

29 A large late 17th-century timber-framed cow house, floored throughout. At this date it was unusual to provide accommodation for cattle and so this cow house is a highly significant and rare survival. (Hereford Lowlands)

Photograph © Mrs Jennifer McKirdy
Image supplied courtesy of Images of England

30 Herefordshire and Worcestershire, with Kent and East Sussex, is one of two major areas of hop production, with hop kilns being a distinctive building type. (Herefordshire Lowlands)
Photograph Peter Gaskell

31 Cider houses rarely display any distinctive external features and often incorporate other functions, in this case a granary above the cider house. (Clun and North West Herefordshire Hills)
Photograph Bob Edwards

- cider houses, which are found on many farms in Herefordshire and Worcestershire.

Building Materials

The great diversity of building stone makes a significant contribution to local distinctiveness.

Earth-walling, locally known as mud, is found in eastern Warwickshire.

There is a rich timber-framing tradition, including cruck construction, particularly in Herefordshire and Shropshire. Farm buildings often combine weatherboarded timber framing with stone for gable walls or framing with brick panels. Brick largely replaced timber from the 17th century although the tradition continued in Herefordshire into the 19th century.

Brick was the typical material of the north, usually associated with clay tiles or Welsh slate.

Plain clay tiles and Welsh slate are predominant.

Local stone slates were available in some areas such as Herefordshire.

For more information about traditional farm buildings in the West Midlands Region visit www.helm.org.uk/ruraldevelopment and www.ahds.ac.uk.



EAST MIDLANDS REGION

Landscape and Agricultural Context

Settlement in the claylands and limestone uplands predominantly consists of nucleated villages. There are very few isolated farmsteads; most of these are associated with enclosure, and some mark deserted village sites. Dispersed settlement is characteristic of the claylands of the Warwickshire/Leicestershire border; the fenland and the north-western part of the East Midlands Region.

In the clay vales and limestone uplands the major period of enclosure followed by conversion of arable to pasture was 1750 to 1790. Cheese was one of the principal products, sold in London and manufacturing towns in the Midlands and the north. The expansion of the railway network facilitated further increases in dairying for liquid milk, particularly in Leicestershire and lowland Derbyshire, and the development of cheese factories.

Enclosure on the Lincolnshire Wolds for sheep pastures between the 14th and 17th centuries resulted in the depopulation of some villages. Large-scale enclosure transformed the landscape in the later 18th and 19th centuries, creating arable fields and isolated farmsteads.

The Pennines were sheep and cattle country with some farmers combining agriculture and industry. Enclosure affected much of the valley-side and -bottom landscapes between the 15th and 17th centuries. Enclosure of the more fertile White Peak had begun by the 16th century, sometimes resulting in large regular fields more characteristic of parliamentary enclosure. Regular and large-scale enclosure of the upper fells followed in the late 18th and 19th centuries.

On the clays of Charnwood dairying was predominant. Sherwood Forest was transformed into an arable landscape by tree-felling and enclosure by the early 19th century.

The coastal marshes and fens provided sheep grazing, often rented out to wealthier farmers on the Wolds. Market gardening was also important. Large-scale drainage schemes were instigated from the mid-17th century and continued during the 18th and early 19th centuries, transforming the area into some of the most fertile land in the British Isles.

32 A large brick-built planned farmstead on the Duke of Bedford's estate incorporating a steam-engine house. The large-scale expenditure required for such farmsteads was only possible on the richest estates. (Bedfordshire and Cambridgeshire Claylands)

Photograph English Heritage / Michael Williams



Farmstead Types

A distinctive and important regional feature is the number of farms that remained in villages after enclosure rather than being moved out into newly enclosed fields. Many of these farms remain.

Linear plans are concentrated in the clay vales to the north of the Region, in the limestone uplands and in the Pennine fringes and uplands. The East Midlands Region has some examples of laithe houses, more commonly found further north in the Pennines.

Smaller dairy farms typically had dispersed plans. Courtyard plans are found over much of the estate lands of the clay vales and the Lincolnshire Wolds and are characteristic of the lowland vales of the Midland plain.

Building Types

Characteristic building types and features include:

- 15th- to 17th-century cruck-framed barns in the south Pennines;
- 17th- and 18th-century combination barns with cattle housing on larger linear steadings;
- large timber-framed barns (mostly unaisled) particularly in the Trent and Belvoir Vales;
- many small barns of pre-1750 date, especially in the limestone uplands and villages of the southern half of the Region;

33 The lowland vales of the Midland Plain are characterised by brick-built courtyard farmsteads with either pantile or plain tile roofs. These largely 19th-century brick buildings replaced low-quality timber-frame or 'mud-and-stud' earth walling. (Trent and Belvoir Vales)
Photograph Susanna Wade Martins

34 A linear range of house and farm buildings. Linear ranges such as this or of laithe house form are found across much of the Region. (Northamptonshire Uplands)
Photograph Jeremy Lake

35 A cattle yard bounded by a brick and tile shelter shed, a mixing barn and brick walls. (Needwood and South Derbyshire Claylands)
Photograph Bob Edwards

- field barns providing haylofts over livestock accommodation in the Peak District;
- linear ranges and laithe houses across much of the Region;
- 19th-century mixing barns;
- 19th-century brick cow houses and stables, often replacing mud-and-stud buildings;
- single-storey brick and pantile shelter sheds around divided 'crew yards' particularly in the south and east;
- isolated outfarms on larger farms and small stone field barns in the Derbyshire Dales.

Building Materials

There is a wide variety of building stones, mostly limestones and sandstones.

Earth walling – 'mud-and-stud' – was a feature of the east of the Region. Such walls were thin and only built to a single storey and few have survived. Some may survive behind later brick skins.

Brick and plain tiles or pantiles are the characteristic building materials, particularly through south Derbyshire, Nottinghamshire and Leicestershire. Tumbled brickwork gables and dentilled eaves are typical.

Timber framing is not widespread but does appear in Leicestershire, the Derbyshire foothills and parts of the inner Trent valley.

Straw thatching occurs in the vales where corn crops were grown, but survival is generally uncommon compared with regions further south. Stone roofing slates are common in the Peak District and the south-east.

For more information about traditional farm buildings in the East Midlands Region visit www.helm.org.uk/ruraldevelopment and www.ahds.ac.uk.



YORKSHIRE AND THE HUMBER REGION

36 A linear farmstead, dating from the 17th century but remodelled in the 19th century. (Yorkshire Dales) Photograph Jeremy Lake

Landscape and Agricultural Context

This is a Region of strong contrasts in settlement patterns: dispersed settlement and pastoral agriculture in the Pennines and North York Moors, some developed from monastic farmsteads, to lowland nucleated villages formerly associated with extensive open fields.

Wool and cattle husbandry, led by the monastic houses, were major aspects of the Yorkshire and the Humber Region's economy in the medieval period. Farms were created on the moorland sides between the 15th and 19th centuries. Enclosure of the open fields increased from the 15th century and was mostly complete by the mid-18th century, exceptions being the eastern part of the Vale of Pickering and the Wolds. Major reclamation of the Humberhead Levels began in the 17th century. Vast areas of moorland were enclosed from the end of the 18th century creating a landscape of large square fields and miles of straight boundary walls.

Landlords had a strong impact on the pattern of building in parts of the Yorkshire and the Humber Region, particularly in the Wolds, where large steadings for tenants were built from the late 18th century. After 1650 there was large-scale rebuilding of farmsteads in the Pennines.

Farmstead Types

Longhouses – where humans and animals shared the same entrance – were prevalent in much of the Region until the 18th century, but surviving examples are mostly confined to the North York Moors.

Linear plans are found throughout the Yorkshire and the Humber Region, but are predominant on small- to medium-sized farms of the uplands. Laithe houses – a combined farmhouse, barn and cow house usually of one build – typically served smallholdings of around 30 acres where farming and industry were combined. They mostly date from 1780 to 1840 but the earliest are 17th century.

Larger lowland farms are usually ranged around a courtyard, with the farmhouse detached from the yard,

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and are commonly associated with late 18th-century enclosure. In the Wolds they form part of one of the most coherent designed landscapes in the country. This Region shares with the North East some of the earliest and most architecturally distinguished examples of Georgian planned farm complexes.

Building Types

Characteristic building types and features include:

- concentrations of pre-1750 buildings in the southern Pennines;
- aisled barns and cruck barns of 15th- to mid-17th-century date concentrated around the South and West Pennines;
- combination barns or ranges, particularly characteristic of the Pennines and its fringes;
- threshing barns concentrated in lowland vales, the Wolds and the North York Moors, some with surviving wheel houses;
- large-scale granary/cart shed ranges common in lowland vales, the Wolds and the North York Moors;
- hay barns of mid- to late 19th-century date on lowland farmsteads;
- field barns, for housing cattle or sheep, especially in the Yorkshire Dales.

37 An early to mid-19th-century courtyard farm. (Howardian Hills)
Photograph © Chris Broadribb
Image supplied courtesy of Images of England

38 A 19th-century combination barn, with granary over the cart shed and implement shed to the right. Its scale relates to the large farms developed on Holderness and the lowland parts of the Region. (Holderness)
Photograph Jen Deadman

39 A highly characteristic view of field barns in the Yorkshire Dales. Small field barns provided shelter for cattle or sheep with a hayloft over. They saved time and labour in bringing hay crops in from distant fields where ownership was often highly intermixed. (Yorkshire Dales)
Photograph Jen Deadman

Building Materials

The great range of building stones available, including sandstones, limestones, cobbles and chalk, contributes to the diversity of the Yorkshire and the Humber Region. Watershot masonry, where the outer face is tilted to throw water off the walls, is a technique that was widely used, and through stones are characteristic features in the Yorkshire Dales.

Timber framing is mostly concentrated in the Vale of York and Holderness and in the aisled barns of south Yorkshire. Cruck construction was typical of the upland areas.

Brick, combined with pantiles, is typical of the lowland areas but was hardly used in the west of the Region until the later 19th century.

Stone roofing slates are characteristic of the Yorkshire Dales and the Pennine fringes.

For more information about traditional farm buildings in the Yorkshire and the Humber Region visit www.helm.org.uk/ruraldevelopment and www.ahds.ac.uk.



NORTH EAST REGION

40 The major reorganisation of parts of the Northumberland landscape in the 19th century often swept away earlier villages and replaced them with new, large planned farmsteads that included terraces of cottages for the farm labourers, changing the area to

one of the most agriculturally advanced parts of the country. (North Northumberland Coastal Plain)
Photograph English Heritage / Michael Williams

Landscape and Agricultural Context

Planned villages, mostly dating from the 12th and 13th centuries, are predominant in the south-east, intermixed with later coal-mining settlements. The uplands are characterised by small hamlets and isolated farmsteads – developed from settlements associated with summer grazing lands, estate stock farms, hunting lodges or smallholdings that were linked with industrial activities, mostly in the 18th and 19th centuries.

Because of its wet climate the upland part of the North East Region was best suited to pastoral agriculture. In contrast, a more mixed arable-based economy was typical of the broader and more fertile lower upland dales. Enclosure and reorganisation of holdings, largely complete by 1750, was particularly marked in the south of this Region. In Northumberland large estates dominated, enabling the development of commercial stock farming from the later 16th century and large-scale enclosure comparable to the reshaping of the Scottish lowlands and highlands. The most intensively farmed arable land, together with the largest farms, is found along the Northumbrian coastal plains.

Farmstead Types

Linear farmsteads, some of longhouse origin, were typical throughout most of the North East Region until the late 18th century but are now concentrated in upland areas. Most were swept away by enclosure and estate reorganisation.

This Region shares with Yorkshire and the Humber some of the earliest and most architecturally distinguished examples of Georgian and Victorian planned farm complexes which are located in the lowland and some transitional areas. In Northumberland industrial-sized courtyard steadings with up to five cattle yards sometimes replaced whole settlements, the workers being re-housed in adjacent terraces.

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Building Types

Characteristic building types and features include:

- bastle houses, which are particular to the Border area of northern England and reflect the turbulence of the area in the 16th and early 17th centuries. Cattle were housed on the ground floor with domestic accommodation at first-floor level accessed by a ladder or, later, an external staircase;
- byre houses, which continued the tradition of providing domestic accommodation over the cattle into the 19th century, have larger window openings which differentiate them from bastle houses;
- threshing barns of medieval date, only found in County Durham and typically with small triangular vents;
- barns, mostly dating from the late 18th to mid-19th centuries often with evidence for mechanisation – wheel houses or fixed steam power. By the 19th century the Northumberland barn consisted of two attached buildings: a two-storey threshing barn with the machinery at first-floor level, and a straw barn;
- combined granary/cart shed ranges with arcaded ground floors, which are a distinctive feature of lowland farmsteads;

41 Bastle houses were fortified farm-houses. The family lived at first-floor level, accessed by way of a ladder that could be withdrawn in times of trouble. Cattle were housed on the ground floor. Thick stone walls, small window openings and added steps up to the first floor are characteristic features. (Cheviot Fringe)

42 Many of the 19th-century Northumbrian farmsteads incorporated mechanisation for threshing and fodder preparation. (Cheviot Fringe)

43 A variant bank barn (built across the slope) forming part of a linear farmstead in Weardale. Such linear ranges were typical of upland farms and farms where agriculture and industry were combined. (North Pennines)
All photographs 41–43
Jen Deadman

- hemmels for cattle – typically open-fronted sheds with an arched entrance providing access to a small yard;
- low sheds around large yards, which were possibly used for wintering sheep or lambing;
- hay barns of mid- to late 19th-century date on lowland farmsteads;
- square 'lectern' dovecotes with a mono-pitch roof, typical of Scottish dovecotes.

Building Materials

A variety of stone types, including hard grits and shales, fine magnesian limestone and sandstones, provided the predominant building material of the north and west of the Region. Watershot masonry, where the outer face is tiled to throw water off the walls, is a technique that was widely used in the uplands in the 18th to mid-19th centuries.

Brick is mainly found in the south and east, characteristically combined with pantiles.

Stone slate roofing is common in the uplands.

A few heather or 'black thatch' buildings survive in the south-west of Northumberland.

For more information about traditional farm buildings in the North East Region visit www.helm.org.uk/ruraldevelopment and www.ahds.ac.uk.



NORTH WEST REGION

Landscape and Agricultural Context

Dispersed settlement, developed from monastic farms or peasant colonisation in the 12th and 13th centuries, is predominant. Villages are concentrated in some lowland areas often intermixed with farmsteads and hamlets.

Most of the North West Region's common fields were enclosed by the 1750s; only pockets of open-field farming, e.g. northern lowland Cumbria, survived into the 19th century. A defining characteristic of this Region is the amount of upland moor or lowland moss, vast areas of which were enclosed from the end of the 18th to the middle of the 19th century, resulting in dramatic new landscapes of large fields and miles of straight boundary walls on the uplands.

The North West Region's wet climate, predominantly upland terrain and heavy clay soils on the lowlands favoured pastoral agriculture, especially cattle, dairying and cheese production for local and distant markets and large-scale sheep farming to supply wool for the burgeoning textile industry, which also provided alternative employment for smallholders. Throughout the Region the period from the later 17th century saw a decline in arable in upland and other pastoral areas, only larger farms appearing to retain large quantities of arable. Cattle remained a far more important source of income than sheep in the North West Region as a whole.

Farmstead Types

Linear plans are predominant on upland and small lowland farms. Many survive from after 1650, when growing prosperity and the merger of holdings prompted large-scale rebuilding from the late 18th century. Laithe houses (see Yorkshire and the Humber) are also found in Cumbria and in Bowland and Rossendale in Lancashire.

From the mid-18th century larger arable-based lowland farmsteads were typically ranged around a courtyard. In Cumbria there are fine examples of planned groups incorporating bank barns in courtyards with the house on one side.

44 A linear farmstead in the Eden Valley, showing a bank barn with the threshing bay accessed from a ramp. (Eden Valley)
Photograph Jen Deadman



On the Lancashire and Cheshire plains L- or T-shaped plans with a combined barn and fodder house built at right angles to the cow house were common from the late 18th century.

Building Types

Characteristic building types and features include:

- bastle houses (see North East Region);
- combination barns incorporating cattle housing found in a variety of forms, including bank barns and a large group of aisled barns (the largest group outside southern East Anglia and southern England) – many incorporated machinery for threshing and fodder processing and some wheelhouses survive;
- hay barns of mid- to late 19th-century date on lowland farmsteads;
- field barns, including some bank barns dating from the 17th century that housed cattle or sheep in the upland areas – particularly in Cumbria;
- the large-scale complexes and two-storey cow house ranges of the Lancashire and Cheshire plains.

45 Combination barns, incorporating areas for crop processing and housing for cattle, are a widespread and strongly characteristic feature of the Region. (Lancashire Valleys)
Photograph Jen Deadman

46 The Cheshire and Lancashire plain was primarily a dairying area. In the 19th century many earlier farmsteads were swept away and new L- or T-plan dairy ranges were constructed, sometimes echoing the earlier timber-framed building tradition of

the area. (Shropshire, Cheshire and Staffordshire Plain)
Photograph English Heritage / Michael Williams

47 A field barn for yearling sheep. The stepped gables are a characteristic feature of many Lakeland buildings. (Cumbria High Fells)
Photograph Jen Deadman

Building Materials

There is a great diversity of building stone available across the North West Region. This ranges from the slatestone of the Lakeland area to the limestone of south Cumbria and Morecombe Bay, the Millstone Grit sandstone of the Pennines to the New Red Sandstone of parts of south Lancashire and Cheshire. Porous stone was often rendered or whitewashed. Watershot masonry, where the outer face is tilted to throw water off the walls, is a distinctive feature. Cobbles were used in areas such as the Solway Plain. Huge cobbles were frequently used in foundations.

There are two concentrations of earth-walled structures. In the Fylde of Lancashire a mud-and-stud tradition developed, while in the Solway Plain clay buildings of late-17th- to mid-19th-century date survive.

Timber framing is confined almost entirely to the Lancashire and Cheshire plains, chiefly in farmhouses.

Brick is characteristic of the lowlands, often combined with clay tiles, especially on the Cheshire Plain.

Stone roofing slates are common in much of the North West Region.

For more information about traditional farm buildings in the North West Region visit www.helm.org.uk/ruraldevelopment and www.ahds.ac.uk.

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A POLICY FRAMEWORK FOR TRADITIONAL FARM BUILDINGS

POLICY OBJECTIVES

The Government's overall aim for the countryside, set out in PPS 7, is to protect it "for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all". The traditional farm building stock is an important part of this rural heritage and a major contributor to the character, beauty and diversity of the countryside. These historic structures also represent a significant investment of expended energy and materials, and their demolition and replacement would require a major reinvestment of these resources. This building stock should therefore be the subject of policies designed to conserve, protect and sustain it. This will be achieved through a combination of conservation policy, rural development policy and land-use planning policy. Wherever possible, policy makers should move towards aligning and integrating policy in these areas by adopting common values in decision making, which:

- protect the features, settings, cultural significance and wildlife interest of traditional farm buildings;
- retain the contribution that traditional farm buildings make to local distinctiveness and to countryside character; and
- conserve the environmental capital embodied in traditional farm building stock by promoting their sustainable long-term use.

English Heritage and the Countryside Agency believe the starting point for future policy must be an understanding of the character, condition and sensitivity to change of farm buildings and the relationship of farm steadings to the wider landscape. Character-based frameworks, which develop an understanding of the resource within its broadest possible context, should provide the context for future decision making. Existing approaches to characterisation of the countryside should therefore be extended to include more systematic analysis of the rural built heritage. Village Design Statements and local authority / National Park Authority Design Guides can provide useful approaches.

Traditional buildings remain an important asset for farm businesses.

48 Working cattle shelter shed to a fold yard in the Yorkshire Wolds. (Yorkshire Wolds) Photograph Jen Deadman
49 Farm shop in grade II listed barn at Bredgar, Kent. (North

Downs) Photograph © Mr Phil Callow ARPS Image supplied courtesy of Images of England

50 Traditional outbuilding converted to meet hygiene standards for on-site butchering at Rothwaite, Borrowdale, Cumbria. (Cumbria High Fells) Photograph National Trust



LISTING

Over 60,000 farmstead buildings, including farmhouses, judged to be of special architectural or historic interest are protected by statutory listing. But the strict criteria for selection have focused attention on the older and more visually impressive structures, particularly farmhouses and barns, rather than the full range of farmstead building types. In addition, the list does not include all buildings that fulfil published criteria, due to the incomplete nature of survey. Nor, because of the greater selectivity of listing after 1840, does it fully reflect the wider contribution that the very many later historic farmsteads make to the wider landscape. It is therefore important that the future of the unlisted, as well as the listed, traditional farm building stock is considered in the development of policy.

INFORMED DECISION MAKING

Decisions on conserving, retaining and converting traditional farm buildings should always be based on a good understanding of their architectural and historic interest and their contribution to the character and appearance of the local area in accordance with the principles set out in *Planning Policy Guidance Note 15: Planning and the Historic Environment* (DoE/DNH 1994). Guidance on the design of new buildings in the countryside is set out in *Design of rural workplace buildings* (Countryside Agency 2000) and *Towards a New Vernacular* (Countryside Agency 2004). Guidance on best practice in conversion will be provided by *The conversion of traditional farm buildings: a guide to good practice* (English Heritage forthcoming 2006a).

CONTINUED AGRICULTURAL USE

Conversion of farm buildings to alternative non-farm uses will usually have an impact on their contribution to the agricultural character of the farm holding and, consequently, their contribution to the wider landscape. Because of this, the best option for retaining the overall historic and landscape integrity of traditional farming landscapes is, wherever possible, to keep buildings in active agricultural use or related low-key usage.

Alterations required to keep a traditional farm building in active agricultural use (for example, to accommodate new animal welfare requirements) may be less detrimental to the historic character of the farmstead and wider landscape than either the changes required to convert the same building to a non-agricultural use or

LANDSCAPE CHARACTER

Landscape Character Assessment (LCA) encompasses the characterisation process, involving identifying, mapping, classifying and describing landscape character; and the process of making judgements based on landscape character to inform a range of different decisions. **Landscape character** is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Particular combinations of geology, landform, soils, vegetation, land use, field patterns and human settlement create character. Character makes each part of the landscape distinct, and gives each its particular sense of place.

The Character of England map (see overleaf) provides a national framework for more detailed assessments carried out by local authorities and others.

For more information, visit www.countryside.gov.uk/LAR/landscape/CC.

Historic Landscape Characterisation (HLC) is carried out by English Heritage in partnership with local government at county, unitary and National Park level. HLC is based upon an understanding of the continuity and change that have resulted in the present-day landscape. HLC methods have been adapted from Landscape Character Assessment approaches, using Geographical Information System (GIS) technology to identify historic landscape types from map analysis. Its main purpose is to inform and manage change to the historic environment. Although intended for independent use, for example in Historic Environment Records, in archaeological development control or for historic landscape research, HLC can also be integrated with Landscape Character Assessment.

Historic landscape character comprises both the material remains of the past and the perceptions and interpretations that allow us to understand the present-day landscape. Human activity over thousands of years has altered and helped define virtually every aspect of the British landscape, even those that are commonly perceived to be natural. The remains of the past, and of past landscapes, are also highly significant to present-day landscape character. For more information, visit www.english-heritage.org.uk/characterisation.

1	North Northumberland Coastal Plain	51	Dark Peak	100	Herefordshire Lowlands	152	Cornish Killas
2	Northumberland Sandstone Hills	52	White Peak	101	Herefordshire Plateau	153	Bodmin Moor
3	Cheviot Fringe	53	South West Peak	102	Teme Valley	154	Hensbarrow
4	Cheviots	54	Manchester Pennine Fringe	103	Malvern Hills	155	Cammenellis
5	Border Moors and Forests	55	Manchester Conurbation	104	South Herefordshire and Over Severn	156	West Penwith
6	Solway Basin	56	Lancashire Coal Measures	105	Forest of Dean and Lower Wye	157	The Lizard
7	West Cumbria Coastal Plain	57	Sefton Coast	106	Severn and Avon Vales	158	Isles of Scilly
8	Cumbria High Fells	58	Merseyside Conurbation	107	Cotswolds	159	Lundy
9	Eden Valley	59	Wirral	108	Upper Thames Clay Vales		
10	North Pennines	60	Mersey Valley	109	Midvale Ridge		
11	Tyne Gap and Hadrian's Wall	61	Shropshire Cheshire and Staffordshire Plain	110	Chilterns		
12	Mid Northumberland	62	Cheshire Sandstone Ridge	111	Northern Thames Basin		
13	South East Northumberland Coastal Plain	63	Oswestry Uplands	112	Inner London		
14	Tyne and Wear Lowlands	64	Potteries and Churnet Valley	113	North Kent Plain		
15	Durham Magnesian Limestone Plateau	65	Shropshire Hills	114	Thames Basin Lowlands		
16	Durham Coalfield Pennine Fringe	66	Mid Severn Sandstone Plateau	115	Thames Valley		
17	Orton Fells	67	Cannock Chase and Cank Wood	116	Berkshire and Marlborough Downs		
18	Howgill Fells	68	Needwood and South Derbyshire Claylands	117	Avon Vales		
19	South Cumbria Low Fells	69	Trent Valley Washlands	118	Bristol, Avon Valleys and Ridges		
20	Morecambe Bay Limestones	70	Melbourne Parklands	119	North Downs		
21	Yorkshire Dales	71	Leicestershire and South Derbyshire Coalfield	120	Wealden Greensand		
22	Pennine Dales Fringe	72	Mease/Sence Lowlands	121	Low Weald		
23	Tees Lowlands	73	Charnwood	122	High Weald		
24	Vale of Mowbray	74	Leicestershire and Nottinghamshire Wolds	123	Romney Marshes		
25	North Yorkshire Moors and Cleveland Hills	75	Kesteven Uplands	124	Pevensy Levels		
26	Vale of Pickering	76	North West Norfolk	125	South Downs		
27	Yorkshire Wolds	77	North Norfolk Coast	126	South Coast Plain		
28	Vale of York	78	Central North Norfolk	127	Isle of Wight		
29	Howardian Hills	79	North East Norfolk and Flegg	128	South Hampshire Lowlands		
30	Southern Magnesian Limestone	80	The Broads	129	Thames Basin Heaths		
31	Morecambe Bay and Lune Estuary	81	Greater Thames Estuary	130	Hampshire Downs		
32	Lancashire and Amounderness Plain	82	Suffolk Coast and Heaths	131	New Forest		
33	Bowland Fringe and Pendle Hill	83	South Norfolk and High Suffolk Claylands	132	Salisbury Plain and West Wiltshire Downs		
34	Bowland Fells	84	Mid Norfolk	133	Blackmoor Vale and Vale of Wardour		
35	Lancashire Valleys	85	Breckland	134	Dorset Downs and Cranborne Chase		
36	Southern Pennines	86	South Suffolk and North Essex Clayland	135	Dorset Heaths		
37	Yorkshire Southern Pennine Fringe	87	East Anglia Chalk	136	South Purbeck		
38	Nottinghamshire Derbyshire and Yorkshire Coalfield	88	Bedfordshire and Cambridgeshire Claylands	137	Isle of Portland		
39	Humberhead Levels	89	Northamptonshire Vales	138	Weymouth Lowlands		
40	Holdemess	90	Bedfordshire Greensand Ridge	139	Marshwood and Powerstock Vales		
41	Humber Estuary	91	Yardly-Whittlewood Ridge	140	Yeovil Scarplands		
42	Lincolnshire Coast and Marshes	92	Rockingham Forest	141	Mendip Hills		
43	Lincolnshire Wolds	93	High Leicestershire	142	Somerset Levels and Moors		
44	Central Lincolnshire Vale	94	Leicestershire Vales	143	Mid Somerset Hills		
45	Northern Lincolnshire Edge With Coversands	95	Northamptonshire Uplands	144	Quantock Hills		
46	The Fens	96	Dunsmore and Feldon	145	Exmoor		
47	Southern Lincolnshire Edge	97	Arden	146	Vale of Taunton and Quantock Fringe		
48	Trent and Belvoir Vales	98	Clun and North West Herefordshire Hills	147	Blackdowns		
49	Sherwood	99	Black Mountains and Golden Valley	148	Devon Redlands		
50	Derbyshire Peak Fringe			149	The Culm		
				150	Dartmoor		
				151	South Devon		

**51 The Character of
England map and index of
Countryside Character Areas**

For each building illustration
throughout this booklet, the
relevant Countryside Character
Area is shown in brackets within
the illustration caption.

Source: Countryside Agency
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Adaptive re-use of farm buildings can provide important community assets.

52 Hunsbury Hill Centre, Northamptonshire, a grade II listed farm building complex serving as the headquarters for Northamptonshire ACRE and an events venue. (Northamptonshire Vales)
Photograph English Heritage

53 Worcestershire Wildlife Trust's education centre at Lower Smite Farm. (Severn and Avon Vales)
Photograph Worcestershire Wildlife Trust

54 Community Centre, Little Basing, Hampshire. (Hampshire Downs)
Photograph Basingstoke and Deane Borough Council

the addition of new buildings to accommodate displaced farm functions. Therefore, while continuing to have a regard to the special interest of traditional farm buildings, local authorities should adopt a positive attitude to agreeing sensitive changes that facilitate their continuing active agricultural use.

Although farming policy generally focuses on registered agricultural holdings, small-scale 'family' and 'lifestyle' farms should not be overlooked, as they too can deliver important benefits in terms of the continued maintenance of the traditional farm building stock and local countryside character. This should be reflected, wherever possible, in the development of policy.

Where continued active or low-key agricultural use is no longer practicable, the re-use of buildings for farm-related business purposes should normally be encouraged. Sensitive conversion to farm offices, workshops, farm shops, etc. for farm-related business diversification will generally help to retain the overall agricultural character of the farm building and farmstead.

As the costs of major repairs far exceed the costs of ongoing regular maintenance, it makes good economic sense for farm businesses to carry out the regular maintenance of buildings that have the potential for economic re-use. Farm advisers should encourage this wherever possible. The maintenance and repair of selected traditional farm buildings should be an important strand of agri-environment policy.

Discretionary grant aid for repairs, at a rate that encourages adequate uptake, should be targeted in accordance with agreed criteria such as the significance of buildings, their contribution to local landscape character, the degree to which they are 'at risk', wildlife interest and amenity value and their economic potential for re-use.

Local authorities, National Park Authorities and AONB Partnerships should be encouraged to identify significant farm buildings and assess their condition as part of their landscape character assessments and management plans. Repairs using traditional conservation techniques and materials will be the most sympathetic to the character of the building.



Some buildings are too sensitive to convert for heritage or nature conservation reasons.

55 Grade II* listed and scheduled Paston Barn, Norfolk, with Barbastelle bat colony, managed by English Nature. (North East Norfolk and Flegg)
Photograph English Nature

Adapted farm buildings can accommodate a variety of business uses.

56 Micro-brewery at Hawkshead, Cumbria. (South Cumbria Low Fells).
Photograph Lake District National Park

57 Bakery at Bury Farm, Nuthampstead, Hertfordshire. (South Suffolk and North Essex Clayland)
Photograph English Heritage

However, repair work of this type cannot always be carried out because grant aid or suitably skilled contractors are not available. In some circumstances it may be appropriate to offer grants for medium-term repairs, such as strap repairs to framing or temporary steel sheet roof coverings. These can offer a cost-effective and reversible means of extending the agricultural life of significant buildings.

Guidance on the maintenance of traditional farm buildings is provided by *Farming the historic landscape: caring for farm buildings* (English Heritage et al 2004).

REPLACEMENT AND CONVERSION

Decisions concerning individual applications for the replacement or conversion of traditional farm buildings should take place within a strategic framework provided by Development Plans and Supplementary Planning Documents. Supplementary Planning Documents should identify the key characteristics that contribute to the architectural and historic interest and local distinctiveness of farm steading types within a local authority area. They should also consider the sensitivity of farm building types and their immediate settings to changes of use and projected development, and seek to develop positive recommendations to ensure the retention of these key features. Where a local authority is satisfied that a traditional farm building no longer has a viable mainstream or low-key agricultural use, it may be prepared to grant permission for conversion to a new use. These uses include:

- non-agricultural industrial use (e.g. workshop or storage units);
- community use;
- office use;
- holiday accommodation;
- housing;
- recreational and/or educational uses.

Local planning policies should acknowledge the fact that some of these alternative uses can be more damaging



Adapted farm buildings can accommodate a variety of business uses.

58 Brimpts Farm, in the Dartmoor National Park, caters to the tourism, training and conference industries. (Dartmoor)
Photograph Philip White

59 Stocksfield Hall Farm, Hexham, Tynedale, a grade II listed 19th-century planned farmstead converted to multiple business uses. (Tyne Gap and Hadrian's Wall)
Photograph Jen Deadman

60 Grade II* listed barn, Hartley Wintney, Hampshire, converted to car showroom (proximity to the M3 limiting the conversion options on this site). (Thames Basin Heaths)
Photograph Bob Edwards

to the cultural significance of individual buildings or a whole farmstead than others. In many cases, conversion to workshop, light industrial or storage use can be more successfully accommodated than conversion to residential, retail or office use. Conversion to residential use is usually considered to be the most damaging in terms of its impact on historic features (such as spaces and finishes), and the setting and legibility of buildings.

In sensitive landscape settings, it is generally less intrusive and more sustainable to use an adapted traditional building than to build a new structure, and planning authorities should always carefully scrutinise proposals to demolish traditional farm buildings and replace them with new structures. Where new structures are proposed on the farmstead, their effect upon the historic relationship between the farm buildings and the farmhouse, on the character of the farmstead as a whole, and on its landscape setting, must be very carefully considered, alongside the needs of the farm business. Local authorities are encouraged to develop Supplementary Planning Documents for new farm buildings that address these issues.

The aim of a local authority in determining conversion applications should be to seek a scheme that: retains as much historic fabric and as many features of interest as possible; respects the agricultural character of the buildings, including their general robustness and simplicity of design; protects the building's farmstead and landscape setting and its relationship to the farmhouse; and safeguards protected species. The use of materials from sustainable sources should be promoted, alongside measures to ensure energy efficiency, where these can be incorporated without affecting the building's character. Further guidance on these issues will be provided in *The conversion of traditional farm buildings: a guide to good practice* (English Heritage forthcoming 2006a). The importance of individual buildings for protected and other species should also always be considered at an early stage in any conversion project. Guidance is available from English Nature (Mitchell-Jones 2004) and Scottish Natural Heritage (SNH 2004).

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In order to secure a scheme that respects the traditional character of the farmstead, simplicity of approach should be combined with high-quality design in order to retain key and defining characteristics, in particular:

- walling materials and finishes;
- the pattern of existing doors and windows;
- roof form, materials and details;
- reducing the need for new external openings, through careful attention to the existing character of internal spaces;
- historic features including door and window treatment, exposed roof trusses, floor structure, machinery, floor surfaces;
- significant aspects of internal layout;
- prominent elevations;
- the building or farmstead setting, including hard landscaping, ancillary structures and service provision, and its relationship to the landscape; and
- boundaries and hard landscaping materials.

The quality of design achieved and the retention of setting should be safeguarded where appropriate through the removal of Permitted Development Rights, application of planning conditions and specific policies to ensure adequate scrutiny of applications for subsequent alterations to previously adapted farm buildings.

Highways, transport and servicing issues can be a major impediment to the re-use of many traditional farm buildings especially for business usage and particularly in remote areas. Where significant historic buildings at risk would benefit from adaptive re-use for business purposes, local authorities should consider exceptions to normal highways requirements to facilitate this. This information can be included in Supplementary Planning Documents.

EXCEPTIONS TO CONVERSION

A very small number of traditional farm buildings (principally grade I and II* listed buildings and scheduled monuments) are such historically or architecturally significant elements of our heritage that they should be conserved without alteration for the benefit of current and future generations. Even if they become redundant, they should be maintained and kept in good repair. Grants may be available from public funds, or,

exceptionally, appropriate enabling development should be considered in line with current guidance (English Heritage 2001).

Historic ancillary structures often enhance the group value of traditional farm buildings and are of significance in their own right, but they are under-represented in the statutory lists. Some, such as cart sheds, can easily find new uses but others, particularly pigsties and dovecotes, are often unsuited to intensive re-use because of their small size or particular character and are therefore at greater risk of neglect and dereliction than larger farm buildings. Local authorities granting planning permission for conversion projects should have regard to the interest of the farmstead as a group and, wherever possible, should seek the future upkeep of ancillary structures by means of planning conditions or legal agreements.

CONVERSION TO RESIDENTIAL USE

PPS 7 encourages local planning policies to consider landscape character and sustainable development. The location of farmsteads is an essential part of landscape character and varies locally. Some areas are traditionally characterised by dispersed farmsteads in open countryside, others by farmsteads in hamlets and villages. In general terms, traditional farm buildings located in settlements are more suitable for conversion to residential use than buildings that are isolated in remote countryside. Nevertheless, this approach should be applied with due regard to the need to provide agricultural, forestry and other essential occupational dwellings in the open countryside.

The historic settlement pattern should also be taken into account. Where dispersed farmsteads are of intrinsic historic or landscape interest, sensitive residential conversion may be acceptable if loss through dilapidation is the alternative. Where conversion schemes are proposed within settlements, their impact on the character and appearance of designated conservation areas must be considered.

ACTIONS

AWARENESS

English Heritage and the Countryside Agency¹ will continue to work together – and with Government – to raise awareness of the historic, landscape and socio-economic importance of traditional farm buildings.

CHARACTERISATION

English Heritage and the Countryside Agency will work with partners in order to design and demonstrate character-based approaches to evaluation of the farm building stock as a positive tool for land-use planning and environmental management.

EVIDENCE

As the current evidence base is so poor, all those with an interest in the historic, landscape and economic potential of farm buildings should collaborate in enhancing the evidence available nationally, regionally and locally. In particular:

- Defra should continue to use its periodic Farm Practices Survey, alongside other mechanisms, to establish the scale, distribution and state of the traditional farm building stock and its relationship to the various agricultural sectors and farm types.
- Local authorities and Regional Development Agencies should work together to undertake integrated assessments of the traditional building stock in their areas to establish the historic and landscape significance of individual steadings, their condition and their potential for sustainable adaptive re-use.
- Local authorities should establish and maintain 'buildings at risk' registers to the published English Heritage standard. They should work with all grant-giving bodies to ensure these registers are effective tools for the targeting of grant aid on those traditional farm buildings most in need and most suited to repair or conversion.

DEVELOPMENT PLANS

Development plan policies for traditional farm buildings should, wherever possible, be evidence-based and should balance the intrinsic architectural and historic interest and landscape significance of farm buildings with their potential for adaptive re-use.

EVALUATION

Where local authorities are making decisions about change of use, they should require a detailed analysis and assessment of the architectural and historic interest of historic buildings and their settings in accordance with the principles set out in *Planning Policy Guidance 15: Planning and the Historic Environment* (DoE/DNH 1994) and *Planning Policy Guidance 16: Archaeology and Planning* (DoE 1990). This should be an integral part of the process of developing conversion proposals that respect cultural significance and minimise loss of historic character and fabric.

GUIDANCE

All local authorities dealing with the traditional farm building stock should produce and adopt Supplementary Planning Documents on the adaptive re-use or replacement of these buildings. They should also consider producing best practice guidance on conversion. Any guidance should:

- Promote *positive* means of managing change which align an understanding of the characteristics of historic farmsteads with their potential for and sensitivity to change, at the building, farmstead and landscape level.
- Avoid standard 'off-the-peg' solutions that do not take account of regional and local diversity and circumstances. There should be more emphasis on the quality of design, both traditional and contemporary, including appropriate detailing, materials and craftsmanship and the setting of buildings.

¹ In accordance with the Natural Environment and Rural Communities Act 2006, English Nature, the Rural Development Service and the Countryside Agency's Landscape, Access and Recreation division are working towards integration as a single body: Natural England. It will work for people, places and nature with

responsibility for enhancing biodiversity, landscapes and wildlife in rural, urban, coastal and marine areas, promoting access, recreation and public well-being, and contributing to the way natural resources are managed so that they can be enjoyed now and for future generations.

Conversions to residential use should retain the character and historic significance of traditional farm buildings.

61 Grade II* listed building at Yeo Farm, Devon. (Dartmoor)
Photograph Van der Steen Hall Architects Ltd

62 Unlisted farm buildings converted to residential use, High Woolley Farm, Stanley Crook, Durham. (Durham Coalfield and Pennine Fringe)
Photograph Jen Deadman

63 Pinions Barn, an unlisted building, Northamptonshire. (Bedfordshire and Cambridgeshire Claylands)
Photograph English Heritage

RECORDING

Local authorities should ensure that where planning permission is granted permitting changes to farm buildings, any features of interest that would be lost are adequately recorded in accordance with guidance provided in *Planning Policy Guidance Note 15: Planning and the Historic Environment*.

Guidance on approaches to recording is provided in *Understanding historic buildings: a guide to good recording practice* (English Heritage 2006) and *Understanding historic buildings: policy and guidance for Local Planning Authorities* (English Heritage forthcoming 2006b).



KEY SOURCES

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For copies of this booklet, please contact English Heritage Customer Services Department on 0870 333 1181 or email: customers@english-heritage.org.uk (Product Code 51215).

Copies are also available on www.helm.org.uk and www.ahds.ac.uk. Published July 2006.



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