

WORKSHOP PACK

TOP FARM, HAINTON, LINCOLNSHIRE -

Top Farm will be the case study used for both afternoon workshops, so please take a brief moment to familiarise yourself with the workshop materials for 10 minutes looking at photographs and maps to understand the layout and orientation of the site.

The two workshops are based on the Greater Lincolnshire Farmsteads Assessment Framework, with each of the four tasks corresponding to the 4 stages of applying the framework. The first workshop will evaluate the character of the site, and the second will consider the need and potential options for development.

Facilitators for each table are on hand to help you get acquainted with the farm and assist with throughout the workshop. Facilitators will often have the answers where information is lacking!

WORKSHOP 1

This first workshop is aimed at gaining an understanding of the site, its key characteristics and how it has developed over time. The historic significance of the farmstead will also be considered. There is an example assessment in the workshop 'MATERIALS PACK' to help.

TASK 1: SITE SUMMARY

- Using the template and materials provided discuss and note down some of the key aspects of the site that will influence its future development (e.g. Access, services, location, use, designations).
- By comparing new and old maps alongside aerial and other photographs, summarise the **historic character** of the site in terms of:
 - How it has developed and changed over time since the first building was built
 - The survival of the farmstead
 - How it sits within the wider landscape
 - Connections/relationships between different parts of the farmstead (e.g. spaces, buildings, fields)
 - Material construction

As part of the exercise please annotate the 'Sketch map of Top Farm' with the function of buildings, features and spaces. Add any key lines of movement within the farmstead and in/out of the surrounding landscape.

TASK 2: SIGNIFICANCE

- Identify specific elements of the farm might be considered 'significant'. These elements are often 'stand-out' features that catch the eye, but they can also be subtle, observable in the arrangement of buildings or openings for example. In all cases, significant features will provide an insight into how a farm has functioned over time.
- Try to consider 'significance' from a landscape perspective too – how is the farm seen and appreciated from the landscape around it? What contribution does it make to the Wolds?
- Consider which of the significant features you have listed are specific to the site AND/OR are likely to be locally distinctive i.e. in common with nearby farms.

Historic England gauge significance using 4 key terms:

1. **Evidential value:** the potential of a place to yield evidence about past human activity.
2. **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
3. **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
4. **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

TASK 1: SUMMARY

Site and Management Issues

Historic character

Landscape setting:

Farmstead character:

Traditional materials:

TASK 2: SIGNIFICANCE

**Site specific or
Locally
distinctive?**

Features and Characteristics

Landscape

WORKSHOP 2

This second workshop looks at how the information gained in the first workshop can be used to consider some of the needs, opportunities and potential constraints associated with the site's future development.

TASK 3: NEED & POTENTIAL FOR CHANGE

- Briefly set out a rationale for the principle of change, considering what the needs of Top Farm area and how they could be met by future development
- Begin to consider what type of uses might suit the site
- How might future development of the site be constrained and what opportunities does the site present as a potential development?

Need and Potential for Change

Need for change

Potential uses

Constraints

Opportunities

TASK 4: OPTIONS FOR DEVELOPING THE SITE

Top Farm is one of a number of farms on the Hainton Estate. Many continue in working use, although like many farms across Lincolnshire traditional buildings have marginal uses or are vacant. Top Farm has been identified as a potential site for investment. This exercise is aimed at looking at a number of potential ideas that can be taken forward through pre-application discussions between the farm's owner and the local planning authority.

SCENARIO:

Residential conversion of the farmstead, increasing the number of dwellings by 2 or 3 units. Three elements of the scheme need scoping to understand the capacity of the site, opportunities for development and some of the key parameters that should inform the design. The three elements include:

- 1. Conversion of existing barn, cart shed and granary**
- 2. Reinstatement of buildings that formed the two crew yards**
- 3. Location and form of a new detached development**

Using the Design Principles set out in the Greater Lincolnshire Farmsteads Assessment Framework take one or more elements of the scheme above and, based on your understanding of the site, its needs and potential for change and its historic significance, set out for each:

- A non-technical description of proposed works (e.g. add small extension)
- A design brief, including some basic parameters for each proposed work. Where relevant each brief might include information about scale, materials, location, aspect, layout, form and orientation. Provide a rationale for your decisions where possible. You may also wish to propose design solutions that address particular issues or opportunities.

It's important to keep information brief and simple at this stage. Rather than consider every aspect of a potential development in detail, try to identify some of the most fundamental (and possibly obvious) aspects of a potential development. There is no single best solution!

1. Conversion of existing barn, cart shed and granary

Nature of work:

Key design parameters:

2. Reinstatement of buildings that formed the two crew yards

Nature of work:

Key design parameters:

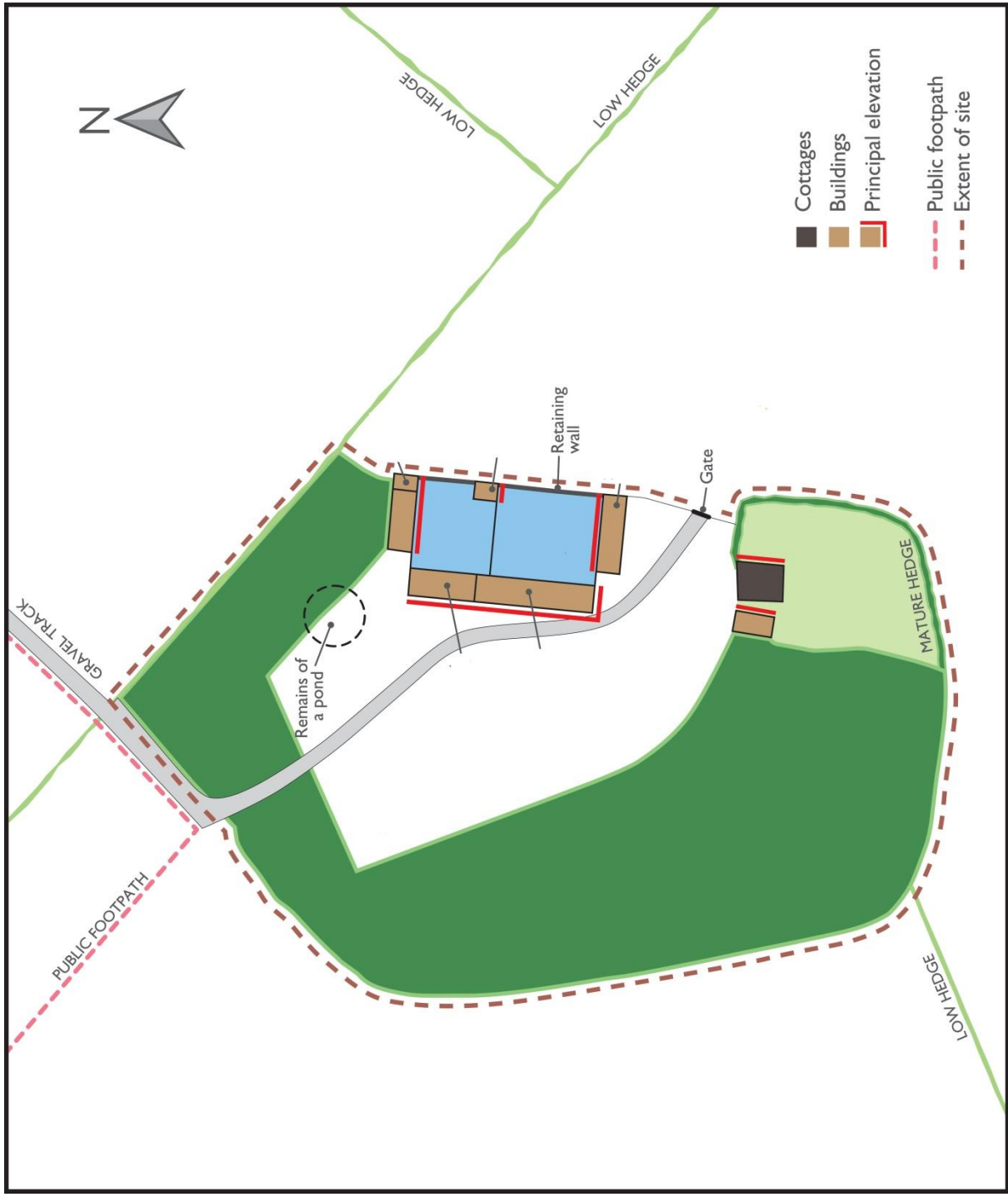
3. Location and form of a new detached development

Nature of work:

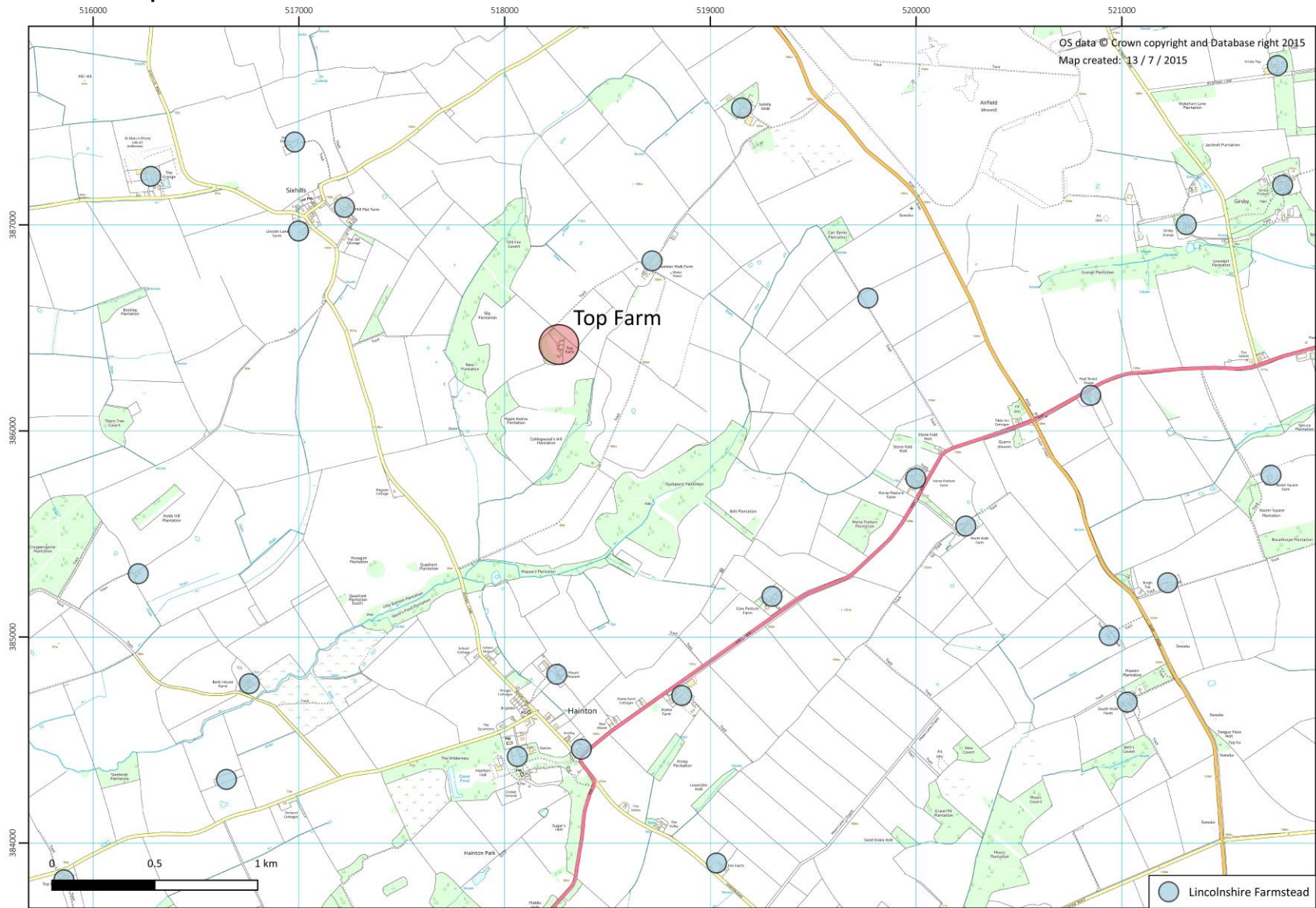
Key design parameters:

MATERIALS PACK

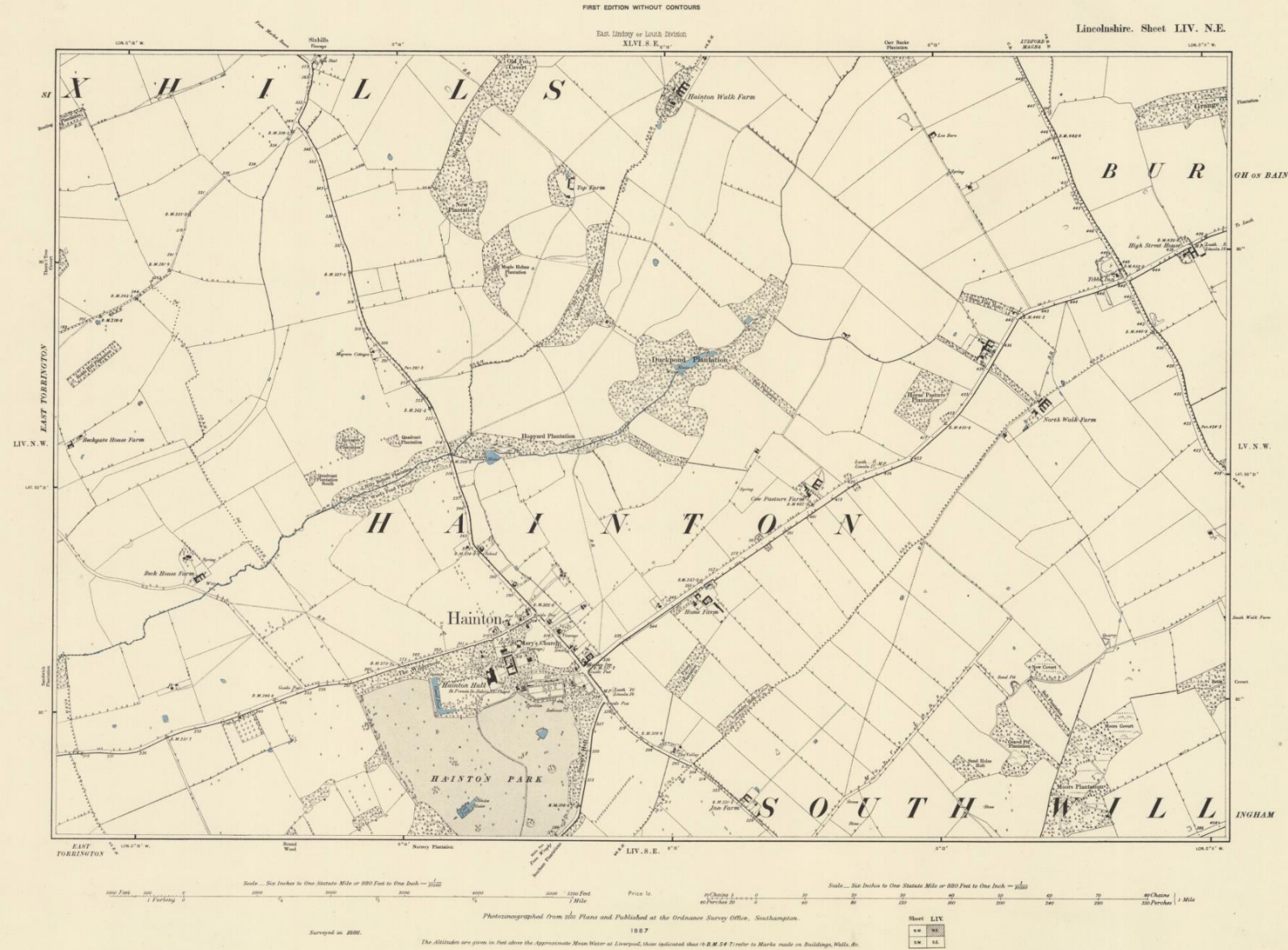
SKETCH MAP OF TOP FARM



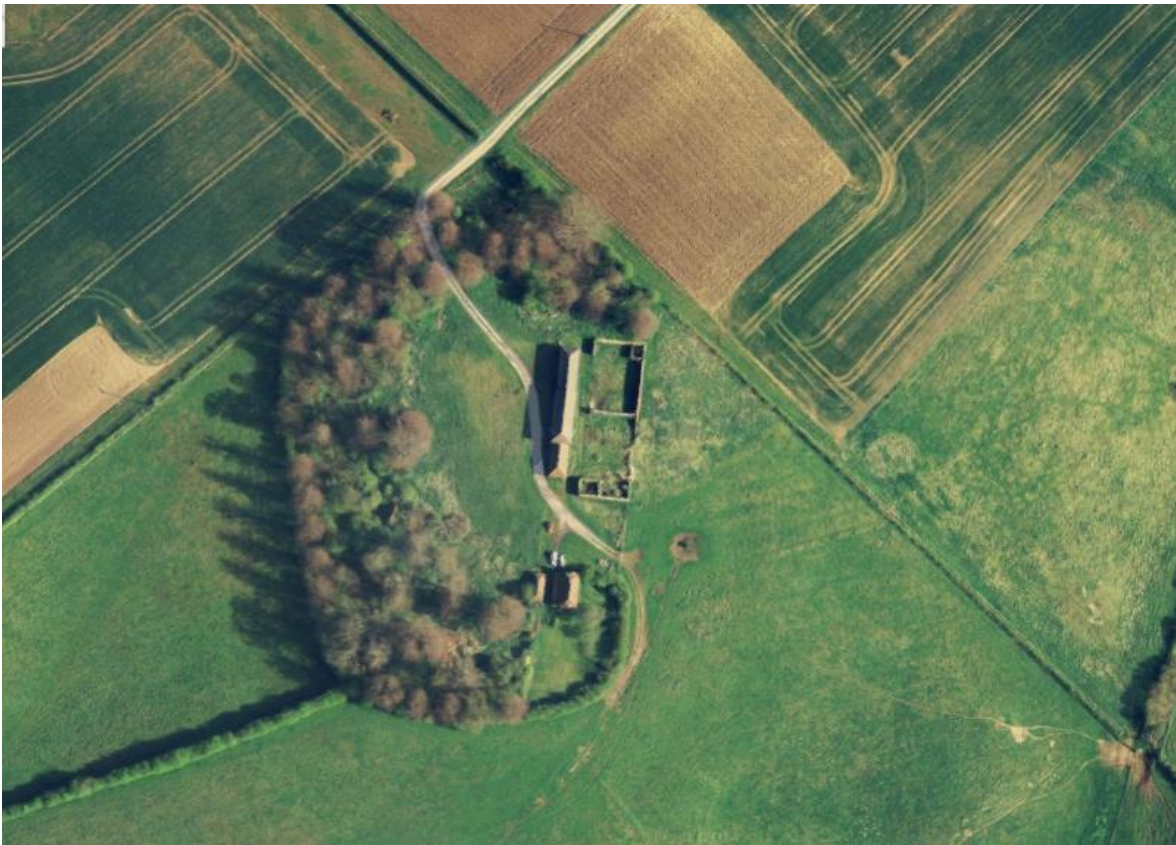
Modern map of Farmsteads in the area



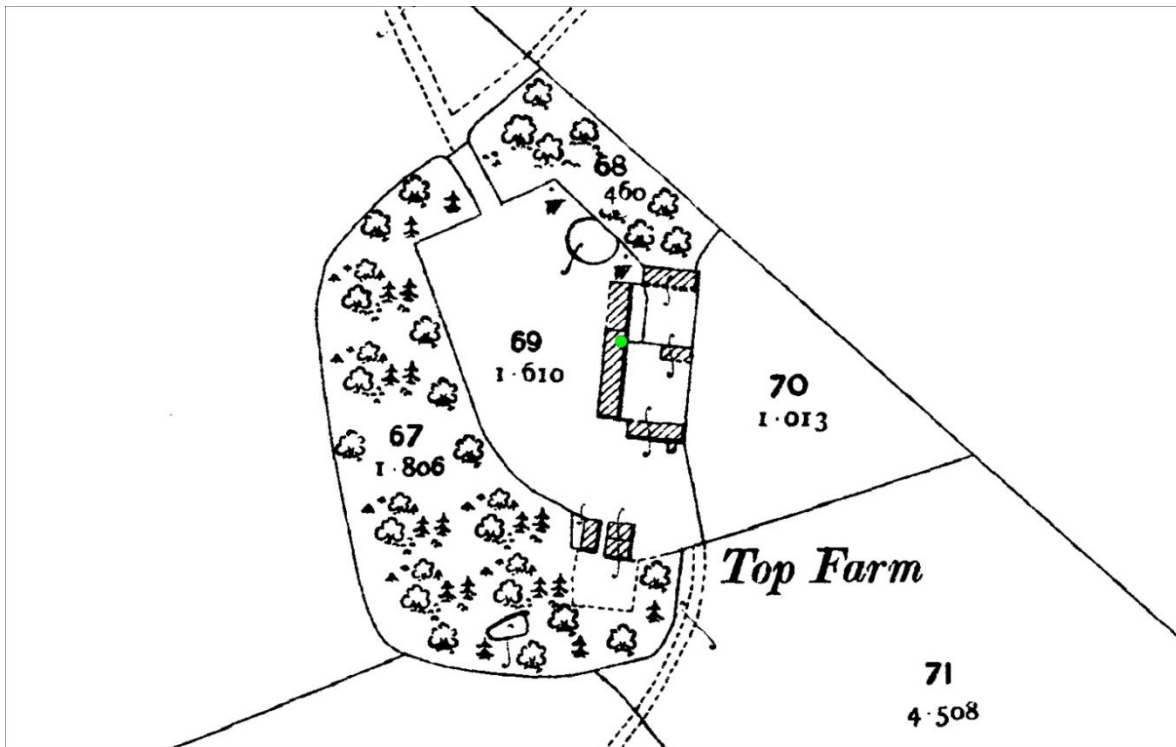
1905 Ordnance Survey Map (from <http://maps.nls.uk/>)



Modern Aerial photograph



1905 Ordnance Survey Map



Modern landscape context





Western façade of farmstead



View of southern end of working buildings



View looking north between working buildings



View of cottages looking south



View north along eastern façade of barn



View looking south through threshing bay



View of cart shed and granary



View looking east from the southern end of traditional buildings

Example Assessment

Example of a Site Assessment Summary	
<p>A plan can identify any distinct areas into which the farmstead can be subdivided, and be cross-referred to photographs and a list of the buildings on site. This will help keep the text short and focused. The report and plan can then be used and deepened as required later in the planning process.</p> <p>It can also be useful to mark main elevations to show which way they face, to indicate key viewpoints and also any heritage assets and features noted on the Historic Environment Record.</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <ul style="list-style-type: none"> Principal elevation Farmhouse Traditional building Modern building (post 1930) </div> <div style="width: 45%;"> <ul style="list-style-type: none"> Garden Yard View </div> </div>	
<p>Summary</p> <p>This is a loose courtyard farmstead with at its core a group of buildings set around a yard, which was extended with a new shed and separate access to the north in the late 20th century.</p>	
<p>Site and management issues</p> <ol style="list-style-type: none"> 1. <i>Site boundary, ownership and use.</i> The farmstead is in single ownership and all the buildings are now redundant for modern farming purposes. 2. <i>Site access and services.</i> With the historic access off a minor lane to the south. 3. <i>Designations.</i> The house is listed at grade II. 	
<p>Historic character</p> <p>Setting</p> <ul style="list-style-type: none"> ■ The hedgerows to the site boundary link to similar hedgerows and blocks of woodland in the surrounding landscape. ■ There is a view into the yard from the lane with the barn being most prominent and the upper storey of the farmhouse clearly visible above the cow house. <p>The farmstead and its buildings</p> <p>This is a courtyard plan with detached buildings set around a yard that is open to and faces south. The whole site clearly divides into the following areas (see plan):</p> <ul style="list-style-type: none"> ■ Area 1 The late 18th century house, which faces south towards the lane and into its own garden area. ■ Area 2 The historic farmyard, with traditional buildings to its north and east built of local stone with slate roofs. To the west is a mid-20th century cow house built in industrial brick with a corrugated iron roof, on the footprint of an earlier building. ■ Area 3 North of the yard is a modern working area, with an industrial shed and separate access from the A-class road to the north. Historically, this area probably served as a yard for stacking corn. 	
<p>Significance The group contributes to local distinctiveness because:</p> <ul style="list-style-type: none"> ■ The core historic farmyard (Area 2) retains the overall form of a traditional courtyard farmstead, clearly visible from the lane to the south and within the setting of its surrounding fields. <ul style="list-style-type: none"> are typical in their overall form and use of local stone and slate for the area. ■ The barn, stable and shelter shed are shown on the second edition Ordnance Survey map of around 1900 and <ul style="list-style-type: none"> ■ The traditional farm buildings make a positive contribution to the setting of the grade II listed farmhouse 	