



ENGLISH HERITAGE

National Heritage Protection Plan

NHPP 4F1Rural Buildings and their Setting

A Project Brief to build the evidence base for historic
farmsteads in Lincolnshire.

Project Number: 6584

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HISTORIC FARMSTEADS IN LINCOLNSHIRE (6584)

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I SUMMARY

English Heritage wishes to commission a project which will:

1. Build the evidence base for historic farmsteads and isolated farm buildings across the historic county of Lincolnshire
2. Contribute to an understanding of landscape and settlement character in the county
3. Develop planning tools for informing future change, through consultation and summarising the results of this project within the framework of a Farmsteads Assessment Template developed elsewhere in England

It is important to note that the historic county of Lincolnshire includes the areas covered by North Lincolnshire and North East Lincolnshire Unitary authorities, where some mapping of farmsteads has been completed.

An Annexe attached to this Brief provides a detailed specification for each of the key products required.

2 BACKGROUND

Historic farm buildings are under the greatest threat from neglect on one hand, and insensitive development on the other, of any rural building type. Research led by English Heritage, and consultation with a wide range of stakeholders, has highlighted the need for an evidence base and a consistent, structured framework for understanding the historic character, significance and potential for change of farmsteads. Likewise the new National Planning Policy Framework (NPPF) identifies the need for local planning authorities to provide 'up-to-date evidence about the historic environment in their area' (item I69) and prepare local planning guidance and character assessments that are integrated with assessment of historic landscape character (item I70).

It is clear, as a result of research and consultation by English Heritage (see the English Heritage HELM website) that:

- There is limited and inconsistent information to inform the sustainable development of historic farm buildings, including their distribution, character, significance and any impact of development
- There are inadequate tools and methodologies for consistency in development control, site recording and planning policy
- There is uncertainty among owners stemming in part from inadequate information and advice
- There is imprecise targeting of resources, including for the agri-environment schemes

This and subsequent work has highlighted the need to develop tools for understanding and informing change to farmsteads which:

- Will build advisory capacity to local level
- Provide guidance for the identification of priorities and targeting and monitoring of resources
- Provide a solid foundation on which further more detailed studies of historic farmsteads and landscape can be built

3 AIMS AND OBJECTIVES

This project aims to:

1. Inform appropriate levels of protection to historic farmsteads and their buildings
2. Develop and inform understanding of the historic character, significance and pressures for change of traditional farmsteads
3. Set out the historic character, significance and pressures for change affecting traditional farmsteads and their buildings within the framework of England's National Character Areas and in accord with the recommendations of the Natural Environment White Paper
4. Inform decision-making by all those involved in the reuse and development of historic farmsteads, specifically:
 - The sustainable development of historic farm buildings, including their distribution, character, significance and any impact of development
 - The development and application of tools and methodologies for consistency in development control, and for use by those considering change (owners, agents, architects etc)
 - The targeting of resources
 - Provision of a solid foundation on which further more detailed studies of historic farmsteads and landscape can be built

The objectives of the project, in support of these aims, are to:

1. Contribute to the completion and eventual publication of *Farmsteads and Landscapes Statements* in 2014 through providing a body of texts, maps and photographs for the 11 National Character Areas within/partly within the historic county of Lincolnshire as specified in this Brief
2. Provide more detailed evidence on the historic character and survival of farmsteads and buildings in their landscape and settlement context
3. Provide a framework to help inform the options for change, guide future projects, survey and community initiatives

4 BUSINESS CASE

4.1 National Heritage Protection Plan (NHPP)

This project addresses the corporate aims outlined in English Heritage's Corporate Plan 2011-15, including its work in informing the work of other organisations (building capacity) and in developing an understanding of the character and history of areas undergoing regeneration and change. Key to this is the NHPP, published in May 2011, which sets out how English Heritage, with help from partners in the sector, will prioritise and deliver heritage protection for the next four years (2011-2015). It will make best use of our resources so that England's vulnerable historic environment is safeguarded in the most cost-effective way at a time of massive social, environmental, economic and technological change.

The heart of delivery of the NHPP is the Action Plan. This is divided into 8 themes (called Measures). These are further sub-divided into a series of Topics and Activities which address specific areas of work (e.g. places of worship, historic ports, strategic designation) that have been identified as priorities for the Plan.

This project sits under Measure 4 (*Assessment of Character and Significance*) which focuses support and action on those themes and places which English Heritage, and its partners through consultation, considers are insufficiently understood, threatened by change, and of potentially high significance, and Activity 4F1 (*Rural Buildings and their Settings*).

It also delivers under Measure 5 (Protecting Significance) through the full range of protection measures, from designation to management frameworks and boosting the capacity of HERs to offer advice; and Measure 6 (Managing Change) through English Heritage's statutory role in the planning process, giving pre-application advice and providing timely, constructive advice on managing major change to the historic environment.

This project supports sub-programme ID in English Heritage's Strategic Framework for Historic Environment Activities and Programmes (SHAPE): Develop new approaches which improve understanding and management of the historic environment and specifically sub-programme I I I I I.230: Understanding Place: Historic Landscape Characterisation (thematic).

4.2 Lincolnshire

The historic county of Lincolnshire has been selected for a variety of reasons, in particular:

1. It displays a wide range of landscapes that have now been mapped and made available on the county's three HERs, as part of the Lincolnshire Historic Landscape Characterisation Project
2. These landscapes are affected to differing degrees by demand for rural housing, including enabling development for grade I and II* properties, and the intensification of larger-scale and arable-based farming enterprises
3. The county sits within the eastern arable zone of England, where no mapping of the historic character and survival of farmsteads (to be produced under Part 2) has been completed to date, where the trend to very large arable farming units is predicted to intensify in the future and where strong variations in settlement pattern pose challenges for sustainable development
4. Lincolnshire's agricultural history has been studied in considerable depth, and farmsteads have been subject to survey by the RCHME (Barnwell and Giles 1997) and by locally-based researchers such as Shirley Brook

5 METHODS AND SCOPE

It is important to note that the historic county of Lincolnshire includes the areas covered by North Lincolnshire and North East Lincolnshire Unitary authorities.

Engagement with HERs and local stakeholders is a key component of this project.

Part 1 – Farmsteads and Landscapes Statements

The project will contribute, through its results and overview of areas around the county based on rapid appraisal of OS maps (1:25,000 scale being particularly useful), to the completion of Farmstead and Landscapes Statements for the following areas:

- 39 Humberhead Levels
- 40 Holderness
- 41 Humber Estuary (includes Sunk Island)
- 42 Lincolnshire Coast and Marshes - Eastern Arable
- 43 Lincolnshire Wolds - Chalk and Limestone Mixed
- 44 Central Lincolnshire Vale - Eastern Arable
- 45 Northern Lincolnshire Edge with Cover Sands - Chalk & Limestone Mixed
- 46 The Fens - Eastern Arable
- 47 Southern Lincolnshire Edge - Chalk and Limestone Mixed
- 48 Trent and Belvoir Vales - Eastern Arable
- 75 Kesteven Uplands

Part 2 - Farmsteads Mapping

The project will use the existing methodology for farmstead mapping as contained in *Historic Farmsteads: A Guide for Mapping*. The methodology must refer and conform to the *Guidance for EH Projects using GIS*. The rapid mapping of traditional farmstead character and survival can then be deepened through analysis against the county's HLC and work in pilot areas representative of different landscape types and developments pre- and post-1900, using for example tithe maps and Land Tax records but with a particular focus on exploiting the results of recent research (since the 1970s) on the county's agriculture and landscapes.

Part 3 - Farmsteads Assessment Guidance

This project will adapt the existing Farmsteads Assessment Template developed elsewhere in England and within this framework provide locally- specific guidance. This may be subject to change as a result of consultation and the need to develop toolkits for local volunteers. However, English Heritage is intending to develop these for national application further to work in other parts of England in 2013.

6 PRODUCTS, DISSEMINATION AND ARCHIVING

6.1 Key Products

Part 1 – Farmsteads and Landscapes Statements

The project will produce text, maps and photographs to enable completion of 11 statements for the National Character Areas within/partly within Lincolnshire, which:

- Summarise at first the historic character, significance and foresight issues for each area
- Provide more detailed evidence on farmsteads and buildings in their landscape and settlement context

Part 2 - Farmsteads Mapping

The GIS mapping of the historic character and survival of the county's traditional farmsteads, which uses as a baseline Ordnance Survey 2nd edition maps of around 1900, and will be consistent with the method adopted elsewhere in England. Case studies will deepen this understanding, through using earlier and later maps in combination with the results of existing and completed research in the county. These will examine earlier patterns of historic character and also the character and survival of the c.1900-40 building stock, in particular the smallholdings which form a significant element of fenland and other landscapes in the county.

Part 3 - Farmsteads Assessment Guidance for Lincolnshire

Assessment guidance which, after a county workshop will apply the template developed elsewhere in England (in Kent, Worcestershire and soon Staffordshire and Cornwall) in combination with the results of Parts 1-2 in order to provide locally-specific guidance and inform future change at a site level.

6.2 Dissemination and Archiving

The *Farmsteads and Landscapes Statements* will be archived on English Heritage's website together with the illustrated statements for the other National Character Areas in England.

The GIS mapping, reports and Assessment Framework shall be stored on the county's HERs and websites, with links from the English Heritage website. The exact means of achieving this shall be determined at the project's PD stage.

7 STAGES AND TASKS

Stage 1 County overview

County overview provides a valuable familiarisation stage which will inform the successive stages of the project. Tasks comprise:

1. Read through the county Historic Landscape Characterisation, Preliminary Regional Character Statement (East Midlands) and draft Farmstead and Landscape Statements supplied by English Heritage.
2. Collation of published and identification of ongoing work on the county's agricultural history and its farmsteads/ rural buildings.
3. Review of available photographs from the HERs and other collections in order to identify the range of farmstead and building types across the project area and illustrate the Farmstead and Landscape Statements.
4. Communicate with the local Natural England office to see what additional digital images they may hold.
5. Identify significant local studies on rural buildings and landscapes that post-date 2006 (the date of the Preliminary Regional Character Statements published by English Heritage), and consider what added value they bring to the project.

This stage shall run concurrently with an initial overview by English Heritage of National Mapping Programme and other aerial and ground photography derived from former RCHME survey, Turning the Plough and related initiatives in the NHPP.

Stage 2 Project Start-up Workshop

A workshop will:

1. Bring key players such as county HERs and heritage professionals together to scope the evidence for Lincolnshire's historic farmsteads
2. Consider the range of farmstead and building types, with a particular focus on the results of initial farmsteads mapping entered onto the North and North East Lincolnshire HERs.
3. Consider the evidence for the NCA statements within the county.
4. Scope the potential for existing photography held in county HERs and elsewhere, and the need for aerial images of key sites by English Heritage.
5. Outline a short note for local publication which summarises the project

Stage 3 Main Project

Stages and tasks for each of the following Products introduced in 6:1 Key Products are outlined in the Annexe.

- Part 1 – *Farmsteads and Landscapes Statements*
- Part 2 - *Farmsteads Mapping*
- Part 3 - *Farmsteads Assessment Guidance for Lincolnshire*

Stage 4 Dissemination

- Seminar for key stakeholders listed in 8: Interfaces.
- Consider article in peer-reviewed journal

Note – This process can include, but should not be limited to, the activities set out in the stages listed for each Product in the Annexe. The Project Design should expand on the details above as necessary; the Commissioned Organisation will be expected to demonstrate a clear methodology that will meet the project's aims and objectives, as set out above. Where alternative methods are proposed, these will be considered on their merits.

Note – some stages may overlap or run concurrently. A task list which includes days per person and per task/or part task should be included in the Project Design.

8 INTERFACES

8.1 North and North East Lincolnshire farmstead projects

Staff and volunteers have mapped farmstead character and survival in North and North East Lincolnshire, totalling over 800 records, using the existing EH mapping methodology (see Methods, Part 2, and Annexe 2). These will need to be checked in order to ensure that conform to the agreed typology (which has not changed since the EH methodology used for the W Midlands).

8.2 Key local stakeholders

These include Heritage Lincolnshire, the Lincolnshire Historic Environment Record, the North Lincolnshire Historic Environment Record and North East Lincolnshire Historic Environment Record, the Lincolnshire Wolds AONB, local planning authorities, the NFU and the Country Land and Business Association (CLA).

8.3 The Lincolnshire Wolds AONB

The Lincolnshire Wolds AONB is developing an HLF-funded community project that will explore how villages and communities have grown within the landscape.

8.4 Historic Landscape Characterisation

The recently-completed Historic Landscape Characterisation for the county provides a framework for the analysis of the data from the Farmsteads Mapping.

8.5 Society for Lincolnshire History and Archaeology

Farming and farmsteads are included in the interests and activities of this very active group.

8.6 Interfaces with other projects in the NHPP

This project forms part of 4FI in the NHPP. Of particular relevance is *The Farmsteads Assessment Framework* which will be launched at a national level in February 2013 and has been developed to inform an understanding of the character, significance and potential for change of farmsteads, so that decisions about locally specific spatial planning, land management and economic development are clear, consistent and tailored to their future conservation and use.

Input into Revision of the National Character Area Profiles by Natural England - within ID2 (Agriculture and Forestry Impacts) English Heritage will provide support and comment for the revision of the NCA Profiles, so that they can be produced within NE's timescale for production. The *Farmsteads and Landscapes Statements*, and the supporting *Historic Environment Analysis*, will be developed to complement Natural England's revision of the Profiles.

9 TIMESCALE

The project will commence in March 2013 and be completed by 30 September 2014.

10 OVERALL BUDGET

It is anticipated that the project will cost between £20,000 to £25,000 (excluding VAT).

11 FORM OF TENDER SUBMISSIONS

The tender submission should refer to the *National Heritage Protection Commissions Programme Guidance for Applicants* (Release 6) and be fully compliant with the *Management of Research Projects in the Historic Environment* (MoRPHE).

The Project Design should include:

- a document control grid and contact details (see MoRPHE p.42)
- costs calculated according to Section 12 of the Guidance for Applicants and set out per financial year (see Guidance for Applicants, Appendix 5)
- a Task List which included days per person, per task (see Guidance for Applicants, Appendix 5)
- a timetable and Gantt Chart
- a Risk Log

The relevant documentation to assist in producing the Project Design can be downloaded at: <http://www.english-heritage.org.uk/MoRPHE> and the guidance notes www.english-heritage.org.uk/nhpcp.

Any queries about the aims and objectives of the brief or its scope should be addressed to Jeremy Lake (Landscape and Resources Analyst, Historic Environment Intelligence Team) Tel: 07730 050991.

Any queries relating to the tender process and project documentation should be addressed to Charlotte (Charlie) Winter, National Heritage Protection Commissions Procurement Manager on 02073942987 or (mobile) 07831353164: Fax: 01793414054

12 SELECTION PROCESS

Tenders will be appraised at a formal tender board comprised of three or more appropriate English Heritage officers, and will be scored in accordance with the English Heritage Procurement Regulations. English Heritage may consult externally as well as internally when appraising the tenders. Successful and unsuccessful tenders will be notified of the results of the tender board in writing usually within a week.

English Heritage operates a full Equalities Impact Assessment system.

The work requires the following skills/experience:

- A broad academic background covering the historic environment generally (all periods), and architecture (nineteenth and twentieth century) specifically
- Experience of undertaking historical research
- Appropriate GIS skills including familiarity with Historic Landscape Characterisation
- Experience of Excel spreadsheet inputting
- Experience of writing to publication standard

13 COPYRIGHT

Photographs supplied from the contractor's own collection will be acknowledged as copyright of the author. Otherwise reports and all associated documentation, databases and photographs will be the copyright of English Heritage. Copyright on all reports submitted will reside with English Heritage, although a third-party in-perpetuity licence will automatically be given for reproduction of the works by the originator, subject to agreement in writing from English Heritage.

14 ADMINISTRATION OF CONTRACT

The grant award will be administered via a standard English Heritage NHPCP contract. If the tender is a sole trader, rather than a limited company, association or partnership, then we would advise that early contact be made in order that an Employment Status Questionnaire (a requirement of English Heritage by Her Majesty's Revenue and Customs (HMRC)) can be completed in advance of submission of a tender.

15 PROGRAMMING, MANAGEMENT AND MONITORING

The project will be administered through the National Heritage Protection Commissions Programme (NHPCP); for guidance see <http://www.english-heritage.org.uk/professional/funding/grants/grants-available/nhpcp/>

The project will be MoRPHE compliant (<http://www.english-heritage.org.uk/MoRPHE>).

The Project Manager will be responsible for liaison with the English Heritage Project Assurance Officer, and expected to produce highlight reports (see MoRPHE p48) at appropriate points throughout the project and an end-of-project report (see MoRPHE p49).

The Project Executive and project team member responsible for internal Project Assurance should be specified in the Project Design (please note these roles can be undertaken by one person, but Project Assurance should not be part of the Project Manager's role (see MoRPHE pp16-18))

English Heritage Project Assurance and routine monitoring of standards and progress will be undertaken by an NHPC Project Assurance Officer.

16 REFERENCES

Most of the publications listed below can be downloaded from the HELM website, English Heritage's online resource for owners, planners and everyone else involved with caring for the historic environment at a local level. www.helm.org.uk/guidance

EH/Countryside Agency 2005. *Living Buildings in a Living Landscape: Finding a Future for Traditional Farm Buildings*. This policy statement and guidance recommends that future strategies and approaches towards re-use should avoid blanket 'off the peg' solutions and instead be informed by an understanding of regional and local differences in the drivers for change, patterns of landscape and farmstead character, and their sensitivity to and potential for change.

EH/Countryside Agency 2006. *Historic Farmsteads: Preliminary Character Statement* (a series of eight regional documents including one for East Midlands)

ANNEXE: DETAILED SPECIFICATION FOR KEY PRODUCTS

PART I - FARMSTEADS AND LANDSCAPES STATEMENTS

1 Aims and Objectives

The Farmsteads and Landscapes Statements are designed as working documents to complement the revision of the National Character Areas by Natural England, which is scheduled for completion by 2014. The NCAs are being used because they are a national framework which is used for land management and the targeting of the agri-environment schemes. These statements provide for the first time an interpretation of the farmsteads and farmed landscapes of England, which will be amended as knowledge develops and be deepened as a result of Part 2 of this project. Initial drafting of these will provide a familiarisation stage for this project.

The statements:

1. Summarise the historic character, significance and foresight issues for historic farmsteads and their buildings in each of those National Character Areas.
3. Provide more detailed evidence on farmsteads and buildings in their landscape and settlement context.

2 Methods and scope

Provide a body of texts, maps and photographs to enable completion and eventual publication by English Heritage of *Farmsteads and Landscapes Statements* in 2014 for 11 National Character Areas wholly or partly within the county (see Methods and Scope heading in the main Brief).

3 Products

Text - Draft text for each NCA shall be supplied by English Heritage. These texts will then be enhanced and amended following completion of Part 2 (Farmsteads Mapping), with a particular focus on the *Farmstead and Building Types* and *Materials and Detail* sections.

Area Maps - Each statement shall have two (in agreed cases one or more than two – particularly if the area is marked by many subdivisions) map extracts from the OS 2nd Edition surveys of c1900, accompanied by a caption, to show 1.5 x 1.5km areas reduced to a 1:10,000 scale. The aim of these maps is to show how the scale and density of farmsteads can be understood in their landscape and settlement context.

Photographs - The photographs will help the user identify the key characteristics of each area, and the farmstead and building types within them, cross-referred if necessary to the sub-area in which they sit. The number of photographs will be conditioned by the scale, diversity and significance of the NCA. Areas to be cropped must be indicated.

Photographs will include new photographs for archiving by English Heritage. These must be supplied as the following

File Type: Submitted image files should be flattened uncompressed 8 bit TIFF files of not less than 25MB (without interpolation).

Sharpening: Images should not be sharpened.

Colour Space: Adobe RGB 1998.

Dynamic Range: Exposure should aim to produce good highlight and shadow detail.

- Landscape Folder: 2-4 landscape-format photos (including aerial images, see 7: Stage 5) for the Landscape and Settlement section, to show farmsteads in their typical landscape and settlement contexts,
- Farmstead Folder: 6-12 photographs to illustrate Farmstead and Building Types and Materials and Detail, the latter only being required to illustrate significant and locally distinctive features such as watershot masonry or carpentry techniques.

Captions for Photographs - These must not exceed 8 lines of text (Arial font, 12 pt).

- Captions can specify location (e.g. settlement or vale name) but in order to safeguard the privacy of owners they must not specify any farmstead addresses. The location can be identified on the file (8-figure NGR and/or address) or as an addendum to the caption for filing.
- The picture credit shall commence after the last sentence and full stop of the caption, and provided in the following format of Picture Type/copyright/ source/ no final full stop e.g. Photo © Robert White/ YDNPA

Format of the Farmsteads and Landscapes Statements - The products supplied will then enable completion, after May 2013 and beyond the scope of this Project, of statements which will conform to the following format and which will therefore guide the format of this project's Statement outputs:

Introductory paragraph to the NCA

SUMMARY (one page, rarely more) ordered as follows:

Historic Character

Significance

Present and future issues

MAP OF THE AREA WITH KEY SUBDIVISIONS IF RELEVANT

HISTORIC CHARACTER GUIDANCE

Guidance under headings of 1) Historical Development, 2) Landscape and Settlement, 3) Farmstead and Building Types and 4) Materials and Detail

This section will be illustrated with one or more 1:10 000 scale 2nd edition OS maps and photographs

FURTHER READING AND LINKS TO NATIONAL CONTEXT GUIDANCE

4 Stages and Tasks

Stage 1 Analysis and enhancement of text

This stage, which will use the methods introduced in the Workshop stage, shall:

1. Focus on the Farmstead and Building Type section.
2. Mark up the supplied NCA map if there are clear subdivisions referred to in the text.

This stage shall use a rapid overview of OS maps, the National Heritage List for England and Google Earth to contribute, in liaison with the EH Quality Assurance Officer, to the assessment of key farmstead and building types for the project area and each NCA.

Stage 2 Selection of images

1. Order any additional aerial photography from English Heritage. Aerial photographic orders for submission to English Heritage will be identified as 6-figure NGRs, including a brief note on the site with the preferred direction of view.
2. Select a short list of photographs from available sources in the county HERs, and provide their locations and NCA, and relevant notes on their landscape context and characteristics.
3. Orders for aerial photography. *Some aerial photographs may be required.*
 - Aerial photographic orders for submission to English Heritage will be identified as 8-figure NGRs, including a brief note on the site with the preferred direction of view.

Aerial orders template

National Character Area:

<i>Name</i>	<i>Grid Ref of farmstead</i>	<i>Description</i>
Home Farm, Enville	ST 382285	Regular courtyard (Grade II Model Farm) – complex includes fish ponds and estate cottages. Approach from SW to take in Enville Hall beyond shelter belt?
Sugarloaf Farm, Iverley	ST 388281	Regular Courtyard (U plan), associated with Grade II farmhouse in landscape of planned enclosure.

Stage 3 Order Maps, with captions

This stage will:

1. Order maps for each NCA. The maps will be ordered as tiles taken from the OS 1:25000 maps, with each block of tiles ordered from west to east. Contractors have been asked to order these from the OS 1:25000 maps, with each block of tiles ordered from west to east and prefaced by the sheet number, for example as 9371-4, 9471-4, 9571-4. An 8-figure centroid shall also be supplied.
2. Mark up farmsteads, field barns and other key features for each of these of maps, to exactly the same format as used for other NCAs (as supplied).
3. Captions – supply captions for each map.

Stage 4 Completion

- 1 Checking of products as specified above by English Heritage
- 2 Final amends by contractor and submission

PART 2 FARMSTEADS MAPPING

1 Aims and Objectives

The principal aim of this module is to create a consistent landscape-level understanding of farmstead character and survival, analysed against the National Character Areas (Part 1) and the county's Historic Landscape Characterisation in order to inform policy and interpretation. This can be produced as point or polygon data, depending on the HERs' requirements. These will be clearly specified in the Project Design, further to consultation with the HER's. This module will:

1. Create a Geographical Information System (GIS) dataset – consistent with that already completed for other counties in England - recording farmstead address and location, recorded date, historic farmstead type, plan form and degree of change, obtained from modern and historic Ordnance Survey maps and other data.
2. Produce an analysis of that dataset against Historic Landscape Characterisation and other data contained in Historic Environment Records (HERs) for Lincolnshire and the unitary authorities of North and North-East Lincolnshire.
3. Enhance the capacity of the county Historic Environment Record to deliver advice and guidance, particularly for unlisted farmsteads which contribute to local character and distinctiveness.
4. Produce data and interpretation to inform:
 - Land use policy and planning (including Supplementary Planning Documents and local development frameworks).
 - The context and guidance for applications relating to individual historic farm buildings and their potential use/reuse.
 - The sustainability of rural settlements.
 - The targeting of Higher Level Environmental Stewardship.

2 Methods and scope

The project will use the existing methodology for farmstead mapping as contained in *Historic Farmsteads: A Guide for Mapping*. An initial workshop will focus on work completed at a national level and in Lincolnshire and will enable:

1. A consistent understanding of farmstead date, character, distribution and survival, through digitisation of farmsteads.
2. The analysis of the distribution patterns and location of different steading and building types against Historic Landscape Characterisation, settlement patterns and data on change and broader social and economic context for farmsteads.
3. Guidance on understanding the character and sensitivity to change of farmsteads at a local level and within its regional and national contexts, using the National Character Areas and where necessary sub-zones, and placing this within its regional and national contexts.
4. The enhancement of the county Historic Environment Record.

The project will be principally a desk-based exercise utilising GIS but it will be supported by field survey in three sample study areas.

The methodology must refer and conform to the *Guidance for EH Projects using GIS*.

3 Products

GIS dataset resulting from farmsteads mapping

The project will produce a GIS dataset for farmsteads, as polygon data with an attached attribute table (see below). The dataset includes recording of historic character as recorded on the 2nd edition map, recorded date (from map or historic building record) and levels of change (capable of rapid conversion into alert mapping to indicate sites of different heritage potential) through comparison with modern mapping, to include:

- Primary Record Number
- Location
- Farm Name
- Farmstead and site-type attributes
- Farmhouse position in relation to farmstead
- Earliest date evidence of buildings on site (from map or historic building record)
- Survival (1st or 2nd edition against latest data set) including siting of post-1950 sheds

IT IS IMPORTANT TO NOTE THAT THE PROJECT DESIGN WILL SPECIFY HOW THE DATA CAN BE TRANSFERRED TO EACH HER, WITH PARISH NAME AND OTHER DATA THAT WILL FACILITATE THIS AND MINIMISE THE WORK OF EACH HER. EACH HER'S NEEDS SHALL BE SPECIFIED AND INTEGRATED.

PRN	Unique No.	Numeric sequence chosen to fit with any existing data set PRNs
Site Name	Modern Name (historic name)	Modern farm name with historic name (if different) recorded in brackets
Classification Primary Attribute	FARMSTEAD OUTFARM SMALLHOLDING	Farmstead with house Outfarm or field barn Sites that are, by their form, association with areas of industrial activity or location within areas of small fields (often encroachment onto common) are likely to have been smallholdings
Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17 th century 18 th century 19 th century (based on presence of a listed building dated to 19 th century) 19 th century (based on presence on historic map)

Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17 th century 18 th century 19 th century (based on presence of a listed building dated to 19 th century)
Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCe etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by <i>working</i> agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group (DISPmy)
Farmhouse Position	ATT LONG GAB DET UNC	Attached to agricultural range Detached, side on to yard Detached, gable on to yard Farmhouse set away from yard Uncertain (cannot identify which is farmhouse)
Location Primary	VILL HAM FC	Village location Hamlet Loose farmstead cluster

Attribute	ISO PARK SMV CM URB	Isolated position Located within a park Shrunken village site Church and Manor Farm group (or other high status farmstead) Urban
Survival	EXT ALT ALTS DEM HOUS LOST	Extant – no apparent alteration Partial Loss – less than 50% change Significant Loss – more than 50% alteration Total Change – Farmstead survives but complete alteration to plan Farmhouse only survives Farmstead/Outfarm totally demolished
Sheds	SITE SIDE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use
Converted buildings?	Yes/No	Note presence of converted buildings based on address point data
Confidence	H M L	High Medium Low
Positional accuracy		Free text to note this: eg “Approximate – based on 2 nd edition OS”
Notes		Free text field to add notes relating to the character or identification of a record
HER Monument UID (where appropriate)		Each farmstead record will have a reference number entered by the HER. The exact method for inputting this will be determined at the PD stage.

Case Studies

These will represent a cross-section of agricultural landscapes in a sample of five parishes across the county, informed by the overview of published and ongoing research and the results of the rapid farmsteads mapping. These case studies can include the mapping of farmstead character and change from the 1st and 3rd edition OS mapping. Tithe Maps and other readily available sources such as the 1910 Land Tax Survey and Land Drainage records. They can use the results of non-intensive (not site-based) ground survey.

Report

There is a template for the production of the county report which uses the following headings.

- 1.0 BACKGROUND
- 2.0 INTRODUCTION TO THE FARMSTEADS & LANDSCAPE PROJECT
 - 2.1 Aims
 - 2.2 Objectives
 - 2.3 Products
 - 2.4 Applications
- 3.0 METHODOLOGY
 - 3.1 Introducing Historic Characterisation
 - 3.2 Introducing Historic Farmsteads Characterisation
 - 3.3 Historic Farmsteads Guidance – Character Statements
 - 3.4 Historic Farmsteads Mapping
- 4.0 FRAMEWORK FOR THE STUDY
 - 4.1 Landscape and Settlement
 - 4.2 Farmsteads
 - 4.3 Outfarms and Field Barns
 - 4.4 Smallholdings
- 5.0 FARMSTEADS AND LANDSCAPES
 - 5.1 Source Material
 - 5.2 Landscape and Settlement
 - 5.3 Historical Development
 - 5.4 Farming Regions and Areas
- 6.0 RESULTS
 - 6.1 Historic Farmstead Records
 - 6.2 Historic Farmsteads: Landscape and Settlement Context
 - 6.3 20th Century Change
 - 6.4 Dating Evidence for Recorded Historic Farmsteads
 - 6.5 Farmstead Types
 - 6.6 Farmstead Size
 - 6.7 Outfarms and Field Barns
 - 6.8 Smallholdings
 - 6.9 Farmstead Character Areas
- 7.0 CASE STUDIES
- 8.0 CONCLUSIONS AND RESEARCH QUESTIONS
- 9.0 REFERENCES

4 Stages and Tasks

KEY WORK STAGES AND TASKS	
<i>1</i>	<i>Data Collection</i>
1.1	English Heritage will provide the Ordnance Survey 25” 2 nd Edition mapping for the county in digital format. English Heritage and/or Lincolnshire County Council, and North and North East Lincolnshire will provide other mapping data to include:

	<ul style="list-style-type: none"> • 1:10,000 raster map; • Mastermap; • Listed building data to include point form, date and classification data; • Other relevant HER data (eg recorded farmsteads or unlisted farm buildings); • Geology and soil types (BGS); • Landscape Character Assessment; • The National Character Areas; • A digital copy of the Lincolnshire Historic Landscape Characterisation; • Address points (to include farm names) <p><i>Note:</i> This may necessitate journeys to the HERs.</p> <p>The consultant will agree that the information supplied by English Heritage and Lincolnshire County Council for the purposes of this project will be returned following successful completion of the work and a Contractors License will have to be signed before the information can be sent out. No part will be copied for retention or reuse by the consultant once the project is complete.</p>
1.2	<p><i>Digitisation</i></p> <p>Baseline mapping from modern and historic (late 19th century) OS maps of all farmsteads and isolated buildings, to include record of farmstead change and type. The mapping will be completed to the same standard and method adopted elsewhere in England. A handbook for mapping has been produced for the West Midlands Farmsteads and Landscapes project, and will be updated for use by February 2013.</p> <p>The GIS data should be supplied in ESRI-compatible shapefiles appropriate for use by ArcMap 9.1 and be accompanied by relevant metadata compiled to the UK Gemini Discovery Metadata Standard. It must refer to the <i>Guidance for EH Projects using GIS</i>.</p> <p>The Farmsteads Mapping Handbook produced for the West Midlands, based on pilot work in Hampshire and the High Weald AONB, will be made available in order to guide the mapping stage.</p> <p>This stage includes production of dataset as a layer in GIS (capable of conversion into other formats), recording farmsteads and buildings as point data to include:</p> <ul style="list-style-type: none"> • Primary Record Number • Location • Farm Name • Farmstead and site-type attributes • Farmhouse position in relation to farmstead • Earliest date evidence of buildings on site (from map or historic building record)

	<ul style="list-style-type: none"> Survival (1st or 2nd edition against latest data set) including siting of post-1950 sheds
2	<i>Work on Case Study Areas</i>
2.1	These will deepen understanding of the mapping in contrasting landscapes, as specified in the Products section above.
3	<i>Analysis</i>
3.1	Interpretation in relationship to: <ol style="list-style-type: none"> Historic Landscape Characterisation National Character Areas Listed buildings records Records deposited in National Monuments Record data) and the Lincolnshire Historic Environment Records. The Lincolnshire Wolds AONB
4	<i>Outputs</i>
4.1	<p><i>Draft Report.</i> The tenderer shall be supplied with a template for the report from English Heritage which will ease and economise on the reporting of the results (Annexe 2). The report shall:</p> <p>Report on methodology.</p> <p>Summarise with illustrations the key farmstead and building types.</p> <p>Present an analysis of the patterns of inherited character and the rates of change observable in different areas, by focusing on the spatial distribution of key farmstead and building types, their time depth, and relationship to HLC and LCA.</p> <p>Research issues.</p> <p>Digital Data Set – GIS layer of farmsteads with all attached attributes.</p> <p>Amend the Farmsteads and Landscapes Character Statements for the relevant National Character Areas (see 4: Methods and Scope).</p>
4	Consultation <p>Draft Report (see below)</p> <p>Submission to key stakeholders</p> <p>Refinement of Report</p>
4.3	Final Reports

PART 3: FARMSTEADS ASSESSMENT GUIDANCE

1 Aims and Objectives

- Inform decisions about locally specific spatial planning, land management and economic development that are clear, consistent and tailored to the future conservation and use of traditional farmsteads.

2. Increase appropriate levels of protection to historic farmsteads and rural buildings, informed by an understanding of their significance and sensitivity to the different options for change.
3. Help users understand the impact of any development proposals on the whole site and its landscape setting, including its capacity for change and the appropriate scale, form, location, layout and materials of any development change, rather than providing detailed guidance on the adaptation or conversion of individual buildings.¹ It will help the user understand:
 - their *character*, which results from their historic function and includes the routeways and spaces within and around them, and how these are linked to the surrounding landscape and settlement.
 - their *significance*, a factor that can be of critical importance in determining planning applications.
 - their *sensitivity* to the changes being considered, and other issues that can inform pre-application discussion and be taken forward when preparing a scheme.

2 ***Methods and scope***

The Assessment Guidance will use the Template supplied by English Heritage, the results of a workshop and Parts 1-2 of this project to draft and produce the illustrated *Farmsteads Assessment Guidance* for Lincolnshire and summaries for its planning authorities.

3 ***Stages and Tasks***

Stage 1 County workshop

Function to 1) determine local needs and requirements and 2) scope the evidence for Lincolnshire using the understanding developed from Part 1.

Stage 2 Text and Images for the Farmsteads Assessment Framework

This part of the guidance, which comprises the Site Assessment Framework and the County Summary, shall be based on the templates supplied and will use the results of the regional and county-wide overview in Part 1. This can be subdivided under the relevant section headings into the following tasks:

2.1 Site Assessment Framework

1. Under Stage 1. Text for Designation Checklist – note (approx. 250 words) on relevant designations in the county.
2. Under Stage 1. Using Historic Maps, The Historic Environment Record and Other Sources – annotated 2nd edition drawing to show how to use historic maps and text (350-500 words) relevant to Lincolnshire.
3. Under Stage 3. Two-three annotated drawings based on those in the Kent Design Guidance to show how new-build can be integrated into existing sites, using an understanding of their historic character. If clearly reasoned and justified, the tender can specify more drawings.

¹ English Heritage's publication, *The Conversion of Traditional Farm Buildings: A Guide to Good Practice*, 2006, contains detailed advice with examples.

4. Two examples of Site Assessment Summaries, with simple annotated plans and text to occupy one page of PDF for simple example and 2 pages for more complex example.

2.2 County Summary

1. Two images for the Understanding Farmstead Character section to help the reader identify traditional farmsteads and buildings.
2. Text with key images to occupy 2-3 pages of the Understanding Farmstead Character section to show the key characteristics of the county's farmsteads under the headings of 1) Historic Development, 2) Landscape and Settlement, 3) Farmstead and Building Types and 4) Materials and Detail.
3. Understanding Significance text to occupy 1 page of text (2 if images to be included) focusing on the farmstead and building types of special significance in a county and national context.
4. Under the Capacity for Change section, no more than one page to focus on the key drivers for change across the county and the key planning issues and their associated threats and opportunities.

2.3 Sources of Information and Advice

1. Add relevant local sources.

Stage 3 Text and Images for the Lincolnshire Farmsteads Character Statement

- 1 Enhance template text as supplied
- 2 Provide bespoke drawing for the Landscape and Settlement section, based on that provided in the template
- 3 Consider a bespoke replacement for the plan types drawing
- 4 Take some (up to six) of the maps used in the Farmstead and Landscape Statements to illustrate the range of landscapes and their associated farmstead types across Lincolnshire. Consider key aerial photos for this section.
- 5 Select one image – these to be taken mostly from the Farmstead and Landscape statements – for each of the key building types across Lincolnshire. Some building types, primarily barns, will benefit from additional images to show significant variations. Schematic drawings from the RCHME book *English Farmsteads* can also be used in this section, with copyright acknowledgement to English Heritage.
- 6 Select images for Materials and Detail section.

Stage 4 Recording and Research Guidance

Using the Kent Guidance as a template:

- 1 Research questions to guide recording in Lincolnshire (300 words)

2 Example of Level Survey survey (image and 500-1000 words of text)

Stage 5 Local Authority Summaries

Short (2-300 word) bulleted summaries for each local or unitary authority, summarising 1) the key characteristics of farmsteads in each district area (with a map and 1-2 images) and 2) their significance including the survival of traditional farmsteads from the farmsteads mapping.

Stage 6 Editing

Editing and checking by Lincolnshire Council, North and North East Lincolnshire Councils and EH Quality Assurance Officer.

Stage 7 PDF production.

The Project Design should expand on the details above as necessary; the Commissioned Organisation will be expected to demonstrate a clear methodology that will meet the project's aims and objectives, as set out above. Where alternative methods are proposed, these will be considered on their merits.