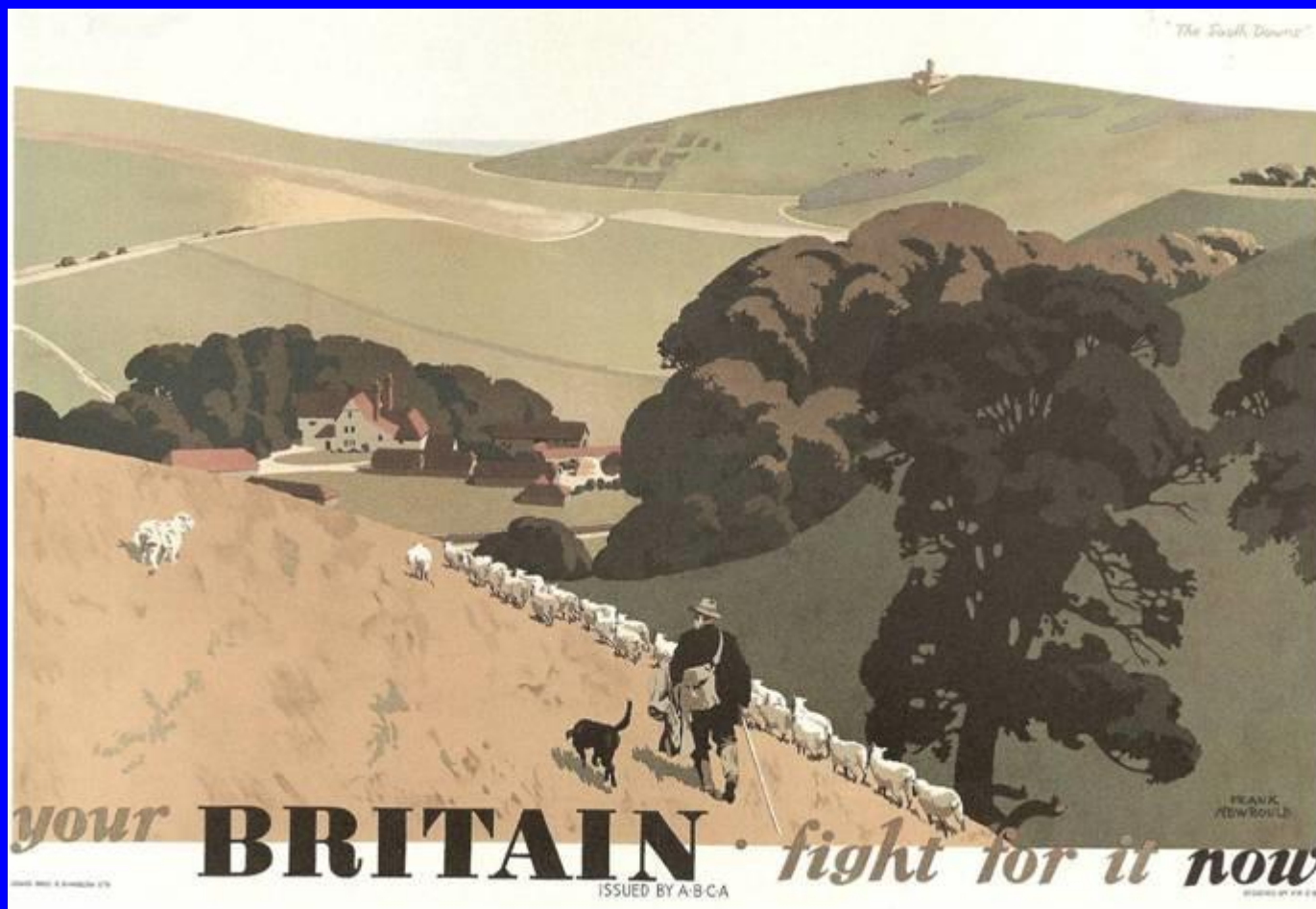
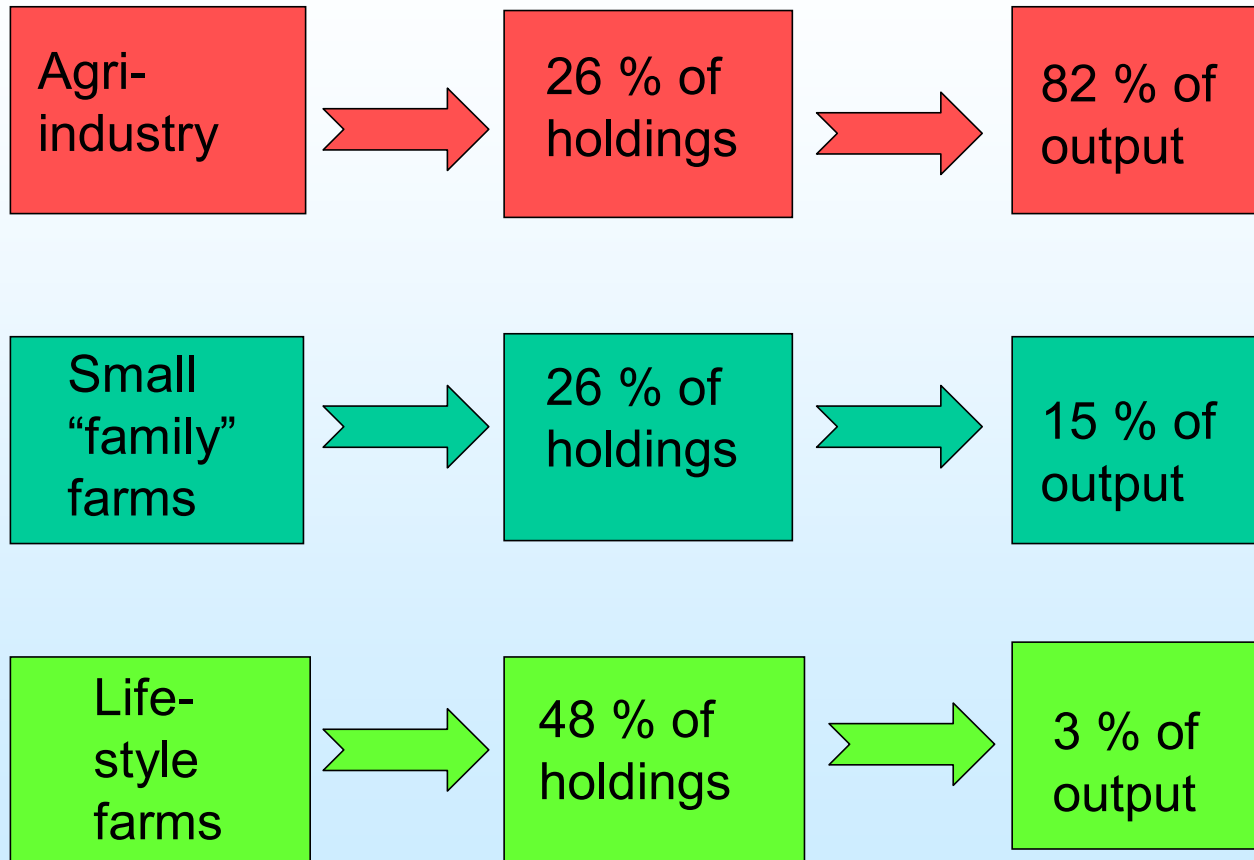


FARMSTEADS IN THE LANDSCAPE

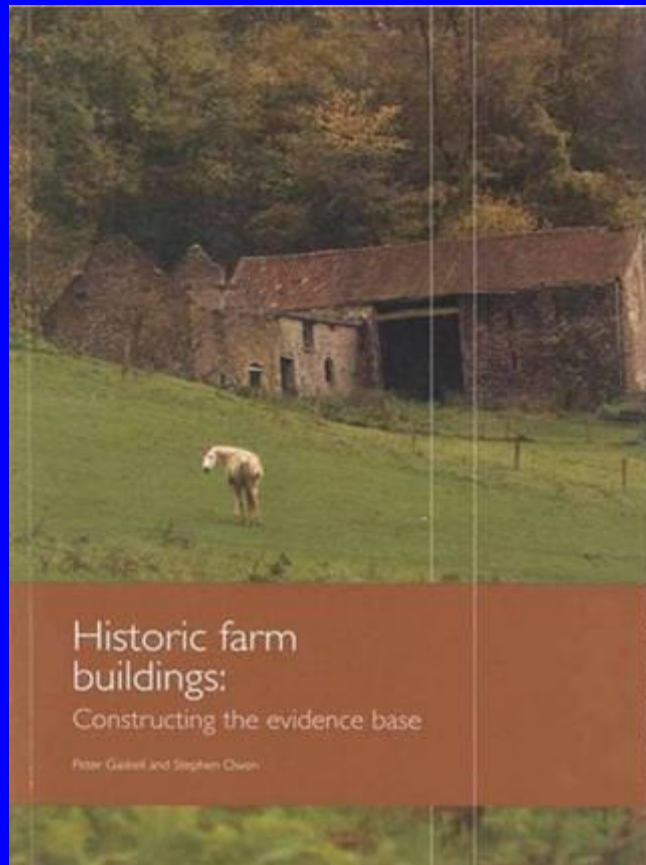
Jeremy Lake



Profile of farm structure in the UK



The forces for change



5% of farms already produce 80% of output, and further decline in number of businesses especially in upland areas

31% of listed farm buildings converted to other uses

80% of permissions granted for change to residential use

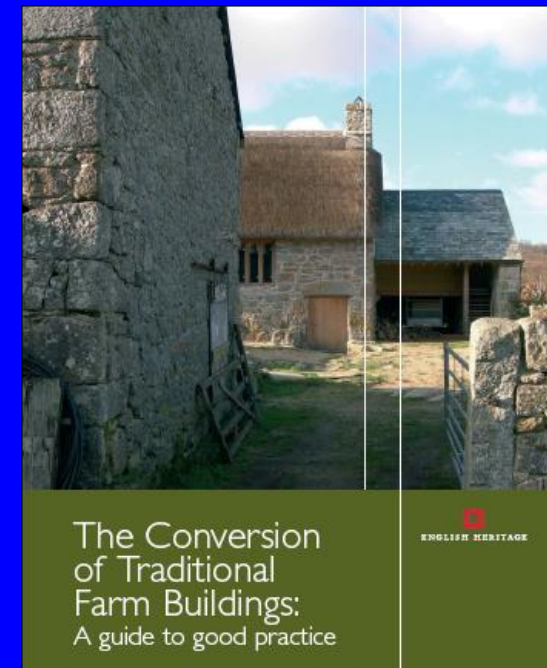
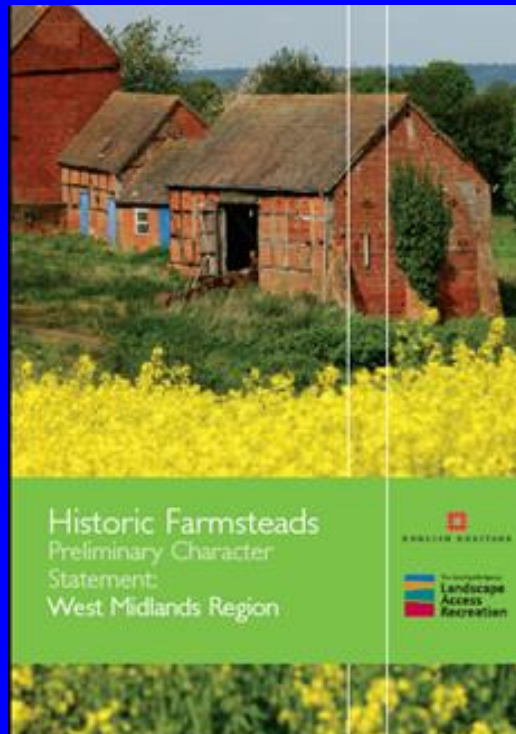
guidance reflects limited knowledge of the nature and character of historic farmsteads

uncertainty on the impact of proposals for reuse

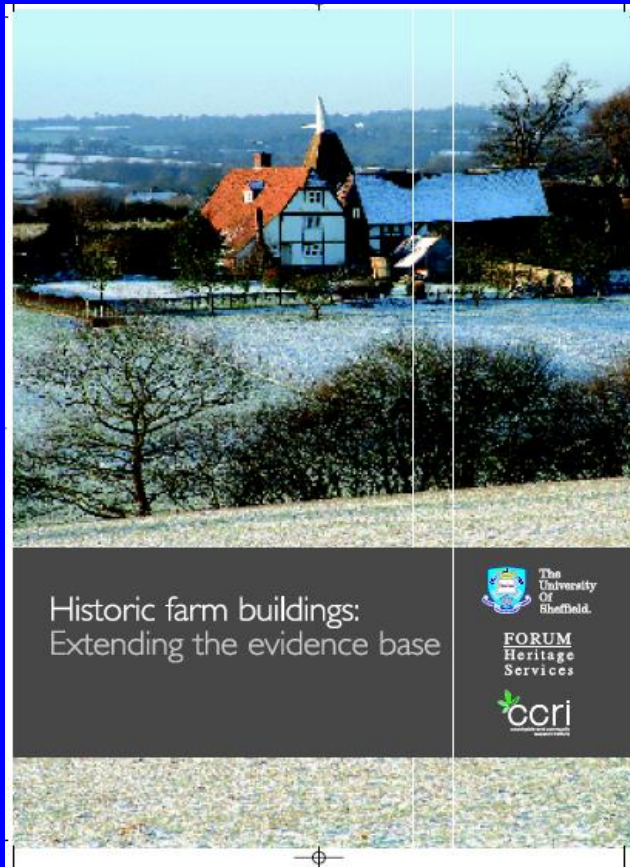
imprecise targetting of resources

New policy promotes *positive* means of managing change which align an understanding of the characteristics of historic farmsteads with their potential for and sensitivity to change

www.helm.org.uk/farmbuildings



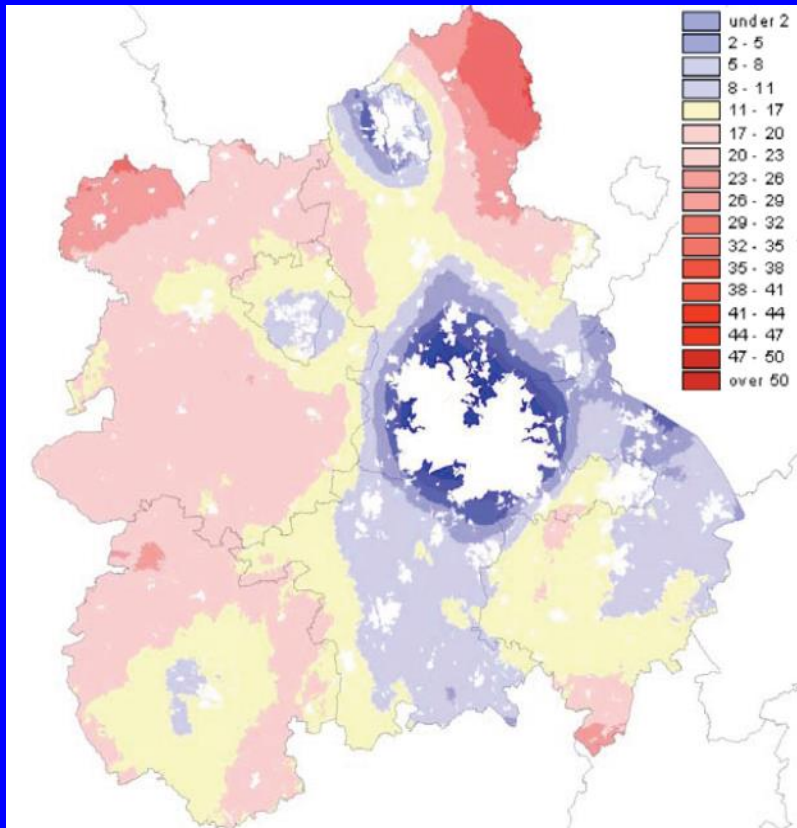
Extending the Evidence Base



MAP NCAs

Photo Image Survey, which has used existing sources of photographic evidence to deepen understanding of the rates of dereliction and development amongst traditional farm buildings at the local authority and National Character Area level.

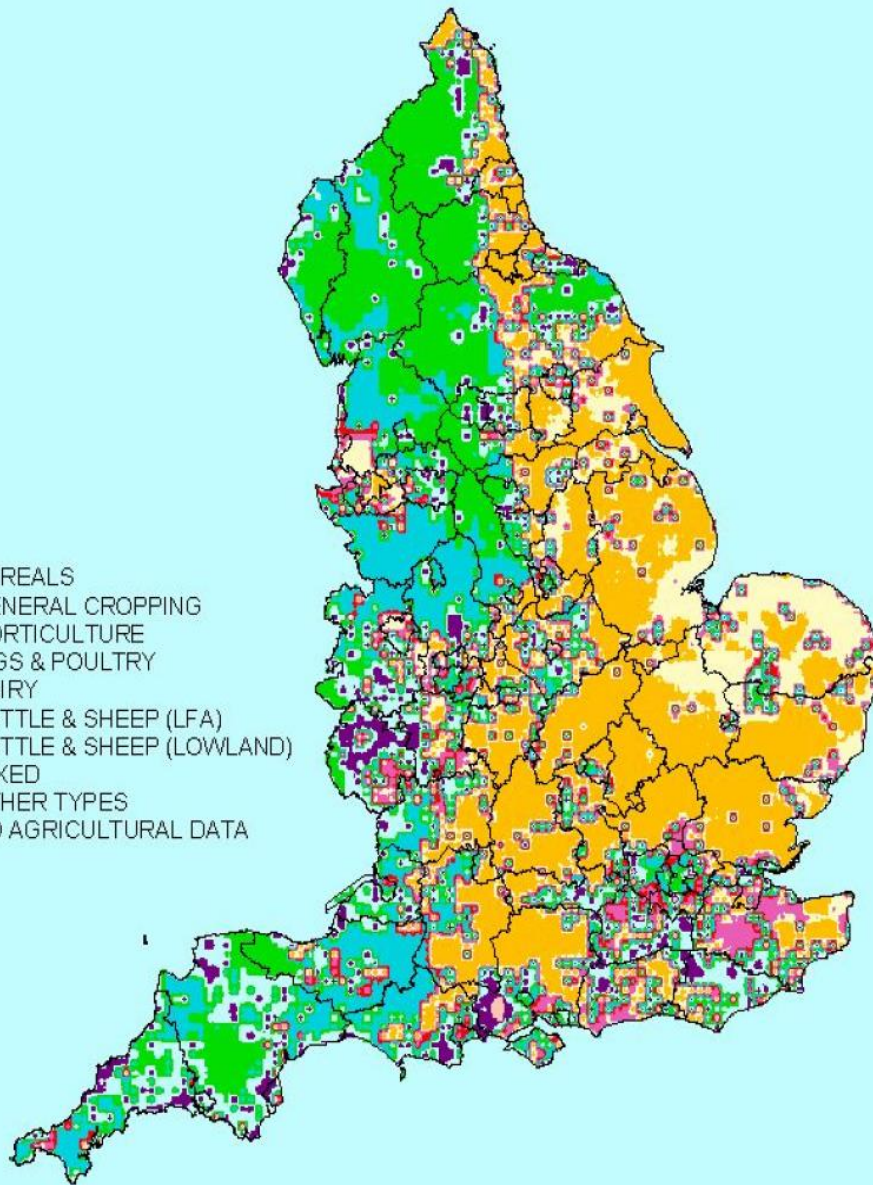
Change and Use in the West Midlands



- 88% of traditional farmsteads from around 1900 retain some or all of their working buildings and have some or high potential to contribute to local character and distinctiveness.
- A very low proportion (under 20%) of surviving traditional farmsteads are designated as national assets.



- CEREALS
- GENERAL CROPPING
- HORTICULTURE
- PIGS & POULTRY
- DAIRY
- CATTLE & SHEEP (LFA)
- CATTLE & SHEEP (LOWLAND)
- MIXED
- OTHER TYPES
- NO AGRICULTURAL DATA



... most will be significant because they contribute to the local scene

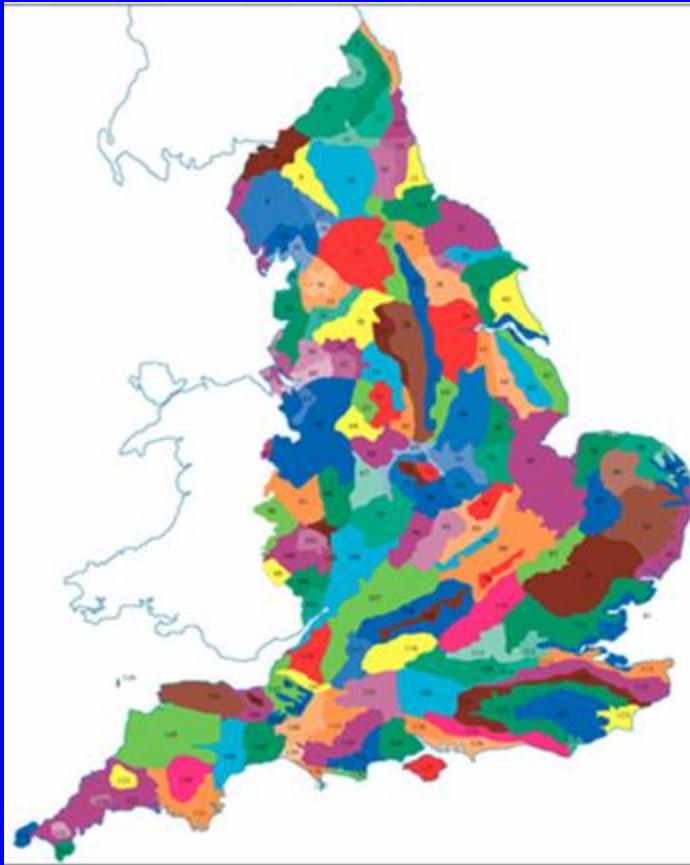


- They have traditional buildings
- And/or they have retained their traditional form.

Key principles of the approach are based on understanding

- The *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.
- Their *significance*, a factor that can be of critical importance in determining planning applications.
- Their *sensitivity* to the different options for change, both now and in the future.

National and Local Guidance



SOUTH DOWNS: National Character Area 125

South Downs
The South Downs is a large National Character Area (NCA) that runs along the coast of the South of England. It is a landscape of rolling hills, chalk downland, and coastal villages. The area is known for its natural beauty and historical significance. The NCA is a designation that recognizes the special qualities of the landscape and aims to protect and enhance them. The area is divided into several local authorities, including Hampshire, West Sussex, and East Sussex. The map shows the coastline, inland areas, and various landmarks such as Purton and Purton Hill. A legend indicates 'National Character Area' and 'Local Authority'. A scale bar shows 0, 100, and 200 meters.

Photo © 1998, 2000

This panel on the left shows a map of the South Downs National Character Area (NCA) 125. The map is a detailed topographic map showing the coastline, inland areas, and various landmarks. A legend indicates 'National Character Area' and 'Local Authority'. A scale bar shows 0, 100, and 200 meters. The map shows the coastline, inland areas, and various landmarks such as Purton and Purton Hill. A legend indicates 'National Character Area' and 'Local Authority'. A scale bar shows 0, 100, and 200 meters.

This panel on the right shows an aerial photograph of a rural landscape in the South Downs. The photograph shows rolling green hills, fields, and a small village with a church spire. The landscape is typical of the South Downs, with its rolling hills and chalk downland. The photograph is a high-resolution image that provides a clear view of the terrain and the buildings in the village.

This panel on the bottom right shows a text box with information about the map and the photograph. The text box contains the following information: 'This panel on the left shows a map of the South Downs National Character Area (NCA) 125. The map is a detailed topographic map showing the coastline, inland areas, and various landmarks. A legend indicates 'National Character Area' and 'Local Authority'. A scale bar shows 0, 100, and 200 meters. The map shows the coastline, inland areas, and various landmarks such as Purton and Purton Hill. A legend indicates 'National Character Area' and 'Local Authority'. A scale bar shows 0, 100, and 200 meters.' 'This panel on the right shows an aerial photograph of a rural landscape in the South Downs. The photograph shows rolling green hills, fields, and a small village with a church spire. The landscape is typical of the South Downs, with its rolling hills and chalk downland. The photograph is a high-resolution image that provides a clear view of the terrain and the buildings in the village.'

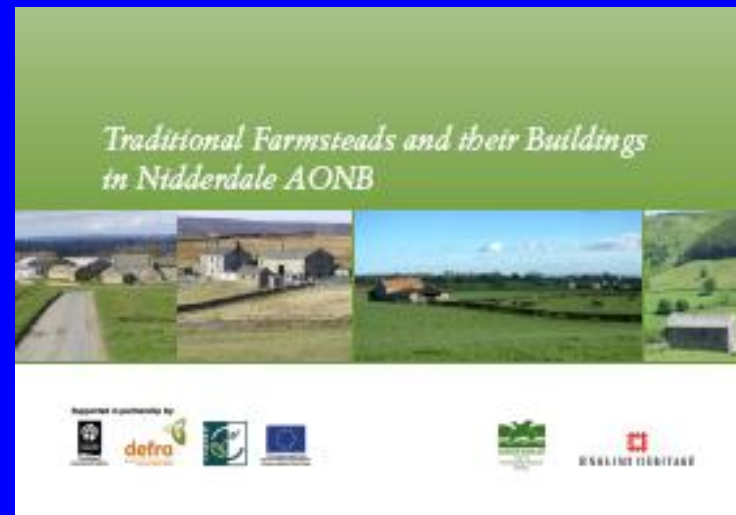
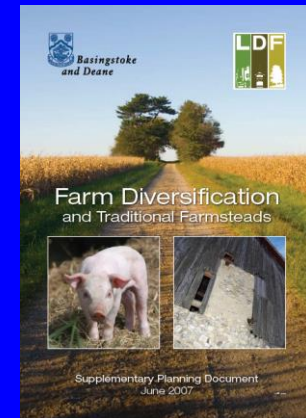
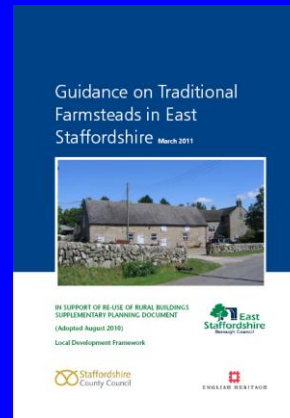
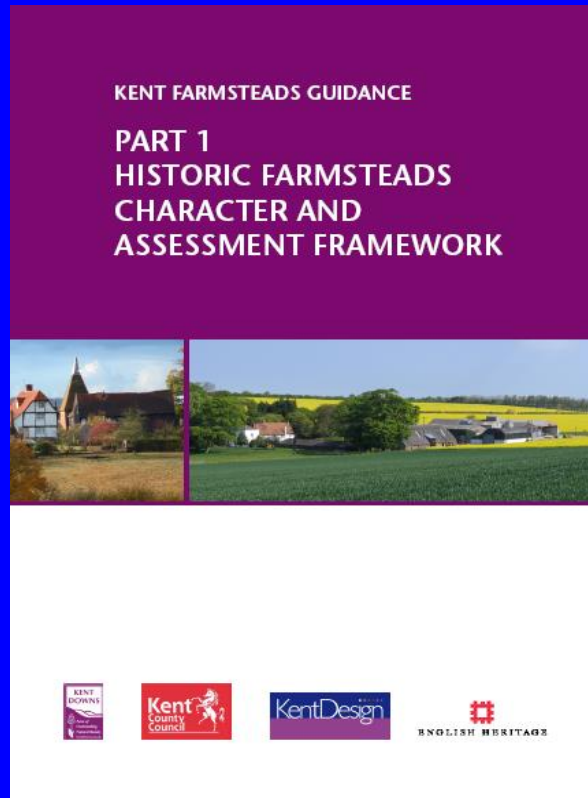
Assessment - Cavendish Estates Pilot Study for Land Management

Assessing Options and their Impact

- Collapse
- Holding Repair
- Convert
- Restore



Area and Site Assessment



Site Assessment

SECTION 1 THE SITE ASSESSMENT FRAMEWORK

Use the Site Assessment Framework to:

- Understand the character of the site and its setting, and how it has changed.
- Identify its level of significance, which is important in the planning process whether it is designated or not.
- Scope the capacity for change – obvious constraints, what can be enhanced or reinstated and where there may be opportunities for future change.
- Prepare an application for new development, change of use or listed building consent, and if necessary a Design and Access Statement and a Heritage Statement.

KEY STAGES

SITE ASSESSMENT SUMMARY

1

- Identify the site, access and services, and any designations including its wildlife (habitat and species) interest.
- Identify the historic character of the whole farmstead and its landscape setting, and how it has changed.
- Identify the significance of the farmstead, individual buildings and its landscape setting at a local and national scale.

2

CAPACITY FOR CHANGE

This understanding will then help you identify any losses at the earliest critical stage in the planning process. Its sensitivity to differing proposals will determine what capacity there is for change and indicate the nature of changes that will be most acceptable.

3

PREPARING A SCHEME

In preparing a scheme consider the likely impact on spaces, routeways, and relationships between buildings and the landscape that are key to the conservation/enhancement of character. Understand how elements of change e.g. parking, gardens, boundary treatments, affect character and consider opportunities for enhancement of features and views.

EXAMPLE 2: A SMALL-SCALE COURTYARD FARMSTEAD

Summary

This is a medium-scale loose courtyard plan with at its core a group of buildings set around a yard. The traditional barn, stable and shelter shed are typical for the area, as also are the hedgerows to the site boundary which link to similar hedgerows and blocks of woodland in the surrounding landscape.

Site and management issues

- Site boundary, ownership and use.** The present boundary is shown on the map, and excludes part of the historic farmstead to the north-west. The farmstead is in single ownership and all the buildings are redundant for modern farming purposes.
- Site access and services.** The farmstead lies alongside a lane which joins a main A-class road that runs to the north-east of the farmstead with a small field between. As well as the original entrance from the lane a modern access track has been created from the main road to the north.
- Designations.** None of the buildings are listed and the farmstead is not within a Conservation Area.

Historic character

Setting

- The farmstead sits in a gently undulating landscape of small, irregularly-shaped fields surrounded by generally large, wooded hedgerows that are small woods that are characteristic of fields cut from woodland from the medieval period. There has been minimal boundary loss in the vicinity of the farmstead.
- The main route into the farmstead is via a lane to the south leading to the nearby village. Two semi-detached cottages with front gardens face into this lane to the east of the farmstead.
- There is a view into the yard from the lane with the barn being most prominent and the upper storey of the farmhouse clearly visible above the cow house.
- The boundaries to the west and south are low hedges whilst the farmyard is separated from the garden of the farmhouse by a tall wall with a high hedge to the west side of the garden. To the north there is no defined boundary beyond the barn, the modern yard area defined only by the extent of concrete.
- The southern side of the lane is edged with overgrown laid coppice and widens just below the farmstead to accommodate an old pond.

The farmstead and its buildings

This is identified as a medium-scale loose courtyard plan with detached buildings set around a yard. The farmhouse is set to the west of the historic farmyard, which has detached buildings to three sides of a yard that is open to and faces south. The principal buildings facing the yard area are shown on the 2nd

SECTION 1 THE SITE ASSESSMENT FRAMEWORK



edition Ordnance Survey map, but the east house has been demolished. To its north is a modern working area, with industrial sheds and separate access from the A road to the north.

The whole site clearly divides into the following areas:

- The mid-20th century house, which faces south towards the lane and into its own garden area. It is typical of many Victorian houses in this area, with red brick and decorative barge boards to the gabled roof.
- The historic farmyard and buildings. The surviving traditional buildings comprise a weatherboarded timber-framed barn, a single-storey stable and open-fronted shed facing into the yard, all built in brick with slate roofs. To the west is a mid-20th century cow house built in industrial brick with a corrugated iron roof.
- North of the yard. An east house stood to the north of the farmhouse served by a separate entrance from the north, but this has been demolished. Modern sheds have been built to the north of the barn.

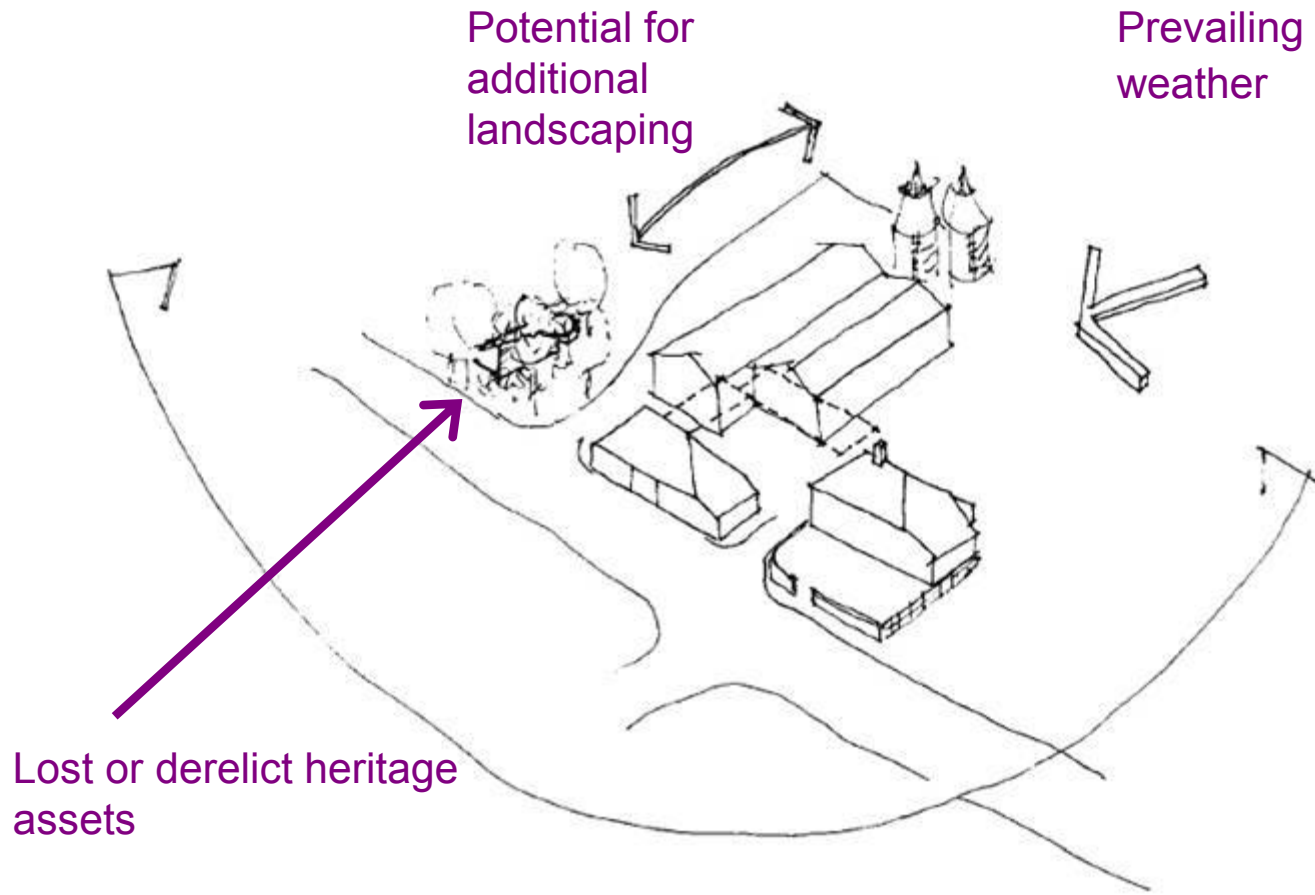
Historic Farmsteads: New Uses



General Design Issues

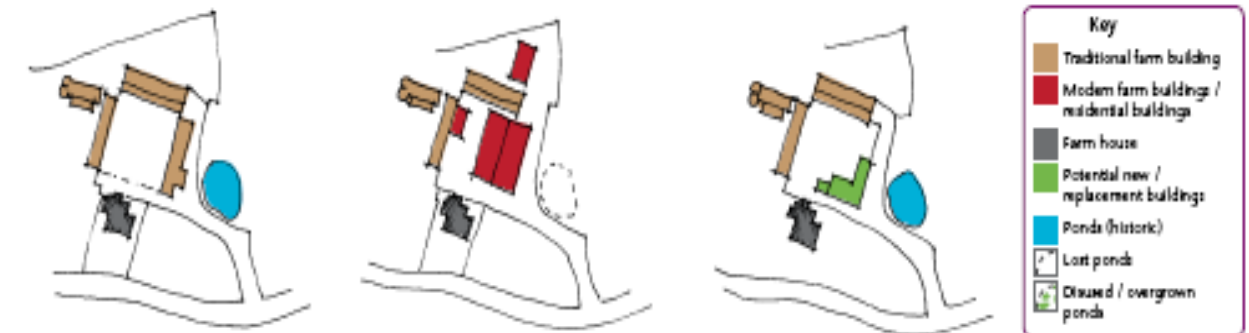
- Setting
- Daylight
- Subdivision
- Retaining features
- Incorporating services and adding insulation

2 The Farmstead Group – Site Appraisal



‘Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment... including... replacing poor design with better design..’ (para 9)

Use an understanding of the plan form of the farmstead, and how it has changed, to inform the siting of new buildings that are sensitive to and enhance the historic character of the site.



Key

- Traditional farm building
- Modern farm buildings / residential buildings
- Farm house
- Potential new / replacement buildings
- Ponds (historic)
- Lost ponds
- Overgrown / overgrown ponds

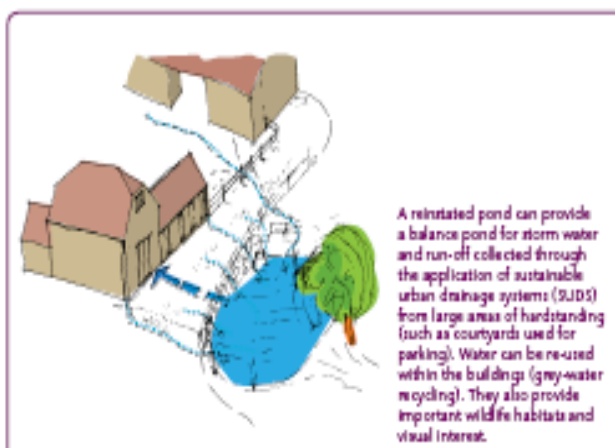
Historic character (from 19th century OS Map)

Present inverted character

Future options

A key characteristic of the loose courtyard is that the buildings are not linked but separate from each other and arranged to form the courtyard but not fully enclosed (as found in the L and U plan types). There may well be (as in this case) further buildings detached and in some cases some distance from the main courtyard space.

The sketch proposal shown includes the re-instatement of a pond. Ponds were once a common feature of the Kent farmsteads. Many have been filled in or are overgrown and unmanaged. Water resources and the management of water when considering new buildings in the countryside should be one of the key design principles for the designer.



A reinstated pond can provide a balance pond for storm water and run-off collected through the application of sustainable urban drainage systems (SUDS) from large areas of hardstanding (such as courtyards used for parking). Water can be re-used within the buildings (grey-water recycling). They also provide important wildlife habitats and visual interest.

Hazelden



Hazelden



Present to 1950

Accelerated reduction in numbers of holdings, importance of sheds based on US models, government grants from 1957



1950 – 1880

Farming depression comes to an end with WWII, but with some growth in dairying and other sectors. Prefabs and concrete.



1880 - 1840 High Farming

High-input, high-output systems widely adopted. Mechanisation, manure production and imported materials. Strong local variation.



1840 – 1750

Landlord-led improvement, widespread adoption of new techniques and livestock breeds

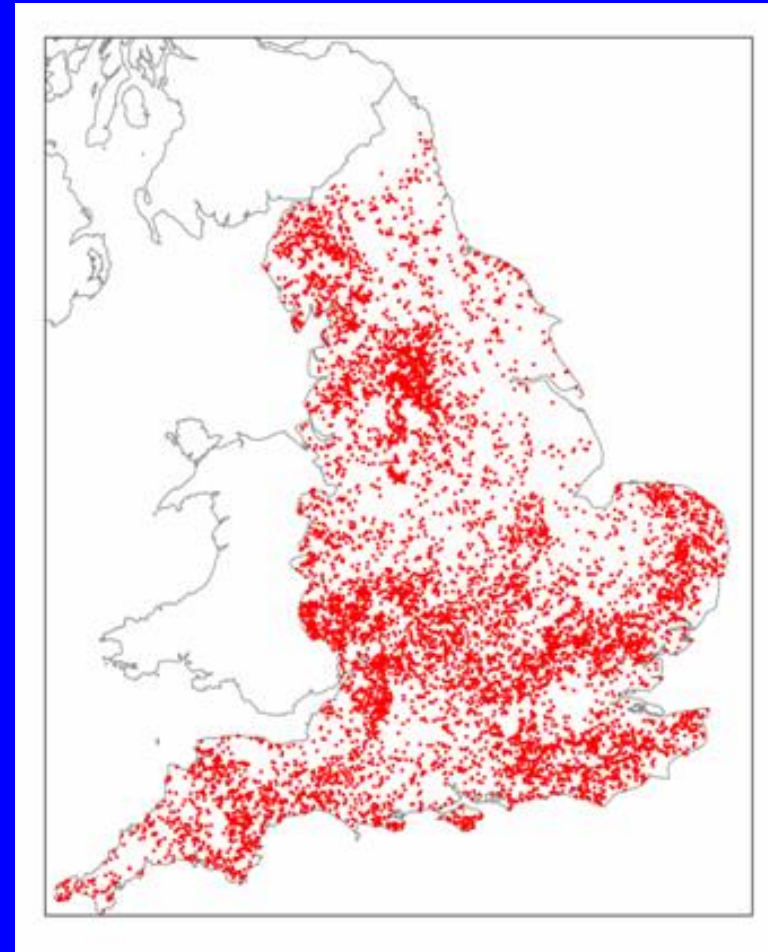


Reorganisation of Landscapes: Glendale and Strixton



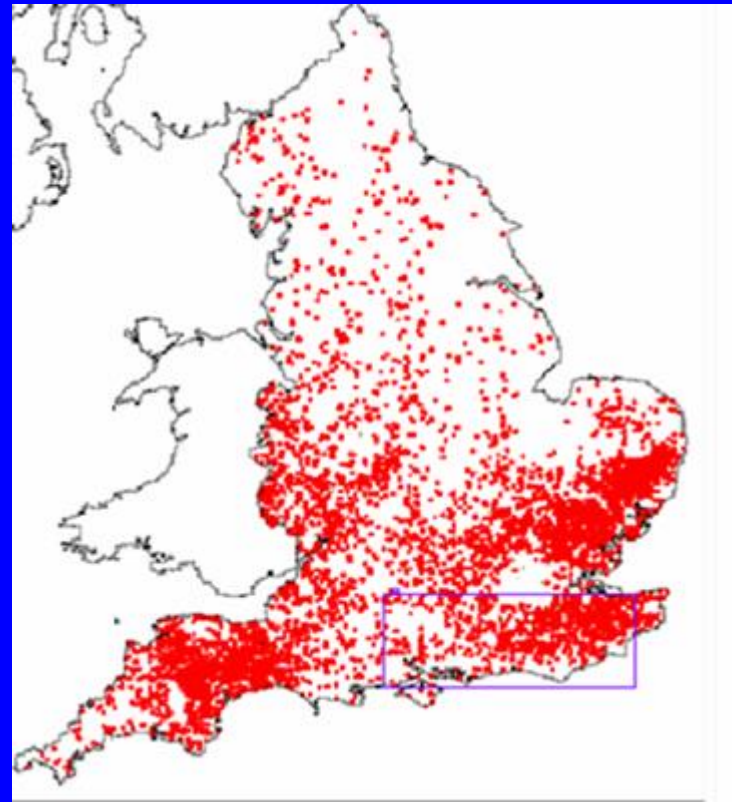
1750-1550

Development of regional and local markets and of specialist landscapes/farmsteads as well as mixed farming.

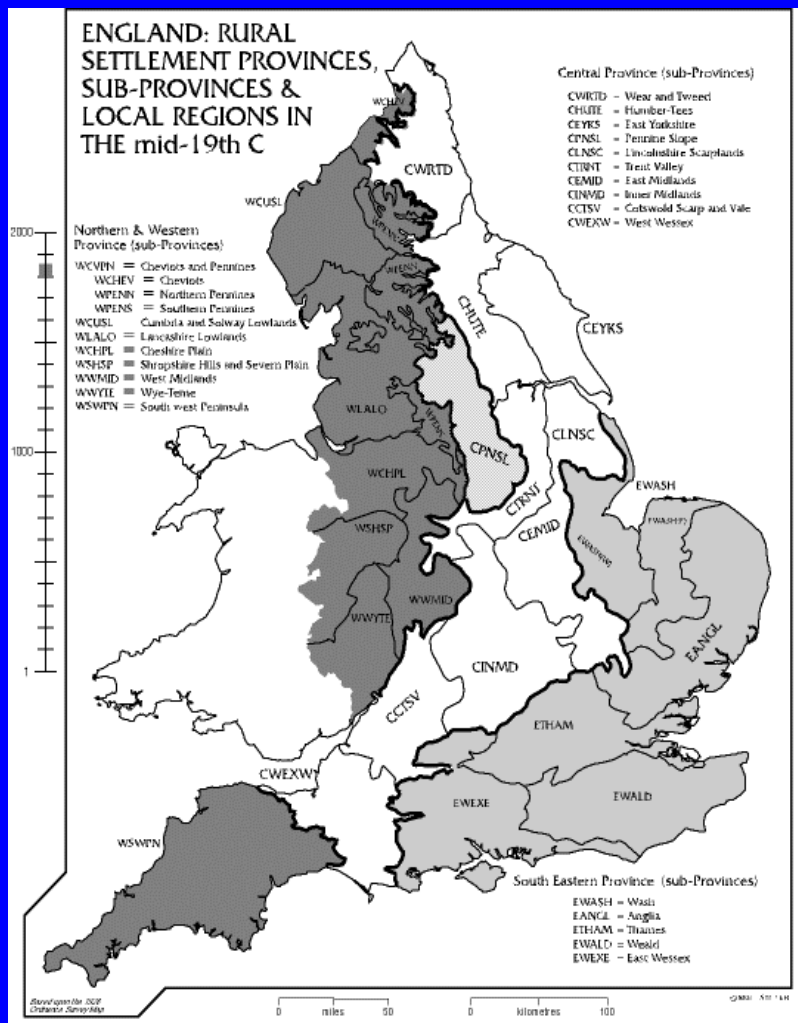


1550 and beyond

Monastic and secular estates, survival of wealthier farmers in some areas



Landscape and Settlement

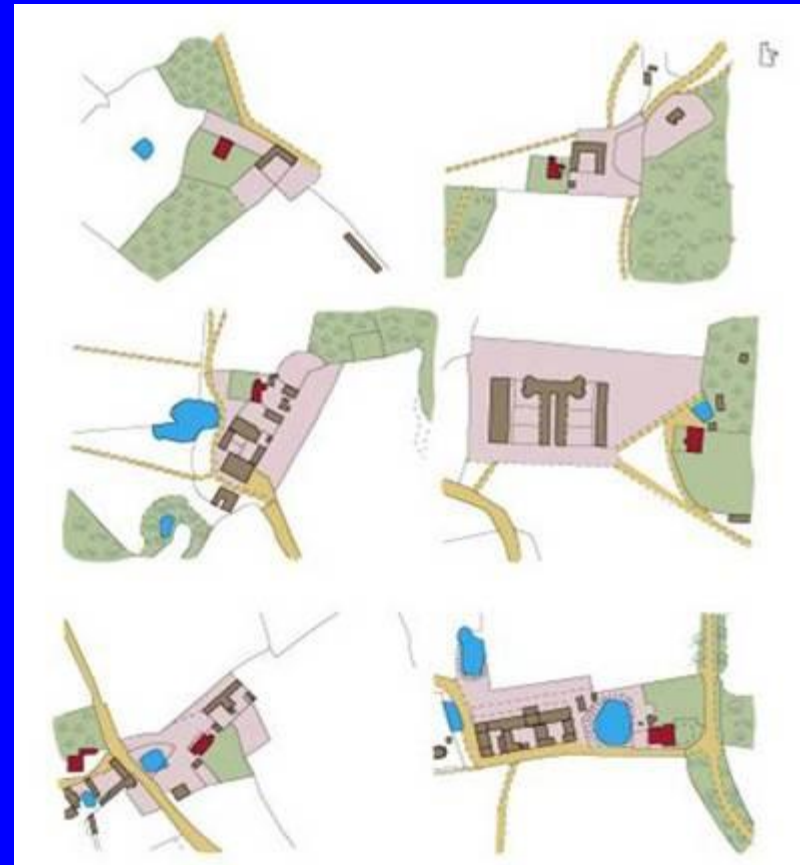


Farmstead Function

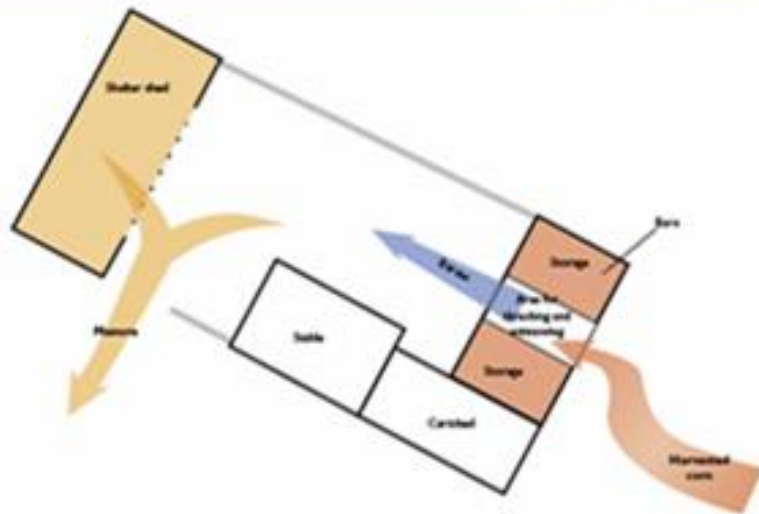
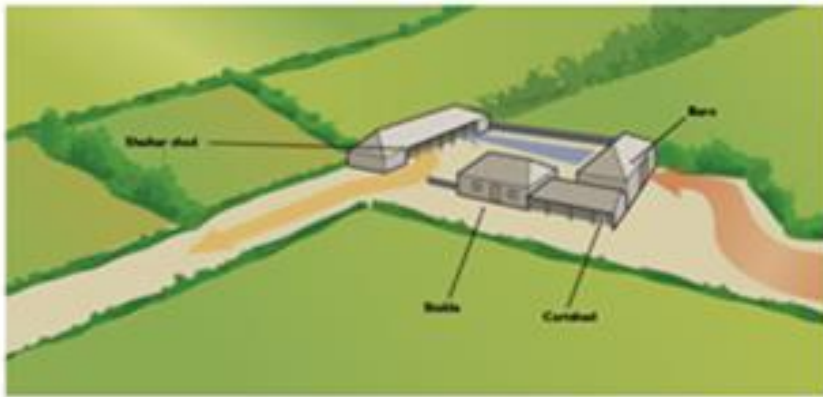
- accommodate the farming family and any workers
- store and process harvested crops
- provide shelter for horses or oxen for ploughing and other tasks
- shelter and manage livestock and store their fodder
- produce manure to fertilise the fields
- produce milk, cheese and butter
- store and shelter carts, implements etc
- and sometimes to manufacture non-agricultural produce, such as cloth, linen and iron.

These functions are reflected in

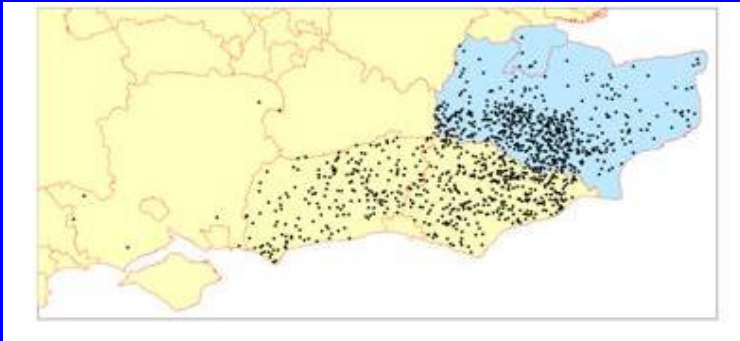
- access to and the siting of the house and its garden
- different types and size of building and open space, and different flows of movement within and around working buildings
- access to routes and tracks
- the subdivision and different use of spaces within and around the farmstead – cattle yards and areas for stacking corn, hay etc, gardens, orchards, ponds, small field enclosures for milking or sorting livestock.



Form and Function



Patterns



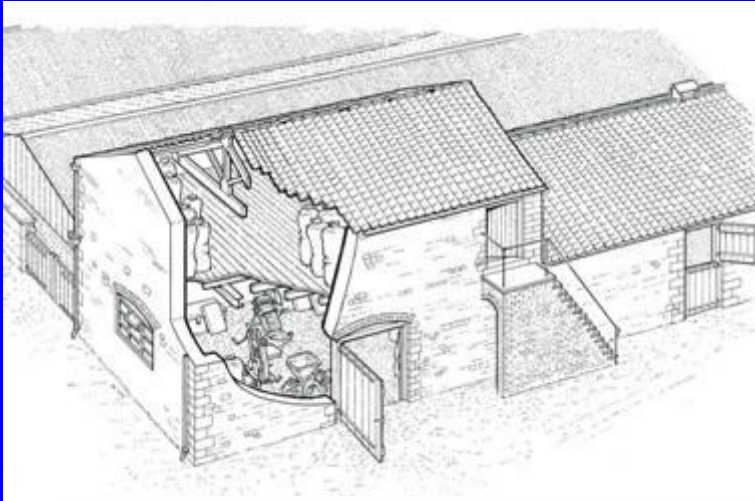
Structures

- their functions, form and scale
 - their siting and orientation
- their internal spaces and detail

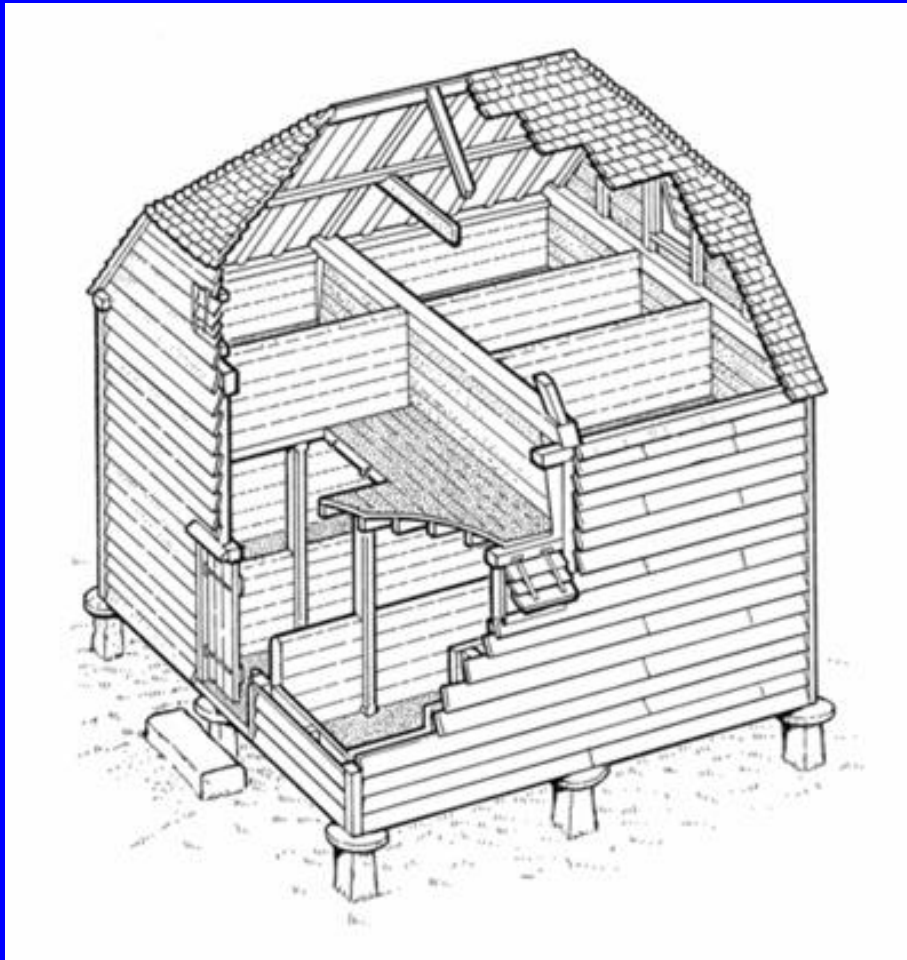
National context - Barns



Mechanisation & the end of the barn



Granaries



Cartsheds



Stables



Cattle



Outfarms



Other buildings

