HISTORIC FARMSTEADS:

A Manual for Recording

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Historic England

CONTENTS

1. Introduction

Farmsteads make a major contribution to local distinctiveness, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. Understanding the character of farmsteads should consider at the outset:

a. Their landscape context.
b. Their overall planning and scale, including patterns of access to, within and around the steading.

This character has been shaped by their development as centres for the production of food from the surrounding farmland, and other factors such as wealth and landownership, responses to regional and national markets and cultural traditions.

Looking at the whole character of farmsteads in this way enables us to understand and question their relationship to the wider landscape, before site inspection looks at the fabric, and how it has been built or changed to serve individual functions.

The guidance in this document therefore considers, after setting out the aims of Farmsteads Mapping in Section 2, the chronological and landscape context of farmsteads (in Section 3), the data requirements (in Section 4) and (in Sections 5 to 6) how their functions are expressed in the patterns of farmstead types observable from modern and historic mapping and aerial photography.

Since 2006 Historic England has produced advice at both national and local levels, which uses the results of Farmsteads Mapping in different parts of England. This has developed as a key method of gathering data rapidly, as summarised in Historic Farm Buildings: Extending the Evidence Base (2009).

It is recommended that users at least read the National Farmsteads Character Statement as an introduction to understanding the historic character, significance and issues for change for farmsteads across England. Around 55, 000 farmsteads and an additional 6,000 outfarms/field barns have been mapped onto GIS databases, in Hampshire (2006), Sussex (2007), the whole of the West Midlands (2009), Kent (2012), Wiltshire (2013), the Peak District National Park (2014), the North Pennines (2014) and Lincolnshire (2015).

There is also guidance on Farm Building Types and Preliminary Regional Character Statements on farmsteads in all regions of England. The Historic England website also provides links to local projects, including published Farmstead Mapping reports.

These resources can be found at:

https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/

2. Aims of Farmsteads Mapping

The aim of Farmsteads Mapping is to provide a consistent understanding of farmstead character at a landscape level, through recording the distribution, plan type and degree of change seen between historic mapping and the present.

This manual has been developed to assist those wishing to undertake the mapping of farmsteads. One of the main aims of setting out the methodology used for the mapping projects undertaken to date is to try, as far as possible, to standardise data collection so that it is consistent and can be used at a regional or national scale.

The manual will initially present a brief overview of the historical and landscape context of farmsteads prior to an analysis of farmstead form and function. This is followed by consideration of the methodology for recording farmsteads and examples of the process of analysis undertaken to date.

3. Background

3.1 Farmstead Development

All working farmsteads show a clear distinction between wide-span multi-purpose sheds, dating from the 1950s onwards and which are vital to the modern industry, and earlier, more specialised buildings which in their scale, form and use of materials more closely resemble the domestic and industrial architecture of their surrounding areas (see the 'Principle Building Phases at a National Level', overleaf). For a summary of agricultural history, both at a national level and regionally, see Historic England's Regional Preliminary Character Statements.

3.2 Landscape and Settlement

Local character and distinctiveness has been shaped by historical patterns of land use and settlement. The scale and patterns of enclosure of fields by hedgerows, walls and banks in the present-day farming landscape, and their relationship to the siting of isolated farmsteads, dwellings and settlements, can reveal how the land and its resources was farmed, exploited and managed in the past.

The distribution of farmsteads and dwellings within individual townships or parishes occupies a broad spectrum of patterns, ranging from nucleation (where the landscape is dominated by villages with few or no isolated farmsteads); to dispersed settlement dominated by scattered dwellings and farmsteads.

Farming history has affected the size of farmsteads, and variations in their density and distribution in relationship to these patterns of inherited landscape character.

Principle Building Phases at a National Level

Present to 1950

Wide-span multi-purpose sheds are vital to the modern farming industry, because they facilitate labour-efficient on-farm production and the housing of stock that satisfy animal welfare standards. These sheds are either sited on the farmstead perimeter or replaced earlier buildings, and can relate to new access routes and concreted areas of hard standings.

1950 – 1880

There was little fresh investment due to the long farming depression in this period, notable exceptions being some estates, the modernisation of dairy farms and in the inter-war period the intensive rearing of pigs and poultry.

1880 – 1750

Most farm buildings date from this period and in particular the capital intensive 'High Farming' years of the 1840s to 1870s. Farmsteads were subject to substantial rebuilding or new development over this period, especially in the 19th century when the production of farmyard manure by cattle played a major role in increasing agricultural productivity. Some farmsteads were built in landscapes affected by enclosure of common land or the small remaining proportion of communal strip fields.

Before 1750

Substantially complete farm buildings of this period are rare: typically, only the farmhouse and barn survive. Buildings can display clear local and regional variations, reflecting the development from the medieval period of distinct agricultural zones linked to the regional and national markets. Most survivals are high status, and include barn and other buildings on monastic and ecclesiastical estates pre-dating the Dissolution of the 1530s-40s.

3.3 Introducing Farmstead Form and Function

The functions of farmsteads have over time influenced their scale and form.

The historical function of the farmstead was to:

- Accommodate the farming family in the farmhouse;
- Accommodate workers in the farmhouse, in the upper floors of buildings or in separate cottages;
- Store and process harvested crops such as corn (into grain), apples (into cider), and hops for the brewing industry;
- 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;
- Sometimes manufacture non-agricultural produce, such as cloth, linen and iron.

These key functions required:

- **Access** to routes and tracks, for communicating with local markets and communities, carting manure to surrounding farmland, moving livestock (particularly cattle) and bringing harvested hay, corn and other crops to the steading.

- **Spaces** within and around the farmstead for moving, storing and managing farm products and animals – cattle yards and areas for stacking corn, hay, timber etc, gardens, orchards, ponds, small field enclosures for milking or sorting sheep and cattle.

- **Different types and size of building**. The scale, range and form of working buildings reflects their requirements for internal space and plan form, lighting and fittings. Some buildings were detached and highly specialised in function (such as dovecotes, pigsties and threshing barns) whilst others combined, in the individual rooms or in inter-linked ranges, two or more functions.

- **The siting and orientation of working and domestic buildings**. The house was either detached from or integrated within the group, with a shared or separate entrance.

- **Hierarchies of form and scale**, the house and barn (for storing and processing the corn crop, and sometimes other functions as well) being the principal buildings on most farmsteads.

- **Internal spaces and detail**.

These requirements were all subject to a huge amount of regional and local variation and, depending on the size and type of farm, are expressed in a variety of built forms and spaces, as outlined in the table overleaf.

How on-farm functions are expressed in farmstead fabric and areas	
Key Function	***Spatial Requirement***
Crop storage and processing	
Storing the harvested corn in dark and well-ventilated conditions. Processing the corn into grain, through threshing with flails and winnowing to separate the grain from the chaff in a cross-draught.	Corn was stacked in the barn, and sometimes in a stack yard next to the barn as well. Barns have large open spaces to the storage and threshing areas, the latter with opposing doors for winnowing, and other openings for ventilation or pitching-in the crop. Threshing barns were built solely for the storage and processing of the harvested crop. One or two-storey combination barns combine these functions with others (e.g. cattle housing, stabling, cartsheds) and so have many more openings, internal divisions and can be partly floored. Barns may also have evidence for horse, water and steam power. Split-level mixing barns developed from the later 18th century as a result of the widespread introduction of machinery for processing corn and fodder.
Keeping grain clean, dry and secure from rodents and pilferers.	Granaries could be detached structures, raised above the ground on staddle stones or brick arches, located in the loft of the house, above the stable or cartshed, or within a combination barn.
Storing and processing specialist crops such as apples and hops	These include oast houses, cider houses, malt houses.
Shelter and Housing for Animals	
Managing and accommodating cattle	Yards, sometimes sub-divided for different types of stock. Buildings, usually facing onto yard areas, are open-fronted shelter sheds, looseboxes (cubicles) or cow houses with external doors and windows, or large cattle sheds or covered yards.
Stalling horses	Stables were generally well-lit and ventilated buildings, with typically tall and narrower doors than to cowhouses.
Housing other animals such as pigs, poultry and doves	Pigsties, dovecotes, henhouses, goose pens. Nesting boxes for doves, within dovecotes or incorporated into the exterior walls of farm buildings.
Storage and processing of animal fodder	Dry and well-ventilated storage for hay, usually in lofts above stables or cattle housing. Some farms had purpose-built hay barns. Rooms for mixing and preparing fodder adjoined cattle housing – at one end or from the mid-19th century as a mixing barn.

VEHICLES	
Sheltering carts, wagons and implements	Cartsheds for carts and implements are usually open-fronted with lock-ups for implements. Some cartsheds could have one or more bays closed by double doors. They typically face away from the cattle yard and often onto an access point or track.

4. DATA REQUIREMENTS

4.1 Ordnance Survey Mapping

Farmsteads Mapping focuses on recording the farmstead plan. The initial pilot project in Hampshire and the subsequent mapping of the remainder of the county used the Ordnance Survey 1st Edition 6" (1:10,560) mapping. The next phase of mapping, in the High Weald AONB, commenced with the 1st Edition 25" mapping as the 6" mapping was not available. Although the benefit of the greater detail on the 25" mapping was immediately evident, the lack of differentiation between buildings and yards made the interpretation of the plan form problematic. The decision was made to move to the 2nd Edition 25" mapping dating from c.1895-1900 as this edition cross-hatches the buildings and also provides other useful information that assists with the interpretation of the plan such as the dotted lines indicating that a building was open-fronted. The 2nd Edition 25" mapping was subsequently used for the mapping of farmsteads in West Sussex, East Sussex and Staffordshire. Whilst the 2nd Edition mapping does not offer the earliest set of detailed mapping consistently available across the country, it is of a date that shows farmsteads at the close of the period of traditional farm buildings – there was relatively little change from the end of the 19th century until after the First World War at which time there was an increasing use of mass-produced buildings that do not relate to local character.

4.2 Historic Building Data

Gaining an understanding of the time-depth that may be evident in the standing buildings is an important element in relating the character of farmsteads to the landscape and historic landscape character. Dating is generally based on the presence of one or more listed buildings. It is acknowledged that the List of Buildings of Special Architectural or Historic Interest is an imperfect data set, particularly in relation to the dating of buildings where there may have been limited access to the interiors of buildings where earlier cores have been obscured by later changes. However, the experience of the mapping of farmsteads to date indicates that using the listed building data set can illustrate correlations between farmsteads and landscape. Where there are local data sets that can provide further information on the date of farm buildings, either refining the dating of listed buildings or providing date information for unlisted buildings, this should be used.

4.3 Address Point Data

Address Point data is useful, not only for recording the present-day name of a farmstead but it can also be used to help in the identification of farmsteads if properties that incorporate the name 'Farm' are selected from the data. This can be particularly useful for small farmsteads which may not be so apparent from mapping alone.

4.4 Historic Environment Record Data

It may be useful to have Historic Environment Record Data available to add additional information to farmsteads records. Records of particular interest may relate to the presence of moated sites and deserted or shrunken settlements.

4.5 Data Standards

Collection and recording of historic environment information is an expensive, and in some cases unrepeatable, process. It is essential that the information contained within heritage datasets and databases can be readily retrieved and understood by anyone and increasingly important that different data can be compared. Data standards ensure that information is recorded in a consistent and retrievable way so that the maximum benefit for the users of data is obtained from the investment.

The benefits offered include: greater reliability of datasets; consistency across ostensibly disparate data; compatibility across organisations, software and hardware; benchmarking; and future information systems development.

Within the United Kingdom, a central standard for digital historic environment recording has been established - 'MIDAS Heritage' [1]. So too has a standardised suite of terminologies for farmstead and building types [2]. Both of these have been established by the Forum on Information Standards in Heritage (FISH).

Mapping of historic farmsteads should comply with these standards.

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[1] https://content.historicengland.org.uk/images-books/publications/midas-heritage/midas-heritage-2012-v1_1.pdf/

[2] http://thesaurus.historicengland.org.uk/

5. MAPPING FARMSTEADS

5.1 Farmsteads, Outfarms & Field Barns

When mapping it is important to distinguish between farmsteads, defined by the presence of the farmhouse, and farm buildings, either of field barns or outfarms consisting of one or more buildings set away from the farmstead.

In some landscapes the presence of outfarms or field barns can make a major contribution to the character of the landscape. In other landscapes outfarms may not be prominent features, either because of a low density of sites or the subsequent loss of sites, but still represent the agricultural development of the landscape.

5.2 Farmstead Date

Using historic building data the earliest date of any recorded standing building is used to give the Farmstead Date, distinguishing between domestic and working buildings. In certain landscapes there may have been high levels of change within the working buildings whilst older houses survive, often in an altered form. Whilst the key periods for farmstead development do not follow century periods, the century is used for Farmstead Date because listed building data often gives the date as a century. Due to the relatively small numbers of medieval farm buildings, and the wide use of 'C16' which does not allow more precise dating, Pre-1600 is used for all farmsteads with a building dating from before that date.

5.3 Farmstead Plan

The farmstead plan results from the arrangement of buildings around open spaces (yards, gardens etc.) and access points. Observation of the plan will show how domestic and working buildings face towards or away from:

- **Access** to the farmstead. Some farmsteads may only have a single, private point of access whilst others may stand alongside or sit astride a road or public path or be at a junction of route ways giving public access to the centre of the farmstead.

- **Working spaces** within and around the farmsteadwhich functioned for stacking crops and moving livestock and vehicles. Working spaces on the perimeter of a farmstead, including those for stacking corn and other small enclosures, serve to link the outer edges of the farmstead to its surrounding landscape.

- **Yards** for containing livestock, particularly cattle, onto which buildings (especially shelter sheds and other stock buildings) face. Some farmsteads, especially those that are dispersed in form, are not focused on any single yard area but may have several yards relating to individual buildings or groups of buildings.

- **Gardens** can stand within or to one side of the farmstead. Historically developed as private areas with a distinct and separate character, they may be screened from the working areas of the farm by hedges or walls.

5.4 How to Record Plan Type

It is vital when recording the plan to focus on the dominant character of the plan using the farmstead types (defined adjacent in 'Principal Farmstead Types and in **Section 6)**. This is why the recording exercise provides a complete plan type code which distinguishes between primary and secondary attributes.

Primary Attributes

The Primary Attribute records the main characteristic of the farmstead plan: whether it is a Loose Courtyard, Regular Courtyard, Dispersed , Linear, L-Plan with attached house or Parallel.

Secondary Attributes

Within each of the basic forms of farmstead plan recorded as the Primary Attribute there can be a number of variations, for example, Loose Courtyard plans may have 1, 2, 3 or 4 working buildings facing into the yard, the number forming the secondary attribute.

Tertiary Attributes

The Tertiary Attribute uses the same set of codes as used in the Secondary Attribute field and allows the recording of another element of farmstead character that may be considered worthy of recording although there is a stronger characteristic that is regarded as the Secondary Attribute. For example, a Regular Courtyard E-plan (RCe) may have one of the yards covered which can be recorded as the Tertiary Attribute.

PRINCIPLE FARMSTEAD TYPES

Farmsteads vary enormously in their scale and the extent to which they incorporate elements of more than one plan type. The principal types are listed below.

Loose Courtyard plans

These have developed in piecemeal fashion around one or more sides of an open cattle yard, and comprise detached buildings or more rarely inter-linked ranges.

Regular Courtyard plans

Regular Courtyard plans typically consist of linked ranges, sometimes carefully planned, and resulting from a single phase of building.

Linear plans

The farmhouse and working buildings are attached and in-line or arranged in an L-plan. This plan type includes medieval longhouses and the small 18th or 19th century farmsteads of often part-time farmers employed in local industries which are now most common in northern and western pastoral areas.

Dispersed plans

The overall character of the group is of scattered buildings and/or yards, with no focal yard area.

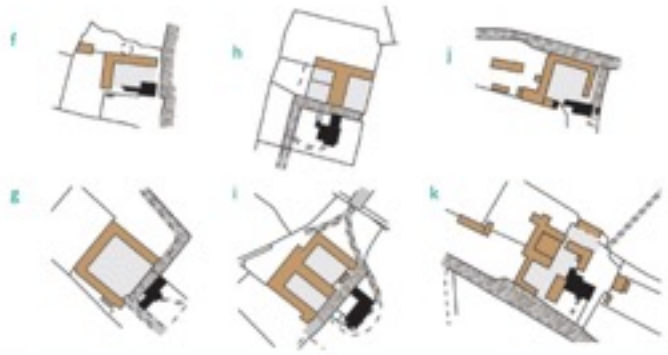
A full attribute table, to be used as reference during farmsteads mapping, is provided within Appendix A.

Courtyard plans are the most common forms of farmstead layout, where the working buildings are arranged around one or more yards. The largest courtyard farms are found on high-status sites, estate farms and in the arable vales, wolds and downlands of England, and the smallest in stock-rearing and dairying areas. Cattle yards either developed as areas for treading straw from the threshing barn into manure, or – especially in upland areas – an area for moving cattle and storing the manure. They may have scatters of other farm buildings relating to routes and tracks, usually cart sheds and other ancillary buildings.

KEY
- farmhouse
- working building
- yard
- routeway

a-d) Loose courtyard farmsteads have detached buildings loosely arranged around one (a) or more (b – 2; c – 3; d – 4) sides of a yard.

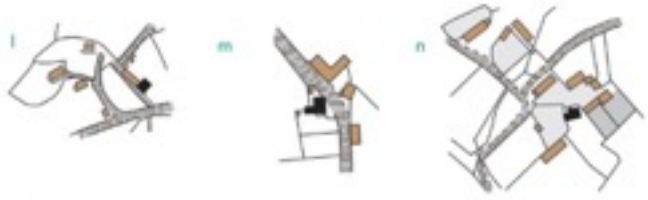
e) L-plan plus buildings to 3rd or 4th side have detached and linked ranges set around a yard.



f-k) Regular courtyard farmsteads consist of linked ranges formally arranged around one or more yards:

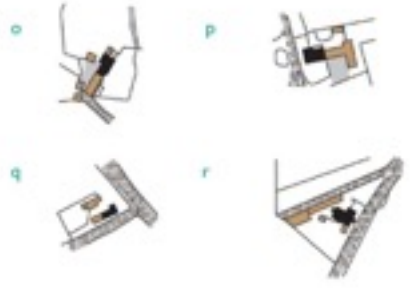
- L-plans (f) which are typically small-medium in scale and have the buildings are arranged as two linked ranges to create an L-shape.
- U-plans (g) which are medium-scale farmsteads, sometimes larger, with buildings arranged around three sides of a yard, which is open to one side.
- F-, E-, T-, H- or Z-shaped plans (h and i) which are arranged around two cattle yards.
- Full courtyard plans (j) which have working buildings around all four sides of the yard.
- Multi-yard plans (k) which have multiple yards grouped together and regularly arranged.

Dispersed plans have no focal yard area and the working buildings are dispersed along a routeway or within the boundary of the farmstead. They are concentrated in upland and wood pasture landscapes including areas close to common land for holding stock. They vary greatly in scale and are often bisected by routeways and public footpaths.



- l) dispersed clusters where the working buildings are dispersed within the boundary of the steading.
- m) dispersed driftways which are dominated by the routeways to them, and which often served to move stock from one farming zone to another.
- n) dispersed multi-yards, which are large-scale farmsteads containing two or more detached yards, often with other scattered buildings.

Linear and other farmstead types are most closely associated with upland and common-edge farmsteads.



- o) linear farmsteads, where the houses and working buildings are attached and in-line, or have been extended or planned with additional working buildings to make an L-shaped range (p). They were either built in a single phase or have developed and extended in a piecemeal manner, and from the medieval period many were incorporated within larger farmsteads as they expanded into courtyard or dispersed plans.
- q) parallel plans where the working buildings are placed opposite and parallel to the house and attached working buildings with a narrow area between. They have often developed from linear farmsteads.
- r) row plans, often medium as well as small in scale, where the working buildings are attached in-line and form a long row.

6. Description of Plan Types

6.1 Loose Courtyard plans

Primary Attribute	Secondary Attribute
LC	1
	2
	3
	4

There are two defining characteristics required in the identification of a Loose Courtyard plan:

- The presence of an area that can be defined as a yard;
- Detached farm buildings grouped around the yard.

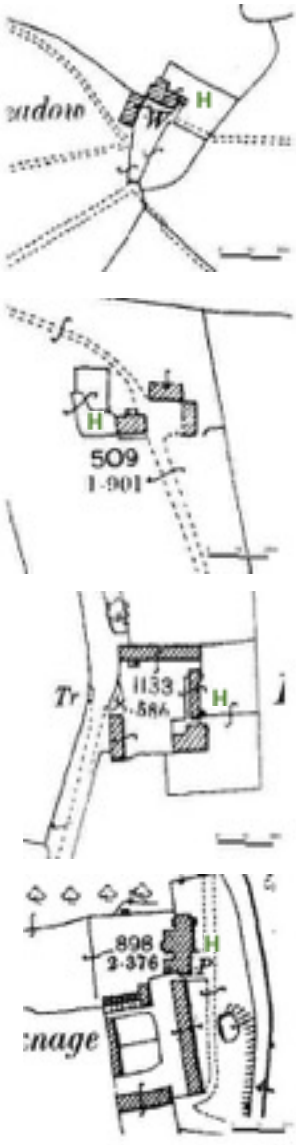
Loose Courtyards are often the product of piecemeal development and can range from small farmsteads with a single building on one side of the yard and the farmhouse (LC1) to a yard defined by working buildings to all four sides (LC4) (Figure 1 - 4).

Typically, the buildings around the yard face into the yard and have few, if any openings in the external elevations. The farmhouse may also face into the yard, be set gable end on to the yard or set to one side.

The size and function of the yard area may differ in different parts of the country. In arable and mixed farming areas the yard served as a stock yard where cattle would be over-wintered and their manure collected and stored. In cattle rearing and dairying areas, the yard may be both much smaller and serve more as a general circulation and access area to cattle housing, lofts, the house, dairy and other buildings.

Cartsheds and some other ancillary buildings may stand outside the yard area and be aligned to routes and tracks.

H = Farmhouse



Figures 1 to 4: Loose Courtyard plans

6.2 Regular Courtyard plans

Primary Attribute	Secondary Attribute
RC	L
	u
	e
	f
	t
	h
	z
	my
	cov

The defining characteristics of Regular Courtyards are:

- A planned or regular appearance.
- Buildings focused around one or more yards.
- Linked ranges of buildings lining the yard(s), offering a variety of layouts.

Regular Courtyards can range from the large architect-designed model farms of the great estates to L-plan ranges found on some relatively small farmsteads. They can be strongly concentrated in landscapes enclosed or re-planned in the 18th and 19th centuries and result from a single phase of rebuilding with a greater consistency in the use of materials than other plan types.

Variations in the treatment of the external elevations (Figures 5, 6 and 7) reflect the functions of the yard and buildings. Barns and cattle housing are more likely to face into a cattle yard in arable and mixed farming areas than in pastoral farming areas where multi-functional ranges are common and the external elevations may include numerous openings.

Figures 5 (top) and 6 (middle): Two sides of a small L-plan range in west Staffordshire with numerous openings to both elevations of the main range

Figure 7 (bottom): A Regular Courtyard farmstead in Devon with linhays (two storey open-fronted shelter sheds with haylofts above) which has no openings in

Regular L-plans

Regular L-plans consist of two linked ranges set at right angles to create an L-shape (Figure 8). This typically creates a defined yard area. However, in some areas where the L-range consists of a multi-functional building all elevations can be active with doors and windows (Figures 5 and 6). Whilst the plan form will be similarly described, such differences in character will need to be identified from ground-checking.

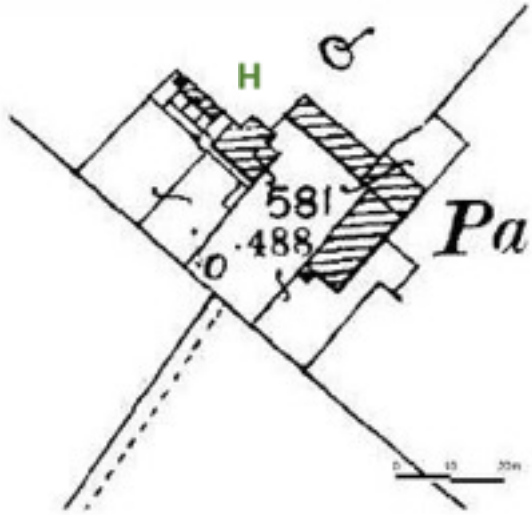


Figure 8

Regular L-plans, probably more than the other Regular Courtyard plans, can include farmsteads that have developed from a Loose Courtyard plan with the addition of a range at right angles to a pre-existing building, often a barn. Therefore, Regular L-plans are recorded in areas where either Loose Courtyard plans or Regular Courtyard plans are predominant. The origins and character of Regular L-plan farmsteads can be verified through rapid field survey.

Figure 11

There are variations on the Regular L-plan that are observable in some areas including farmsteads where the L-plan element is accompanied by a range on the third side of the yard (Figure 11) and, sometimes, also on the fourth side. Such plans are recorded as RCL3 or RCL4 plans.

Figures 9 & 10: Regular courtyard arrangements. Left: a planned L-plan range on a Cheshire dairy farm providing cattle housing and stabling with fodder storage above. Right: an L-plan range created when a cowhouse was added to an earlier threshing barn.

Regular U-plans

Regular U-plans typically represent medium-sized farmsteads built by large landowners and estates on tenanted farms. They have linked ranges to three sides of the yard (Figure 12) although a U-range broken by a small entrance in the centre of the central side would probably also be considered as a U-plan providing there is sufficient regularity.

U-plan farmsteads are typically inward facing but in some areas the openings are also found in external elevations. Figures 13 and 14 show the same Staffordshire farmstead depicted in Figure 12 – the west and south elevations are typical of most U-plan farmsteads in that the only external openings are an entrance driftway in the west range, pitching doors for unloading hay and small ventilation holes. However, the north range (Figure 14) consists of a series of windows to animal housing at ground-floor level with doors to a hayloft at first-floor level.

Figure 12

Figure 13

Figure 14

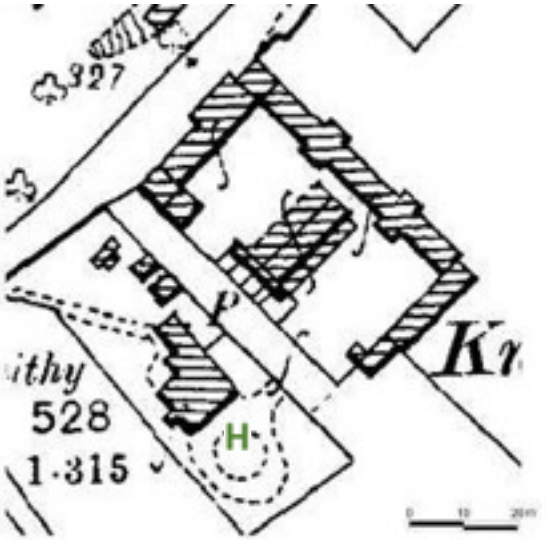


Figure 15

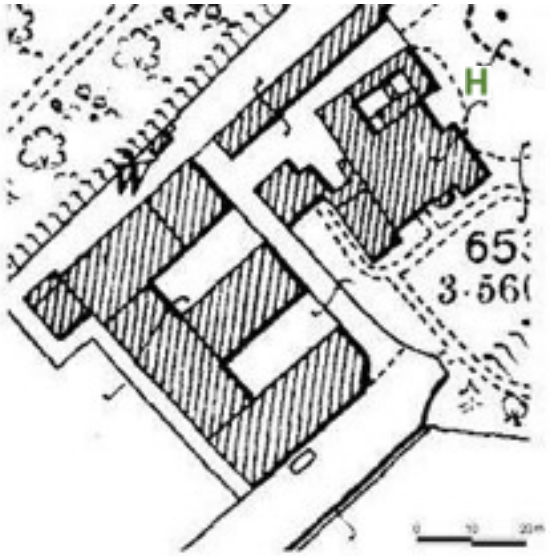


Figure 16

Regular E-, F, T-, H- and Z-plans

This group of plan types, typically representing farmsteads built by large landowners and estates, will incorporate more than one yard area. Many of these plans will incorporate a range of functions including threshing barns, hay and fodder storage areas, cattle housing, stables and cart sheds. Accordingly, some of these building ranges are multi-faceted buildings with openings to all or most elevations.

The form of these plans is adequately described by the letters used except perhaps for the Z-plan which consists of at least three ranges; a central range with ranges at each end set at right angles to either side of the central range.

The most distinctive of these is the **E-plan** which has is defined by three short ranges extending from a longer range enclosing two yards (effectively a double U-plan) (Figure 16). Examples that have three yards defined by four short ranges would also be considered as an E-plan with a note to record the extra yard.

Figure 17 (top): Cambridgeshire

Figure 18 (bottom): Staffordshire, illustrating an architect designed regular courtyard farmstead, in this case one of three of the same type within view of each other.

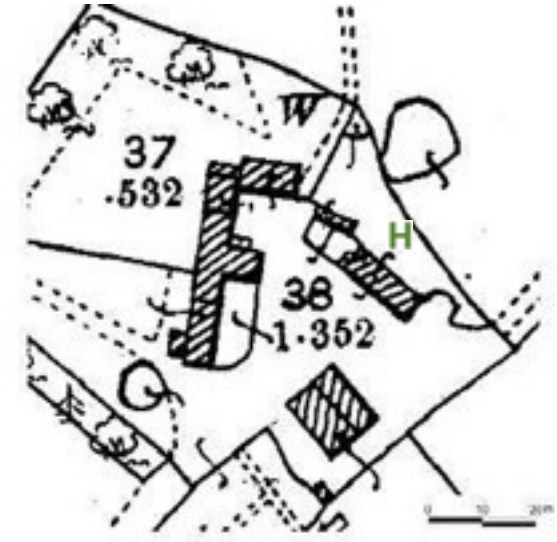


Figure 19

Figure 20

Figure 21

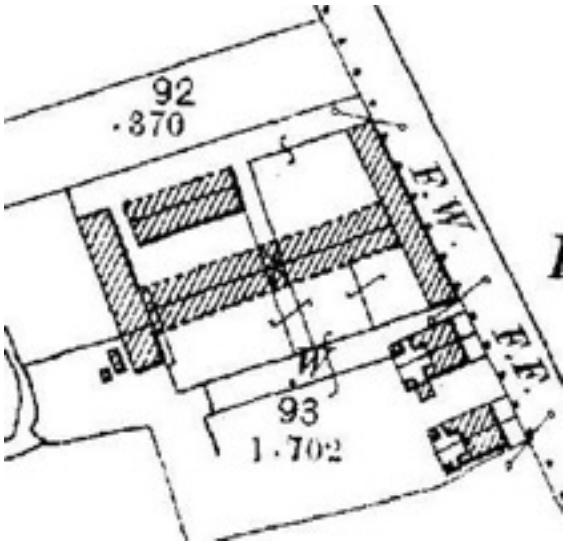


Figure 22 (note the two pairs of cottages to the bottom right)

Regular **F-plans** are similar to the E-plan except that there are only two short ranges extending from the principal range (Figures 19 and 20).

Regular **T-plans** consist of two ranges set at right angles to each other with one joining the second range at approximately mid-way along its long side (Figure 21). Typically this forms two yards or working areas either side of the stem of 'T'.

Regular **H-plans** represent a further stage from the T-plan yard in having a third range at right angles to the stem of the 'T'. These plans can alternatively been seen as back-to-back U-plans (Figure 22).

Full Regular Courtyards

The term Full Regular Courtyard (RC) records those farmsteads where the yard is enclosed on all four sides by linked ranges. Some regular courtyards will have only one small entry to the yard as in Figure 23. Many Regular Courtyards will have two or more entrances or openings, for example, where there are two opposed L-plan ranges (Figure 24).

The key characteristics are the predominance of linked ranges, enclosure to all four sides of the yard and regularity in the layout. On larger estate farms the farmhouse is typically set to one side of the yard (although workers cottages may form part of the planned layout) but in some smaller examples the farmhouse can be linked to one of the ranges. This will include some of the largest home farms of large estates (Figure 25).

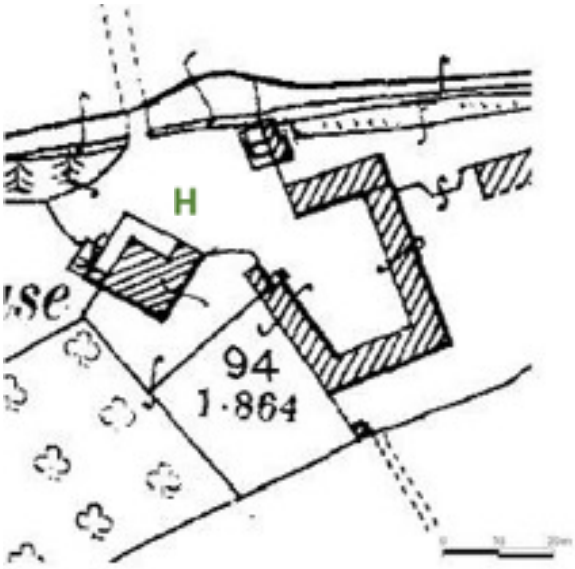


Figure 23

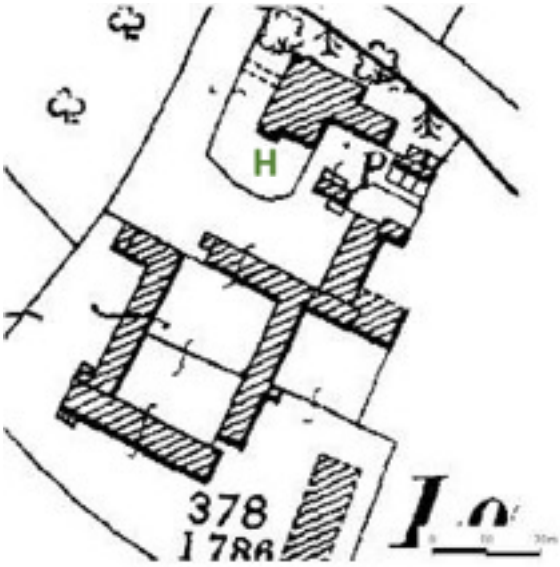


Figure 24

Figure 25

Regular Multi-yard plans

These represent farmsteads that have more than one principal yard area, the key characteristic being the regular arrangement of yard areas in relation to one another. Usually they will be attached or divided from each other by buildings serving the yards to one or both sides. In contrast, Dispersed Multi-yard plans have more than one yard which are detached from each other and have no clear indication of a planned arrangement.

The term is also used to include farmsteads where there is a mixture of linked ranges and detached buildings but the overall character is one of considerable regularity and the impression of planning (Figures 26-7).

Figure 26

Figure 27

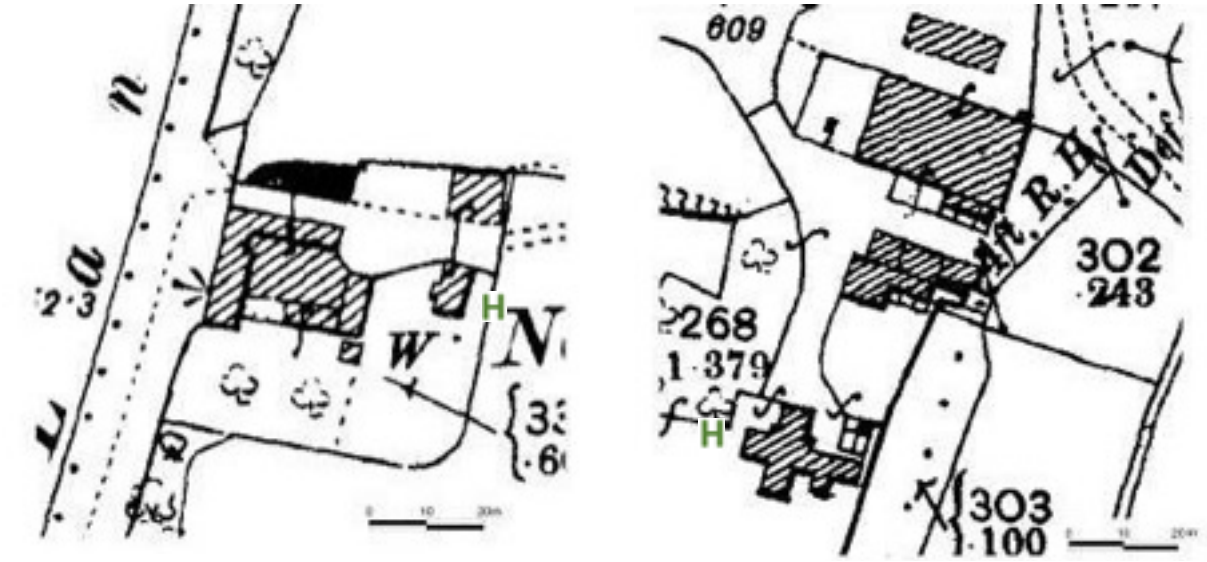


Figure 28

Covered Yards

Covered yards were a development of the mid-19th century, as a result of realisation that the quality of manure was best preserved through protection from the elements – typically in combination with good housing for stock, particularly where fattening was carried out. There are two methods of providing a covered area for cattle, both of which have historically been described as covered yards:

- The covering of a yard area defined in part by buildings (Figure 28). The covered yard may be part of the original design of the farmstead or the later covering of the fold yard;
- A purpose-built wide-span building within which cattle could be housed either tethered or loose, the interior of which could be sub-divided to create loose-boxes (Figures 29, 30 and 31).

Figures 30 & 31: Two purpose-built covered yards forming part of a large planned farm (top)and a single building on an estate where there are other covered yards forming part of a planned farmstead (bottom).

6.3 L-plan range plus additional detached buildings

Some farmsteads combine an L-plan element with another building to the third or fourth side of the yard. These can be Loose Courtyard or more typically Regular Courtyard in their overall form. The primary type will therefore by LC or RC, the secondary entered as 'L' and the tertiary as 3 or 4.

Such a plan may originate from a loose courtyard with the L-plan element being the result of, for example, a shelter shed being added to an earlier barn. Alternatively, the L-plan range may be of a single build and have the characteristics of a Regular Courtyard L-plan with some additional detached buildings. Often it is not possible to be certain of the overall character from the map evidence – loose courtyard or regular courtyard. The decision to use LCL3/4 or RCL3/4 may be dependent upon the general character of farmsteads in the area being mapped; whether regular L-plan ranges are a dominant characteristic or loose courtyards are the most common plan type. Some field checking will be important to inform this decision.

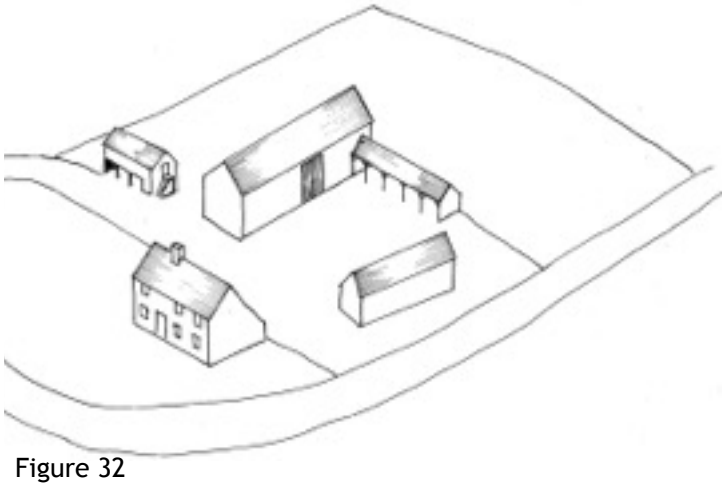


Figure 32

Figure 33

6.4 Dispersed plans

Primary Attribute	Secondary Attribute
DISP	cl (Cluster)
	my (Multi-yard)
	dw (Driftway)

Dispersed plans are defined as having no principal or focal yard area. They range greatly in size, and include farmsteads in hamlets where the buildings of different farms can be intermixed. They are most strongly concentrated in landscapes of ancient enclosure, and in particular where cattle rearing – and the need for separate contained areas for livestock – was historically important.

The understanding of Dispersed plans has developed as a result of the Farmsteads Mapping projects, particularly through the recording of farmsteads in the High Weald of Kent and Sussex where farmsteads that were dispersed in character but with particular elements and features that set them apart were noted. There are three Dispersed plan types: Clusters, Multi-yard plans and Driftway plans. All of these plan types can be closely associated with routeways which can result in public access into the very heart of the farmstead in a way that is extremely rare in relation to the Loose Courtyard or Regular Courtyard plan types.

Dispersed Cluster plans

The defining characteristics of Dispersed Cluster plans are:

- A farmstead group where there appears to be little or no attempt at planning in the arrangement of the steading (Figures 34-35)
- Typically there is no defined yard but if there is a yard associated with one or two buildings there will be a sufficient number of other buildings to mean that the yard is not the defining characteristic of the group but is a Tertiary Plan element.

Dispersed Cluster plans are most closely associated with small farmsteads, and are often associated with commoning, where there were few buildings and animals and so careful planning in the layout for labour saving was of little importance. However, in some parts of the country there are larger examples of Dispersed Cluster farmsteads that can have several buildings scattered over a large area. Some larger Dispersed Cluster farmsteads were re-organised in the 19th century, often utilising an earlier building such as a barn for the focus a new yard with new buildings added to the other sides of the yard.

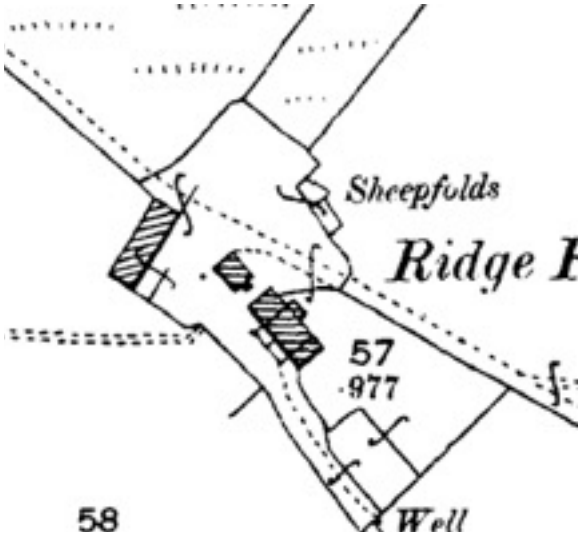


Figure 34

Figure 35

Dispersed Multi-yard Plans

The defining characteristics of Dispersed Multi-Yard plans are:

- A number of yard areas, typically detached one from another and often spaced over a relatively large area (Figure 36).
- Often there is no yard that can be clearly identified as the principal yard area.

The yards can be small areas associated with a single building or can be associated with regular plan arrangements and there can be a mix of plans within a single farmstead.

Multi-yard plans appear to be typically associated with areas where stock rearing or fattening was the prime element of the agricultural economy, the various yards allowing for the segregation of animals of different ages etc.

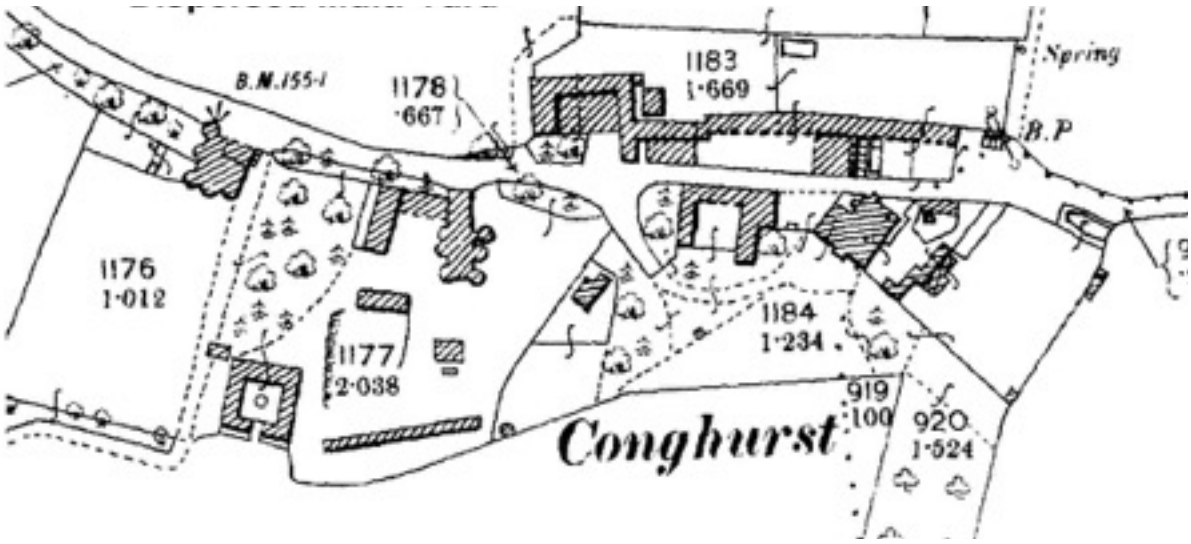


Figure 36

Dispersed Driftway Plans

The key characteristic of Dispersed Driftway plans are:

- A routeway, often but not necessarily a public right of way that passes through the heart of the farmstead.
- Detached buildings and/or yards alongside and sometimes within the width of the routeway.

Dispersed Driftway plans can incorporate one or more yard areas; the plan form of the largest of any yards can be recorded as a Tertiary plan element. For example, in Figure 37 the Tertiary element would be LCL3 (this farmstead is from an area where loose courtyards are predominant and the L-plan arrangement to the yard at the north almost certainly represents the addition of a shelter shed to an earlier barn). Other forms can be recorded in the Notes.

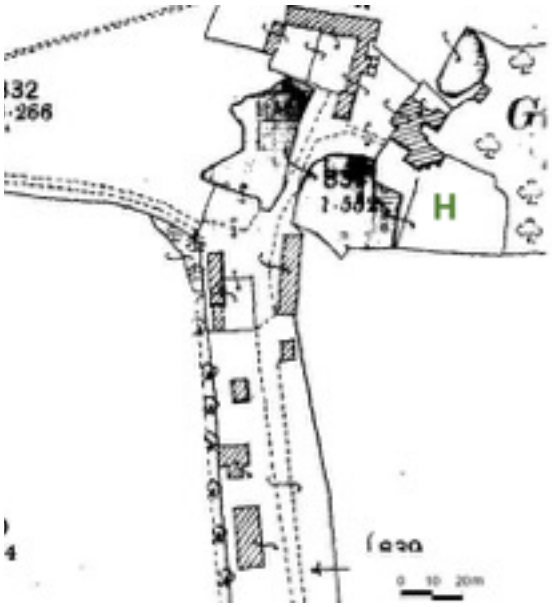


Figure 37

6.5 Linear and L-plan (house attached) plans

LIN	-
LP	-
PAR	-
ROW	-

In some parts of the country, mostly but not exclusively in upland areas, it was traditional to link the farmhouse and farm buildings. Some derive from longhouses, which were present in extensive areas of northern and western England in the medieval period. In East Anglia and the south-east of England there is no evidence for a longhouse tradition and all Linear plan types are rare.

Linear plans, and L-plans with the house attached as an integral part of the range (Figures 39 and 41-42), display a wide range in scale and social status, from the small farmsteads of often part-time farmers (who were also involved in industrial activities such as mining, quarrying or cloth-making) to larger and higher status farms. They may represent single-phase or incremental development, the latter being more strongly associated with L-plans with the house attached.

Linear and L-plan (house attached) plan types are probably the most problematic of the plan types to identify from mapping in areas where the farmsteads are very small, as illustrated in Figures 39-40.

Variations in the length and height of these plan types have been mapped and analysed in the North Pennines.

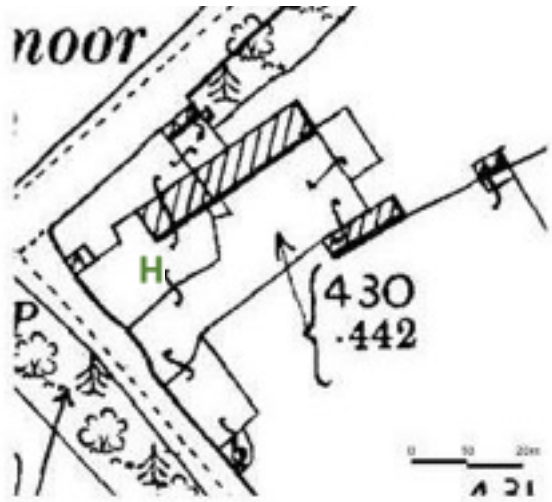


Figure 38

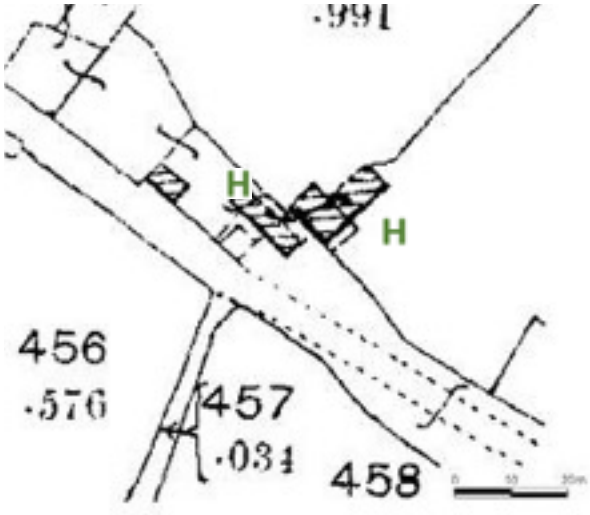


Figure 39

Figure 40 The same site as figure 37, shown from the south showing cattle housing

Figure 41: Small L-plan range with later farm buildings attached to the house (which has been re-faced with brick).

Figure 42: An L-plan range with house, stable and barn built in a single phase and a single storey cartshed attached to the house.

Parallel plans

Parallel plans are a relatively uncommon plan type. A Parallel plan consists of the farmhouse and a farm building lying close to and parallel to each other (Figure 43) the key feature is the narrow space between the two which is of a different character to the larger yard area seen in loose courtyard farmsteads. But for this fact Parallel plans are similar to Loose Courtyard plans with one farm building to the yard and the house set long-side to the yard.

Parallel plans are probably most closely associated with small pastoral farms where the animals were housed in cowhouses.

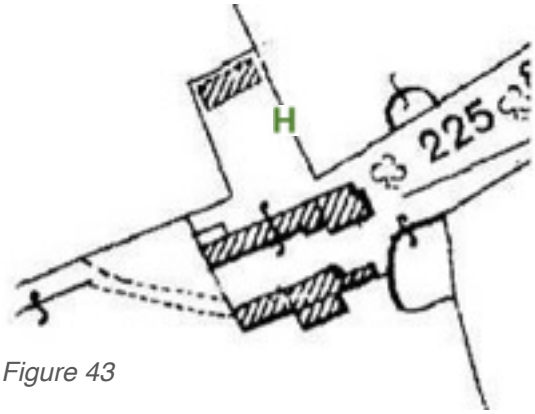


Figure 43

Some Row plans are associated with yard areas and so also have a multi-yard character which should be recorded as a Tertiary plan element.

Row plans

Row plans are another relatively rare plan type. Rows consist of one or more ranges of working buildings attached in-line (Figure 44). Usually they are the result of incremental growth but some examples of particularly long ranges could also be considered to be a Row plan.

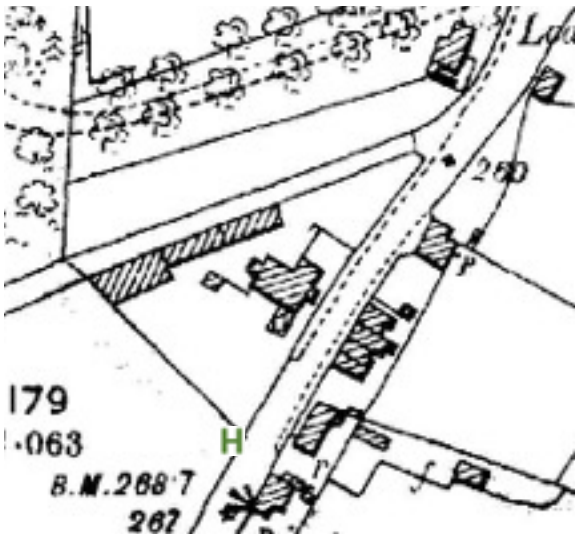


Figure 44

6.6 Outfarms and Field Barns

Outfarms and field barns allowed certain functions normally carried out in the farmstead to be undertaken at locations remote from the main steading. This may include the processing and storage of crops, the housing of animals and the production of manure or tasks such as milking.

Outfarms consist of one or more buildings set around a yard away from the main farmstead. Larger, usually 19th century, examples could be sited close to a cottage for a farm worker. They are particularly associated with areas of large farms, for example, in chalk downland areas where farmsteads located in the valley bottom could be one or more miles from fields enclosed from downland in the 18th or 19th century. Some outfarms eventually became farmsteads in their own right.

Field barns are single buildings set within or on the edge of a field away from the main farmstead but in some upland areas they are found clustered around the settlements. They are often found in areas where land holdings were intermixed. The earliest surviving examples date from the 17th century.

Figure 48

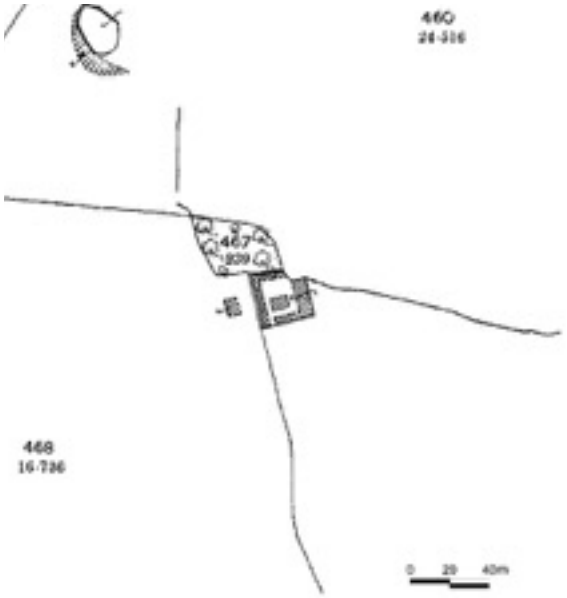


Figure 45

Figure 46

Figure 47

7. Mapping other Attributes

Farmhouse Position

Farmhouses can be attached or detached from their working buildings, and in the case of the latter - commonly associated with larger courtyard plans - are more likely to face into their own garden areas and even driveways. The position of the farmhouse in relation to the yard can also follow localised patterns. As the plans in the previous section show, the house may be side on to the yard (either with its front or rear elevation) or be gable end on to the yard.

Change

The degree of change experienced by farmsteads in the period from the late 19th century to the present can be recorded by comparison between the 2nd Edition OS mapping and modern Mastermap. The extent of change is grouped into one of six categories:

EXT	Farmstead is largely unaltered from late 19th century form
ALT	Some noticeable change but less than 50% loss of buildings
ALTS	Considerable change – more than 50% loss of buildings
HOUS	Only the farmhouse survives -all working buildings have been lost
DEM	All buildings shown on late 19th century map have been lost but site remains a farmstead
LOST	The farmstead site has been completely lost, either through redevelopment to another use (housing etc) or total demolition and removal from the landscape

Farmstead Location

The location of the farmstead in relation to other settlement, for example, a village or hamlet, is recorded.

VILL	Village. Farmstead is located within a nucleated village
HAM	Hamlet. Farmstead is located within a hamlet
FC	Farmstead Cluster. This term represents small loose groups of farmsteads where they are not sufficiently grouped to be regarded as a hamlet. A guide of c.300m between farmsteads has been used to date. In areas with a high density of small farmsteads the guide distance may be insufficient to identify farmstead clusters. The farmsteads may be linked by roads, tracks or paths.
CM	Church and Manor Farm or other higher status farmstead.
ISO	Isolated. Used where a farmstead is located in an isolated position in relation to other farmsteads and settlement.

Modern Sheds

Recording the presence of large modern sheds provides information regarding the present-day character of the farmstead and is a good indication as to whether a farmstead is still in agricultural use. A differentiation is made between examples where the large shed stands on the site of the historic farmstead or to the side. Whilst the presence of a modern shed on part or all of the footprint of the historic farmstead may imply the loss of the earlier buildings, this is not always the case; historic ranges may have been retained when yards were covered. In cases where Change is recorded in one of the categories of most change, recording the presence of large sheds on the site can act as a warning that there may be a lesser degree of change than is suggested by the mapping.

SITE	Modern sheds stand on all or part of the footprint of the historic farmstead
SIDE	Modern sheds positioned to the side of the footprint of the historic farmstead

Size

This field is used to record examples where the size of the farmstead is markedly smaller or larger than is usual for that particular plan type.

Confidence

Whilst the recording of many farmstead plans is relatively straightforward, there are times when the identification of the site as a farmstead or the classification of the plan type is less certain, especially for plan types such as Linear plans where there may be uncertainty that the site is a farmstead.

H	High confidence
M	Moderate confidence
L	Low confidence

Notes

The Notes field is a free text field where the recorder is able to note any additional information about the farmstead, for example, the presence of a particular building type such as haybarns or hop-kilns or an indication as to how the plan type was selected.

8. Analysis and Reporting

The process of recording the location and plan form of farmsteads is the first stage in describing character. It is necessary to undertake analysis of the data with respect to the distribution of farmstead types and farmstead date against landscape character areas and historic landscape character area.

To date the reports produced for areas where farmsteads have been mapped have followed a similar format.

Setting the context

It is important to understand the context of the area being mapped, in particular the settlement pattern, historic landscape character and regional or local studies of agriculture including the Victoria County History volumes where available and the county reports published by the Board of Agriculture and Royal Agricultural Society of England in the late 18th and early 19th centuries. Historic England's Preliminary Regional Character Statements provide full national and regional bibliographies, enhanced by the results of Farmsteads Mapping cited in the Introduction.

Data Analysis

The farmstead data has been analysed against the National Character Areas, county Landscape Character Areas and Historic Landscape Character Areas. After separating the farmsteads from outfarms and field barns the following distribution maps can be produced:

Farmsteads by Date

- Pre-1600 Farmsteads
- C17 Farmsteads
- C19 Farmsteads
- C19 Farmsteads dated through the presence of a C19 listed building
- C19 Farmsteads identified from historic mapping only.

Farmsteads by Plan Form

- Loose Courtyard plans
- Regular Courtyard plans
- Dispersed Plans
- Linear Plans and L-Plans
- Parallel Plans and Row Plans
- Outfarms and Field Barns

Analysis should present basic statistics, for example, the numbers and percentage of any plan type within a character area. Whilst distribution maps are useful, it is important also to understand the relative proportion of any plan type in an area compared to another area.

Conclusions

The conclusion presents a summary of the key results identified by the mapping and analysis and also identifies any aspects of traditional farmsteads that require further research.

Sources

In addition to the already cited, the following articles have used analysis of Farmsteads Mapping:

Lake J and Edwards B (2006) 'Farmsteads and landscape: towards an integrated view', Landscapes, 7.1, 1–36

Lake J and Edwards B (2007) ‘Buildings and Place: Farmsteads and the Mapping of Change’, Vernacular Architecture, 37: 33-49

Lake J, Edwards B and Banister N ‘Farmsteads and Landscapes in Kent’, Archaeologia Cantiana 134 (2014), 105-139

APPENDIX A: FARMSTEAD MAPPING ATTRIBUTE TABLE

PRN	Unique No.	Numeric sequence chosen to fit with any existing data set PRNs
Site Name	Modern Name (historic name)	Modern farm name with historic name (if different) recorded in brackets
Classification Primary Attribute	BIELD FARMSTEAD HOPPERS HUTS OAST HOUSE OUTFARM SHEEP PEN SMALLHOLDING	Remote wall structure to provide shelter for sheep in upland areas Farmstead with house Groups of buildings for accommodating seasonal workers Detached oast house not obviously forming part of a farmstead Outfarm or field barn Remote sheep pen or pound Sites that are, by their form, association with areas of industrial activity or location within areas of small fields (often encroachment onto common) are likely to have been smallholdings
Date		
Date_HM (Date of House based on presence of dated House or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)
Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCe etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW SING UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Single building (use for field barns etc. where there is no yard) Uncertain

Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z ful cl dw my cov d y	No. of sides to loose courtyard formed by *working* agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Full Regular Courtyard plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group (DISPmy)
Farmhouse Position	ATT LONG GAB DET UNC	Attached to agricultural range Detached, side on to yard Detached, gable on to yard Farmhouse set away from yard Uncertain (cannot identify which is farmhouse)
Location Primary Attribute	VILL HAM FC ISO PARK SMV CM URB	Village location Hamlet Loose farmstead cluster Isolated position Located within a park Shrunken village site Church and Manor Farm group (or other high status farmstead) Urban
Survival	EXT ALT ALTS DEM HOUS LOST	Extant – no apparent alteration Partial Loss – less than 50% change Significant Loss – more than 50% alteration Total Change – Farmstead survives but complete alteration to plan Farmhouse only survives Farmstead/Outfarm totally demolished
Sheds	SITE SIDE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use

Linear Length	LIN_LENGTH	The length of Linear and L-plan (house attached) ranges in metres
Linear Storey Height	STOREY_HEIGHT	Recording of the height of the working and domestic elements of attached ranges for example H2/1 = 2 storey house with 1 storey working building. A barn to full height of a 2 storey house is regarded as 2 storey.
Converted buildings?	Yes/No	Note presence of converted buildings based on address point data or StreetView etc.
Confidence	H M L	High Medium Low
Notes		Free text field to add notes relating to the character or identification of a record or confidence score
HER Mon_UID	Mon_UID	This will be recorded where the farmstead was already recorded in the Derbyshire Peak HER as a Farmstead (not as a listed building)

APPENDIX B: HER USER GUIDE TEMPLATE

Ideally, historic farmsteads information will be deposited within the local Historic Environment Record at the earliest opportunity, in order to maximise its use within planning and research. Provision of a 'User Guide' for the target audience will therefore be a valuable endeavour. This will ensure the target audience is both able to access the information, understand it in the formats in which it can be provided, and make best use of it in practice.

The following text provides a template, based on the User Guides produced for both the East Sussex and Peak District National Park projects. Areas that require local input are ***[HIGHLIGHTED IN BOLD]****.*

[LOCATION] Historic Farmsteads Project
Historic Environment Record User Guide

The **[LOCATION]** Historic Farmsteads Project has dramatically improved our knowledge and understanding of **[LOCATION]** distinctive historic farmsteads and agricultural buildings. The information is now held within the [**LOCATION]** Historic Environment Record (HER) and this User Guide will help you understand and make use of the project's results.

Owners, land managers and developers should use this guide to help make sense of HER information, allowing them to understand the character of their farm buildings, and in turn create more viable development schemes and prepare planning applications accordingly. The guide is also useful for enthusiasts and members of the public with an interest in the traditional farm building stock of **[LOCATION]** who have received HER information.

This guide forms part of the **[LOCATION]** Historic Farmsteads Guidance, which is aimed at securing a sustainable future for traditional farm (see below).

[INSERT LOCATION] Historic Farmsteads Guidance

The **[LOCATION] Historic Farmsteads Guidance** is aimed at securing a sustainable future for traditional farm buildings. By helping to understand the value and significance of traditional farmsteads the guidance package leads to improved development outcomes. As such it is an essential tool in designing development schemes and applying for planning consent.

- The **[LOCATION]** ***Historic Farmsteads Map*** is a record of [**NUMBER]** historic farmsteads, [**NUMBER]** historic outfarms and [**NUMBER]** other historic rural structures, recording details about the location, form and survival of these buildings.

- The **[LOCATION]** ***Farmsteads Character Statement*** is a fully illustrated guide to the historic development, character and significance of the area's traditional farmsteads, and their landscape context.

- The **[LOCATION]** ***Farmstead and Landscape Statements*** provide area-based overviews of historic farmstead character according to Natural England's *National Character Areas* (NCAs), into which the country has been subdivided.

- The **[LOCATION]** ***Farmsteads Assessment Framework*** shows how to assess historic farmsteads during the processes of planning for their (re)development. The assessment process is designed to assist in understanding their distinct heritage values and significance, by using the mapping and character statements in conjunction with assessing the site in question. This allows for more informed design and decision making by property owners, developers and planning professionals.

- The **[LOCATION]** ***Farmsteads Mapping Report*** provides a technical overview of the methodology of recording historic farmsteads, statistical analysis, and case studies.

The **[LOCATION]** Historic Farmsteads Guidance can be obtained from **[WEBLINK]**

HER Records

This section is aimed at those who have received information on traditional farmsteads via a 'search' of the [LOCATION] ***Historic Environment Record*** **(HER).**

Within the HER, records of traditional farm buildings can be searched according to a range of criteria such as their location (e.g. records within a particular parish or estate), type (e.g. outfarms) and/or date (e.g. 17th century).

Information about your farmstead search is provided to you as a series of maps and short reports. The former shows the location of farmsteads on a modern Ordnance Survey map, with each record marked with a unique reference number (the “HER Number”). This will have the prefix ‘**[INSERT LOCAL PREFIX]**’ followed by an identifying number unique to each record. For instance: ***[INSERT LOCAL PREFIX]*** is the unique reference for **[LOCAL EXAMPLE]**.

The maps will be accompanied by a ‘Monument Report’. This contains the detailed information on all of the farmsteads included within the Search, with each identified by their unique reference number. An annotated example of the information available for each farmstead is shown on the following page.

Peak District NPA Monument Full Report

21/09/2016

B

A

SMR Number	Site Name	Record Type
MPD11034	Hillside Farm, Chapel-en-le-Frith	Monument

Partially extant 19th century farmstead.

C

Monument Types and Dates

FARMSTEAD (Post Medieval - 1800 AD to 1899 AD)

Description and Sources

D

Description

Hillside Farm, Chapel-en-le-Frith. Partially extant 19th century farmstead. The farmstead is of a dispersed plan arranged as a cluster of buildings. The site in an isolated location. Large modern sheds are located to the side of the site, suggesting it may remain in agricultural use. There has been significant loss (greater than 50%) of traditional buildings. (1) (2) (3) (4)

<1> Historic England, 2016, *Historic Farmsteads Project* (Report). SPD8156.

<2> Historic England, 2016, *Historic Farmsteads Project* (Report). SPD8157.

<3> Historic England, 2016, *Historic Farmsteads Project* (Report). SPD8158.

<4> Historic England, 2016, *Historic Farmsteads Project* (Report). SPD8159.

E

Sources

(1) Report: Historic England. 2016. Historic Farmsteads Project.
(2) Report: Historic England. 2016. Historic Farmsteads Project.
(3) Report: Historic England. 2016. Historic Farmsteads Project.
(4) Report: Historic England. 2016. Historic Farmsteads Project.

Associated resources - None recorded

F

Location

National Grid Reference - Not recorded

Administrative Areas

Civil Parish	Chapel-en-le-Frith, High Peak, Derbyshire
County	Derbyshire
District	High Peak, Derbyshire

Address/Historic Names - None recorded

G

Designations, Statuses and Scorings

Associated Designations - None recorded

Other Statuses and Cross-References

Original MonUID - MDR17534	Active
HER Pref Ref - MDR17534	Active

Ratings and Scorings

Farmstead Potential Significance	Amber

H

Associated Events/Activities

EPD2008 Historic Farmsteads Project (Event - Interpretation)

A. HER Number

A unique number to identify the record within the HER.

B. Site Name

A basic summary of the farmstead, comprising its name, location and period of origin.

C. Monument Types and Dates

The type of feature (e.g. farmstead, outfarm) and its period of origin (e.g. 17th century)

D. Description

A short written description about the farm buildings including:

- The pattern and arrangement of farm buildings and spaces (e.g. yards, tracks) in relation to each other. The pattern of buildings tells us how a farmstead has developed over time and gives a strong indication about the type(s) of farming regime that it was engaged in (e.g. mixed, arable, livestock). Examples of the plan form of farmsteads found in the **[LOCATION]** are shown in **[INSERT FIGURE NUMBER]**.
- The positon of the house in relation to working buildings, being detached from working buildings and yards or attached to them in some way. This can tell us about the age, management and status of the farm.
- The total number and approximate age of working buildings that comprise the entire farmstead.
- The level of survival of buildings, being fully extant, a partial loss of working buildings or the wholesale loss.
- Any other information recorded during the survey.

E. Sources

Sources of the information relating to this farmstead, including the **[LOCATION]** *Historic Farmsteads Project* documentation. N.B. “Unpublished Documents” can be obtained from the Heritage Database or online at **[WEBLINK]**.

F. Location

The farmstead’s address and the administrative areas in which it is situated (e.g. District).

G. Designations, Statuses and Scorings

Whether or not a farmstead includes a Listed Building, a Scheduled Monument or is located within a Conservation Area alongside an indication of its ‘**Potential Heritage Significance**’ as ‘Green /Amber/ Red or Lost’ (see adjacent text box).

N.B. The recording of *Associated Designations* as “None Recorded” should in no circumstances be taken as fact for an absence of designated assets. Updating the records to reflect this accurately is an ongoing process.

H. Associated Events/Activities

A link to records of any events or activities (such as surveys or research) that are known to have occurred in relation to a farmstead.

FARMSTEADS POTENTIAL HERITAGE SIGNIFICANCE

The farmsteads mapping provides an impression of the site's potential significance as a heritage asset. This is designed to provide an initial indication of potential heritage significance for those engaging with farmstead management and redevelopment, and should be refined through further investigation, including a field visit. The level of potential is based on the degree of survival of buildings alongside the presence of one or more designated heritage assets.

HERITAGE POTENTIAL GREEN

These are traditional farmsteads which have retained the main house and over half of their working buildings since c.1900. They are likely to be of local or national significance and may be designated as, or associated with, a Listed Building, within or adjacent to a Conservation Area. All Listed farmsteads, regardless of their survival, are included in this category. They may have below-ground archaeological potential, which may be recorded separately within the HER.

HERITAGE POTENTIAL AMBER

Traditional farmsteads that have less than half of their working buildings surviving and the main farm house. They are not designated as, or associated with, a Listed Building, but may be of local significance. They may have below-ground archaeological potential, which may be recorded separately within the HBSMR.

HERITAGE POTENTIAL RED

Sites which have lost all working buildings but have retained the farm house. They may have below-ground archaeological potential, which may be recorded separately within the HBSMR.

LOST FARMSTEADS

Farmsteads where no buildings survive on the site. However the site remains and there is likely to be some below-ground archaeological potential, which may be recorded separately within the HER.

[INSERT PAGE OF PLAN TYPES (see section 5.4 of this document)]

[LOCATION] Historic Farmsteads Mapping

This section is aimed at those who have access to, and technical knowledge of Geographic Information Systems (GIS).

The **[LOCATION]** ***Farmsteads Map*** is also available as a geospatial dataset, containing the information collected during the survey of traditional farmsteads. The dataset is divided into a series of attribute-fields which record information including the name and location of the farmsteads, alongside details on their individual forms, layouts, periods of origin and levels of survival. These attributes have been used to create the HER records outlined above.

This digital resource can be used for more in-depth analysis of the area's rural heritage. This could be for applications including land or asset management, academic research, or in planning for new development.

The following provides a basic overview of the attributes and attribute types present within the data. A reference table for the attribute values is provided within the appendix.

Farmstead Identification
Includes the farm's name, location and form as recorded on the 2nd Edition Ordnance Survey 25" mapping of c.1905. The modern farm name is recorded with historic names (if different) recorded in brackets.

Attribute Fields:
'HBB_SITE_N'; 'HBB_EVENT_'; 'PARISH'

Farmstead Date
Dating information, obtained where available from sources such as the National Heritage List for England. Known dates for working buildings were recorded separately. Buildings are dated by century except for pre-1600 buildings, which are recorded as 'MED' for medieval.

The great majority of farmsteads had no pre-existing heritage record, and have consequently been identified and mapped for the first time. Farmsteads identified in this way are assigned a 19th century date, to recognise that they have developed by this date. They may also therefore contain earlier buildings on further inspection.

Attribute Field:
'DATE_CENT'

Farmstead Plan Form

Using the 2nd Edition OS map of c.1905 as the data source, the 'plan form' or layout for each farmstead was recorded. Further details on each of these forms can be found on **[LINK TO FARMSTEADS MAPPING REPORT]**. There are sub-types relating to each of these categories as shown in the plan below.

These classifications are used to record the principal attribute of the plan. Secondary attributes are also recorded allowing, for example, the distinction between a U-plan regular courtyard and an E-plan regular courtyard. Other secondary attributes are included, for example, where a Loose Courtyard plan was the principal plan form but there were some detached or dispersed building elements whilst some farmsteads clearly have two yards. In some farmsteads there are additional elements (beyond the primary and secondary attributes) that also warrant recording, for example, covered yards or particular courtyard arrangements such as a regular L-plan within a multi-yard farmstead. Such additional features are recorded within a Tertiary Element field.

Attribute Fields:
'PLAN_TYPE'; 'PLAN_MAIN'; 'PLAN_SECON'; 'TERTIARY_E'

Farmhouse Position

The position of the farmhouse in relation to the yard or whether it was attached to one of the working buildings was also recorded.

Attribute Field:
'FARMHOUSE_'

Farmstead Location

The location of the farmstead in relation to other settlements. This allows the opportunity to examine the distribution of, for example, farmsteads in villages, hamlets, loose farmstead groups and those that are in isolated positions and compare these distributions against other attributes and landscape character.

Attribute Field:
'POSITION'

Farmstead Survival

The degree of survival of the farmstead plan (as it was in the late 19th century), achieved by comparing the c.1905 OS maps and the modern OS Mastermap. This differentiates between those with no apparent change, those with some change, those with significant change, and those with wholesale redevelopment and/or loss of historic character.

Attribute Field:

‘*SURVIVAL’*

Working Buildings
The number of working agricultural buildings associated to the main farmstead, and their date (if known).

Attribute Field:
‘NOS_WB’; ‘DATE_WB’

Modern Sheds
The presence of modern sheds, noting where sheds were either on the site of the historic farmstead or to the side. In either case, the presence of large sheds is a useful indicator that the farmstead may remain in agricultural use.

Attribute Field:
‘NEW SHEDS’

Additional Information
In some circumstances additional information has been provided for the farmstead by the surveyor to provide greater insight or clarity.

Attribute Field:
‘NOTES’

Contact Details and Further Information

Historic England
https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/

[REGION] regional character statement
[WEBLINK to regional character statement]

[LOCATION] Historic Environment Record
[CONTACT DETAILS OF LOCAL HER]

[LOCATION] Cultural Heritage Team
[CONTACT DETAILS OF LOCAL CURATORIAL ARCHAEOLOGY SERVICE(S)]

Farmstead Mapping Attributes

The following table provides a reference for the farmstead data attributes. Definitions and detailed descriptions of these attributes are located within the **[LINK TO LOCAL FARMSTEADS ASSESSMENT FRAMEWORK].**

[INSERT ATTRIBUTE TABLE OF FIELDS, VALUES AND DESCRIPTIONS – SEE APPENDIX A]