

Hainton Estate

Assessment of Traditional Farm Buildings



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Background

This report provides a summary assessment of the historic character and significance of 14 historic farmsteads located on the Hainton Estate which lies in the Lincolnshire Wolds Area of Outstanding Natural Beauty. The report provides a basic assessment of site factors and issues for change. It was produced using the Farmsteads Assessment Framework prepared as part of the Lincolnshire Historic Farmsteads Guidance Package.

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This document is accompanied by an appendix, which contains full descriptions of each farmstead visited as part of this assessment.

INTRODUCTION

A rapid survey of 14 traditional farmsteads on the Hainton Estate in the Lincolnshire Wolds was undertaken to understand basic site management factors and to determine the historic character and significance of each farm. The results of field and desk based surveys were combined to provide an overview of the historic development, character and significance of traditional farmsteads on the Hainton Estate.

The report is intended to enable consideration of options for sustainable change, including the development of proposals for adaptive reuse and other forms of development.

The report was compiled using the Lincolnshire Farmsteads Guidance, a package of information and guidance that promotes the sustainable development of farms in the county through understanding:

1. The *historic character* of farmsteads, which results from their historic development and function as whole sites, including any routeways and spaces within and around them, and how they are linked to the surrounding landscape and settlement. A simple distinction can be made between traditional farmsteads and their buildings, which make a significant contribution to local character and distinctiveness, and those prefabricated and standardised industrial buildings which are often added to traditional farmsteads but do not themselves display any local variation in their architectural character or distribution.
2. Their *significance*, a factor that can be of critical importance in determining planning applications. Significant traditional farmsteads contribute to *local distinctiveness* and a *sense of place*, through their varied forms, use of materials and the way that they relate to the surrounding landscape and settlement. Some sites or buildings will have special significance in a local or national context, which may require specialist help in understanding and will be useful in developing a scheme. This significance can be retained and enhanced through sympathetic change and development of the site in relationship to its setting. The absence of statutory designation does not imply lack of significance, as the great majority of farmstead buildings which contribute to landscape character will not fulfil the criteria for designation.
3. Their *sensitivity* to the different options for change.

ESTATE SUMMARY

Hainton Estate lies on the elevated western fringes of the Lincolnshire Wolds Area of Outstanding Natural Beauty, overlooking the Central Lincolnshire Vale to the west. Lands lie within a number of historic parishes located in the districts of East Lindsey and West Lindsey. Hainton Hall is set in approximately 140 acres of parkland designed by Capability Brown in the mid-18th century. The house, which dates to c.1638, has been the home and seat of the Heneage family since the 13th century. The surrounding village is recorded in the Domesday Book and now includes an array of estate buildings denoted by the deep red paintwork to their architectural features.

The Lincolnshire Wolds is an expansive rural area of rolling hills and dry valleys primarily given over to arable farming, but with a significant element of pastoral farming of both sheep and cattle. Nucleated villages within shallow valleys have early medieval origins whereas more elevated areas, including much of the land within the Hainton Estate, retain much of their 18th and 19th century character. These formerly unenclosed upland heaths were improved and enclosed by private agreements and Acts of Parliament, creating a strongly geometric pattern of rectilinear fields bounded by quick-set hawthorn hedgerows. Traditional farmsteads of this period are often isolated features of the landscape, located in the heart of their land holdings, however some earlier farms are located within small hamlets and villages, such as at Sixhills.

Traditional farmsteads on the Hainton Estate show multiple phases of rebuilding, demonstrating their continued evolution as farming techniques developed during the Agricultural Revolution. The majority of farms on the estate remain in active use, adapting to more recent changes in farming techniques through the addition of modern pre-fabricated buildings capable of housing large-scale machinery and storing fodder. Farms are operated by the estate itself and by a number of tenant farmers, several of whom hold tenancies under the terms of the Agricultural Holdings Act. However, a growing number of farms are now residential lets, occasionally with small businesses attached. Many traditional farm buildings have marginal uses and some farms are now in advanced stages of dereliction.

Continuing intensification of arable and pastoral farming is likely to see the activity focussed around a reduced number of farms with large pre-fabricated modern buildings capable of supporting large-scale farming using modern techniques. Surviving traditional buildings are likely to fall into disrepair unless uses can be found for them either continuing as working buildings with marginal uses (e.g. storage), or being converted for alternative purposes, such as for residential or commercial uses.

HISTORIC CHARACTER

This section discusses observable patterns in the historic character of traditional farmsteads on the Hainton Estate. Analysis is based on the survey of 14 traditional farmsteads on the estate and the results of the Lincolnshire Farmstead Project.

Historic Development

The Hainton Estate includes a variety of farmsteads which date predominately to the late 18th and 19th centuries, although one earlier medieval farm house was identified. It is likely that many were established shortly after or alongside the enclosure of land during the 18th century and also during a period of agricultural growth and investment, that followed a period of depression, in the mid-19th century. However, a small number of farms may have earlier origins in the medieval period, such as Mill Platt Farm in the village of Sixhills. These early farms are more likely to be located within small villages as opposed to the later isolated farms.

Despite variations in the age and character of farmstead there are a number of observable patterns in the design, layout and construction of farmsteads that draw farms together into an identifiable group that reflects changes to farming practice in and around the Lincolnshire Wolds over the last 250 years. The earliest buildings on farmsteads are typically the farmhouse and the barn, with the latter built as a threshing barn with two opposing double doors built into a south to southeast facing structure. Threshing barns, which often have smaller single storey ranges attached to one end, appear to date from the turn of the 19th century with farm houses dating to the same period if not earlier, such as at Mill Platt Farm at Sixhills which dates to the medieval period. Although threshing barns are indicative of arable farming, it is likely that large herds of sheep were kept as well. As livestock were



Figure 1 Threshing barn at Home Farm



Figure 2 Medieval longhouse at Mill Platt Farm

typically kept outdoors before the 19th century there are therefore few or no buildings associated with the management of livestock from before this time.

With the application of new approaches to mixed farming, early threshing barns formed the backbone for a series of extensions and alterations that adapted earlier farms for new agricultural techniques developed during the late 18th and 19th centuries. Extensions to working buildings are often echoed in extensions to the main house as they were increased in scale and stature to attract new tenants with sufficient capital to enact improvements to their holdings.



Figure 3 Extensions to Beck House Farm including a large 3 bay 2 storey house to the earlier stone range (left) and the cartshed/granary attached to an earlier threshing barn

Working buildings on the estate were typically adapted and extended in two main ways. The first was the addition of cattle sheds and crew yards to facilitate the production of high quality manure from sheltered cattle (e.g. Horse Pasture, North Walk and Top Farms). This used the existing, and often extended, threshing barn as a rear range to a series of perpendicular single storey ranges arranged in a U or E plan, creating between 1 and 3 crew yards open to the southeast. The second improvement was to construct, either freestanding (e.g. Horse Pasture Farm) or attached (e.g. Hainton Walk and Top Farms), large cartshed/granary extensions to enable the movement, processing and storage of large volumes of cereal crops resulting from the application of improved mixed farming techniques. Former threshing barns were also adapted to provide space for machine threshing, and to enable more efficient storage and processing. The improvements also provided opportunity to construct purpose built domestic stabling as well as a range of



Figure 4 1905 map of North Walk Farm showing 4 parallel ranges extending from the main barn and cartshed range. The arrangement creates 3 crew yards facing to the southeast

specific buildings such as pigsties and water towers.

Around the same time a number of bespoke new farmsteads were built, either on new sites or on the sites of existing farms (e.g. Rookery and South Walk Farms). These were purposefully designed to embrace the very latest agricultural techniques. They are notable for their barns which lack the traditional arrangement of opposing threshing barn doors, as threshing was now conducted by steam power rather than by hand. The main barn range is also typically combined with a granary and cartshed from the outset (combination barn), such as South Walk Farm pictured below, and workers' cottages were also built demonstrating the increased scale and prosperity of farming operations.



Figure 5 Combination barn and worker's cottages at South Walk Farm

During the 20th century, mechanisation and further intensification of agricultural practices saw the covering of many crew yards, encasing entire ranges at times (e.g. Mill House Farm), and the construction of large pre-fabricated sheds to store and process greater quantities of produce and to house larger machinery.

Landscape and Settlement

Topography

The landscape of the Hainton Estate is one of rolling hills, dry valleys and broad plateau summits sloping down towards the Central Lincolnshire Vale to the west. On the high Wolds large farmsteads, such as Home Farm and Horse Pasture Farm, command views across wide areas and are themselves prominent features in the landscape. Some farmsteads, most notably The Grove and Mill Plat Farm, have long distance views as far as Lincoln Cathedral. Within dry valleys complexes like Beck House farm and Poplar Farm are more sheltered, with shorter and more intimate views. Consequently they are not conspicuous in the landscape until encountered along the narrow winding valleys and lanes within them. In the west the Wolds give way to the plains of the Central Lincolnshire Vale and farmsteads, such as Holtham Garrs Farm, sit in isolated locations observable from distance from all directions. In every case, views to and from farmsteads are key assets, contributing to the appreciation and understanding of farmsteads in their landscape setting.



Figure 6 - Poplar farm is sheltered within a former river valley, and has an intimate and enclosed character

Settlement Pattern

The area is sparsely populated and the pattern of settlement is predominantly small isolated villages and hamlets interspersed with individual isolated farmsteads. Farms are also located within and on the edge of settlements, such as Mill Plat Farm at Sixhills. There are several examples of large farmsteads along the primary roads through the area, including Home Farm and Horse Pasture Farm. Further out in the wider landscape isolated farms are situated deep within their own holdings. Aside from workers' cottages there is little or no domestic settlement outside the main village centres.



Figure 7 - Rookery Farm and Mill House Farm have no common access despite their proximity to each other

The estate is linked to larger settlements nearby, such as market Rasen and Louth, by main roads, many of which date to Roman and Medieval periods. There is also a network of narrow lanes that cut across the surrounding countryside, linking individual farmsteads to the main villages. In some cases, such as Rookery Farm and Mill House Farm, isolated farmsteads are located in relatively close proximity to each other but have no direct connecting roads. Instead, these later planned farmsteads are situated at the end of individual lanes, emphasising their self-sufficient and individual nature.

Landscape context

Traditional farmsteads surveyed on the Hainton estate were predominantly 18th and 19th century in character, and so too are the landscapes in which they sit. Despite some loss of historic field boundaries in the mid-20th century, the character of the area is still strongly 19th century in appearance, with planned straight-edged fields bounded by quickset hedgerows. In most individual cases the essential character of planned 19th century farming has not been lost or diluted to any great extent. There is little physical evidence of earlier sheep-farming regimes, although clues remain in names such as North Walk Farm and South Walk Farm, which reflect the former use of the area as “sheepwalk” pasture before the transition to mixed and arable farming in the 19th century.



Figure 8 - Modern survival of 19th century planned fields near Home Farm, Hainton

Connections with the wider landscape

There is a clear pattern of farmsteads having south or south-east facing crew yards opening directly on to adjacent fields, affording the shelter from northerly wind and rain. Crew yards are typically no longer stock proof, except where cattle or sheep are actively housed, for example at Mill Plat Farm and Beck House Farm. This results in an erosion of the intimacies of historic relationships between fields and farmsteads, as formerly closed-off areas become permeable and open to the wider landscape. This reduces the legibility of lines of movement between farm buildings and between them and the open countryside as points of interaction become less apparent. The result is often an open and undefined relationship between farm and landscape, except around crew yard entrances which have direct but controlled access in and out of surrounding fields.



Figure 9 - Holtham Garrs Farm in its landscape setting in the broad plain at the foot of the Wolds.

Farmstead and Building Types

Hainton's farmsteads and historic farm buildings have been shaped by the way in which the surrounding landscape was exploited over the last 250 years. This has involved the transition from the rearing and grazing of sheep to a more intensive form of mixed farming that involved the management of sizeable cattle stocks and large-scale arable production and processing. Earlier forms of farming, prior to the mid-18th century remain visible, but mainly in the form of remnant irregular fields, with occasional historic farm buildings such as the medieval longhouses at Lincoln Lane and Mill Plat Farms. As such, the farm buildings on the Hainton Estate reflect 250 years of change and adaptation associated with the Agricultural Revolution and the modernisation of traditional farming techniques.

Although traces of agricultural activity prior to 1750 are relatively scant there remains a high likelihood that several farms on the estate have been comprehensively rebuilt during the late 18th and early 19th centuries. Evidence for this, encountered on the survey, is circumstantial and amounted to two medieval longhouses in the village of Sixhills, and a number of low stone ranges attached to barns, which may have survived later phases of rebuilding and improvement. Notwithstanding the survival of some earlier examples and elements, working buildings encountered on the Hainton Estate date from the mid to late 18th century onwards. The earliest identifiable working buildings are long two storey linear threshing barns, with an attached single storey range on one or both ends. These are easily identified by their opposing double doors open to prevailing winds from the south and east, stone construction and commonly narrow deep red brick dressings to architectural features such as quoins, openings and honeycomb vents. Large semi-circular arched pitching holes are common to these earlier threshing barns.



Figure 10 Threshing barn with brick dressing to openings and quoins

The majority of the traditional farmsteads surveyed retained a core of a late 18th or early 19th century threshing barn and farmhouse. These formed the basis for a series of extensions and improvements that enabled the housing of cattle and processing and storage of crops. These 19th century additions include an array of buildings, the specific design and layout of which is particular to each farmstead. However, despite variations a number of common phases and approaches are observable.

The clearest pattern is the introduction of crew yards to farms, either by extending existing barn ranges or by constructing a new farm in its entirety (e.g. South Walk and Rookery Farms). Where these were added, the orientation of existing threshing barns, which provided shelter from colder north and north easterly winds, dictated in part the alignment of parallel ranges that enclosed each crew yard. However, newly constructed farms follow the same orientation, taking advantage of warmth and light from southerly prospects. The number of ranges, and in turn the number of yards, vary in number, layout and size. Crew yard ranges are arranged in E, F and U plans and occasionally as larger 3 parallel yards. The yards vary in size and include some substantial examples such as at Sixhills Walk Farm, reflecting the size of the enterprise and the overall productivity of the Hainton Estate during the mid to latter part of the 19th century.



Figure 11 various arrangements of crew yards including an F plan at Mill House Farm (left), E plan with return to central range (middle) and a three yard arrangement created by 4 detached parallel ranges at North Walk Farm (left)

The ranges have a variety of functions and typically open into the crew yards, except for the range nearest to the farm house which is commonly tuned to face the house, providing domestic stabling, cartshed, and other rooms (e.g. tack room). The functional link with the house is often expressed in a change in the material form as well as the architecture, which often incorporates a two-storey features, such as the dovecote at Hainton Walk Farm and the central gabled towers at Mill Platt Farm and Sixhills Walk Farm. Working buildings facing into yards are mainly multi-bay cowsheds offering shelter to livestock. However, stabling, pigsties and other purpose built ranges are commonly included within the rear of yards and towards the ends of the ranges, occasionally in a return leg that partly formed the gated end of the crew yard. Despite the scale of extension and adaptation the barn range

remains the largest of the working buildings, forming a spine to development and the orientation of the farm as a whole.

As part of the adaptation of earlier farmsteads and the design of new bespoke farmsteads in the mid-19th century two storey cartsheds with granaries above were built. These mainly appear to be entirely new brick built affairs, but many have stone rears and sides, suggesting that they may have been developed from earlier structures. An equally valid alternative explanation may be the easier access to local limestone rubble, with main facades constructed in brick to allow for stronger and more cleanly defined piers that would not catch on carts. The buildings are mainly 4-5 bays wide with small square lights above each of the bays providing ventilation and light to the granary. They are either freestanding (e.g. Horse Pasture Farm), attached to the ends of threshing barns (e.g. Top Farm), or built alongside them (e.g. Rookery Farm). Farmsteads designed and built in the mid-19th century typically incorporate them within a long linear barn range (e.g. South Walk Farm).

Farm houses show a similar chronology of adaptation and extension as working buildings, and this is often observable in the materials used. Houses are largely individual in design, with no clear design template applied to a significant proportion of the farms surveyed. However a number of houses have been extended by adding a large 3 bay width and 2 storey house onto an earlier farmhouse (e.g. Poplar and Beck

House Farms). The extensions are clear attempts to improve living accommodation and attract high quality tenants capable of producing a return on the investment made by the estate and providing their own capital to enact improvements to the land. The provision of new amenities within crew yard ranges is further evidence of this, as is Grove Farm, which includes higher status stabling to a private house with wide ranging westerly views. In this case, the house and outbuildings are unlikely to have been an active farm, but rather would have provided higher class accommodation for someone such as an estate manager.

Houses are mainly set away from the working buildings, but sufficiently close to make use of domestic facilities built into them (see above). They are located within defined landscaped gardens, often to the front, providing open and private space for the farming family. Two examples, Horse Pasture Farm and



Figure 12 Brick built domestic stable range at Hainton Walk Farm with limestone setts to front, which contrast with working buildings built in stone rubble

Mill Plat Farm, are partially walled, serving to separate working areas from domestic. Connections with working buildings are often observable in limestone sett pathways (e.g. North Walk Farm) and appealing doorways designed to have a higher status, being of a different proportion and construction to working openings (e.g. Horse Pasture Farm).

In the 20th century farms on the estate have undergone a number of further adaptations. These tend to be apparent in all farms, and include the covering of many crew yards with freestanding shed roofs in the mid-20th century, either built up from the crew yard (e.g. Hainton Walk Farm), or at times built to encase one or more crew yard ranges (e.g. Rookery Farm). The coverings tend to be steel framed structures, although the braced wooden structure at Mill House Farm is notable. In the mid to late 20th century large squat modern prefabricated sheds have been constructed in and around farmsteads, responding to increased mechanisation and intensification of farming practices. These are generally steel framed structures with pitched roofs, although some rounded Dutch style sheds can be seen at Poplar Farm, roofed and walled with corrugated asbestos in earlier examples and corrugated steel in later buildings.



Figure 13 Braced wooden structure to covered yard at Mill House Farm

Materials and detail

A number of patterns are apparent in the materials and architectural detailing of farms surveyed on the Hainton Estate. These patterns illustrate common approaches to their construction as well as significant stages in the development of buildings and farmsteads as a whole. The use of materials and architectural features within individual farmsteads also relates to the function and status of buildings, and is often used to differentiate domestic buildings from working areas.

Construction materials

Buildings on the estate are constructed of limestone rubble or a range of different brick types. Materials appear to be locally sourced up until the mid-19th century when slate and other materials begin to appear on farms. As a general rule, earlier buildings are constructed of stone, although the use of stone in later buildings cannot be ruled out. Stone buildings typically have brick dressings to architectural features such as quoins, vents openings and eaves. Specific features are picked out in dressed stone, particularly those which will be subject to high levels of wear, exposure or force, namely ridge tiles, floors, door hinge mountings and cills.



Figure 14 Brick detailing to threshing barn at Top Farm

From as early as the late 18th century, but mainly during the 19th century, buildings are constructed of brick laid in English Garden Wall Bond. There appears to be a transition from stone to brick, with some buildings (typically cartsheds with granaries above) having stone rubble to rear and aside walls, but the main façade with cartshed bays constructed of brick. Early examples of brick cartshed openings and detailing have deep red narrow bricks, likely produced using local clay available to the Hainton Estate, which during the mid-18th century give way to with a wider red brick and subsequently a buff coloured brick known as Langworth Yellows, dug and fired some 10km to the west of the estate. A pinkish buff version of this brick is also seen on large-scale extensions to farmhouses, such as at Beck House Farm.



Figure 15 A chronology of building materials at Beck House Farm. The limestone rubble cattle shed range may be the earliest building on the site, with the barn to the right rebuilt in a thicker red brick. Later extensions, seen in the cowshed and stable range to the right and in the immediate foreground on the left, are built in Langworth Yellow brick.

Although it is now derelict, the materials used to extend the house at Beck House Farm (see Figure 3) match those of the cartshed and granary built at the same time, demonstrating how both working and domestic buildings were enlarged as part of a planned phase of improvement.

Roofing materials on working buildings tend to be pantile with raised stone ridge tiles for ventilation, although slate is used on a number of farmhouses and working buildings built or rebuilt in the mid-19th century. The use of the material, which allows for flatter pitched roofs, appears to have a comparatively higher status. Its use likely reflects its growing availability nationally as the railways arrived in Lincolnshire during the mid-19th century.

The trend for the use of non-local materials increased in the 20th century with the arrival of prefabricated steel frame barns and corrugated asbestos and steel sheeting. These were typically used in the construction of covered yards, Dutch barns and multifunctional sheds capable of housing large machinery. Several farmhouses were also reroofed with concrete tile as part of grant schemes in the latter part of the 20th century.

Architectural detailing

In general there is a decreasing trend for architectural detailing over time, with the earliest buildings displaying the most identifiably vernacular features in comparison to the modern pre-fabricated sheds built in the 20th century.

Of the early working farm buildings recorded on the farm estate, threshing barns had the most coherent set of arch



Figure 16 Honeycomb brick chevron vent at Top Farm

openings and dentilated eaves. These were often echoed on the main house and were highlighted in red brick within an otherwise limestone rubble structure. Earlier stone threshing barns are also notable for their wide square opening finished with broad segmental brick arches above and honeycomb brick chevron vents. In comparison, later brick built barns have 'I' shaped vents and square pitching holes to upper levels. Threshing openings tend to be near semi-



circular segmental brick arches which flatten to low arches on mid to late 19th century buildings.

Early elements of farm houses have brick cambered lintels which give way to segmental brick arches on some later houses and extensions. Windows are typically vertical sliding sashes with Yorkshire sashes to some side and rear elevations. Many windows are multi-paned, although later 19th century replacements and windows on extensions include larger single panes and are set in reveal, in common with national guidelines and policies at the time.



Figure 18 Brick built façade of 3 bay cartshed with rear and sides was built in limestone rubble. Note the segmental brick arches and piers with recessed edges

Early brick built cartsheds with granaries above also display some architectural detailing, including piers with a recessed brick edging, reducing the protrusion of corner bricks on the internal edges of bay openings. The detail, which enabled turning and stowage of carts, creates a 'second order' arch to early cart shed bays which have segmental brick arched entrances. Later cartshed and sheltershed piers, and indeed many corner edges of buildings are constructed using a rounded brick. Later cartsheds have segmented brick arches or are square with large wooden or later concrete lintels.

Metalwork is seen on several working buildings, but tends to be reserved to tie rods with bosses and sometime ornate ridge tile brackets in the eaves. In some cases original cast iron gutters and downpipes have survived on working buildings, and these are typically kept in good repair.



Figure 19 Circular cast-iron tie rod boss with 'Louth' in relief (left) and Scrolled ridge tile support (right)

The physical connections between domestic and working buildings, and the need to emphasise and differentiate between their functions and status, are the focus for a number of subtle architectural detailing. Connections such as doorways connecting domestic yards and working yards/buildings and footpaths between the house and working areas, are often emphasised in different materials such as limestone setts or a different tone of brick to a wider and more high status doorway. Domestic outbuildings, in particular stable and cartshed ranges have more ornate floors, such as the herringbone limestone at Grove Farm and Poplar Farm. The ranges are frequently emphasised with a central tower or dovecote to denote their association with the farmhouse rather than with the working buildings (e.g. Mill Plat Farm stables and Hainton Walk Farm).



Figure 20 Wider and higher status doorways leading from domestic yards at Horse Pasture Farm (left) and Hainton Walk Farm (right). Not the dovecote at the end of the domestic stable range at Hainton Walk Farm

Although not all buildings were able to be inspected internally many farms clearly retain an array of internal fixtures and fittings associated with their functions. In domestic buildings (not including farm houses) this typically includes stabling fittings such as mangers and stall partitions, and saddle mounts, fireplaces and other fixtures in tack rooms. In working buildings fixtures and fittings included pig troughs, mangers, small fireplaces with swill pans, alongside a wide range of hoppers, chutes and trapdoors associated with the storage and processing of grain in granaries.

The most conspicuous details within the landscape, shared by farms and other buildings associated with the Hainton Estate, are those architectural features highlighted in the deep red estate colour.

ASPECT OF FARM CHARACTER	SIMPLIFIED TIMELINE				
	Pre 1700	1800	1850	1900	1950
Development	Strongly arable economy in lower parts of the Wolds with sheep walks to upper areas. Increases in the value of wool lead to the conversion of arable farming for sheep pasture.	Regimented and geometric enclosure of the landscape allowing more effective arable cultivation and livestock management.	Implementation of new scientific and mechanised mixed farming techniques. Livestock sheltered and managed on farms rather than in fields. Agricultural depression in the late C19th affected industry	Ongoing depression offset by enhanced productivity and the effects of two world wars on the farming economy and labour markets	Changes associated with agricultural subsidies, stewardship regimes and new biomass crops
Landscape Change	Early enclosure of some open fields and common pasture for sheepwalks. Some settlements deserted as arable cultivation declined	More extensive planned enclosure of remaining open fields and commons with straight edged fields and new isolated farmsteads away from the main settlements with associated cottages for farm workers	Expansion of farm complexes to accommodate larger herds and greater volumes of crops associated with scientific farming techniques.	Amalgamation of farm holdings and loss of some field boundaries to facilitate grain harvesting by machines. Expansion of farms by the addition of modern buildings. Redundancy of traditional building stock	Loss of pasture and decrease in the number of individual farm holdings. Dereliction of buildings continues.
Buildings	Core buildings of farmsteads established, including Threshing Barns and Farmhouses	Initial phase of expansion included cartshed and granary ranges	Sheltered yards and cattle housing to enable the management of livestock for manure. Planned farmsteads with combination barns for mechanised processing of cereal crops	Early pre-fabricated buildings including Dutch barns. Addition of coverings to historic yards, providing protection for historic buildings beneath	Ongoing investment into agricultural buildings with new multipurpose sheds occurring on farmsteads across the estate.
Materials	Limestone rubble with brick dressings and pantile roofs. Some loosely dressed stone elements.	Narrow, and later a wider red brick, in English Garden Wall Bond to some main facades with limestone rubble to rear and sides	Welsh slate to roofs of new and rebuilt buildings, larger manufactured red brick and later Langworth yellow brick in English Garden Wall Bond	Wooden and steel framed buildings with corrugated asbestos and steel sheeting. Light pink and red machined brick in stretcher bond.	Pre-fabricated steel frame buildings with corrugated steel panels

SIGNIFICANCE

Traditional farmsteads, whether designated as heritage assets or not, make a positive contribution to local character and distinctiveness as well as being significant features in their own right. In general, older buildings and those in well-preserved settings are of higher significance due to the ability to understand and appreciate them in their historic landscape context.

Designated Areas and Assets

Some historic buildings and landscapes are protected by nationally recognised designations. The Hainton Estate is situated on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, a designated and protected landscape for the quality of its rural landscape. Of the buildings surveyed, only the house at Mill Plat Farm is listed (Grade II), reflecting its 18th century or earlier origins. There are also several Sites of Special Scientific Interest on the estate, and these contribute to the overall character of the area, although none directly impact historic buildings.

Contribution to local character and distinctiveness

The farmsteads of the Hainton estate are key elements of the present-day landscape and contribute to its character in several ways:

- Farm buildings demonstrate the use of key local building materials, including stone, red and buff brick, and pantile roofs
- They are also a key part of the well-preserved 19th century setting of planned farming in the Wolds AONB, and notably one of the few built features in a strongly rural landscape
- Within villages, farmsteads are a key component of the built environment, often providing the part of the rationale for the settlement's historical development and socio-economic history
- In open countryside, they are landmark features in the rural landscape, and are often the only buildings outside of the main villages
- In secluded areas such as valley floors and in wooded areas, farmsteads contribute to a more intimate character
- By preserving elements of past farming practices, farm buildings provide a guide to the historic farming regime.



Figure 21 - Mangers and troughs in-situ at South Walk farm

Contribution to local significance

The Hainton Estate is one of a number of medium to large scale gentry estates in the Lincolnshire Wolds, and as such reflects a specific localised pattern in land ownership and management. Historically it has been a key part of the local economy, as it is today, and there is a rich social history concerning the relationships between local people in the area and the farmsteads on which they and their forebears have worked.

The character of the estate is entwined with the history and fortunes of the Heneage family, owners of the estate since the Reign of Henry III and holders of the title of Baronetcy until 1967. The family have been, and continue to be, instrumental in the historical development of the estate and the wider area. Taken as a group, the farmsteads and buildings of the estate provide an archaeological record of the changing fortunes of the Heneage family throughout the post medieval and modern periods.

Farmsteads surveyed on the estate demonstrate a history of change and addition stretching back over the last 250 years. The adaptation of traditional buildings and the creation of new farms reflects both the fortunes of the estate, its capability to adapt to and keep pace with changing agricultural techniques and the desirability of the Wolds as an agricultural landscape.

The buildings of the estate preserve many different materials used in the construction of different phases of farm buildings. They demonstrate how construction was resourced, initially taking

advantage of local sources and later gaining access to materials imported from elsewhere in the country, facilitated by railways and canals associated with the Industrial Revolution.

Several buildings on the estate are relatively rare in a local context. These include the late 19th century water towers at Horse Pasture Farm and Hainton Walk Farm, now disused but recently repaired and restored by grant funding. Individual features of historic interest are also present within buildings across the estate. These include historic fittings, such as mangers and troughs in cattle sheds and stables, and original wooden floors and stairs in barns and granaries.



Figure 22 - 19th century water tower, Horse Pasture Farm

Contribution to national significance

The Hainton Estate and its farmsteads are a fundamental component of their landscape, which is designated and protected as an Area of Outstanding Natural Beauty for its aesthetic and communal value.

They demonstrate significance on a number of other levels as well. The well-preserved 19th century landscape provides a historical record of the radical and concerted changes to national farming practice in the years following the Napoleonic wars, which both drove and benefited from the industrial and agricultural revolutions. They also show the influence of enlightenment values on

farming practice through the employment of new scientific methods for maximising manure production and crop yields.

As a coherent group of buildings within a planned landscape, Hainton's farmsteads also provide evidence of the ways in which mixed and arable farming was undertaken in the Eastern Grain Belt, stretching from Norfolk up the coast to Northumberland, including the internal relationships between working buildings and the external connections to other farmsteads and wider markets.

PRESENT AND FUTURE ISSUES FOR THE ESTATE

Changes in the farming industry have required farmers to construct new buildings that economise on labour, adapt to new techniques and conform to animal welfare regulations. As a result of this, and the demand for living in the rural landscape, traditional farm buildings are largely redundant for modern agricultural purposes and greatly in demand for residential use. Hainton estate is an active farming concern, with ongoing investment into and management of the rural landscape a key concern.

Across the wider estate, there are potential opportunities for the conversion of historic buildings for residential or commercial uses, particularly in the case of larger features such as barns and cartshed/granary ranges which have the potential for subdivision and the insertion of a second floor. There are also a number of cases where modern buildings could be removed from the vicinity of traditional farmsteads if alternative locations could be found for them, which would enhance their historic character and value as heritage assets.

Specific issues encountered during the survey include the following;

- Some farmsteads encountered are still in agricultural use and would not be suitable for other purposes unless these can fit around ongoing working practices. Recent investments into some buildings mean that there is a low likelihood of re-siting agricultural buildings elsewhere
- Some farmsteads are no longer in agricultural use and have been, often partially, adapted for other purposes - (The Grove, South Walk Farm). Although these have a relatively secure future, more long-term uses for all buildings would help secure them against future redundancy
- Some farm buildings are completely disused (Top Farm) and are ripe for conversion or restoration if funds and uses can be found. Without securing such uses in the immediate future the continuing maintenance of these buildings represent a drain on resources that cannot easily be justified
- In most cases, whether the farmstead is in agricultural use or not, traditional farm buildings are either disused or in marginal use (i.e. a use unrelated to the functional design of the building). In rare cases, traditional buildings have been converted for specific agricultural uses and therefore have more of an assured future
- The Hainton Estate has a rolling programme of conservation work, addressing the most pressing conservation needs first and accessing funding from a variety of sources for other works (Natural England – Sixhills Cowsheds, HLF - Water Towers)
- Although key and valued assets within the estate, the current legislation regarding the inheritance of agricultural property means there is little to no financial incentive to move farm buildings out of agricultural use

Reuse of traditional sites and buildings would also address key opportunities identified in the Natural England National Character Area statement for the Lincolnshire Wolds, including:

- “Protecting the historic character of the settlement of larger villages of the Lincolnshire Wolds and ensuring that new development and expansion are sensitively designed and located.”
- “Maintaining the lightly settled character and traditional settlement pattern of medieval villages traditionally located on springlines and later estate villages and scattered farmsteads.”

See *Lincolnshire Wolds National Character area statement* (<http://publications.naturalengland.org.uk/publication/9965009?category=587130>).

Options For Change	Key issues to consider
Collapse and/or loss –through continued dereliction or demolition and salvage	<i>Dereliction and loss</i> have for centuries followed functional redundancy. Isolated buildings, without access, in deteriorating condition or lacking the capacity to accept alternative uses, are those most at risk. A key issue to consider is the impact of any loss, particularly cumulative loss, on the character of the landscape and how it is appreciated, especially within the Lincolnshire Wolds AONB.
Maintain – through investment and the use of traditional or non-traditional materials	<i>Maintenance and repair costs</i> The cost of continued maintenance and repair is a key issue, particularly for farm businesses, sometimes linked to the need for minor adaptation. Additional factors are: <ul style="list-style-type: none"> • The types of repair and its benefits for the durability and integrity of historic fabric • The sources, cost and supply of traditional building materials. Potential sources of funding such as small-scale maintenance grants and large-scale repair grants for conservation repair are mostly targeted towards the most significant buildings
Conservation repair – as features in the landscape or as significant historic buildings, with minimal or no alteration	
Adapt – to new agricultural or non-agricultural uses	<i>Investment through adaptive reuse and development</i> This offers the best way of securing a future for most farm buildings through maintenance and repair, and enhancing the contribution that farmsteads make to local character. Getting the design right is critical for such sensitive sites, key issues to consider being the impact on and opportunities for: <ul style="list-style-type: none"> • <i>Setting, boundaries and curtilage</i>, through improvement of access, provision of car parking and gardens, and development of prominent viewpoints and elevations • <i>Historic buildings</i>, depending on their building materials, form and scale, the demand for more natural light (new openings) and the sub-division or amalgamation of spaces.
New build – to support continued on-farm operations or to provide residential or non-agricultural business accommodation	

Figure 23 Table of options for change and associated issues with respect to historic farm buildings

FARMSTEAD ASSESSMENT SUMMARIES

The following table present an overview of the heritage potential and historic character of each farm surveyed. A more detailed description of each farmstead is provided in the Appendix, supplied as a separate document.

Site name and location	Heritage Potential	Summary of historic character and significance	Designations
HOME FARM Louth Rd, Hainton, Market Rasen LN8 6LX <i>TF 18881 84724</i>	Medium	A series of detached early to mid-19 th century farm and ancillary buildings located within and around a now expansive concrete-surfaced yard bordered by 4 large prefabricated modern units to the north, south and east.	Lincolnshire Wolds AONB
HORSE PASTURE FARM Torrington Road Hainton Market Rasen LN8 6LU <i>TF 16950 83544</i>	Medium	An early 19 th century farmstead with detached house, threshing barn and stable/ancillary range. Expanded mid-late 19 th century with two (later covered) crew yards, detached granary/cartshed and water tower.	Lincolnshire Wolds AONB
NORTH WALK FARM Louth Road, Hainton, Market Rasen, LN8 6LB <i>TF 20242 85539</i>	Medium	An early 19 th century farmstead with house, threshing barn and stable/ancillary range. Substantially expanded mid-late 19 th century to incorporate three crew yards and granary/cartshed extension. Yards covered mid-20 th century and modern unit added to north east.	Lincolnshire Wolds AONB
SOUTH WALK FARM South Willingham Market Rasen LN8 6JU <i>TF 21034 84679</i>	Medium	A well preserved mid to late 19 th century planned farmstead built to an E plan shape with two crew yards and detached farmhouse to the south.	Lincolnshire Wolds AONB
POPLAR FARM Donington Road, South Willingham, Market Rasen LN8 6NJ <i>TF 20159 83640</i>	Medium	A mid to late 19 th century E plan farmstead with 2 crew yards built off a long range with barn flanked by two cartsheds with granaries above. Detached farmhouse to south. Buildings show several phases of rebuilding and extension. Three post-war and modern sheds to north.	Lincolnshire Wolds AONB
BECK HOUSE FARM Hainton Market Rasen LN8 6LU <i>TF 16750 84778</i>	High	Well-preserved mid to late 19 th century regular courtyard farmstead, built to an overall E-shaped plan, with post-1950 sheds to the north and a detached house sited at some distance to the north. Detached farmhouse to south. Buildings show several phases of rebuilding and extension.	None
HOLTHAM GARRS FARM Legsby, Market Rasen, Lincolnshire, LN8 3QS <i>TF 15337 86307</i>	Medium	A mid to late 19 th century E plan farmstead with 2 crew yards built off a linear range with barn and cartsheds with granaries/hayloft above. Detached farmhouse to west. Post-war and modern sheds to the north and east face a large open gravel yard.	None

MILL PLAT FARM Sixhills, Market Rasen, Lincolnshire LN8 3RL <i>TF 17259 87034</i>	Medium	A well preserved working farmstead of medieval origin located within the small historic village of Sixhills. A variety of traditional working buildings are located around a substantial single crew yard, to the north of the ancient detached farmhouse. Modern sheds cover and extend north of the crew yard.	Lincolnshire Wolds AONB Grade II Listed
GROVE FARM Sixhills Market Rasen LN8 3RL <i>TF 16954 87379</i>	High	Grove Farm is a small farmstead with main house and a T shaped range of outbuildings, including high class domestic stabling, which are now used for storage.	Lincolnshire Wolds AONB
SIXHILLS WALK FARM Sixhills Market Rasen LN8 6AY <i>TF 19172 87547</i>	Medium	An early to mid-19 th century E plan farmstead with 2 large crew yards, one covered, built off a long range with barn and combined cartshed/granary. Detached farmhouse to north east. Large Post-war shed to south.	Lincolnshire Wolds AONB
HAINTON WALK Ludford Market Rasen LN8 6AP <i>TF 18728 86794</i>	Medium	A substantial early to mid-19 th century farmstead with large threshing barn and cartshed range which was substantially expanded to incorporate three crew yards, two of which are now covered and modern unit added to north east.	Lincolnshire Wolds AONB
TOP FARM Ludford Hainton LN8 6AP <i>TF 18270 86415</i>	Medium	An early 19th century outfarm with linear range of threshing barn, cartshed/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 2 crew yards, now derelict. Two workers' cottages, now joined, lie immediately to south.	Lincolnshire Wolds AONB
MILL HOUSE FARM Hainton Market Rasen Lincolnshire LN8 6LY <i>TF 17339 82907</i>	Medium	A mid to late 19 th century planned farmstead built to an F plan shape with two crew yards and detached farmhouse to the east. Working buildings are mostly encased in post-war sheds.	Lincolnshire Wolds AONB
ROOKERY FARM Torrington Road Hainton Market Rasen LN8 6LU <i>TF 16950 83544</i>	Medium	A mid to late 19 th century planned farmstead built to an E plan shape with two crew yards and detached farmhouse to the south.	Lincolnshire Wolds AONB

SOURCES

THE LINCOLNSHIRE FARMSTEADS GUIDANCE

This guidance aims to inform the sustainable development of historic farmsteads, including their conservation and enhancement. It is made up of:

THE FARMSTEAD ASSESSMENT FRAMEWORK

A step-by-step approach for owners and applicants considering the re-use and sustainable development of traditional farm buildings based on an understanding their historic character, significance and potential for change.

LINCOLNSHIRE FARMSTEADS CHARACTER STATEMENT

Detailed and illustrated guidance that helps identify the character and significance of Lincolnshire's farmsteads including the contribution they make to landscape character and a glossary of farm building types

FARMSTEAD AND LANDSCAPE STATEMENTS

Informative statements about ten different areas of the county defined according to their landscape character by Natural England (e.g. 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.

DESK-BASED RESEARCH

Through consultation with the Estate owner, background information about tenancy, use and management was gathered for each farmstead in the study. This was augmented by a phase of research which looked at historic maps and documentary sources to establish the overall landscape context of the study area. Maps were generated for each farmstead allowing comparison between their 19th century plan form and the present day. A key source was the Natural England National Character Statement for the Lincolnshire Wolds, which contains information about the rural landscape and built heritage of the area (<http://publications.naturalengland.org.uk/publication/9965009>).



Figure 24 - Historic and modern maps of Home Farm, showing changes since 1900

FIELD SURVEY

Each farmstead was visited by the authors over the course of two days to assess their survival, condition and setting according to pre-defined criteria based on the Farmstead Assessment Framework (above). This afforded the opportunity to take photographs and notes, and to identify significant architectural features not visible from historic maps and photographs.

FURTHER READING AND RESOURCES

www.old-maps.co.uk – Allows comparison of historic maps to chart the development of farm buildings over time and to judge levels of survival into the present day

www.wikipedia.org – Provides background information on a parish and county level

Further information about the wider landscape and historic environment can also be requested from the Lincolnshire Historic Environment Record office (01522 552363)