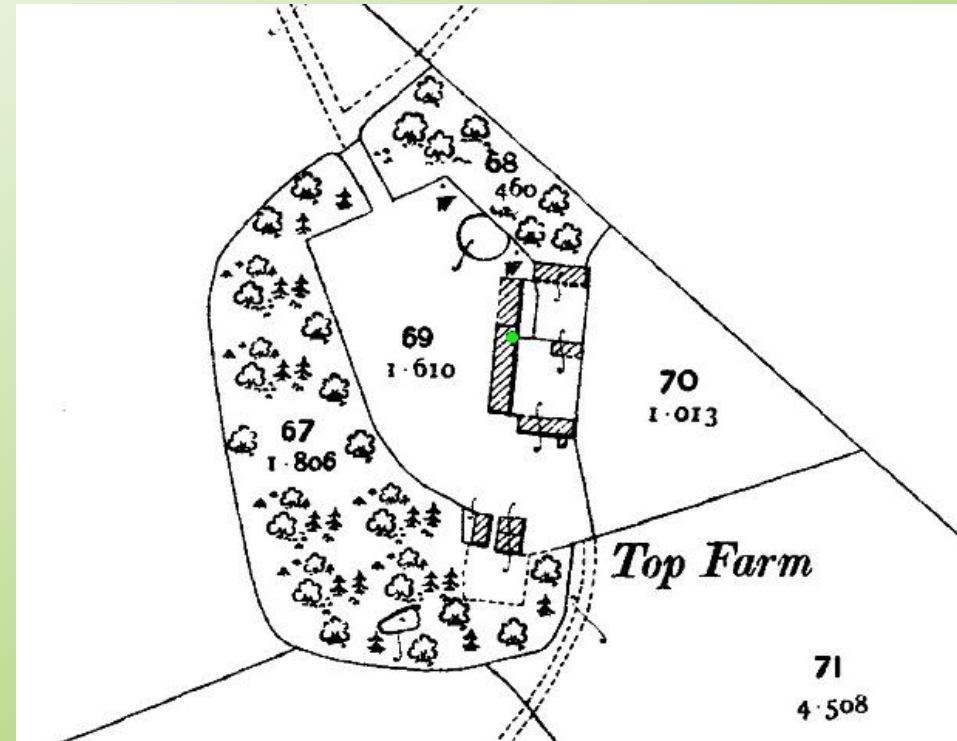


# Greater Lincolnshire Historic Farmsteads Guidance: WORKSHOPS



# WORKSHOPS

- Opportunity to apply the Farmsteads Assessment Framework
- Two workshops based on the four stages of the framework – four ‘tasks’
- Based on Top Farm, Lincolnshire Wolds
- Facilitators will be on hand to assist



# MATERIALS PACK

- Guidelines, questions and answer sheets
- Current maps of local landscape and aerial of site
- 1905 maps of landscape and site
- Photographs
- Sketch map for annotating





# WORKSHOP 1

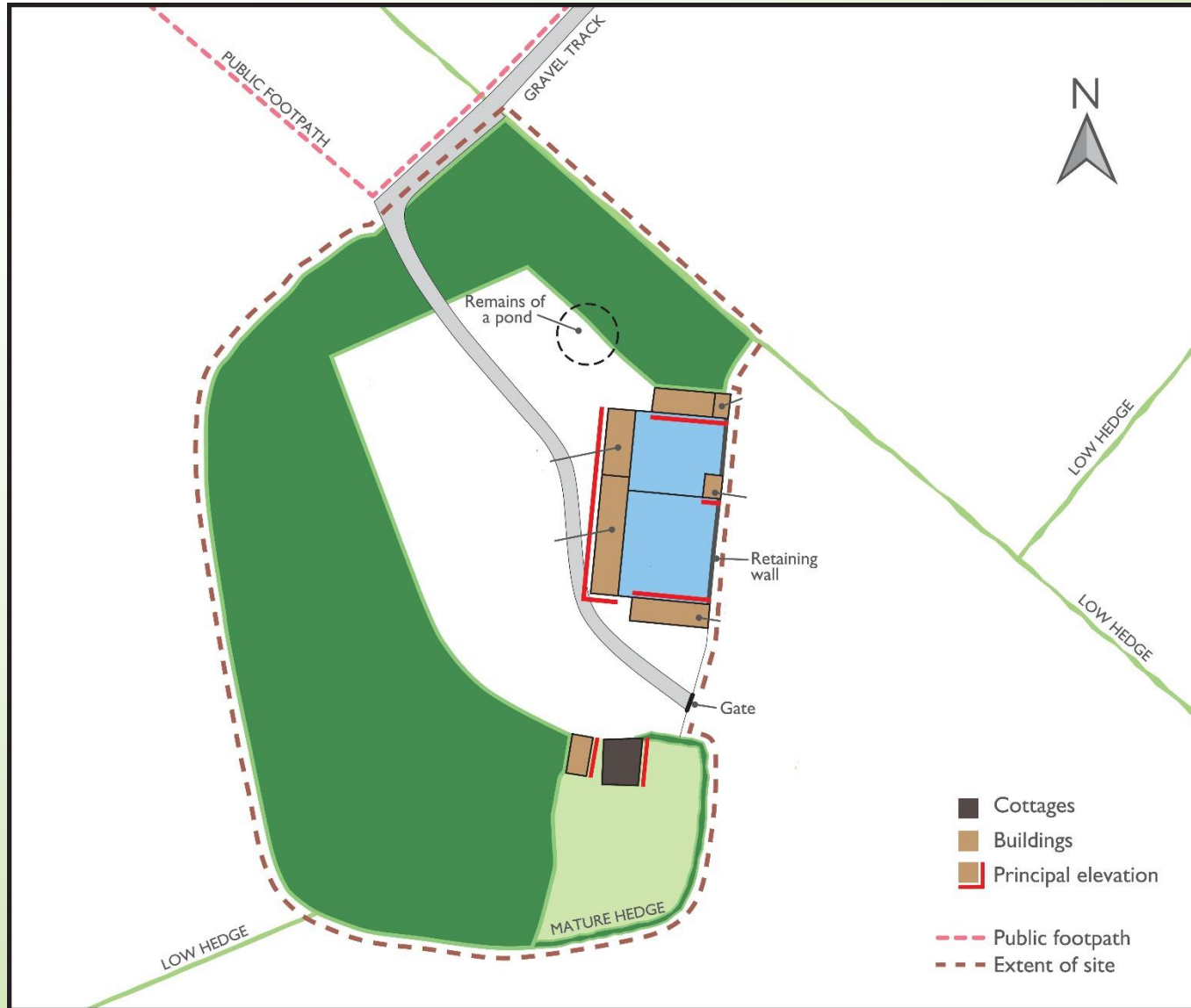
## TASK 1: SITE SUMMARY

- Key aspects of the site that will influence future development (e.g. Access, services, location, use, designations, non-designated historic features, etc)
- Summarise the historic character and setting of the site

## TASK 2: SIGNIFICANCE

- Identify 'significant' features that provide an insight into how a farm has functioned over time
- Consider which of the significant features are specific to the site AND/OR are locally distinctive

# TOP FARM



# SITE MANAGEMENT

- **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.

# LANDSCAPE SETTING

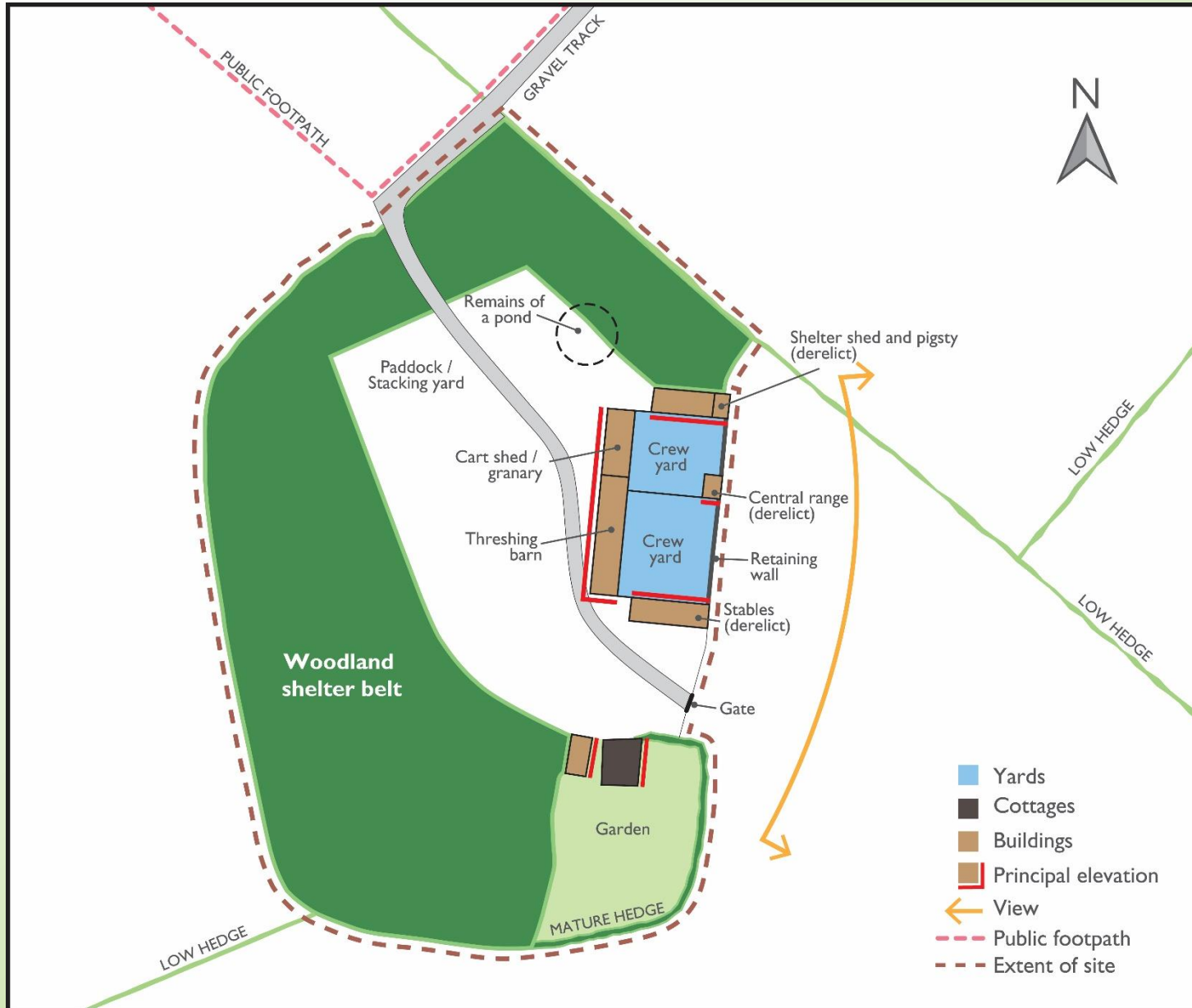
- Isolated outfarm located around 1-2km from country roads
- Located on the upper slopes of a low promontory between two valleys
- Includes a large grassed stacking yard/paddock
- Surrounded on three sides by woodland plantation open to the east
- Extensive views east of Wolds and Central Lincolnshire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

# FARMSTEAD CHARACTER

- Early 19th C outfarm with linear N-S range extended mid-late 19th C to E plan
- Early 19th C threshing barn, flanked to the north by cart shed with granary above and to the south by stable/shed – all facing west towards access
- Mid-late 19th 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
- Cart shed / granary facing main access track through farmstead
- Demarcation of spaces and flows/movement still evident-
- Survival of woodland plantation shelter belt



# TOP FARM



# MATERIALS

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



# SIGNIFICANCE

- Notable due to its large size as an outfarm
- Brick dressings to buildings including chevron honeycomb vents
- Threshing barn form – pre -mechanised agriculture
- Chronology of buildings shows adaptation, changing techniques
- Detached E plan extension (changing techniques - detached is quite rare)
- Planted woodland shelter belt defining paddock/stacking yard
- Materials –stone and brick, pantile
- Lines of movement and access still clear between buildings and spaces
- Plan form survives although buildings heavily degraded
- Landscape presence
- Hainton Estate



Historic England

# WORKSHOP 2





# WORKSHOP 2

## TASK 3: NEED AND POTENTIAL FOR CHANGE

- Set out a rationale for change
- Potential uses
- Constraints and opportunities for future development

## TASK 4: DESIGN & DEVELOPMENT

- Development scenario
- Nature of work and design parameters
- Chance to apply 'Design Principles'



# NEED & POTENTIAL

- Cottages currently occupied – good continuing use
- Good survival of linear range, but buildings beginning to deteriorate
- Crew yard ranges likely beyond economic repair but plan form survives
- Access is currently poor

# USE

- Residential – currently partly in residential use
- Wedding venue – amazing views and location
- Business use is unlikely due to location and site parameters
- Continued agricultural use – limited offer and would likely involve large pre-fabricated buildings

# Constraints

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

# Opportunities

- Views are key asset
- Stunning main range with great prospects in good structural order
- Significance preserved in plan form of E-plan - derelict buildings provide opportunity for rebuild and adaptation
- Opportunities for 'modern' design?
- Former pond has wildlife and SUDS potential
- Not all services – but still has many
- Wolds AONB – desirable area

# CONVERSION

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



# REINSTATE CREW YARDS

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

# NEW DETACHED DEVELOPMENT

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