

Listed Building Initial Advice Report



Customer: Mr & Mrs Newman

Address: Church Farmhouse,
Church Farm Road,
Yapton,
Arundel
BN18 OEP

Insurer: NFUM

Our Ref: 11006870

Loss Adjusters Ref: 10942662

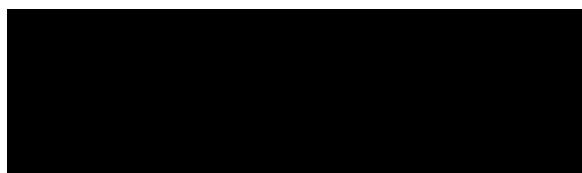
Loss Adjuster: Simon Mercer

Date of Report: 19/01/2026

Project Team Details:
Surveyor: *Dean Mawdsley*

Mobile:

Email:

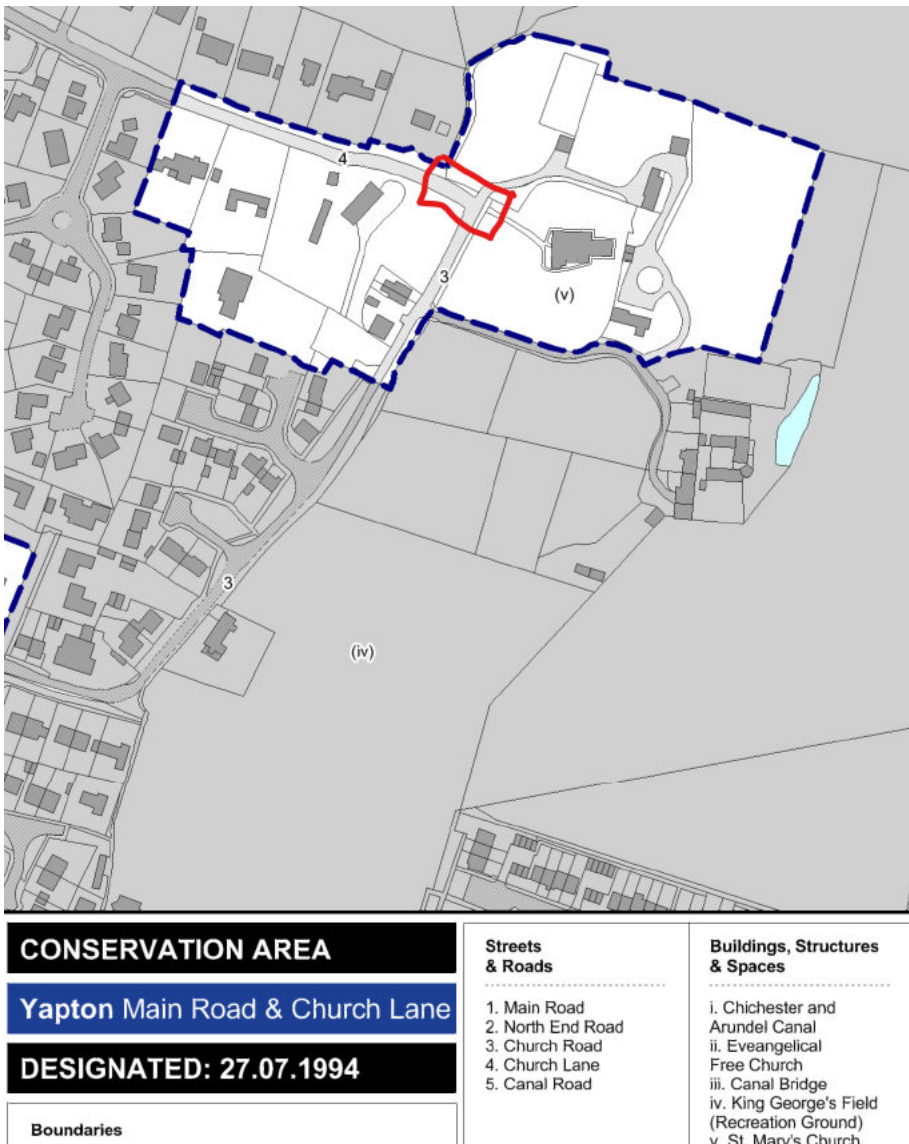


Visit Date: 08/01/2026

Description of Property:

The main house is a residential Farmhouse, standing within its own mature gardens and grounds. The Claim relates to a section of boundary wall to the front part of the site / garden, adjacent to Church Road.

Listing Grade: Boundary wall forming part of a conservation area - Yapton Main road and Church Lane. Also the wall is in close proximity to a number of mature trees, its likley these have TPO's attached.



Description of Damage:

The damage relates to a collapsed, flint, lime mortar and masonry boundary / part retaining wall. The wall is positioned along a section of Church Road, Yapton and forms part of the boundary to the garden of Church Farmhouse. The wall was circa 1700mm high x 350mm thick, retaining circa 1000mm along a length of circa 18LM.



Extract from Google Street view circa June 2022 – Showing the impacted wall insitu.

Basis of Appointment:

The Heritage team have been appointed to assist with the claim, with regards to the Heritage aspects and Repair planning and Repair delivery.

Health and Safety Requirements:

The resulting spoil and fallen material has been removed by the Policy holder and is piled close to the area on the Policy holder's land. The resulting retained soil is exposed along the length of the boundary line with the adjacent tree roots etc part exposed.

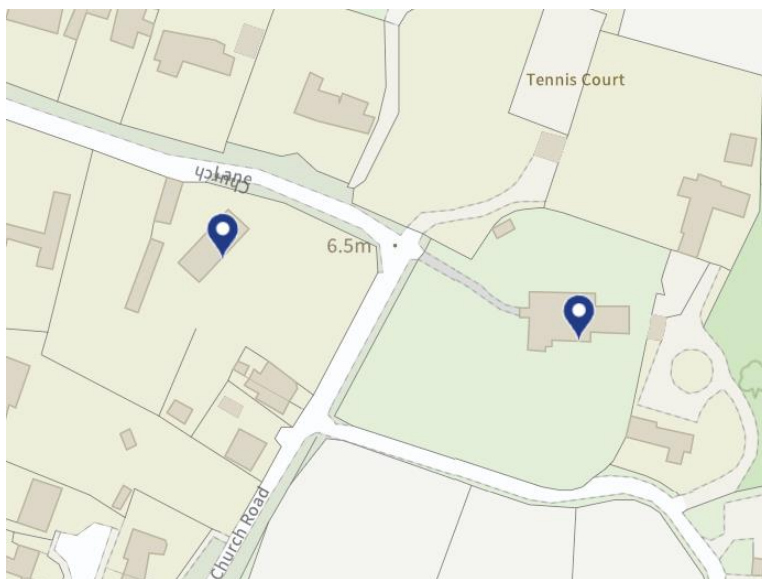
The wall is in close proximity to Church lane, a public road, providing access to adjacent residences and the local church. There is also a public foot path close to the wall.

Statutory Legislation Requirements:

The property – Church Farmhouse is not noted to be listed, (see extract below), however, as above the wall forms the boundary line of a local conservation area and as such the 'listed buildings and conservation areas Act 1990' needs to be considered. The close proximity of mature trees also needs to be considered, with possible TPO's attached to the trees, further investigations with the local authority will be required to establish this.

Due to the nature of the damage to the property, we believe that it will be necessary to apply for Conservation area consent to the local Authority for approval of the proposed repairs.

As such the time frames for a standard claim will need to be reconsidered and a, non-exhaustive, estimate of the projected time frames and potential costs are listed below



Extract from Historic England's Map search function – Indicating two listed buildings adjacent to the site (Blue symbols).

Planned Procurement Route:

Consider utilising a local SRS contractor for the repairs. Heritage surveyor met with Safeguard on site to review the repairs.

Project Timescale and costs Summary (estimates)

	Start Date	Finish Date	Estimated cost/Reserve all +VAT	Comments
Make Safe	TBC	TBC	£1500.00	Initial make safe completed prior to Heritage teams' involvement. Possible additional protections required to the exposed retained earth to slow erosion.
Initial Conservation officer contact	19/01/2026	2 weeks approx.		Initial contact email to be issued.
Measured Survey	19/01/2026	4 weeks approx..		Initial request to be issued for quotations, approvals required.
Structural Engineer	19/01/2026	2-4 weeks Approx.	TBC	Information to be issued to engineer to review and provide quotation.
Ecologist	TBC	Time of year and presence of TPO's / nesting birds etc	TBC	Possible delays to the timing of the works due to nesting birds etc. TPO's to be confirmed by the Local Authority.
Specialist Schedule of works	TBC	2 weeks approx..	Insurer agreed % rate.	Schedule of works to follow once design has been approved, including any specific engineering works / drainage etc
Specialist Plan preparation	TBC	TBC		Plans to be prepared once quotations have been approved by Insurers.

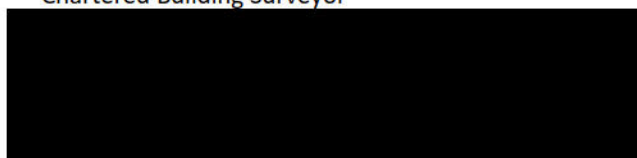
Historic Impact Statement	TBC	TBC		As above HIS can be prepared once quotations have been approved by Insurers.
Listed Building/Planning Application	TBC	8 weeks post registration of the application		The statutory period for determination of a listed building / Planning application is 8 weeks however we are consistently seeing extended and increased periods considerably greater than this.
Negotiated Tender Period / Consultation	N/A	3-4 weeks	N/A	Not required if Network SRS contractor is used.
Repair Works	TBC	TBC		The Contractor will forward an indication on the works programme under separate cover. The dates indicated are the best-case scenario and is subject to Ecological and planning restrictions which may cause it to change.

Information / Instructions Required:

- Confirmation from Local Authority regarding Conservation area consent.
 - Confirmation on the status of trees on the site and if TPO'S are in place.
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For and on behalf of Sedgwick Building Consultancy

Surveyor: Dean Mawdsley MRICS
 Title: Chartered Building Surveyor
 Mobile:
 Email:



Photographs













