

# Lincolnshire's Historic Farmstead Guidance

Evidence, Assessment, Guidance



# Introducing the Guidance

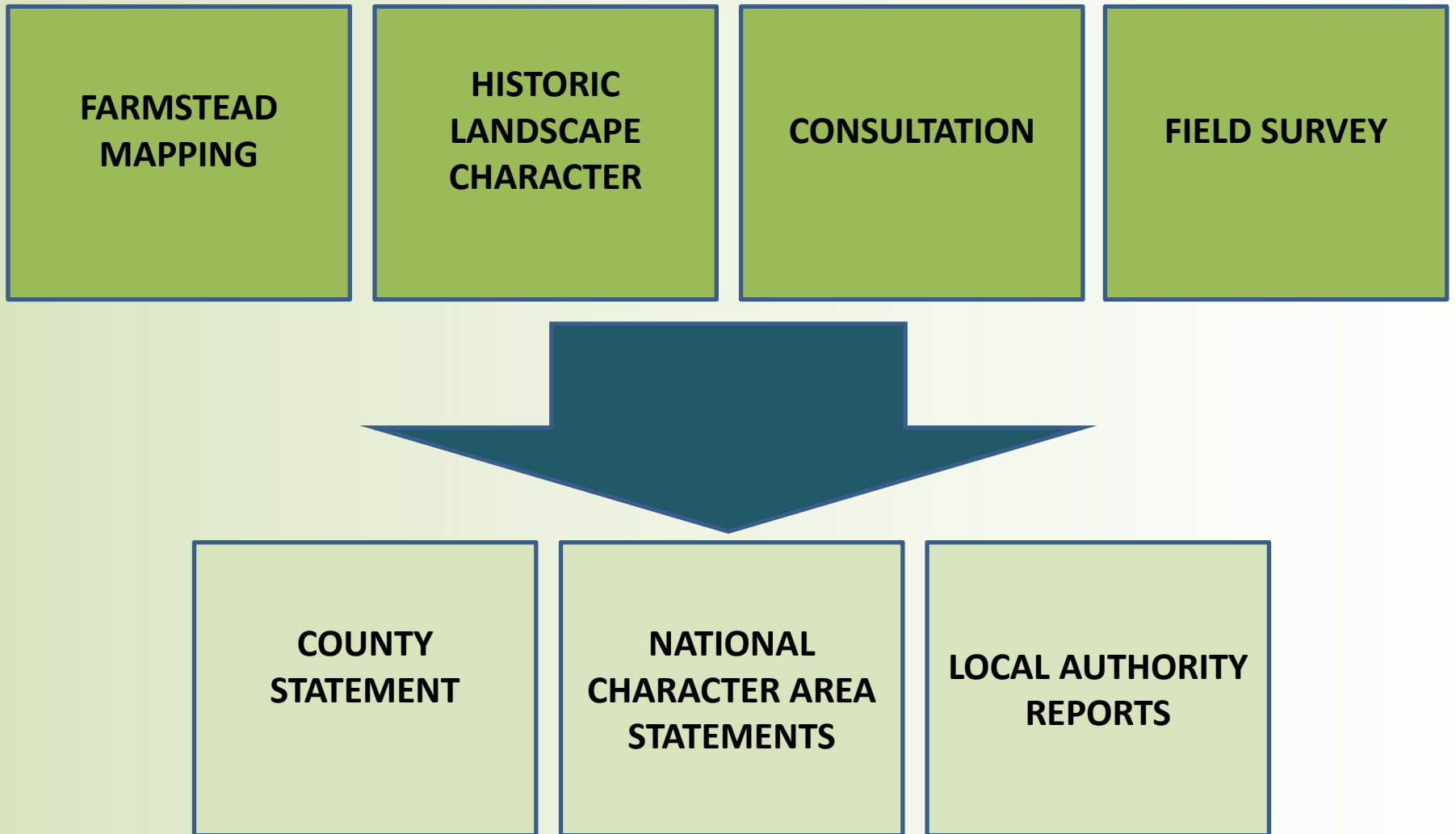
- Pro-active and pragmatic toolkit
- Evidence-led approach
- Contextual approach
- Informed management
- Sustainable development
- Shared framework for the negotiation of change



# Guidance Portfolio

<b>1</b>	<ul style="list-style-type: none"><li>• Lincolnshire Farmsteads Character Statement</li><li>• National Character Area Farmsteads Statements</li><li>• Local Authority summaries</li></ul>	<b>EVIDENCE-BASE</b>
<b>2</b>	<ul style="list-style-type: none"><li>• Farmsteads Assessment Guidance</li><li>• Sources of information and advice</li><li>• Policy review</li></ul>	<b>ASSESSMENT FRAMEWORK</b>
<b>3</b>	<ul style="list-style-type: none"><li>• Design Guidance</li><li>• Recording and research guidance</li></ul>	<b>GUIDANCE</b>

# EVIDENCE-BASE



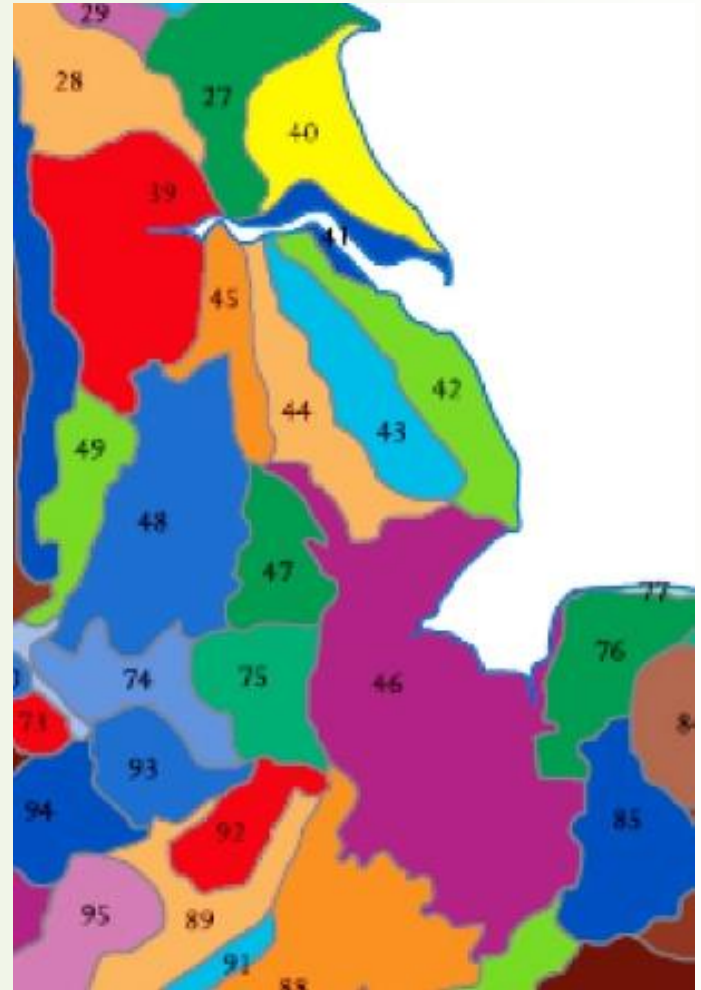
# EVIDENCE-BASE: County Report

- Historic Development
- Significance
- Landscape and Settlement
- Farmstead and Building Types
- Materials and Detail
- Information Sources

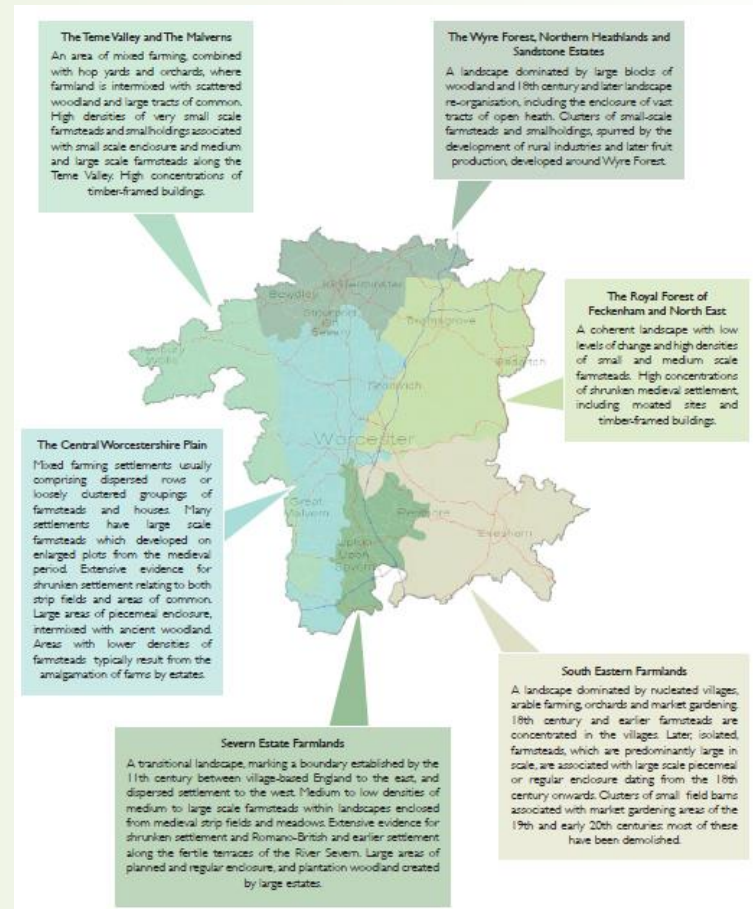


# EVIDENCE-BASE: National CAs

- Historic Character
- Historic Development
- Landscape and Settlement
- Farmstead and Building Types
- Materials and Detail
- Significance
- Issues & Opportunities
- Information sources
- Research issues



# EVIDENCE-BASE: LPAs



# ASSESSMENT FRAMEWORK

- Step-by-step approach to the sustainable reuse and development of traditional farm buildings through identifying:
  - Historic character
  - Significance
  - Potential for change
- New uses which both enhance and are sensitive to their historic character and significance are to be encouraged





# ASSESSMENT FRAMEWORK

## FOR APPLICANTS AND PROFESSIONAL ADVISERS

- Help get the proposed design right for sensitive sites
- Save time and costs before preparing a application for planning and other consents
- Ensure that an application complies with national and local planning policies regarding landscape, the historic environment, neighbourhood issues, biodiversity, siting and design
- Identify where professional advice and detailed survey would be beneficial to a site
- Issues best identified and discussed at the pre-application stage



# ASSESSMENT FRAMEWORK

- Policy background



# ASSESSMENT FRAMEWORK

1

## STAGE 1: SITE SUMMARY

This comprises a brief description of the site and issues such as access, services and designations. It can be easily completed by the applicant or developer without specialist knowledge and then deepened as required later in the process.

2

## STAGE 2: ASSESS HERITAGE SIGNIFICANCE

Assess heritage significance of the building and site, from its contribution to local character to the significance of individual buildings.

3

## STAGE 3: NEED AND POTENTIAL FOR CHANGE

Use the understanding gained from Stages 1-2 to consider the type of sustainable change most likely to be acceptable in the planning process, through identifying issues that may make change desirable and assessing the capacity for change of the site and its buildings, and other constraints and opportunities.

4

## STAGE 4: SITING AND DESIGN ISSUES

Design issues for the site and its buildings, and the siting of new buildings.



ENGLISH HERITAGE



# 1. SITE SUMMARY

## SITE AND MANAGEMENT ISSUES

Consider:

- Extents
- Ownership or tenancy
- Use of the site and surrounding area
- Access
- Sightlines
- Routeways,
- Services
- Designations (inc. heritage assets)

## HISTORIC CHARACTER

Draw a plan identifying:

- Chronology of site
- Landscape setting
- Views to and from
- Boundary treatments
- Plan form and layout – buildings, spaces, routeways
- Domestic buildings and their principal elevations, gardens and other domestic areas.
- Other significant features  
e.g. farm ponds



ENGLISH HERITAGE



# 2. ASSESS HERITAGE SIGNIFICANCE

- Significance is key to understanding impact, opportunities and planning requirements
- BASIC LEVEL
- Designated heritage assets or not
  - Traditional farm buildings.
  - Their historic form as traditional farmsteads, where the historic farm buildings, any houses and spaces relate to each other.

# 3. NEED & POTENTIAL FOR CHANGE

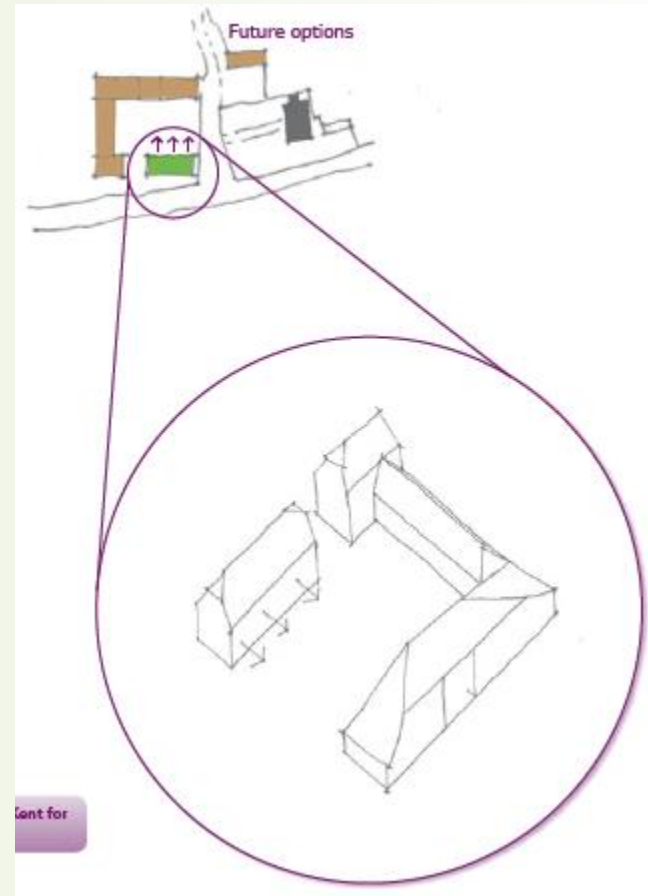


# 4. SITING & DESIGN ISSUES



# DESIGN GUIDANCE

- Set of principles not prescriptive guidance
- Development-led – anticipates change
- Local input from planners, conservation officers, owners, managers etc. is essential – but provides a framework for discussing issues and arriving at Constructive Conservation - EH definition.





# DESIGN GUIDANCE



# DESIGN GUIDANCE

