

# FACILITATOR CRIB SHEETS & 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. (YOU HAVE AN ANNOTATED VERSION IN THIS PACK)**

### 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

**Site ownership** - Under ownership of the Hainton Estate. Cottages are under residential let. Working buildings are currently unused and unmanaged

**Use** – Cottages under residential let, remaining buildings are unused

**Access** – Access via 1.8km gravel/earthen track south-west from B1225 or north-east 2.5km from School Lane. PROW along the track from Hainton Walk Farm, turning north-west at the north-western edge of the site.

**Services** – Electricity, telephone, possible mains water supply. No mains sewerage.

**Designations** – within the Lincolnshire Wolds AONB.

### Historic character

#### **Landscape setting:**

- Isolated outfarm located around 1-2km from country roads to the east and west
- Located on the upper slopes of a low promontory between two valleys
- Includes a large grassed stacking yard/paddock and is surrounded on three sides by a U-shaped woodland plantation open to the east
- Extensive views east of Wolds landscape and Central Lincolnshire Vale
- Farm is an understated feature of the landscape and is observable only from the east and south
- Lies within an extensive landscape of rectilinear fields relating to the private enclosure of land during the 18<sup>th</sup> and 19<sup>th</sup> C
- Site is contained by mature trees and a low retaining wall at the east – creates an intimate sense of place, emphasising the open views to the east and limited access points into adjacent fields

#### **Farmstead character:**

- Early 19<sup>th</sup> C outfarm. Loose E-plan. Based around a long linear N-S range which was extended mid-late 19<sup>th</sup> C to create E plan
- Separated into three separate areas – linear range and perpendicular crew yards and ranges (1), stacking yard (2), and domestic area (3)
- Consists of early 19<sup>th</sup> C threshing barn, flanked to the north by cartshed with granary above and to the south by stable/shed – all facing west towards access route through farm
- Mid-late 19<sup>th</sup> C extension – three parallel ranges extending perpendicular to linear range, enclosing two crew yards which face east towards the open landscape
- No farmhouse but two small workers cottages to the south, now one residence – facing west with garden to the south
- Cart shed / granary facing main access track through farmstead
- Demarcation of spaces and flows/movement still evident- e.g. entrance to farmstead, stacking yard / paddock, access to crew yards, domestic space (cottages and garden)
- Survival of woodland plantation shelter belt

#### **Traditional materials:**

- Threshing barn, stable/shed and crew yard ranges are of stone rubble with red brick dressings
- Cartshed is of red brick with stone back and side walls (structural advantage of brick)
- Cottages are of buff brick, rendered
- Cartshed/granary and barn roofed with Welsh slate
- Cottages and stable/shed roofed with pantiles

TASK 2: SIGNIFICANCE	Site specific or Locally distinctive?
<p><b><u>Features and Characteristics</u></b></p> <ul style="list-style-type: none"> <li>• <i>Notable due to its large size as an outfarm</i></li> <li>• <i>Chevron form honeycomb vents to threshing barn west and east elevations</i></li> <li>• <i>Threshing barn form – pre - mechanised agriculture</i></li> <li>• <i>Chronology of buildings (adaptation, changing techniques)</i></li> <li>• <i>Detached E plan extension (change of farming techniques – use of manure, the detached element is quite rare – usually attached but site does not allow)</i></li> <li>• <i>Planted woodland shelter belt defining paddock/stacking yard</i></li> <li>• <i>Materials – local stone and brick, pantile</i></li> <li>• <i>Brick dressings to building</i></li> <li>• <i>Lines of movement and access still clear between buildings and spaces</i></li> <li>• <i>Plan form survives although heavily degraded</i></li> </ul>	<p><i>Site</i> <i>Local</i> <i>Local/National</i> <i>Local/Nat</i> <i>Local and site</i></p> <p><i>Site</i> <i>Local</i> <i>Local</i> <i>Site</i> <i>Site and Local</i></p>
<p><b><u>Landscape</u></b></p> <ul style="list-style-type: none"> <li>• <i>Sheltered woodland part of landscape - example of how trees were used to advantage of farming during 19<sup>th</sup> century. A very distinctive example of it.</i></li> <li>• <i>Visible built feature within landscape views</i></li> <li>• <i>Isolated feature as outfarm – not located near or next to settlement or main roads</i></li> <li>• <i>Part of Hainton Estate and group of farmsteads</i></li> </ul>	<p><i>Site and Local</i></p> <p><i>Site and Local</i> <i>Site</i> <i>Local</i></p>

## 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?

### Top Farm Site Assessment

#### Need for change

- *Cottages currently occupied – good continuing use*
- *Good survival of linear range, but buildings not currently in use or close management – beginning to deteriorate*
- *Crew yard ranges are likely to be beyond economic repair and are heavily overgrown but plan form survives*
- *Access is currently poor*

#### Potential uses

*Access is major issue for almost all uses....as are services.*

- *Residential – currently in residential use*
- *Wedding venue – amazing views and location (this has been considered by the owner but access is an issue)*
- *Business use is unlikely due to location and site parameters (Access, infrastructure)*
- *Continued agricultural use – crew yards could be reinstated, but limited offer and would likely involve construction of large pre-fabricated buildings*

#### Constraints

- *Access major issue*
- *Remote*
- *Not all services – but still has many*
- *Highly visible landscape feature - visual impact needs to be considered*
- *Confined site with clear relationship between spaces, landscaping and buildings – capacity for new buildings must reflect*
- *Costs v market value of end product? How many units needed?*
- *Existing tenancy dwelling may have planning implications*

#### Opportunities

- *Fantastic views – key asset – USP*
- *Stunning main buildings with great prospects – in good structural order*
- *Significance preserved in plan form but E plan derelict buildings provide opportunity for rebuild and adaptation for new needs. Opportunity for 'modern' design?*
- *Former pond has wildlife and SUDS potential*
- *Not all services – but still has many*
- *Wolds AONB – desirable area.*

#### **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

1. *Maintain and conserve existing barn, cart shed/granary/stable range*
2. *Additional openings likely to be needed*
3. *Internal spaces subdivided and put first floor in.*
4. *Replacement windows and doors, including threshing bays.*
5. *External garden space and parking provision*
6. *Small extensions may be needed to for external expansion and for sufficient area*
7. *May need to enclose cart shed bays*

### Key design parameters:

1. *Repair with like for like materials, stabilise structure, re-use existing where possible. Granary first floor likely too low – may need to raise roofs and/or pitch on both buildings...significant change.*
2. *Difficult one – these should be guided by the existing aspect and the functional form of existing openings. May be opportunity to increase the size of existing granary windows marginally (but maintain form). Windows to the east first floor will be desirable for views – could replicate windows on west side. Rooflights placed on west to avoid landscape impact.*
3. *Maximise the use of existing sources of light and consider the former internal layout of the threshing barn – this may prioritise the granary upper floor for conversion before the barn.*
4. *Threshing bays should be glazed. Preference might be for wooden frames but may not be necessary - modern approach also could be viable – shows change/conversion.*
5. *Crew yards are option if not redeveloped. Paddock/stacking yard key area – subdivision difficult for multiple dwellings – low sensitivity due to confined views. Could divide using a driveway. Parking in cart shed most preferable however may be needed. Lightweight cart shed style timber structure could be assembled towards perimeter of paddock – low impact?*
6. *Small extensions: no greater height than the stable range and much smaller in footprint to maintain hierarchy of buildings and main form of the range. Possibly demark using brick to show chronology, although stone is sensitive. Main opportunity it to the north, western side sensitive and eastern side has crew yards. Pitched pantile roof – again to recognise hierarchy of buildings.*
7. *Retain their form and glaze to the rear to maintain as openings. Unlikely to have had doors and is key characteristic that shows working orientation of barn.*

## 2. Reinstatement of buildings that formed the two crew yards

### Nature of work

1. Demolish remnants
2. Rebuild 3 ranges
3. Redevelop crew yards

### Key design parameters:

1. Salvage materials where possible for re-use. Maintain structurally strong elements. Note location of former features such as doorways, windows etc. This can provide an insight into functional use and could help inform the rebuild.
2. Use the existing footprint as a guide – NOT a rigid template. The plan form should be the copied, but there may be opportunity for a modest increase in width to allow for better living space. Not rebuilding shelter sheds! Single storey in height, single pitch pantile roofs. Openings should face into yards – possibly except for the southernmost range which could face to south – although this is more typical of ranges that face a farmhouse – but stabling was probably provided. Openings should allude to former uses – stables, shelter sheds etc. Brick built or with brick elements - most to show chronology – although stone is used already. KEY POINT: the ranges should remain visually detached from the farmhouse in some way – glazed links could be used to denote former gateways – crucial as maintains historic lines of movement and individual plan form.
3. These may remain open as private garden/patios. There is potential for their covering due to precedence in the area – this could provide a large covered space – but would be more useful for a wedding venue etc. There will be a strong desire to have low walls on the eastern side to enable views – gateways not an option as was a retaining wall. Will need careful boundary treatment...



## Location and form of a new detached development

### Nature of work:

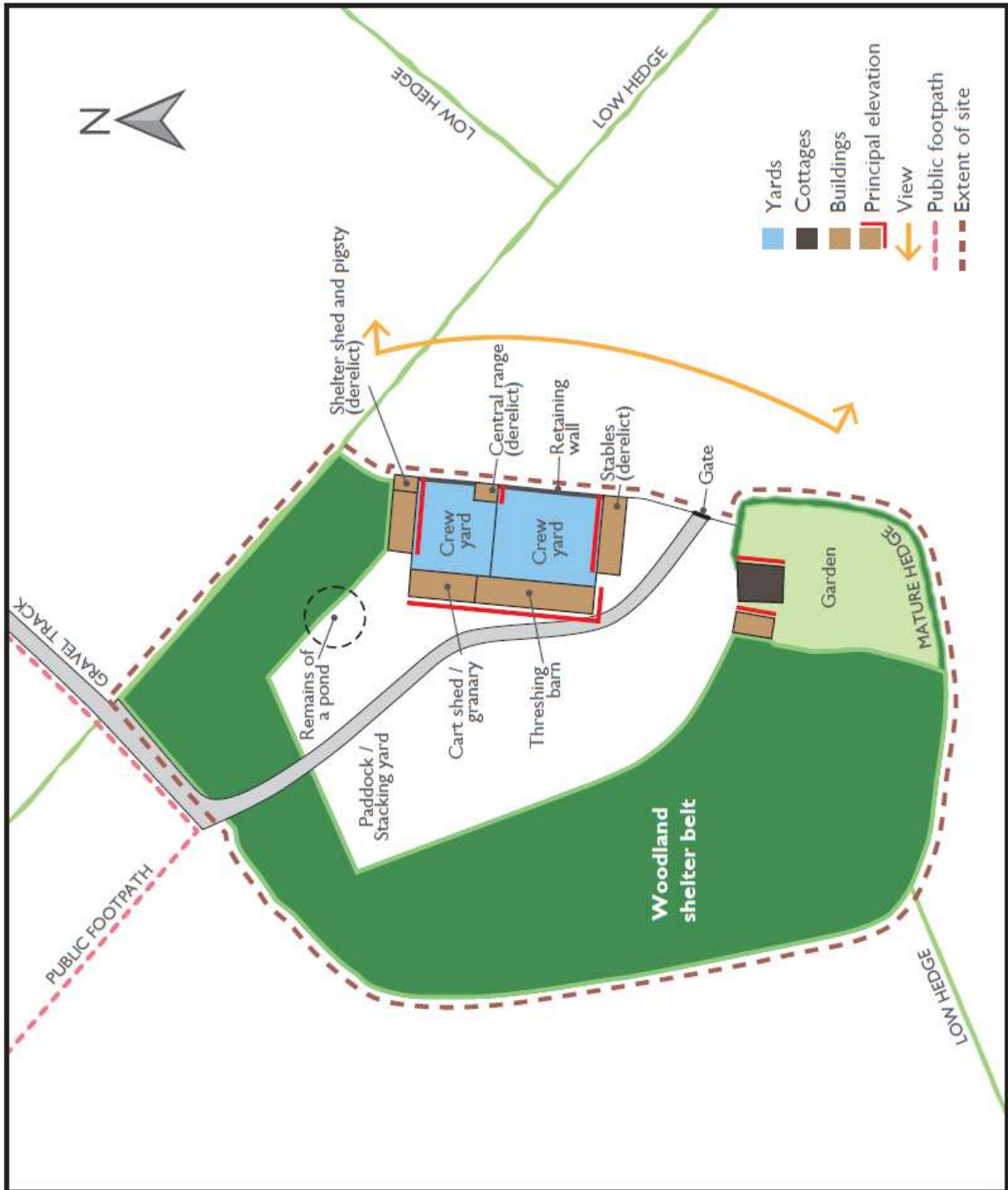
1. *Construct a new detached dwelling*
2. *Create associated open spaces for gardens and parking*
3. *Provide access and services*

### Key design parameters:

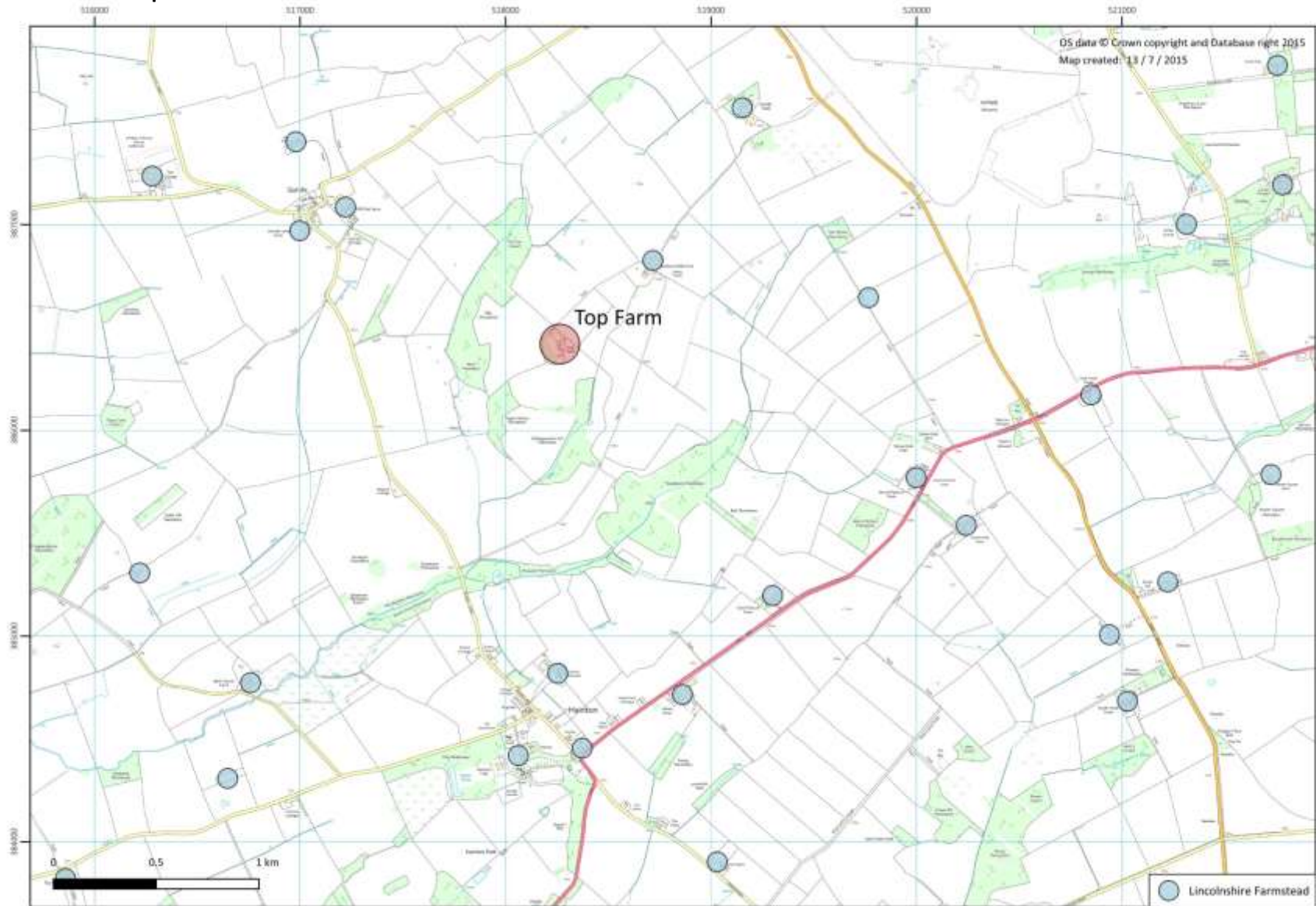
*Key here is to identify a suitable location and basic form. This will be an interesting final question and it is questionable whether this site has any further capacity. The cottages might be extended to create 2 rather than one dwelling, and the capacity may be in the subdivision of the main barn and crew yards.*

1. *Difficult site due to paddock/stacking yard and also setting of farm buildings. The cottages have been built into the shelterbelt and this may provide some useful precedence for a residential property (i.e. cottages) A more functional building could be brought nearer the existing barn and cart shed/granary and used to reinforce lines of movement – it would need a functional relationship. This may be difficult to achieve without detracting from the western façade. Key thing to highlight here is that the location will influence the design – residential or functional.  
Either way the dwelling should be no larger than the cottages and similar in form/materials etc. Orientation probably less important. It should not constitute a farmhouse as this would impinge on the character of the farmstead as an outfarm. If functional in appearance it should be loosely orientated parallel/perpendicular to the main barn range and be smaller in height and have a functional form that relates to how the farm functioned.  
Might be potential to local cottages outside of inner area - set into outside of shelterbelt?*
2. *Shelterbelt could absorb garden and or parking. Paddock/stacking yard less so as subdivision may be difficult.*
3. *Same as above.*

# SKETCH MAP OF TOP FARM



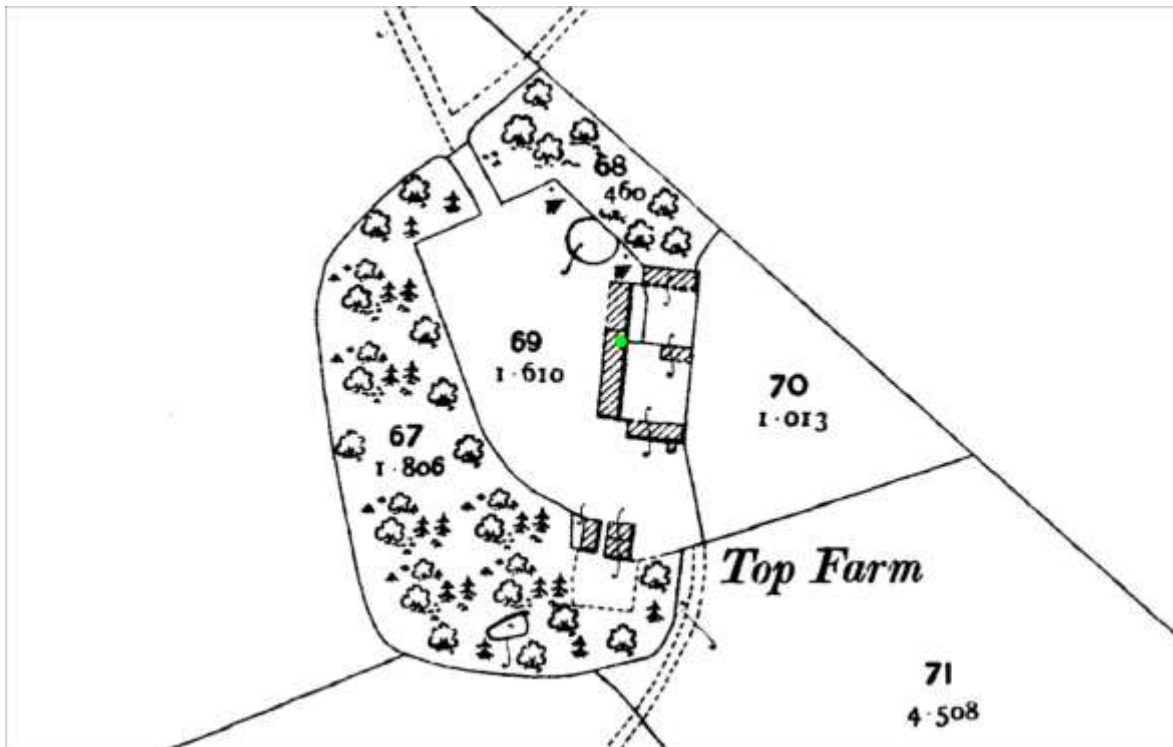
### Modern map of Farmsteads in the area




Modern Aerial photograph



1905 Ordnance Survey Map



## 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-around; margin-top: 10px;"> <div style="text-align: left;"> <ul style="list-style-type: none"> <li> Principal elevation</li> <li> Farmhouse</li> <li> Traditional building</li> <li> Modern building (post 1930)</li> </ul> </div> <div style="text-align: left;"> <ul style="list-style-type: none"> <li> Garden</li> <li> Yard</li> <li> View</li> </ul> </div> </div>	 <p>The diagram is a site plan of a farmstead. It shows a central yard (Area 2) surrounded by buildings. To the north is a modern working area (Area 3) with a barn and industrial shed. To the south is a traditional farmhouse (Area 1) with a garden. The site is bounded by tall hedges on the west and east, and a low hedge on the north. A wall is shown separating the yard from the modern buildings. A scale bar indicates 0 to 40 meters, and a north arrow is present.</p>
<p><b>Summary</b></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><b>Site and management issues</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. <i>Site access and services.</i> With the historic access off a minor lane to the south.</li> <li>3. <i>Designations.</i> The house is listed at grade II.</li> </ol>	
<p><b>Historic character</b></p> <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>■ The hedgerows to the site boundary link to similar hedgerows and blocks of woodland in the surrounding landscape.</li> <li>■ 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.</li> </ul> <p><b>The farmstead and its buildings</b></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"> <li>■ Area 1 The late 18th century house, which faces south towards the lane and into its own garden area.</li> <li>■ 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.</li> <li>■ 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.</li> </ul>	
<p><b>Significance</b> The group contributes to local distinctiveness because:</p> <ul style="list-style-type: none"> <li>■ 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"> <li>are typical in their overall form and use of local stone and slate for the area.</li> </ul> </li> <li>■ 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"> <li>■ The traditional farm buildings make a positive contribution to the setting of the grade II listed farmhouse</li> </ul> </li> </ul>	