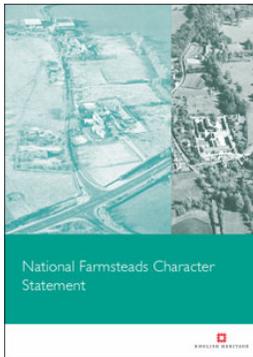




Historic England

National Farmsteads Character Statement



On 1st April 2015 the Historic Buildings and Monuments Commission for England changed its common name from English Heritage to Historic England. We are now re-branding all our documents.

Although this document refers to English Heritage, it is still the Commission's current advice and guidance and will in due course be re-branded as Historic England.

[Please see our website](#) for up to date contact information, and further advice.

We welcome feedback to help improve this document, which will be periodically revised. Please email comments to guidance@HistoricEngland.org.uk

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National Farmsteads Character Statement



ENGLISH HERITAGE

This document provides a summary introduction and a structured framework for understanding England's traditional farmsteads. The same headings are used for each of the FARMSTEAD AND LANDSCAPE STATEMENTS under development for England's National Character Areas (NCAs), and for any area guidance that uses the FARMSTEADS ASSESSMENT FRAMEWORK. This has been developed as a land management and planning tool to help identify the character, significance and potential for change of farmsteads. All the statements have used a consistent terminology for describing farmsteads and their building types, which will allow users to identify and apply standardised indexing to farmstead types and their functional parts. This new thesaurus will be of use to Historic Environment Records and it is hoped to anyone involved in the recording of farmsteads.

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Illustrated guidance on the full range of building types encountered on farmsteads is provided as a separate NATIONAL FARM BUILDING TYPES document.

Farmsteads and Landscapes Statements are being provided for each of England's National Character Areas (NCAs) <http://www.naturallengland.org.uk/ourwork/landscape/englands/character/areas/default.aspx>. These are significant for the historic environment, as they are the framework used for delivery of the agri-environment schemes and are used for local planning and land management in England. They combine a broad understanding of the historic environment with physical landscape character and the natural environment. English Heritage is providing support and comment for the revision of the NCA Profiles by Natural England, so that they can be updated by the end of 2015 in line with the recommendations in the Natural Environment White Paper.



This guidance has been prepared by Jeremy Lake of English Heritage.

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Layout by Chantal Freeman

Further advice and research on traditional farm buildings is available at the Historic Environment Local Management website: www.helm.org.uk/ruraldevelopment

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SUMMARY INTRODUCTION

HISTORIC CHARACTER

A farmstead is the place where the farmhouse and the working buildings of a farm are located, although some farms also have field barns or outfarms (see page 12) sited away from the main steading.

Traditional farmsteads and their buildings

- These reflect local traditions and national influences, and include some built to the designs of agents, architects and engineers. They display an immense variation in their scale, layout, architectural form and use of materials, and the way that buildings of different dates and types relate to yards, other spaces and the surrounding landscape and settlement. Most traditional buildings date from the 19th century, rarely before, and in most areas few were built after the 1880s. They will often display evidence of successive episodes of change. A small number continued to be built for individual farmers, estates and county council smallholdings into the 1930s.



Vernacular buildings are characteristic of their locality as here in the White Peak of Derbyshire. They typically use locally available materials, but may also include imported brick, slate and other materials as these became available. Photo © Peter Gaskell



Designed buildings are usually built in a single phase and sometimes in a recognisable architectural style. They are usually marked by a consistent use of local or imported materials, and could be designed by architects, agents or engineers. Photo © Bob Edwards

Modern prefabricated and standardised industrial buildings

- These were built on the site of the older farmstead or to one side, often with separate access. So-called Dutch barns, built of metal or machine-sawn timber, were built from the 1870s and had become common in some areas by the 1930s. Machine-made brick was commonly used in the inter-war period, in combination with metal roofs, windows and concrete floors for dairies conforming to new hygiene standards. Multi-functional sheds and their associated hardstandings for vehicles and moving stock, widely introduced in the 1950s, are a vital feature of the modern farming industry.



Dutch barns were first built of timber and corrugated iron, and then a mixture of timber, iron and steel frames. They became standardised from the 1880s when firms began to advertise and issue printed details with drawings, usually along with other 'kit buildings' such as parish halls. Photo © Joan Grundy



This farmstead in the North Kent Plain shows a clear division between the traditional farmyard to the left, with a converted barn and other working buildings facing into a yard, and the separately-accessed group of modern sheds across the road to the right. Photo © English Heritage NMR 27205 035

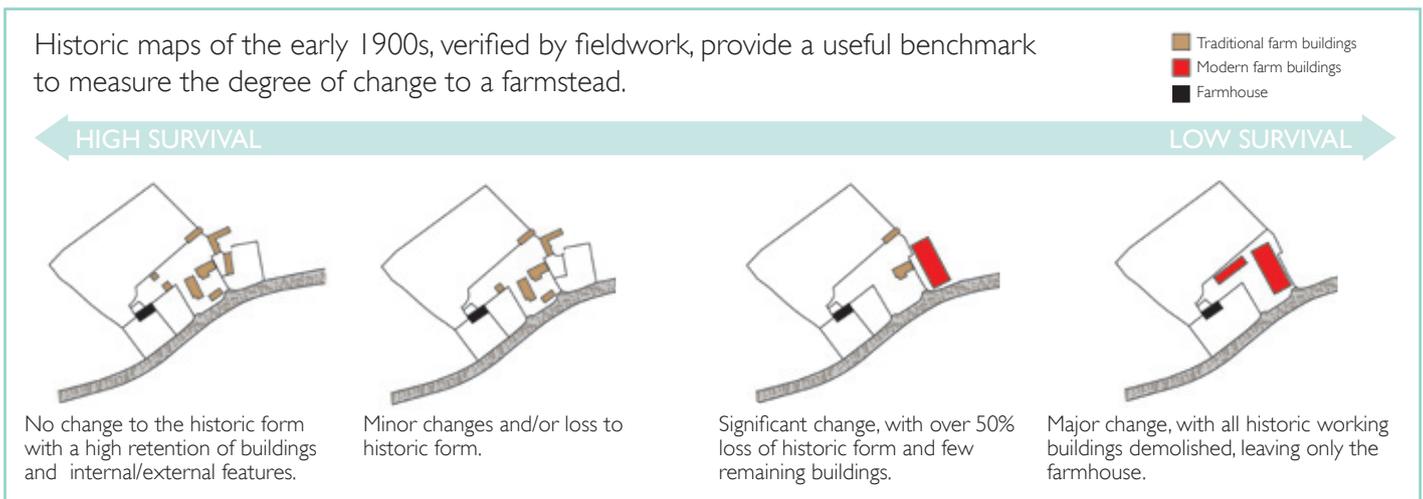
SIGNIFICANCE

A traditional farmstead or farm building will have significance if it makes a positive contribution to local character and distinctiveness, whether it is designated as a heritage asset or not. Some, including non-traditional buildings, will also have special rarity or significance in a local or national context.

Significant traditional farm buildings or farmsteads will have retained one or both of the following:

- One or more traditional farm buildings.
- Their historic form as traditional farmsteads, where the historic farm buildings, houses and spaces relate to each other.

The great majority of farmstead buildings which make a positive contribution to landscape character are not heritage assets and will not fulfil the criteria for designation through listing. See maps overleaf.



Special significance

Some buildings or farmsteads also have the potential for special significance in a local or national context. The following are especially important:

- Farmstead groups with 18th century or earlier buildings, structures other than barns being especially rare and sensitive to change. See pages 5-6.
- Planned and designed farmstead groups, including those built for improving estates from the 18th century, the home farms of country houses and a very small number of county council farms built into the 1930s. See page 6.
- Buildings and farmsteads within or adjacent to historic earthworks, parks and rare surviving common land. See page 9.
- Rare surviving materials and detail, such as thatch and earth walling, historic fittings (doors, windows, stalls etc) and inscriptions (folk marks or graffiti). See pages 18-19.

ISSUES FOR CHANGE

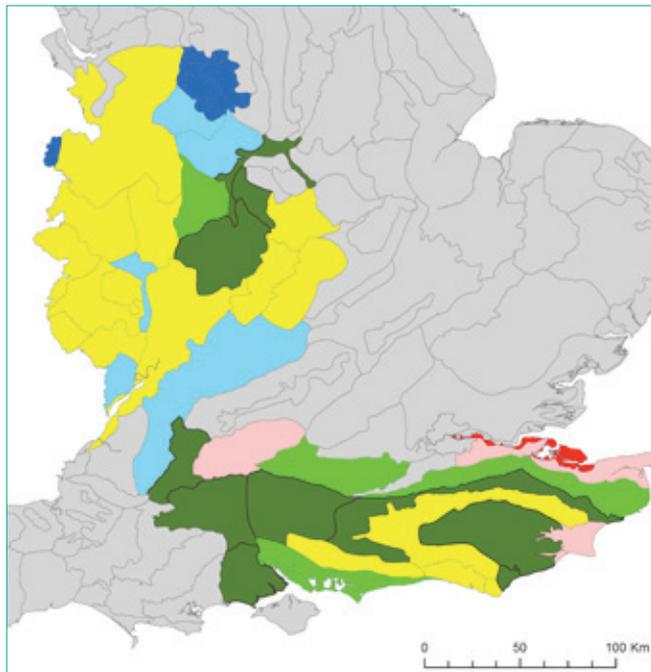
Changes in the farming industry have required farmers to construct new buildings that economise on labour and conform to animal welfare regulations. As a result of this, and the demand for living in the rural landscape, traditional farm buildings are largely redundant for modern agricultural purposes and greatly in demand for residential use. *Constructing the Evidence Base* (2005) examined the drivers for change and the effectiveness of national and local policy. This and other recent work – for example the Government Office for Science’s Land Use Futures Project (www.foresight.gov.uk) – has shown that in coming years the pace of change will accelerate further in response to the need to diversify farm businesses, the growth of larger farming units, the increasing demand for living in rural landscapes and for smaller hobby-farm units amongst dual-income households. Subsequent work has deepened this understanding at a local level.

MAPPING TRADITIONAL FARMSTEADS

In some parts of England the historic character of farmsteads has now been mapped from Ordnance Survey 2nd edition maps of c. 1900, which marks the end of the period of traditional farmsteads development. Modern maps were then used to measure the degree of survival and their heritage potential as traditional farmsteads, so that:

- 60% have high heritage potential because they are extant or have retained more than 50% of their historic form.
- 17% have some heritage potential because they retain some working buildings but have lost more than 50% of their historic form.

9% of farmsteads have lost all their working buildings but retain the farmhouse, which may be designated as a heritage asset or have some heritage potential.

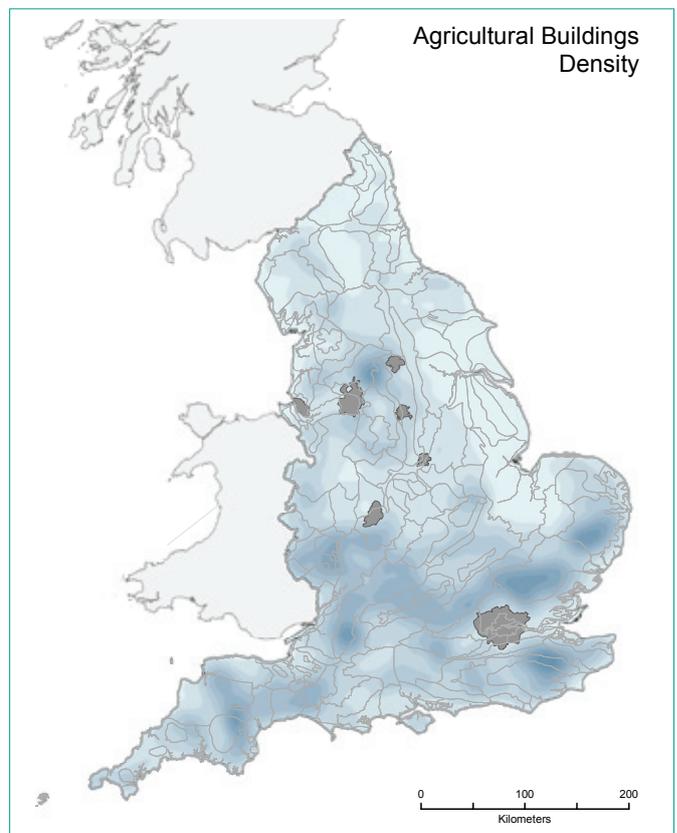


Grey	No data	Dark Green	50-59%
Red	20-29%	Yellow	60-69%
Pink	30-39%	Light Blue	70-79%
Green	40-49%	Dark Blue	80-89%

Farmsteads Mapping has revealed a clear local differences in the survival of farmsteads in relationship to the numbers that have been protected through listing. The North Kent Plain, one of the areas shown in pink in the map above, has one of the highest percentages of listed farm buildings in England, with 26% of surviving farmsteads retaining a pre-1700 farmhouse and 9% a pre-1700 working building, but one of the lowest percentages (30%) of traditional farmsteads which have retained more than half of their traditional form. In striking contrast for example is the White Peak of Derbyshire and Staffordshire (in dark blue), which has one of the highest percentages (over 85%) of traditional farmsteads which have retained more than half of their traditional form but fewer than 6% of them having listed buildings recorded with 17th century or earlier fabric. © Crown Copyright and database right 2014. All rights reserved. Ordnance Survey Licence number 100024900.

4% of farmsteads have lost all their buildings from the 2nd edition maps but usually remain in farming use and 10% of historic farmsteads have been completely lost from the landscape, mostly due to urban development. These may still retain significant below-ground archaeological deposits which may be revealed through development.

Over 72% of outfarms and field barns have been demolished or lost from the landscape since around 1900. This varies, less than 5% surviving in some lowland areas and over 40% in upland areas. Over the 20th century working farms have required new infrastructure. Post-1950 industrial sheds are found on 47% of traditional farmstead sites, a figure that exceeds the total now remaining in agricultural use.



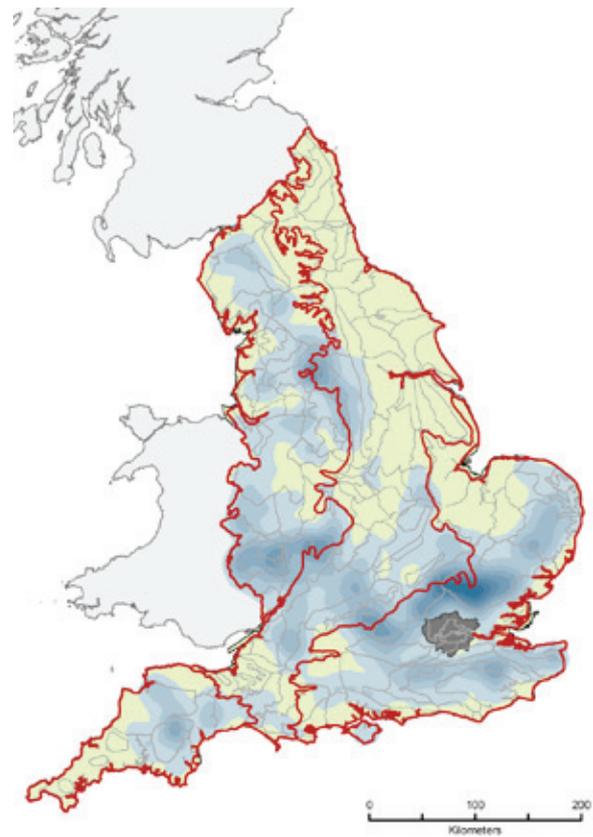
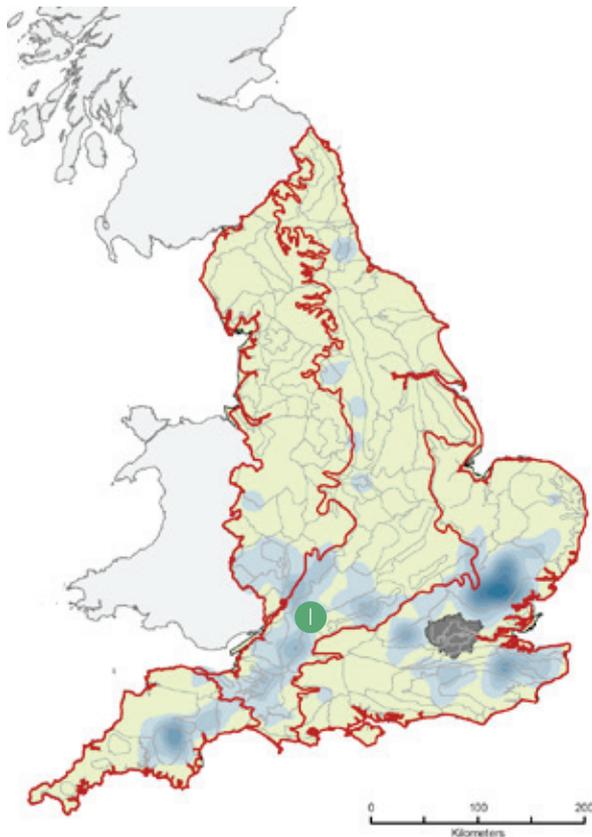
This map shows differences in the distribution of over 30,000 farm buildings which have been designated through listing. Listing criteria favour the selection of buildings which are evidently and substantially of 18th century or earlier date, and so the lowest densities and blank areas shown on the map reveal those parts of the country where these are relatively rare. © Crown Copyright and database right 2014. All rights reserved. Ordnance Survey Licence number 100024900.

This and other distribution maps in this document show the boundaries of the National Character Areas introduced on the contents page and set out in further detail at the end of this document.

I HISTORIC DEVELOPMENT

Historic developments in farming and rural society are expressed in successive waves of rebuilding of houses, barns and other structures extending into the medieval period. The period 1750-1880, and especially the capital-intensive 'High Farming' years of the 1840's-70's, saw a particularly sharp increase in productivity, in which the rebuilding of farmsteads played a key role. This was followed by a long but regionally varied depression which lasted until the Second World War. Most new buildings comprised Dutch barns, new forms of pig and poultry housing, hygienic dairies and milking parlours, architectural showpieces built with non-agricultural wealth and County Council smallholdings which followed parliamentary acts passed in 1907 and 1908 and after the First World War. After the Second World War, which witnessed a massive rise in productivity, changing animal welfare standards and increasing use of machinery resulted in the development of larger multi-purpose pre-fabricated buildings that have no regional characteristics. From the 1950s family farms have further shrunk in number, as the intensity of production and the size of farms has increased. Historic farmsteads and their buildings have become redundant as new non-agricultural modes of rural living have become increasingly popular, often combined with home-working.

The maps illustrate patterns of survival in the historic building stock, based on the dates attributed to listed farm buildings. Analysis based on the statutory lists is necessarily subject to a number of important caveats, prime amongst these being the resourcing, date and reliability of survey, and whether or not the investigator was able to examine the interior of buildings and check for evidence of phasing. However, these clearly indicate patterns of survival that can be tested by more detailed fieldwork. The maps show the National Character Areas, and the red lines frame a central band of England where villages are dominant. Dispersed scatters of hamlets and farmsteads have been historically more significant to the east, west and south west.



Pre-1550 farm buildings

The best-known survivals from the medieval period, before the Dissolution of the Monasteries, are the barns of the great medieval estates. The majority of farmhouses and farm buildings (almost all barns) associated with the development of peasant holdings and farms date from the 15th and early 16th centuries, and are concentrated in pockets of northern England and the anciently-enclosed farmlands and dispersed farming settlements of the West Midlands, East Anglia and south east England. There is also a concentration in Oxfordshire and Buckinghamshire villages, across the Cotswolds and in villages and farmsteads to the south (1 on map).

1550-1750 farm buildings

Farmhouses and farm buildings of this period are still relatively rare in those parts of England subject to the greatest degree of late 18th and 19th century agricultural improvement and enclosure, especially areas of coastal marsh, fen and moss and the village-based farmlands of the Midlands and eastern England were most profoundly affected by post-1750 enclosure. Detailed survey in these areas often reveals evidence for earlier cores of buildings whose present character results from comprehensive rebuilding.

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Special significance

Farm buildings illustrate significant developments in English agricultural and rural history. Farmstead groups with 18th century or earlier working buildings are very rare, and from this period planned farmsteads can also mark nationally-significant developments in agricultural improvement and engineering.



Some of the most famous buildings of the pre-1550 period are the barns of medieval monastic and ecclesiastical estates. Great Coxwell Barn in Oxfordshire, built in around 1300 for Beaulieu Abbey, formed the focus of a large farm of several hundred acres. The house and the other working buildings survive from the post-Dissolution farmstead. Photo © English Heritage NMR 27299 022



Surviving animal housing is extremely rare, and can be difficult to recognise. This example from north Shropshire shows an early 17th century timber-framed house and farm building, probably a cow house. Photo © Shropshire County Council



Planned and model farmsteads marked the leading role of estates in agricultural improvement. The classical-style planned group on the left was built in 1827 as the Home Farm to Hulne Park in Northumberland, to the designs of the Newcastle architects John and Benjamin Green. The Home Farm at Apley Park in Shropshire was built in 1878 to the designs of local architect Robert Griffiths for a wealthy industrialist and incorporated a great deal of technical innovation such as the use of steam power for processing corn and feed and the use of covered yards. Photos © Mike Williams / English Heritage

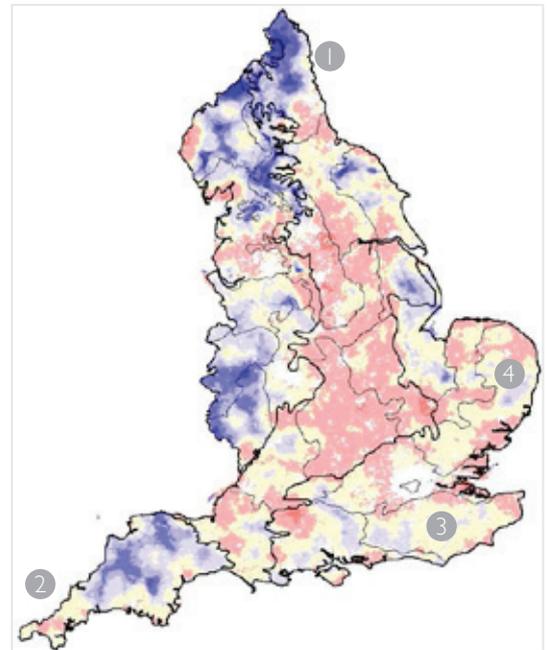


The dairy industry was on the cutting edge of new developments in farmstead planning from the 1880s, largely driven by the demand for liquid milk from growing towns and cities. Cheshire estates played a leading role, with many dairy farmsteads rebuilt to the designs of local architects as shown on the left. Note the inter-war metal-framed windows to the left. The introduction of hygiene regulations also drove the adaptation of cow houses with concrete stalls and metal windows. The photograph on the right shows the interior of a revolutionary example of an octagonal cow house built in the late 1920s in Coverdale in the Yorkshire Dales. It was built to over-winter the milking herd, which were milked by machine in concrete stalls. Photos © Mike Williams/ English Heritage and Stephen Haigh

2 LANDSCAPE AND SETTLEMENT

Historic farmsteads and their buildings are an integral part of the rural landscape and how farmland, woodland and other resources such as quarries and rough ground has been exploited over centuries. There are major distinctions, rooted in the medieval period and earlier, between those areas dominated by villages with few isolated farmsteads, often dating from the enclosure of the open fields around them, and those dominated by hamlets and isolated farmsteads around which farmland was interspersed with blocks of strip fields, rough land and extensive areas of woodland.

This map shows the relative strength of the nucleated (red) and dispersed (blue) components of rural settlement. The balance between these two components appears neutral in areas shown in ochre. Evident from this map, and bounded by the thick black lines, is the dominance of nucleated settlement in the Central Province of England. Villages and their open fields dominated these landscapes in the medieval period and isolated farmsteads are mostly associated with the later enclosure of these fields. The dominance of blue in Northumberland (1) results from the replacement (mostly after 1750) of villages by farm hamlets and isolated farmsteads. Scattered farmsteads dating from the medieval period are still a very significant component of the settlement pattern in those areas where industrial development, the growth of service centres and planning policies have stimulated the growth of nucleated settlement, such as in west Cornwall (2), the Weald of Kent and Sussex (3) and the claylands of south Norfolk and Suffolk (4). These components are computationally generalised from the 2001 census and settlement grid which is now being updated. © English Heritage, based upon Roberts, B K and Wrathmell, S, 2000, *An Atlas of Rural Settlement in England* and University of Sheffield, derived from the Rural and Urban Definitions. © Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100024900.



Over half of the land area in England is enclosed farmland, most of which dates from before 1750. It results from the ancient, piecemeal or survey-planned enclosure and reorganisation of medieval strip fields and other forms of farmland, woodland and rough ground including land held in common. Isolated farmsteads either sit astride a road or public path, or have a single, private point of access (c).

<p><i>Ancient irregular enclosure</i></p>		<p>Ancient irregular enclosure is 17th century or earlier in date, and may relate to the creation of farmland from woodland (sometimes termed assarting) and areas of rough grazing in and around heath, mosses and upland moor. Ancient enclosure is strongly associated with dispersed settlement, around which farmland was interspersed with blocks of strip fields, rough land and extensive areas of woodland.</p>
<p><i>Piecemeal or gradual enclosure</i></p>		<p>This results from a long process – starting in the 13th century – of farm amalgamation and the exchange of land between farmers, and often the resiting of farmsteads away from settlements. Boundaries may retain the curved form of the strips into which the medieval open fields around villages and other settlements were subdivided. The development of large farms has often resulted in the removal and sometimes the straightening of boundaries to create larger-scale fields.</p>
<p><i>Regular or planned enclosure</i></p>		<p>This usually results from a later process of formal agreement between the late 17th and 19th centuries, often driven by estates and in some cases by parliamentary act. Planned enclosure landscapes display a great variety in the scale of their fields and the density and size of their farmsteads. Sinuous roads may respond to the boundaries of earlier fields or tracks, whereas some areas were completely re-planned with straight roads.</p>

SPECIAL SIGNIFICANCE

- A small number of traditional farmsteads are sited within or next to the earthworks remaining from medieval and earlier cultivation and land use, and the archaeological remains of shrunken or deserted settlements and field systems.
- Farmsteads within or relating to historic parks were often designed as showpieces for estates and may include workshops and other buildings.



This farmstead at Wythop to the west of Bassenthwaite to the north of the Lake District originated as a 13th century summer settlement which developed into a hamlet and then contracted into a farmstead. Note the medieval cultivation lynchets to the left. The large fields and some straight boundaries around the farmstead evidence the reorganisation and enlargement of this farm by and during this period, and the straight ridge and furrow in the foreground most probably relates to 19th century ploughing for crops. Photo © English Heritage NMR 20249 003



Farmsteads in villages have typically reduced in number over time, the result being changes to the plan form of settlements as larger farms have expanded within or on the edge of them. The farmsteads at Strixton in Northamptonshire date from after the enclosure of the open fields around it, and the abandonment of most of the village, in 1619. Photo © English Heritage NMR 23762 18



Farmsteads can form an important part of historic parks, including those derived from medieval parks for keeping deer. They often reflect through their planning and design the wealth and commitment to agricultural improvement of their owners, setting an example to local farmers. This shows the Victorian estate farmstead at Coleshill in Oxfordshire, an innovative planned layout which is sited to the edge of the park and close to the estate houses in the village which were rebuilt at the same time. Photo © English Heritage NMR 27294 003

For further guidance and illustration showing the landscape and settlement context of farmsteads see page 7.

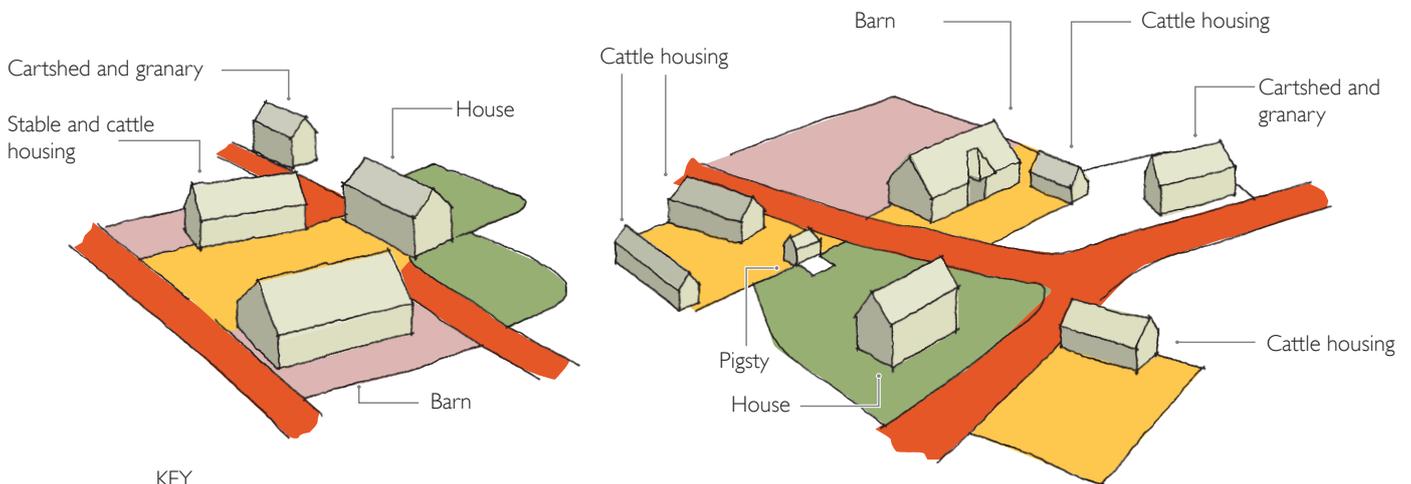
3 FARMSTEAD AND BUILDING TYPES

The size and layout of farmsteads results from their status, farm size and the extent to which farms mixed or specialised in the growing of corn, the rearing and fattening of cattle and dairying. Their principal function was to house the farming family and any workers, store and process harvested crops and dairy products, produce and finish meat, provide shelter for livestock, carts and implements and produce manure for the surrounding farmland. These required:

- A farmhouse, either attached to the working buildings (commonly found in upland areas), positioned to one side of them or detached with its own driveways and gardens, a position often seen in larger and high-status farmsteads of the 18th and 19th centuries.
- Access to and from its farmland, communal land, other settlements and markets.
- Specialist or combination buildings or ranges, for which there is separate detailed guidance (see contents page).
- Yards and other spaces for stacking harvested corn and hay, sorting and containing livestock, milking cattle, gardens or orchards.
- In some cases cottages for farm workers or rooms for live-in farm labourers – usually in the attic or back wing of the house. Seasonal workers were often housed in the lofts of farm buildings.

Most farmsteads in England required a barn for housing and processing the harvested corn crop, storage for grain (a granary) and one or more yards for treading the straw into manure. Large arable farms required more space for stacking, storing and processing corn, and also more space for storing grain and carts, and housing horses for pulling ploughs and other vehicles and machinery, than farmsteads which grew little corn and specialised in the rearing of cattle and dairying.

In addition to the farmstead, field barns and outfarms (see page 13) enabled animals to be housed, crops to be processed and the farmland remote from the main farmstead to be enriched with farmyard manure. Some important functions, such as the summer fattening of cattle on rough ground (moor, marsh and fen) for export, did not require working buildings.



KEY

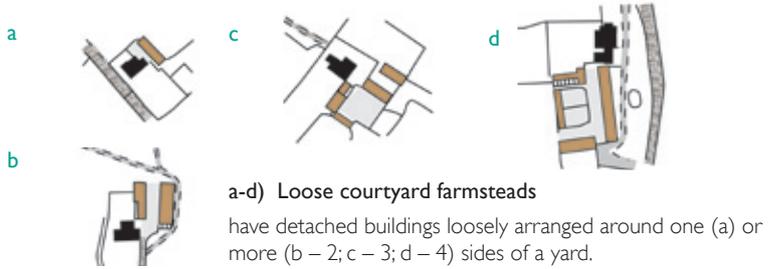
- Yard
- Stack yard for hay or corn
- Garden
- Road or trackway

This drawing shows how these functions are expressed in two of the broad types of farmstead layout which are fully illustrated on the following page. The yard for cattle, and from which manure was returned to the farmland, forms the focal point of the loose courtyard plan on the left. Dispersed multi-yard plans, as illustrated on the right, are often associated with farmsteads that specialised in the rearing and fattening of livestock, the various yards being used to separate stock of different age. In some landscapes, especially around areas of common land and woodland, the cattle were provided with bracken and leaves, and the yards might also be used to store and process timber.
© Bob Edwards and Chantal Freeman

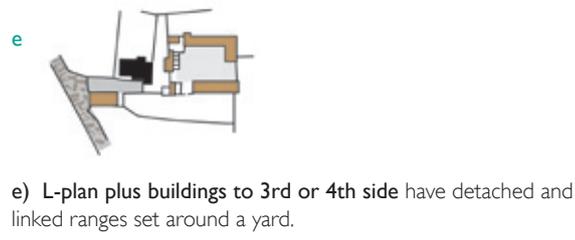
These drawings show the full range of farmstead plans which are encountered across England.

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.

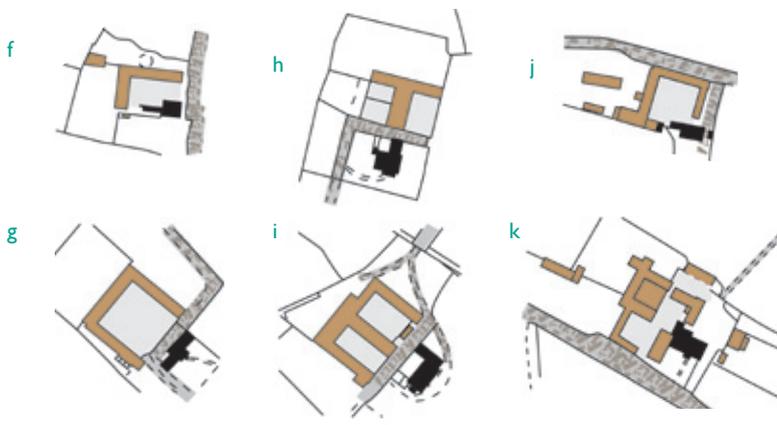
KEY	
	farmhouse
	working building
	yard
	routeway



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.



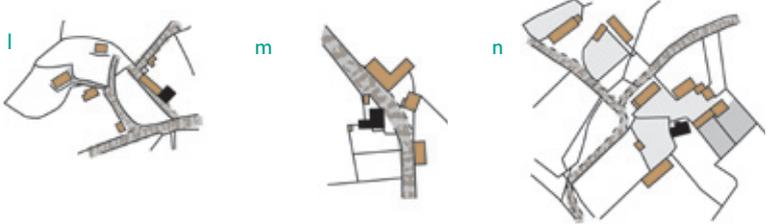
e) L-plan plus buildings to 3rd or 4th side have detached and linked ranges set around a yard.



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

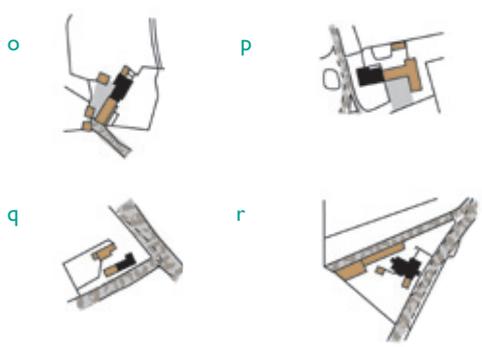
- L-plans (f) which are typically small-medium in scale and have the buildings arranged as two linked ranges to create an L-shape.
- U-plans (g) which are medium-scale farmsteads, sometimes larger; with buildings arranged around three sides of a yard, which is open to one side.
- F-, E-, T-, H- or Z-shaped 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.

AREA VARIATIONS

The photographs and maps overleaf illustrate local variations in farmstead and landscape types. Buildings show that the largest-scale courtyard plan farmsteads developed at varying rates in corn-producing landscapes– in the 15th to 17th centuries in the downlands of southern England, and in the late 18th and 19th centuries in the estatelands of eastern England from Northumberland to the Lincolnshire Wolds. Linear plans and the smallest-scale and dispersed courtyard plans are concentrated in areas of small-scale cattle-rearing and dairying farms, particularly in upland, wooded or common edge landscapes with small-scale enclosed fields. Wealthy graziers have left their mark in the form of farmhouses and barns dating back to the medieval period, as in the High Weald of Kent and Sussex.

Courtyard plans

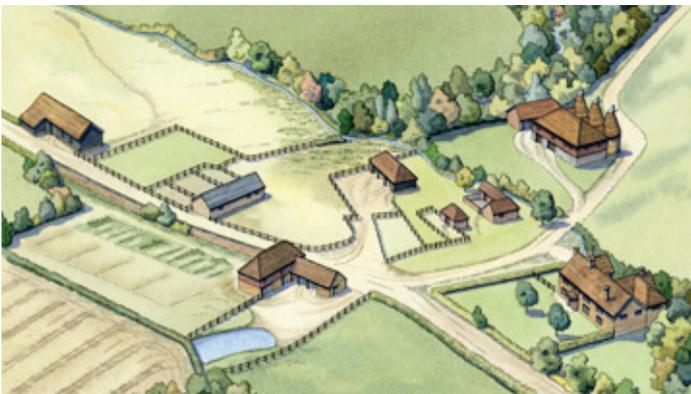


In the villages of the Test Valley and its tributaries the large manor farms were typically leased by the gentry and sub-let to tenant farmers. These are still recognisable as large loose courtyard-plan steadings. The two large aisled barns at this farmstead outside Nether Wallop in the Hampshire Downs were built in the late 16th century and continued to serve a very large holding into the 20th century. Photo © English Heritage NMR 27299 029



Large-scale regular courtyard plan farmsteads dating from the late 18th to mid 19th centuries were built in association with the reorganisation of settlements and farming landscapes in north east England. This farmstead in the Tyne Valley was built in the 1840s and is focused around a storeyed barn which was powered by a horse-engine sited in a wheel house projecting to the rear. Photo © Jeremy Lake

Dispersed plans



Farmsteads Mapping (see page 4) has revealed the close relationship between dispersed plans and wood pasture landscapes. This drawing shows a dispersed multi-yard farmstead typical of the High Weald of Kent and Sussex. These farmsteads developed to enable the rearing and fattening of livestock, the various yards being used to separate stock of different age. © Donna Scott and High Weald AONB Unit



This farmstead in Nidderdale originated in the 13th century as a cattle lodge producing dairy goods for Fountains Abbey. It has no focal yard, the roofless barn being sited within a pound for holding stock. Such dispersed plans developed around the routeways leading to or on the fringes of common land. Photo © Jen Deadman

Linear plans

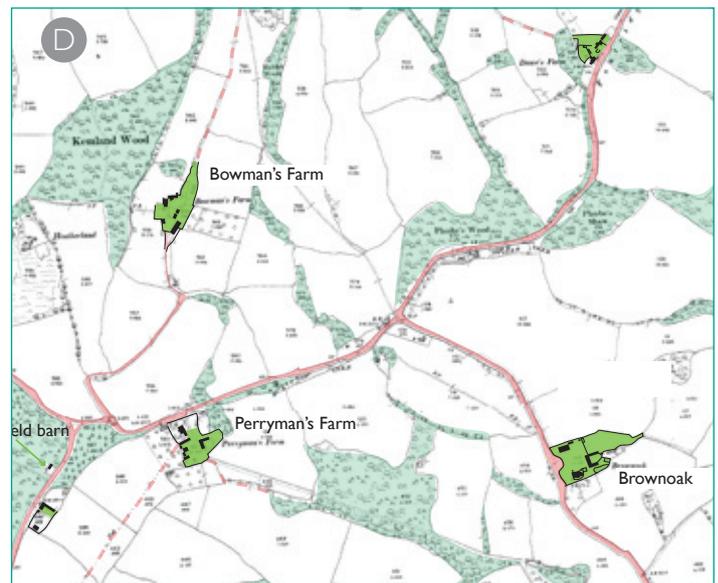
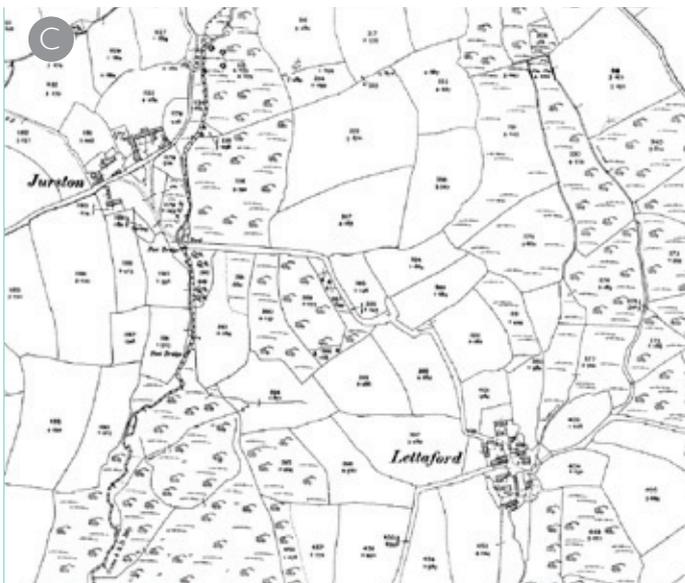
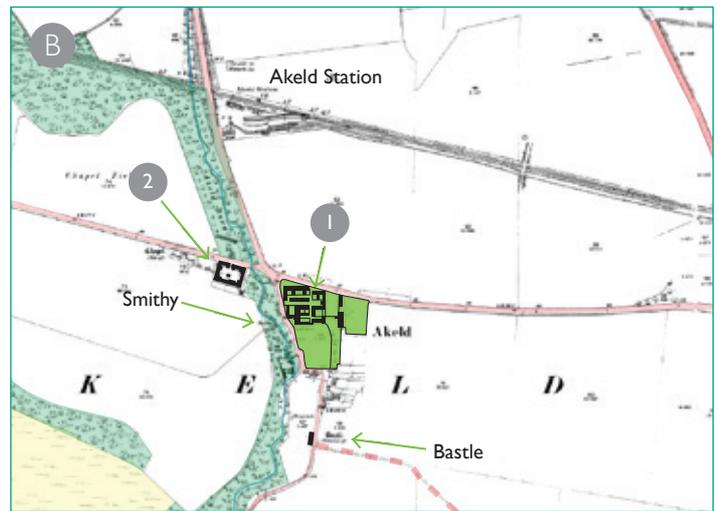
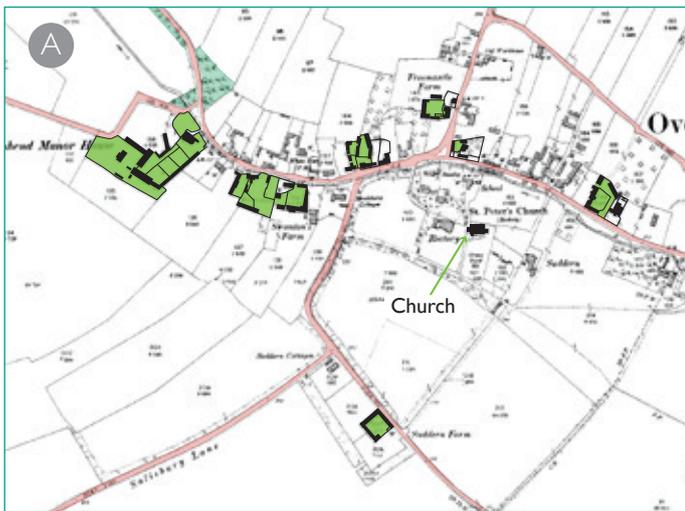


This linear farmstead in the Oswestry Uplands is strikingly similar in its overall form and character to those found on the other side of the border in Wales. It comprises a stable and cowhouse to the left of the threshing barn and a mid 19th century symmetrically-planned house. Photo © Jeremy Lake



Higher Uppacott at Poundsgate. The early 16th century longhouse is built into the sloping ground, and the photograph shows the ventilation slits to the well-preserved lower shippon end which retains its central drain. Photo © Dartmoor National Park Authority

These maps show variations in the scale and form of farmsteads in their landscape context.



 Farmstead, showing the buildings in black and the boundaries of the main yards (highlighted in green), working areas and gardens.
  Moorland
  Woodland
  Road or routeway

N ↑ 0 250 500 m

A Over Wallop is one of three villages which lie end-to-end along a chalk stream valley in the western Hampshire Downs. Even after the enclosure of the open fields and downs in the late 18th century most of the farmsteads remained in the village and developed into courtyard plans dominated by threshing barns. The fields and small closes around the village have clearly resulted from the piecemeal enclosure of medieval strip fields, whilst beyond are the regular fields drawn out by the enclosure commissioners. Many of the houses along the village street were originally the houses of small-scale farmers, most of the surviving farms developing into loose courtyard layouts.

B Akeld, sited along the eastern fringe of the Cheviots, was the centre of a pre-Conquest estate. To the south and south east are abundant cultivation and settlement remains dating from the Bronze Age, the settlements being abandoned before the shift of settlement to the river terraces by the 12th century. Akeld itself is one example of many medieval villages in this area which were reorganised as farm hamlets – around one or two large farmsteads with workers’ housing - in the late 18th and early 19th century. The defensible bastle to its south was rebuilt as a granary in the same period. The landscape was reorganised with regular enclosures and planted woodland after 1741, and by around 1800 the farmstead (1, on the site of the medieval manor) and cottages (2) had been rebuilt by Matthew Culley, who with his brother George was a noted agricultural improver. The farmstead was again reorganised, around multiple yards for fattening cattle, in the mid 19th century.

C Both of these hamlets on the eastern fringe of Dartmoor are remarkable for their survival of late 15th-early 16th century longhouses, which housed humans and animals sharing the same entrance under one roof (see page 12). Many farmsteads and settlements in south west England developed from hamlets formed of longhouses, their associated yards and outbuildings. They were surrounded as here by strip fields, subject to piecemeal enclosure, and fields scopped out of the moorland. The longhouse at Jurston to the north was extended in about 1800 with a large bank barn, into an overall courtyard plan. Lettaford retains its multiple dispersed yards and detached working buildings which were built or rebuilt in the late 18th and 19th centuries, including barns and cow houses.

D The irregular fields in this characteristic High Weald landscape evidence the ancient enclosure from woodland, a process that was largely completed by the 15th century. High densities of farmsteads often retain a 17th century or earlier farmhouse and barn, which may originally have housed cattle. Routeways often thread through farmsteads with dispersed plans which enabled the flexible use of spaces for managing cattle and storing timber cut from the surrounding woodland and thick hedgerows (shaws). To the north of Brown oak with its farmyard reorganised around a U-plan are some large fields which probably result from the amalgamation of smaller fields.

Maps based on OS 2nd Edition 25" map of around 1900, which show farmsteads after the last major phase in the building of traditional farmsteads in England. © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2012) Licence numbers 000394 and TP0024

Outlying field barns and outfarms

Historic character

Field barns and outfarms are set within the fields away from the main farmstead. They saved on transporting the harvested crop (hay or corn crops) to the farmstead, and enabled manure from the cattle housed in them to be carted back out to the distant fields.

Significance

- Any intact 18th century or earlier examples are very rare.
- Some field barns and outfarms may be the remnants of former farmsteads where the house has been lost but the buildings retained as a result of farm amalgamation.
- Field barns and outfarms have always been vulnerable to dereliction once redundant. Most outfarms and field barns present at the end of the 19th century have been lost from the landscape.

Typical features of field barns

Field barns are single buildings set within or on the edge of a field away from the main farmstead. They are often found in areas where land holdings were intermixed, especially in some upland and wood pasture areas. The earliest examples date from the 17th century. Field barns could be:

- Shelters for sheep, typically with low doors and floor-to-ceiling heights.
- Shelters for cattle and their fodder (hay).
- Threshing barns with yards.
- Hay barns.
- Combination barns with a threshing bay and storage for the crop, and housing for cattle.

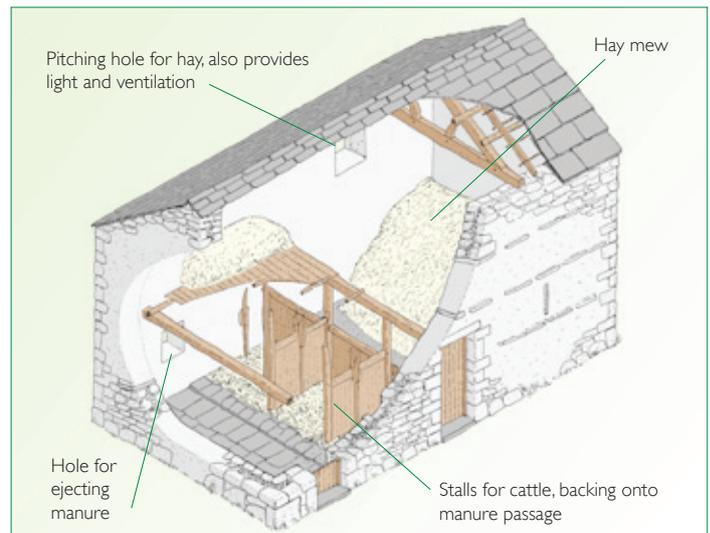
Typical features of outfarms

Outfarms consist of one or more buildings set around a yard away from the main farmstead, typically having shelter



An outfarm in the claylands of Suffolk, with a shelter shed for cattle attached to the barn. There is evidence in this part of Suffolk and other historic wood pasture areas for barns originating as hay barns which were converted into threshing barns after the pastures around them were converted to arable land. Photo © Steve Podd

sheds for cattle flanking a threshing barn. A cottage for a farm worker could also be sited nearby. They are particularly associated with areas of large farms which could have fields a long way away from the farmstead, 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.



This drawing shows a field barn typical of the Yorkshire Dales and other northern upland areas, in this case for six cattle. Most of the barn was given over to the loose storage of hay, for feeding cattle between October and May. © Yorkshire Dales National Park Authority



An outfarm on the Harewood estate near Hereford, now used as an architect's office. Photo © Bob Edwards

Smallholdings

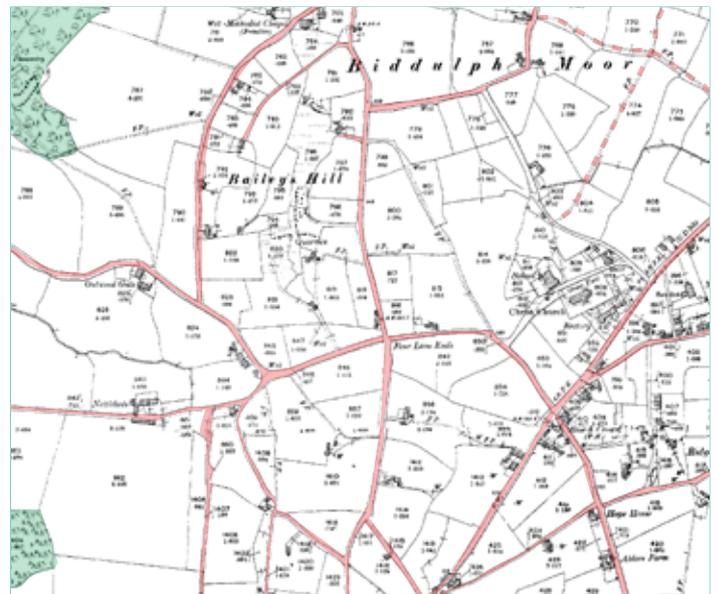
In contrast to farmers, who derived their primary income from the pursuit of agriculture, smallholders combined small-scale subsistence farming to supplement the income derived from other (usually industrial) activities such as woodland management, quarrying, coal or lead mining or metal working. Smallholders often relied upon access to common land and woodland and typically had little or no enclosed land. Smallholdings will often be identified by their location in areas of small fields close to areas of common land – what Historic Landscape Characterisation (HLC) has identified as areas of squatter enclosure – whereas cottages, which may be of a similar size, will usually be set on roadsides without a clear association with fields. There is clearly a degree of overlap in these areas with farmsteads. The association of small-scale farmsteads with smallholdings may imply a similar small-scale subsistence farming practice coupled with other activities.



In parts of southern England smallholdings are principally found in heathland fringe areas or areas where heath or forest were enclosed in the 19th century. In the South Hampshire Lowlands enclosure of parts of the Forest of Bere allowed the development of horticultural smallholdings and small scale dairying supplying the growing towns of Portsmouth and Southampton with vegetables and milk. The railway to London also supported the development of fruit growing, particularly strawberries on the former common west of Titchfield. Smallholdings are typically represented by small houses and small brick or corrugated iron clad sheds which give a distinctive character to parts of the area. Photo © Bob Edwards



The Smallholdings and Allotments Acts passed between 1907 and 1919 required County Councils to provide smallholdings through compulsory purchase. This had a localised impact, for example on the rich soils of the marshlands and fens of Lincolnshire. Farm buildings were typically built as small-scale versions of traditional farmsteads, using metal, concrete and brick in contrast to the Arts and Crafts influence of their associated houses. Buildings in concrete and weatherboarded timber; roofed in pantile, at Sutton Bridge in Lincolnshire. Photo © Shirley Brook



The map shows an example of a 'Squatter Enclosure' landscape in the north-east of Staffordshire. This landscape of small-scale fields, with small linear farmsteads, field barns and smallholdings, contrasts with the larger fields and farmstead to the left. This map contains Staffordshire County Council DSD GIS data. Based upon Ordnance Survey material © Crown Copyright and database right 2009. All rights reserved. License number 100019422

 Farmstead, showing the buildings in black and the boundaries of the main yards (highlighted in green), working areas and gardens.



4 MATERIALS AND DETAIL

This section introduces the historical development of building materials, with more detailed notes on the rarity of timber frame, early brick, earth and thatch, followed by notes on the significance of surviving fittings and detail.

Historic farmsteads reflect England's huge diversity in geology, and differences in building traditions and wealth, estate policy, access to transport links and the management of local timber and other resources. The use of materials reflects not only the availability of materials but also the status of the farm and its owner. This has contributed to great contrasts and variety in traditional walling and roofing materials and forms of construction, which often survived much longer on working farm buildings than farmhouses. From the later 18th-century mass-walled buildings in stone and brick, roofed with tile or slate, increasingly replaced earlier forms built from earth, timber and thatch. Building materials such as softwood timber, brick, slate and iron could also be imported onto the farm via coastal and river ports, canals and rail. There also appeared in the 19th century a range of standard architectural detail, such as part-glazed and ventilated windows and the use of cast and wrought iron for columns. Prefabricated construction in industrial materials made its way onto farms from the 1850s, but did not become dominant and widespread until after the 1950s.



Successive phases of rebuilding are a key characteristic of vernacular farm buildings in particular. This timber-framed building in the Cheshire Plain had its wattle and daub infill replaced by brick in the 19th century, and was also then extended in sandstone blocks and brick. Corrugated iron, used from the 1820s for industrial buildings, was commonly used for repairing roofs by the First World War. Photo © Jen Deadman



18th century and earlier brick is rare, and was often used decoratively and on high-status buildings as here in Norfolk. Brickwork of a 17th century barn laid in English bond (alternate courses of headers and stretchers). Early bricks tend to be considerably thinner than later bricks and the mortar joints are often thick. The use of 18th century and earlier brick on farm buildings is rare, and largely confined to East Anglia and areas of southern England and the Midlands. Photo © Mike Williams/ English Heritage



Machine-sawn softwood was commonly employed for roof trusses in the 19th century, combined with wrought-iron bolts and rods and the use of cast iron columns. It is here used in a revolutionary design covered yard of the 1860s. Photo © Mike Williams/ English Heritage



A piggery built c.1880 in mass concrete. Concrete was used on some improving estates in the mid-late 19th century, and was used on some county council smallholdings in the 1920s. It was not generally used until after the Second World War. Photo © Bob Edwards

SPECIAL SIGNIFICANCE

Earth

Some parts of England display different traditions of walling in earth, dating from the 14th century onwards, which can survive behind later brick or stone skins and are often protected by a render coat of lime or chalk slurry. Walling in 'lifts' of clay is the most commonly found form of earth walling. It is now mostly found in the Solway Plain of Cumbria and across the central southern and south-west areas of England, and more rarely in an area extending from Warwickshire to East Anglia. The earth in 'mud and stud' walling is reinforced by a framework of timber uprights and riven laths: this technique is concentrated in Lincolnshire and also found in Nottinghamshire, Leicestershire and the coastal Fylde area of Lancashire.



(A) This is a rare surviving example of a small earth-walled building in the New Forest. The 'lifts', the phases of building up of the clay walls can be seen as horizontal bands of clay with slightly different textures and amount of small stones in the clay.
 (B) Clay lump, unfired blocks of clay laid in regular courses and often protected by a coating of gas tar, is found in the claylands of East Anglia and dates from the late 18th century. Photos © Bob Edwards

Thatch

Thatch was being replaced in slate and tile in large parts of rural England by the late 18th century. It is now concentrated in the southern half of England. Farmers used a wide range of locally available materials – heather, bracken, reeds, rushes, grass, turf, and straw from oats, barley, wheat and rye. Solid thatch, where the whole of the roof space was filled, is now extremely rare and concentrated in the southern Midland and central southern counties. Thatch can survive exposed within buildings which were reroofed in tile, slate and metal including corrugated iron.



Combed wheat reed, in which all the straw is laid in the same direction with butts down, is distinguished by a neat finish resembling reed thatch. Photo © Bob Edwards

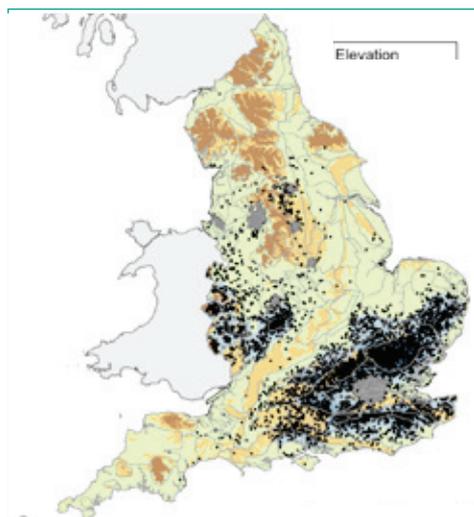


Longstraw is distinguished by its much thicker and looser covering of straw. The ears and butts are mixed, and the stems are bruised and crushed. Photo © Bob Edwards



Heather thatch, now concentrated in the uplands of northern England. Photo © Jen Deadman

Timber frame



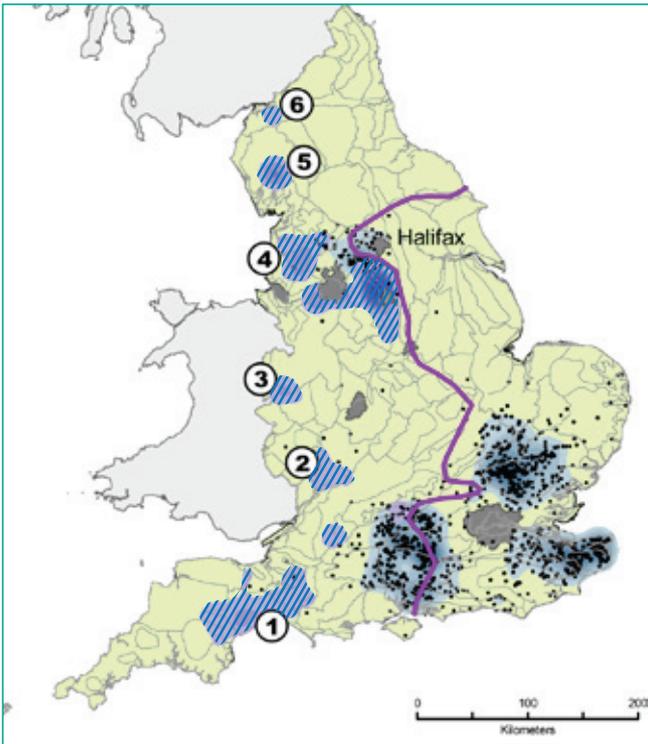
Different carpentry traditions developed to either side of the the central limestone belt, with larger-section timbers and square-panel framing to the west and smaller sections of timber to the east. In both of these areas are core areas (shown in blue) where the densities of timber-framed houses are highest, and outer arcs where the densities are lower but timber frame often survives beneath later brick and stone cladding. To the north there is a scatter of timber frame, excluding the Peak District but with a high density around the southern Pennine conurbations where there was an historical concentration of woodland.



Hand-sawn hardwood boarding is now rarely found on timber-framed buildings, as machine-sawn softwood was increasingly used from the late 18th century. Timber planks, either rebated or slotted like wattle, were also used but now only survive in very rare instances. Wattle or split laths could be covered in daub or left uncovered if more ventilation was required. Photo © Jeremy Lake

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The distribution of listed cruck and aisled agricultural buildings



The thick line shows the eastern limit of the distribution of cruck-framed buildings, the principal concentrations of which (in the blue hatching) are 1) in the south-west of England, including jointed crucks formed of two timbers, 2) in and around the Severn and Avon Vale, 3) in and around the Clun and Shropshire Hills, 4) the southern Pennines and its valleys extending into the Lancashire Plain, 5) the southern half of the Lake District and 6) east of Carlisle. The dots show listed aisled barns, the main concentrations of which are highlighted in light blue. Aisled barns dating from the medieval period to the mid-19th century are a characteristic feature of the arable vales and downlands of southern England, and are highlighted here as three major concentrations. Elsewhere in England they are mostly associated with high status houses and estate farms dating from the 17th century or earlier, including a notable concentration in the southern Pennines of Yorkshire and Lancashire, including examples built for wealthy yeoman clothiers around the cloth centre of Halifax. © Crown copyright and database right 2014. All rights reserved. Ordnance Survey Licence number 100024900.



Aisled barn, Cressing Temple, Essex. One of the earliest barns in England dating from the 13th century. (South Suffolk and North Essex Claylands)
Photograph © English Heritage/Michael Williams



Barn at Cross Farm, Burgh-by-Sands, Cumbria, showing the full crucks to the interior of a late 17th-century clay-walled barn. (Solway Basin)
Photograph © Jen Deadman

ARCHITECTURAL DETAIL AND INTERNAL FITTINGS

Significant features to look for are:

- Traditional stalls and other interior features (e.g. mangers, hay racks) in stables and cattle housing, which are mostly of 19th and early 20th-century date. Very rare examples of earlier doors, windows and flooring can be found.
- Historic surfaces such as brick, stone-flag and cobble floors to stables and cattle housing, with drainage channels. Lime ash floors and rush withy floors are very rare. Threshing floors in barns are increasingly uncommon
- Distinctive doors and windows, (usually half-glazed or shuttered), pre-19th century examples being very rare.
- Industrial fittings, notably iron or concrete stalls and mangers and tramways for conveying feed, associated with planned or industrial 19th-century farmsteads.



Plank and ledged doors are typical, and are hung off heavy frames or hinged directly into masonry walls. Photo © Mike Williams/ English Heritage



Horizontal sliding hit-and-miss ventilators achieved wide popularity in the mid- to late 19th century. Horizontal-sliding doors were used from the 1850s. Photo © Mike Williams/ English Heritage



Cobbles used for the hard standings, and flags for the passageway, of a cow house in the Pennines. Photo © Jen Deadman



Traditional cattle stalls of the type depicted here were replaced from the early 20th century in order to conform with hygiene regulations. They are increasingly rare. Photo © English Heritage/ Mike Williams



Cast-iron columns and railings to the interior of an 1870s covered yard for cattle. Photo © English Heritage/ Mike Williams

Unusual features of historic interest, often difficult to spot, include:

- Tallies near threshing floors in barns for noting production of grain, and numbers to grain bins.
- Incised ritual marks for protecting produce or livestock, which are usually in the form of 'daisy wheels' or 'Marian marks'.
- Burned ritual marks made to 'fight fire with fire' and thus to prevent fires happening in buildings that are themselves flammable, or which store flammable materials. Some marks date from the 17th century, but most date from the revival of the tradition in the 19th century. The marks usually take the form of a deep candle scorch, or a scorched daisy wheel pattern.
- Graffiti or artwork, such as soldiers' graffiti, which is tied in with significant cultural events or occupation or graffiti recording names of workers, sales etc.
- Constructional marks associated with the transport and prefabrication of structural carpentry and timber frames, such as shipping and carpenters' marks. Also laying out marks from the creating of the timber frame in the carpenter's yard.



Incised or burned ritual marks, for protecting produce or livestock, usually take the form of a deep candle scorch, or a daisy wheel pattern. Photos © Jen Deadman



Graffiti or artwork may record the names of workers, sales etc. Photo © Worcestershire County Council



Tally marks note the amount of crops produced or stored in barns, granaries and other storage buildings such as for hops. Photo © Worcestershire County Council



An exceptionally rare inscription on an aisle post noting the builder of a 17th century barn. Photo © Bob Edwards

LOCAL VARIATIONS & THE NATIONAL CHARACTER AREAS

The nature and intensity of the drivers for change works upon local variations in the historic character of farmsteads and farm buildings, and the landscapes in which they sit. These drivers vary according to patterns of redundancy and dereliction; farm income; the broader social and economic character of rural areas; the flow of traditional farm buildings into the property market; and the relative demands for economic and residential conversion.

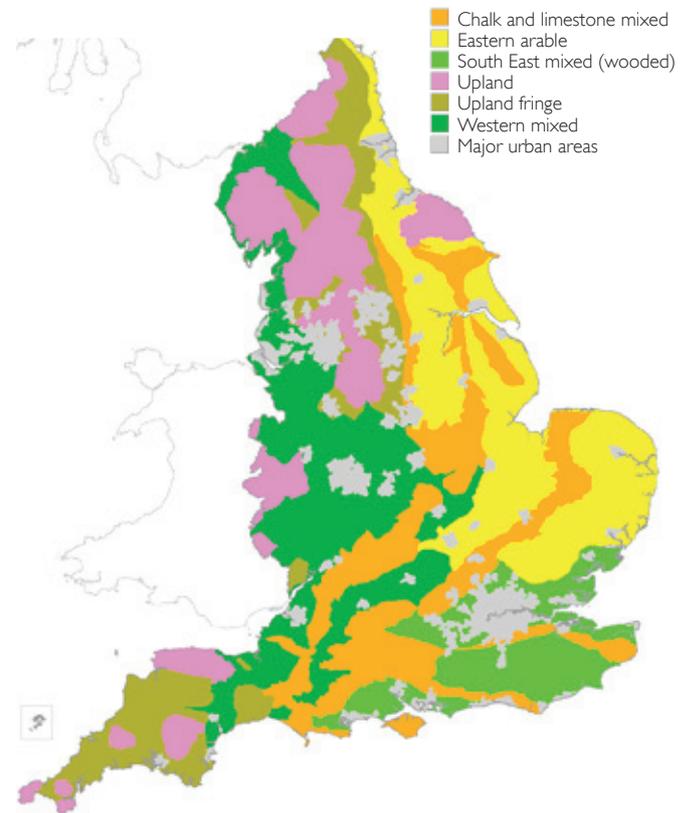
Chalk and Limestone Mixed. Large holdings and estates, often over 2000 hectares in size, have developed on the free-draining alkaline soils and chalk or limestone geology of these plateau landscapes. Large-scale courtyard farmsteads and large fields show that large corn-producing farms developed from the 15th-17th centuries in parts of the southern downs and the Cotswolds, and not until the late 18th and early 19th century in the Lincolnshire and Yorkshire Wolds. Two-thirds of the area is taken up by arable farms, which together with those in the Eastern Arable include some of the most specialised and largest in Europe. Large-scale arable farming is likely to expand in the future.

Eastern Arable. Large corn-producing farms developed across these areas after 1750, resulting in the development of new agricultural landscapes with large courtyard farmsteads, as on the large estates of Northumberland, and the adaptation of landscapes that have retained earlier enclosed fields and buildings dating from the medieval period, as in the claylands of East Anglia. 80% of the land area is now devoted to crops, the principal exception being the horticultural industry of the Fens, and it is expected to intensify in the future.

South East Mixed (Wooded). A broad range of farmstead and building types, many dating from the medieval period, have developed within a diversity of arable vales and wood pasture landscapes such as the Weald of Kent and Sussex. Farms now combine arable cropping with sheep, beef, dairying and horticulture: hobby farms and other smallholdings comprise 19% of the total of holdings, reflecting both the continuation of small farms in area of woodland and heath and also the urbanisation of the farming landscape from the mid-19th century. It is predicted that this area will witness the expansion and intensification of arable production, in tandem with the growth of small farms.

Uplands and Upland Fringe. These areas retain the highest proportion of surviving traditional farmsteads that have retained their historic form and that remain in agricultural use, within landscapes that retain exceptionally clear evidence for land use and settlement dating from the medieval period and earlier. The resources of these areas provided the focus for a wide range of rural extractive and processing industries which developed alongside or in combination with farming, and often smallholding. Grassland for stock rearing is now the dominant land use and many upland farmers are now more economically disadvantaged for modern farming than other parts of England, and increasingly dependant on diversification and other sources of income. These areas, especially within National Parks, have seen a high uptake on agri-environment scheme grants for the maintenance and conservation repair of traditional farm buildings.

Western Mixed. This developed as an area of mixed farming. Large corn-producing farmsteads are often intermingled with small-scale farmsteads that survived longest around small remaining areas of common grazing land. Another distinguishing characteristic, in contrast to the Eastern Arable and partly in response to its wetter climate, is the development of early cattle housing and the more extensive survival of farm buildings dating from the late 17th century. Mixed farms will become more specialised, and there is a trend to larger farms which are involved in arable production in combination with sheep and beef, rather than dairying.



This map shows the five Agricultural Landscape Types into which the National Character Areas (see following pages) have been grouped by Natural England and Defra, in order to scope the options for future change and measure the effectiveness of the agri-environment schemes. All these areas reflect broad differences in terms of soil type, farming practice and other fundamental historic distinctions that extend into the medieval period and beyond. © Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100024900.

All of the National Character Areas (NCAs) are listed by their number and name in the table and the accompanying map that follows. The table also indicates, from the left-hand column:

DIS Rates of disrepair of listed buildings from the Photo Image Survey. 7.5% of buildings (primarily redundant ones) exhibit obvious signs of structural disrepair; this figure being much lower for the National Parks (2%), largely due to the funding of repair through the agri-environment schemes up to 2006. Sufficient data is absent for some areas.

CONV Rates of conversion of listed buildings from the 2006 Photo Image Survey (see *Extending the Evidence Base*, 2009). This notes that 39% of listed farm buildings have been converted to commercial and (mostly) residential use. This figure is much lower for National Character Areas that fall within the National Parks (18%) but the same for AONBs (30%). These figures are clearly out of date now, but provide a useful benchmark for considering the types and levels of change to listed buildings.

PRE-1750 The density of pre-1750 listed buildings, which provides a broad indication of the actual and potential survival of substantially intact early working buildings. Observation and Farmsteads Mapping (see page 4) has shown that some areas with a low survival of traditional farmsteads have high numbers of early buildings which fulfil listing criteria, whereas some areas affected by later rebuilding have relatively few listed buildings but a high survival of traditional farmsteads. The density is rated as high (H), medium (M) or low (L).

The colour indicates the Agricultural Landscape Type for each NCA.

- Upland
- Upland Fringe
- Western Mixed
- South East Mixed (Wooded)
- Chalk and Limestone Mixed
- Eastern Arable

NCA No	National Character Area	Dis	Conv	Pre-1750
1	North Northumberland Coastal Plain	7	17	L
2	Northumberland Sandstone Hills	11	-	L
3	Cheviot Fringe	14	12	L
4	Cheviots	-	20	L
5	Border Moors and Forests	-	6	L
6	Solway Basin	2	26	M
7	West Cumbria Coastal Plain	7	19	L
8	Cumbria High Fells	0.7	17	M
9	Eden Valley	-	24	M
10	North Pennines	8	17	L
11	Tyne Gap and Hadrian's Wall	3	20	L
12	Mid Northumberland	11	24	L
13	South East Northumberland Coastal Plain	27	21	L
14	Tyne and Wear Lowlands	14	46	L
15	Durham Magnesian Limestone Plateau	-	83	M
16	Durham Coalfield Pennine Fringe	21	14	L
17	Orton Fells	13	6	M
18	Howgill Fells	-	-	L
19	South Cumbria Low Fells	5	31	M
20	Morecombe Bay Limestones	-	29	M
21	Yorkshire Dales	4	18	M
22	Pennine Dales Fringe	5	35	L
23	Tees Lowlands	16	18	L
24	Vale of Mowbray	-	18	L
25	North Yorkshire Moors and Cleveland Hills	8	22	M
26	Vale of Pickering	-	36	L
27	Yorkshire Wolds	8	32	L
28	Vale of York	-	35	L
29	Howardian Hills	-	17	L
30	Southern Magnesian Limestone	-	39	M
31	Morecambe Coast and Lune Estuary	-	50	L
32	Lancashire and Amounderness Plain	10	38	M

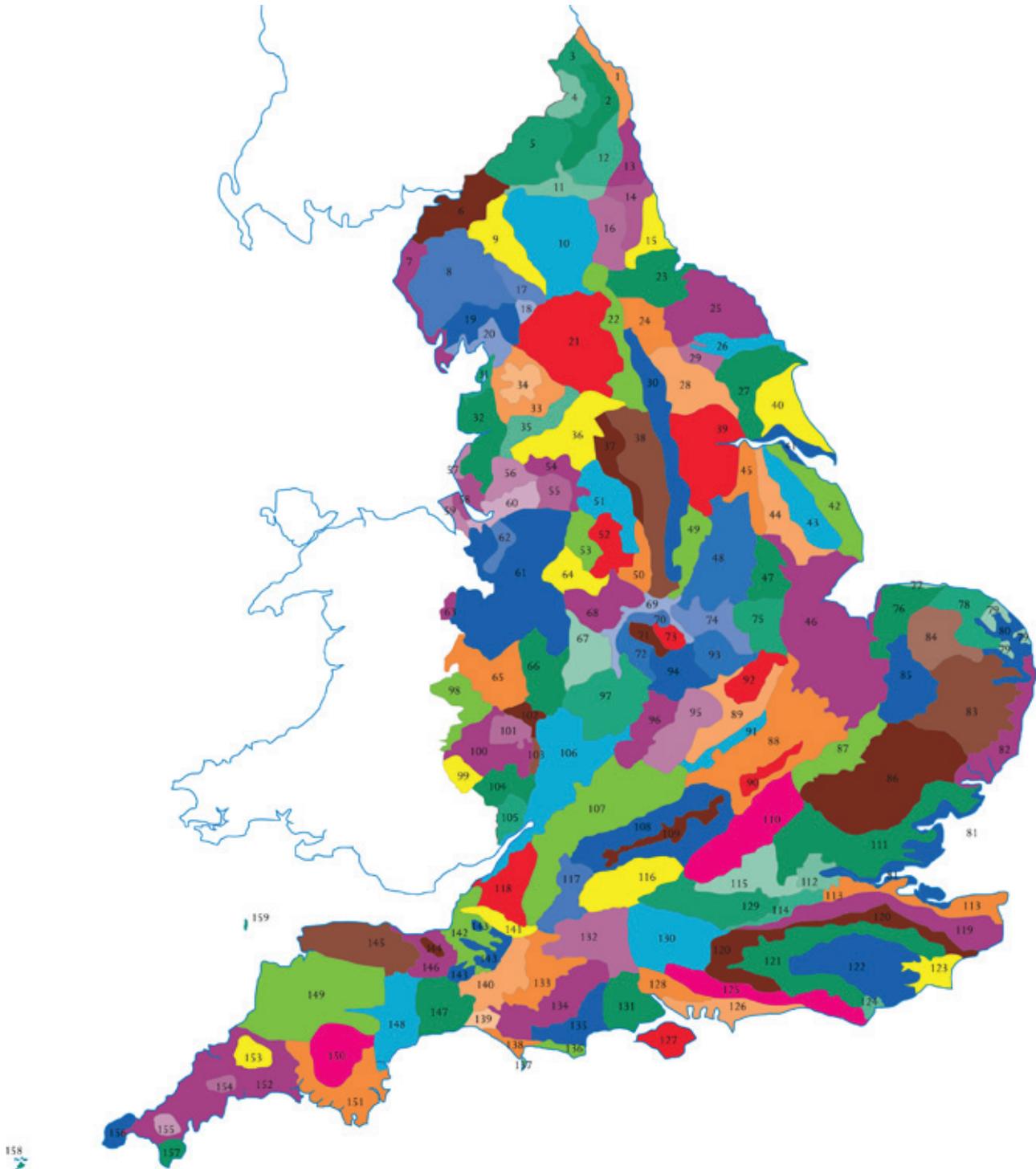
NCA No	National Character Area	Dis	Conv	Pre-1750
33	Bowland Fringe and Pendle Hill	5	29	M
34	Bowland Fells	20	17	L
35	Lancashire Valleys	13	51	M
36	Southern Pennines	8	39	H
37	Yorkshire Southern Pennine Fringe	18	49	M
38	Nottinghamshire, Derbyshire and Yorkshire Coalfield	26	40	M
39	Humberhead Levels	23	24	L
40	Holderness	11	18	L
41	Humber Estuary	17	25	L
42	Lincolnshire Coast and Marshes	25	27	L
43	Lincolnshire Wolds	20	17	L
44	Central Lincolnshire Vale	25	18	L
45	Northern Lincolnshire Edge with Coversands	9	21	L
46	The Fens	6	30	L
47	Southern Lincolnshire Edge	-	35	L
48	Trent and Belvoir Vales	12	25	L
49	Sherwood	-	20	L
50	Derbyshire Peak Fringe and Lower Derwent Valley	12	14	L
51	Dark Peak	13	48	M
52	White Peak	3	18	L
53	South West Peak	-	21	M
54	Manchester Pennine Fringe	27	33	L
55	Manchester Conurbation	-	50	L
56	Lancashire Coal Measures	18	39	M
57	Sefton Coast	-	100	L
58	Merseyside Conurbation	-	18	L
59	Wirral	-	15	M
60	Mersey Valley	-	32	L
61	Shropshire, Cheshire and Staffordshire Plain	9	35	M
62	Cheshire Sandstone Ridge	-	25	L
63	Oswestry Uplands	40	9	M

NCA No	National Character Area	Dis	Conv	Pre-1750
64	Potteries and Churnet Valley	8	21	M
65	Shropshire Hills	30	18	M
66	Mid Severn Sandstone Plateau	6	53	M
67	Cannock Chase and Cank Wood	10	21	L
68	Needwood and South Derbyshire Claylands	-	24	L
69	Trent Valley Washlands	8	38	L
70	Melbourne Parklands	-	28	L
71	Leicestershire and South Derbyshire Coalfield	50	60	L
72	Mease/ Sence Lowlands	-	25	L
73	Charnwood	-	25	L
74	Leicestershire and Nottinghamshire Wolds	-	38	L
75	Kesteven Uplands	-	30	M
76	North West Norfolk	-	11	L
77	North Norfolk Coast	-	71	L
78	Central North Norfolk	3	15	M
79	North East Norfolk and Flegg	4	31	M
80	The Broads	-	10	M
81	Greater Thames Estuary	24	17	M
82	Suffolk Coast and Heaths	10	19	M
83	South Norfolk and High Suffolk Claylands	7	35	H
84	Mid Norfolk	6	28	L
85	Breckland	8	46	L
86	South Suffolk and North Essex Claylands	7	35	H
87	East Anglian Chalk	2	40	M
88	Bedfordshire and Cambridgeshire Claylands	4	33	M
89	Northamptonshire Vales	-	29	M
90	Bedfordshire Greensand Ridge	-	21	L
91	Yardley-Whittlewood Ridge	7	26	M
92	Rockingham Forest	-	36	M
93	High Leicestershire	10	36	L
94	Leicestershire Vales	-	32	L
95	Northamptonshire Uplands	4	20	L
96	Dunsmore and Feldon	19	34	L
97	Arden	15	42	M
98	Clun and North West Herefordshire Hills	24	19	H
99	Black Mountains and Golden Valley	24	5	H
100	Herefordshire Lowlands	21	27	H
101	Herefordshire Plateau	15	31	H
102	Teme Valley	11	28	H
103	Malvern Hills	7	29	H
104	South Herefordshire and Over Severn	16	23	H
105	Forest of Dean and Lower Wye	-	20	L
106	Severn and Avon Vales	10	37	H
107	Cotswolds	4	35	M
107	Upper Thames Clay Vales	8	33	M
109	Midvale Ridge	6	43	M
110	Chilterns	6	33	H

NCA No	National Character Area	Dis	Conv	Pre-1750
111	Northern Thames Basin	7	27	H
112	Inner London	-	-	L
113	North Kent Plain	2	38	M
114	Thames Basin Lowlands	-	32	M
115	Thames Valley	18	45	M
116	Berkshire and Marlborough Downs	8	14	L
117	Avon Vales	3	30	M
118	Bristol, Avon Valleys and Ridges	9	45	L
119	North Downs	5	42	M
120	Wealden Greensand	7	44	H
121	Low Weald	11	49	H
122	High Weald	8	56	H
123	Romney Marshes	-	63	L
124	Pevensey Levels	-	-	L
125	South Downs	5	26	M
126	South Coast Plain	7	33	L
127	Isle of Wight	9	19	M
128	South Hampshire Lowlands	-	40	M
129	Thames Basin Heaths	9	26	M
130	Hampshire Downs	4	21	M
131	New Forest	-	14	L
132	Salisbury Plain and West Wiltshire	5	19	L
133	Blackmoor Vale and the Vale of Wardour	11	32	L
134	Dorset Downs and Cranborne Chase	2	25	M
135	Dorset Heaths	5	39	L
136	South Purbeck	8	40	L
137	Isle of Portland	-	-	L
138	Weymouth Lowlands	-	21	L
139	Marshwood and Powerstock Vales	-	38	M
140	Yeovil Scarplands	5	21	M
141	Mendip Hills	-	28	L
142	Somerset Levels and Moors	-	29	
143	Mid Somerset Hills	-	36	L
144	Quantock Hills	-	-	L
145	Exmoor	6	29	L
146	Vale of Taunton and Quantock Fringe	-	34	L
147	Blackdowns	3	33	H
148	Devon Redlands	5	36	H
149	The Culm	6	32	M
150	Dartmoor	1	18	H
151	South Devon	16	42	M
152	Cornish Killas	6	32	L
153	Bodmin Moor	-	25	L
154	Hensbarrow	-	68	L
155	Cammenellis	-	29	L
156	West Penwith	9	35	L
157	The Lizard	-	-	L
158	Isles of Scilly	17	14	L
159	Lundy	-	-	L

The Character of England map

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SOURCES

ENGLISH HERITAGE GUIDANCE

Research at a national level by English Heritage (<http://www.helm.org.uk/farmbuildings>) has examined the drivers for change and the effectiveness of policy at national and international levels. This has emphasised the need to develop an evidence base, and for future strategies and approaches towards the re-use of historic farmsteads and their buildings to be based upon an understanding of their sensitivity to and potential for change. Key documents are listed below, and can be downloaded from the HELM website, English Heritage's online resource for owners, planners and everyone else involved with caring for the historic environment at a local level.

EH/Countryside Agency 2005. *Living Buildings in a Living Landscape: Finding a Future for Traditional Farm Buildings*.

- This summarises English Heritage's policy position, and will be revised in 2015.

For guidance on conversion and maintenance see:

EH 2006. *The Conversion of Traditional Farm Buildings: A Guide to Good Practice*

EH 2011. *The Maintenance and Repair of Traditional Farm Buildings: A Guide to Good Practice*.

For an analysis of the evidence base and the drivers for change see:

EH 2009. *Historic Farm Buildings: Extending the Evidence Base*

Gaskell, P and Owen, S 2005. *Historic Farm Buildings: Constructing the Evidence Base* (EH/Countryside Agency/ University of Gloucester)

For fully-referenced regional statements with national and regional bibliographies, which also set out the national context for farmsteads and their associated landscapes, see:

EH/Countryside Agency 2006. *Historic Farmsteads: Preliminary Character Statement* (a series of eight regional documents)

HISTORY OF FARM BUILDINGS AND SETTLEMENT

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