



Roxfords House, Church Street, Binsted, Alton
GU34 4NX
Barn refurbishment
HERITAGE ASSESSMENT

JANUARY 2024
PREPARED ON BEHALF OF:
MR & MRS Macleod



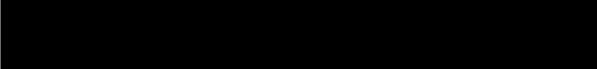
Southern Planning Practice Ltd

Prepared By: Mr A C Partridge BSc (Hons) DIP UP

Registered Office:

Youngs Yard, Churchfields, Twyford,

Winchester SO21 1NN


Website: www.southernplanning.co.uk

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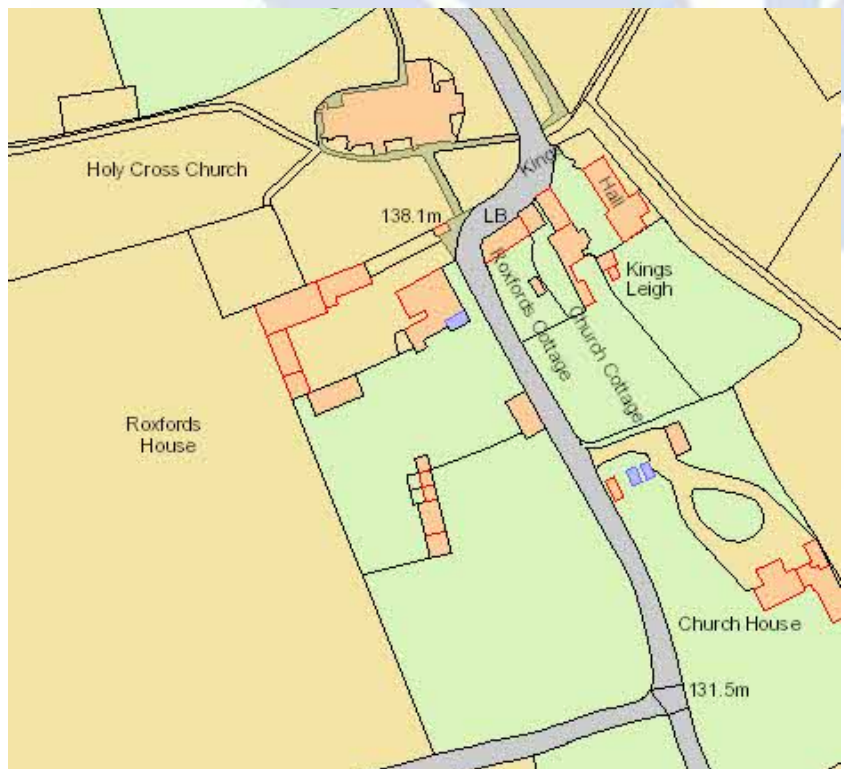
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SECTION 1

1.0 INTRODUCTION

1.1 Mr and Mrs Macleod have instructed Southern Planning Practice Ltd to prepare a heritage assessment on the barn at Roxfords House, Church Street, Binsted, GU34 4NX. The subject barn is located 41m south of Roxfords House. It is built into the wall which borders an outdoor swimming pool to the east. The site lies within Binsted Conservation Area and the South Downs National Park.

1.2 The Statement has been prepared in support of an application for the refurbishment of the barn. It is not considered that the barn is curtilage listed but it is an undesignated heritage asset by its association with other buildings forming part of the demesne of Roxfords House. The Statement explains why the building is classified as an undesignated heritage asset. It will also examine the effect of the proposed changes on the setting of the listed building and conservation area.



1.3 The proposed plans under consideration are as follows:

Drg No M679-23-004B Proposed Floor Plan

Drg No M679-23-005A Proposed Interior Design

Drg No M679-23-006A Proposed Elevations

SECTION 2

2.0 HISTORICAL BACKGROUND

- 2.1 Binsted village sits on a south facing spur of Upper Greensand which rises to a height of approximately 139m AOD¹ about 4.1 miles east of Alton. It was listed as part of the Hundred of Netham, as well as the Manor of Alton Westbrook in the Domesday Survey². The village was referred to as "Benested", which means "holding of land". Over the years there have been different variations on the spelling of the name, including Bensted, Benestede and Boonsted (11th century), Bensted (14th century), and Bennsted (17th century).² It is thought that its name derived from the Saxon word "bin", meaning "heap" or "mound", which marked a battle³ or it is taken from Old English place where beans grow⁴, as in Benested. The evidence of its pre-C11 existence is scarce but there have been finds of Saxon pottery and Roman⁵ remains and across the parish, *there has been evidence of Bronze Age and Iron Age occupation⁶ while from C11 to C19 the history of the village is not well documented probably because it remained a relatively quiet, isolated and was primarily a simple agricultural community³. Binsted was once the centre of a thriving hop industry⁷ which for 200 years was a key industry for East Hampshire⁸.*
- 2.2 Binsted is a linear village with clusters and irregular rows of development. One such cluster forms an earlier settlement which is centred on the church. *The original church was built in the twelfth century and a number of houses and farms were gradually built around it.⁵* The Church of the Holy Cross and several of the houses within close proximity, including Roxfords House, are consequently listed.
- 2.3 Roxfords House lies immediately south of the churchyard. It was formerly known as Roxford's Farm. The farmstead is substantially C17 in its present form.⁹ Its plan form is a loose courtyard type with the house in one corner and barns and stables and other buildings

¹ Above Ordnance Datum

² Wikipedia History of Binsted

³ History of Binsted Village Archived (Bentleyvillage.com)

⁴ Old Hampshire Gazetteer

⁵ Binsted Historic Settlement Hampshire County Council

⁶ Binsted Conservation Leaflet East Hampshire District Council

⁷ Binsted Parish Council History of Binsted

⁸ Hampshire Cultural Trust

⁹ Ibid⁵

situated around. The farmstead has seen a succession of buildings over its evolution, some of which have been lost.

- 2.4 The house is fifteen century in origin but for the most part, it has an eighteenth-century exterior mainly tile hung. It is situated in an imposing position south of the church and is the focal point of a courtyard of buildings which include a small thatch cart shed, a group of barns and oast house all built in local malmstone.³
- 2.5 The house is listed as Grade II for its group value. The official listing description describes the house as C17, and early C19. Timber-framed and brick walls, with a tiled roof. L-shaped block with 2 gables to the front (east) and C19 wing, forming a U-shape: 2 storeys and attic, 3 windows. The gables and 1st floor are tile-hung; with scalloped tiles above a brick dentil band, with ground-floor of red brickwork in Flemish bond, plinth. Casements. Plain door-frame, enclosing a fanlight, with 6-panelled door, above steps. The north elevation has an exposed frame, with painted brick infill, above a high plinth. The south elevation, with a projecting Victorian west side, has a tile-hung 1st floor, and brick ground-floor, sash above casements. Of medieval origin, as an aisled hall with 2 storeyed wings. The date range is given as 1600-1835 on HCC's HER records.
- 2.6 The building was first listed on 31 July 1963 and revised on 15 August 1985.
- 2.7 A high stone and brick wall forms both the eastern edge of the boundary of Roxfords House and the lane to Kingsley.
- 2.8 Tenant farmer Mary Andrews occupied the farm from 1841, according to Tithe and Census records. Mary was living [at the farm] with eight others, six of [whom] appear to have been farm hands. This corresponds to the numerous outbuildings. By 1861, the Site had changed hands to Frederic Andrews, a farmer and hop planter who farmed 340 acres and employed 19 farm hands. It was during Andrews's occupation of the [farm] that it became known as Roxfords Farm in 1871. Increased farming production led to the erection of a new wing parallel to the threshing barn on the north-west corner of the plot, and the extension of the southern agricultural range as emphasised by the Ordnance Survey (1870). This corresponds to a ray (sic) of vernacular farm architecture present in the late 19th century such as an oast house and thatch roof outbuilding¹⁰

¹⁰ Savills Design, Access and Heritage Statement

- 2.9 The plans and the photograph show the development of the site over time;
- 2.10 Figure 1 is the Tithe Map and Awards (1841) for the Parish Binsted in the County of Hampshire.
- 2.11 This is the first detailed map, depicting the site. The farmhouse has a large central body with a 'dog-leg' wing extending westwards. The farmhouse has a separate curtilage with two outbuildings towards its end. On the west side, there is a series of farm buildings arranged in an L shape and south of this, there are four other detached buildings within the courtyard. The subject building is absent.

Figure 1 Tithe Map and Awards for Binsted Parish. The Site is outlined in red. Source: Hampshire Archives and Local Studies



- 2.12 The farm is revealed in the OS First Series –figure 2. It shows a group of buildings forming the farmstead.



Figure 2 Ordnance Survey First Series 1805-1869. Source: A Vision of Britain.

2.13 Figure 3 is an OS plan published in 1897 (revised in 1894) showing the L shape range extended eastwards. The subject building is now shown in situ, which together with the building to the north forms a right-angled range. There is an enclosure of some sort in front of the building. To the south, the land is shown as orchard.



Figure 3 Hampshire & Isle of Wight Sheet XXXVI.NW Revised: 1894, Published: 1897 (Source NLS)

2.14 Figure 4 is a photograph taken about 1890 of Roxfords House. The subject building can be seen in the distance, depicted by a red arrow. It forms a separate parcel to the courtyard near the house.

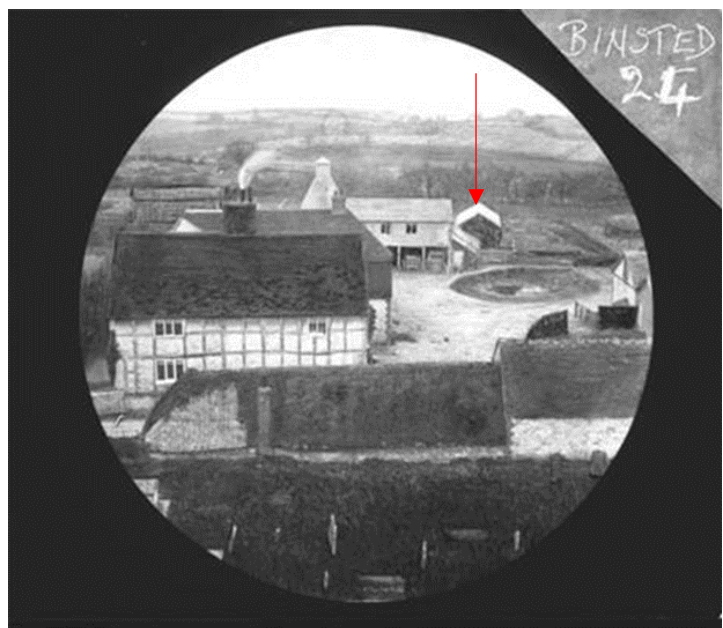


Figure 4 Photograph of Churchwardens Farm, 'Roxfords', with hop gardens at the rear and oasthouse for drying hops (negative, slide 24) (c.1890). HRO 83A01/5

2.15 The OS plan of 1910 (Revised 1909) –Figure 5 –shows the subject building in more detail. It comprises a series of 5 buildings. The larger two, to the south, are shown as open fronted. To the north are three smaller buildings, enclosed by small pens aside from the corner building, A larger enclosure encapsulates the open fronted buildings and the smaller buildings with pens.

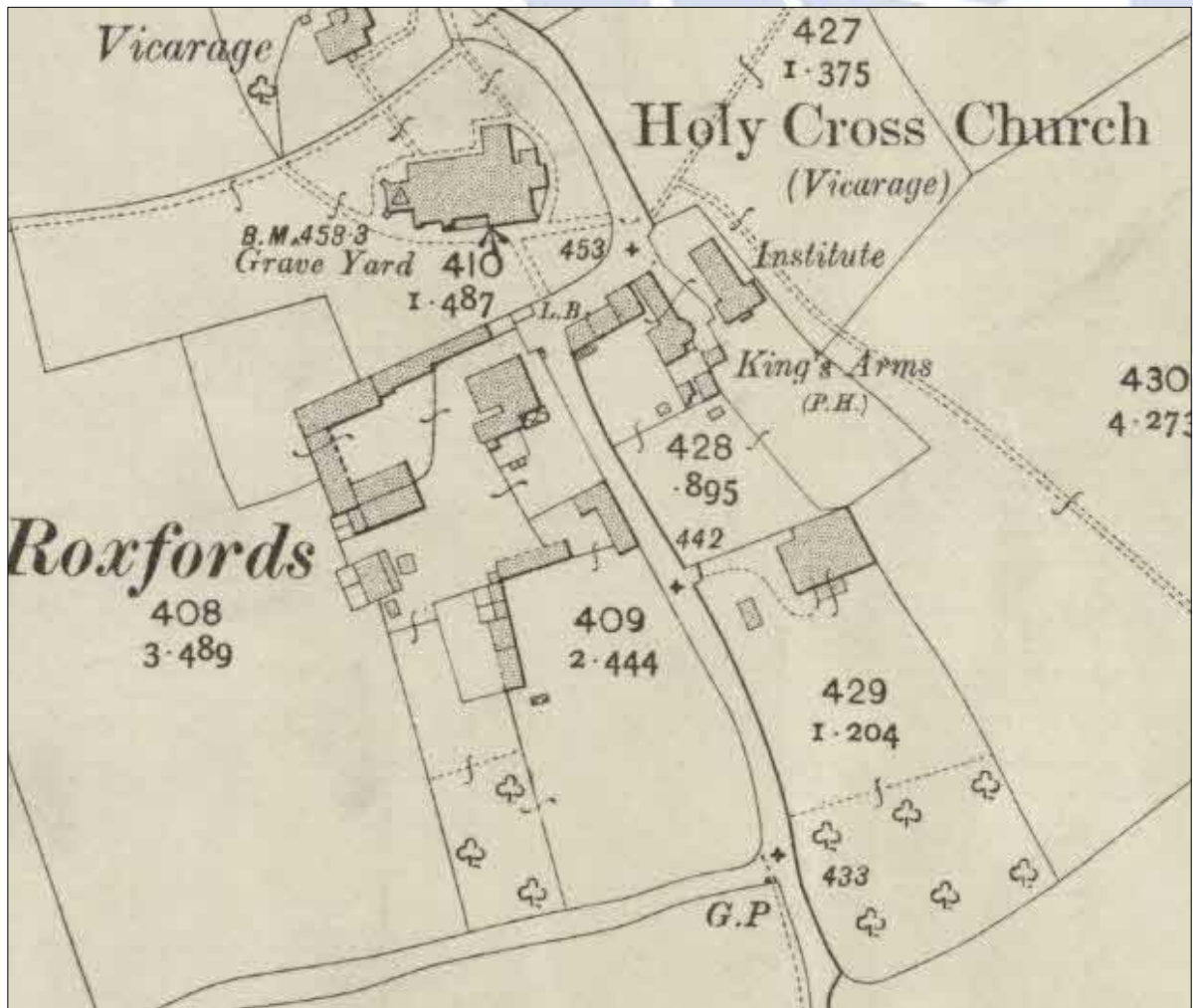


Figure 5 Hampshire and Isle of Wight XXXVI.1
Revised: 1909, Published:
1910. Source NLS

2.16 Figure 6 published in 1958 close to the time of listing shows another building opposite the subject building.



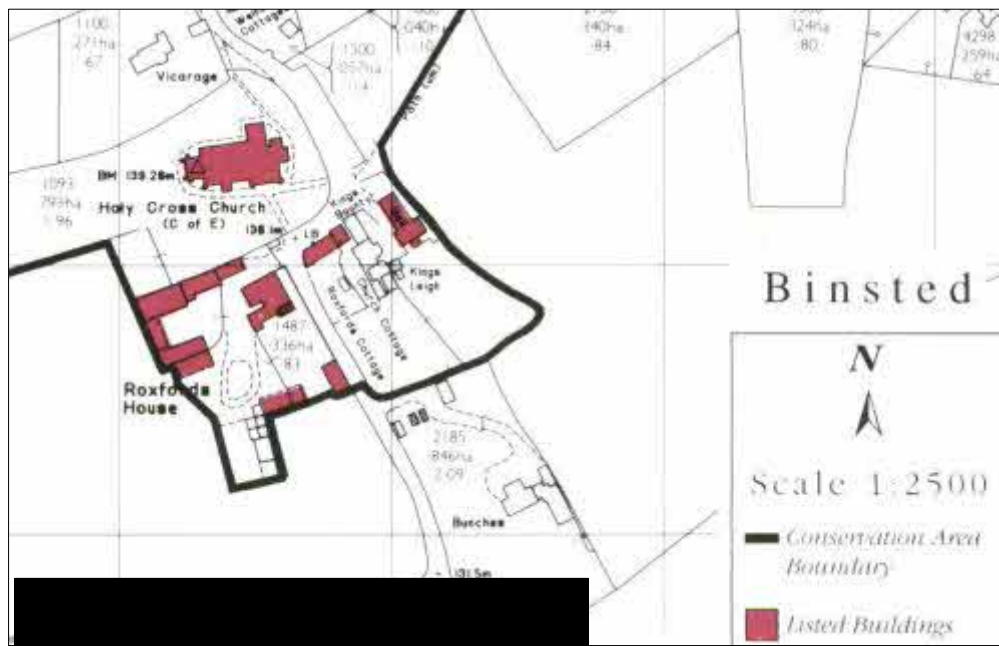
Figure 6 SU74 – B Publication date: 1958 Source NLS

2.17 The 1961 OS plan -Figure 7 published very close now to the date of the listing shows the building opposite the subject building incomplete. Only two of its walls appear standing. The subject building remains separated from the remainder of the yard to the north.



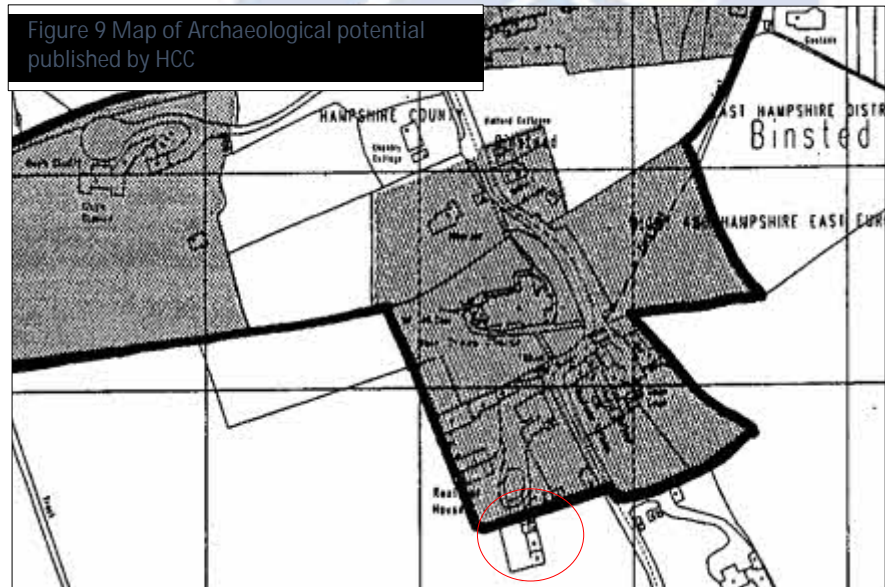
2.18 Figure 8 is the OS base plan for the Conservation Area. The OS plan is dated 1989. The building opposite the subject building has since been demolished and the group of buildings of which the subject building forms a part are still demarcated from the land to the north.

Figure 7 SU74SE – A Surveyed / Revised: Pre-1930 to 1960, Published: 1961 Source NLS



2.19 There are no other buildings listed in their own right on the Official Register. However, the Conservation Area plan identifies all the buildings as listed, bar the subject building.

2.20 Figure 9 shows the barn lying outside of the area of archaeological potential.



SECTION 3

3.0 PLANNING HISTORY

- 3.1 The LPAs' electronic registers¹¹ show that there have been no applications made on the building itself. The more recent application SDNP/21/06361/LIS provides some more insight into the history of the farmyard and has been referenced where appropriate.

SECTION 4

4.0 DESCRIPTION OF BUILDING

- 4.1 Part of the group of buildings associated with the barn has since been demolished. Evidence of where the structures once stood is visible on the boundary wall and barn—see Appendix 1, Pics 1 & 2. The barn is a brick built structure under a clay tile roof. It has monk bonding on three elevations and garden wall bonding for the boundary wall elevation. This indicates that the wall was built separately. The barn measures 8.6m wide by 2.1m deep, and 2.6m high to the eaves line. On the west side, the original opening has been enclosed by newer poorly executed brickwork and two modern up-and-over garage doors (Pics 7 & 8). The brickwork has been cut to accommodate the doors (Pic 5). The lower northwest corner of the barn has been repaired (Pic 4). There are two louvred air vents on the north (Pic 1) and south gable (Pic 12), below a brick arch. On the east side, a door and lintel have been inserted to provide access to the outdoor swimming pool (Pic 13). A series of modern vents (Pics 11 & 13) have been inserted, just below the string course which provides an attractive embellishment to this elevation and the east face. Rainwater goods are plastic. Attached to the southern end is a wooden store which backs onto the boundary wall. Its brick plinth has similar brickwork over the heads of the up-and-opening garage doors, which would indicate the structure has been rebuilt at the same time the improvements to the building were undertaken. Internally, the roof struts are machine-cut and modern (Pics 7, 8, 10, 11 & 12). The roof has been given three queen strut post trusses. These are not original but have been

¹¹ East Hampshire District Council and South Downs Local Plan

fixed to the tie beams. The common rafters are of a similar appearance to the principal rafters which tends to suggest that they are all later additions. The purlins carry through the gable walls to add a feature to their verges (Pic 1). The roof is lined with a modern lining (Pics 7, 8, 10 & 11) and the exposed slate tiles on the roof plane do not appear that old judging by the weathering. Therefore, the roof has probably been rebuilt, probably at the same time as the other alterations were made to the buildings. The internal walls have been buttressed (Pics 8 11 & 12), upon which the queen posts rest, which is an attractive feature. There is a wooden beam (Pic 9) the southern end wall which stops short of the internal west wall. Its purpose is unclear. The floor is concrete. The building contains plant for the swimming pool.

- 4.2 The size of the building, the original vents, open fronted elevation and its enclosure indicate that it may have been used as a shelter shed for farm animals which are common building type on farmsteads in Hampshire. Furthermore, as there are no tracks it was unlikely to be used for wagons or carts.

SECTION 5

5.0 PLANNING POLICY AND GUIDANCE

- 5.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings. The following sections are relevant: -

Section 66 of the Listed Building (Conservation Areas) Act 1990 requires that in considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Section 73 of the Listed Building (Conservation Areas) Act 1990 requires in the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 5.2 The South Downs Local Plan sets out the policy framework to assess heritage assets. The following policies are relevant: -

Policy SD12 grants planning permission where the development proposals conserve or enhance the historic environment including through safeguarding of heritage assets and their settings. Development proposals will be permitted where they better reveal the significance of heritage assets.

Under Policy SD13 development proposals affecting listed buildings or their settings will only be permitted where they preserve and enhance the significance of listed buildings and their settings, or where harm to the listed buildings or their settings are considered to be outweighed by public benefits.

Policy SD15 permits development proposals within a conservation area or within its setting where they preserve or enhance the special architectural or historic interest,

character or appearance of the conservation area. Sufficient information to support informal assessments should be provided on such matters as the use of locally distinctive building materials, styles or techniques, existing views and vistas

- 5.3 The National Planning Policy Framework states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. *The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (my emphasis) (para 200).*
- 5.4 It adds that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para 201).
- 5.5 Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied. The appraisal will evaluate the building against Historic England's criteria for heritage values set out in Statements of Heritage Significance Assessing Significance in Heritage Assets (Historic England Advice Note 12, 2019), which is as follows:

Archaeological interest

- 5.6 There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.



Architectural and artistic interest

- 5.7 These are interests in the design and general aesthetics of a place. They can rise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and the creation of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest

- 5.8 An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.9 The selection of buildings for addition to the statutory List of Buildings of Special Architectural or Historic Interest is informed by a set of criteria set out in the revised Principles of Selection for Listing Buildings, (DCMS, 2018). These criteria have also been considered in this assessment.

SECTION 6

6.0 PROPOSAL

- 6.1 The proposal entails the insertion of double doors in the east elevation, to match the existing door. On the opposite elevation, the modern garage doors would be replaced with glazed doors and side windows. Internally it is proposed to divide the space into 3 rooms: pool snug room, plant room and store, and changing rooms. The rooms would be lined with limed oak timber boarding. The rooms at either end of the building would be enclosed with a ceiling below the wall plate. This would allow views to be maintained of the roof structure from the central aisle.

SECTION 7

7.0 ASSESSMENT OF SIGNIFICANCE

DESIGNATIONS

- 7.1 It is considered that the building is not curtilage listed. The barn forms part of a large farmstead group that includes a listed house. It is not considered that the barn should be regarded as curtilage listed. Historic England has provided guidance on the identification of curtilage listed buildings. In the case of farmsteads, the advice is that buildings that were in agricultural use should not be regarded as curtilage to the domestic function of the farmhouse unless there was a direct association, for example, such as where a building was being used for garaging. There is no evidence to suggest that the barn was in an ancillary domestic use when the house was designated as the property was a working farm. Therefore, it should not be treated as curtilage listed.
- 7.2 At the time of the listing, the curtilage of the farmhouse did not extend into the farmyard and certainly not beyond the parcel of land on which is situated, which was separately enclosed. In *A-G (ex ref. Sutcliffe) v Calderdale BC* [1982] 46 P. & C. R. 399 it was held that there were three factors to be considered when identifying the curtilage of a listed building. These are: (1) the physical ‘layout’ of the listed building, the adjoining land and any relevant structures, (2) their ownership, past and present, and (3) their use or function, past and present. In *Sinclair Lockhart’s Trustees v Central Land Board* (1950) 1 P. & C.R. 195, it was held that in order to be within the curtilage, the land in question must not only have a close spatial relationship with the building, but it must also share a functional relationship with the building. There was no such functional relationship. The use of the farmhouse was domestic whilst that of the farmyard and the buildings therein (including the outlier building) was agricultural. In *Methuen-Campbell v Walters* [1979] 2 QB 525, Buckley LJ stated that the land must be “so intimately connected with [the building] as to lead to the conclusion that the former forms part and parcel of the latter”. The farmyard, in which the building is located, cannot be held to be so intimately connected to the farmhouse that it forms part and parcel with the farmhouse. This is true both from a physical point of view as well as a use point of view. In *Dyer v Dorset County Council* [1989] 1 Q.B. 346 –the court referred to the Oxford English Dictionary definition of curtilage as: “*a small court, yard, garth or piece of ground*”

attached to a dwellinghouse, and forming one enclosure with it, or so regarded by the law; the area attached to and containing a dwellinghouse and its outbuildings” Whilst the size is not considered to be relevant for legal purposes, the curtilage must form one enclosure with the listed building and it is limited to the area attached to and containing the farmhouse and its outbuildings. This position has been confirmed in a number of subsequent cases, for example, in *Skerritts of Nottingham Ltd v SSETR No2* [2000] or to take a more recent case, namely in *Blackbushe Airport Ltd v Hampshire County Council, R (On the Application of) & Ors* [2021] EWCA Civ 398 (18 March 2021), Andrews LJ stated that she fully agreed with Nourse LJ in *Dyer* when he held that the authorities demonstrated that an area of land cannot properly be described as curtilage unless it forms part and parcel of the house or building which it contains or to which it is attached and is consistent with the notion that the land is regarded by the law as forming one enclosure with the land or building –see para 75 of her judgement. It is clear from the evolution of the building that it lay in a separate parcel of land beyond even the main courtyard. There was a clear delineation even at the time of its listing between the two. The building is orientated away from the house and courtyard and rather than facing towards them, it looks westwards.

7.3 In terms of the building’s usage at the time of the listing, the subject building formed a separate parcel of land, as did the land to the west. As here there is no swimming pool. Given these factors, and the lack of any formal approval for a change of use, it is reasonable to conclude that the building was still in agricultural use, particularly as there is no evidence to the contrary. The point on usage of a building is taken up by Sir David Croom-Johnson in *Barwick & Barwick v Kent County Council* [1992] 24 HLR 341 and is quoted with approbation by Andrews LJ in *Blackbushe Airport Ltd v Hampshire County Council* as follows: “What is included in curtilage is narrower than something which it is convenient to have for the use of the building. It begins by needing to be immediately adjacent to that building. It may or may not have erections on it like sheds or small buildings. But if there are such, their function must be such as to facilitate the occupation of the principal building and not simply a convenient adjunct to the purpose for which the principal building is used or enjoyed” –see paragraph 78 of her judgement.

7.4 In addition, the judgment of R (Egerton) v Taunton Deane BC [2008] EWHC 2752 (Admin) Sullivan J held “.....In 1984 Mill Barn and the Old Granary were not being used for purposes that were ancillary to the use of the farmhouse as a dwelling house; they were being used for the purposes of the general farming enterprise which was being carried on at Jews Farm. They were being used for agricultural purposes. They were not being used, for example,

to garage the farmer's car, to store his domestic items, as a children's playroom, staff quarters etc etcetera.”

- 7.5 The building was constructed as part and parcel of the farm's operation. It was orientated away from and is an outlier to the principal farm buildings, in its own separate parcel of land. It cannot be held to be part of the farmhouse curtilage. The barn was not built for domestic use and nor is there any evidence at the time of the listing that it had an ancillary residential function.
- 7.6 Although there is common ownership of the farmhouse and the land on which the building stands this is by no means conclusive as the other matters point strongly to it being outside of the curtilage of the farmhouse.
- 7.7 For these reasons the barn is not curtilage listed.

ASSESSMENT OF SIGNIFICANCE

Archaeological Interest

- 7.8 The barn is of late Victorian age, built between 1871 and 1890. It is a simple brick building. It has minimal archaeological interest and does not require expert analysis or investigation.

Architectural And Artistic Interest

- 7.9 The barn is of a simple form, but it has some minor architectural embellishments which add to its interest although nothing that would mark it out as being particularly notable.

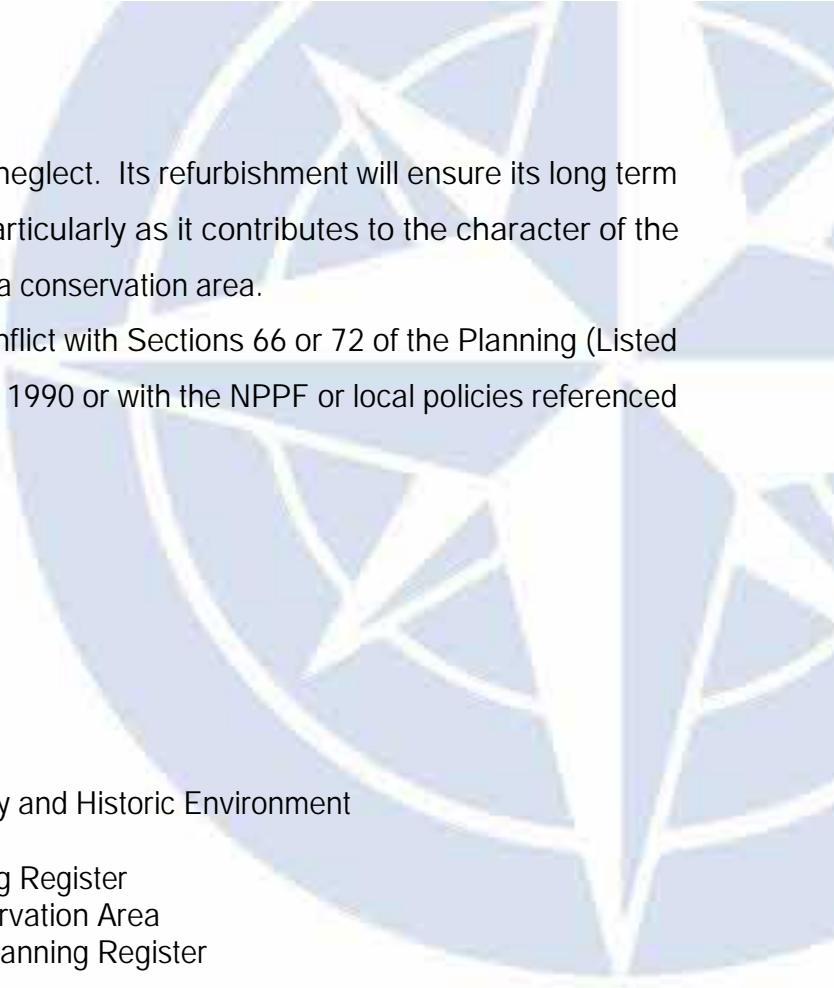
Historic Interest

- 7.10 The changes made to the building have lessened its value in understanding its function. Its importance lies principally in its contribution to the setting of the farmstead (which in turn contributes to the setting of the conservation area) and its evolution through time.
- 7.11 The barn does form part of the historic farmstead group and should be regarded as a non-designation heritage asset that contributes to the importance of the setting of the listed farmhouse and conservation area.

SECTION 8

8.0 ASSESSMENT OF IMPACT

- 8.1 The most notable change is the replacement of the two up-and-over garage doors with French doors and side windows. The historic fabric remains untouched by this change. The original form of the elevation was lost when the frontage was enclosed. The replacement of the doors would be neutral in impact.
- 8.2 The insertion of the timber oak double doors would result in the loss of some historic fabric but it does not undermine the understanding in the context of a larger garden wall with buildings (or former buildings) attached.
- 8.3 The internal alterations are reversible. Furthermore, the internal space can still be read by leaving the central aisle unenclosed allowing views across the roof space of the building. In any event, as the building is not listed the LPA has no control over these changes.
- 8.4 The changes do not impact on the ability to understand the setting of the listed building or to understand or appreciate its significance.
- 8.5 In terms of impact on the character of the conservation area as a whole the changes have a minimal local effect as the site is discreetly located on its periphery where public views are limited and where the building can still be read as part of the historic built form. The changes do not damage the significance of the conservation area.
- 8.6 The setting of a heritage asset may change and evolve. The character of the farmstead has changed from a working farm to a residential property with some of the surrounding farmland incorporated into the residential unit. The building itself has evolved in function as an outbuilding to a swimming pool. These changes are now part of the character of the setting of the listed building and conservation area. The proposed changes develop the building's function further in association with the residential use of the land. Conservation is about managed change and in this context of the evolution of the farmstead, the proposal does not change the appreciation of its setting.

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- 8.7 As an outlier outbuilding it is prone to neglect. Its refurbishment will ensure its long term retention which is of public benefit particularly as it contributes to the character of the historic farmstead and its setting within a conservation area.
- 8.8 Accordingly, the proposal does not conflict with Sections 66 or 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or with the NPPF or local policies referenced above.

Primary Sources:

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Old Hampshire Gazateer
A Vision of Britain from 1801 to Now
Hampshire Records Office
Hampshire County Council Archaeology and Historic Environment
Historic England
East Hampshire District Council Planning Register
East Hampshire District Council Conservation Area
South Downs National Park Authority Planning Register
Binsted Parish Council
History of Binsted in East Hampshire (Archived)
Wikipedia

For details of references see footnotes.