



Historic England

# The Greater Lincolnshire Farmstead Assessment Framework

Guidelines for Best Practice



# Summary

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** (this document)  
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**  
Informative statements about ten different areas of the county defined according to their landscape character by Natural England (eg 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”.

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First published by Historic England July 2015.

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[www.HistoricEngland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/](http://www.HistoricEngland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/)

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## Front cover:

Meaux Abbey with detached farmhouse, loose courtyard of traditional buildings, modern sheds and stacking yards.

# Introduction

The purpose of this guidance is to help secure sustainable development and the conservation of traditional farmsteads and their buildings.

Traditional farmsteads and buildings are assets which make a significant contribution to both **landscape character** and **local distinctiveness** and, through a diversity of uses, to local communities and economies. As agricultural practices and the rural economy change farmsteads and buildings become redundant from their original use, and are difficult to adapt to current farming needs. Without appropriate uses they will not be maintained and may disappear from the landscape. Poor conversion, on the other hand, poses a threat to the character and valued quality of England's rural landscapes. New uses which both enhance and are sensitive to their historic character and significance are to be encouraged.

Using this guidance at the earliest stage in establishing development proposals will help:

- Get the proposed design right for such sensitive sites and buildings
- Save time and costs before preparing a detailed application for development and other consents, such as listed building consent
- Ensure that an application complies with national plan policy, and also local plan policies (including a Neighbourhood plan if relevant) regarding landscape, the historic environment, neighbourhood issues, biodiversity, siting and design
- Identify where professional advice and support, and perhaps more detailed survey, would be helpful

An application will have a much greater chance of success if this guidance is used to identify and consider issues in conjunction with the relevant local planning authority prior to submitting an application for planning consent (eg pre-application discussions).

References are made to relevant paragraphs of the National Planning Policy Framework (NPPF), which can be found with other planning practice guidance on the Planning Portal at: <http://planningguidance.planningportal.gov.uk/>.

A summary of relevant local policies can be found in the summary reports produced for each Local Authority in Greater Lincolnshire.

## Planning Context

This guidance will help to develop the objectives for sustainable development in rural areas which are set out in both national and local planning policy. The National Planning Policy Framework (NPPF) places good design, the enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development and good planning (paragraphs 7-8, 58-64, 155-116, 126-141). At the local level, Local Authority development plans and guidance provide a framework for understanding, conserving and enjoying the historic environment.

The Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB) Management Plan (2013-18) includes strategic and action plans for protecting and enhancing the area's natural beauty and supporting future sustainable development appropriate to the area. Section 4.4 of the Plan includes relevant policies on Cultural Heritage.

Owners are also now able (under the General Permitted Development Order, amended May 2013 and April 2014) to convert farm buildings to residential and commercial uses and to build new houses. Stages 3 and 4 of this Assessment Framework cover the checklist for Prior Approval which must be sought from the local planning authority to ensure that the change of use and any associated works do not create unacceptable impacts: highways, transport and noise impacts, risks of contamination and flooding, location and siting of the building, and the design and external appearance of the building. Listed buildings and sites with scheduled ancient monuments are excluded, as is all Article 1(5) land (National Parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas, World Heritage Sites and certain areas specified under the Wildlife and Countryside Act 1981).

For further details see [http://www.legislation.gov.uk/ukxi/2014/564/pdfs/ukxi\\_20140564\\_en.pdf](http://www.legislation.gov.uk/ukxi/2014/564/pdfs/ukxi_20140564_en.pdf) and for explanatory memorandum [http://www.legislation.gov.uk/ukxi/2014/564/pdfs/ukxiem\\_20140564\\_en.pdf](http://www.legislation.gov.uk/ukxi/2014/564/pdfs/ukxiem_20140564_en.pdf)

# 1 Traditional Farmsteads

Farmsteads and their buildings reflect the development of agricultural regions and areas over centuries, and are an integral part of rural settlement and the landscape.

A farmstead is the place where the farmhouse and the working buildings of a farm are located, some farms having field barns or outfarms sited away from the main stading. Most traditional buildings date from the 19th century and few were built after the 1880s. They display an immense variation in their architectural form, detail and use of materials, reflecting local differences in key functions such as the need to house and process harvested crops and shelter farm animals.

Traditional farmstead plans are similarly varied in their layout and scale.

This guidance results from work funded by Historic England. This has included the mapping and analysis of over 10,000 traditional farmsteads from Ordnance Survey maps of around 1900. 62% have retained some or all of their historic form, fewer than 5% of these having farm buildings that are listed for their architectural





or historic interest. These rates of survival are lower than in most other parts of England. Work in other parts of England has shown how, through agricultural and new uses, traditional farmsteads continue to make significant contributions to the rural economy and its communities. Around one third of surviving traditional farmsteads remain in agricultural use with different levels of diversification. Less than 10% provide industrial, commercial or retail facilities. The remainder are in residential use, which can involve the conversion of working buildings into homes or domestic annexes. This residential use is strongly associated with home-based working.

**Left:**

A loose courtyard farmstead located within a landscape of low undulating hills in South Kesteven.

**Top:**

Lincolnshire Farm with detached house and a regular E-plan of traditional farm buildings with an additional separate yard, expanded with a series of modern prefabricated sheds and yards.

**Middle: Toft-next-Newton**

Phased development of a farm range.

**Bottom:**

Stables and ancillary buildings of a planned farmstead in the Lincolnshire Wolds.

# 2 Site Assessment

This guidance provides a step-by-step approach to identifying the historic character and significance of farmsteads and their buildings. The information gained can be used to consider their potential for change and inform development proposals based on an understanding of:

- **The landscape setting**, including its boundaries and the potential that it offers as a habitat for wildlife and to enhance landscape character
- **The whole site**, including its form and scale, and where buildings are situated relative to historic and modern spaces on the site, routeways and the surrounding landscape
- **The extent of historic change** to the whole site and its landscape context, including where traditional buildings and farmyards have been lost or redeveloped. This can inform opportunities to retain and reveal the significance of historic buildings and spaces, reinstate lost features and buildings or develop parts of the site
- **The architectural patterns** present in building styles, materials and details which are important to maintaining or enhancing the character of the farmstead, including the siting and design of any new buildings

Each stage enables an initial understanding of the site which can be developed without specialist knowledge, and deepened as required later in the development process.

## Stage 1: Site Summary

How to draw up a brief description of the site's historic character and setting, distinguishing between traditional and more recent buildings, and identify issues such as access, services and designations.

## Stage 2: Significance

How to assess heritage significance of the site and its buildings, from its contribution to local distinctiveness to the significance of individual buildings.

**Produce site assessment** – the initial understanding of the site in its setting.

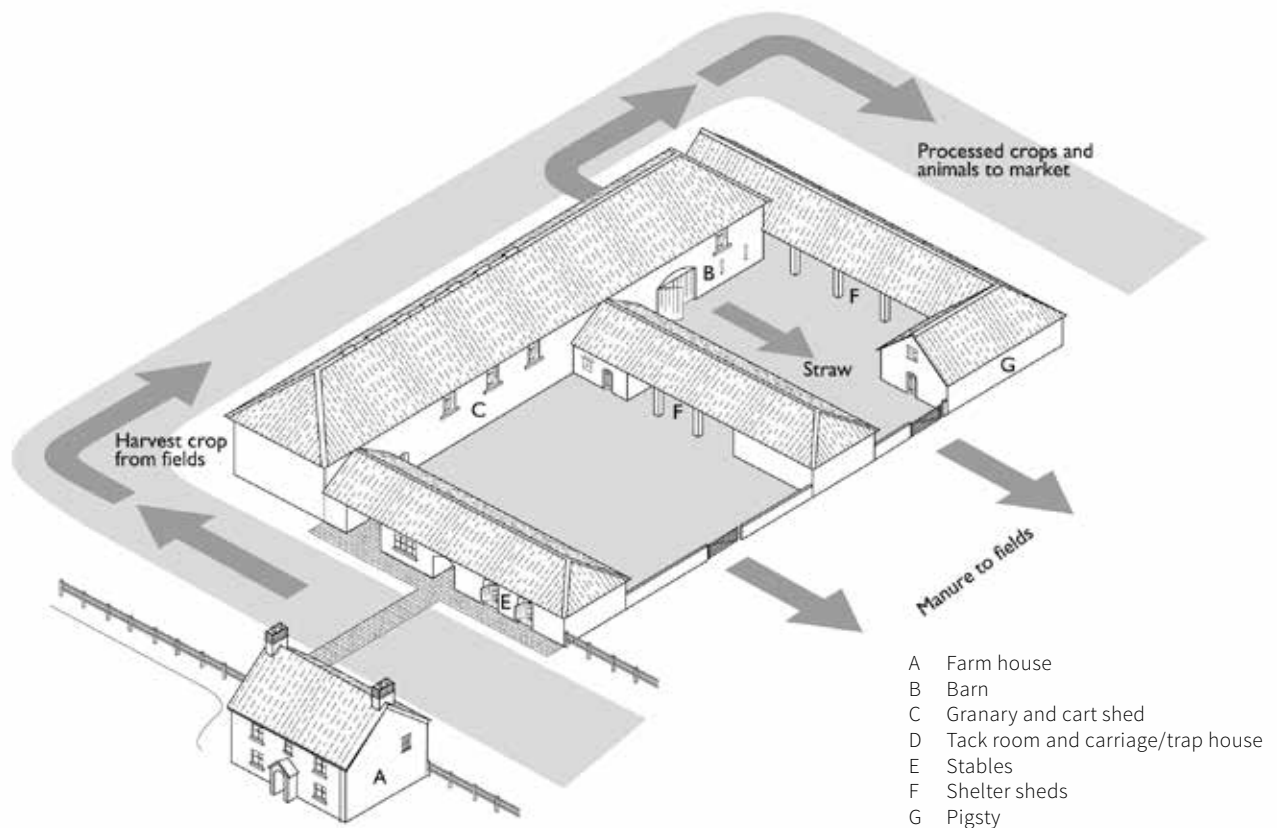
## Stage 3: Need and Potential for Change

Use the understanding gained from site assessment in Stages 1-2 to consider the need for investment, the capacity for change of the site and its buildings and the type of sustainable change most likely to be acceptable in the planning process.

## Stage 4: Siting and Design Issues

How to use the understanding gained in Stages 1-3 in the design process.





Harvested corn crops were brought to the farm and processed in the barn. Grain was stored in granaries and the straw taken to cattle yards, cattle housing and stables where it was trodden into manure and carted out to fertilise the farmland. Over 90% of traditional farmsteads in the County are planned around yards, almost all of these being planned or regular courtyards of interlinked buildings as shown here.

## Stage 1: Site Summary

This fundamental stage uses the results of desk-based research and a site visit to consider key management issues and develop an initial understanding of the historic character of a site in its landscape context. An example of a sketch plan alongside some useful guidance on using new and old maps can be found overleaf.

### Site and management issues

The site summary should seek to identify a series of key characteristics and issues associated with the farmstead:

- Property boundaries within and around the site, including their ownership or tenancy
- The use of the site (agricultural, residential or commercial)
- Public Rights of Way, the location of access tracks and the materials used for them, including sightlines from main entrances for vehicles
- Provision of key services such as water, sewage, electricity and telecommunications
- Heritage assets including listed buildings and other designations within and around the site (see [Designation Checklist](#))
- Historic features including archaeological remains within and around the site, including those entered on the local Historic Environmental Record

## Historic character

- Visit the site and draw a plan of the buildings and spaces. Try to differentiate between traditional and more recent buildings, considering how a farmstead has changed over time. Historic maps are very useful in this respect
- Step back and consider how the site sits within and contributes to the character of the surrounding landscape, noting features such as field and property boundaries, trees, houses, other farmsteads and any other development
- Look around the site to consider its layout. Note how the houses and farm buildings face towards or away from routeways, historic and modern spaces including farmyards and gardens and the surrounding landscape
- Finally note the style, construction and character of individual buildings, paying particular attention to traditional farm buildings

## The Layout of a Farmstead

The layout or plan of the farmstead is key to understanding and describing its character. All farmsteads are made up of buildings and spaces that served several key functions, most important being to house the farming family and any workers, store and process corn, hay and any other crops, shelter farm vehicles and implements, shelter and manage farm animals and keep their manure for fertilising the fields around them. Gardens usually developed as private areas with a distinct and separate character, screened from the working areas of the farm by hedges or walls. Courtyard plans, where the working buildings are arranged around one or more yards, are the most common form of farmstead plan. Buildings can be detached, interlinked in different arrangements, including multi-yards, or dispersed in plan.

## Useful sources of information

A full description and list of resources are included in the Research and Recording Guidance. Information about the county and common landscape areas within it are provided as part of the guidance. The following site specific information can be found:

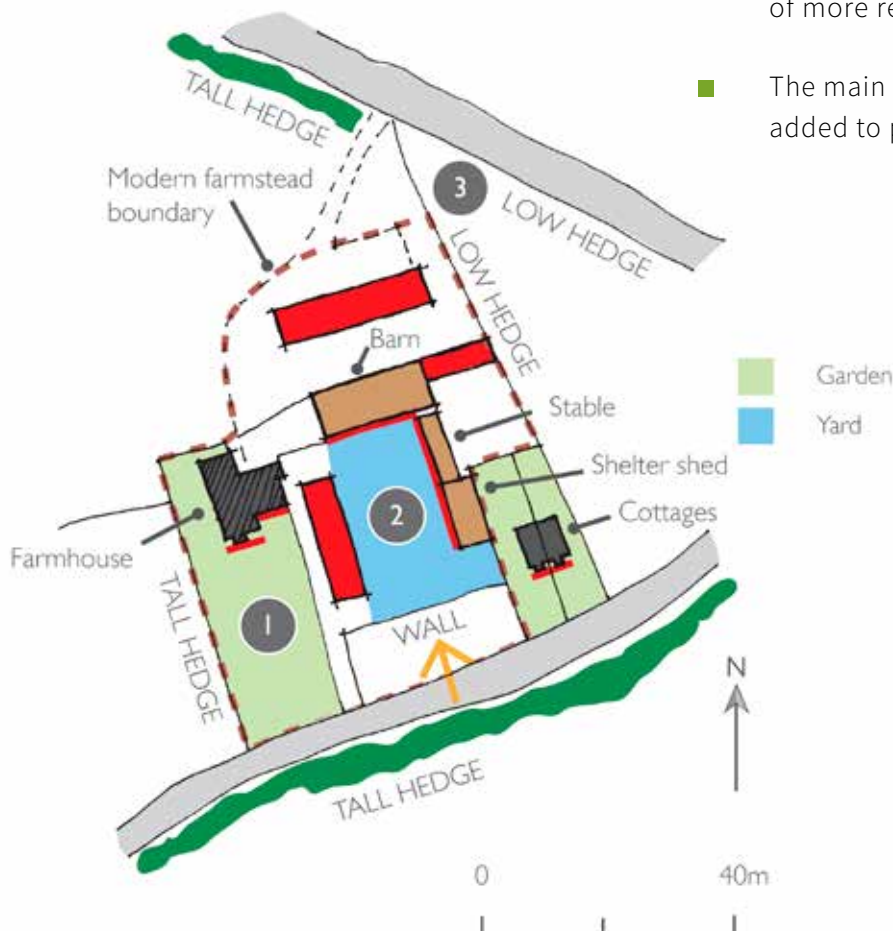
- Designated heritage assets can be found online at [www.HistoricEngland.org.uk/list](http://www.HistoricEngland.org.uk/list) and listed buildings at [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)
- Historic maps can be found at your local archive and online at <http://maps.nls.uk/os/6inch-england-and-wales/>, [www.old-maps.co.uk](http://www.old-maps.co.uk) and <http://project.oldmapsonline.org/about>
- Modern OS maps can also be viewed at [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk), and online mapping by Google and Bing is useful
- Information about local heritage, including archaeology, can be found at [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) or by contacting your local Historic Environment Record

The sketch plan below shows a courtyard-plan farmstead, distinguishing between traditional (coloured brown) and modern (coloured red) buildings.

It distinguishes between:

- 1 The 19th century house, which faces south towards the lane and into its own garden area.
- 2 The historic farmyard and traditional buildings built of brick with pantile 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.
- 3 The modern working area to the north of the yard, with industrial sheds and separate access from the A road to the north.

Farm plan based on OS 2nd edition 25" map.



### Drawing Plans

- Site survey and drawing out a site plan will help to identify the survival of the historic form of the site, its buildings and any historic detail such as building materials, doors, windows and internal features
- A location plan will demonstrate how the site relates to its surrounding landscape and settlement
- A plan of the site in its immediate setting can record any features, including any noted on the Historic Environment Record. Comparison of historic and current maps helps identify how the character of the site has changed into its present form, due to the loss or development of buildings, spaces and other features
- It may also be useful to subdivide sites into different areas if these are sufficiently distinct from each other. For example, domestic buildings and their gardens, and groups of traditional farm buildings and their working areas as distinct from areas of more recent farm buildings
- The main elevations of buildings can be added to plans, showing which way they face

## Using maps

The most useful and easily available maps are the Ordnance Survey (OS) 2nd edition maps of around 1900, because they were compiled after the last major phase in the development of traditional farmsteads in England. Earlier and later maps will help to achieve a more detailed understanding.

Buildings can be numbered on a site plan and cross-referred to a summary of their date and character which notes:

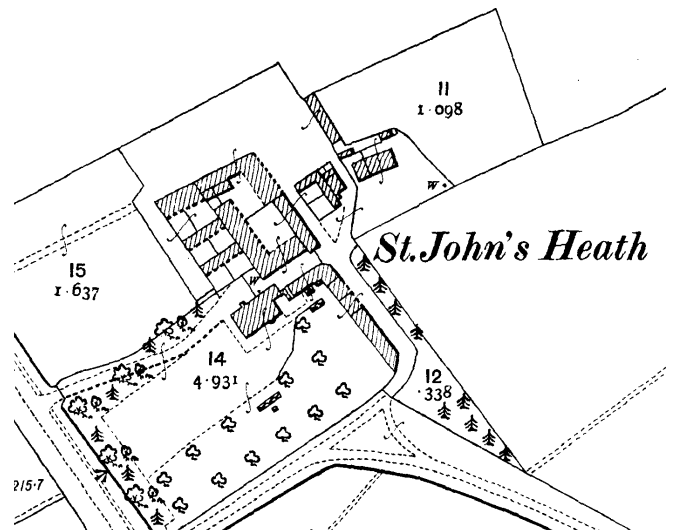
- Building materials and structural condition
- Doors and windows, including blocked openings
- Internal walls, floors and carpentry, including roof trusses, internal features, such as historic machinery, stalls, partitions and graffiti

## Stage 2: Significance

An initial assessment of the significance of a farmstead and its setting is fundamental to the development process. Significance can be retained and enhanced through quality design and sympathetic development that maintains and increases the value of farmsteads by continuing to set them apart as distinctive elements of the landscape. Paragraphs 126-141 of the National Planning Policy Framework (NPPF) stress the importance of:

- 1 Retaining and enhancing local character and distinctiveness
- 2 Conserving heritage assets in a manner proportionate to their significance and putting them to viable uses consistent with their conservation.

A preliminary understanding of the significance of a farmstead can be gained from looking at three key aspects of the site identified below. The idea behind the process is simple, seeking to identify those features that offer something special and distinctive to the farm and the landscape around it.



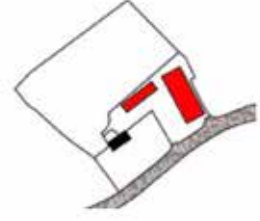
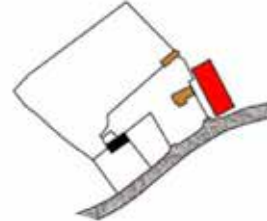
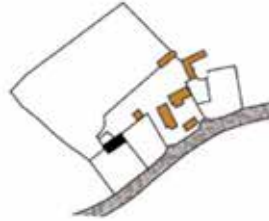
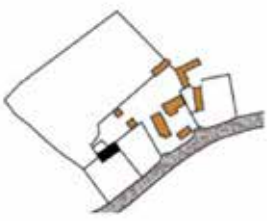
Dashed lines on historic maps indicate open-fronted buildings. This image shows sheltersheds with their openings facing into yards and cart sheds with their openings facing out towards the surrounding fields.

### STEP 1: Identifying distinctive features of a farmstead

Consider what traditional elements survive, from buildings and yards to other constructional and decorative features that catch the eye. These could be locally characteristic or set the site apart from other buildings and farmsteads in the area. These will provide a baseline for understanding significance. The greater the survival of the traditional elements of a farmstead, as identified in Stage 1, the greater its significance as a traditional farmstead is likely to be. Farmsteads retaining their layout of traditional buildings and spaces are likely to be of the highest significance, but those which have lost much of their traditional form may retain significant features.

HIGH SURVIVAL

LOW SURVIVAL



No change to the historic form with a high retention of buildings and internal/external features

Minor changes and/or loss to historic form with many buildings and external/internal features surviving

Significant change, with over 50% loss of historic form. Few remaining buildings and external/internal features

Major change, with all historic working buildings demolished, leaving only the farmhouse and few traces of previous activity

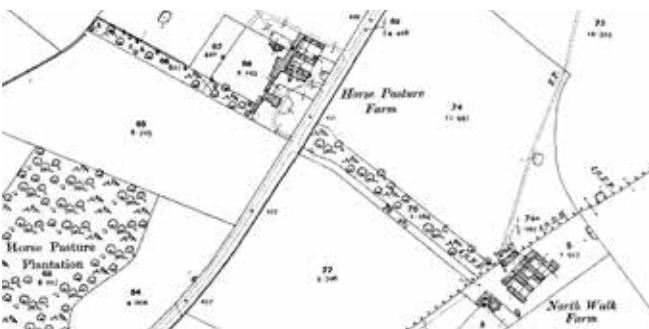
HIGH SIGNIFICANCE

LOW SIGNIFICANCE



### STEP 2: Significance in a local context

Part of a farm's significance is the way it contributes to the distinctive character of a local landscape. There will be opportunities to enhance the way it is appreciated in a landscape and chance to take advantage of the close relationship it shares with the surrounding area. The character of a farmstead and the contribution it makes can be assessed from two perspectives:



- **Landscape Setting**

How a farmstead is interwoven into a landscape is part of its significance. Look for how it relates to other features such as fields, settlements, buildings, watercourses and woodland

- **Farmstead Setting**

The ways the surrounding landscape is seen and accessed from a farm are an intrinsic part of its appeal and significance. Identify what features can be seen from where and try to consider if there is a reason for this

#### Top

Farmsteads situated within and around Belton Great Field, a particularly significant landscape feature.

#### Bottom

Landscape setting of two farms located either side of a road within large rectilinear fields and woodland shelter belts and a plantation. Note how both farms have their yards open to the southeast.

OS County Series 2nd edition Map.

### STEP 3: Significance in a county and national context

Farmsteads are significant features of our landscape and many have remarkable and distinctive characteristics that bring an elevated level of interest and significance, both in a local or national context. At a national level these include:

- Buildings and farmsteads within or adjacent to archaeological remains (see below)
- Farms located in well preserved landscape settings eg parks
- Farmstead groups with 18th century or earlier buildings, farm buildings other than barns being especially rare and sensitive to change
- Farmstead groups, often designed by agents, engineers or architects for estates, which are designed in a coherent architectural style
- Rare surviving materials and detail, such as thatch and earth walling, historic fittings (doors, windows, stalls etc.) and inscriptions (folk marks or graffiti)

Significant features bring something special to a farmstead. As such they are points of intrigue and valuable assets that development can capitalise on. This Assessment Framework helps to develop an initial understanding of a site and its significance, helping take advantage of distinctive elements of traditional farmsteads during development. The local planning authority may want to better understand the historic significance of a farm and may require a more detailed level of recording to be carried out. According to the NPPF this should be proportionate to the known or potential significance of the building and site. It is important to remember that significant features are not limited to designated heritage assets; some features may only be revealed by investigation during this assessment process.

#### Designated Heritage Assets

Designated heritage assets as identified in Stage 1 heighten the heritage significance of farmsteads and their buildings. The more important the heritage asset the greater the weight that should be given to its conservation and the amount of detail provided in an application (NPPF, paragraph 132). Local authorities have specific processes to follow for designated heritage assets and areas. Making contact with them is an important first step. The criteria for listing farm buildings are highly selective, and some listings were only based on an external examination. Not all farmsteads or rural landscapes of special significance are protected, and applications can be made to designate them (see Designation Checklist)

#### Archaeology

Some farmsteads and farmstead sites may retain significant below-ground archaeological deposits, including farmstead sites that have lost all of their historic buildings. Use of historic maps and the local Historic Environment Record will help identify known archaeological remains within or on the edge of farmstead sites. “Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.” (NPPF, paragraph 128).

## Greater Lincolnshire Farm Building Types

The **Greater Lincolnshire Farmsteads Character Statement** includes a full illustrated glossary of farm building types.

Farm buildings often fulfilled a variety of uses. Many show signs of adaptation over time to meet the needs of the farm, whereas as others were designed for specific uses. The following list indicates the types of buildings most closely associated with farming in Greater Lincolnshire according to their functions:

### Storing and processing crops

A **barn** for storing and processing the harvested corn crop over the winter months was the basic requirement of farms. Significant features include large sliding doors, often on both sides of a barn, which allowed threshing to be assisted by the breeze. Corn could also be stored in **stacking yards** adjacent to the barn. Grain was stored in a **granary**, which could be detached, sited over another farm building, incorporated within the barn or in the farmhouse. More rarely, the functions of a barn and animal housing were incorporated within a single building, known as a **combination barn**. Storage was also required in **hay lofts** or **hay barns** for hay from surrounding fields and meadows. Root crops, primarily turnips, required their own **root houses** and **mixing houses**, which were incorporated into farmstead plans.

### Transport

**Cart sheds** typically face routes and tracks. Large cart shed ranges are typically associated with arable landscapes, where large quantities of manure and grain required regular transportation around the farm. Dedicated **forges** are rare in Greater Lincolnshire, although examples can be found on larger planned or model farmsteads.

### Housing and managing farm animals

Farm animals were highly valued for their flesh and their manure; they often provided motive power for ploughing and carting. They required one or more yards to aid free movement and the management of stock. They also needed **cattlesheds and stables**.

**Pigsties** were built on most farms, particularly on dairying establishments where there would have been whey – a waste product from cheese making – to feed them on. **Sheep** rarely required buildings in Greater Lincolnshire as flocks were kept outdoors year-round. Farm birds required **hen houses, goose houses, doveholes** and more rarely **dovecotes**.

### Brewing, baking and dairy products

Purpose-built **dairies** are very rare as they were commonly sited within the farmhouse along with cheese rooms in some areas. **Bakehouses** and **brewhouses** were commonly detached. **Malthouses** and **kilns** for drying corn are very rare. A range of other buildings can also be found in a farmstead, including **boiling houses** for animal feed, or **dog kennels** incorporated beneath granary steps. Smaller detached buildings within a farmstead complex may well demonstrate evidence for these functions.

### Housing the family and workers

Local tradition and status were the principal reasons **farmhouses** faced towards or away from the yard and might be attached or detached from the working buildings. Farmhouses that are attached to working ranges are typically found in developed farmsteads, village farmsteads, or in association with historic dispersed settlements.

Farmhouses located alongside a yard had a comparably closer relationship to the workings of the farmyard than detached farmhouses. The latter typically face away from the working yard, into gardens with separate access and demonstrate the status of their tenants or owners. In the 18th and 19th centuries farmhouses were often remodelled or even re-sited to face away from the group into their own driveways and gardens.

## Stage 3: Need and Potential for Change

Most applicants wish to consider those issues which may make change desirable, in particular:

- Traditional buildings which are redundant and/or without viable use, and thus at risk
- Opportunities to retain and reveal the significance of historic buildings and spaces, reinstate lost features or buildings or develop parts of the site
- Opportunities to create space for new businesses and home-working environments, additional housing, or other uses, and their potential to work together

Other key considerations, in addition to national and local planning policies, include:

### 1 Options for conversion and new development

(NPPF paragraphs 28, 29-41 and 55)

The character of different sites and buildings will present different constraints and opportunities for conversion and development, whether they are designated as heritage assets or not. In addition to respecting the significance, as identified in Stage 2, consider the constraints and opportunities offered by:

- The scale and layout of the whole site, and its landscape setting
- The scale, provision of natural light and layout of individual buildings
- The condition and nature (whether robust or fragile) of building materials and fabric, including the costs of repair and the sources, costs and supply of traditional building materials
- The availability of services as identified in Stage 1

### 2 Options for using existing or new access

(NPPF paragraphs 93-108, 120-125)

Safe access with clear sightlines onto highways is required by the Highway Authority, but this must avoid suburban landscaping such as wide bell-mouth type openings. Vehicular access will not be possible to many field barns and outfarms, especially if they were not designed for access by carts and waggons.

### 3 Impact on neighbours and local environment

(NPPF paragraphs 109-125, especially 118)

Consider the impact upon any neighbours affected by any increase in traffic and other activities such as overlooking, noise and increase or loss of light. Flood risk assessments may be required for developments within or affecting Flood Zones, so that the risk of flooding is not increased elsewhere. The local planning authority may require a risk assessment of land potentially affected by contamination, or ground stability and slope stability. Responsibility for securing a safe development rests with the developer and/or landowner.

### 4 Enhancing habitats and landscape character

(NPPF paragraphs 93-108, 96)

Farmsteads are an integral part of the landscapes and habitats for wildlife within which they developed. Features within and around the site, particularly buildings, shelter belts and other planting, ponds and boundary features (including hedgerows), can provide significant opportunities for the enhancement of wildlife habitats and landscape character. Consider the need for ecological surveys, including whether bats, owls and other protected species are present, taking the necessary remedial action where and when required.



## 5 Improving energy efficiency

(NPPF paragraph 95)

The location, layout and setting of a farmstead can offer opportunities to deliver environmentally efficient design:

- Minimise energy consumption through landform, layout, building orientation, massing and landscaping
- Generate energy from renewable or low carbon sources - ground-source or air-source heating, geo-thermal sources, mini-hydro energy generation, solar and wind power, biomass and anaerobic digestion systems
- Minimise water consumption through sustainable drainage systems which recycle water (termed grey water). These include reed bed sewage disposal

## Stage 4: Siting and Design Issues

Getting the design right is essential and the understanding gained from Stages 1 and 2 will help to prepare a scheme that conserves and enhances the historic character and significance of the whole site. New development might include new buildings, the demolition of non-traditional or insignificant buildings and the opening of spaces to better reveal the significance of heritage assets. The key objectives are to:

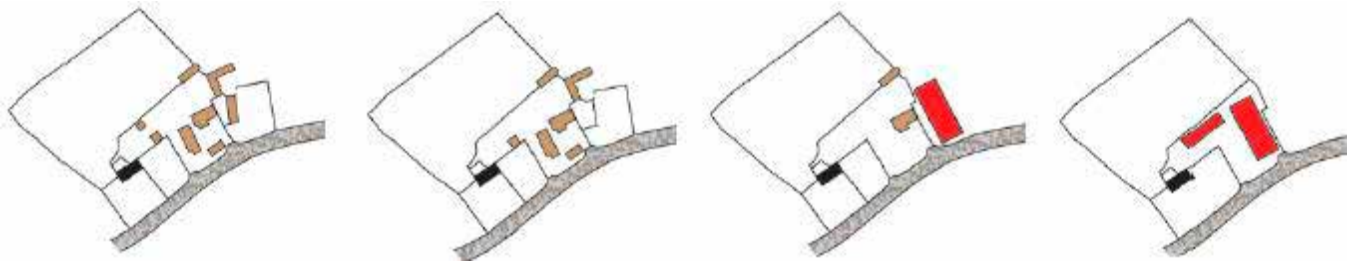
- Maintain and strengthen the character and significance of farmsteads in the landscape
- Encourage change, adaptation and development that secures a long-term sustainable future for farm buildings
- Develop and design mutual solutions that solve multiple issues and take best advantage of opportunities
- Mitigate the introduction of non-rural features into the farming landscape (eg suburbanisation)

Key issues governing these design objectives are survival and significance. Both of which have been defined in earlier stages of this Assessment Framework. Depending on these, and a range of other site-based factors, there are various scenarios for change:

There is further detailed advice on the conversion and re-use of farm buildings in Historic England's publication, *The Conversion of Traditional Farm Buildings: A Guide to Good Practice*. The local planning authority may also have detailed supplementary planning documents including design guidance.

HIGH SURVIVAL

LOW SURVIVAL



<p>No change to the historic form with a high retention of buildings and internal/external features.</p>	<p>Minor changes and/or loss to historic form with many buildings and external/internal features surviving.</p>	<p>Significant change, with over 50% loss of historic form. Few remaining buildings and external/internal features.</p>	<p>Major change, with all historic working buildings demolished, leaving only the farmhouse and few traces of previous activity.</p>
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<ul style="list-style-type: none"> <li>■ High retention of traditional buildings</li> <li>■ Small scale extensions and upsizing may be possible</li> <li>■ Occasional new build but possibly away from the centre of the site</li> <li>■ Many opportunities to re-use historic characteristics</li> <li>■ Selective use of new design features that integrate with the existing fabric</li> <li>■ Palette of materials strongly based on existing fabric</li> </ul>	<ul style="list-style-type: none"> <li>■ Higher potential for new design features and entire buildings</li> <li>■ Scale and massing governed by farmhouse and other surviving features</li> <li>■ High opportunity to reinstate or creatively relate back to historical layout of farmstead or those in surrounding landscape</li> <li>■ Opportunity to broaden the palette of materials</li> </ul>
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HIGH SIGNIFICANCE

LOW SIGNIFICANCE

**Key things to consider:**

- Achieve high-quality design that is formed around a robust and clear rationale for development built on a thorough understanding of the character and significance of a farmstead
- Reinststate missing and remove existing elements that will help preserve or enhance the character and significance of a site
- Use the traditional character of a farm, both surviving and lost, as an inspirational basis for design and not necessarily as a template for development
- Secure the future of traditional buildings with low potential for adaptive re-use, through carefully-designed extensions or new build that enables them to serve new uses with minimal alterations
- Embrace and integrate new design features where they will improve the long-term use and environmental efficiency of the farmstead without significantly detracting from its character

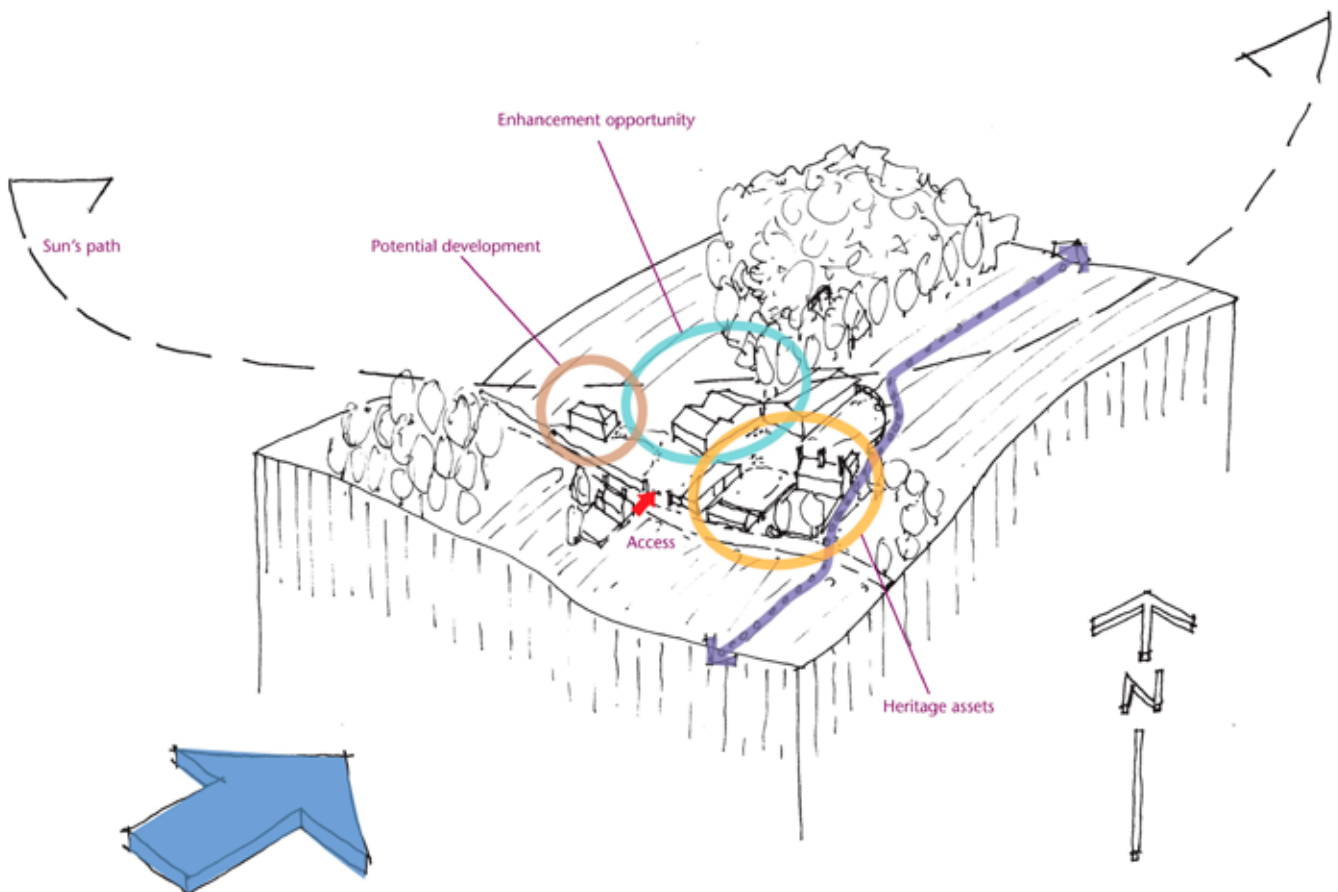
## Principle 1: Landscape Setting

Although the first step may be to consider what buildings can be converted and where new buildings can go, it's useful to take a step back and consider how the surrounding landscape will inform a design.

Earlier stages of the Assessment Framework identified the character and significance of the farmstead in its setting, and this first design step provides an opportunity to set out how it should influence the design. Looking into the farmstead from the surrounding landscape or townscape a number of characteristics such as the density, and patterning of buildings, the shape and orientation of rooflines, facades and landscaping will be immediately noticeable. Conversely, looking out from the farmstead will identify valuable views, natural sunlight and access points to land or roads that development may want to profit and take inspiration from. This appraisal process is often second nature when arriving on site and the findings should inform a basic palette of materials and features that should be taken forward in the design process.

### Useful information from stages 1-3

- Key views
- Maps of the area
- Information about neighbouring buildings or monuments



## Key Principles: Landscape Setting

- Use significant views looking into the site as an initial basis for evaluating the options for the siting of buildings, gardens, boundaries, access and parking to reduce the impact of development and enhance the landscape setting of a farmstead
- Consider those features of a farmstead (eg scale, rooflines and roofing materials) that are most visible within the landscape setting and define them as core elements that will have a strong influence on a design concept
- Take advantage of valuable views and sightlines looking out from the site, reinforcing the connection between a farmstead and the land around it
- Seek to consolidate, and where possible enhance, the ways by which the farmstead and the landscape around it interact
- Consider what features within the landscape can be used to help mitigate any potentially negative impacts of new development
- Use the shape, composition and form of a landscape's character as an inspirational basis for creative planning and design, both in landscaping schemes, infrastructure and built architecture

## Principle 2: Farm Complex

A farmstead is a working system of buildings, spaces, and routeways all linked to the surrounding landscape. Stages 1-2 of the Assessment Framework helped to define how a farmstead functioned – what different buildings and spaces were used for and how they related to each other. Connections and flows are experienced in the ways that we:

- Access different parts of a site and move between them
- See and communicate within and out/into a farmstead
- Make logical connections and associations between the function of buildings, spaces and routeways.

Inevitably, through the decision to develop and change a farmstead to commercial, residential or other use working connections can get eroded

or lost, disaggregating a farmstead into a series of seemingly unrelated elements. Designing with an understanding of what binds the different elements of a farmstead together will help retain its coherence, character and appeal. Equally, knowledge of how a farmstead was subdivided into a series of functional buildings and spaces can help in splitting up a site into two or more development units.

### Useful information from stages 1-3

- Layout plans and photographs
- Form and function of buildings
- Viable routes of access

### Key Principles: Farm Complex

- Seek to retain, adapt and re-use routeways and sightlines between buildings, yards and other spaces within the farmstead
- Re-use, adapt or reinstate existing points of access to the farmstead site, and try to establish new access points where they would logically fit with the working function of the farm
- Maintain the relationships between individual buildings, spaces and routeways within the farmstead, retaining legibility of both their specific and collective functions
- Retain and enhance the relationship, be it close or distant, between working elements of the farmstead and the domestic farmhouse
- Seek to introduce the minimum number of new boundaries into the site and avoid the use of tall screening and boundaries that create physical and visual barriers out of, into and within the farmstead
- New elements of a farmstead, including buildings, yards and routeways, should be inspired by the function, grain, orientation, form and dimensions of their historic counterparts.



**Top:**

Detached house and private church, stable block and multiple crew yard accessed off a drove way. New modern prefabricated units and stacking yard adjacent.

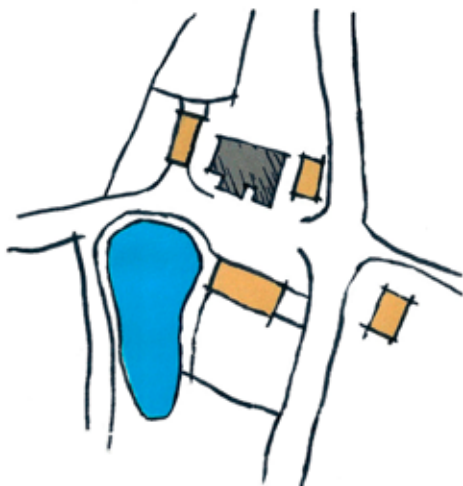
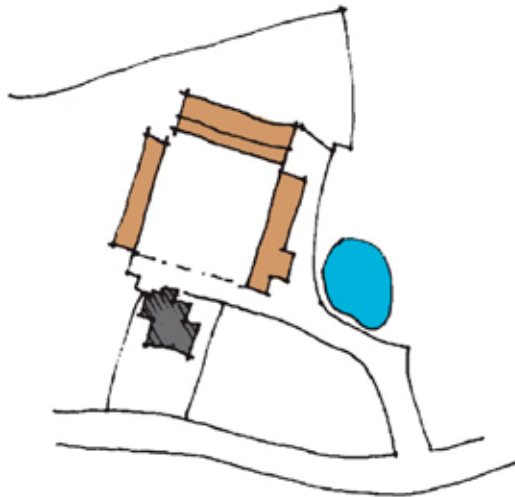
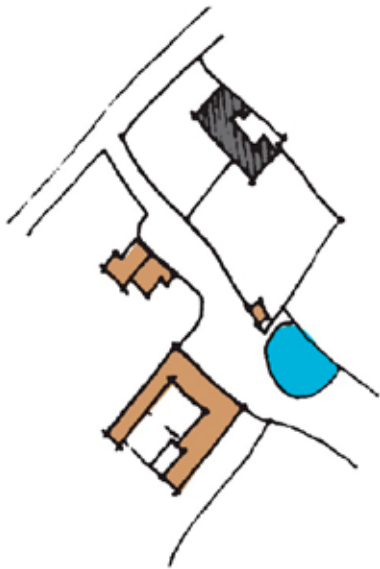
**Right:**

A planned farmstead with clear access points and lines of movement for cattle and vehicles between fields, yards and lanes.

**Bottom:**

Farmsteads that have been developed and added to over time often display an array of different materials, scales and features.





### Principle 3: Farmstead Layout and Design

Layout is fundamental to understanding a farmstead, showing how it has served the changing needs of the farm in its landscape. The orientation and aspect of a farmstead will be intentional and unique, responding to local factors such as the sun's path, topography, access to water and the open countryside. Quality design will seek to recognise and enhance traditional elements of a farmstead layout. However, this will need to be balanced by a range of other issues including wildlife and archaeology, views, and privacy.

Good development and conversion of traditional farmsteads is rooted in their characteristic layouts. This third part of the design guidance sets out a series of principles regarding the intimate relationship between the layout of a farmstead and other key characteristics including scale, orientation, aspect and materials. Principles are arranged according to the three main plan layouts of historic farmsteads: Regular, Loose and Dispersed (see left).

These three layouts are defined by the arrangement of farm buildings around one or more yards. The courtyard, or Crew Yard in Greater Lincolnshire, was a key and highly active area of a farm, used for collecting and treading in valuable manure. In later periods many yards were covered to provide greater protection to animals and the manure they produced. Other yards were used for stacking and processing produce or provided pens for livestock.

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#### Top

Regular courtyard plan (75% of recorded farmsteads), where buildings are inter-linked.

#### Middle

Loose courtyard plan (15%), where buildings are detached.

#### Bottom

Dispersed plan, where buildings and yards are scattered.

## Regular or Planned Farmsteads

These are generally quite formal in their layout, often designed and constructed in a single or small number of phases. Consequently they typically have strong commonality in materials, long uninterrupted regular ranges, attached buildings, and rigid geometric plans for organised and efficient farming. Their highly functional character reflects a history of farming techniques and this should guide the development brief and design concept.

### Key Principles: Regular or Planned Farmsteads

#### Layout

- Maintain the orientation, density and geometry of the layout of traditional farm buildings, yards and openings in the construction and selective removal of features
- Retain and key off the dominant axis/axes of a farmstead's layout, often expressed by the prominence (scale, decoration, massing) of a particular range of buildings, as the primary backbone to development
- Buildings, new and traditional, should be closely spaced or linked, illustrating their close and clear functional relationships

#### Scale, Form and Massing

- Look to maintain and enhance the regularity of the farmstead seen in:
  - Constant rooflines on individual buildings/ranges which tend to reduce in height and pitch from the central axis of the site
  - Regular building proportions
- Retain the sense of hierarchy between buildings, including the farmhouse, as expressed in their scale, massing, location and functional form

#### Material Construction

- Use the structural form and features of traditional buildings, such as roof shape, door/window openings, lintels, brick bonds etc. as an inspirational guide for new buildings.
- Use a strict palette of building materials for each build unit that:
  - Sensitively differentiates new buildings from their traditional counterparts
  - Matches extensions and repairs as closely as possible to the existing fabric





**Top left**

Regularity and repetition are hallmarks of planned farmsteads and provide a clear pattern within and between structures.

**Top right:**

Long ranges of uniform material and design indicate the industrial character of planned farming.

**Left**

Designed and planned farmsteads often incorporate architectural motifs, such as the semi-circular windows and door frames seen here.

**Bottom: Planned Farm**

A regular planned multi-yard farmstead of the 19th century.



### Loose Courtyard and Developed Farmsteads

These farmsteads have typically evolved over a period of time, often reflecting different approaches to farmstead construction and farming practices over a century if not several. Farm buildings are arranged imprecisely around one or more yards, and may be entirely detached

or attached onto an earlier structure. There may also be other buildings located away from the main courtyard(s). Their organic and evolving character reflects adaptation and re-use over time. As such, all stages of development should continue to be legible within future uses and alterations to the farmstead.

## Key Principles: Loose Courtyard and Developed Farmsteads

### Layout

- Maintain asymmetries in orientation, uneven density and loose geometry of the layout of farm buildings and yards in the construction of new buildings, the demolition of non-traditional elements, and the extension of existing buildings
- Key off the dominant axis/axes of a farmstead's layout, often expressed by the prominence (scale, decoration, massing) of a particular range of buildings, as the primary backbone to development

### Scale, Form and Massing

- Reflect the phased development of the farmstead by using:
  - A varying approach to the scale and massing of build units
  - Stepped rooflines to individual buildings/ranges which vary in scale and pitch across the site
  - Detached buildings or clearly differentiated extensions
- Retain the sense of hierarchy between buildings, including the farmhouse, as expressed in their scale, massing, location and functional form

### Material Construction

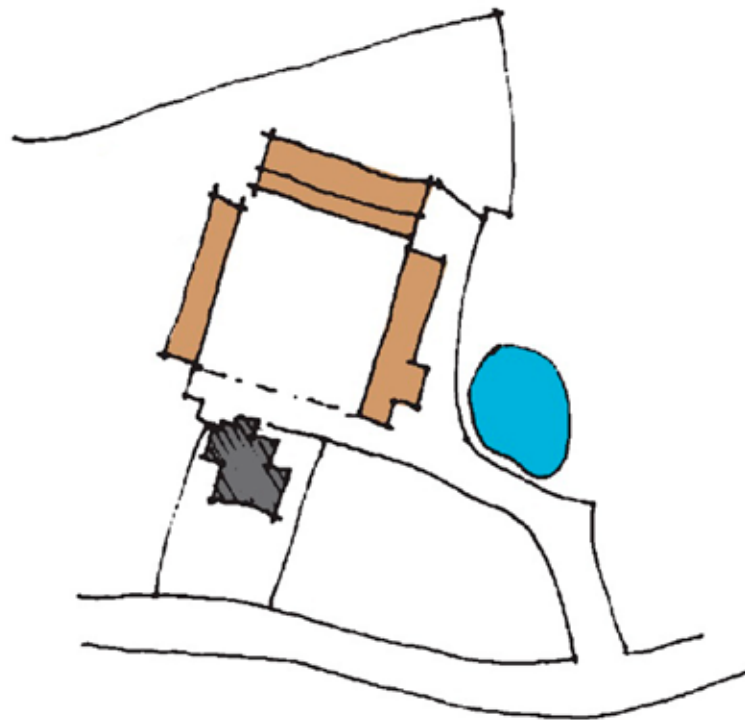
- Use the shared structural form, features and materials of traditional buildings such as roof shape, door/window openings, lintels, brick bonds etc. as an inspirational guide for new buildings
- Use a palette of building materials for each build unit that:
  - Sensitive differentiates new buildings and extensions from their traditional counterparts
  - Matches repairs as closely as possible to the existing fabric



**Top left:** Where later buildings are added to a farmstead new materials can often be found contrasting with the dominant pattern.

**Top right:** When new features are added to old structures, such as the cart shed seen here, differences in roofline can serve to reveal phases of development.

**Left:** In some cases developed farmsteads can preserve the full breadth of materials used in an area, providing a wide palette for future development.



A typical loose courtyard farm with three detached ranges arranged to form a crew yard. Many of these plan types in Greater Lincolnshire can still have a planned appearance.

### Dispersed Farmsteads

These range greatly in size, and include farmsteads in hamlets where the buildings of different farms can be intermixed. Buildings or groups of buildings are typically set within a general area or along a common spine (eg road) but without a principal yard area that provides a focus for the whole group. Farm buildings present many façades to surrounding landscapes and are often dissected by Public Rights of Way which provide access into the heart of the farmstead. They are most often found in landscapes of ancient enclosure, particularly where cattle rearing, and the need for separate contained areas for livestock, was historically important. Their loose and dispersed form is strongly interwoven with the working landscape. New development should seek to retain and enhance this longstanding connection as well as the often outlying interrelationships between buildings across a broader area.



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#### Top: Dispersed Farm

A dispersed cluster farmstead with the house and main yard separated by the village main street.

#### Bottom: Farm in the Fens

A rare example of a dispersed driftway farmstead in the Lincolnshire Fens.



## Key Principles: Dispersed Farmsteads

### Layout

- Maintain the uneven density and loose pattern of buildings and yards across the whole farmstead in the construction of new buildings and spaces, the demolition of non-traditional elements, and the extension of existing structures
- Orientate buildings so as to make a strong connection within the surrounding rural landscape as opposed to other buildings
- Key off and connect with any dominant axis or feature of a farmstead's layout such as a routeway, crossing point or hamlet centre

### Scale, Form and Massing

- Reflect the phased and sporadic development of the farmstead by using:
  - A varying approach to the scale and massing of build units
  - Stepped rooflines to individual buildings/ranges which vary in scale and pitch across the site
  - Detached buildings located within their own functional spaces/yards
- Retain the sense of functional hierarchy between buildings, including the farmhouse, as expressed in their scale, massing, location and form

### Material Construction

- Identify and use the common structural forms, features and materials of traditional buildings such as roof shape, door/window openings, lintels, brick bonds etc. as an inspirational guide for new buildings
- Use a palette of building materials for each build unit that:
  - Sensitive differentiates new buildings from their traditional counterparts
  - Matches extensions and repairs as closely as possible to the existing fabric

### Principle 4: Aspect and Openings

In traditional farm buildings, the proportion, function and positioning of openings is a defining element of the agricultural character of buildings. For example, cowshed doors are wider and squatter than stable doors for horses, reflecting the size of animal housed. Of paramount importance is the aspect of openings, which reveals how a building functionally connected with the farmstead and landscape. Cowsheds and stables typically face into the farmyard, whereas cart sheds face out onto roads or tracks connecting them with the surrounding land. Threshing barns require two large opposing doors aligned according to the prevailing wind to allow for the winnowing process of separating grain and chaff. Buildings may have multiple aspects showing how they had a combination of uses (eg a combination barn). Other factors may have influenced the aspect of buildings such as established lines of access, the sun and waterways. These can often provide an inspirational reasoning for adding new openings or aligning the aspect of new buildings.



#### Useful information from stages 1-3

- Plan form and layout of the farmstead
- Factors affecting light and prevailing wind

**Top:** The main openings of this range are oriented outwards toward the surrounding fieldscape, particularly the barn door and the cart sheds.

**Bottom:** This village farmstead range presents a largely blank face to the main thoroughfare of the settlement.

**Right:** Sensitive re-use of existing openings in a farm building allow its historic form and function to be retained and enhanced after a well-planned conversion project.

## Key Principles: Aspects and Openings

- Re-use existing openings in buildings, arranging internal layouts to maximise the use of light and minimise the need for additional new openings especially on prominent and significant external elevations
- When infilling former openings (eg shelter and cart sheds), glazing or other materials should be recessed to maintain their original function, aspect and shape
- Whether on new or added to existing buildings, openings should be designed in such a way that they express a functional role that is in keeping with the working character of the farmstead
- Openings within the buildings should respond positively to the distribution, detailing, scale and proportions of existing established openings of current or former farmstead buildings
- When replacing a building seek to maintain its aspect and the former pattern, functionality and dimensions of openings
- Where sympathetic to the layout of a farmstead, use extensions to provide alternative aspects to buildings in a way that suggests a combination of uses
- The size, shape, pattern of openings has functional meaning and the placement of new openings in existing buildings should be in tune with their function and should relate, where possible, to the working character of the farmstead



### Principle 5: Proportion and Form

The external elevations of farm buildings can be divided up into a series of bays according to the pattern and location of openings as well as small changes in the alignment and scale of buildings. These bays, like any other building, are an outward expression of how the internal space within a building functioned. Pigsties, for instance, are often arranged in a series of narrow short bays defined by low entranceways and a short yard to the front. Granaries on the other hand have high level regularly spaced windows either raised up above ground level or at first floor level above another working space such as a cart shed.

As a general rule, farm buildings rarely have more than one opening (be this a door – single or double, window or ventilation slit) per bay per floor. Often there will only be one opening per bay. The division of bays (shown as dotted lines on the sketch below), including their patterning, hierarchy and functionality, will influence how new internal spaces are designed and how existing ones are divided up. Consequently their early consideration in the design process is essential.





## Key Principles: Proportion and Form

- The width of bays in new buildings should reflect that of the traditional farm buildings of the area and be proportionate to the size, style and function of the proposed building
- Limit the number of openings in new buildings to one per bay per floor
- Try to re-organise internal spaces according to any existing pattern of bays, maximising the use of light and conserving open interiors with impressive proportions and long sight lines where possible
- Consider the hierarchy of bay sizes in relation to the scale and location of buildings within the farmstead when extending or up-scaling existing buildings or adding additional buildings
- The proportion and pattern of bays has functional meaning and new buildings or new openings in existing buildings should have an assumed function that relates to the working character of the farmstead



### Above Left:

Covered cattle yard with repetition of roofline and symmetry.

### Above Right:

Granary with a series of small ventilation windows above a barn.



### Useful information from stages 1-3

- Plan form, layout and scale
- Relationships between farmstead elements

## Principle 6: Materials, Features and Construction

Building materials give a defining sense of character to farmsteads, and are part of their close association with the surrounding landscape. Distinctive features can have merit in their own right and may provide a clear indication of the function of a building or the entire farmstead. These are likely to bring something unique to a farmstead and their incorporation and retention is likely to be an asset to development. Materials used in traditional farmsteads are often sourced locally and can reflect local construction techniques. Imported materials, such as the yellow coloured Gault Brick seen in many farm houses in Greater Lincolnshire, may have been used to differentiate buildings (eg domestic from working buildings), giving them a higher status than others. The palette of materials used

in a farmstead provides an immediate visual insight into its development. Simple variations in materials and/or construction techniques (eg Brick bonding) can show the phased development of a single or group of buildings. For example, the up-scaling of older barns is common in some parts of the county and can often be differentiated by the use of later thicker brick arranged in a different bond. Where there is a restricted palette of materials and a coherent approach to construction, farms are likely to have been constructed in a planned way within a relatively short window of time. Deviation from an existing palette of materials will set a building apart from those around it, whereas close adherence to it will make a building blend in more. The decision to take one approach over the other needs to be considered when drawing together a proposed palette of materials.

### Key Principles: Materials, Features and Construction

- Make the decision whether to replicate or deviate from the existing palette of materials and the construction techniques used, based on an understanding of the historical phasing of a farmstead and the intended prominence of a building or extension
- Retain, where possible, historic features including door and window treatment, exposed roof trusses, floor structure, machinery, floor surfaces and folk marks/graffiti
- Repair traditional fabric with similar, or identical if possible, materials and techniques
- Select planting, landscaping and restoration of features such as farm ponds to enhance habitats for wildlife and landscape character. Landscaping should be undertaken using native species, ideally from local provenance, appropriate to the local area
- Where possible, salvage and re-use materials from the farmstead to assist with the repair and restoration of built elements of the site



### Useful information from stages 1-3

- Photographs of original features
- Details of materials used around the farmstead to provide a palette
- Issues or problems relating to condition or construction that may affect re-use



**Top:** Original features of farm buildings, such as the cast iron columns of this cattleshed, should be retained where possible.

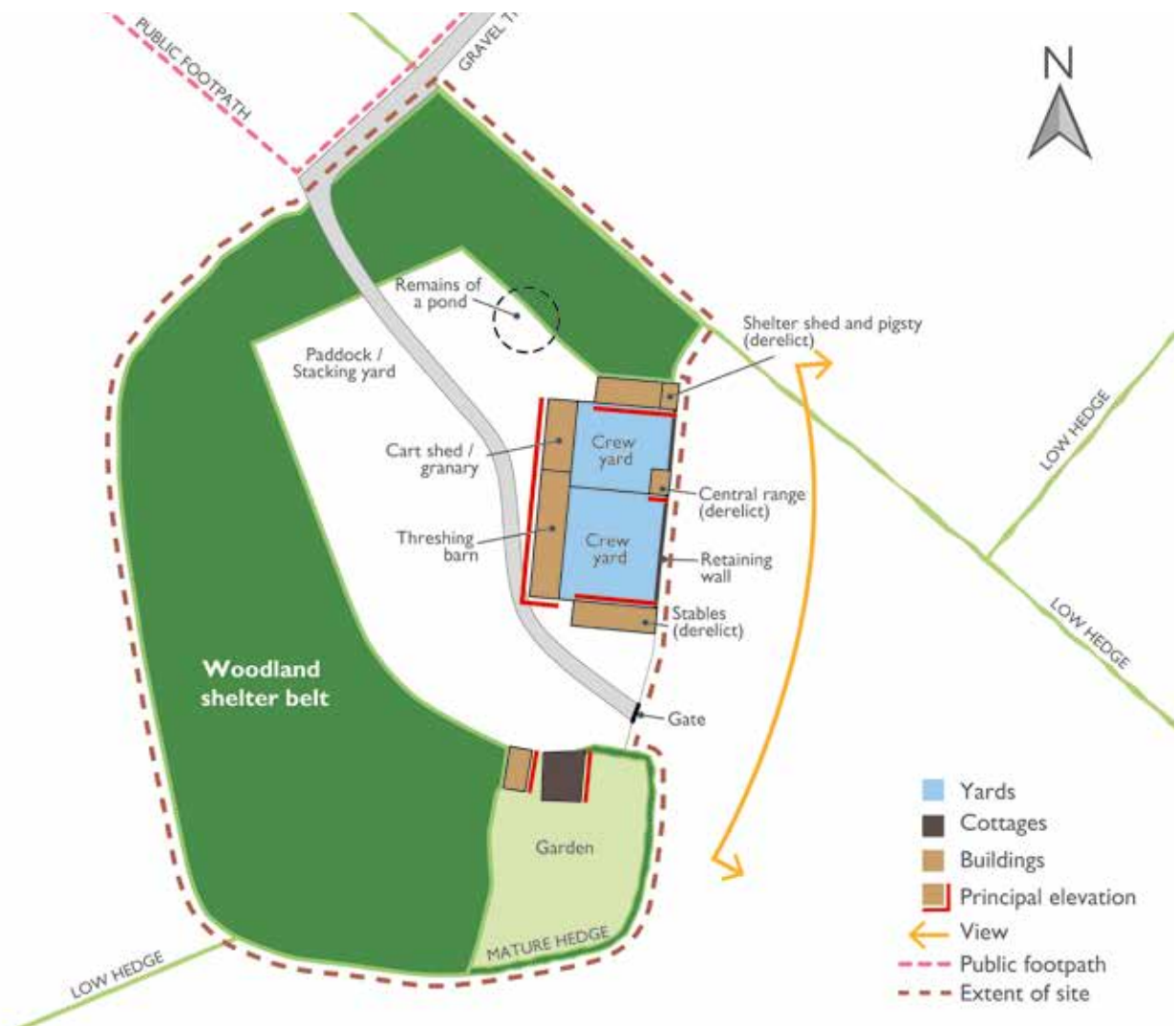
**Middle:** In this range a historic brick-built barn has been upscaled and added to in yellow Gault Brick.

**Bottom:** Traditional farm buildings often use different materials for aesthetic effect as well as practical purposes.



# 3 Case Study

This example uses Stages 1 and 2 of the Greater Lincolnshire Farmsteads Assessment Framework.



Sketch Plan of Top Farm showing traditional buildings and landscape setting, with farmworkers' cottages to the south.

## Summary

An early 19th century outfarm with linear range of threshing barn, cart shed/granary and stable/shed set within a large grassed stacking yard surrounded by trees. Later expanded into an E- plan farmstead with 3 detached ranges forming two crew yards, now derelict. Two workers' cottages, now joined, lie immediately to south.

## Site and Management Issues

### Site boundary, ownership and use

The present day boundary of the site, predominantly by woodland, is shown above and remains unchanged from the 19th century. The farmstead is in single ownership. The workers' cottages are let residentially, and the surviving traditional buildings are no longer in use.

### Site access and services

Access to the site is via a single track road which passes through another farmstead to the north before reaching the main road.

### Designations

The site has no listed buildings, but lies within the Lincolnshire Wolds Area of Outstanding Natural Beauty.

## Historic Character

### The farmstead and its buildings

The site is a small scale outfarm with an 18th or early 19th century main barn, and a cart shed range, derelict crew yards and shelter sheds that appear to have been added in the late 19th century. There is a pair of workers' cottages to the south.

The site can be divided into the following areas:

**The barn and cart shed** which face on to the main access track and are the first elements encountered on approach. The barn is constructed of local limestone with brick detailing and a slate roof. The adjoining cart shed, a later addition, is in brick with a slate roof.

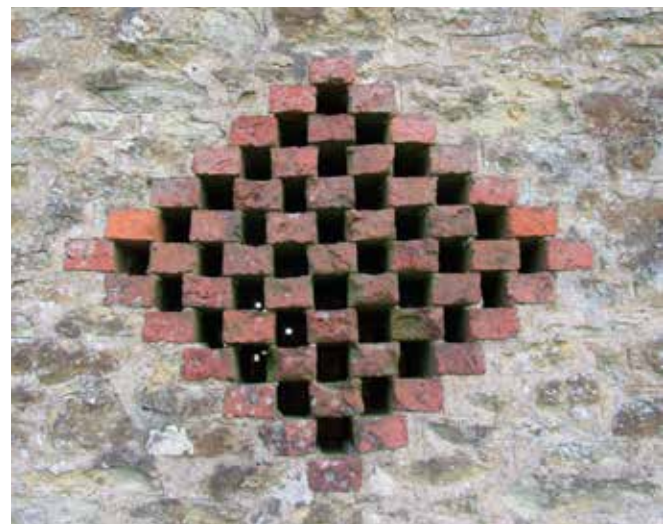
**Cattle sheds and crew yards** which were added to the complex to accommodate livestock and enable the processing of manure. They are constructed of buff brick, and once had pantile roofs. These ranges are presently derelict and roofless.

**The farmworkers' cottages** which appear to post-date the main barn. These are of rendered red brick with pantile roofs.



Left

Derelict shelter sheds and crew yards.



Right

Diamond pattern brick ventilation to barn.

## Setting

The farmstead lies in an area of medium sized fields with straight hedge boundaries. Most boundaries are still intact from the 19th century

- The site is surrounded on three sides by deciduous plantation woodland which also survives from the 19th century
- There is another traditional farmstead some 500m north of the site although there are no clear sightlines between the two
- The farmstead is largely screened from the surrounding landscape by woodland, except for broad views from the dry valley to the east
- Although the site has a prominent hillside location it is not widely visible from elsewhere. It does not command long distance views, although the shorter views are entirely rural with no nearby modern buildings or main roads

## Significance

### As a traditional farmstead:

- The farmstead has moderate heritage potential, as although it retains its original plan form from the late 19th century, over half of the traditional buildings are derelict
- The site is part of a group of similar developed farmsteads on its home estate and appears to be particularly linked with the larger farmstead to the north. It therefore has significance as part of a wider group of farmsteads and rural buildings in the area
- It is situated within the Lincolnshire Wolds Area of Outstanding Natural Beauty which is known for its variety of historic buildings and well-preserved 19th century farming landscapes
- Buildings on the site retain a number of original architectural features, including brick detailing to quoins and windows, and brick chevron ventilation (pictured), characteristic of farms on this estate



Threshing barn and attached cart shed with granary above.

## Significance in a county and national context

- Although there are no designations on the site itself and none of the buildings are listed, its location within the Wolds AONB must be a consideration. The valley to the east of the site is also a Site of Special Scientific Interest (SSSI)

## Options for Change

Despite its isolated location, the site lends itself to high quality residential conversion. Buildings enclosing the former crew yards are in very poor condition, with many likely to be beyond economic repair. There is potential for sensitive redevelopment of the former cattlesheds and crew yards to reinstate the historic plan of the farmstead, and the materials already on site could be re-used in new buildings.

Alternatively, the enclosed, private nature of the site and its proximity to open countryside, could make it suitable for re-use in leisure or hospitality, perhaps as a hotel or wedding venue, or as a series of holiday lets.

# 4 Appendices

References are made to relevant paragraphs of the [National Planning Policy Framework \(NPPF\)](#).

## Designation Checklist

The text below provides an introduction to heritage and other designations. The types of designated heritage assets most commonly associated with farmsteads include:

### Listed buildings

Over 30,000 farm buildings in England have been listed, over 95% of these at Grade II and the most important at Grade II\* and I. Guidance on the criteria for selection of agricultural buildings and other building types, and how to apply for designation, is available from Historic England at [www.HistoricEngland.org.uk/images-books/publications/dlsg-agricultural-buildings/](http://www.HistoricEngland.org.uk/images-books/publications/dlsg-agricultural-buildings/)

### Curtilage buildings

Pre-July 1948 farm buildings may also be protected if they are or were in the curtilage of a listed farm building (see Curtilage Structures box).

### Listed and non-listed buildings in Conservation Areas

These are designated by local authorities, and generally cover settlements. Demolition of unlisted buildings in conservation areas requires planning permission, and a similar process of justification as for a listed building.

**Curtilage Structures:** Some buildings and other structures not mentioned on the list entry may still be protected by the listed building regime if they are within the curtilage of the listed building, predate July 1948 and are or were ancillary to the listed building. There are a number of factors that go into considering the extent of the curtilage of a particular building and whether the ancillary test is satisfied. It may be a criminal offence to fail to apply for listed building consent for works to a curtilage building when it is needed, so any doubt should be discussed with the local planning authority.

Other heritage assets less commonly associated with farmsteads are:

### Scheduled Monuments

Consent for any works affecting them must be sought from Historic England.

### Registered Parks and Gardens, World Heritage Sites and Registered Battlefields

Conservation of these is given 'great weight' in the planning process.



## Locally Listed Buildings

Locally listed buildings and sites may be identified as historically significant by local planning authorities. This may be during in the course of the planning process or through the adoption of a 'Local List'.

- The effect of an application on the significance of a local heritage asset is a material consideration in determining an application. However, most farmstead buildings that may be considered to be local heritage assets have yet to be formally identified
- Not all local planning authorities in Greater Lincolnshire have an adopted Local List. Where possible consult with local authority planners to ascertain if they maintain one
- Assets (monuments or buildings) of national significance which are treated in the planning system as if they were designated assets (see NPPF paragraph 139)

## The Lincolnshire Wolds Area of Outstanding Natural Beauty

Conserving and enhancing the qualities of AONBs are a material consideration in considering planning applications within or adjacent to them. Section 85 of The Countryside and Rights of Way Act (CROW) 2000 places on local authorities a requirement to produce an AONB Management Plan and a 'duty of regard' to conserve and enhance AONBs.

## Wildlife and habitats

The Wildlife and Countryside Act (1981) is the principal law protecting wildlife, habitats and species in Great Britain, and was strengthened and updated by the Countryside and Rights of Way Act (2000). Expert advice will be required to ascertain whether any protected species – including bats, predatory birds and reptiles – are present within or adjacent to a farmstead site. In addition, some farmsteads may adjoin or be sited within:

- Sites of Special Scientific Interest (SSSI), which are areas of land notified under the Wildlife and Countryside Act 1981 as being of special nature conservation interest
- Local Wildlife Sites and Local Geological Sites which are sites of non-statutory designation recognised by local planning policies
- Important hedgerows are protected from removal by the Hedgerows Regulations 1997 (see [Where to Get Advice](#) below)
- Chapter 11 of the NPPF sets out planning policies for development within designated areas of natural and landscape importance, and the need for importance of the conservation and enhancement of the natural environment

## Levels of Recording

The level of recording should be proportionate to the known or potential significance of the building and site. It may be required:

- 1 In support of a planning application and to inform the development of a scheme, once an initial assessment and discussion with the planning authority has identified potential for change within a farmstead, **and/or**
- 2 Once permission has been secured, to make a record before and during the implementation of the scheme. The local planning authority may attach recording conditions to a planning or listed building consent to ensure that a record of a farmstead or building is made that will be publicly available or for archaeological recording associated with ground works on the site.

Historic England's *Understanding historic buildings: policy and guidance for local authorities* (2006) describes the various approaches to and levels of recording buildings.

In summary:

- **Level 1** is equivalent to the Site Summary explained in this document, and will provide a useful record for the local Historic Environment Record
- **Level 2** is a more detailed descriptive record and assessment of significance, which is often required for sites with designated heritage assets. It will usually take between 1-3 days, depending on the scale and complexity of the site
- **Levels 3 and 4** are appropriate for the most significant buildings, Level 4 being the most detailed with a greater range of drawings. It involves more detailed historical research using estate, tithe and historic Ordnance Survey maps and usually documentary sources

# 5 Where to Get Advice

Local Authorities are often the best port of call for advice on a range of issues relating to the development of historic farmsteads. Early discussion will help identify issues and opportunities, including potential sources of funding, local and national guidance and policies.

## Funding

### Agri-environment funding

Agri-environment funding via the Countryside Stewardship Scheme has funded the maintenance and conservation repair of traditional farm buildings.

Contact Natural England for further advice and eligibility on the Countryside Stewardship Schemes: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

### Historic England grants

If the farm building is listed Grade I or II\* the work may be eligible for a grant from Historic England as part of the Historic Buildings, Monuments and Designed Landscape [grants scheme](#). The grant application is more likely to be successful if it meets priorities that are outlined in the application pack. The application must demonstrate that there is financial need for a grant and that the work will be undertaken within two years. These and other sources of grant aid are described in detail in the [Funds for Historic Buildings website](#).

### Local Enterprise Partnerships (LEPs)

[www.greaterlincolnshirelep.co.uk](http://www.greaterlincolnshirelep.co.uk)

LEPs will provide a potential source of funding for farm diversification and building renovations. Grant programmes are operated through Local Action Groups which together cover the whole of the County. The funding is linked with national England Rural Development Programme funds to aid and support rural growth and development.

## Advice

### Lincolnshire Wolds AONB

[www.lincswolds.org.uk](http://www.lincswolds.org.uk)

Lincolnshire Wolds Countryside Service provide advice on landscape protection and enhancement and grants pertinent to the AONB.

### Heritage Lincolnshire

[www.heritagelincshshire.org](http://www.heritagelincshshire.org)

Heritage Lincolnshire is a local charity and Buildings Preservation Trust, working to conserve the rich history of the County for the benefit of people who live and work in the area.

### Wildlife and Habitats

Historic England, National Trust and Natural England 2009. *Bats in Traditional Buildings*. London: English Heritage.

### Bat Conservation Trust

[www.bats.org.uk/pages/bats\\_and\\_buildings.html](http://www.bats.org.uk/pages/bats_and_buildings.html)

The Trust has useful advice about how to work with bats and buildings.

### Royal Society for the Protection of Birds

[www.rspb.org.uk/advice/gardening/](http://www.rspb.org.uk/advice/gardening/)

The society provides a range of advice about birds and buildings and on attracting wildlife to gardens.

## Natural England

[www.naturalengland.org.uk/](http://www.naturalengland.org.uk/)

Natural England provides further information about England's natural environment and biodiversity, including the Hedgerow Regulations.

## Lincolnshire Wildlife Trust

[www.lincstrust.org.uk](http://www.lincstrust.org.uk)

The LWT manages 100 wildlife sites across the county and helps to secure the future of many important habitats and species in the county.

## The Greater Lincolnshire Nature Partnership

The GLNP is a partnership of 48 organisations across Greater Lincolnshire working together to achieve more for nature in Greater Lincolnshire. It is the main records centre for environmental records in the greater county.

## Historic England Guidance

The publications listed below can be downloaded from the Historic England website, which also has further online guidance available on many related heritage issues.

Gaskell, P and Owen, S 2005 *Historic Farm Buildings: Constructing the Evidence Base*. (English Heritage/Countryside Agency/University of Gloucester)

English Heritage/Countryside Agency 2006. *Living Buildings in a Living Landscape: Finding a Future for Traditional Farm Buildings*.

English Heritage/Countryside Agency 2006. *Historic Farmsteads: Preliminary Character Statement (East Midlands)*.

English Heritage/Countryside Agency 2006. *Historic Farmsteads: Preliminary Character Statement (Yorkshire and the Humber)*.

English Heritage 2006. *The Conversion of Traditional Farm Buildings: A Guide to Good Practice*.

English Heritage 2006. *Identifying and Sourcing Stone for Historic Building Repair*.

English Heritage 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

English Heritage 2008. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*.

English Heritage 2009. *Historic Farm Buildings: Extending the Evidence Base*.

English Heritage 2011. *The Setting of Historic Assets*.

English Heritage 2011. *The Maintenance and Repair of Traditional Farm Buildings: A Guide to Good Practice*.

English Heritage 2011. *Designation Selection Guides. Agricultural Buildings*.

## Other useful guidance and publications:

Clark, K. (2003) *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*.

National Planning Policy Framework and the National Planning Practice Guidance:

<http://planningguidance.planningportal.gov.uk/>

## Contact Addresses

### Historic England East Midlands Office

2nd Floor, Windsor House  
Cliftonville  
Northampton NN1 5BE  
Tel: 01604 735400  
Email: [eastmidlands@HistoricEngland.org.uk](mailto:eastmidlands@HistoricEngland.org.uk)

### Lincolnshire County Council

County Offices  
Newland  
Lincoln LN1 1YL  
01522-552222

### North Lincolnshire Council

Church Square House  
PO Box 42  
Scunthorpe DN15 6XQ  
01724 296296

### North East Lincolnshire Council

Municipal Offices  
Town Hall Square  
Grimsby DN31 1HU  
01472 313131

### South Holland District Council

Council Offices  
Priory Road  
Spalding PE11 2XE  
01775 761161

### North Kesteven District Council

Kesteven Street  
Sleaford NG34 7EF  
01529 414155

### South Kesteven District Council

Council Offices  
St Peter's Hill  
Grantham NG31 6PZ  
01476 406080

### East Lindsey District Council

Tedder Hall  
Manby Park  
Louth LN11 8UP  
01507 601111

### West Lindsey District Council

Guildhall  
Marshall's Yard  
Gainsborough DN21 2NA  
01427 676676

### Boston Borough Council

Municipal Buildings  
West Street  
Boston PE21 8QR  
01205 314200

### City of Lincoln Council

City Hall  
Beaumont Fee  
Lincoln LN1 1DD  
01522 881188

### Heritage Lincolnshire

The Old School  
Cameron St  
Heckington  
Sleaford NG34 9RW  
01529 461499

### Lincolnshire Wolds Countryside Service

Navigation Warehouse  
Riverhead Road  
Louth LN11 0DA  
01507 609740



# Historic England

We are the public body that looks after England's historic environment. We champion historic places, helping people understand, value and care for them.

Please contact

[guidance@HistoricEngland.org.uk](mailto:guidance@HistoricEngland.org.uk)

with any questions about this document.

[HistoricEngland.org.uk](http://HistoricEngland.org.uk)

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HEAG052

Publication date: July 2015 © Historic England

Design: Historic England

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