Historic England

GREATER LINCOLNSHIRE FARMSTEAD GUIDANCE

Farmstead and Landscape Statements

A guide to the development of Greater Lincolnshire's Rural and Farming Landscapes

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THE GREATER LINCOLNSHIRE FARMSTEADS GUIDANCE

This document forms part of the Greater Lincolnshire Farmsteads Guidance, which aims to inform the sustainable development of historic farmsteads, including their conservation and enhancement. The guidance, which applies to the area of Greater Lincolnshire, including Lincolnshire, North Lincolnshire and North-East Lincolnshire, is made up of:

THE FARMSTEAD ASSESSMENT FRAMEWORK
A step-by-step approach for owners and applicants considering the re-use and sustainable development of traditional farm buildings based on an understanding of their historic character, significance and potential for change. Annexes include useful information about designation, recording and further research.

GREATER LINCOLNSHIRE FARMSTEADS CHARACTER STATEMENT
Detailed and illustrated guidance that helps identify the character and significance of historic farmsteads including the contribution they make to landscape character. Part 2 includes a full illustrated glossary of farm building types.

LOCAL AUTHORITY SUMMARIES
Short summaries for each local planning authority in Greater Lincolnshire providing an overview of historical development, farmstead character, drivers for change and relevant local planning policies. Helpful to both planners and applicants when developing and scrutinising proposals.

FARMSTEAD AND LANDSCAPE STATEMENTS (this document)
Informative statements about ten different areas of the county defined according to their landscape character by Natural England (e.g. The Wolds). Each statement provides information about the historical development of farms in the landscape, landscape character and the types of farmstead found in each area. They are a useful evidence base for decision-making and development in context.

Sustainable Development: The National Planning Policy Framework (2012) presumes in favour of sustainable development, which it defines as 'positive growth – making economic, environmental and social progress for this and future generations'.

Front Cover: View out from Horse Pasture Farm, Hainton in the Lincolnshire Wolds

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www.HistoricEngland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/

THE NATIONAL CHARACTER AREAS

The following statements provide information about the development of landscapes, settlements and farming practices in different areas of Greater Lincolnshire. Each area corresponds to a 'National Character Area', as defined and described by Natural England (see www.naturalengland.org.uk/publications/nca/default.aspx). National Character Areas are a common framework for the management of change in the landscape, and are commonly used by planners, developers and local authorities to manage change.

For each National Character Area (NCA) statements give an overview of the:

- Broad historical processes that have shaped the landscape over time
- The prevailing character of the landscape
- Predominant types of traditional farmsteads and associated buildings

Information about the development of Greater Lincolnshire as a whole can be found in the Greater Lincolnshire Farmsteads Character Statement.

Each statement is organised under the following headings:

SUMMARY
A series of bullet points providing an overview of:

- Historic Character
- Significance
- Present and Future Issues

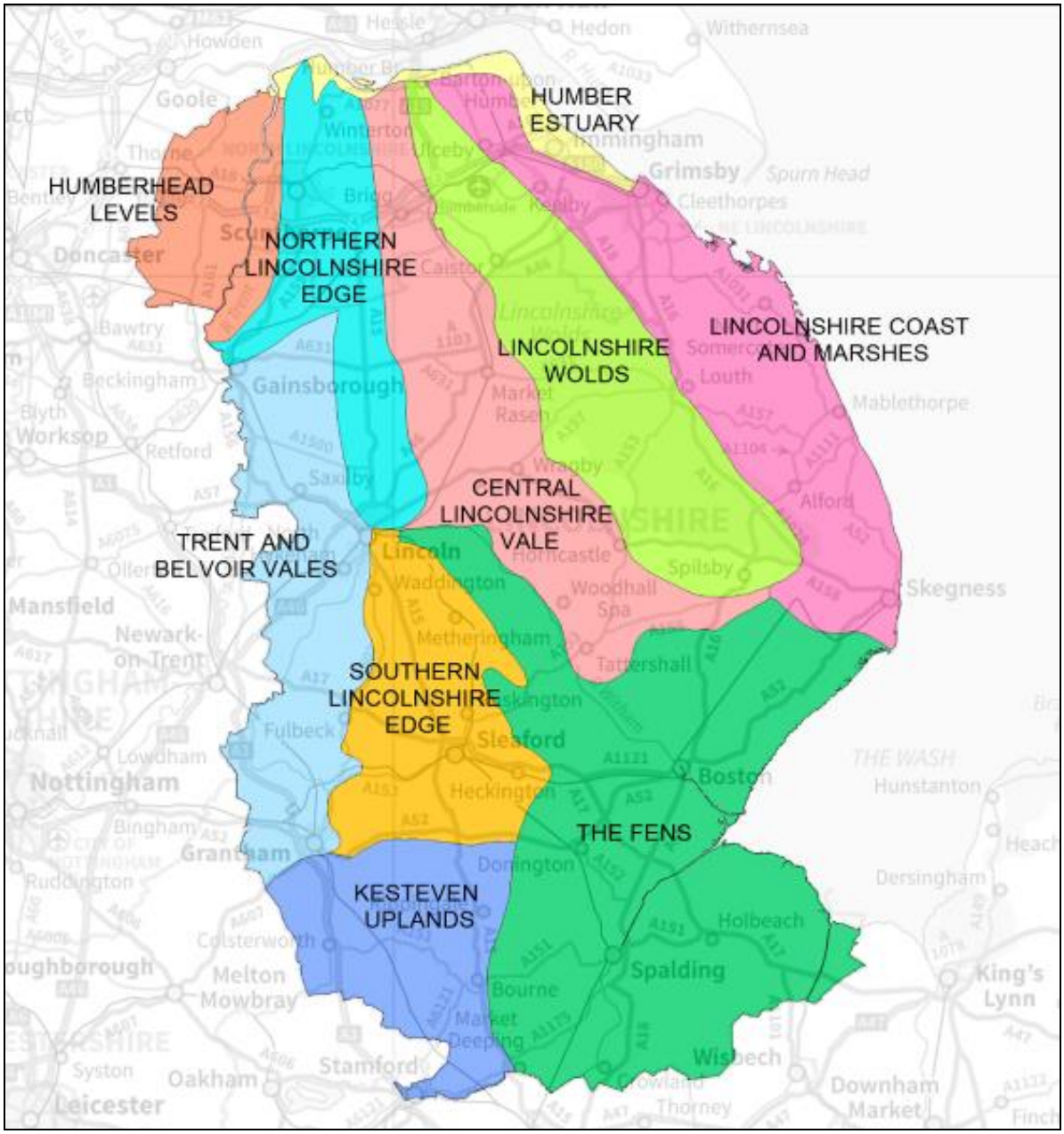
HISTORICAL DEVELOPMENT
A description of the historic factors and processes that have influenced the development of the character and farming practices in the character area

LANDSCAPE AND SETTLEMENT
A description of the present day character of the area, including settlement patterns and landscape features

FARMSTEAD AND BUILDING TYPES
A summary of the farmsteads and farm buildings characteristic of the area

MATERIALS AND DETAIL
The building materials and features that typify each area

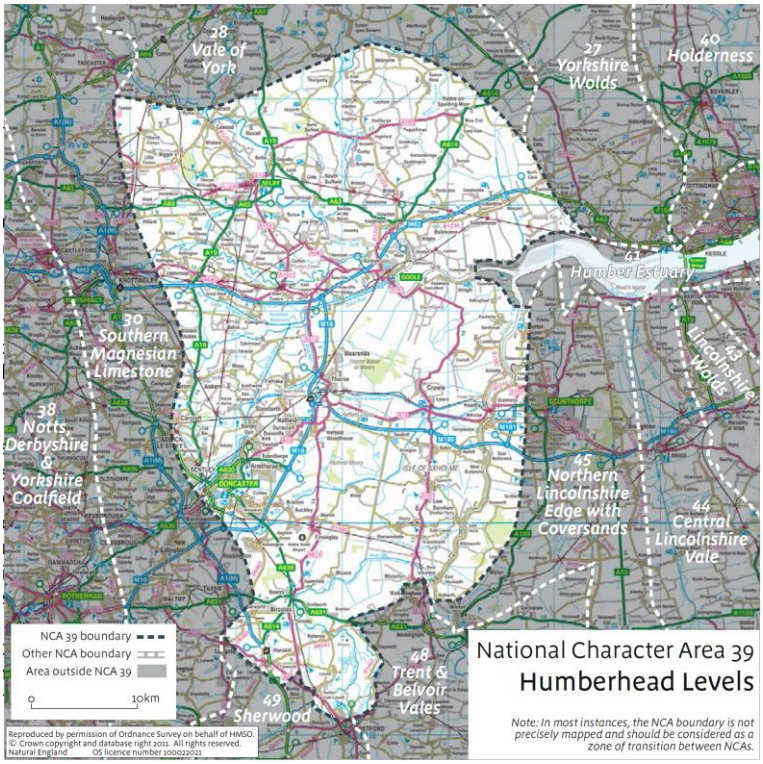
N.B. While some National Character Areas extend outside the boundaries of Greater Lincolnshire, it should be noted that the statistics pertaining to the Farmstead Survey provided in the character statements are derived from information gathered for Greater Lincolnshire alone and may not be representative of the wider NCAs.



National Character Areas in Greater Lincolnshire

HUMBERHEAD LEVELS

NATIONAL CHARACTER AREA 39



The Humberhead Levels	
Total	507
Outfarms	12
Farmsteads	495

The Humberhead Levels is a low-lying agricultural landscape including the floodplains of a number of rivers which drain into the Humber Estuary. Isolated pockets of high ground exist throughout the character area on outcroppings of bedrock or gravel terraces. The land is intensively farmed and is characterised by large open rectilinear fields usually divided by ditches rather than hedgerows. There is a mix of built-up areas, industrial land and dereliction, and farmed open country. Approximately 7% is classed as urban, 78% is agricultural and 4% is woodland. 3% falls within SSSI designations.

SUMMARY

HISTORIC CHARACTER

- Predominantly arable landscape, with large open fields resulting from 17th century wetland reclamation.
- Strong contrast between regular planned fieldscapes on floodplains and ancient irregular enclosure on higher ground
- Regular courtyard farmsteads are widespread in reclaimed and planned former wetlands
- There is a regionally high concentration of small-scale loose courtyard and dispersed plan farmsteads with 18th Century and earlier buildings on higher ground around villages and in the vicinity of early enclosure of common land
- Most 19th century farm buildings are brick and pantile, supplied by the local brick and tile works on the southern bank of the River Humber and on the Isle of Axholme

SIGNIFICANCE

- The area has an average survival of traditional farmsteads from around 1900 – 44% have high heritage potential with more than 50% of their historic form surviving (42.85% in Greater Lincolnshire) and 23% with some heritage potential (28% in Greater Lincolnshire), retaining some but less than 50% of their historic form.
- 4.52% of these are associated with a listed building either a farmhouse or in rare cases a listed working building. These are predominantly of 18th century origin although there is a single example of a 16th century listed farmhouse in the area

Survival	Numbers	Percentage	County Average
Extant	71	14.34%	9.73%
Altered (less than 50%)	146	29.5%	33.12%
Altered (more than 50%)	75	15.15%	19.04%
House Only	39	7.88%	9.38%
Demolished	77	15.6%	13.26%
Lost	87	17.58%	15.48%

Levels of Farmstead survival in the Humberhead Levels National Character Area

- Isolated planned farmsteads of regular courtyard plan sit within their contemporary 19th century fieldscape, combining to form a landscape character that illustrates 19th century approaches to land reclamation and planning farming landscapes of rectilinear planned fields enclosed by drains accompanied by high banked warping ditches with their working buildings and areas.
- Some 19th century isolated farmsteads in the reclaimed land around the Isle of Axholme which may be on the sites of the "Adventurers' Farms" which were constructed immediately after drainage and reclamation of land in the 17th century.
- Village farmsteads on the Isle of Axholme are a significant component of the open-field farming system that survives to this day.
- High concentration of moated sites relating to high status medieval occupation of choice farmland
- Small farmsteads, usually of loose courtyard form, and smallholdings were a typical feature of this area, and are now very rare.

PRESENT AND FUTURE ISSUES

- Historically important open field farming strips around villages are vulnerable to amalgamation due to change of use, especially for horse-rearing and liveries
- The area includes some of the most productive soils in the country, most comprising free-draining sandy, loamy or clay soils
- There is a marked contrast between large farm holdings (those over 100ha in size comprise 72% of the farmed area) and small farms under 5ha, which have declined considerably in recent years.
- This decline has led to a high level of dereliction or conversion of traditional buildings, as well as the construction of new sheds and farm workers' accommodation
- There is a below-average proportion of listed working farm buildings converted to non-agricultural use (24.4%, the national average being 32%) in this character area.
- There is also an above-average proportion of listed working farm buildings that show obvious signs of structural disrepair (23.3%, the national average being 7.5%)[1]

18th century roadside yard barn with porch stone kneelers and dentilled eaves. Note narrow slit air vents. (Photo © Jen Deadman)

[1] Photo Image Project 2006

HISTORIC DEVELOPMENT

The modern day landscape of the Humberhead Levels roughly corresponds to the area occupied by the glacial Lake Humber. Blocked from discharging into the sea by ice to the north, this lake deposited clay layers up to 20m deep over the area. When the lake drained, the resulting poorly drained marshland soils led to the formation of peat deposits across the area. Bedrock protrusions or glacial deposits of sand and gravel formed islands within the marshes.

Early settlement of the area was impeded by the marshy conditions. Some Bronze-Age clearance of forests occurred in the north of the area on drier soils, but the greater part of the area remained uncolonised due to extensive wetland conditions.

The earliest surviving settlements in this marshy area were small Saxon and Danish villages located on high ground, such as the Isle of Axholme, while some of the planned linear settlements to the north of the area date from the 11th century. Communal townfields were prevalent but widely dispersed, with later enclosure preserving strips and furlongs, for example those around Sykehouse and Fishlake near Thorne. Where settlements were in close proximity to each other, such as those on the Isle of Axholme, the open fields abutted each other at parish boundaries.

Some isolated farmsteads in the area may relate to shrunken settlements, former monastic granges and specialist steadings. There is also a high concentration of moated sites around the Isle of Axholme and to the north of Doncaster.

Location	Numbers	Percentage	County Average
Village	189	38.18%	17.88%
Hamlet	12	2.42%	2.66%
Farmstead Cluster	45	9.09%	9.49%
Isolated	244	49.29%	66.96%
High Status Site	5	1.01%	2.93%

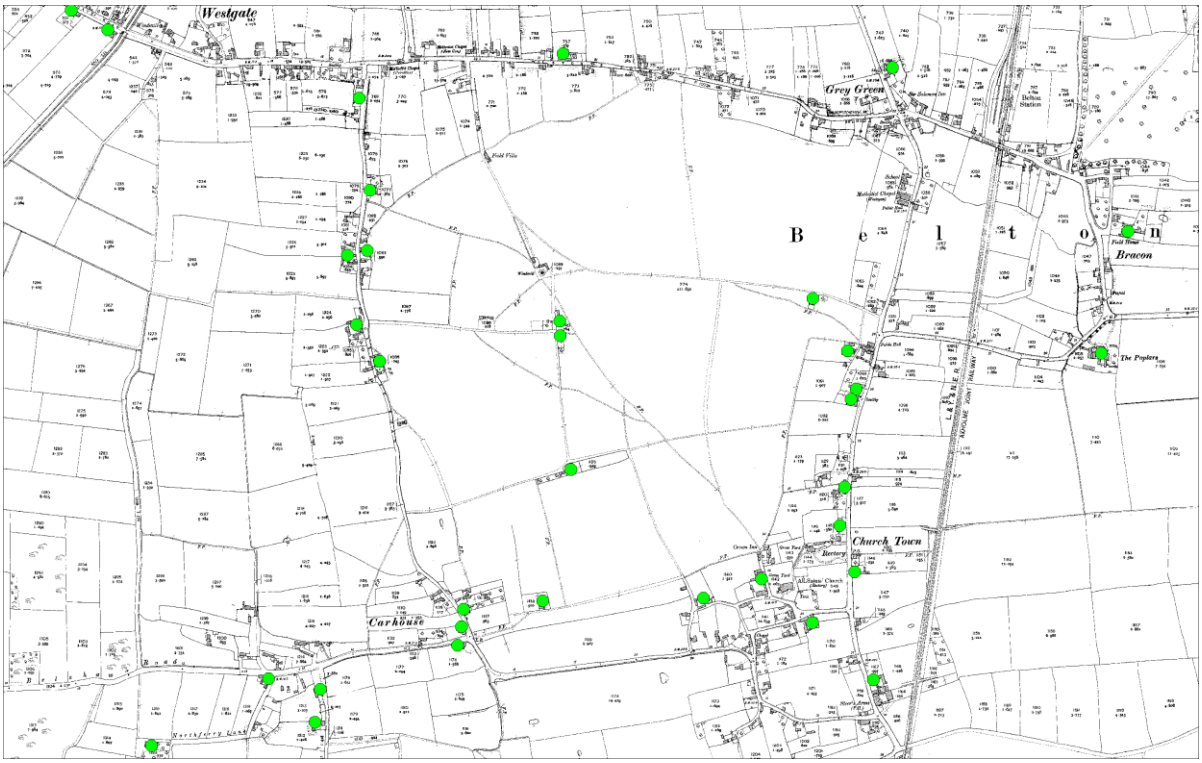
Location of historic farmsteads in the Humberhead Levels National Character Area

Waterways throughout wetland areas have long served as communication links to the Pennines and into the Midlands. Fishing, wildfowling and other marsh-edge activities comprised important sources of income in wetland areas. The extensive peat fens and seasonally inundated marshlands were used for grazing livestock, and as a source of fuel and building materials. Hemp and flax were also widely cultivated on the marshy soils.

Although there is evidence of attempts to drain parts of the area from the Roman period, and by local abbeys in the 12th century, the major phase of reclamation began in the 17th century with the help of Dutch engineers. Cornelius Vermuyden was contracted to undertake the task in 1626. He succeeded in draining a wide area of the levels, including the marshland around the Isle of Axholme.

This period also saw the introduction of the process of ‘warping,’ whereby low-lying farmland was deliberately flooded with tidal waters carrying fertile silts both to enhance the soil and to raise its height. This practice has been an important factor in the agricultural development of the landscape by bringing low-lying parts of the former wetland and marshes into cultivation.

In some parishes specific areas were allocated for peat-cutting after drainage and enclosure. Even today there still remain distinctive groups of cottages within original turbary plots, such as the small hamlet of Epworth Turbary.



Historic farmsteads (green) in the landscape around Belton Great Field. Despite the extensive enclosure of the surrounding wetlands, Belton Field remains unenclosed to this day. The pattern of village farmsteads seen here follows the growth of the settlement around the unenclosed area

The later transition of the area to corn production, especially in the mid to late 19th century led to a greater proportion of yard-fed rather than grazed cattle, and a related increase in the size and standardisation of farm complexes to accommodate both the herds and associated machinery and equipment.

LANDSCAPE AND SETTLEMENT

The modern landscape of the Humberhead Levels reflects its status as one of the most productive areas of arable farming in the country, especially of root crops and cereals. Modern farm buildings and equipment sit alongside historic farm complexes, which themselves often display signs of alteration or dilapidation associated with changing farming practices. Although arable farming is dominant there is also a robust livestock industry on the higher ground around historic settlements.

Fields in the character area are a combination of large regular planned fields to the east, bounded by dykes and ditches, with less regular hedged fields to the west. This reflects a distinction between the eastern arable areas and the historic grazing lands to the west.

The Isle of Axholme in the south east of the character area is remarkable for the largest and most varied survival of open-field strip-cultivation in the country. As a whole, the Isle is characterised by straggling linear settlement surrounded by extensive areas of narrow hedgeless cultivated strips or 'lands' often arranged in a contrasting patchwork of differently aligned groups or furlongs.

Surviving strip farming at Belton High Field on the Isle of Axholme. In the foreground a well-preserved linear farmstead can be seen set within the historic Open Field

There is a longstanding history of waterway management from the medieval period onwards. More recent examples survive in the form of artificial canals and channels, such as the Aire and Calder Navigation and the Selby Canal. Historic attempts at drainage of the marshes, dating back to the 17th century, have left prominent landscape features. These include drainage dykes, rectilinear fields bounded by ditches, and scattered isolated farmsteads and buildings on high ground.

The area is very sparsely wooded, reflecting both the early clearance of the landscape for settlement and exploitation, and the wetland nature of much of the area. What woodland there is can be found in parklands in the north of the area, and occasionally dotted around the landscape where isolated veteran trees mark former hedgerows. This is often the case where anciently-enclosed land has been converted to modern arable fields. Small stands of potentially ancient woodland may occasionally be found in pastoral areas or in the vicinity of river floodlands. Occasional copses and coverts are also found across the area, especially in proximity to 19th century planned fieldscapes, as well as shelter belts around farmsteads.

FARMSTEAD AND BUILDING TYPES

Farmsteads in the character area divide into two general types; linear and dispersed plan complexes within and around historic nucleated settlements, and more regular or planned farmsteads of 19th century date on low-lying drained wetlands.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	407	82.22%	76.11%
Loose Courtyard Types	51	10.3%	13.69%
Others, including dispersed and linear types	37	7.47%	10.19%

Farmstead Plan Types in the Humberhead Levels National Character Area

Over 80% of the farmsteads in the area are of a regular courtyard plan type, demonstrating the philosophy of improvement and the increased dominance of arable cultivation in the 18th and 19th centuries following the drainage and improvement of the former marshland. 74% are large to very large in scale, the key types being E or U plan regular courtyards. The buildings found in these farmsteads relate very strongly to arable exploitation, including threshing barns, combination barns, large granaries, and cartsheds. Open areas for yard fed cattle and stack yards further indicate the heavy reliance on arable cultivation.

In areas of higher ground, and centred around historic settlements, where older field systems are better preserved, there are farmsteads that are more irregular in their form with detached buildings and/or yards dispersed in the overall boundary of the farmstead (dispersed plans) or set around a main yard (loose courtyard plans).

Farmstead on the banks of the Dutch river set against a back drop of Goole docks and now surrounded by modern housing. A fine example of a large 19th century courtyard complex. (Photo © Jen Deadman)

Rare and locally important examples of horse engine houses (horse gins) can be found on the Isle of Axholme, with at least four examples in the character area. These were in common use until the

mid-19th century, especially on estate farms, but only survive rarely due to obsolescence in the early 20th century.

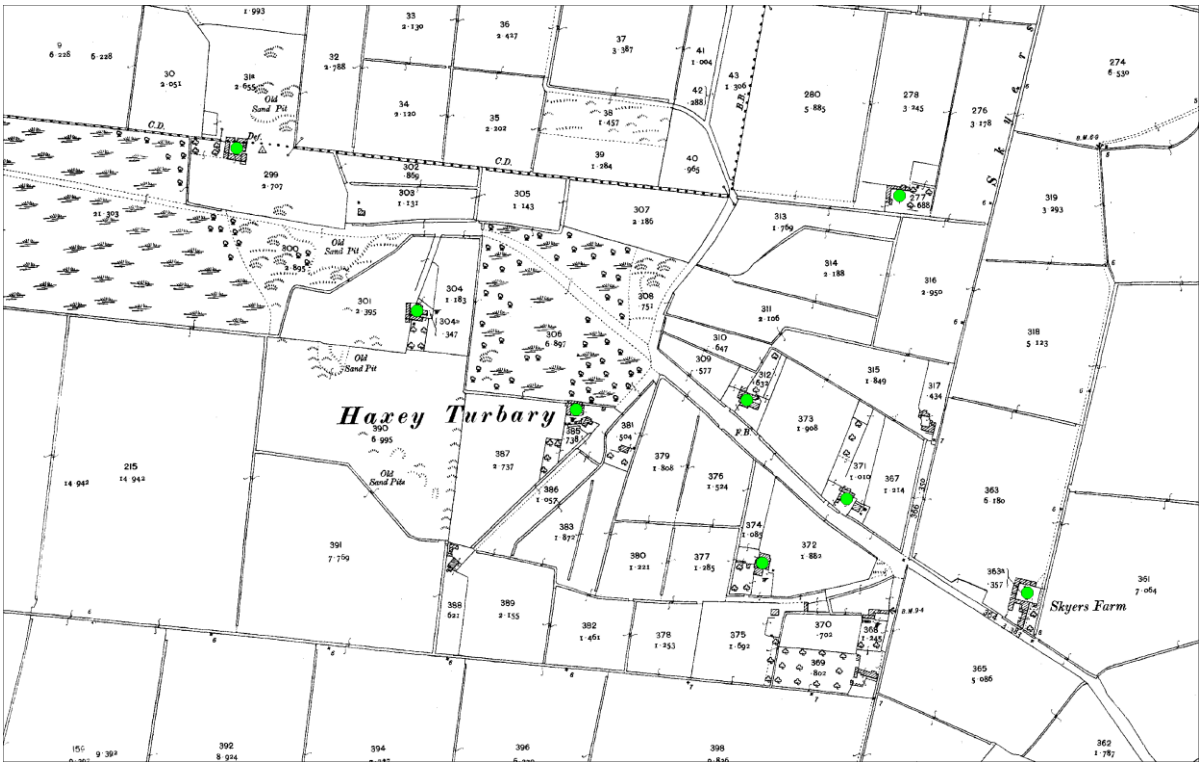
Once a common component of the yard, few horse engine sheds now remain. Evidence for them can be found occasionally in roof lines discernible on the rear walls of some barns, while some, as here, still survive. (Photo © Jen Deadman)

Pre-19th century threshing barns are rare. Most steadings have combination barns dating from late 18th century, with threshing barns to the centre or at one side of stabling, cartsheds or cattle housing, with first-floor granaries and mixing houses. Dedicated threshing barns tend to be quite large in relation to other farm buildings. There are many examples of late 19th to mid-20th century Dutch barns in the area, potentially reflecting extensive hay production on the former wetlands.

Small farms and smallholdings developed as a distinctive feature of the area. They are typically concentrated in villages, or on former turbaries around the Isle of Axholme, and represent a locally significant survival of a specific agricultural type. Outsheds for cattle are a common feature, either additional or original – the latter often with internal stone piers to aisles.

MATERIALS AND DETAIL

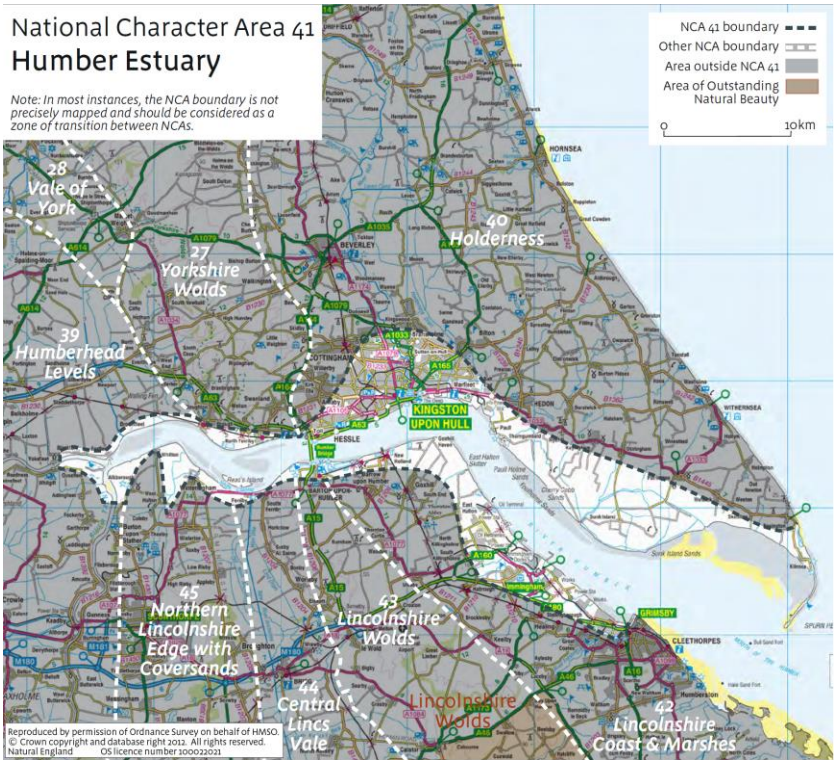
- Historic farm buildings are typically constructed from red brick and red pantiles, and mostly date from mid-18th century
- Pantile roofs frequently have tumbled and dentilated eaves.
- Local brick and tile was produced from the surface outcroppings of marl and mudstone, especially in Crowle
- Later buildings of high status occasionally use imported materials such as gault and London brick, with occasional use of limestone to the west of the area
- Locally sourced gypsum is commonly used on walls and floors
- Mud and stud construction has been documented but there are no known surviving examples
- Evidence for pre-17th century timber-framing is generally confined to towns (e.g. in centre of Doncaster)



Small farmsteads (green) situated in and around the former Haxey Turbary. When this part of the isle was enclosed by act of Parliament, this small area of common land was set aside for peat extraction. Smallholdings were established nearby, and have developed over time into a small hamlet. To the east of the map is a starkly contrasting regular courtyard farmstead established in the adjacent enclosure landscape

HUMBER ESTUARY

NATIONAL CHARACTER AREA 41



The Humber Estuary	
Total Records	106
Outfarms	6
Farmsteads	100

The Humber Estuary is an expansive low-lying estuarine landscape dominated by the River Humber. The area is a predominantly reclaimed intertidal landscape with arable farming and coastal mudflats, and other wetland and coastal habitats important to biodiversity. There are urban and industrial influences especially around Hull and on the south bank. 31% is defined as urban, 55% is cultivated and only 0.5% is woodland. 5% is designated as SSSI. The area shares many characteristics with the much larger Humberhead Levels (Area 39) to the north and west.

SUMMARY

HISTORIC CHARACTER

- The area has a varied and generally modern character of rural, urban and industrial land uses
- The development of the area has been strongly influenced by the River Humber, which has provided transportation, communication and, through the practice of warping, a means of agricultural improvement
- The area was extensively enclosed in the 18th and 19th centuries, with associated redevelopment and construction of farm buildings in villages and in the open countryside
- Isolated farmsteads in the area generally adhere to a regular courtyard plan, arguably reflecting the 19th century improvement of farmland and its subsequent exploitation
- Building materials typically include locally produced brick and pantile, especially those manufactured in Barton upon Humber. Stone is limited and is likely to be a high-status material, as it is unavailable within the area, and is typically decorative where used.

SIGNIFICANCE

- The area has an average survival of traditional farmsteads from around 1900 – 46% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 14% with some heritage potential (28% in Greater Lincolnshire), retaining some but less than 50% of their historic form
- None of the farmsteads recorded in this area are associated with a listed building

Survival	Numbers	Percentage	County Average
Extant	20	20%	9.73%
Altered (less than 50%)	26	26%	33.12%
Altered (more than 50%)	10	10%	19.04%
House Only	4	4%	9.38%
Demolished	11	11%	13.26%
Lost	29	29%	15.48%

- Isolated planned farmsteads of regular courtyard plan sit within their contemporary 19th century fieldscapes, combining to form a landscape character that illustrates 19th century approaches to land reclamation and planning farming landscapes of rectilinear planned fields enclosed by drains accompanied by high banked warping ditches with their working buildings and areas
- Some older farmsteads are located within or adjacent to medieval moats
- Almost all farm buildings date from rebuilding in the 19th century, although some mid-late 18th century barns and possibly stables survive
- Local brick and pantile reflect the proximity of early industry in the area, providing a link between the historic rural and industrial economies.

Village farm with cobble built combination and hay barn. These predate the late 19th century farmhouse with the combination barn raised in brick at a later date. (Photo © Jen Deadman)

PRESENT AND FUTURE ISSUES

- Strong pressures associated with industrial expansion and sprawl, in particular around the Killingholme refinery, potentially reducing agricultural holdings and accelerating the conversion of agricultural buildings to other uses
- Move to arable cultivation away from 18th and 19th century pastoral regimes leading to a risk of obsolescence amongst many significant farm buildings such as cowhouses and stables
- The area is seeing an ongoing increase of tenanted and managed farms, with an associated decrease in the number of principal farmers
- High potential for residential conversion of buildings due to close location with major infrastructure and urban areas
- This area contains a below-average proportion of listed working farm buildings converted to non-agricultural use (25%, the national average being 32%).There is also an above-average percentage (16.7%, the national average being 7.5%) of listed working farm buildings that show obvious signs of structural disrepair[2].

Many gable ends display the traditional tumbled eaves common to the area on 18th and early 19th century domestic and agricultural buildings. (Photo © Jen Deadman)

[2] Photo Image Project 2006

HISTORIC DEVELOPMENT

The land on the banks of the Humber Estuary was once thickly wooded. This was largely cleared in the Neolithic period, leading to the formation of wetland and regionally important raised mires. Settlements of this time were established on higher ground, while the spread of wetlands enabled inter-regional communication with the Pennines and the Midlands. The wetland character thus developed was to persist for many centuries. During the early Roman period, the River Humber constituted the northern limit of the Empire, and several towns and villas grew up along its frontier banks.

Location	Numbers	Percentage	County Average
Village	26	26%	17.88%
Hamlet	2	2%	2.66%
Farmstead Cluster	5	5%	9.49
Isolated	63	63%	66.96%
High Status Site	4	4%	2.93%

Location of historic farmsteads in the Humber Estuary National Character Area

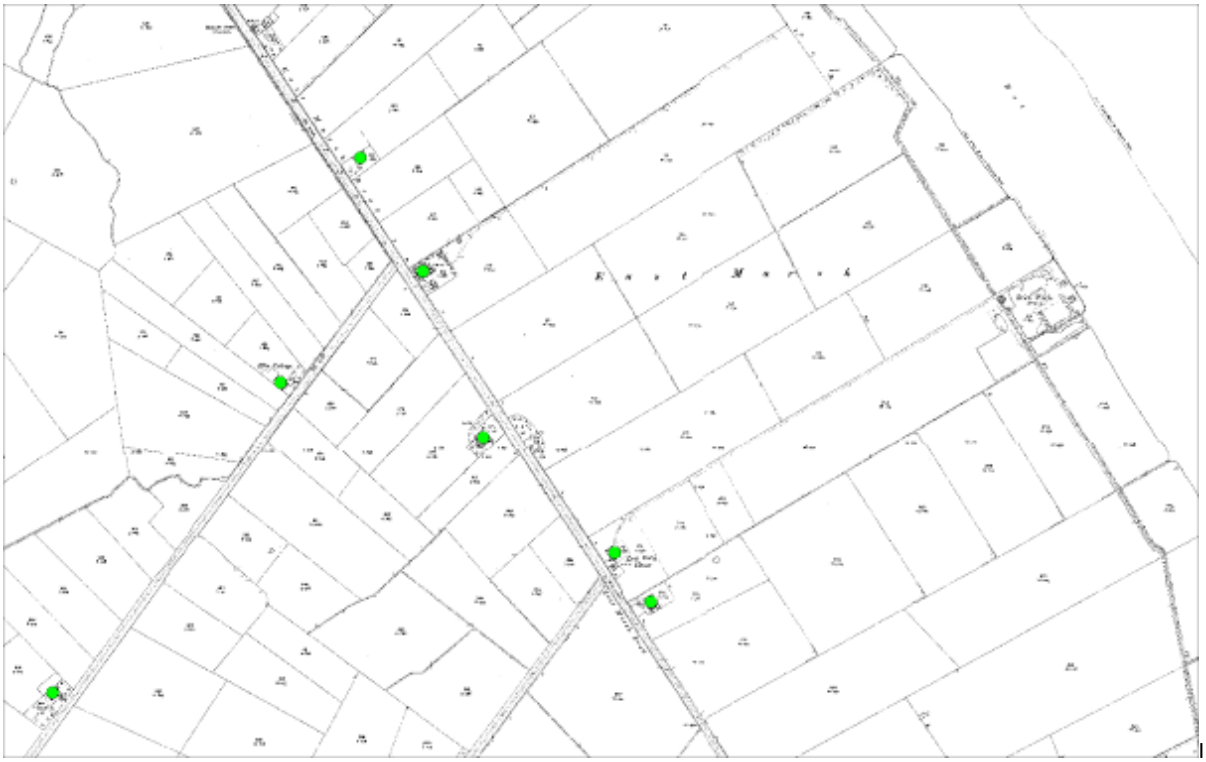
Some settlements in the area are known to date from the 11th century, having been established by Saxon and Danish settlers. While arable cultivation was possible on higher ground around these villages, the main historic land uses revolved around the exploitation of wetland habitats, including fishing and wildfowling. Where the marshes were seasonally inundated, farmers from both within and outside the area took advantage of the lush grass for summer grazing of livestock. The damp soils also allowed for the cultivation of hemp and flax, which were the basis of industries such as weaving and rope-making in the area through to the late 19th century

The former wetland was much diminished by drainage undertaken in the 17th and 18th centuries, although the productivity of the land for grazing was enhanced by practices such as warping, by which the land was subjected to controlled inundation by silt-bearing river water. The distinctive high-banked warping drains remain as a feature in the modern landscape. The tendency to improve the land also resulted in the adoption of planned mixed farming regimes using the rotations of crops in the 19th century.

Although farming has been the dominant economic activity in the area for much of its history, the ready availability of high quality clay allowed a thriving brick and tile industry to be established along the riverbanks in the 18th and 19th centuries. The products of this industry have gone on to form a key and distinctive element of the built fabric of many surrounding areas.

The landscape of the Humber Estuary. In this picture the sparse settlement of the reclaimed marshland can be seen in contrast to the sprawling city of Hull beyond. Brick pits and associated quays can be seen on the river bank

The Humber Estuary has historically served as a trading conduit to the North Sea. Although the modern port of Hull is clearly dominant in this field today, the small havens along the riverbank have a long history of small scale overseas trade. In more recent times, the Humber bank between Immingham and Killingholme has been wholly transformed by the construction of deepwater ports in the early 20th century.



solated farms in the parish of Goxhill. The strongly rectilinear pattern of 19th century drainage and reclamation is particularly clear, with a series of regular courtyard farmsteads established on the higher ground of the main road

LANDSCAPE AND SETTLEMENT

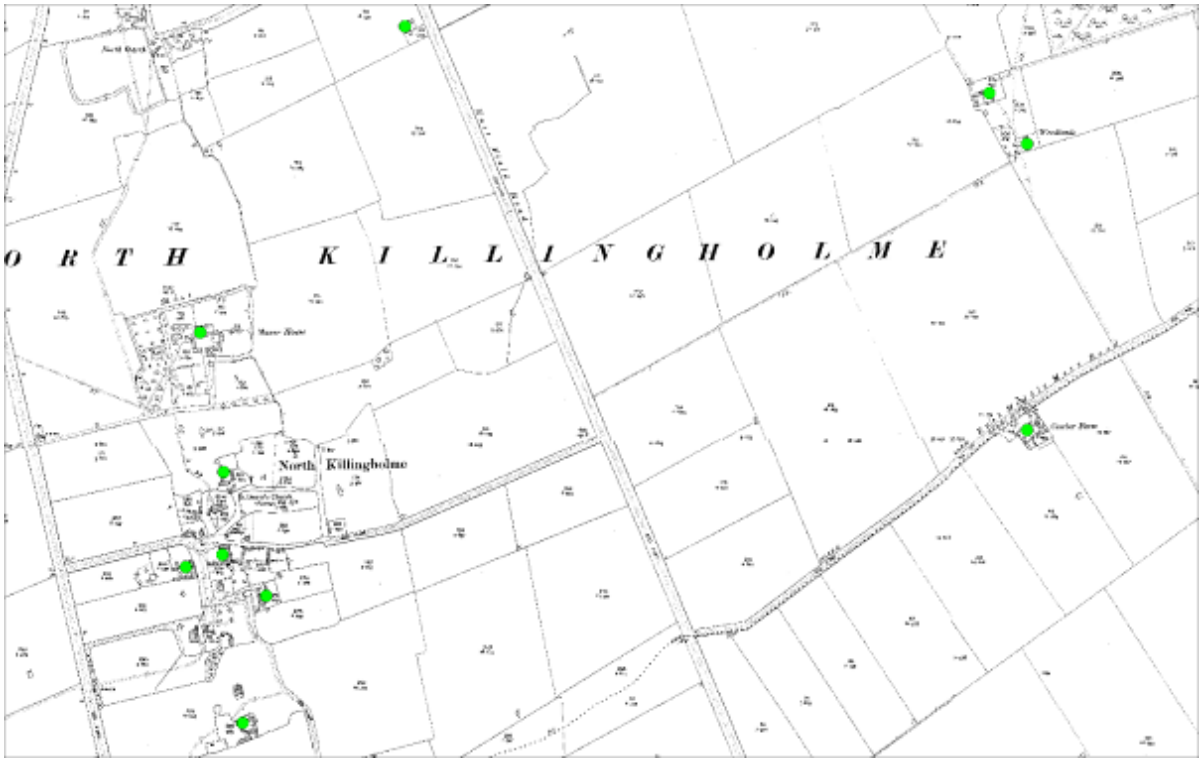
The modern landscape of the Humber Estuary retains strong legibility of historic land uses and influences within its present day context of arable farming and heavy industry. The River Humber, although often unseen from the low-lying countryside, is the fundamental driver of the development of the area, both in terms of its physical and historical development.

Settlements in the area are a mix of nucleated villages and towns located on higher ground within the former marshland, such as Barrow and Goxhill, and dispersed straggling lines of settlements and farmsteads set two to three miles inland of the river bank. Larger settlements display significant 20th century expansion due to the proximity of large employment centres such as Hull, Scunthorpe and Grimsby, as well as major industrial facilities along the banks of the Humber such as the docks at Immingham and the industrial facilities of Killingholme Marsh. The construction of the Humber Bridge has also enabled easier connectivity between the north and south banks of the river, further increasing the pressure to expand rural settlements to accommodate commuters.

The landscape to the seaward side of the settlement line is one of distinctive rectilinear field patterns and drainage systems where there was formerly marshland grazing. Field boundaries throughout the area are typically formed by ditches, drains and embankments rather than hedges, resulting in an open landscape with wide long-distance views. This planned 19th century landscape has a strong grain at right angles to the river bank, reflecting the main routes of both the artificial drainage system and the network of natural becks and streams.

Large courtyard farmstead, showing features associated with mixed farming techniques e.g. cartsheds, barn and granary in a single range with cattle accommodation and crew yard behind.

Isolated farmsteads in the former marshland tend to occur at frequent intervals along straight roads that lead from the villages towards the river. Many of these farmsteads are of planned regular types. While most such farmsteads in the area date from the enclosure and drainage of the land, it is possible that some of those nearer to the villages are remnants of shrunken medieval settlements. This is perhaps supported by the high proportion of medieval village and manorial earthworks found at intervals along the roads between the coastal settlements, for example at North and South Killingholme. Other farmsteads may have their origins as former monastic granges, indicated by place names and by the proximity of historic abbeys such as Thornton Abbey near Immingham.



Landscape around North Killingholme. The distinction between the older enclosures around the village and the planned fieldscapes of the former marsh can be clearly seen

Although the historic brick and tile industries are now all but extinct, their infrastructure of clay pits now provides a number of recreational facilities along the south bank of the river, including watersports and nature reserves. In the case of the latter, the formation of reedbeds and wetland reflects the former marshland environments of the area.

Although there is very little woodland coverage in the area, there are isolated examples of coverts and plantations dating from the 19th century. There are also many examples of shelter belts throughout the area, which provide screening and shelter from the often harsh weather, as well as protecting the soil from erosion.

The modern industrial elements of the landscape provide a radical contrast to the fields and villages. The docks of Immingham and Killingholme, along with their associated industrial development dominate the southern part of the area. To the north, similar developments can be seen on the outskirts of Hull, on the road to Hedon. Tall chimney stacks and flare towers are often found side-by-side with historic settlements. These ports, and their associated infrastructure of oil refineries and power stations, are perhaps the most influential and visible element of the modern landscape of the area.

FARMSTEAD AND BUILDING TYPES

Farmsteads in the area are mainly of the regular courtyard type and tend to be large in scale. Yards are typically enclosed by long low ranges of animal housing and dominated by combination and threshing barns.

Although regular types and 19th century farmhouses and working buildings predominate, earlier farmhouses including early examples built in brick and linear steadings can be found in the area, and are likely to relate to periods of marshland grazing prior to the enclosure of land.

Key building types include early 19th century threshing barns, commonly with loading hatches flanking cart entries, combination barns, often very large in scale, and shelter sheds and yards for fatstock, reflecting the high quality grazing land on the marshes. The transition to a more mixed farming regime is demonstrated by the construction of cartshed and granary ranges in the early and mid-19th century, which accompanied the reclamation and improvement of land for cultivation.

Today many farmsteads have been amalgamated by limited companies and are now run as large estates. Many traditional courtyard farms are in a poor state of repair and farmhouses abandoned and replaced by new builds including bungalows.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	80	80%	76.11%
Loose Courtyard Types	15	15%	13.69%
Others, including dispersed and linear types	5	5%	10.19%

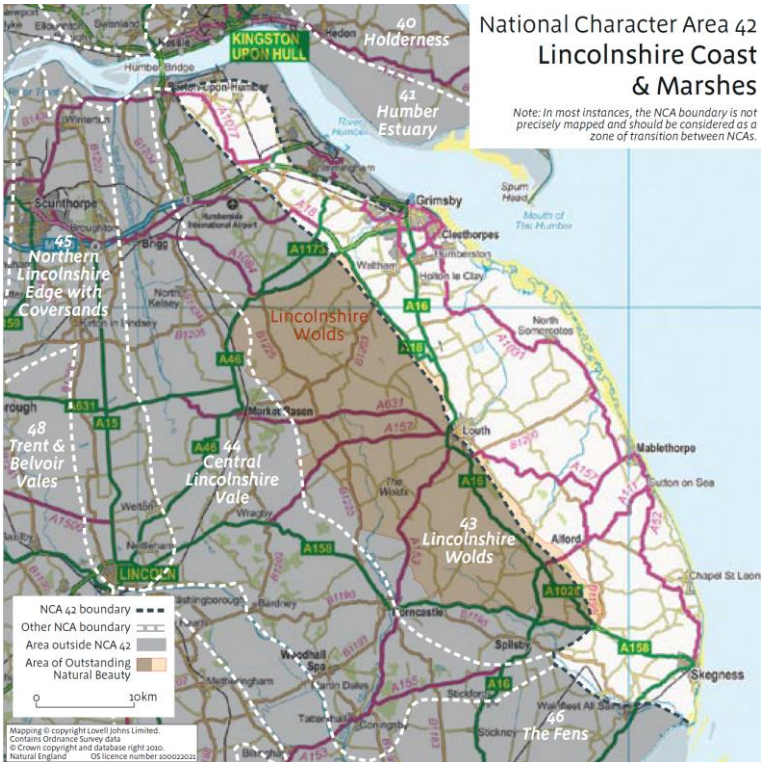
Farmstead Plan Types in the Humberhead Estuary National Character Area

MATERIALS AND DETAIL

- The dominant building material in the area in post 17th century buildings is red brick and pantile, reflecting the historic brickmaking industry of Barton and the surrounding riverbank
- Some farms to north of the Humber are constructed in cobble
- High quality building stone is not to be found in the area itself, and as such is an imported material used primarily in high status, civic and ecclesiastical buildings such as churches. Such examples as there are appear to the north of the River Humber
- Tumbled eaves (pictured) are a common feature of traditional buildings in this NCA
- Some larger farmsteads display use of ironstone and limestone from neighbouring areas in detailing such as quoins or window mouldings.

LINCOLNSHIRE COAST AND MARSHES

NATIONAL CHARACTER AREA 42



Lincolnshire Coast and Marshes	
Total Records	1557
Outfarms	34
Farmsteads	1523

A wide coastal plain which extends from Grimsby in the north to Skegness on the edge of The Wash. It is bounded inland by the edge of the Lincolnshire Wolds. The character area is 8.1% urban, with the principal settlements being located along the coast. It has no land-based national designations, but there are several coastal areas designated as Special Areas of Conservation, or as Ramsar Sites.

SUMMARY

HISTORIC CHARACTER

Two parallel landscapes, both with high densities of farmsteads, exist in the character area:

1. Historic middle marsh landscape of nucleated settlements and former strip farming in the west
2. Reclaimed Outmarsh landscape of wide, low-lying plains intersected by creeks and man-made drainage channels in the east

- Historic economy was based on salt production and grazing of cattle on rich marshland grass
- Extensive reclamation began with the by-products of industrial scale medieval salt making, known as saltern mounds, on which temporary settlements were established
- Settlement is broadly dispersed, with straggling linear settlements adhering to higher ground, such as former sea-banks
- Settlement and colonisation spread from west to east as land was reclaimed, resulting in series of 'daughter settlements' forming staged and parallel linear patterns to their parent villages (e.g. Saltfleetby St. Peter).

SIGNIFICANCE

- The area has an average survival of traditional farmsteads from around 1900 – 44% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 27% with some heritage potential (28% in Greater Lincolnshire), retaining some but less than 50% of their historic form.
- 58 farmsteads in the area are associated with a listed farmhouse or working building, of which 79% date from the 18th century or earlier (Greater Lincolnshire - 73%).

Survival	Numbers	Percentage	County Average
Extant	178	11.69%	9.73%
Altered (less than 50%)	496	32.57%	33.12%
Altered (more than 50%)	295	19.37%	19.04%
House Only	129	8.47%	9.38%
Demolished	211	13.85%	13.26%
Lost	214	14.05%	15.48%

Levels of Farmstead survival in the Lincolnshire Coast and Marshes National Character Area

- Isolated pastoral farmsteads occur along historic drove roads connecting the Middle Marsh and Outmarsh landscapes, and leading up to the neighbouring uplands of the Wolds
- There is a clear distinction preserved between traditional nucleated settlements and village farmsteads in the middle marsh and the dispersed pattern of linear settlements and isolated farmsteads in the Outmarsh
- Many farmsteads are in proximity to medieval and post-medieval features, such as monastic sites, moated sites, and deserted settlements
- Historic grazing land is common in the Outmarsh and currently undergoing restoration in several areas
- Strong influence of estates, especially in the north of the area, with associated architectural motifs.
- Extensive rebuilding in brick and pantile in later 18th and 19th centuries, leaving some traces of earlier mud and stud as rare survivals of a regional building tradition that has been largely swept away.

PRESENT AND FUTURE ISSUES

- Ongoing transition from mixed and pastoral farming to large-scale arable cropping, leading to redundancy of buildings and decline in livestock numbers
- Expansion of coastal settlements and resort towns into rural areas around existing settlements
- Industrialisation of the coastal landscape around Grimsby and Humberston continues due to growth of energy facilities, including gas terminals and power stations
- Increased tourism and leisure use of the coastal area may lead to change of use and conversion of agricultural buildings
- The total farmed area has shown signs of increasing-whilst farm ownership has reduced between 2000 and 2009. There has been a loss of medium-size farm enterprises which have largely been edged out
- A below-average proportion of listed working farm buildings in the area have been converted to non-agricultural uses (25%, the national average being 32%). There is also a significantly above-average proportion of listed farm buildings showing obvious signs of structural disrepair (25%, compared to a national average of 7.5%)[3]
- Climate change may lead to changes in flood management, increased instances of flooding in the coastal area, and may also alter the types of crops that can profitably be grown
- Onshore and offshore wind energy may impact upon the setting of historic farm buildings and their associated agricultural landscapes.

HISTORIC DEVELOPMENT

There is a clear distinction in the historical development of the two components of this coastal landscape; the Middle Marsh, which runs north/south in a broad band along the western side of the character area, and the Outmarsh, which runs parallel with it and the county's eastern coastline.

Early settlement took place on the higher ground of the Middle Marsh, with evidence of prehistoric and Roman salt making found throughout the area. The present day settlement pattern of the Middle Marsh was largely formed in the 10th and 11th centuries, with the establishment of settlements first by Saxon and then by Danish colonists. The earthwork remains of medieval religious houses, such as Louth Abbey, Hagnaby Abbey and Markby Priory, indicate the extensive pre-reformation influence of the church on the landscape. Numerous moated sites preserved within modern villages mark the sites of medieval manors, homesteads, farms and granges.

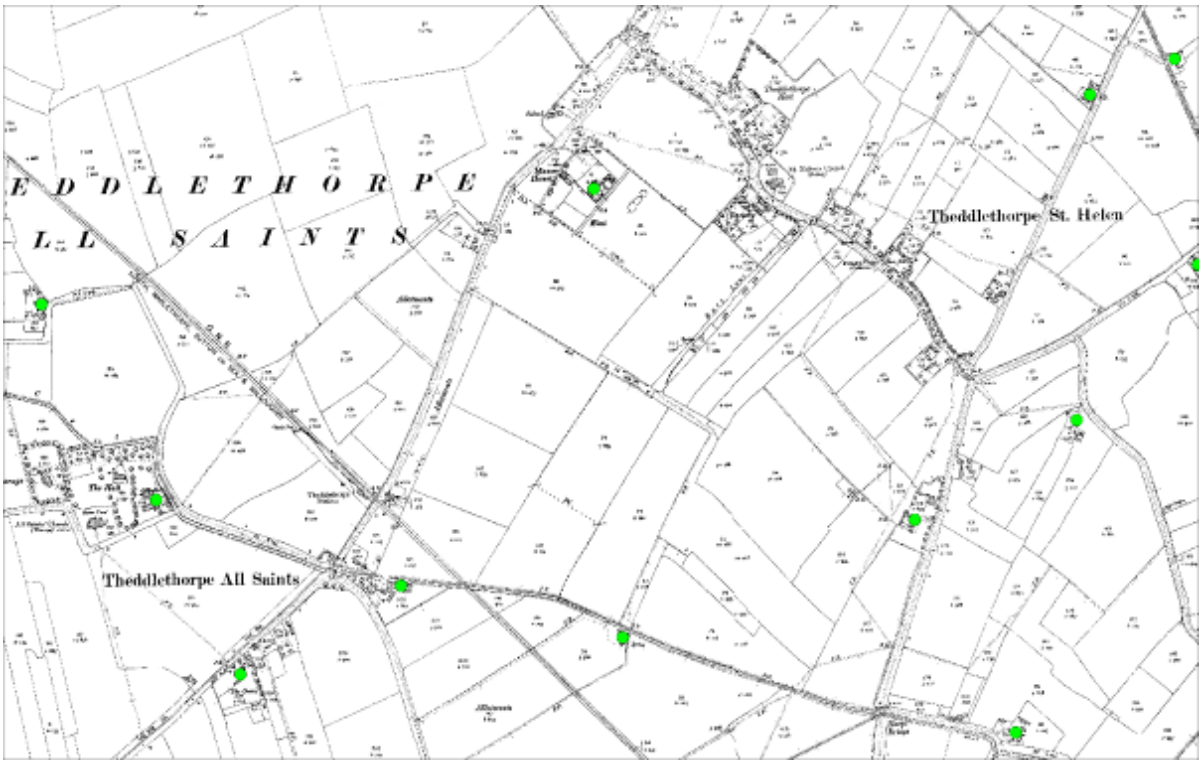
Location	Numbers	Percentage	County Average
Village	248	16.28%	17.88%
Hamlet	54	3.55%	2.66%
Farmstead Cluster	218	14.31%	9.49%
Isolated	972	63.82%	66.96%
High Status Site	31	2.04%	2.93%

Location of historic farmsteads in the Lincolnshire Coast and Marshes National Character Area

[3] Photo Image Project 2006

The settlements of the Middle Marsh follow a largely nucleated pattern, not unlike that found in neighbouring character areas, although the medieval arable farming and crop rotation appears to have taken place within a system of drained enclosures rather than in typical open fields. The opportunities for arable cultivation in the area were somewhat restricted by the low-lying and poorly drained nature of much of the landscape. However, this allowed for rich grazing on surrounding common land.

The Outmarsh landscape provided a number of resources to the medieval settlements of the Middle Marsh, with grazing and salt making being perhaps the most profitable activities. The process of salt making resulted in large quantities of waste material, such as sand and clay, which was deposited in large mounds known as salterns. These were sufficiently large and numerous to create areas of elevated and dry ground in the marsh. This had the effect of pushing the coastline further away from the original settlements of the Outmarsh, and necessitated the establishment of so-called 'daughter settlements' nearer to the coast in order to continue the salt-making process. These settlements often retained the names of their parents, and as they grew large enough to require a church or chapel added the suffix of the Saint's name to which the church was dedicated, for example the settlements of Saltfleetby St Peter and Covenham St. Bartholomew.



Isolated farmsteads in the Lindsey marsh reflecting the dispersed nature of settlement in the area. Note the clear contrast between the irregular piecemeal enclosure to the east of the map around Theddlethorpe St. Helen, with more regular enclosures around the large multi-yard farmstead to the top of the central area of map

The marshland of the Greater Lincolnshire coast provided excellent grazing during the summer months, and allowed fattening of large numbers of cattle and sheep. This was exploited both by the farmers of the Middle Marsh and by those from further afield, including flocks from Scotland and Ireland. Land in the marsh was often rented or purchased by farmers from the Lincolnshire Wolds, who would drive livestock down from the hills to the coast. Thus there is a close cultural connection

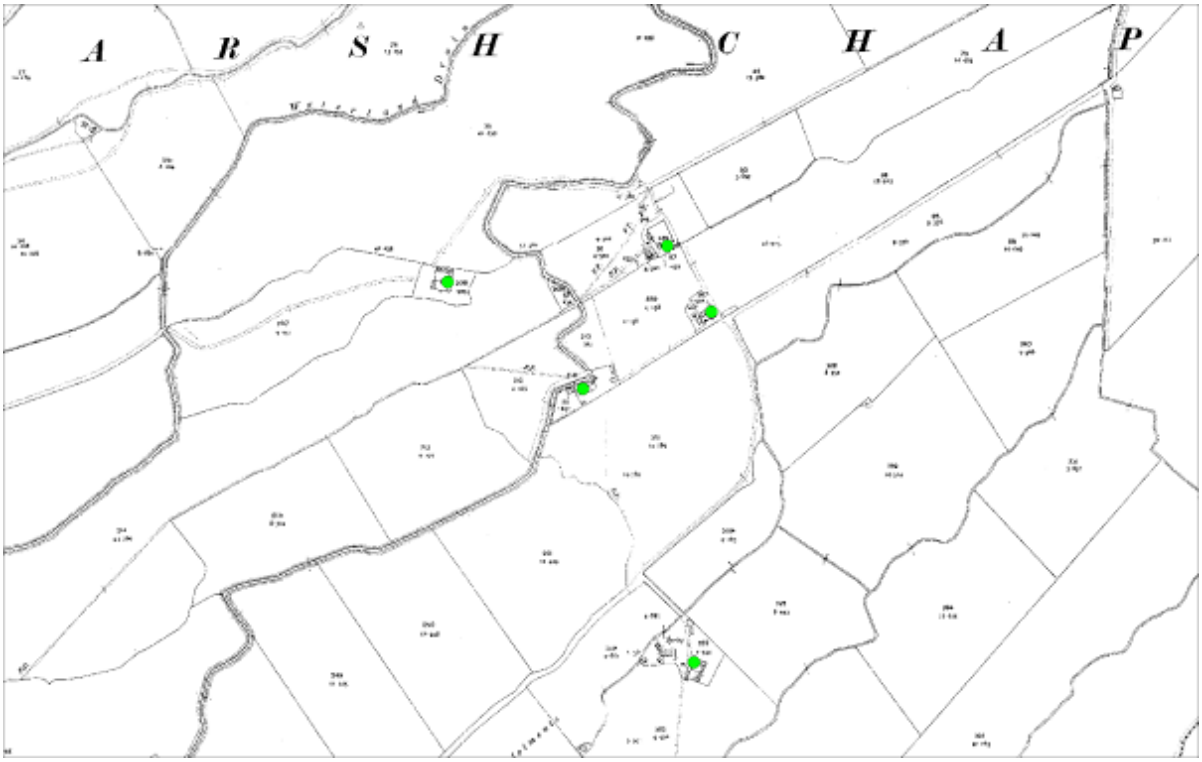
between the Wolds and the Lincolnshire Coast and Marshes, most clearly seen in the arrangement of drove roads that run east/west through the area.

Although drainage was undertaken in area piecemeal fashion since medieval times, more organised and prolific drainage of outmarsh in the 18th and 19th centuries led to the planned enclosure of much the marshland. Associated with this was an extensive migration of farmsteads from the villages to more isolated locations set amongst the new fields. The movement also necessitated the construction of farm workers cottages closer to the new farmsteads. The drainage, improvement and enclosure of lands was an expensive undertaking and attracted the interest of several large estates situated both in the area itself and in the Wolds, including the extensive holdings of the Earls of Yarborough.

Twentieth century developments have included extensive industrialisation of the northern part of the area, especially around Grimsby and Immingham, reflecting the construction of deepwater ports in the neighbouring Humber Estuary character area. There has also been extensive development of the southern and central coastal areas for recreational and leisure pursuits, such as the large areas of caravan parks around Skegness and Mablethorpe, which became favoured tourist destinations in the late 19th century.

LANDSCAPE AND SETTLEMENT

The present-day landscape of the Coast and Marshes character area reflects the changing approaches to coastal land reclamation and livestock movements during the last thousand years. The difference between the Middlemarsh and the Outmarsh is still clear, and the two areas can readily be discerned by their differing patterns of settlement and fieldscapes.



Reclaimed marshland to the east of Marshchapel. The sinuous drainage system reflects the former creeks that once drained the marshland of the area. The isolated farmsteads shown here are likely to have been constructed on top of saltern mounds in the marsh, while the straight north-south aligned field boundaries indicate 19th century planned enclosure.

The nucleated settlements of the Middlemarsh extend in a north-south alignment from the Humber Estuary to The Wash, incorporating large towns such as Alford and Manby, as well as numerous smaller villages. These are surrounded by productive arable and pasture, with mixed farming remaining a common type of agriculture. The fields around the Middlemarsh towns are a mixture of small irregular ancient enclosures immediately adjacent to village cores and larger planned enclosures over the former open fields and commons. Many of the villages expanded during the 18th and 19th centuries, and their cores are characterised by buildings of this date built of red brick and pantile.

By contrast, the Outmarsh settlements are a mixture of straggling linear villages along former east-west drove roads and isolated farmsteads set in 19th century planned fieldscapes. More extensive nucleated settlement is concentrated on the coast, formerly based around fishing and coastal industries, several of which have expanded as holiday resorts in more recent times. Many settlements may also represent aggregations of former hamlets, which have coalesced through 20th century ribbon development along main roads.

Small L-Plan range with detached farmhouse near Trusthorpe. The materials used here are characteristic of historic farm buildings in the area, although the effects of damp on the brick walls are clear to see

The rural Outmarsh has been overwritten in places by large-scale 20th and 21st century settlement expansion, especially in the north around Grimsby and Cleethorpes, and in the vicinity of the resort towns in the south. However, the Outmarsh still retains significant legibility of small scale, irregular and ancient field systems developed through the medieval period, defined by drainage ditches. Vestiges of ridge and furrow under grass indicate former arable farming.

Small plantations provide shelter around the farmsteads and settlements of the Outmarsh. Larger blocks, including some areas of ancient woodland, accompany the settlements and historic parklands of the Middle Marsh.

FARMSTEAD AND BUILDING TYPES

The majority of farmsteads in the character area are constructed to either a loose or regular courtyard plan, and mostly dating from the 18th or 19th centuries due to extensive rebuilding of earlier building stock. Earlier survivals include village based linear farmsteads, with some displaying parallel plans. The area is typically characterised by small farm holdings, and this is reflected in the relatively small size of farm complexes and buildings. Farmsteads often occur along former drove roads leading to the reclaimed marsh along the coast, and have their origins as small sheep farms. Many were extended and converted in the 19th century to allow for more effective arable cultivation

Key farmstead buildings include cattle courts served by mixing rooms and shelter sheds, and often dominated by multi-functional combination ranges or with central mixing barns. There are also some rare surviving small threshing barns of early 19th century and earlier date.

Regular L-plan courtyard farmstead, possibly extended, incorporating a barn, stables and cowsheds. There is a clear difference in the orientation of domestic and agricultural functions, with working buildings to the rear of the farmhouse facing the main access route

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	1096	71.96%	76.11%
Loose Courtyard Types	219	14.38%	13.69%
Others, including dispersed and linear types	208	13.66%	10.19%

Farmstead Plan Types in the Lincolnshire Coast and Marshes National Character Area

19th century courtyard farmstead situated on a former drove road. The large barn is indicative of arable cultivation, which likely dates this farmstead to the period following drainage and enclosure of the former grazing marshes

MATERIALS AND DETAIL

- Early farm buildings in the area are thought to have been constructed largely of mud and stud, locally available and inexpensive materials used throughout Greater Lincolnshire's wetland areas
- Some mud and stud buildings survive in the area, along with examples of reed thatch
- Following extensive rebuilding in the 18th and 19th centuries, surviving historic farm buildings are typically constructed of locally made brick and pantile. Some of these materials were sourced in the neighbouring Humber Estuary character area, but there was also a flourishing local pantile industry in the Coast and Marshes.
- Stone was not available within the immediate local area, and as such its use is limited, and where it occurs is used for decorative purposes such as quoins or lintels.
- It is thought that some later 19th century buildings may include re-used ships timbers recovered from the ship-breaking industry in the Mablethorpe/Sutton area, however evidence for this is limited.

LINCOLNSHIRE WOLDS

NATIONAL CHARACTER AREA 43

The Lincolnshire Wolds	
Total Records	917
Outfarms	48
Farmsteads	869

The Lincolnshire Wolds is a rolling upland landscape in the eastern half of Greater Lincolnshire. An open, mainly arable area (only 4% is wooded), its distinctive topography and geology give rise to an interesting range of farmed landscape features. Only a tiny part of the area (1.5%) is urban and 62% is within the Lincolnshire Wolds AONB.

SUMMARY

HISTORIC CHARACTER

- Extensive evidence of prehistoric activity in the form of barrows and trackways. Major market towns such as Caistor and Horncastle are of Roman origin
- Nucleated settlement pattern established in the early medieval period by Saxon and Danish settlement of upland areas
- Settlements often established in dry valleys or along spring-lines to access water sources with early farmsteads and agricultural buildings occur within or adjacent to them
- Earlier isolated farmsteads often result from settlement shrinkage or desertion, in which case they are associated with significant archaeological remains
- More recent isolated farmsteads often date from the 19th century "High Farming" tradition, and exhibit specialised building types and pattern book designs
- 19th century landscape features remain highly legible, such as well-preserved planned enclosure

fieldscapes and associated straight enclosure roads

- Notable for its high proportion of courtyard farmsteads, many of which show evidence of expansion and addition in the later 19th century. These additions include cartsheds, granaries and animal shelters, demonstrating a transition to intense arable cultivation following enclosure
- Extensive rebuilding in brick and pantile with some use of chalk and Ironstone.

SIGNIFICANCE

- The area has an above average survival of traditional farmsteads from around 1900 – 50% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 28% with some heritage potential (28% in Greater Lincolnshire), retaining some but less than 50% of their historic form
- 72 farmsteads in the area are associated with a listed farmhouse or working building, of which 75% date from the 18th century or earlier (Greater Lincolnshire - 73%)

Survival	Numbers	Percentage	County Average
Extant	102	11.74%	9.73%
Altered (less than 50%)	332	38.20%	33.12%
Altered (more than 50%)	193	22.21%	19.04%
House Only	46	5.29%	9.38%
Demolished	110	12.66%	13.26%
Lost	86	9.9%	15.48%

Levels of Farmstead survival in the Lincolnshire Wolds National Character Area

- The Wolds is one of the most distinctive estate landscapes of the Agricultural Revolution in England, broadly comparable in terms of the date of the changes and their patterns (large fields and courtyard-plan farmsteads) with the Yorkshire Wolds to the north
- Isolated farmsteads derived from shrunken or deserted medieval settlements are an important link to former patterns of settlement and land use, especially where they preserve the names of lost villages, and can be found in the many dry valleys
- Several examples of planned and model farmsteads can be found in the area, demonstrating the application of 19th century industrial ideals within the historic rural landscape
- Some very rare examples of C18 yards and buildings for cattle such as at Psalter Farm, Skendleby
- Some very rare surviving examples of mud and stud construction, usually clad in brick.

PRESENT AND FUTURE ISSUES

- The Lincolnshire Wolds AONB remains a desirable place to live, potentially increasing demand for conversion of farm buildings to commercial and/or residential use
- More farmers and landowners are looking into micro-generation involving individual wind turbines or solar farms – more understanding is needed of the impacts and opportunities presented by these developments
- Diversification of farm use increasingly includes quasi-industrial features, new residential accommodation, and associated traffic impacts. These present opportunities for traditional buildings, but will require an understanding of potential impacts
- The numbers of principal farmers and full-time farm employees have dropped significantly since 2000, indicating an ongoing trend for amalgamation and efficiency
- Construction of irrigation reservoirs to support cropping will impact upon local setting and character
- The character area contains a below-average proportion of listed working farm buildings converted to non-agricultural use (16.7%, the national average being 32%), indicating an active agricultural industry in the character area. There is also an above-average percentage (20%, the national average being 7.5%) of listed working farm buildings that show obvious signs of structural disrepair[4].

HISTORIC DEVELOPMENT

The earliest evidence for human habitation or settlement of the Lincolnshire Wolds dates from the Palaeolithic period. It is possible that the area was permanently settled in the Neolithic or Early Bronze Age, as there are many funerary monuments to be found in it, especially along prominent ridges such as the Bluestone Heath Road. The main settlements of the Wolds, including the market towns of Caistor, Louth and Horncastle, have been found to sit upon the remains of much earlier settlements, often with origins in the pre-Roman Iron Age. These settlements also appear to have been occupied into the Roman period, and the area is crossed by east-west aligned tracks that allowed access to the salt industry of the marshes. The Roman landscape is thought to have been one of extensive villas and estates, with few settlements apart from the main proto-urban centres.

Location	Numbers	Percentage	County Average
Village	160	18.41%	17.88%
Hamlet	22	2.53%	2.66%
Farmstead Cluster	22	2.53%	9.49%
Isolated	617	71.00%	66.96%
Medieval Village	1	0.12%	0.01%
High Status Site	47	5.41%	2.93%

Location of historic farmsteads in the Lincolnshire Wolds National Character Area

Modern settlement characteristics have their roots in the early medieval pattern of nucleated villages, which appears to have been in place by the time of the Domesday Survey in 1086. Much of

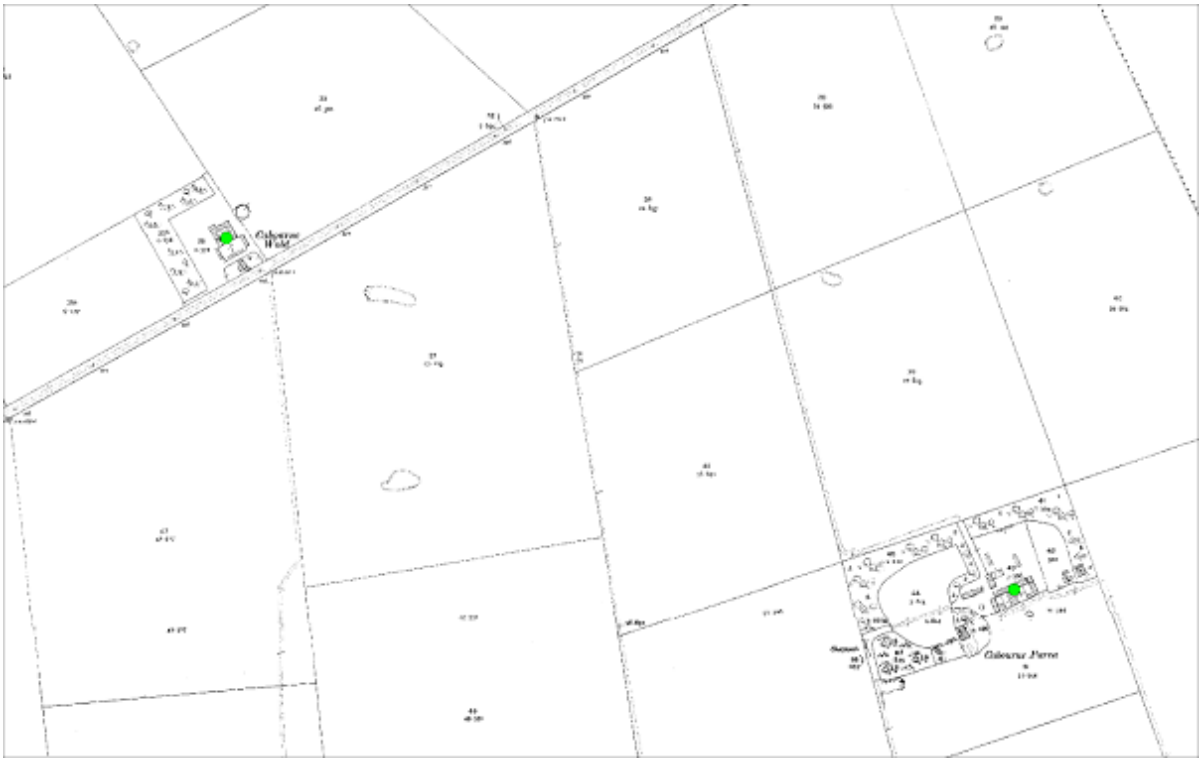
[4] Photo Image Project 2006

the area was farmed according to a typical midlands mixed farming regime of nucleated villages surrounded by open arable fields set in a wider landscape of common grazing and waste.

This pattern remained dominant until the 14th century, when the local landowners began to depopulate and enclose the uplands of the wolds for sheep-rearing. This resulted in a wave of settlement desertion and shrinkage, and around one third of all deserted medieval settlements identified in Greater Lincolnshire to date are in the Lincolnshire Wolds character area. Country houses and country house estates dating from the late medieval period are a further characteristic of the landscape, illustrating the wealth of individual landowners resulting from early enclosure for sheepwalks.

Manor Farm, Kirmond le Mire, is a very well preserved example of a planned model farmstead of the mid 19th century. The single phase of brick and slate construction sets it apart from the more organically developed and expanded farmsteads nearby. The rigorous planning of this farmstead makes it difficult to find appropriate agricultural uses in the present day

The focus on sheep farming endured for another two or three centuries as farmers continued to turn arable land to pasture in order to capitalise on the value of wool in the 15th and 16th centuries. This also led to strong links to the coastal marshes, where sheep reared on the “breeding” grasses of the high wolds were fattened on the richer grasses of the marshland in summer months. This process was facilitated by the extensive marsh landholdings of larger Wolds estates, such as Brocklesby, while smaller Wolds farmers rented grazing land from their marshland counterparts.



Isolated planned farmsteads on the High Wolds near Cabourne. The marginal land of the high chalk wolds was suitable only for sheep grazing and rabbit warrening until the advent of 'high farming' techniques of land improvement and management. Following the enclosure of these upland areas, new planned farmsteads were established in accordance with these methods, transforming the landscape into a productive arable region. Seen here, the correlation between these 19th century farmsteads and the post enclosure landscape is clear.

The final phase of enclosure in the Wolds occurred during the late 18th and early 19th centuries, in areas that retained open field systems. This phase was largely planned and resulted in strongly rectilinear field patterns divided by hawthorn hedges for stock control. This period coincided with widespread and improved arable production, mostly based on provision of fodder crops for sheep with barley fields fertilised by their manure. From the later 18th and 19th centuries general enclosure completed the transformation of the Wolds through the dismantling of village agriculture, the engrossment of small farms, and the creation or fewer but more substantial tenant farms with associated farm workers cottages.

This period also saw the introduction of new farming techniques to the Wolds. The application of these techniques was demonstrated in the construction of planned and model farmsteads, such as Manor Farm, Kirmond le Mire and Binbrook Top Farm. 'High Farming' emphasised the use of intensive input methods, such as expensive oil cake feeds and mechanisation, to realise high outputs of grain and meat. These techniques also allowed the raising of cattle in large numbers, and therefore required larger farm buildings and yards for their accommodation in winter months. This also led to the development of large tenanted farms of over 300 acres. The mechanised elements of threshing the corn crop and preparing feed were initially powered by horse engines or water power, but eventually steam engines became a common sight in the Wolds.

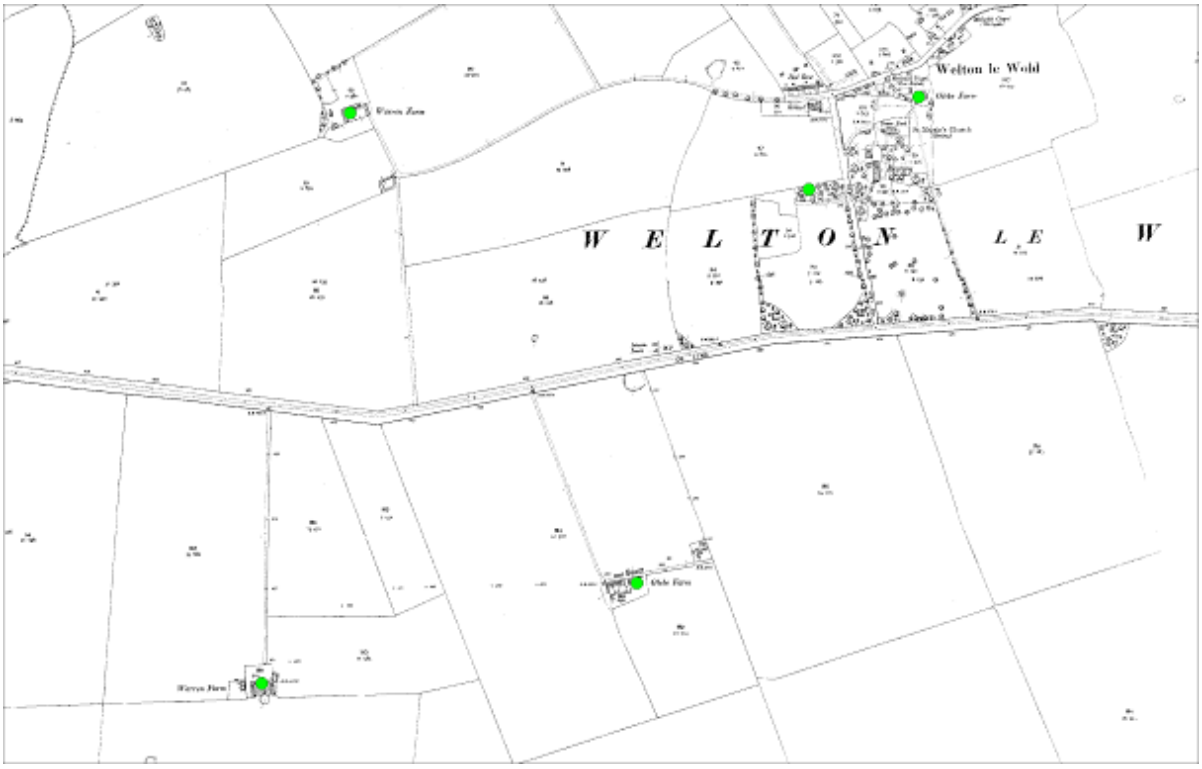
Cattle yard and sheds, Manor Farm, Oxcombe. Behind the yard is a large combination barn for processing crops and fodder. Materials such as cast iron are indicative of the investment of capital in this farm complex. Note also the uniform colour scheme to doors and architectural detailing, which is a feature of estate-owned farmsteads throughout the Wolds.

LANDSCAPE AND SETTLEMENT

The Lincolnshire Wolds forms a distinctive island of high ground between the Coastal Marshes to the east and the Central Lincolnshire Vale to the west. The underlying geology of the area, reflected to a great extent in the built heritage, comprises chalk deposits overlying clays, sandstones and ironstone. These different materials are exposed in bands across the character area, resulting in several distinctive ridges and valleys, each with their own character and patterning.

The character area is divided by a central watershed running along its length. To the east of this the land drains down to the Coastal Marshes through a network of chalk streams and rivers. The Bluestone Heath road runs along the top the eastern ridge, providing strong north-south connectivity. To the west of the watershed, the streams and rivers, including the Rase, run down into the Central Lincolnshire Vale. The High Street, which runs from Caistor to Horncastle, provides the main transport route from north to south along the western escarpment.

The area is characterised by a strongly nucleated settlement pattern, reflecting the medieval landscape of villages and hamlets set within former open fields and common waste. There are many examples of isolated farmsteads to be found, some of which are the result of enclosure, while others are relics of the numerous shrunken or deserted medieval villages to be found throughout the character area. The Wolds have a nationally high concentration of sites of this latter type, with many villages outlived by a single farm or manor house carrying the village name.



Welton le Wold is an example of a village set within a dry valley, as can be seen from the long sinuous field boundary to the west of the village. The isolated farmsteads are situated on hilltops once used for rabbit warrens, but now sit within well preserved landscapes of regular 19th century enclosure

Settlements adhere to two main patterns. Along the western edge of the Wolds, settlements are located along a series of spring-lines, whereas those on the top of the Wolds and to the east of the area are found nestling within the networks of dry valleys, some of which retain active chalk streams. Broadly speaking, farmsteads are larger in the north of the character area, while those in the south are more densely arranged and smaller.

The south western clayland edge retains a more varied mixture of regular and smaller irregular fields, reflecting a greater mixture of tenure and farming practices. Irregular ancient and piecemeal enclosure is more commonplace in the North West where poor soils precluded later arable expansion and reorganisation.

Woodland mainly comprises broadleaf plantations and beech hangers designed to provide shelter and shooting cover across the late 18th and 19th century farming estates. A notable example of estate woodland planting can be seen in Brocklesby Park, a designed 19th century parkland that stretches over several parishes and forms the basis of an extensive hunting landscape.

FARMSTEAD AND BUILDING TYPES

There is a very low survival of pre-1750 farmstead buildings, although those that do survive include important examples of local mud and stud building techniques. Earlier farmsteads tend to be located within settlements, and there are examples of early 18th century crew yards associated with some of these farmsteads, such as Psalter Farm, Skendleby.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	677	77.91%	76.11%
Loose Coutyard Types	113	13.00%	13.69%
Others, including dispersed and linear types	79	9.09%	10.19%

Farmstead Plan Types in the Lincolnshire Wolds National Character Area

Farmsteads of large regular courtyard types predominate, particularly those of E and U plans, dating from the early to mid-19th century. These farmsteads and their ancillary buildings are typically arranged around cattle courts. Georgian estate farmsteads, notably those of the Brocklesby Estate, are relatively common in the Character Area. Later farmsteads provide important examples of both model and planned pattern book farmsteads. Key building types are;

- Threshing barns, usually of early 19th century or earlier date
- Threshing barns with cart entries to one side of lofted end for threshed straw and mixing fodder
- Combination barns, typically large in scale, with integral cattle housing and stables
- Combined cartshed and granary ranges
- Shelter sheds for cattle
- Field barns and outfarms with threshing barns and shelter sheds to single or multiple cattle yards.

Manor Farm, Miningsby, is an example of the large scale arable farming that came to characterise the Wolds in the 19th century. The ranges are built to a clear plan, with multiple yards allowing the separation of livestock, fodder and crops. The main farmhouse in the foreground is associated with a large stable range, indicating the high status of the owner/tenant.

Remnants of powered machinery can be seen on certain farm buildings, including line shafting and water power systems, for example the listed wheel house at Manor Farm, Thoresway.

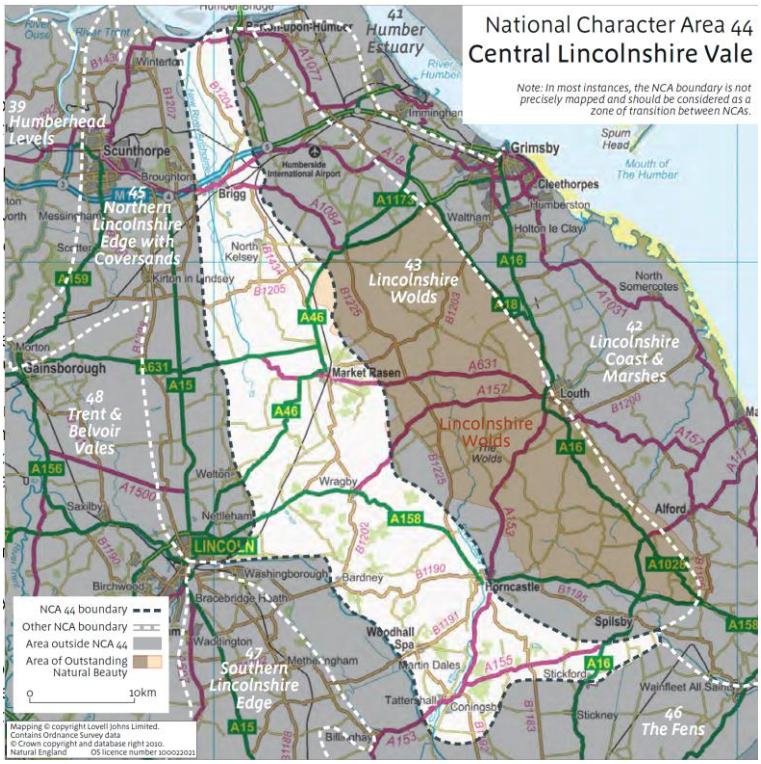
This village farmstead in Thoresway presents the main aspect of its barn to the road. Opposite is a wheel house, where water power was harnessed for the processing of crops and fodder.

MATERIALS AND DETAIL

- Farm buildings are commonly constructed in red brick and pan-tile, especially in the northernmost parts of the Wolds close to the brickworks of the Humber bank
- Brick buildings throughout the area are frequently rendered or whitewashed using local lime
- Stone construction in the northern Wolds is typically Ironstone or Chalk (clunch) but typically in larger high status buildings
- Chalk buildings are often detailed with brick quoins and lintels
- Southern Wolds farmsteads occasionally use Ancaster limestone, especially in ashlar construction
- Some surviving examples of farm workers cottages constructed in mud and stud, often clad in brick. These are typically identifiable through roof form and plan type.

CENTRAL LINCOLNSHIRE VALE

NATIONAL CHARACTER AREA 44



Central Lincolnshire Vale	
Total Records	1219
Outfarms	50
Farmsteads	1169

A low lying vale divided into two parts by a central watershed running east/west. The northern half drains through the River Ancholme into the Humber and the southern part into the River Witham, through the Fens and into the Wash. This is a deeply rural landscape and only 2.5% of the character area is urban. 1% of the character area falls within the AONB.

SUMMARY

HISTORIC CHARACTER

- Sparsely populated medieval landscape of small nucleated settlements and small village farmsteads on high ground
- High concentration of former monastic sites and associated granges set within their former landscapes in the south of the area
- Isolated farmsteads mostly date from 19th century and occupy reclaimed wetland along River Witham or enclosed former waste
- The area is dominated by courtyard farmsteads, although there is a relatively higher proportion of linear and dispersed types than in neighbouring character areas. Buildings are typically reflective of 19th century arable cultivation, including cartsheds, large combination barns and granaries. Farmhouses may have earlier origins, and often display extension or rebuilding
- Outfarms and field barns are more common than in other Character Areas, reflecting the distance between settlements and farmsteads
- Extensive rebuilding in later 18th and 19th centuries, mostly in local brick and pantile with some limestone.

SIGNIFICANCE

- An above average survival of traditional farmsteads from around 1900 – 47% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 29% retain some heritage potential (28% in Greater Lincolnshire), but less than 50% of their historic form
- 56 farmsteads in the area are associated with a listed farmhouse or working building, of which 68% date from the 18th century or earlier (Greater Lincolnshire - 73%).

Survival	Numbers	Percentage	County Average
Extant	135	11.55%	9.73%
Altered (less than 50%)	416	35.59%	33.12%
Altered (more than 50%)	222	18.99%	19.04%
House Only	118	10.09%	9.38%
Demolished	125	10.70%	13.26%
Lost	153	13.09%	15.48%

Levels of Farmstead survival in the Central Lincolnshire Vale National Character Area

- Some farmsteads retain strong links with monastic origins, either in their landscape setting or in their place names
- There is potential for farmsteads to relate to earlier medieval settlement
- Gentry estates and parkland have a strong influence on built forms across the area through the influence on design and material selection
- The Limewoods represent England's biggest concentration of ancient small-leaved lime-dominated woodland, and have associated historic features such as farmsteads and fieldscapes
- Some rare examples of pre-1750s brickwork and mud and stud.

PRESENT AND FUTURE ISSUES

- Change from pastoral to arable farming leading to the obsolescence of livestock-related farm buildings (especially remote outfarms)
- Construction of energy infrastructure, such as wind turbines or oil exploration facilities, may impact the setting of farm buildings
- Continuing decrease in numbers of principal farmers and farm labourers - amalgamation of farms may cause disuse of farmsteads as larger holdings are administered from fewer centres
- Purchase of farmland as an investment or a commodity potentially leading to redundancy of farmsteads
- There is a relatively low proportion of listed working farm buildings converted to non-agricultural use in this character area (18.2%, the national average being 32%). There is also an above-average percentage (25%, the national average being 7.5%) of listed working farm buildings that show obvious signs of structural disrepair.[5]

HISTORIC DEVELOPMENT

There is extensive and well-preserved evidence for prehistoric activity in the character area, including Bronze Age logboats and funerary complexes, for example the Barrow Cemetery south of Fiskerton, and many small Iron Age farming settlements. The creeks and marshland of the Ancholme Valley in the north of the area provided an important communications route between the River Trent and the Humber. In the south, the area provided the first dry ground to the east of the Witham Fens, and it is thought that several causeways across the fens terminated in this area.

Location	Numbers	Percentage	County Average
Village	153	13.09%	17.88%
Hamlet	43	3.68%	2.66%
Farmstead Cluster	91	7.78%	9.49%
Isolated	855	73.14%	66.96%
High Status Site	27	2.31%	2.93%

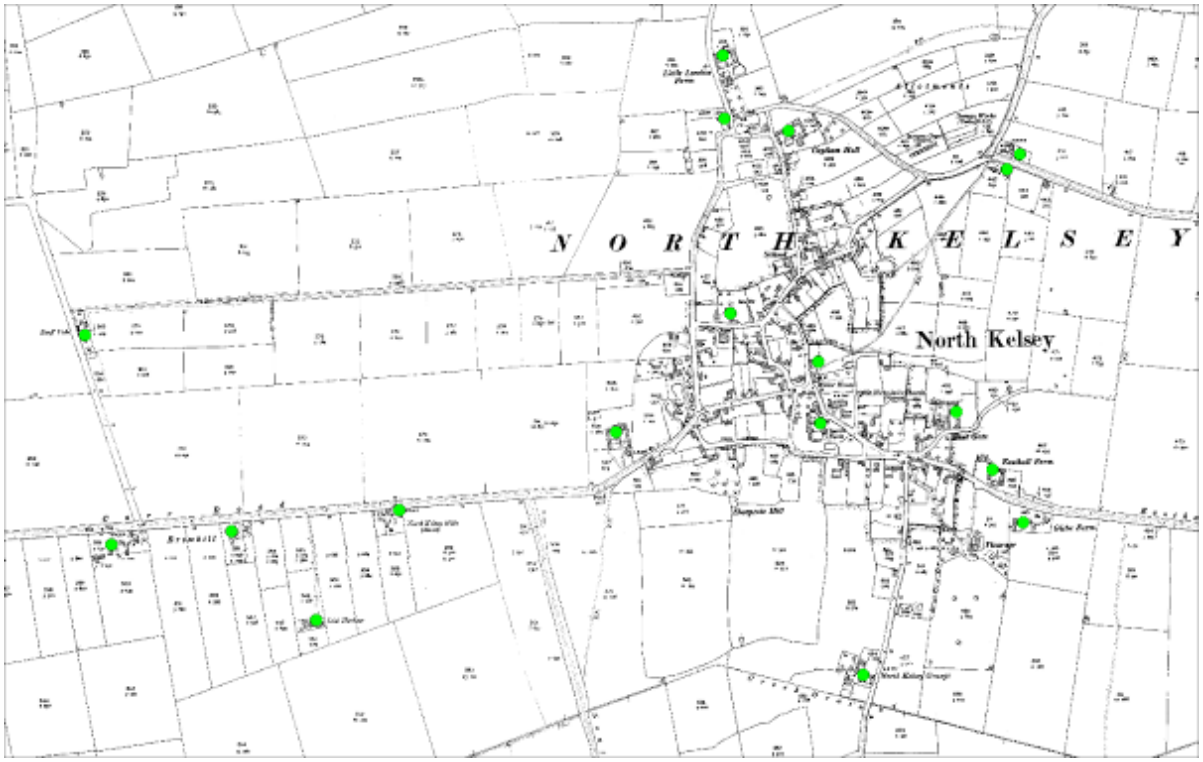
Location of historic farmsteads in the Central Lincolnshire Vale National Character Area

The area is sparsely settled, which in part reflects the difficulty of working soils underlain by mudstone bedrock which are prone to waterlogging. Many of the settlements cling to the edges of the area, along the break of slope of the Northern Cliff and the Northern part of the Lincolnshire Wolds, where they follow an ancient spring line. These settlements are nucleated in character, and many of them are referenced by name in the Domesday Survey of 1086, indicating that their pattern was largely established by this point. The land immediately adjacent to the villages was cultivated in open strip fields, as shown by the extensive survival of ridge and furrow earthworks in these areas. However, the heavy clay soil of the area is not easily worked, and much of the medieval landscape of the low-lying areas comprised common grazing, as well as large areas of carr land and water meadows in the Ancholme Valley.

[5] Photo Image Project, 2006

The Lincolnshire Limewoods, a group of ancient woodlands in the south of the character area, provided useful resources in this otherwise sparsely populated area, including wood pasture, game and fuel.

The remote nature of the area attracted many early Christian religious orders, and the character area is notable for the unusually high number of monasteries founded on the marshland island along the east bank of the River Witham from the 7th century onwards. These foundations managed substantial estates in this area and the broader region, and are thought to have maintained and controlled the ancient causeways across the Witham Fens. The monasteries made the first attempts to drain and improve some of the landscape in the 12th and 13th centuries, especially around the Barlings area, and founded many granges for sheep rearing.



This map demonstrates the stark contrast between farmsteads within the organically developed village and those established after enclosure in the highly regimented fieldscapes on the carr land to the west. This pattern is repeated along the length of the Ancholme valley, as well as in the Witham valley to the south.

The Dissolution of the Monasteries between 1536 and 1541 led to a wholesale change in the organisation of the landscape. The new land owners rapidly expanded the conversion of tillage to sheep pasture into much of the area. This process resulted in village desertion and shrinkage, visible in the many deserted medieval villages in the character area. The post-medieval enclosure of the landscape necessitated the establishment of further isolated farmsteads and outfarms away from the villages. Some of these were established on former monastic granges, especially in the Ancholme valley.

During the later 18th and 19th centuries, the agricultural development of the area was heavily influenced by large estates, such as that of Sir Joseph Banks at Revesby, and, later Christopher

Turnor. These estates helped to introduce the same improved farming principles to the area that had been applied elsewhere, including on the Lincolnshire Wolds (NCA43).

Through high levels of investment in drainage of former carr land and improvement of the heavy clay soils, as well as the management of manuring in a mixed farming regime, the large landowners enhanced the productivity of the area substantially in the late 19th century. The continued rationalisation of the farmland and reorganisation of scattered holdings into unified estates culminated in the dominance of the estate farms of the late 18th and early 19th centuries. These were typified by large regular courtyard farmsteads with cattle courts, combination barns and extensive cattle ranges. Farms of this kind, such as Grange Farm, West Torrington, were often constructed to patternbook designs.

Lynwode house, a regular E-plan farmstead in the Central Vale. The farmhouse is situated at some distance from the working buildings, and presents its main aspect to the wider landscape rather than the farm itself. Although modern buildings have been added to increase the capacity of the farm, the historic shelter sheds and crew yards are still in agricultural use, demonstrating the ongoing application of mixed farming practices in the area.

LANDSCAPE AND SETTLEMENT

The Central Vale contains several different landscape types; the low-lying former Carr land and water meadows of the Ancholme valley in the north, the heavy clay farmlands of the central watershed, and the Limewoods of the south near Bardney. These different landscape types reflect the varying topography and geology of the area, and have resulted in contrasting sub-sections of the overall Central Lincolnshire Vale landscape. Much of the character area is characterised by broad open views, such as the Ancholme Valley, and the 19th century fieldscapes around Minting and Baumber. By contrast, the Limewoods in the south, also known as the Bardney Forest, are heavily wooded with a strong sense of enclosure.

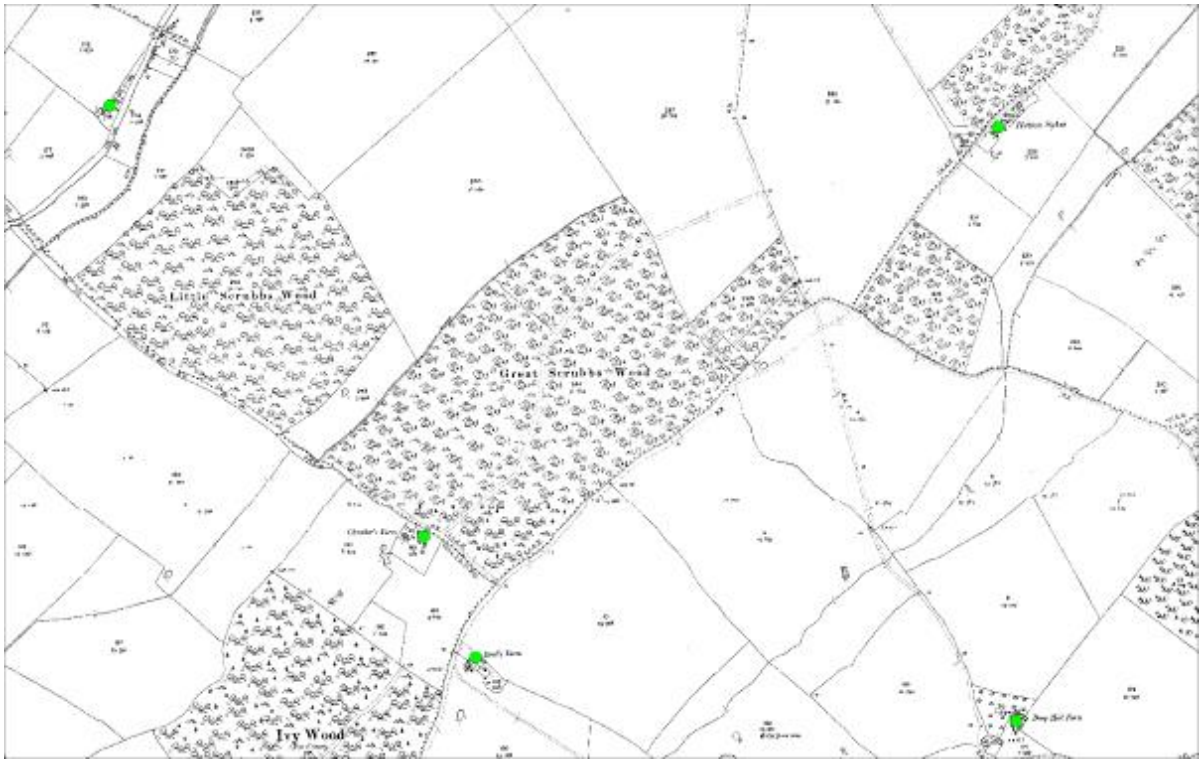
Woodland cover varies widely across the area. On the flat land of the Ancholme valley, there are very few trees and fields are typically divided by ditches and dykes. On the fen edge gravel terraces and the wolds foothills field boundary trees are a feature, as are relatively recent stands of poplar trees.

Corner Farm, Minting. A small isolated courtyard farmstead with a cartshed and combination barn facing on to the main road allowing more efficient transportation and processing of crops. The shelter shed, by contrast, faces inwards into the primary yard

The majority of settlements are generally small villages which adhere to more elevated areas located at the edges of the character area and along the central watershed (e.g. Market Rasen). These villages are nucleated, and retain much of their 18th and 19th century built fabric. The villages are often surrounded by remnant ridge and furrow earthworks in fields of long-term pasture, and occasionally also by earthworks of earlier medieval settlement, such as those at Spridlington and Goltho.

Larger market settlements, such as Market Rasen, Brigg and Bardney, provide centres for services and shops. These towns generally retain well preserved 18th century cores, including some farmsteads of similar date. Modern housing estates dating from the 1950s onwards can be found on the peripheries of the main towns, reflecting the ongoing movement of populations from villages into centres of service and employment.

Away from the villages, settlement is dispersed and very low density, largely comprising isolated farms and farmworkers' cottages. These are typically 18/19th century in date and are set within contemporary landscapes of planned enclosure. In contrast to this earlier examples, such as former monastic grange sites, are found in the vicinity of irregular piecemeal enclosures, reflecting former sheep pasturing. The farmsteads themselves are typically large, reflecting their expansive and individual/private farm holdings.



Isolated farmsteads within the Lincolnshire Limewoods landscape. Such farmsteads may have their origins in medieval woodland clearance and colonisation, although there is little now to distinguish them from other 19th century farmsteads. In such cases there may be heightened archaeological potential to reveal former settlement.

Although much of the historic character of the area is the result of the influence of large landed estates, relatively few of their formal elements are based in the area itself. Notable exceptions are Revesby and Tattershall, where the houses and associated designed landscapes remain legible in the landscape.

FARMSTEAD AND BUILDING TYPES

Regular and loose courtyard types are common in the area, reflecting the 19th century improvement of the land and subsequent establishment of planned and model farmsteads. Earlier examples are rare, as most villages and towns were extensively reconstructed in the 18th century. Earlier farmsteads that do survive often display evidence of remodelling in the 19th century, such as those on the Turnor estate near Wragby. The same period saw the construction of several purpose built 'patternbook' farmsteads, constructed according to regular plans and upon industrial principles of agricultural management.

Larger farmsteads in the area increase in number towards the border with the Lincolnshire Wolds to the east. To the west, farmsteads with individual access routes tend to be larger courtyard types.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	919	78.61%	76.11%
Loose Courtyard Types	140	11.98%	13.69%
Others, including dispersed and linear types	110	9.41%	10.19%

Farmstead Plan Types in the Central Lincolnshire Vale National Character Area

A typical central vale granary range, Toft Next Newton, constructed in brick and pantile. The development of this range is clearly visible in the change in roofline and materials, indicating a phase of expansion and improvement during the life of the building. The crew yard to the rear of the range has been covered at a later date, and may retain historic built features within its footprint

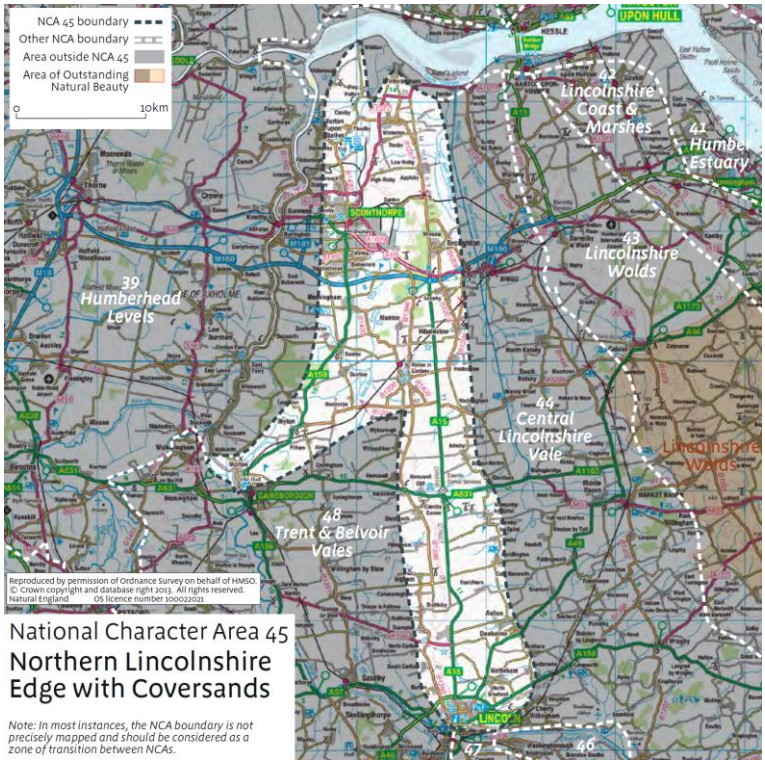
The area also contains a number of 1920s county council smallholdings, often constructed of reinforced concrete, set in holdings of around 50 acres. More recent development of historic farmsteads is also evident, with the prevalence of large modern sheds.

MATERIALS AND DETAIL

- Early use of brick and imported stone for high status houses
- Farm buildings are commonly constructed in local brick and pantile, with later examples exhibiting slate roofs, especially in proximity to the railway
- Ironstone is occasionally used in the north of the area near Scunthorpe
- Limestone can be seen in the central and southern parts of the Character Area around Spridlington and Hainton, occasionally with brick quoins, detailing and buttresses
- Later farm buildings may incorporate imported yellow gault brick and welsh slate
- Mud and stud occasionally survives on older buildings, including farmworkers' cottages in villages. More widespread survival may be disguised by the use of render and by rebuilding.

NORTHERN LINCOLNSHIRE EDGE WITH COVERSANDS

NATIONAL CHARACTER AREA 45



Northern Lincolnshire Edge with Coversands	
Total Records	588
Outfarms	18
Farmsteads	570

This character area describes the northern part of the Lincolnshire Edge, a distinctive limestone ridge running north-south through Greater Lincolnshire from Whitton on the Humber Estuary to Grantham in the south. A high proportion of the character Area is urban, including the major settlements of Lincoln and Scunthorpe. None of the area is within an AONB or National Park and no part of the character area falls within a Less Favoured Area.

SUMMARY

HISTORIC CHARACTER

- North-south linear scarp of limestone running the length of Greater Lincolnshire, with open former heath landscape to the east
- Nucleated medieval settlement pattern following major routes, including the Roman Ermine Street, and spring lines along the scarp
- Variations in landscape can be observed reflecting the geological differences between the Scarp itself, the coversands around Scunthorpe and the heath.
- Isolated farmsteads that have retained their historic form, almost all of a regular planned form, generally reflect 19th century post-enclosure mixed agriculture and 'high farming'. Older farmsteads in villages have a more organic and less planned character, and are often associated with irregular pasture fields nearby.
- 19th century farm buildings are generally indicative of arable and mixed farming, incorporating large combination barns, cartsheds, granaries and livestock shelter.

SIGNIFICANCE

- The area has an average survival of traditional farmsteads from around 1900 – 45% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 30% retain some heritage potential (28% in Greater Lincolnshire), but less than 50% of their historic form
- 51 farmsteads in the area are associated with a listed farmhouse or working building, of which 71% date from the 18th century or earlier (Greater Lincolnshire - 73%)

Survival	Numbers	Percentage	County Average
Extant	76	13.33%	9.73%
Altered (less than 50%)	181	31.75%	33.12%
Altered (more than 50%)	130	22.81%	19.04%
House Only	39	6.84%	9.38%
Demolished	61	10.70%	13.26%
Lost	83	14.56%	15.48%

Levels of Farmstead survival in the Northern Lincolnshire Edge with Coversands National Character Area

- The area is notable for high-quality architecture evidencing rebuilding from the 17th century of houses and barns, including fine manor houses dating from the late medieval period, and country houses with their estates. Local estates influenced village development and continue to contribute to local distinctiveness and architectural design
- Some timber-framed houses and farm buildings exist in the character area, but are typically refronted or re-roofed.

PRESENT AND FUTURE ISSUES

- Isolated farmsteads on the peripheries of Lincoln and Scunthorpe continue to be subsumed within suburban development
- The area has experienced a high level of centralisation and amalgamation of farming complexes, leading to several historic farms being run from a single farmhouse. Some farm buildings retained for storage but farm houses at greater risk of becoming disused
- Population movement from villages in the area to larger settlements such as Lincoln and Scunthorpe
- The Northern Lincolnshire Edge NCA (45) contains a medium proportion of listed working farm buildings converted to non-agricultural use (21.4%, the national average being 32%). The Northern Edge also recorded an above-average percentage of listed working farm buildings that show obvious signs of structural disrepair[6] (9.1%, the national average being 7.5%).

[6] Photo Image Project 2006

HISTORIC DEVELOPMENT

Archaeological evidence of early settlement is widespread along the Edge, including prehistoric linear boundary features, trackways and, most noticeable of all, the Roman roads converging on the fort and later colonia at Lincoln. The city of Lincoln is positioned at a gap between the two cliffs, where the River Witham cuts through them making a path to the coast, a strategic location that governed both the siting of the Roman fort, and the Iron Age settlements that preceded it.

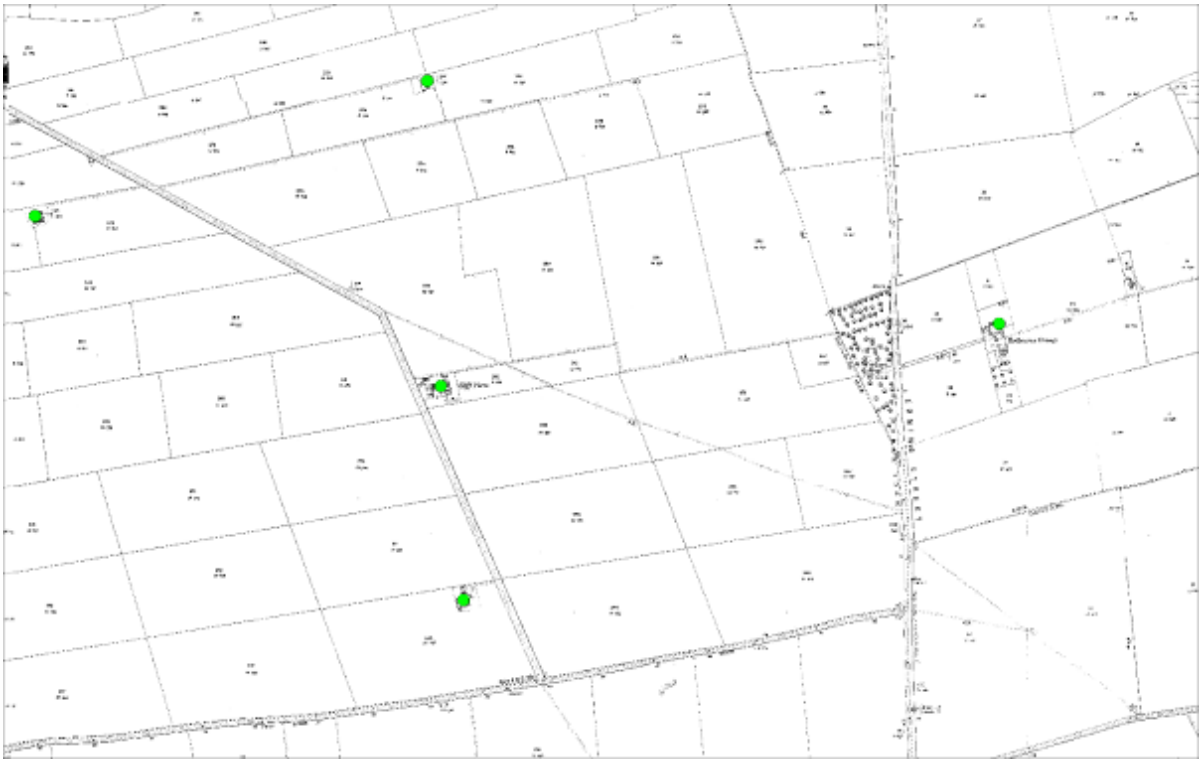
Location	Numbers	Percentage	County Average
Village	169	29.65%	17.88%
Hamlet	15	2.63%	2.66%
Farmstead Cluster	18	3.16%	9.49%
Isolated	345	60.53%	66.96%
High Status Site	23	4.04%	2.93%

Location of historic farmsteads in the Northern Lincolnshire Edge with Coversands National Character Area

Medieval settlement in the area developed in a series of small villages along the spring lines on the western scarp parallel to the Roman road, with a secondary pattern of villages lying on the lower claylands of the dipslope to the east. The north-south linearity is much more pronounced on the Northern Cliff, with a line of settlement stretching from Lincoln to the vicinity of the historic crossing point of the Humber at Ferriby.

Some medieval villages, such as Gainsthorpe, were abandoned or depopulated as a result of later agricultural changes. Many survived to form the basis of the post-medieval and present pattern of nucleated settlements and very low densities of dispersion. The drier and higher ground of the cliff and edge, and the light soils of the coversands in the north, remained largely unsettled until the expansion of enclosed farmland in the late 18th and 19th centuries, and even now the pattern is extremely sparse.

The heathland along the Edge was, until enclosure in the late 18th/early 19th century, used as common grazing land, particularly for sheep, providing common pasture for flocks otherwise folded on the fallow lands below. The area was also important for rabbit warrens especially on the coversands.



Farmsteads and outfarms on the Northern heath. The strikingly rectilinear planned enclosure landscape retains some of the alignments of the former Roman road infrastructure, including Ermine Street and the north-west aligned footpath/road

The area was subject to extensive planned enclosure throughout the 18th and 19th centuries. This created a new landscape of rectilinear fields with long straight boundaries. The land was subsequently improved by the implementation of effective drainage, manuring and industrial farming processes. Most of the woodland in the character area dates from this period or later, including fox coverts and shelter belts.

The character area is home to a number of large estates, including Normanby Hall north of Scunthorpe, and smaller estates throughout the area such as those at Burton and Fillingham. These are often associated with villages and farms built or adapted by local landowners for their tenants, such as the village of Appleby.

Scunthorpe, the largest settlement on the Northern Lincolnshire edge ironstones, grew rapidly in the 19th century as a centre of the iron and steel production, while the cathedral city of Lincoln developed as a major engineering centre from the mid-19th century, with firms such as Rustons producing agricultural tools and machines. The other sizeable settlements in the character area originated as market centres within the village landscape of the dipslope, and expanded alongside the railway in the 19th century.

Glebe Farm, Fillingham. The farmhouse faces on to the main drove road towards the Cliff, with working buildings arranged in a regular courtyard behind. The house itself is of stone and slate, while the working buildings are of a more utilitarian brick and pantile construction. This may indicate that they post-date the farmhouse, or were constructed to show a clear difference between domestic and agricultural functions

LANDSCAPE AND SETTLEMENT

The Lincolnshire Edge is a ridge of limestone running along the North-South axis of the county. There are extensive views westward from the top of the cliff into the adjacent Trent Valley (NCA 48), while the landscape to the east dips away towards the low-lying landscapes of the Central Lincolnshire Vale (NCA 44) and the Fens (NCA 75). The former heathland of the Character Area is predominantly located to the east of the A15.

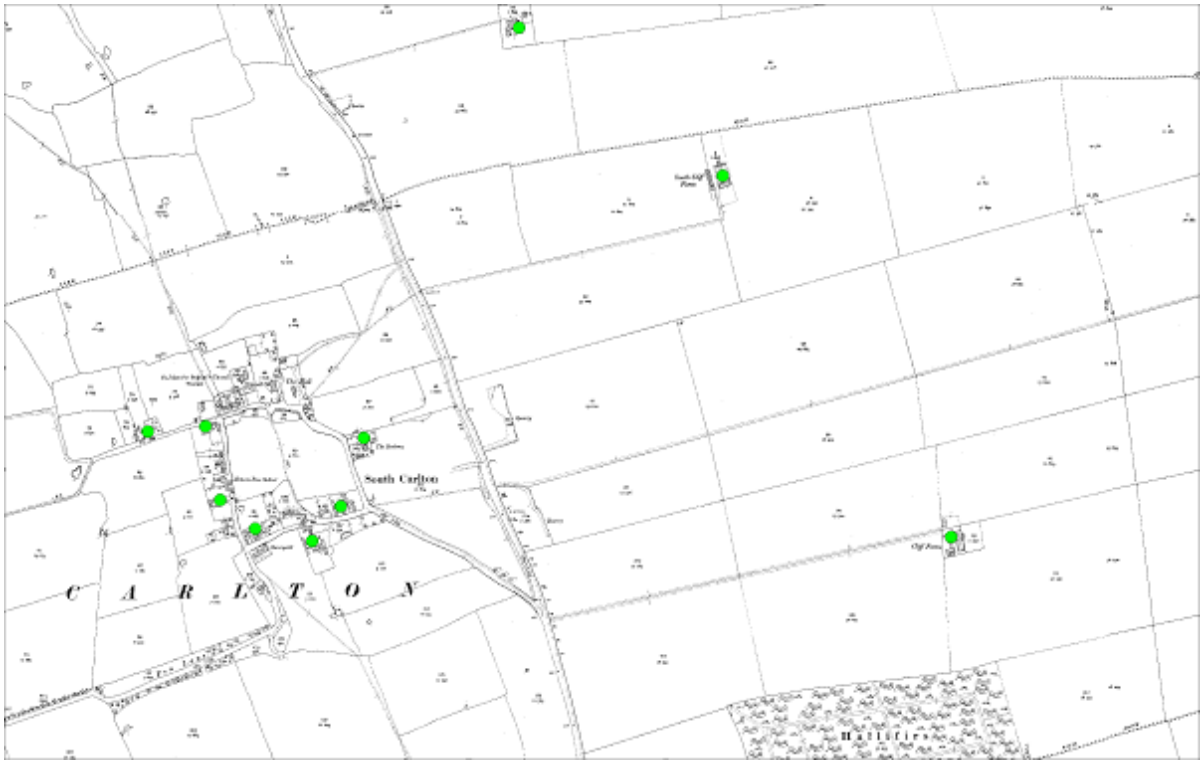
The cliff itself is not a vertical feature and there are irregular fields situated on the main slope down to the Trent valley. Such fields are also located around villages, and on the dipslope towards the eastern edge of the area. The dipslope also retains patches of woodland cover, some of which is recorded as ancient or semi-natural by the Forestry Commission.

In the north of the character area, between Scotton and Scunthorpe, lies an area known as the coversands, where wind-blown deposits have created a sandy, well drained subsoil. In contrast to the rest of the character area, the coversands are well wooded, with extensive areas of woodland at Scotton Common and Laughton.

The heathland to the east of the area is characterised by large open arable fields with straight hedged or drystone boundaries. These have often undergone boundary loss and amalgamation to some extent, but the essential historic character of the landscape is well preserved. What woodland

exists here typically takes the form of shelterbelts, providing protection from the elements for both soil and cattle.

Settlements in the area are typically nucleated and situated along historic routes along the top of the cliff. As in much of the county villages were extensively rebuilt from the 16th century onwards, with limestone, brick and pantile as the main building materials. Away from the main villages settlement is sparse, comprising isolated farmsteads of generally 18th and 19th century origin.



The landscape of South Carlton illustrates the dominant components of the character area; small nucleated villages with several historic farmsteads set in a wider landscape of planned enclosure and isolated farmsteads. Note the more irregular piecemeal enclosures around the village, which likely reflect early enclosure of open fields for raising livestock.

Parklands associated with the country houses of major landowners are found on both sides of the Edge along its entire length. These are often recognisable by the survival of pasture, or by the presence of isolated veteran trees in an otherwise arable field. Estate buildings are also a clear feature of parkland landscapes and these take the form of planned regular farmsteads or farmworkers cottages often marked with the crest of the relevant estate.

FARMSTEAD AND BUILDING TYPES

The majority of isolated farmsteads are constructed to regular courtyard plans, with occasional examples of multi-yard plans. Key elements of regular planned farmsteads in the area include;

- combination barns
- mixing barns
- cattle ranges
- cartshed/granaries
- stabling.

There are also some examples of village-based linear farmsteads, for example at Snitterby, and loose courtyard farmsteads, typically concentrated in villages and areas of piecemeal enclosure. The latter may indicate pre-enclosure specialist farms on the former heath. Evidence from the North Lincolnshire Farmsteads survey indicates some survival of dispersed farmstead types.

Stone built threshing barn in Saxby. Brick detailing is used to provide strength where the degraded local limestone would be unsuitable. The small window to the left of the building indicates an internal grain loft

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	502	88.07%	76.11%
Loose Courtyard Types	37	6.49%	13.69%
Others, including dispersed and linear types	31	5.44%	10.19%

Farmstead Plan Types in the Northern Lincolnshire Edge with Coversands National Character Area

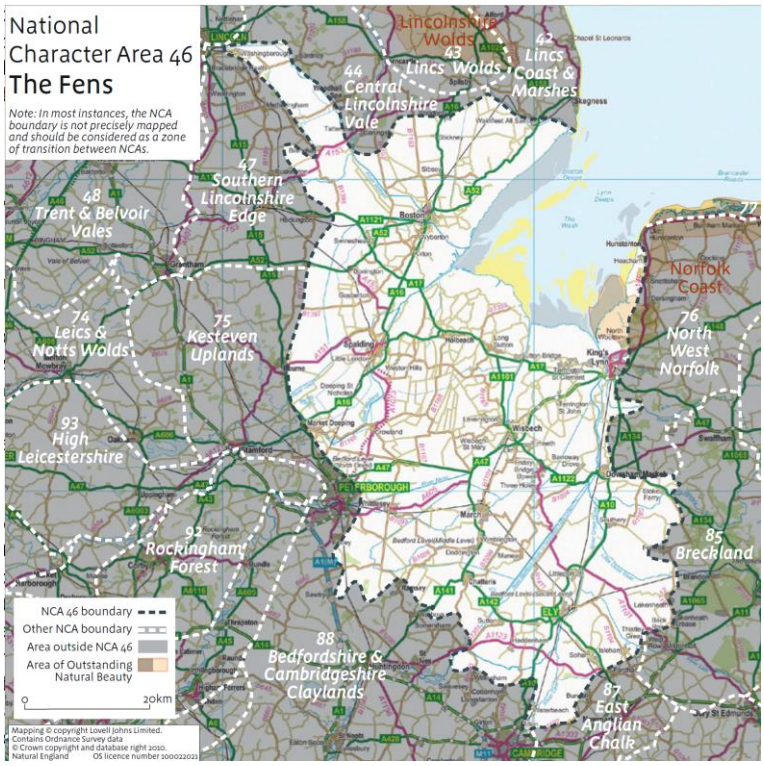
Pre-19th century working buildings are very rare. There are several examples of early 18th century and possibly 17th century stone farmhouses in villages, now in purely residential use. Many village farmsteads were rebuilt from the 17th century onwards, leaving little trace of earlier examples.

MATERIALS AND DETAIL

- The most common building materials are brick and tile, especially in the north of the area close to the Humber Brickworks
- Ironstone and Limestone are also used throughout both the north and south cliff areas
- Extensive rebuilding in 17th century and later
- Examples of timber framed barns exist in the Character Area, such as the example at WIlloughton
- Fine manor houses dating from late medieval period, and country houses with their estates.

THE FENS

NATIONAL CHARACTER AREA 46



The Fens	
Total Records	3660
Outfarms	103
Farmsteads	3557

This area surrounds, and extends inland north, south and west, from the open waters of The Wash (England's largest tidal estuary). Mostly reclaimed from both freshwater fen and sea-marsh, The Fens is a large scale, open and expansive low lying landscape. It is a very rural character area and, agriculturally, hugely productive. Almost 97% of this character area is open countryside with 91% of that land cultivated. Woodland is sparse, covering less than 1% of the total area. 3% of the landscape is urban and just under 1% of the character area falls within the Norfolk Coast AONB.

SUMMARY

HISTORIC CHARACTER

- Farmsteads divide into two broad groups – village farmsteads on relatively elevated (c.3m OD) silt or gravel banks, and isolated farmsteads in the former fens and marshes
- Village farmsteads are often set within areas of anciently enclosed land, reflecting patterns of early medieval colonisation and associated arable cultivation
- In areas of reclaimed land the location of farmsteads is strongly tied to the historic patterns of drove roads and flood embankments
- Isolated smallholdings show much evidence of enlargement and improvement on a piecemeal basis, perhaps reflecting growing prosperity and capabilities
- The character area incorporates a much wider variety of farmstead types than any other in the county. In particular, there are high levels of survival of dispersed, linear and L-plan farmsteads of potentially early date. Many farmsteads show evidence of expansion and alteration, including the addition of granaries and combination barns, demonstrating adaptation to new farming methods
- Stone is exceptionally rare and is almost entirely limited to high-status, civic and ecclesiastical buildings.

SIGNIFICANCE

- The area has a low survival of traditional farmsteads from around 1900 – 29% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 32% retain some heritage potential (28% in Greater Lincolnshire), but less than 50% of their historic form
- 116 farmsteads in the area are associated with a listed farmhouse or working building, of which 68% date from the 18th century or earlier (Greater Lincolnshire - 73%)

Survival	Numbers	Percentage	County Average
Extant	164	4.61%	9.73%
Altered (less than 50%)	882	24.80%	33.12%
Altered (more than 50%)	665	18.70%	19.04%
House Only	476	13.38%	9.38%
Demolished	650	18.27%	13.26%
Lost	720	20.24%	15.48%

Levels of Farmstead survival in The Fens National Character Area

- Farm buildings pre-dating 1750 are rare in the drained fens away from village cores, due to the marginal quality of the land until steam-powered drainage was introduced in the 19th century
- Historic farmhouses in villages are often well preserved, although outbuildings occasionally suffer from dereliction or neglect
- Surviving structures associated with historic agriculture include occasional field barns and outfarms, as well as 19th century farm workers cottages in varying states of repair
- The area has notable examples of inter-war smallholdings.

PRESENT AND FUTURE ISSUES

- Agricultural intensification in this highly productive landscape leads to amalgamation of many holdings, and the expansion and modernisation of farm infrastructure
- Holdings of more than 100ha make up 77% of farmed land with holding sizes on an increasing trend. Consequently there are ongoing requirements for large scale sheds and a decline in the number of small to medium scale enterprises
- Erosion and shrinkage of peat soils leads to structural instability and subsequent repairs, especially adjacent to field drains and dykes
- Dispersed settlement pattern creates issues for the delivery of services and utilities to more remote dwellings and businesses
- The Photo Image Project (2006) recorded a medium proportion in this National character area of listed working farm buildings converted to non-agricultural use (29.6%, the national average being 32%).

HISTORIC DEVELOPMENT

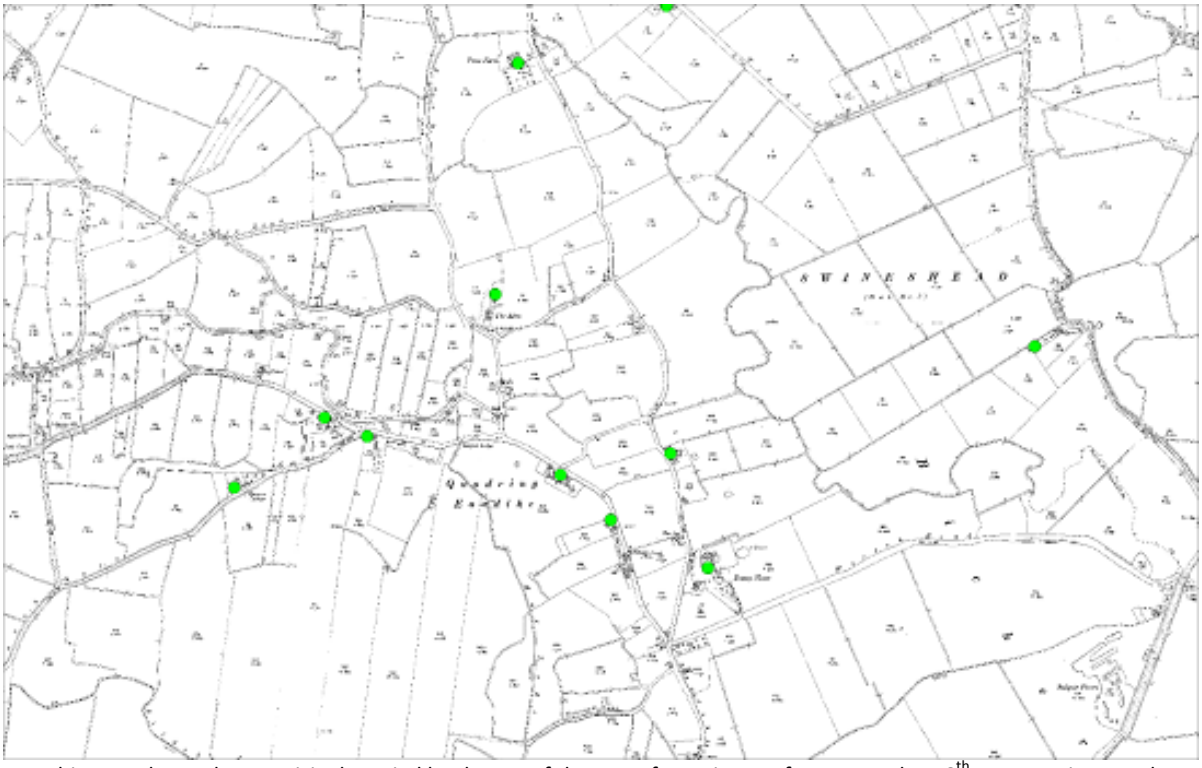
The northern silt-based fens, which stretch in an arc from King's Lynn towards Boston, have a long settlement history going back to the Romano-British period and beyond, including drainage and farming settlements set along the western fen edge, as illustrated by extensive cropmark complexes throughout the character area. Whole landscapes that pre-date the expansion of the Fens have been submerged and preserved beneath the peat, and are now being exposed as the drained peat shrinks.

Salt making was a widespread and important industry in both Roman and Medieval times. Remains of the process, large mounds known as salterns, remain highly legible in the present-day landscape, and played an important part in the reclamation of coastal areas. Some salterns are to be found at great distances from the present-day shoreline, and provide archaeological evidence for the ever-changing nature of the coastline. As well as salt making, the fens supported thriving industries of fishing, wildfowling and peat extraction until the extensive post-medieval drainage of the area.

Location	Numbers	Percentage	County Average
Village	255	7.17%	17.88%
Hamlet	72	2.02%	2.66%
Farmstead Cluster	481	13.52%	9.49%
Isolated	2682	75.40%	66.96%
High Status Site	66	1.86%	2.93%

Location of historic farmsteads in The Fens National Character Area

Before the 18th century reclamations, the seaward fens were largely used for livestock grazing and fattening. Historically significant droveways were extended from the townlands towards the sea, and in many cases daughter settlements of the historic villages were established in remote marshland areas.



This map shows the surprisingly varied landscape of the Fens, from sinuous former creeks, 16th century piecemeal enclosure of high ground, and 19th century planned enclosure of drained fens. Farmsteads sit among these features, often displaying significant change and adaptation within their own built form

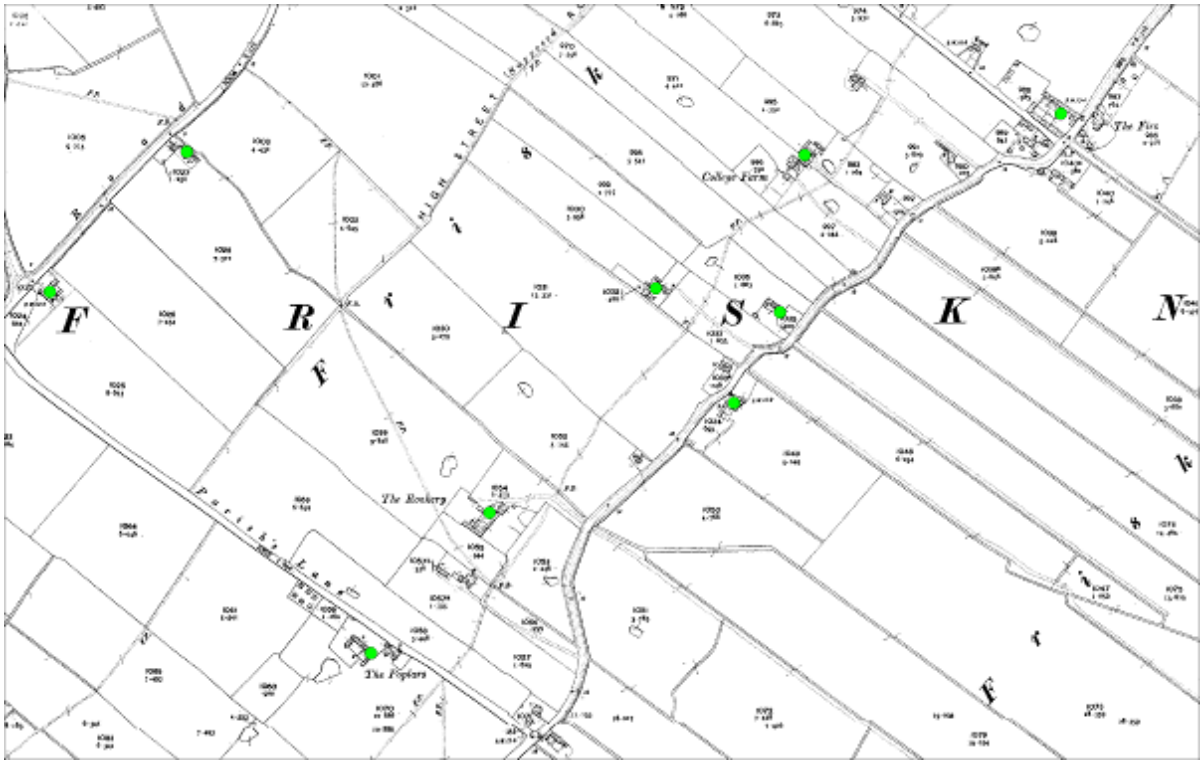
The inland freshwater fens of Greater Lincolnshire formed over many centuries as the run-off from the limestone heath and the chalk wolds was trapped in a bowl of silts and clays to the west of the Townlands. Although rivers such as the Witham and the Welland passed through the area, their seasonal inundations were too great to be fully drained, leading to standing water and the formation of peat. These freshwater peat fens were reclaimed during the 18th and 19th centuries, and a pattern of isolated farmsteads was established throughout the drained land. This is most clearly visible in the East, West and Wildmore Fens, which were the last to be drained, and still retain strong elements of their 19th century character. The hierarchy of drains, from the great Forty Foot Drain down to individual field drains, is a major and distinctive component of the character of the area. The lack of hedges provides wide views across large areas, and ensures that isolated dwellings are often intervisible.

Wykes Farm, Donington, set amid a typical open fenland landscape of ancient irregular enclosure and open treeless fields. The farm itself is an example of a dispersed farmstead, with several phases of addition and adaptation of farm buildings

Some of the greatest changes to the open inland fen landscape were those brought about in the 17th century, when the Dutch engineer Cornelius Vermuyden attempted the drainage of the southern fens. Although limited in success initially, the linear landscape of straightened rivers and artificial water channels drawing the water from the dark and peaty fens developed through the 17th to the 19th century with the creation of the North, Middle and South 'Bedford' Levels. The productivity of the reclaimed fen soils was found to be such that the original intention simply to support summer grazing was soon overtaken by extensive areas of high grade arable cultivation.

Monastic institutions played an important role in the management of the fens from the 7th century - with numerous religious houses established in relative isolation along the fen edge and on the major islands such as Crowland and Ely. These institutions instigated measures to drain areas of fen, such as the 'Mortons Leam' between Peterborough and Guyhirn. In Greater Lincolnshire, and especially on the Witham Fens, monastic institutions are thought to have controlled important crossings and causeways, enabling communication throughout an otherwise impermeable area.

Over time, the settlements established sea banks to enable the intake of areas of marshland to their seaward side, the earliest of which, the Roman Bank, was likely constructed in the 14th century and runs along the edge of the Townlands in an arc from Skegness to Long Sutton and beyond. The Roman Bank marks the beginning of the salt marsh reclamation to the seaward side of the settlement line. Further inland, in the fens of Cambridgeshire and around Peterborough, early settlements were established on terraces of sand and gravel such as those north of Peterborough at Baston, or small clay hills as seen at Ely and March.



Linear landholdings stretch across several phases of reclamation in Friskney Tofts, indicating a continuity of ownership over many tears. Each strip of land has an associated farmstead, with some evidence of consolidation in the wider strips. Most of these farmsteads are small-scale regular courtyards, but may incorporate older farmhouses and farm buildings

The larger towns, either located on higher ground or positioned on navigable rivers are the major historic settlements in The Fens, with origins as centres of religious and secular administration, coastal or inland ports, and markets. Parishes and townships played an important role in the colonisation of the surrounding fens and marshes by founding daughter settlements which acted as hubs for later reclamation throughout the area. Connecting roads between the settlements and improvements in drainage then allowed for the construction of farmsteads and outfarms in more remote places.

This large planned farmstead near Wainfleet was clearly designed to handle large volumes of cereal crops, as indicated by the large five bay cartshed and the three storey granary building. The provision of line shafting in the granary indicates that grain was processed on site

LANDSCAPE AND SETTLEMENT

The Fens surround the Wash, the largest estuarine system in Britain, into which drain the rivers Witham, Welland, Nene and Ouse. The landscape of the Fens is dependent on the interconnected networks of ditches and dykes that drain the surrounding farmland into these rivers. In essence, the Fens as they can be seen today are the product of centuries of engineering and ingenuity.

Some of the earliest surviving settlements in The Fens are situated on the bank of high, silty ground known locally as the 'siltlands' or 'townlands' between the freshwater fens to the landward and the salt fens and marshes to the seaward side. This bank, stretching from Kings Lynn, through Boston and along to Skegness was deposited by marine inundation in the 4th Century and rises approximately 3m above the surrounding landscape. Settlements were established here to take advantage of the excellent grazing opportunities provided by the adjacent wetlands, although some arable cultivation was established on high ground, as evidenced by extensive traces of ridge and furrow style earthworks known locally as dylings. This area of The Fens is notable for the presence of a strongly nucleated settlement pattern, with linear expansion of settlements found along main lines of communication.

The reclaimed fens lying landward of the raised siltlands and gravel terraces demonstrate a markedly contrasting pattern of settlement. Where the high ground of the townlands and gravel islands is characterised by nucleated villages, the reclamation of both the fens and the marshes has resulted in an open landscape of isolated farmsteads and other dwellings situated at regular intervals along straight roads and drains, themselves indicative of the extensive engineering of the countryside. While the character area as a whole is not well wooded, there are isolated blocks of woodland plantation as well as many long thin shelter belts around isolated farmsteads.

Priory Farm, Bridge End. An 18th century dispersed multi-yard complex set at one end of an ancient causeway across the western fens. The farmhouse appears to be an older linear farmstead with working buildings attached in line. Large modern buildings have been added to the complex while historic buildings typically used for housing livestock are disused

Newer roads such as the A17 have disrupted this pattern to some extent, but elements of the medieval agricultural systems, such as droveways and irregular fields, are still legible in the landscape. The 18th and 19th century reclamation of the Fens resulted in a largely planned rectilinear landscape of ditched fields, but pockets of ancient irregular fields are still to be found around settlements on higher ground, such as Holbeach, Ely and March.

Disused threshing barn, Donington Fen. The barn comprises one side of a regular L-plan courtyard with cattle sheds in the adjacent range, indicating a typical mixed/arable farming operation. The farmhouse itself is set behind the complex facing into the wider landscape and away from the working buildings

Settlements and isolated farmsteads are mostly located on modestly elevated 'islands' and low banks, as well as roddons - silted ancient watercourses that are now elevated above the surrounding peat. Elsewhere, villages tend to be dispersed ribbon settlements along the main arterial routes through the settled Fens, and scattered farmsteads remain as relics of earlier agricultural settlements. Domestic architecture mostly dates from after 1750 and comprises a mix of late Georgian-style brick houses and 20th century bungalows.

FARMSTEAD AND BUILDING TYPES

Farm buildings in the area are representative of several periods. There are many examples of 18th century farmhouses and barns, but improved productivity in the 19th century led to the addition of new buildings to many complexes. Many of these later buildings have often been replaced as their foundations cracked on the unstable ground which followed drainage and reclamation.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	2559	71.94%	76.11%
Loose Courtyard Types	615	17.29%	13.69%
Others, including dispersed and linear types	383	10.77%	10.19%

Farmstead Plan Types in The Fens National Character Area

Dispersed farmstead plans commonly developed as L-plan and courtyard layouts in the early-mid 19th century. 19th century estate farmsteads were typically designed as E-plan layouts with south-facing cattle yards. Some inter-war County Council smallholdings persist as a nationally coherent survival of an important movement in English agricultural and social history.

Neslam Fen farm, a small field barn with modern cattle sheds attached. Although in some disrepair, the building is still in agricultural use.

Key building types are:

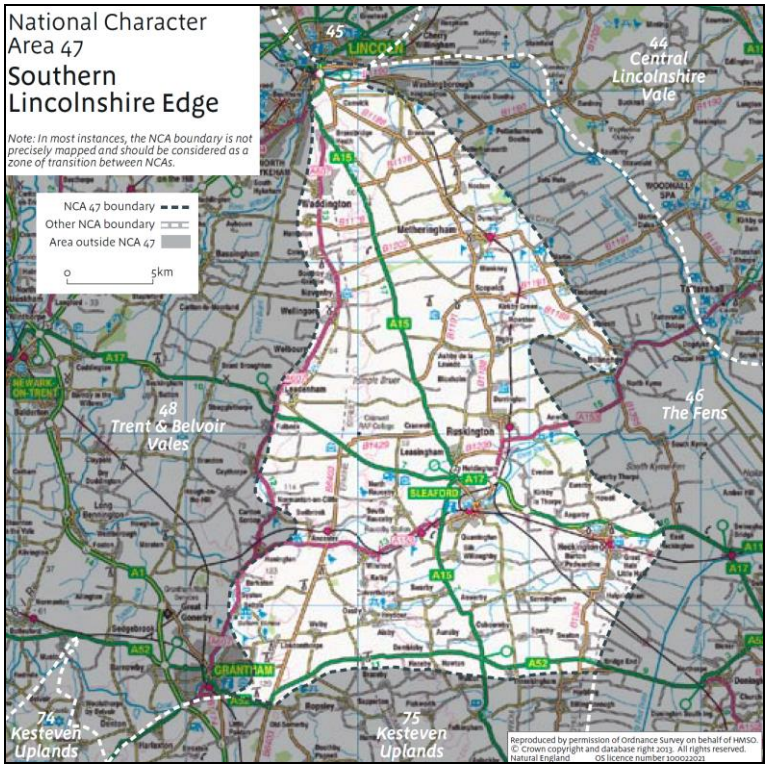
- Threshing barns, usually of early 19th century or earlier date
- Threshing barns with cart entries to one side of lofted end for threshed straw and mixing fodder
- Combination barns with integral cattle housing and stables
- Combined cartshed and granary ranges
- Shelter sheds for cattle
- Extensive ranges of pigsties
- Field barns and outfarms with threshing barns and shelter sheds to single or multiple cattle yards
- Half houses and smallholdings
- Nissen huts and large hangar-type sheds from the mid 20th century.

MATERIALS AND DETAIL

- Historically, building materials in the pre-drainage fenlands would have comprised mud-and-stud buildings with thatched roofs, reflecting the wide availability of these materials in the fenland landscape. The widespread former use of mud and stud walling has almost wholly disappeared.
- 18th and 19th century buildings are typically constructed in locally produced red brick and pantile with occasional use of stone at the Fen Edge
- Imported materials such as yellow gault brick and welsh slate are more common in later 19th century buildings, reflecting increased prosperity
- Repairs to historic buildings often include the addition of brick or stone buttresses to leaning walls, patch repairs to roofs with corrugated iron, and the addition of newer features in light wood.

SOUTHERN LINCOLNSHIRE EDGE

NATIONAL CHARACTER AREA 47



Southern Lincolnshire Edge	
Total Records	681
Outfarms	23
Farmsteads	657

This character area describes the southern part of the Lincolnshire Cliff, a limestone scarp that runs along the north-south axis of the county. It shares many features in common with the Northern Cliff character area described above. The area is dominated by large scale arable farming, with many farm holdings exceeding 100ha. There are no national parks or AONBs in the area.

SUMMARY

HISTORIC CHARACTER

- North-south linear scarp of limestone running the length of Greater Lincolnshire, with open former heath landscape to the east
- Nucleated medieval settlement pattern following major routes and spring lines along the scarp
- Numerous isolated farmsteads, especially in enclosed former heathland
- Transitional zone of lower ground to the east of the area along the border with the Fens
- The area incorporates a variety of farmstead types. Older farmhouses, typically found in villages, are often stone built and have seen the addition of 19th century working buildings in brick. Away from villages, isolated farmsteads on the former heath are generally of 19th century origin and are brick built
- Although courtyard plan farmsteads are more dominant, village farmsteads often have linear or L-shape plans, with the house attached to former working buildings.

SIGNIFICANCE

- The area has a high survival of traditional farmsteads from around 1900 – 54% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 29% retain some heritage potential (28% in Greater Lincolnshire), but less than 50% of their historic form
- 72 farmsteads in the area are associated with a listed farmhouse or working building, of which 72% date from the 18th century or earlier (Greater Lincolnshire - 73%)

Survival	Numbers	Percentage	County Average
Extant	73	11.11%	9.73%
Altered (less than 50%)	283	43.07%	33.12%
Altered (more than 50%)	150	22.83%	19.04%
House Only	44	6.7%	9.38%
Demolished	40	6.09%	13.26%
Lost	67	10.2%	15.48%

Levels of Farmstead survival in the Southern Lincolnshire Edge National Character Area

- Isolated farmsteads generally reflect 19th century post-enclosure mixed agriculture and 'high farming'
- Some older farmsteads on the heath may occupy the sites of former specialist estates and monastic granges
- Older farmsteads in villages have a more organic and less planned character, and are often associated with irregular pasture fields nearby
- Local estates influenced village development and continue to contribute to local distinctiveness and architectural design

PRESENT AND FUTURE ISSUES

- Redundancy and subsequent dereliction of obsolete farm buildings due to mechanisation and farm amalgamation
- Centralisation and amalgamation of farming complexes leading to several historic farms being run from a single farmhouse. Some farm buildings retained for storage but farm houses at greater risk of becoming disused
- Future development of wind energy facilities and infrastructure along the top of the cliff
- Plans have been proposed for large "super-dairy" farms on the southern heath, requiring new large modern sheds and related infrastructure
- The Southern Edge contains an above average proportion of listed farm buildings still in agricultural use (35.3%, the national average being 32%)

HISTORIC DEVELOPMENT

Archaeological evidence of early settlement is widespread along the southern Edge, including prehistoric linear boundary features and trackways, and the Roman settlement, roads and landscape around Ancaster. Medieval settlement in the area developed in a series of small villages taking advantage of the spring line along the cliff edge.

Some medieval villages were abandoned or depopulated as a result of later agricultural changes, but many survived to form the basis of the post-medieval and present pattern of nucleated settlements and very low densities of dispersion. The drier and higher ground of the cliff and edge, remained largely unsettled until the expansion of enclosed farmland in the late 18th and 19th centuries, and even now the pattern is sparse.

It is thought that some isolated farms on the heath may have originated between the 14th and 16th centuries as specialist sheep-rearing estates or as monastic granges. The former Templar preceptory at Temple Bruer is an example of this phenomenon. The heathland along the Edge was also used as common grazing land by the villages along the cliff top. The area was particularly notable for sheep, which were pastured on the heath and allowed to forage in the open fields after the harvest.

Temple Farm, Temple Bruer, near Wellingore. The present day farm is built on the site of a Templar preceptory, the tower of which can be seen above the treeline on the right of the picture. The farm buildings are constructed of the local limestone with pantile roofs and brick detailing

The character area is home to a number of large estates, including Belton Park near Grantham, and smaller estates throughout the area. These are often associated with villages and farms built or adapted by local landowners for their tenants.

The dominant rural landscape pattern of large straight-edged fields dates from the private and Parliamentary enclosures of open fields and common heath in the 18th and 19th centuries, when the historic mixed farming practices of the area were replaced by large arable farms. These present a

stark contrast to the more organic and open landscapes that existed until that point, and mark a key moment of change in farming practice both in the character area and in the wider county.

While there may have been a few isolated farmsteads in the character area before this time, it is likely that the majority were founded after enclosure to allow owners and tenants more direct and convenient access to their newly consolidated holdings. This was often particularly advantageous to the so-called "improving" landlords of the late 18th and 19th centuries, with significant investments of capital and equipment driving productivity on the formerly unproductive heath. The Sleaford Maltings, the largest of their kind in the country, are indicative of the vast quantities of grain produced by the surrounding landscape.

Location	Numbers	Percentage	County Average
Village	198	30.14%	17.88%
Hamlet	9	1.37%	2.66%
Farmstead Cluster	15	2.28%	9.49%
Isolated	392	59.67%	66.96%
High Status Site	41	6.24%	2.93%
Urban	2	0.30%	0.07%

Location of historic farmsteads in the Southern Lincolnshire Edge National Character Area

More recently, the intensification of arable cultivation has led to extensive loss of field boundaries, including both hedges and historic drystone walls. Once necessary to control livestock, these features became redundant with the changeover to arable cultivation and have since become an obstacle to more efficient mechanised cultivation techniques.

LANDSCAPE AND SETTLEMENT

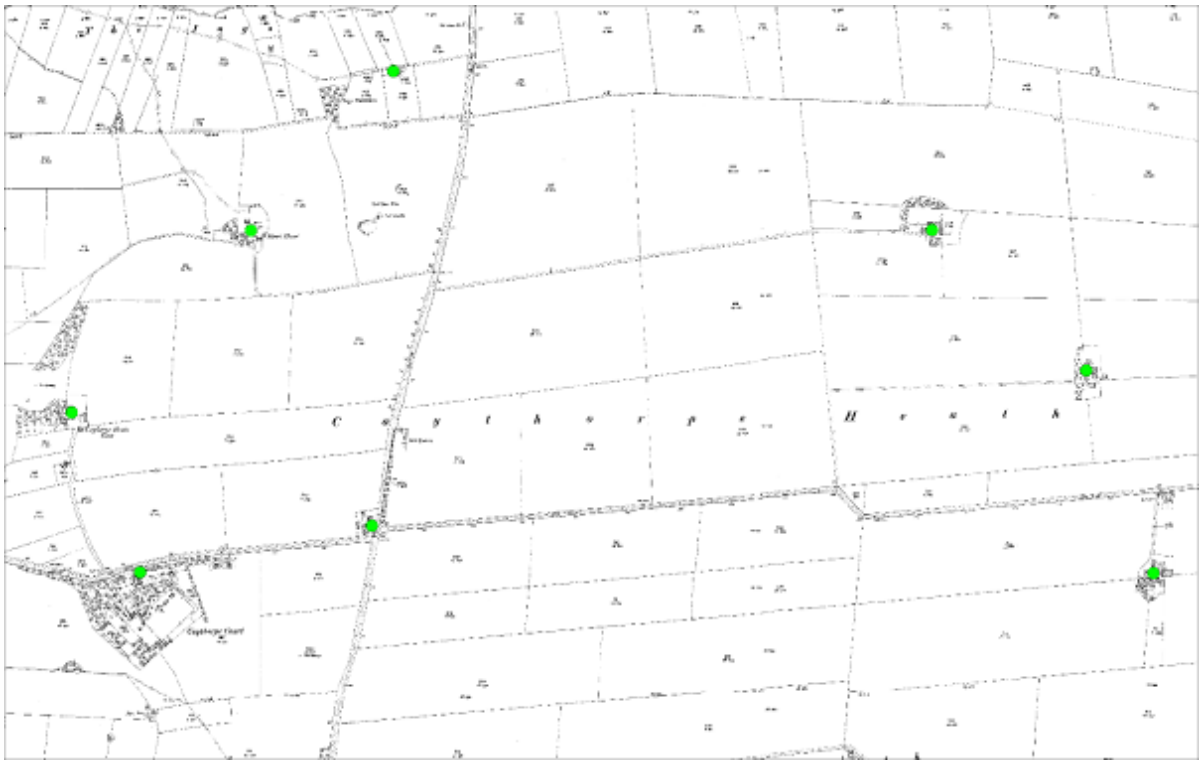
The eastern dipslope of the Southern Cliff is much shallower than that of the north, and continues for a greater distance, creating a plateau of settlements between the cliff edge and the Fens to the east. The former heathland of the character area is predominantly located to the east of the A607 in, the main road running along the cliff top. The heath is characterised by a strongly rectilinear field pattern of hedgerows and drystone walls, interspersed with isolated farmsteads.

Little Hale; a typical nucleated settlement on the edge of the heathland. Note the typically rectilinear planned enclosure fieldscape

The cliff itself presents a stark boundary between the upland heath and the Trent Valley to the west. The primary axis of settlement in the area runs along the top of the cliff from Waddington to Ancaster, and most villages command wide views to the west. A secondary axis of nucleated villages runs along the edge of the fens, with parish boundaries extending across the fen-edge. Villages in the area are typically aligned north-south along main roads. Isolated farmsteads are set away from the main roads in areas of former heathland, and often take advantage of dry valleys or other depressions to provide shelter and privacy.

The rural landscape is dominated by arable fields with long, straight hedged or walled boundaries and an associated network of straight wide verged lanes. Smaller irregular fields are encountered at the edges of villages or on the steep slope of the cliff itself, and provide a buffer between the organic character of the villages and the strict, planned fieldscapes that surround them.

The area is sparsely wooded, with trees typically found on overgrown former hedgerows or as planned shelterbelts, providing protection against the loss of topsoil and shelter for livestock and buildings. The dipslope also retains patches of woodland cover, some of which is recorded as ancient or semi-natural by the Forestry Commission.



Isolated farmsteads on Caythorpe Heath. These are typically large courtyard farmsteads set up for arable cultivation, with large combination barns, cartsheds and cattle housing. The surrounding landscape is typical of planned 19th century enclosure of the former heathland grazing

Parklands associated with the country houses of major landowners are found on both sides of the Edge along its entire length. These are often recognisable by the survival of pasture, or by the presence of isolated veteran trees in an otherwise arable field. Estate buildings are also a clear feature of parkland landscapes and these take the form of planned regular farmsteads or farmworkers cottages often marked with the crest of the relevant estate.

FARMSTEAD AND BUILDING TYPES

The majority of isolated farmsteads are constructed to regular courtyard plans, with occasional examples of multi-yard plans. Key elements of regular planned farmsteads in the area include combination barns with a granary above the main processing space, mixing barns for the preparation of fodder, cattle ranges and stabling, and cartsheds for transporting grain and manure.

Manor Farm, Helpringham. A regular 'U' plan farmstead with a large detached farmhouse. Note the modern farm building in the foreground for the storage of arable crops. The cattle sheds and crew yard are now disused

There are also some examples of village-based linear farmsteads and loose courtyard farmsteads, typically concentrated in villages and areas of piecemeal enclosure. Pre-enclosure specialist farms on the former heath, as at Temple Bruer, are sited within these areas of piecemeal enclosure.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	508	77.32%	76.11%
Loose Courtyard Types	86	13.09%	13.69%
Others, including dispersed and linear types	63	9.59%	10.19%

Farmstead Plan Types in the Southern Lincolnshire Edge National Character Area

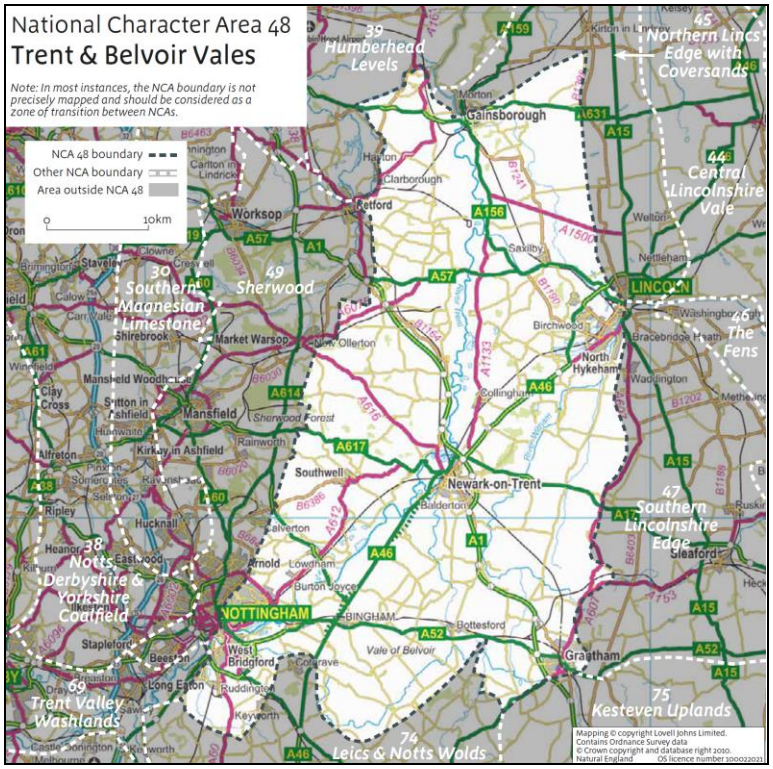
Pre-19th century working buildings are very rare, and mostly comprise threshing barns such as those in the villages of Heighington and Potter Hanworth. There are several examples of early 18th century and possibly 17th century stone farmhouses in villages, now in purely residential use. Many village farmsteads were rebuilt from the 17th century onwards, leaving little trace of earlier examples.

MATERIALS AND DETAIL

- The most common building materials are brick and tile
- Ironstone and Limestone are also used throughout the area
- Extensive rebuilding in 17th century and later
- Fine manor houses dating from late medieval period, and country houses with their estates (eg Belton).

TRENT AND BELVOIR VALES

NATIONAL CHARACTER AREA 48



Trent and Belvoir Vales	
Total Records	983
Outfarms	38
Farmsteads	945

This area of farmland is centred on the River Trent (as it flows north between Nottingham and Gainsborough) and the Rivers Witham and Till to the east. 7% of the area is 'urban', the remainder is characterised by undulating, strongly rural arable farmland. It is an open landscape, with less than 3% woodland cover.

SUMMARY

HISTORIC CHARACTER

- Former medieval landscape of nucleated villages and open fields
- Pre-enclosure (date) farmsteads occur at the edges of settlements, often in proximity to early irregular enclosures for sheep rearing and stock control, with linear or L-plan forms
- The area was extensively enclosed during the late c18th and early 19th, often by Act of Parliament
- Heavy clay soils required extensive drainage and improvement before becoming viable for tillage, resulting in extensive patterns of ditched field boundaries
- Regular planned farmsteads occur in isolated locations, often indicating mixed arable and pastoral farming regimes of the mid to late 19th century.
- Farm buildings are typically brick built, and include threshing barns, granaries and cartsheds indicative of productive arable cultivation. These are often associated with cattle sheds and yards for the production of manure.

- Long, straight east-west aligned droves lead from the Trent floodplain up to the Lincoln heath, occasionally punctuated by brick built outfarms and field barns
- Smaller sub-areas of historic wooded landscape are found across the area, especially on higher sand and gravel terraces

SIGNIFICANCE

- The area has a high survival of traditional farmsteads from around 1900 – 55% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 24% retain some heritage potential (28% in Greater Lincolnshire), but less than 50% of their historic form
- 85 farmsteads in the area are associated with a listed farmhouse or working building, of which 75% date from the 18th century or earlier (Greater Lincolnshire - 73%)

Survival	Numbers	Percentage	County Average
Extant	111	11.75%	9.73%
Altered (less than 50%)	409	43.28%	33.12%
Altered (more than 50%)	169	17.88%	19.04%
House Only	60	6.35%	9.38%
Demolished	76	8.04%	13.26%
Lost	120	12.7%	15.48%

Farmstead Survival in the Trent and Belvoir Vales National Character Area

- 19th century enclosure landscape features, such as straight roads, rectilinear field boundaries and isolated farms, are the dominant historic characteristics
- Earlier, pre-enclosure features remain legible, including developed farmsteads on village edges and elements of former medieval landscapes, such as the relict open fields in Laxton
- Post enclosure mixed farming regimes are readable in the survival of livestock ranges within and around farmsteads, outfarms, and irregular pasture enclosures adjacent to villages
- Nationally important cob buildings survive in the Vale of Belvoir, including free-standing dovecotes.

PRESENT AND FUTURE ISSUES

- Agricultural intensification leading to conversion of pastoral land to arable cultivation, accompanied by continuing decrease in numbers of farms
- Sand and gravel extraction takes areas of agricultural land out of cultivation
- There is a medium proportion of listed working farm buildings converted to non-agricultural use (29.6%, the national average being 32%) in this National Character Area. There is also an above-average percentage (12.2%, the national average being 7.5%) of listed working farm buildings that show obvious signs of structural disrepair[7].

The Grange, Eagle. A regular courtyard farmstead of the early 18th century. The brick and pantile construction is typical of the area, as is the surrounding shelter-belt woodland

HISTORIC DEVELOPMENT

Early settlement of the character area by Bronze Age and Iron Age farming communities is indicated by extensive cropmark evidence and by archaeological excavations undertaken in advance of the many quarries that are found in the area, primarily focussed on the sand and gravel terraces that rise above the floodplains of the rivers. Roman settlement is frequently found to overlie these early farming landscapes, while environmental evidence has revealed substantial woodland clearance by the beginning of the Roman period.

[7] Photo Image Project 2006

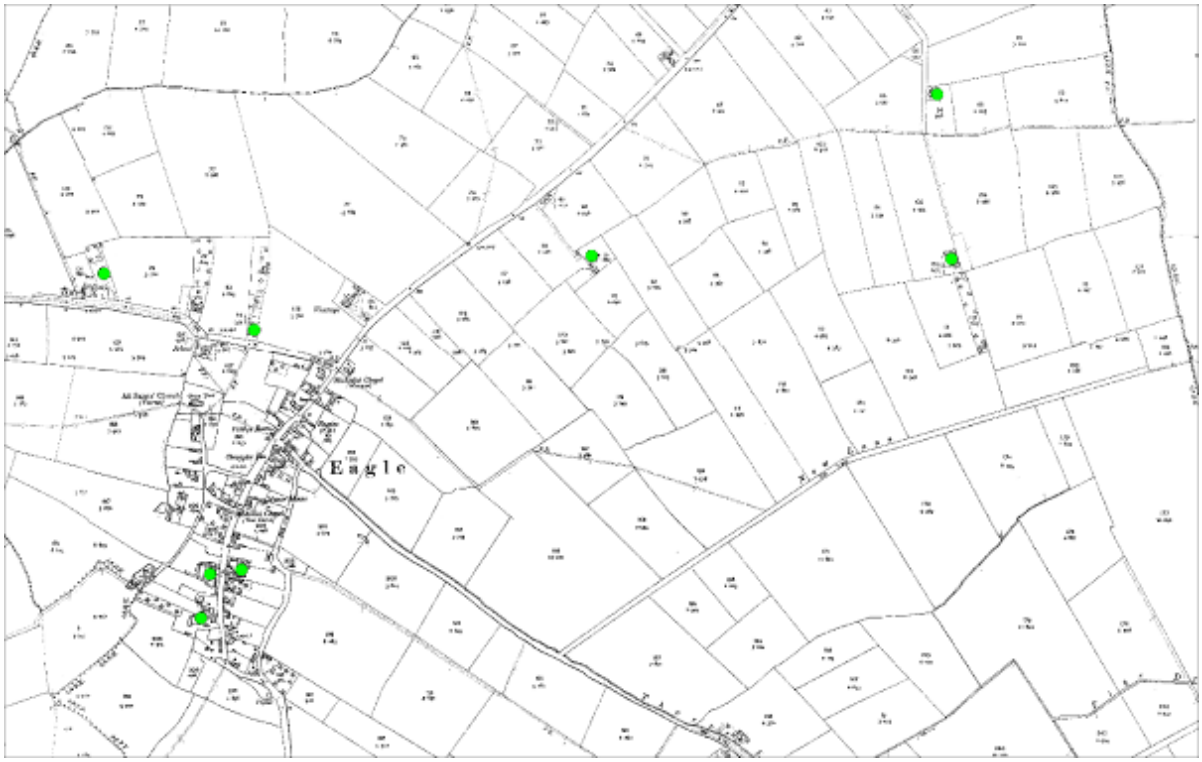
Location	Numbers	Percentage	County Average
Village	231	24.44%	17.88%
Hamlet	30	3.17%	2.66%
Farmstead Cluster	81	8.57%	9.49%
Isolated	566	59.89%	66.96%
High Status Site	33	3.49%	2.93%
Urban	4	0.42%	0.07%

Farmstead location in the Trent and Belvoir Vales National Character Area

The vales and farmlands formed part of the central landscapes of middle England over which the classic open field system developed from the late Saxon period. This system of two, three or occasionally more great open fields, farmed in rotation from nucleated settlements remained the dominant feature of the medieval economy until climatic and population changes in the 14th and 15th centuries began a swing towards enclosure and animal husbandry, which continued until the 18th century.

The piecemeal semi-regular enclosures of the 16th-early 18th centuries are widespread and highly varied in composition, with the greatest survivals in the south Nottinghamshire farmlands, and the Vale of Belvoir, where their antiquity is reflected in the maturity of the wooded hedgerows. Broad geometric patterns of enclosure, both private and parliamentary, dating from the late 18th and early 19th centuries are found mainly on the sandlands and the mid Nottinghamshire farmlands.

Although private and piecemeal enclosure had certainly taken place before 1750 (most notably in the Vale of Belvoir) many open fields remained and the dominant settlement type was the linear village with farmsteads concentrated within it. The great acceleration of general enclosure took place in the late 18th century and by 1800 less than 10% of formerly open land in the area remained unenclosed. Enclosure usually resulted in a change from arable to pasture, and some depopulation, although for the most part the land continued to be farmed from within the villages. Most isolated farmsteads in the area were established subsequent to enclosure.



Parliamentary enclosure of former open arable fields and moorland around Eagle, Lincolnshire. This landscape is typical of the Trent Valley, where open-field farming around a central village was the norm

The enclosure of the landscape was linked to the expansion of mixed and pastoral farming across the area, with stock fattening forming a significant part of farming income. Dairying was also important, particularly near the towns, with cheese being produced in the Vale of Trent, and Stilton in the Vale of Belvoir. Several of the important parks and country houses in the area, particularly those in existence by the 16th or 17th centuries, have origins in medieval deer parks, such as Knaith near Gainsborough.

Industrial expansions were mostly confined to the City of Nottingham and its immediate hinterland, although the effects of feeding a growing industrial population in the 18th and 19th centuries are evident in the countryside - in the development of dairying and the expansion of the market towns served by the railways.

Agricultural changes since the beginning of the twentieth century have resulted in greater areas of the landscape being turned over to arable cultivation, at the expense of mixed and pastoral farming. In some areas, particularly around Gainsborough and in the Trent Fens south west of Lincoln, this has been accompanied by the consolidation of fields into large prairies, as well as the obsolescence of historic cowsheds.

Belle Vue farm, Springthorpe. A covered regular courtyard farmstead initially designed for mixed farming techniques. The area is now predominantly arable with many large modern farm sheds for crop storage and processing

LANDSCAPE AND SETTLEMENT

The pattern of rural settlement is thought to have origins in the development of villages from the 10th century, and despite occasional abandonment, shifts in focus and expansions, displays remarkable continuity over a period of some 900 years – a strong pattern of nucleation and very low degree of dispersed settlement.

The open field system which dominated the area until the 18th century is visible in curved boundaries within piecemeal enclosure patterns (particularly concentrated along the washlands north of the A57) and remnant ridge and furrow. A remarkable survival is Laxton - a unique working open field landscape, recognisably still as that which was mapped in 1635 and still maintained by the traditional Court Leet.

Laxton Village. Curvilinear field boundaries are typical of open field farming. Many working historic farm ranges can be identified within the village itself

Pasture remains the dominant feature of agriculture within the Vale of Belvoir, but elsewhere, and particularly across the heath and sandlands, there has been considerable arable intensification and farm expansion in the late 20th century.

Field boundaries are typically constituted of hedgerows with occasional mature trees. There are also small clumps of ancient woodland throughout the character area, mostly limited to minor watercourses, parish boundaries and the fringes of the former open field systems. Pollard willows, sometimes in association with unenclosed river valley meadows, are a characteristic of the Trent washlands and the former carrs north of Gainsborough.

Great country house parks and gardens are a feature of the Trent Valley around Newark and smaller, well-spaced estates and parkland feature prominently with the landscapes of the Vale of Belvoir, enclosing and preserving a wide range of abandoned settlements and other earthworks in this area.

FARMSTEAD AND BUILDING TYPES

Farmsteads in the Trent vale are a mixture of linear types clustered in and around villages, for example at East Markham, and more isolated courtyard farms of either loose or regular plan in planned enclosure landscapes. In the national context, this area has a low to medium survival of pre-1750 farmstead buildings, as much of the building stock was either rebuilt or remodelled in the 18th and 19th centuries.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	774	81.90%	76.11%
Loose Courtyard Types	81	8.57%	13.69%
Others, including dispersed and linear types	90	9.52%	10.19%

Farmstead Plan Types in the Trent and Belvoir Vales National Character Area

A key farm building type of the character area is threshing barns concentrated in settlements, some examples of which are re-clad or timber-framed. Many agricultural buildings are more reflective of the 18th and 19th century mixed farming regimes, such as combination barns, stable/granary ranges, shelter sheds and cart sheds. The latter buildings often form part of courtyard plan farmsteads.

Converted threshing Barn, Kexby. The building stands within the village itself with a courtyard and further outbuildings behind. Although the farmstead is within the village, it is introverted and presents a working rather than a domestic face. Converted Barn, kexby geograph-2985773-by-JThomas

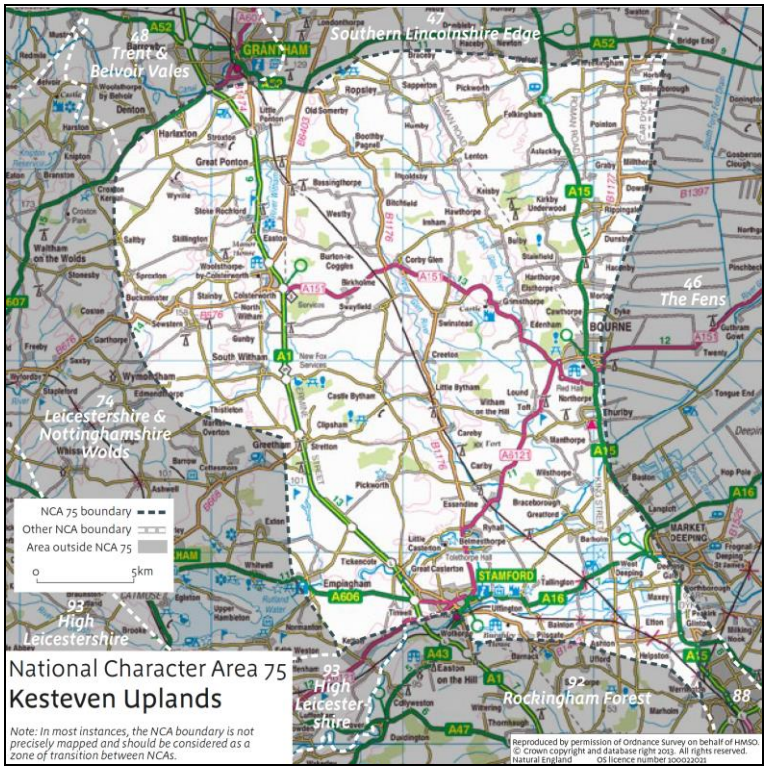
Many farmsteads have also been added to in the twentieth century, with corrugated iron and breezeblock buildings standing adjacent to brick-built historical examples.

MATERIALS AND DETAIL

- Farm buildings are typically constructed in local red brick and pantile, reflecting the availability of quality clays in the river valleys.
- Bottesford Blue pantiles are used in the south of the Trent Valley around Bottesford and Grantham
- Where other materials are easily available, such as Ironstone in North Lincolnshire or Limestone in the Vale of Belvoir or the Till Valley, these are used both decoratively and as a primary building material.
- Older farmsteads and ancillary buildings survive, occasionally incorporating timber frames or other rarer and historic building methods and materials, but are often rendered or otherwise obscured.

KESTEVEN UPLANDS

NATIONAL CHARACTER AREA 75



Kesteven Uplands	
Total Records	640
Outfarms	29
Farmsteads	611

The Kesteven Uplands is a rolling mixed farmland landscape dissected by the Rivers Witham and East and West Glen. It overlooks the flat Fens to the east and borders Rockingham Forest to the south, the Leicestershire Wolds to the west and the Lincolnshire Edge to the north. This is a deeply rural landscape which has only 2.6% of its area classified as 'urban'.

SUMMARY

HISTORIC CHARACTER

- A heavily wooded area containing many examples of medieval sheep enclosures, especially around villages and on 'marginal' soils
- Heathland to the west of the Character Area was largely enclosed in 18th and 19th centuries, displaying a rectilinear pattern of fields with associated isolated farmsteads
- Many villages include stately homes, parkland, and estate buildings from the 16th to 19th centuries, reflecting the historic wealth of the area
- There are several examples of planned 19th century farmsteads established by 'improving' landowners, and these are frequently well preserved
- The area retains proportionally many more pre-18th century farm buildings than any other in Greater Lincolnshire, and these typically exhibit a much greater level of survival. They are generally stone built, although re-fronting in brick is commonplace
- Working buildings from the 18th century or earlier are rare, but many early farmsteads were expanded by the addition of 19th century ranges for arable cultivation and livestock

accommodation. These are also often stone built, but with brick detailing where necessary

- Farmsteads are typically arranged around loose or regular courtyards, although there may have been extensive redevelopment of older linear and dispersed farmsteads into these forms throughout the area, reflecting change and adaptation from sheep farming to arable cultivation.

SIGNIFICANCE

- The area has an extremely high survival of traditional farmsteads from around 1900 – 65% have high heritage potential with more than 50% of their historic form surviving (43% in Greater Lincolnshire) and 20% retain some heritage potential (28% in Greater Lincolnshire), but less than 50% of their historic form
- 103 farmsteads in the area are associated with a listed farmhouse or working building, of which 80% date from the 18th century or earlier (Greater Lincolnshire - 73%)

Survival	Numbers	Percentage	County Average
Extant	91	14.89%	9.73%
Altered (less than 50%)	305	49.92%	33.12%
Altered (more than 50%)	89	14.57%	19.04%
House Only	29	4.75%	9.38%
Demolished	31	5.07%	13.26%
Lost	66	10.80%	15.48%

Farmstead survival in the Kesteven Uplands National Character Area

- Potential for continuity of settlement from monastic granges through to 18th and 19th century planned farmsteads on certain sites
- Some isolated farmsteads potentially sit on earlier sheep rearing sites, raising the possibility of enhanced legibility of medieval pastoral farming landscapes
- Several older farmsteads are examples of post-medieval yeomen houses associated with the early development of independent farming
- Buildings are often constructed of local limestone and other high quality materials. As a result earlier buildings survive well in this area due to their durability and historic character
- More recent farmsteads in isolated areas are built to patternbook designs, reflecting the influence of 19th century 'high farming' principles
- Strong influence of estates in parkland landscapes with associated design and architectural motifs employed on farm buildings.

PRESENT AND FUTURE ISSUES

- Proximity to commuter centres and transport routes leading to increased land and property values
- High demand for residential conversions of historic farm buildings, including holiday accommodation
- Continued drive for more efficient operations and larger arable farming operations, resulting in redundancy and loss of obsolete buildings
- Ongoing expansion of mineral extraction industry throughout the area
- Stewardship and management regimes
- Conversion of historic outbuildings, such as dovecotes, to alternative agricultural uses
- This NCA contains an average proportion of listed working farm buildings converted to non-agricultural use (30.4%, the national average being 32%)[8].

HISTORIC DEVELOPMENT

The character area is one of the most wooded parts of Greater Lincolnshire, and it has been suggested that the name "Kesteven" is derived in part from an ancient pre-Roman word for woodland, "coed". Whether this is true or not, it seems likely from the surviving blocks of ancient woodland that the area was not as extensively cleared for farming in prehistoric times as were neighbouring character areas, perhaps due to the heavy and difficult-to-work clay soils that are found throughout the Kesteven Uplands. There is evidence for settlement and exploitation of the area in the Roman period, typically in the form of farmsteads and settlements along the course of Ermine Street, later known as the Great North Road, which traverses the area from north to south.

The pattern of nucleated villages that exists today appears to have been in existence by the time of the Domesday Survey, with precursors of many surviving villages recorded as land holdings. The relative isolation of the area also attracted monastic and other religious orders in the medieval period, including the Knights Templar at South Witham, and Vaudey Abbey near Grimsthorpe. It is also possible that much of the area was a designated Royal Forest.

Over the course of the medieval period significant areas of woodland cover were removed by assarting and other processes, creating a more open landscape which was exploited for sheep rearing from around the 14th century. Many of the irregular fields that are characteristic of the area date from this period, and it is possible that some of the older isolated farmsteads may also have their origins as monastic granges or early specialist sheep farms.

Location	Numbers	Percentage	County Average
Village	248	40.59%	17.88%
Hamlet	20	3.27%	2.66%
Farmstead Cluster	20	3.27%	9.49%
Isolated	292	47.79%	66.96%
High Status Site	31	5.07%	2.93%

Farmstead location in the Kesteven Uplands National Character Area

[8] Photo Image Project 2006

After the dissolution of the monasteries during the reformation, much of the land passed from the hands of the church to private landowners, who accelerated the pace of enclosure and deforestation throughout the character area. The economy of the area was largely based on the wool trade during the medieval and early post-medieval periods, and this encouraged early enclosure of common land and open field in pursuit of this profitable farming type. From around the 16th century the wool trade supported many middle-class yeoman farmers, allowing them to construct large stone farmsteads of the type seen at Woolsthorpe, where Sir Isaac Newton was born. In this respect the area's history resembles other chalk and limestone plateaux landscapes which developed into sheep and corn economies such as the Cotswolds, but a distinctive feature is the high number of one-and-a-half storey late 16th to 18th century houses and small threshing barns, suggesting the continuance of relatively small mixed farms into the 18th century.

Woolsthorpe Manor, the birthplace of Sir Isaac Newton. This is an example of a middle class "yeoman" farm of the 17th century. The great wealth of the area was based on wool, and many such farms were supported in a relatively small area. The stone construction are typical of farmsteads of this vintage in the Kesteven Uplands

Later planned enclosure of surviving areas of the medieval sheep-grazing landscape, especially across the uplands in the south and west, and in the wider vales, took place in the late 18th and early 19th century. The process, noted by the local poet John Clare, reapportioned the earlier patterns of irregular and open fields, and spurred the creation of new farmsteads with combination barns serving cattle courts, often set within these new enclosures rather than set apart from the villages. Much of the planned enclosure of the area was driven by a relatively small number of influential landlords, such as the Bertie family of Grimsthorpe and the Turnors of Stoke Rochford. Such landowners were very keen to introduce "high farming" principles on their estates around the county, and there are several examples of planned pattern-book farmsteads in the Character Area, which employed industrial methods in the production of grain, the raising of cattle, and the collection and distribution of manure.

Isolated farmsteads around the Grimsthorpe Estate. These are a mixture of 19th century courtyard farms and older irregular plan types. They are set in the landscape surrounding the designed parkland, which itself exhibits. Planned elements such as fox coverts, rectilinear field boundaries and straight roads.

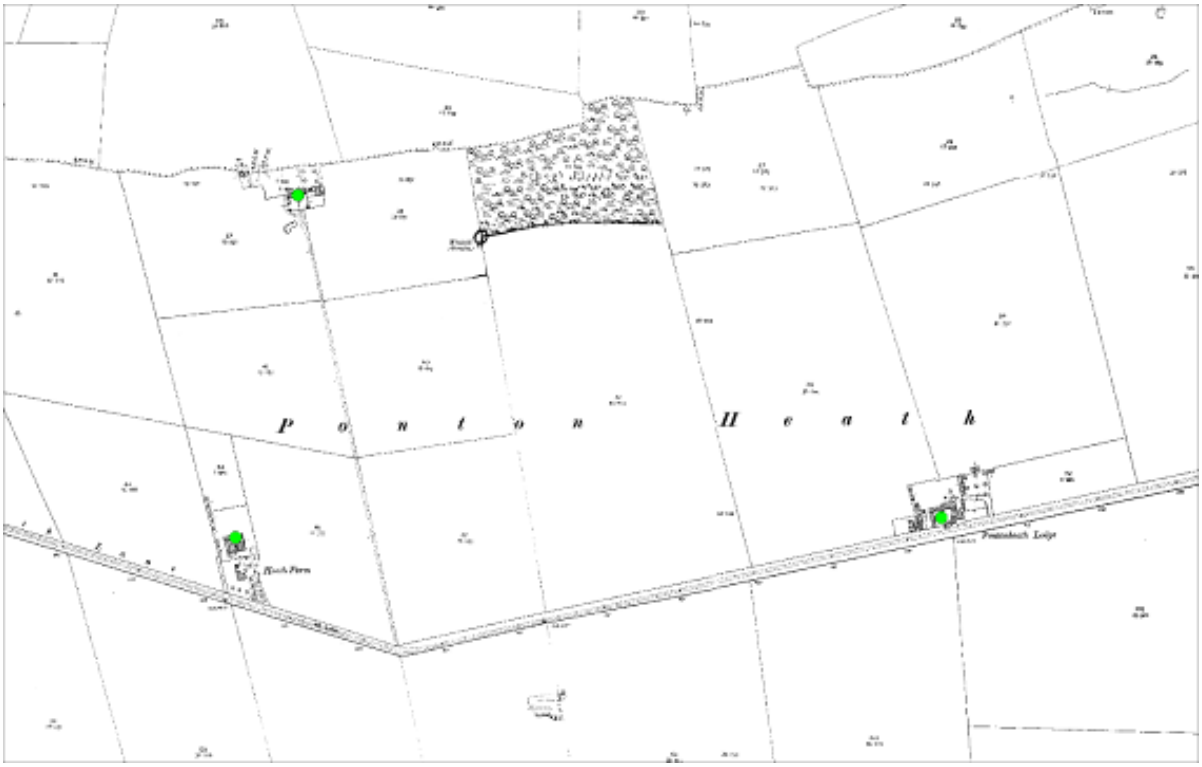
Old Park Farm, Stoke Rochford. A planned courtyard farmstead with associated farmworkers cottages. The rather grand farmhouse is set away from the main complex, indicating that it was aimed at an "improving" tenant of high social standing. The extensive shelter belts surrounding the farmstead limit views into the complex and accentuate the main access routes.

Several of these large landowners used their wealth to create landscape parks and stately homes throughout the character area, with some having been designed by important figures such as “Capability” Brown and John Vanbrugh. Farmsteads in the vicinity of these parks were often elaborately constructed of high quality materials to reflect the aesthetics of the landowner, an approach that also extended to farmworkers cottages. A number of settlements in the area, such as Edenham and Creeton, can be described as “estate villages”, where the dominant architectural style is set by the local landlord, including the materials and design of most buildings.

LANDSCAPE AND SETTLEMENT

Although generally an upland landscape, the character area demonstrates significant variation, especially along its central east-west axis. To the extreme west, in the border area between Lincolnshire and Rutland, the landscape is broad and open, with large arable fields adhering to a largely rectilinear plan form. Further east, as the landscape becomes more rolling and hilly, the effects of the various rivers that traverse the character area are felt more strongly with shallow valleys of heavy clay soils running between hills of limestone. Towards the border between this Character Area and the Fens (NCA 46) to the east, the topography becomes shallower and flatter, with patches of gravel terraces rising a few metres above the surrounding clays.

Small scale irregular fieldscapes exist in many areas, around the fringes of the smaller village settlements and within the valleys of the lowland vales and rolling farmland, often with mature and well wooded hedgerows. These reflect the early enclosure of the character area for sheep rearing. In certain places, especially on hill slopes and areas of marginal soil quality, the rectilinear fieldscapes of planned enclosure can be identified, although these are less prevalent than in adjacent character areas. These planned areas are broadly defined by formerly stock proof thorn hedges and limestone walls, both of which have been much reduced in extent due to the intensification of arable cultivation in the later 20th century.



Although the overall character of the area is one of rolling hills and woodland, some areas of open heath can be found such as here at Ponton. As in other areas, these heaths were enclosed during the 18th and 19th centuries for arable cultivation. The farmsteads seen here are regular courtyard types of the kind commonly associated with arable/mixed farming of the period.

The different geological strata that underlie the area have given rise to a thriving minerals industry, including quarries for limestone, ironstone, sand and gravel. This has strongly influenced both the built heritage of the area, as described below, and the modern rural landscape. In the south, around Baston and the fen edge, large gravel pits have created a pattern of artificial lakes that are used for a variety of recreational and conservation purposes. Large areas of countryside around Colsterworth are in fact reinstated land on the site of former open cast ironstone mines. The infrastructure associated with mineral extraction, such as railway cuttings, embankments and haulage roads, is clearly visible from some stretches of main roads.

By comparison to much of the rest of Greater Lincolnshire, this area is extensively wooded, with patches of ancient and semi-natural woodland scattered throughout. These patches are occasionally quite large, as is the case with Morkery Wood and Pickworth Great Wood, which also show signs of piecemeal felling and enclosure at their edges, indicative of assarting. The historic tree cover is augmented by plantation and estate woodland associated with the many stately homes in the area. As well as the discrete woodland blocks, many of the roads through the area are bounded by trees and overgrown hedges, further enhancing the sense of enclosure. Plantations and copses provide a well-wooded appearance in many areas, particularly across the mixed farmlands, clustered along the watercourses and on the higher ground between the East Glen and West Glen Rivers.

The shrunken village of Creeton. The only major buildings are Manor Farm (right) and the Parish Church (left) set in a typical rolling pastoral landscape.

The varied landscape is reflected in the distribution of nucleated settlements across the area. Along the Fen border, a line of villages runs parallel to the Car Dyke, from Market Deeping to Folkingham. Across the rest of the character area, small villages and hamlets adhere to the courses of the many streams and rivers that traverse the countryside. Some settlements to the west and centre of the area are found within dry upland river valleys marking the former courses of modern rivers. Deserted medieval villages are concentrated along the north part of the area.

The Kesteven Uplands is particularly notable for the concentration of large country house estates, such as Grimsthorpe Hall, and several smaller manor houses and gentry houses throughout the area. These are typically accompanied by area of designed parkland. Much of the parkland in the area has been converted to arable cultivation, but in most cases the parkland character remains evident from shelter belt woodland or isolated veteran trees within the modern arable fields themselves.

FARMSTEAD AND BUILDING TYPES

The history of early enclosure and farming prosperity is reflected in the number of 16th and 17th century manor houses in the rolling farmland and lowland vales and the high survival of pre-1750 farmstead buildings, mostly threshing barns. These earlier farmsteads are often associated with key ancillary buildings including;

- Ornamental or high status buildings such as dovecotes
- Early post-medieval barns and farmhouses, especially in the south of the area

In planned farmsteads of the 19th century, the house is generally separate from the ranges of buildings, which are laid out to fulfil specific roles in the mixed farming regime. Associated houses are often large and well appointed, reflecting the desire to attract wealthy and active tenants during the "high farming" period.

Stone built farmstead with brick facade and rear extension. A farmstead of this type reflects both the great prosperity of the area and the changes it underwent during the 18th and 19th centuries. From operating a rural economy based on the wool trade, the area became more heavily dependent on arable farming, resulting in the alteration of buildings and the construction of new outbuildings for cattle and farm equipment, as seen here to the rear of the complex. The later buildings are constructed in brick and pantile.

Key building types reflecting the importance of arable farming are:

- extensive cartshed/granary ranges
- large 18th/19th century combination barns and stables
- shelter sheds to cattle yards
- smaller 18th century and earlier threshing barns
- Large farmhouses on tenanted farms.

Farmstead Types	Numbers	Percentage	County Average
Regular Courtyard Types	467	76.43%	76.11%
Loose Courtyard Types	80	13.09%	13.69%
Others, including dispersed and linear types	64	10.47%	10.19%

Farmstead plan types in the Kesteven Uplands National Character Area

There are often strong architectural and design links between farmsteads owned by the same estate. On the Saltby estate farmsteads were mostly rebuilt in ironstone with pantile roofs, while those on the Buckminster estate were typically brick-built and of a more regular plan form. Other indicative features can include date stones and crests.

MATERIALS AND DETAIL

- Finely worked local limestone is a notable feature of the area (famous quarries at Barnack and Ancaster exported stone to Cambridge colleges and Ely Cathedral)
- Roofs are typically pantiles and occasionally Collyweston or Welsh slates in post 1860 buildings. Bottesford Blue pantiles are occasionally used in the west of the NCA
- Ironstone is often featured as a primary building material on high status houses, especially when used in alternating courses with pale limestone
- Timber framing is now mainly confined to towns
- Estate buildings tend to be well constructed to planned forms, although often added to in 20th century
- Estates show extensive influence on design and materials, both in aesthetics and farming principles.