

Heritage Note

Project name: Alleston Solar Farm
Author: Dr Elizabeth Pratt (Associate Heritage Consultant)
Date: July 2023
Project number: P22-2627

Introduction

- 1.1. This Heritage Note has been produced as an initial appraisal to identify the potential sensitivity of the Grade II Listed Alleston Farmhouse to the development of a solar farm on the surrounding farmland (hereafter 'the Site') (**Figure 1**).
- 1.2. An initial setting assessment is presented for Alleston Farmhouse, in line with Cadw's guidance. The assessment is informed by a review of the Listing description for Alleston Farmhouse; a review of historic tithe and Ordnance Survey mapping of the Farmhouse and the Site; and observations made during a site visit carried out on 27th June 2023.

Alleston Farmhouse

Description and Intrinsic Significance

- 1.3. Alleston Farmhouse is described in the Cadw Listed Building Report as a "**substantial farmhouse of earlier to mid C19 ornamental character**". It is considered to have been built in the 1830s for the Orielson Estate; Orielson is located 5km to the south-west. Alleston Farmhouse is of square plan and two storeys; it has a stuccoed exterior, and a hipped deep-eaved roof with central chimney. The windows are in the Late Georgian style, while the overhanging gables with fretted bargeboards over the first-floor windows are in the Victorian style.
- 1.4. The reason for designation is given as follows: "**Included for its special architectural interest as a substantial late Georgian or early Victorian farmhouse with surviving exterior detail.**" As a Grade II Listed Building, it is a designated heritage asset of the less than the highest significance. Its significance is derived from its special architectural and historic interest, or its evidential, historic and artistic values, of its physical form and fabric. Elements of its setting contribute to that significance, but to a lesser degree.

Contribution of Setting to Significance

- 1.5. The earliest available mapping of Alleston Farm and the Site is the 1841 Tithe Map for the Parish of Pembroke St Michael. It shows the Farm to comprise a T-shaped building, two smaller rectangular buildings to its east (beyond/within a yard) and a pond to its south; with

¹ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=84963>

access via a track from Lower Lamphey Road to the north, a pond to the south-west, and the outlying farmland being divided into irregular fields (**Figure 2**).

- 1.6. In sales particulars from the same year, Alleston Farm is described as follows: ***“The Residence is of a superior description, with Garden and Orchard; good Farm Yard, with Barn, Stabling, Bullock Lodges and Sheds, Cow House, Piggeries, &c. A Grist Mill with One Pair of Stones, worked by a never-failing Spring of Water. And Sundry Enclosures of Meadow, Pasture and Arable Land...”*** Its landholding is illustrated on **Figure 3**.
- 1.7. The First Edition Ordnance Survey Map of 1862/68 shows some changes and greater detail to the built complex: the T-shaped building is now a distorted H-shape; the outbuildings have either been consolidated or replaced by four ranges of outbuildings around a yard, with a separate range to the north-east and a kitchen garden with dovecote to the south-east; and Alleston Wood and Alleston Pond are shown to the west (**Figure 4**).
- 1.8. No significant changes are recorded by the 1906, 1938 or 1948 Ordnance Survey Maps. The pond to the south of the Farmhouse is seemingly last shown in 1964. By 1971, a large square building had been constructed to the south of the historic outbuildings. In the later 20th century several large agricultural barns/sheds were built directly to the west and east of that square building, to the south of the farmhouse (**Figure 5**).
- 1.9. During the site visit carried out for this assessment, it was noted that there are ranges of historic outbuildings attached to/at the rear of the Farmhouse (**Plate 1–Plate 2**). To the north are the modern barns; only the west range of the historic courtyard survives (**Plate 3–Plate 4, Plate 14**). The kitchen garden and dovecote are also no longer extant.
- 1.10. Today, Alleston Farmhouse is (still) approached by its private access track from Lower Lamphey Road; there is a direct long- to mid-ranging view of its primary (north-facing) elevation from the track entrance and the first c.130m, before it is obscured by intervening hedgerows for the next c.180m (**Plate 5–Plate 8**). The Farmhouse is prominent due to its cream-coloured symmetrical frontage. The fields of the Site either side of the track, and on the rising ground to the south of the Farm, are co-visible; this is best illustrated by **Plate 6**.
- 1.11. There are also mid-ranging views of the northern elevation of the Farmhouse from the two fields on the west side of the track, particularly the most-proximate southern field; and from the irregular field to the north of Alleston Wood (not illustrated). Like the views from the track, the co-visibility of the farmland allows the Farmhouse to be understood within its historic agricultural landscape context.
- 1.12. The clearest views of the Farmhouse, however, are from its curtilage, specifically: the section of track extending west from the dog-leg (where there is now an access to the livery) towards the farmyard, its driveway, and its lawned garden (**Plate 9–Plate 11**). There are no clear views of the Farmhouse from the farmyard to the rear of the property, due to the attached outbuildings. It is only at close range that the asset’s built form and features of special architectural and historic interest can be discerned and appreciated.



Plate 1: Historic outbuildings to the rear (south) of Alleston Farmhouse, looking north-west from where the farm access track enters the farmyard



Plate 2: A closer view of the historic outbuildings, looking north through the gap between them to the whitewashed rear elevation of Alleston Farmhouse



Plate 3: Looking east from the farmyard towards the modern barns



Plate 4: Historic outbuilding on the north side of the farmyard, viewed from the section of access track directly to its north



Plate 5: Clear view of Alleston Farmhouse (arrow) from its access off Lower Lamphey Road



Plate 6: Clear view of Alleston Farmhouse (arrow) from c.80m down its access track; note the covisibility of the fields of the Site in the foreground and background



Plate 7: Partially screened view of Alleston Farmhouse (arrow) from c.80m down its access track; visibility is lost due to the changing topography and intervening hedgerow



Plate 8: Increasingly screened view of Alleston Farmhouse (arrow) from c.130m down its access track; views lost after this point due to the intervening hedgerow



Plate 9: Re-emerging view of Alleston Farmhouse (arrow) at the dog leg of the access track



Plate 10: Close-ranging view of Alleston Farmhouse (east- and north-facing elevations) from its driveway



Plate 11: View of Alleston Farmhouse from the northern boundary of its lawn garden



Plate 12: Very limited visibility of Alleston Farmhouse from the section of farm track to the south-west; only its chimney and part of the attached outbuilding are visible

- 1.13. As mentioned above, the primary elevation of Alleston Farmhouse is north-facing and so principally overlooks its lawn garden and the outlying two fields of the Site that lie to the west of the farm access track and to the south of Lower Lamphey Road (**Plate 13**). There is oblique visibility of Alleston Wood (to the north-west) and the western parts of the two fields of the Site on the east side of the farm access track (to the north-east). There is no visibility of the fields of the Site to the west/north-west of Alleston Wood.
- 1.14. There are three windows at both ground and first floor level of the west-facing elevation of Alleston Farmhouse (**Plate 10**). Prior to the construction of the modern agricultural barns/sheds there may have been clear views towards the courtyard of outbuildings, kitchen garden, and dovecote. Today there seem only to be glimpses through trees/shrubs of the single surviving outbuilding, adjacent modern barn, and storage area (**Plate 14**).
- 1.15. There are no windows on the rear (south-facing) or side (west-facing) elevations of Alleston Farmhouse (**Plate 2, Plate 12**); as such, there are no views from the Farmhouse of the western, southern or south-eastern fields of the Site.



Plate 13: Northerly aspect of Alleston Farmhouse, across the two fields of the Site on the west side of the farm access track (hedgerow between the two fields highlighted with blue line; track highlighted with yellow line)



Plate 14: Surviving historic outbuilding (arrow) and yard to the east of Alleston Farmhouse

1.16. It is considered that the key elements of setting of Alleston Farmhouse that contribute to its significance are:

- The track from Lower Lamphey Road, which provides private access to and mid-ranging views of the Farm;
- The surviving historic outbuildings to the south and east of the Farmhouse, which are part of the same 18th/19th century farmstead;
- The lawn garden to the north of the Farmhouse, across which there are designed northerly views from its primary elevation; and
- The surrounding farmland that comprises part of its historic landholding: particularly the two fields on the west side of its private access track across which there are views towards and from the Farmhouse, and the high ground in the southern part of the Site, which is co-visible in views of the Farmhouse from the private access track.

Conclusions

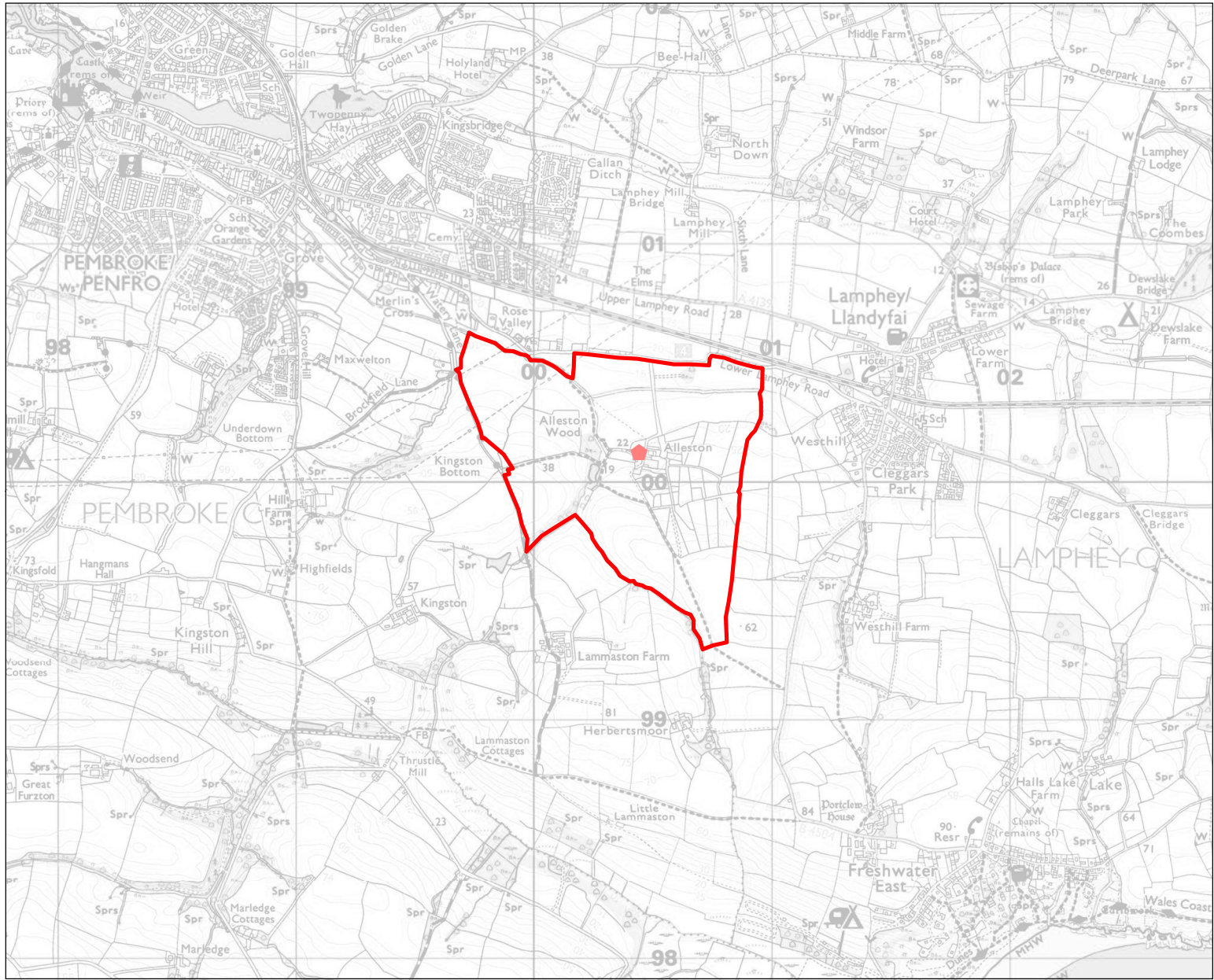
1.17. The Grade II Listed Alleston Farmhouse appears to have been given more aesthetic treatment than a typical farmhouse, probably due to its estate connections, and as such views to the asset are considered to contribute to its significance as much as views from the asset.

1.18. Alleston Farmhouse is considered sensitive to the proposed development, due to the historical association of land ownership with the Site, the co-visibility of the fields on the west side of the access track in views towards and from the asset, and the co-visibility of

the high ground in the southern part of the Site in views towards the asset from the access track (**Figure 6**).

- 1.19. Development in these fields would change the historic agricultural landscape character as experienced in designed views from the asset, and could also detract from the asset in views on the approach via the access track. This could result in a degree of harm to the heritage significance of the asset.
- 1.20. That harm may be minimised/mitigated through design, for example, by excluding solar arrays and associated infrastructure at least from the field immediately north of the asset. The introduction of vegetative screening is not recommended: while it could screen the development in views from the asset, it could also obstruct longer-ranging visual links between the asset and outlying farmland and/or block key views of the asset.

Figures



KEY

- Site
- ◆ Grade II Listed Building of Alleston Farmhouse

Figure 1: Site Location Plan
Alleston Solar Farm

Client: Statkraft UK Ltd
 DRWG No: P22-2627
 Drawn by: EP
 Date: 22/06/2023
 Scale: 1:25,000 @ A4
 Approved by: GS





KEY

- Site
- ◆ Grade II Listed Building of Alleston Farmhouse

Image courtesy of the National Library of Wales: <https://places.library.wales/>

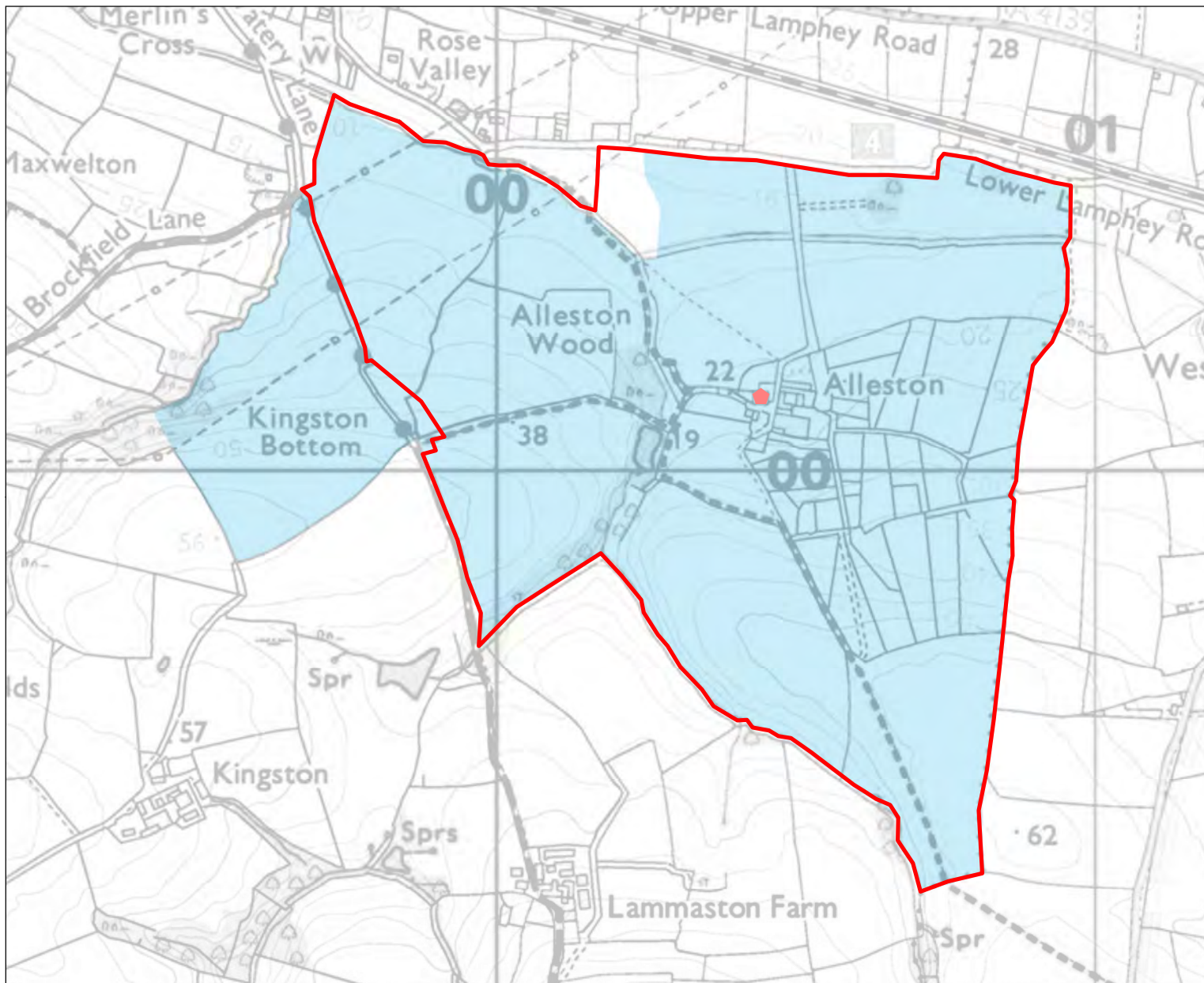
Figure 2: Extract of 1841 Tithe Map for Pembroke St Michael

Alleston Solar Farm

Client: Statkraft UK Ltd
 DRWG No: P22-2627
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 Scale: 1:10,000 @ A4
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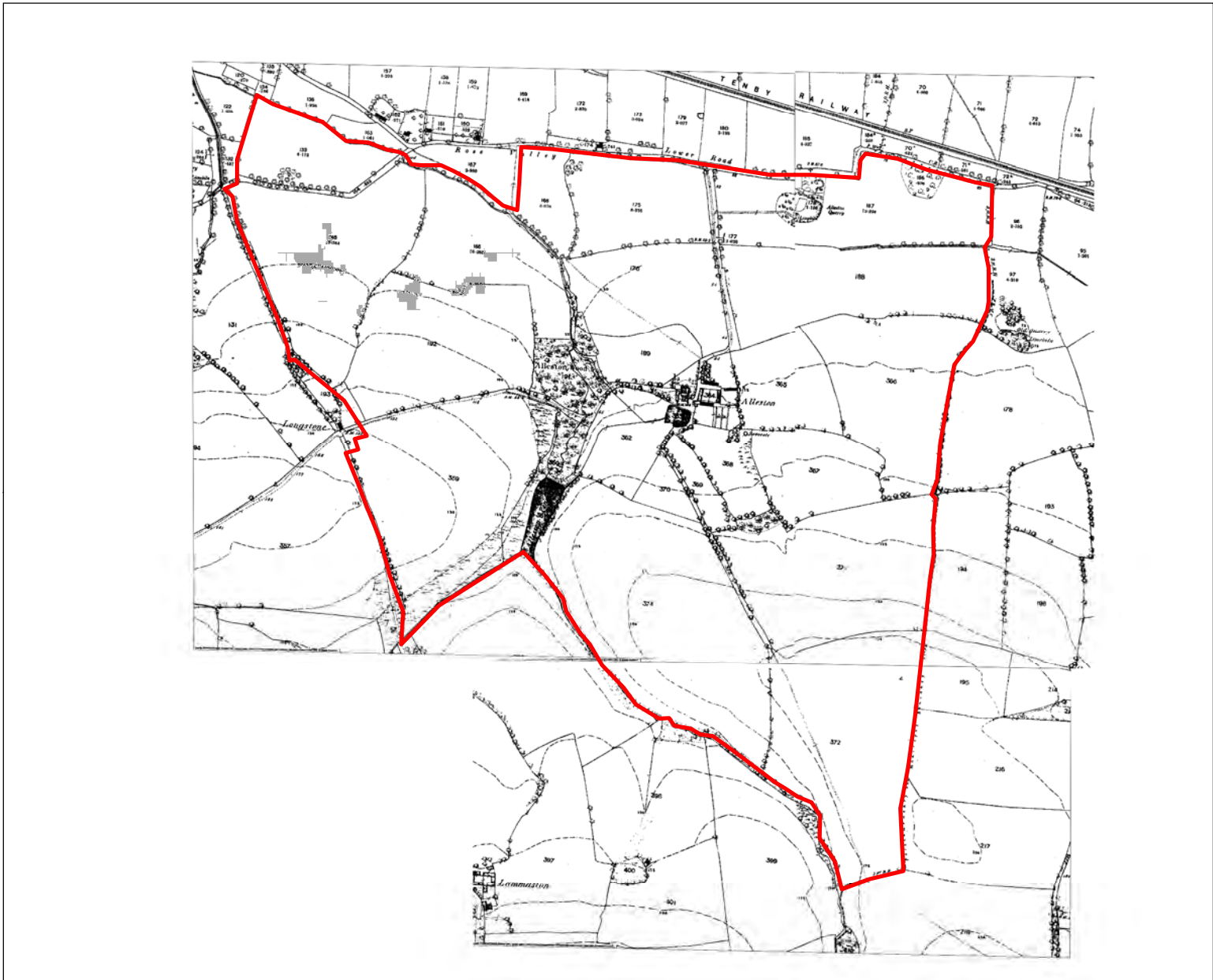
- Site
- ◆ Grade II Listed Building of Alleston Farmhouse
- Mid-19th century landholding of Alleston Farmhouse

Drawn from plan included in 1841 sale catalogue of various properties belonging to the Orierton Estate (Pembrokeshire Record Office, ref. HDX/1159/5).

Figure 3: Landholding of Alleston Farm in 1841

Alleston Solar Farm

Client: Statkraft UK Ltd
 DRWG No: P22-2627
 Drawn by: EP
 Date: 06/07/2023
 Scale: 1:10,000 @ A4
 Approved by: GS



KEY

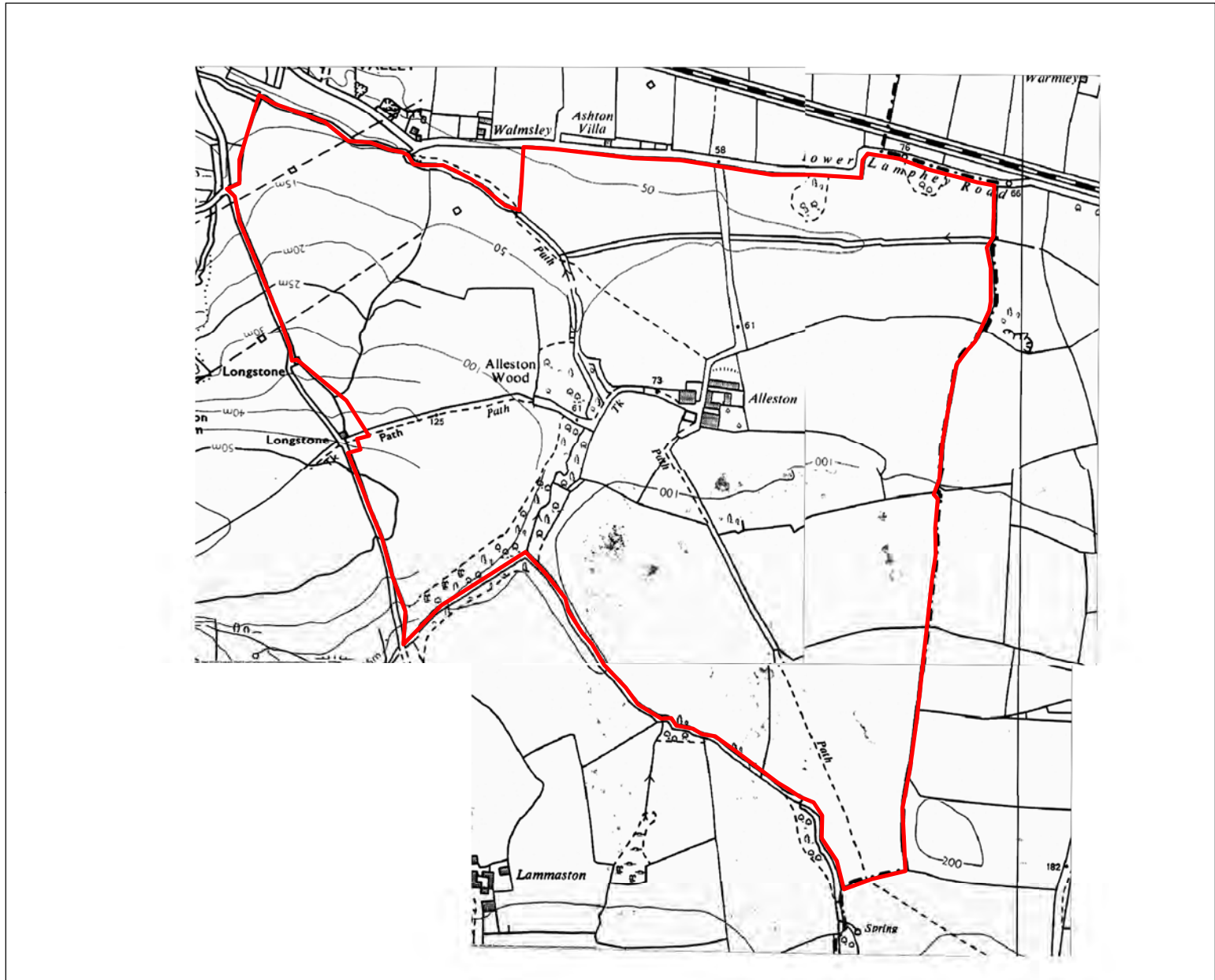
 Site

Image courtesy of Promap.

Figure 4: 1866 OS Map

Alleston Solar Farm

Client: Statkraft UK Ltd
 DRWG No: P22-2627
 Drawn by: EP
 Date: 26/06/2023
 Scale: 1:10,000 @ A4
 Approved by: GS



KEY

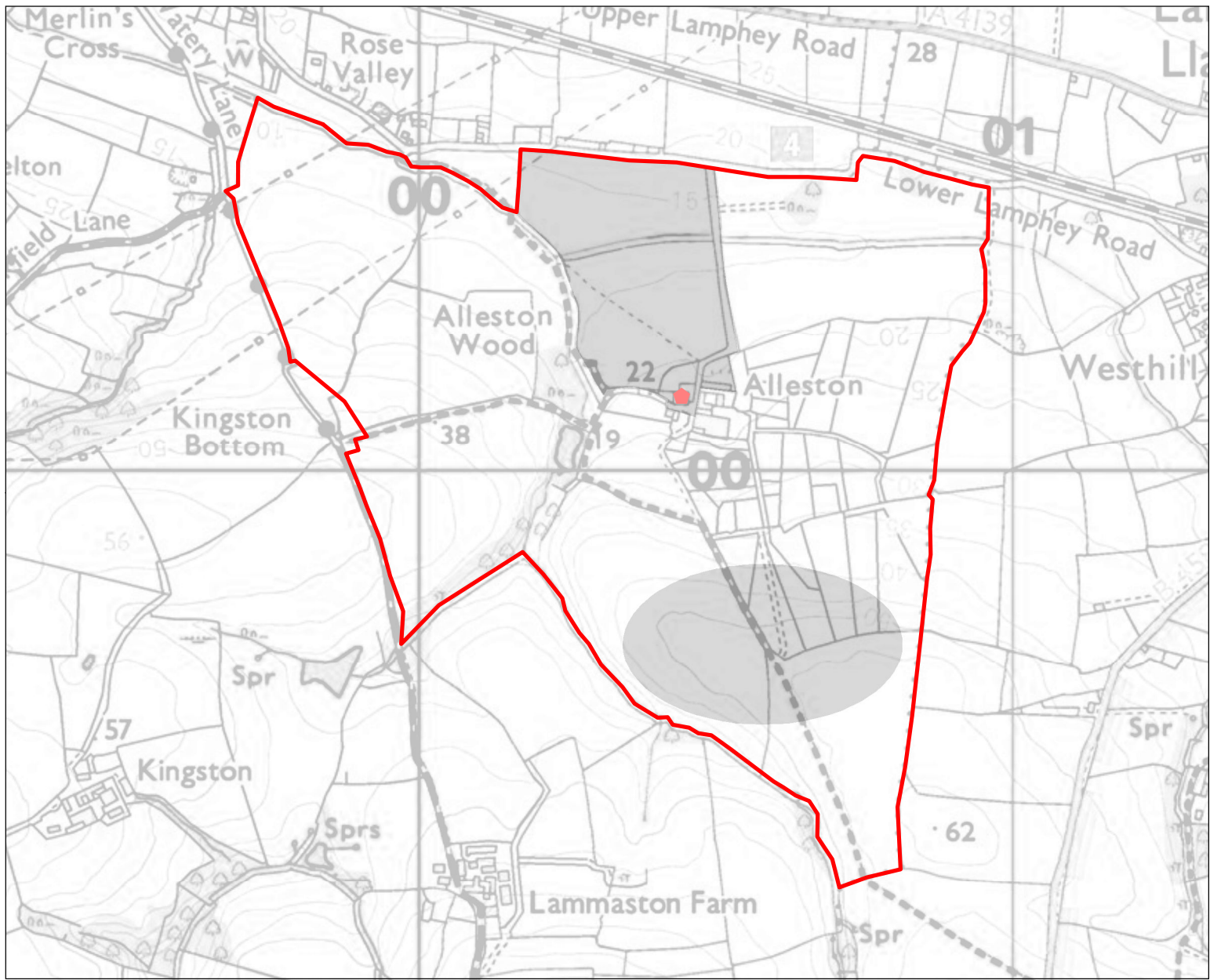
Site

Image courtesy of Promap.

Figure 5: 1971 OS Map

Alleston Solar Farm

Client: Statkraft UK Ltd
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 Scale: 1:10,000 @ A4
 Approved by: GS



- KEY**
- Site
 - ◆ Grade II Listed Building of Alleston Farmhouse
 - Areas sensitive to development due to visual connections with Alleston Farmhouse

Figure 6: Sensitivities

Alleston Solar Farm

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