet beside a little known seaside settlement.
- 5.3 Since 1933 when the surrounding lands of the farm were sold for residential development the house passed through several owners either side of being the presbytery for the new incumbent of the nearby St Joseph's Roman Catholic church between 1954 and 1975.
- 5.4 None of the records examined to date have given any impression that the house and its farm might have had any association with the eminent or notable ranks of society whether locally, across Sussex or further afield.
- 5.5 There are no photographs or sketches of the original building on the site but initially square in plan the two range – three bay layout of the house is characteristic of the late eighteenth century and has a lean-to outbuilding against part of the north wall. The originally unspectacular appearance of the house has been enhanced by a rendered feature across the south front with a parapet, cornice and string course.
- 5.6 Nothing is known of any structural or architectural modifications to the house which may have been made during the nineteenth century. The 1896 photograph which hangs in the house and is reproduced in local history books illustrates firstly, that the rendering (other than the south front) was applied after that date, and secondly, that further ground floor windows were introduced in the front range during the following decades.
- 5.7 In 1977 the lean-to outbuilding was converted and incorporated into the house as an extension to the lounge with a bay window on its western wall and a pair of French doors onto the rear garden in its northern wall (Permissions R/106 & 109); and in 1981 the existing rear porch was demolished and the kitchen extended into the former courtyard together with a new cloakroom/WC in the entrance lobby (Permission R/178). Both of these included windows looking onto the rear garden. In 1988 a first floor extension above the kitchen was constructed forming an en-suite to the existing bedroom and a further small bedroom (Permissions R/315 & R/316).
- 5.8 These twentieth century improvements and extensions have increased the accommodation the house offers but have not enhanced its heritage value. In the last decade the present owners have renewed and strengthened the roofs to

both house and barn, replaced decayed windows and plastic downpipes and replaced the deteriorating car port with a brick built garage.

- 5.9** The house was listed in August 1984 following a barely coherent and surprisingly meagre submission from the local history society based on a casual visual inspection from the public highway but without any consultation with the owners. Freedom of Information requests to the planning authority, Historic England and the Department for Culture, Media and Sport however have revealed that the Listing File containing all the correspondence and details relating to that submission was destroyed in 2009 on the basis that the information it held was no longer of use to the Department. Such a decision can only be seen as undermining any rationale for the continued inclusion of the house on the List.
- 5.10** Overall, therefore, given the absence of architectural merit or historic interest in the house and the Listing Authority's own conclusion that the information it held was no longer of any practical value it can only be concluded that the house is of *little* significance.
- 5.11** The windows which make perhaps the greatest contributions to the significance of the building are the sash windows on the southern and western elevations but these have all been renewed in the twentieth century and no longer exhibit any historic wooden frames or glass.
- 5.12** The application windows ie those proposed for replacement – four windows, one part glazed rear entrance door and one pair of glazed French doors – are all on non-principal elevations. Being part of the Neave extensions of 1977-1988 they were purchased secondhand and are not the original windows of the house or its lean-to outbuilding but of modern, 1960's off-the-peg design and manufacture.
- 5.13** They are all on the ground floor at the rear of the extended house and cannot be seen from the public highway. None of them exhibit any evidential or historic interest nor do they have any aesthetic or communal value. Thus none are of any special interest nor do they make any contribution to the significance of the property.
- 5.14** The replacement windows and glazing will consist of slim profile double glazing panels with the minimum realistic separation so as to minimise heat losses and increase thermal efficiency. The replacement windows and doors will be of timber construction with panel layouts and dimensions similar to the existing windows. As far as possible their glazing bars will be of a similar profile to the sash windows on the principal south elevation of the house. This will increase the overall degree of consistency across all of the windows and contribute to the maintenance of the heritage value of the building. .
- 5.15** The application proposals will not change the positions or sizes of the existing windows; neither will their layout and design details be changed nor their visibility from the public highway. Thus in these regards there is no adverse impact on either the heritage value of the house or members of the public.

- 5.16** The replacement of the old windows by the new will be carefully undertaken and controlled so as not cause any damage to the surrounding existing structure. The detailing of the new windows will be discussed and agreed with the Council's Historic Buildings Officer so that as far as possible the maximum energy efficiency can be achieved consistent with maintaining the significance of the building as a heritage asset.

Introduction

- A1** This Appendix to the Heritage Statement for Herne Farm House, which accompanies the Listed Building Application for the replacement of six non-significant windows, sets out a brief summary of the property and its history and provides an assessment of the significance of the house and its windows and the impact of the replacement of the application windows on its heritage value.
- A2** Herne Farm House is not located within a Conservation Area but since August 1984 has been listed with Department of the Environment as a category 2 building under reference 26/165.

Historical Development

Origins and Early Years

- A3** Early records of the Goodwood Estate show that the 3rd Duke of Richmond bought a number of local manors in the Rustington area including West Preston in the late eighteenth century and had surveys carried out at the time. A building, probably a house or cottage, was shown in one of these surveys on the site of what is now Herne Farm House.
- A4** In the survey for the commutation of tithes in 1838 the associated map shows several buildings on the site and the apportionment describes the property as *'House, garden, orchard, Farm Buildings etc.'* covering an area of *'2 rods and 30 perches'* ie 0.69 acres – almost three times the present property.
- A5** The Victoria County History says that Herne Farm was a three bay house *'rebuilt after 1800 in two ranges, the main south front rendered and with sash windows and a plain cornice'*.
- A6** A contemporary photograph (copy) dated 1896 hangs in the house and is reproduced in local history books; taken from the south west it shows the rendered south front with its windows and cornice and the west elevation of brick at the corners and chimney breasts with flint and stone rubble infill between.

Owners and Residents

- A7** The house is believed to have been built in around 1780 for Edmund Harwood, a yeoman and farmer, whose family had property scattered across much of Rustington but with the major part centred on West Preston, principally The Herne (25 acres) and the gardens, orchard and farm buildings attached to the house.
- A8** Following Edmund's death in 1799 and his son a decade later, his wife, Mary, assumed ownership of the house, farm and land and she appears to have lived there until her own death in 1825 when the property would have been split between her remaining children, daughters Mary and Elizabeth.

- A9 Mary had married George Hopkins, a farmer from Poling, in 1795, but following his death in 1831 she appears to have taken her youngest daughters, Eliza and Frances, to live with her sister, Elizabeth, in the Harwood family home at Herne Farm. At some time after Mary's death in 1851 her three oldest children, William, Ann and Mary appear to have joined their aunt at Herne Farm for they were all there at the next census in April 1861.
- A10 The union of the Harwood and Hopkins families however produced four daughters and just one son. The family lived out much of their lives working the land from Herne Farm House but with neither William nor any of his sisters marrying their continued family ownership was ultimately doomed.
- A11 On the death of William in 1867 his sisters were no longer able to manage the farm's lands and along with the house they were sold at auction to the local Penfold family. The women, however, were simply allowed to continue as tenants of the house where they remained until after 1871.
- A12 In 1877 the tenancy was taken over by George Boon who, with his expanding family in the farmhouse, worked the surrounding land, keeping cattle and selling their milk to the village, and became a respected member of the community.
- A13 When the owner of the farm, Hugh Charles Penfold, died in 1907, George, as longstanding tenant, appears to have taken ownership of the house and continued to work the surrounding land as tenant for another quarter of a century.
- A14 The Victoria County History continues in relation to Rustington:
In 1910 there were four significant farms: West Preston Manor (185 acres) and two run by tenant farmers and George Boon at Herne Farm (79 acres)
- A15 When George Boon died at the age of 88 in 1933 he and his family had been in Herne Farm House for more than fifty years whilst his predecessors, the Harwood and Hopkins families had spent almost a century there. So it is clear that from its construction in around 1780 the house had been home to local farmers, whether as owners or tenants for more than a century and a half,
- A16 Thus in 1933 arrangements were made to dispose of the property and over the following two decades the land immediately surrounding the house passed through several owners as its use changed from agricultural to residential to facilitate the development of the surrounding estates and what is now Park Drive.
- A17 HM Land Registry (formed in 1927) shows two separate but adjoining plots of land each having freehold title absolute (SX 783 and SX 13928). The former, SX 783, includes the farmhouse, workshop, greenhouse, car port and gardens; the latter, SX13928, comprises gardens and a shed. The former has access onto Park Drive but the latter whilst having a frontage along Station Road does not have access onto that or any other road. The two plots were

amalgamated in January 1948 when the owner of Herne Farm House bought the adjoining plot. The property continues to comprise the two plots.

- A18** In the early 1950's the house was acquired by the Roman Catholic church and over the next two decades served as the presbytery for the priest of the newly built St Joseph's R C church just a few yards to the west along Station Road.
- A19** On the retirement of the local incumbent, the diocese put the house on the market and in 1975 it was purchased by Mark and Frances Neave who saw the potential for it to be enlarged and modernised into an attractive and individual family home.
- A20** Over the following two decades the Neaves were responsible for a number of major renovations extending both ground and first floors, building a conservatory, a portico around the front door and a carport as well as relocating the access. Then, in 1995 they sold it to Dennis and Maureen Richmond who made further, more modest, improvements over the next fifteen years until in 2011 the house was sold again, to the present owners, John and Charis Harbidge.
- A21** Under their tenure the roof on the house has been strengthened and recovered, windows replaced on the eastern elevation in the kitchen, master bedroom and en-suite, plastic downpipes replaced with cast iron, the barn roof strengthened and retiled and a new garage built to replace the leaking 1980's carport.

Description of the House

Location, Site and Setting

- A22** Herne Farm House is situated within the former hamlet of West Preston which until mid – late Victorian times consisted of just a few cottages and farms at irregular intervals along the country lane linking Rustington with East Preston and Angmering. Originally the house and its farm buildings had their access onto what is now Station Road but this was relocated in the early 1980s and since then both pedestrian and vehicular access has been off Park Drive
- A23** In 1838 the Tythe Commissioners described the property as a 'house, gardens, orchard and farm buildings etc extending to more than $\frac{2}{3}$ acre' whilst three decades later, in 1867, the auction particulars described it as a 'cottage'.
- A24** Since 1948 when the plot to the east (formerly the farm buildings and yard) was added the house has been positioned roughly centrally within its curtilage and the property extends to just over a quarter of an acre. Along with the farm buildings the access to the house was formerly from Station Road (B2140) but its pedestrian and vehicular access has been off the un-adopted Park Drive since the 1980s.
- A25** The south front of the house overlooks a gravel driveway and parking area with a hip-roofed brick garage to the south east replacing an aged and dilapidated car port. The whole southern boundary of the property is enclosed

by an old wooden post and rail fence and a mixed hedge consisting primarily of mature conifers. To the west a narrow strip of lawn separates the house from a tall hedge on the boundary whilst to the east a substantial lawn extends the length of the plot.

- A26** To the north of the house two brick and flint walls divide that part of the property into three – a kitchen garden to the west, an orchard to the east and a lawned area in the centre. The northern boundary is formed by a brick wall edged drive to a haphazardly constructed workshop, a shed truncated by the establishment of the present plot boundaries and a lean-to greenhouse extending between them.
- A27** To the west the property fronts onto the un-adopted Park Drive whilst to the north and east the grounds abut individual residential properties.
- A28** Both the un-adopted and adopted (to the east) sections of Park Drive comprise low-medium density residential property whilst Station Road is now wholly built-up with modern mid-range residential property and associated uses including church, medical surgeries and a residential care home.

Layout, Structure and Appearance

- A29** The layout of the original house is characteristic of the second half of the eighteenth century with a two range, three bay plan having front and rear rooms on each side of the central hallway which runs from front to back along the north – south axis. To the rear there was a lean-to outhouse against the western end of the north wall whilst to the north of the former kitchen was an enclosed yard.
- A30** The structural framework of the house is formed by brickwork at the corners and the double flue internal chimneys rising centrally up the gable ends with the infill being a rubble mixture of bricks, flints, cobbles and mortar. The two ranges meet in a solid wall probably also of mixed brick and rubble construction with a central gutter above. The pitched roofs over each range are clay tiled.
- A31** At some point before 1896 the original south front of the house was enhanced by the addition of the rendered feature with parapet, cornice and string course. The remaining outer walls are believed to have been rendered during the first half of the twentieth century.
- A33** There are sash windows in both floors of the south front and in the upper and lower rear rooms of the western elevation. The other windows in the house are all of modern twentieth century design and manufacture and none were in place before 1896.

Significance of the House and Windows

Architectural Interest of Herne Farm House

- A34** Herne Farm House is not the oldest of the local farmhouses which remain essentially intact and its structure certainly does not demonstrate the quality of materials or style of construction that others possess.

- A35** In terms of both the double range/triple bay plan of the house and the structure of the roofs there is evidence to suggest a construction of post-1750 but these very facts point to what are well known conventional practices of the time and not matters of particular architectural interest.
- A36** Nothing is now known of any structural or architectural modifications or enhancements to the house which may have been made during the nineteenth century. Architecturally however it has to be concluded that the more eloquently sounding farm house is really little more than a modest house/cottage of a utilitarian design and construction with a lean-to and a commensurate outbuilding consisting of a small and now truncated barn.
- A37** The 1896 photograph illustrates firstly, the presence of the rendered feature across the south front; secondly that the rendering of the remainder of the house was done after that date and sometime during the following seventy five years; and thirdly, that further windows were introduced in the front range during the following decades even before the sequence of extensions built by the Neave's between 1977 and 1988.
- A38** The principal changes that have been made to the plan and structure of the house in recent years have occurred during the Neave's ownership. Whilst the ground floor extensions pre-dated the listing of the property in 1984, the first floor extension above the extended kitchen followed the listing, in 1988.
- A39** The pillared portico over the front door in the south elevation was erected by the Neaves but does not appear specifically in the planning applications and must have been added before the listing.

Historic Interest of Herne Farm House

- A40** The records which have been examined indicate that in all probability the present house dates from the late eighteenth century and was probably built (or rebuilt) around 1780 for the local yeoman farmer, Edmund Harwood, whose family resided there for almost the whole of the following hundred years until the death of the last surviving male and the retirement of the unmarried sisters who shared the house with him necessitated the sale of the house, buildings, farm and land. Even then the subsequent resident, another working farmer, resumed and continued the work of the farm for a further half a century until his own death in 1933.
- A41** Since then the house has been separated from the surrounding land that originally belonged to the farm which was divided into individual plots and developed as the residential enclave of Park Drive in the years following 1935.
- A42** Thus there is nothing to suggest the house might have any claim to even the remotest historic interest other than as the presbytery for the local Roman Catholic church for two decades

Listing Status and Criteria

A43 Herne Farm House was added to the Department of the Environment's Register of listed buildings under category 2 in August 1984. The listing entry. Reference 26/165, states:

Early C19. two parallel ranges. Two storeys. Three windows.
Stuccoed. String course, cornice and parapet. Tiled roof.
Casement windows. Glazing bars intact.

A44 The application for the listing of the property is understood to have been put forward by the local History Society after a cursory 'drive by' type survey which provided nothing more than a brief casual visual glimpse from the public highway.

A45 This procedure appears to have been entered into without any consultation with the owners of the property who, much to their surprise, received the news of their home's listing through the post. The owners were presented with the 'listing' of their property as a fait accompli notwithstanding the restrictions and obligations such a status would impose.

A46 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 1, a duty is placed on the Secretary of State to compile a list of buildings of special architectural and historic interest as a guide to the planning authorities to assist them in regulating the development and use of land in the public interest as part of the planning system.

A47 There are two statutory criteria which candidate buildings must meet before the Secretary of State can consider them for addition to the statutory list. These are:

- Architectural interest: - a building must be of importance in its architectural design, decoration or craftsmanship
- Historic interest: - a building must illustrate important aspects of the nation's social, economic, cultural or military history and/or have close historical associations with nationally important people, alongside some quality of interest in the physical fabric of the building

A48 In order to exhibit the necessary qualities of architectural and historical interest candidate buildings must satisfy a number of general principles. These are:

- Age and rarity – the older a building is and the fewer the surviving examples of its kind the more likely it is to have a special interest. In general the principles adopted are that

(i) before 1700, all buildings containing a significant proportion of their original fabric are listed

(ii) from 1700 to 1840, most buildings are listed

(iii) after 1840, due to the greatly increased number of buildings erected and surviving progressively greater selection is required

- Aesthetic merit – the appearance of a building, both through its intrinsic architectural merit and any group value is a key consideration in judging listing proposals.
- Selectivity – building may be listed primarily because it represents a particular historical type in order to ensure the preservation of such a type.
- National interest – in the interests of consistency of selection not only are all buildings of strong architectural interest included on the List but also the most distinctive regional buildings that make a major contribution to the national historic stock.

A49 There is, regrettably, no longer any information about those characteristics of architectural quality and historical interest of Herne Farm House which led to its being listed. Successive Freedom of Information requests to the planning authority, Arun District Council, Historic England and the Department of Culture, Media and Sport have established that the Listing file which should have contained that information was destroyed by the Department for Culture, Media and Sport in or around 2009 because at that time *'the information it held was considered to be of little or no practical use to the Department.'*

A50 Thus whilst the house technically remains in the List there is no longer any evidence of either the application itself or its supporting documentation nor of the assessment of that material or the decision of the awarding committee.

A51 In the absence of any information remaining in the hands of the listing authority, however scanty and incomplete, it is difficult to avoid the conclusion that the justification for the continued inclusion of Herne Farm House in that list of buildings of architectural merit and historical interest has now been seriously undermined.

Significance of the Windows

A52 In their most recent publication on the subject, *Traditional Windows: their Care, Repair and Upgrading*, Historic England summarises the loss of traditional windows from older buildings as one of the major threats to our national heritage. The report asserts that windows profoundly affect the appearance of a building:

... traditional windows bear witness to the artistic, social, economic and technological developments of past ages. Their design and detailing were influenced by contemporary architectural fashion, and reflected the status of a dwelling ...

A53 It goes on to claim that

Traditional windows and their glazing make an important contribution to the significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right, often made with great skill and ingenuity with materials of a higher quality than are generally available today.

- A54** Surviving historic windows, it says, are an irreplaceable resource which should be conserved and repaired wherever possible. The critical first step to establishing the right course of action is to make an assessment of the contribution each of the windows makes to the overall significance of the building. This concept of significance is the sum of four separate values of heritage – evidential, historic, aesthetic and communal:

Evidential value – reflects the potential of a building or its fabric to yield information about the past. An old, rare window will have considerable evidential value and by contrast a modern standard window in the same position will have none.

Historic value – illustrates the degree to which the particular window reflects the materials, technologies, craftsmanship and architectural tastes of the period from which they date.

Aesthetic value – reflects the degree to which a window enhances or detracts from the aesthetic qualities of a building. Replicas or re-creations of original historic appearance can maintain this value; but off-the-peg joinery and modern glazing typically does not replicate a window's historic appearance and so can detract from the aesthetic value of the window and the building in which it is found.

Communal value – is the degree of perception of the local community and is not usually affected by changes to windows unless like public buildings and places of worship they contain commemorative glass.

- A55** None of the windows in the House is believed to date from its original construction – even the five sash windows on the south and the two on the west elevations are probably Victorian or early twentieth century replacements. These windows will be the features of the most special interest and make the greatest contribution to the overall significance of the building. None of these windows are part of this application but all will be retained and repaired and draught-proofed as far as possible.

- A56** The six windows to be replaced, the application windows, are set out below with an assessment of their significance derived from their individual evidential, historic, aesthetic and communal heritage values.

Bay Window – ref: GW4

Evidential value – modern window of post 1945 manufacture installed into new bay extension off the western end of a non-domestic lean-to store. Adds light and space to the lounge but is out of place

STATEMENT of SIGNIFICANCE

in a lean-to building at the rear of a small farmhouse. Exhibits no special interest and offers no information of value about the fabric, function or heritage of the building.

Historic value - Bay window is out of place in a former lean-to store at the rear of a small farmhouse and its position is ill judged and inappropriate. Exhibits no special interest and having been installed in 1977 offers no contribution to the heritage of the building.

Aesthetic value - Position of bay window protruding from the flint end wall of a lean-to is out of place and inelegant beneath its sloping roof. As a new window of modern post - 1945 manufacture it offers no aesthetic value.

Communal value – Window is not visible from the public highway and provides no communal value.

French Doors – ref: GN1

Evidential value - modern French doors of post 1945 manufacture installed into enlarged opening in the north wall of the lean-to store. Adds light and space to the lounge and direct access to the rear garden. Exhibits no special interest and offers no information of value about the fabric, function or heritage of the building.

Historic value - French doors are of conventional design and modern 1960's manufacture but being installed in 1977 have no historic value.

Aesthetic value - French doors were obviously not intended to be part of a lean-to store at the rear of a small farmhouse. Whilst not unacceptable per se they add little to the aesthetics of the rear elevation of the house.

Communal value – Not visible from the public highway the French doors provide no communal value.

Cloakroom / WC Window – ref: GN2

Evidential value - Small casement window of modern post 1945 manufacture installed in a new room. Has no special interest and offers no information of value about the fabric, function or heritage of the building.

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Historic value - Being of modern manufacture and newly installed in 1981 has no historic value.

Aesthetic value - A small and purely functional window, it adds nothing to the aesthetics of the rear elevation of the house.

Communal value – Not visible from the public highway the window has no communal value.

External Rear Door – ref: GN2A

Evidential value – Part glazed external door of modern post 1945 manufacture installed in a new rear hall. Has no special interest and offers no information of value about the fabric, function or heritage of the building.

Historic value – Being of modern manufacture and newly installed in 1981 has no historic value.

Aesthetic value – A purely functional window, it adds nothing to the aesthetics of the rear elevation of the house.

Communal value - Not visible from the public highway the window has no communal value.

Kitchen Extension Rear Window – ref: GN3

Evidential value - Casement window of modern manufacture installed in extended part of kitchen in purpose-made opening overlooking rear garden. Allows additional light into the kitchen but offers no special interest and no information about the fabric, function or heritage of the building.

Historic value - Being of modern manufacture and newly installed in 1981 has no historic value.

Aesthetic value – Part of the extended kitchen this window adds little to the aesthetics of the rear of the house.

Communal Value – Not visible from the public highway this window has no communal value.

Kitchen Extension Side Window – ref: GE1

Evidential value - Casement window of modern manufacture installed in extended part of kitchen in purpose-made opening overlooking side garden. Allows additional light into the

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kitchen but offers no special interest and no information about the fabric, function or heritage of the building.

Historic value - Being of modern manufacture and newly installed in 1981 has no historic value.

Aesthetic value – Part of the extended kitchen this window adds little to the aesthetics of the rear of the house.

Communal Value – Not visible from the public highway this window has no communal value

A57 The above consideration of the heritage values of the six application windows demonstrates that none of them has any material heritage value and that whether individually or together none of them adds anything to the significance of the building.

Conclusions

A58 Built around 1780 the house was home to local yeoman farmer Edmund Harwood and his family for almost the whole of the following hundred years until the death of his grandson necessitated the sale of the house, buildings, farm and land.

A59 Thereafter the house was tenanted by George Boon, and his family, who continued the work of the farm for a further half a century. On his death in 1933 the house and the farm were separated – the lands were sold to residential developers whose estates were appearing everywhere whilst the house was sold as an individual residential property.

A60 It is clear therefore that the building has been the ‘house’ of the farm for more than 150 years. Throughout that time, however, the owners and tenants of the farm and lands associated with the house have been working farmers making an adequate rather than handsome living; their status in local society may be presumed to have been respectable, above the level of agricultural labourer but not perhaps amongst the ranks of the wealthy farmer, significant landowner or minor gentry.

A61 Now deprived of all its former farm lands, the house has never been one of those worthy of conservation for public enjoyment of its historical associations; rather it has always been a simple utilitarian house of a modest farm in a hamlet beside a little known seaside settlement.

A62 Through the war years and beyond the house had several owners until 1954 when it was acquired for the Roman Catholic diocese of Southwark (now Arundel & Brighton) to be the house of the priest of the newly built St Joseph’s church nearby.

A63 Since 1974 the house has again been in private ownership and in the hands of three families much improvement and extension has taken place since then.

The present form of the house was set out by the Neave family who extended the living room into the lean-to outbuilding, the kitchen into the open courtyard to the rear and built a bedroom and an en-suite to the main bedroom above. The Richmonds undertook minor improvements and maintenance whilst the present owners have addressed more structural restoration and replacement as well as further maintenance.

- A64** Herne Farm House was listed in Category 2 in August 1984, unbeknown to the owners at the time who were never consulted and were very much surprised to receive notification of the listing by post.
- A65** The proposals for the listing of the house are understood to have been put forward by the local History Society after a drive-by survey involving nothing more than a casual visual inspection which was restricted to the south and south west aspects of the house, being all that could be seen from the public highway.
- A66** The published entry comprises a meagre set of hurried notes which provide a barely coherent and far from comprehensive picture of the architectural aspects of the house with no mention of the internal features or the remainder of the property within the curtilage whilst any historical interest was entirely overlooked.
- A67** Freedom of Information requests to the planning authority, Historic England and the Department for Culture Media and Sport have established that the Listing file which should have contained the original assessment of the house and all correspondence and other material pertinent to that process was destroyed by the Department of Culture, Media and Sport in or around 2009 because at the time *'the information it held was considered to be of little or no practical use to the Department'*.
- A68** Thus the Listing authority no longer has any evidence to support claims that the house has the characteristics of special architectural or historic interest to warrant its inclusion in the Secretary of State's list or even that any such application for listing was ever submitted. The Department's own admission that the information it held on the house was not worthy of retention can only imply that the house could no longer be considered as having any special merit or interest and must seriously undermine any rationale for its continued inclusion on the List.
- A69** This application relates only to the six ground floor windows at the rear of the house none of which can be seen from the public highway and none of which add to the modest significance of the building.
- A70** Being part of the Neave extensions of 1977 – 1988 none of the application windows were part of the original house or its outbuildings. They are all of modern design and manufacture and their replacement does not involve any loss of architectural merit or historical interest.

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- A71** In summary therefore it is clear that none of the application windows has any significance in relation to the house as a whole.

APPENDIX B

PHOTOGRAPHS

Windows to be Replaced



Northern Elevation: Windows GN1 – GN2 – GN2A – GN3



Western Elevation: Window GW4



Eastern Elevation: Window GE1