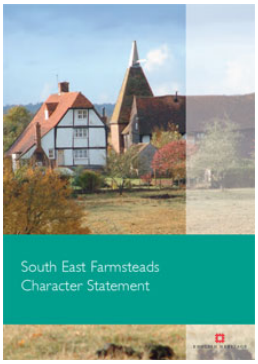
Historic England

South East 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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South East Farmsteads Character Statement

ENGLISH HERITAGE

CONTENTS

This working document presents a summary of the historic character, significance and issues for change for traditional farmsteads across the south east of England, followed by illustrated guidance which aims to identify and help assess their historic character and significance in the field. It covers the counties of Buckinghamshire, East Sussex, Hampshire, Kent, Oxfordshire, Surrey and West Sussex and includes the Unitary Authority areas of the Isle of Wight, Milton Keynes, Portsmouth, Southampton, Medway Towns, Brighton and Hove, West Berkshire, Reading, Slough, Windsor and Maidenhead, Bracknell and Wokingham.

The front cover shows a farmstead with a medieval house, a 17th century or earlier barn and a 19th century oast in the High Weald.
Photo © Janina Holubecki / High Weald AONB

This guidance has been prepared by Jeremy Lake of English Heritage with Bob Edwards of Forum Heritage Services. Layout by Diva Arts

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BACKGROUND TO THIS DOCUMENT

Traditional farmsteads and their buildings are assets which contribute through a variety of uses to local character and distinctiveness and also rural economies and communities. Structural 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 have been under the greatest threat of neglect on one hand, and development on the other, than any rural building type. Future change is inevitable if they are to be retained as a distinctive part of the rural landscape.

This document brings together the results of preliminary characterisation across this part of England, the mapping of the historic character and survival of farmsteads in their landscape context in Kent, East and West Sussex and Hampshire and research on the current use of farmsteads in the High Weald AONB and elsewhere. This initial work on developing a consistent evidence base has also been developed in parallel to the piloting a Farmsteads Assessment Framework which aims to inform and achieve the sustainable development of farmsteads, including their conservation and enhancement.

This character-based approach to historic farm buildings, coupled with intelligence about present-day uses, condition and risk has shaped, and will continue to shape, English Heritage's position on the management of a very large stock of functionally redundant buildings, complemented by more detailed survey and techniques. This will inform changes to our advice (*Living Buildings in a Living Landscape*, 2006, which will be revised in 2015). Changing economic realities may necessitate further re-evaluation of this position in the future – but this will always be grounded in a sound and robust evidence-base.

The terminology for describing farmsteads and their building types has been developed with the English Heritage Data Standards Unit, and will allow users to identify and apply standardised indexing to farmstead types and their functional parts. This will be of use to Historic Environment Records and it is hoped to anyone involved in the recording of farmsteads. It is intended to be a dynamic indexing tool which will evolve with further use; suggested additions and/or amendments can be made by using the on-line form at **http://fishforum.weebly.com/submit-a-candidate-term.html**.

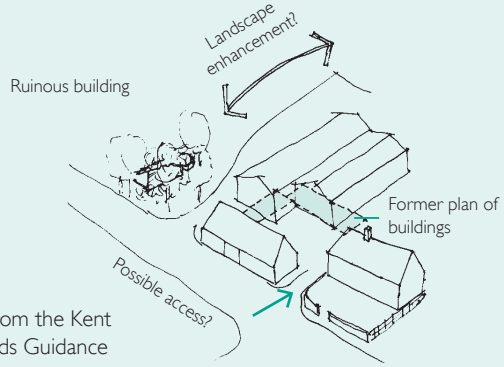
See Sources: background documents for more information

FARMSTEADS ASSESSMENT IN ENGLAND

The following range of documents have been developed, to provide a consistent framework to inform decision-making by all those involved in the reuse and development of historic farmsteads:

- Farmstead Assessment Frameworks which will help applicants for planning and listed building consent identify any issues at the critical pre-application stage in the planning process.
- Farmsteads Character Statements that provide more detailed illustrated guidance on farmstead and building types, and of areas, and which will also be of interest to individuals and communities with an interest in understanding the character and development of farmsteads and places.
- Design Guidance which is intended to help applicants who are then considering how to achieve successful design, including new-build where it is considered appropriate and fitted to local plan policy.
- Guidance on Recording and Research which will summarise the main issues to consider when undertaking more detailed recording of a site, including case studies and research questions to guide the survey and assessment process.

These all provide templates for use as appropriate and required by local planning authorities and others, thus economising on the costs of producing detailed guidance including supplementary guidance at a local level. This approach was first developed in Hampshire and for the High Weald AONB Unit (**http://www.highweald.org**), and then across Kent with the Kent Downs AONB (**http://www.kentdowns.org.uk/publications/kent-downs-aonb-farmstead-guidance**). The approach is being refined in other parts of England, including Worcestershire, Staffordshire and Wiltshire. See SOURCES for further information.



Extract from the Kent Farmsteads Guidance

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 27) 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.

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.

Vernacular buildings are characteristic of their locality. They typically use locally available materials, but may also include imported brick, slate and other materials as these became available. They will often display evidence of successive episodes of change as farmsteads and buildings were developed and added to over time. Photo © Jeremy Lake

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

A typical mid 20th century shed, with a curved profile to the roof which resembles those used for iron-framed Dutch barns that date back to the late 19th century. Photo © Jeremy Lake

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

Historic farmsteads and their buildings are an integral part of rural settlement and the landscape and how it has changed over centuries. Rural settlement in this part of England is dominated by isolated farmsteads and hamlets, village-based settlement being most common in the north east.

The size and layout of farmsteads, and the range of building types found within them, 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.

The most significant distinction in this part of England is between courtyard-plan farmsteads, the largest of which developed in corn-producing areas, and dispersed plan farmsteads which are concentrated in the Weald and other historic wood pasture and heathland areas. Farmhouses are commonly detached and were built or rebuilt to face away from the farmyard in this part of England.

Characteristic building types in this part of England include:

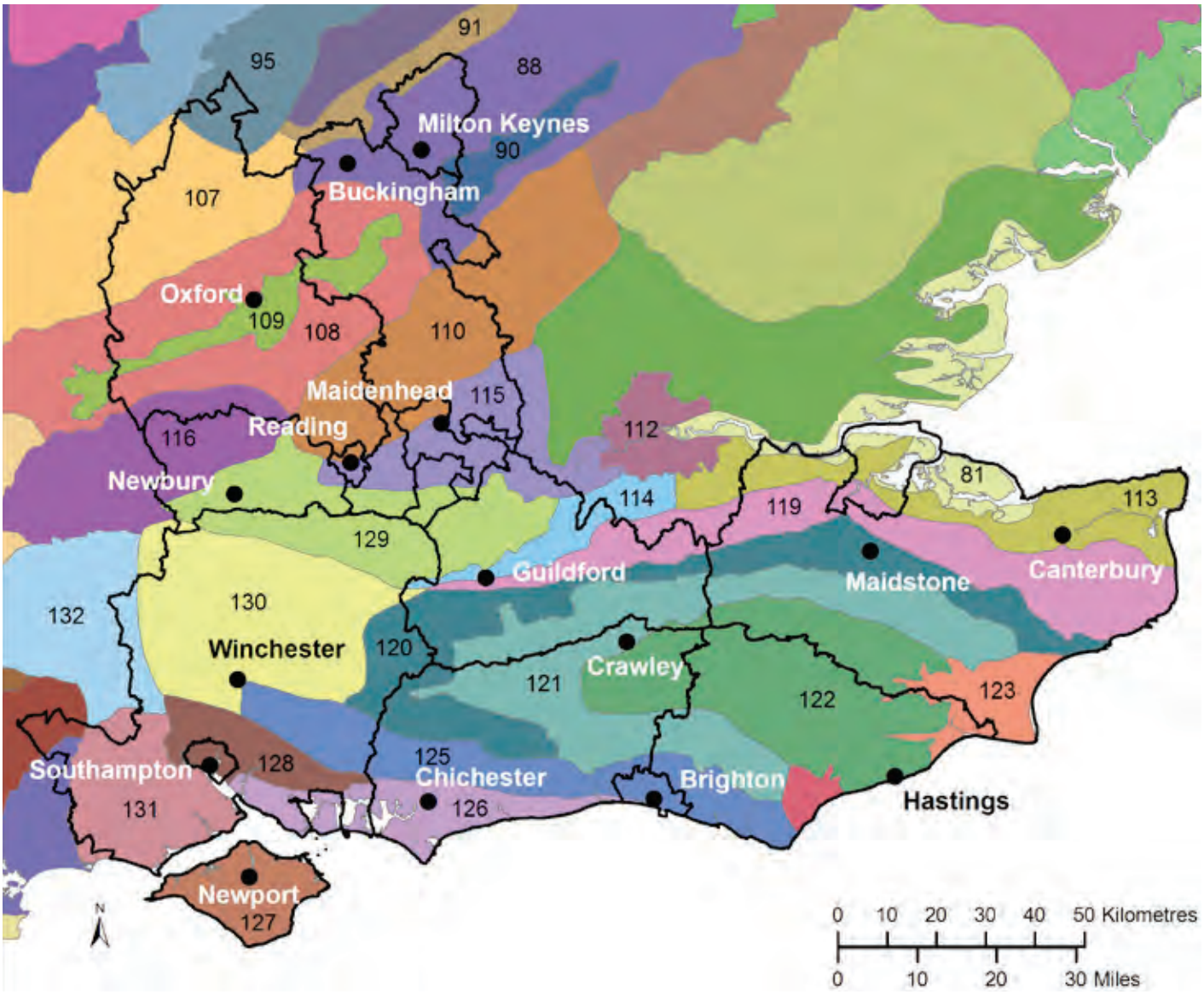
- Barns for threshing and processing the grain crop. These include a high proportion by national standards of 17th century and earlier examples. Aisled barns are concentrated in the chalk downs and the vales, and multi-functional combination barns are concentrated in the wood pasture landscapes.
- Buildings for cattle, most commonly in the form of open-fronted shelter sheds facing into yard.
- Granaries which are commonly sited above stables and/or cart sheds. Detached granaries, typically of 18th or 19th century date, are concentrated in the arable vales and chalklands – as also are larger stables and cart sheds, and also staddle barns in the west of the region.
- Pigsties, which are most commonly found in dairying areas, notably parts of the Weald and the Thames Basin Heaths.
- Oasts for storing and drying hops, which are concentrated in the Weald. Most are 19th century, there being some very rare examples of earlier kilns which survive as detached structures or within later oasts and barns. Hop picker's huts date from the late 19th century.

Field barns and outfarms enabled animals to be housed, crops to be processed and the farmland remote from the main farmstead to be enriched with farmyard manure.

The south east of England has one of the highest concentrations of 17th century and earlier farmstead buildings in England, although Farmsteads Mapping (see page 5) has shown that these are still relatively rare as a proportion of all surviving farmsteads. The earthworks around this farmstead at Saddlescombe in the South Downs, just north of Brighton, show that it was part of a hamlet in the medieval period. Its buildings survive as a rare grouping representative of historic farming practice across the downlands. They are set around four cattle yards and other working spaces, and include three large threshing barns dating from the 16th century, one converted into a large granary, and very rare surviving examples of a well house with a donkey wheel, a smithy, pens for rams and a formerly open-fronted shed for plough oxen. Photo © English Heritage NMR 27301/034

AREA VARIATIONS

Understanding of local variations in historic character and survival have used the National Character Areas (NCAs) as a framework. These combine a broad understanding of the historic environment with physical landscape character and the natural environment (see www.naturalengland.org.uk/publications/nca/default.aspx). Most of the south east comprises arable vales, the limestone wolds to the north west and the chalk downlands which stretch across central southern England. Large courtyard-plan farmsteads developed to serve large corn-producing farms, and are typified by large barns, granaries, cart sheds and stables. In contrast to these are wood pasture, heathland and marshland areas (concentrated in the Low and High Weald (121-122) and in pockets of NCAs 81, 111, 126, 123, 124, 126, 128, 131 and 135) which have a broader range of courtyard, dispersed and linear farmsteads which are concentrated in wood-pasture areas and around areas of heathland and other rough ground for grazing animals.



National Character Areas in south east England.

81 Greater Thames Estuary
88 Bedfordshire and Cambridgeshire Claylands
90 Bedfordshire Greensand Ridge
91 Yardley – Whittlewood Ridge
95 Northamptonshire Uplands
107 Cotswolds,
108 Upper Thames Clay Vales
109 Midvlae Ridge
110 Chilterns
111 Northern Thames Basin
113 North Kent Plain
114 Thames Basin Lowlands
115 Thames Valley
116 Berkshire and Marlborough Downs
119 North Downs
120 Wealden Greensand
121 Low Weald
122 High Weald
123 Romney Marsh
124 Pevensey Levels
125 South Downs
126 South Coast Plain
127 Isle of Wight
128 South Hampshire Lowlands
129 Thames Basin Heaths
130 Hampshire Downs
131 New Forest
132 Salisbury Plain and West Wiltshire Downs
133 Dorset Downs and Cranborne Chase
135 Dorset Heaths

SIGNIFICANCE

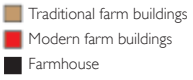
A traditional farmstead or farm building will have significance if it makes a positive contribution to local character and distinctiveness, whether it is designated as a heritage asset or not. Some, including non-traditional buildings, will also have special rarity or significance in a local or national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

Historic maps of the early 1900s, verified by fieldwork, provide a useful benchmark to measure the degree of change to a farmstead.



HIGH SURVIVAL LOW SURVIVAL

No change to the historic form with a high retention of buildings and internal/external features.

Minor changes and/or loss to historic form.

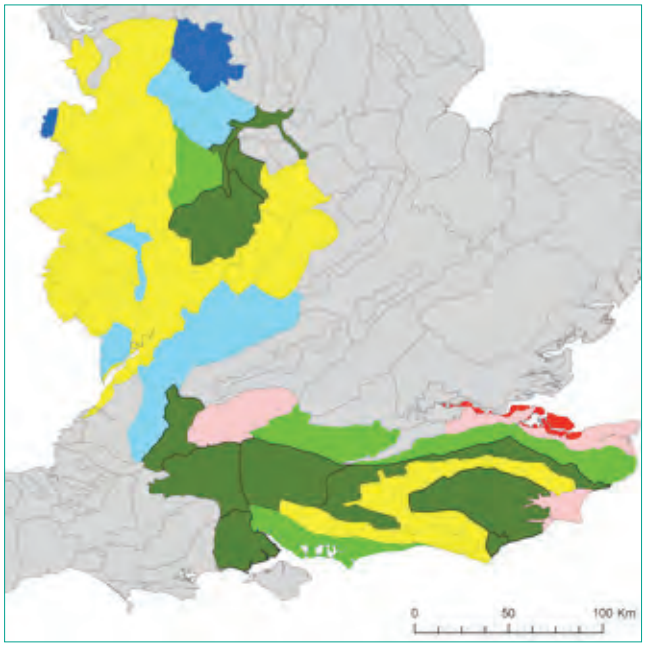
Significant change, with over 50% loss of historic form and few remaining buildings.

Major change, with all historic working buildings demolished, leaving only the farmhouse.

Change over the 20th century has resulted in strong local differences in the degrees of survival of traditional farmsteads. Farmsteads Mapping projects in Hampshire, Sussex and Kent (see *Sources*) have mapped the historic character of over 17,000 farmsteads from the Ordnance Survey 2nd edition maps of c.1890–1900, which marks the end of the period of traditional farmsteads development. Modern maps were then used to measure the degree of survival, the result being that:

- 52% have had no or little change, retaining more than 50% of their historic form.
- 21% have lost more than 50% of their historic form but retain some working buildings.
- 13% have lost all their working buildings, retaining only the farmhouse.
- 2% have lost all their historic buildings, but the site remains as a farmstead with modern buildings, and 12% have been completely lost from the landscape, mostly due to urban development.
- 12% have been completely lost from the andscape, mostly due to urban development.

Outfarms and field barns have been subject to very high levels of loss, only 25% retaining any of their historic form. These buildings have a lower likelihood of being listed and their often remote positions mean that it can be difficult to find viable alternative uses, leaving many redundant and neglected.



This map show the percentages, relating to the National Character Areas, of traditional farmsteads in areas covered by Farmsteads Mapping which retain more than 50% of their historic form. The levels of survival are lower than in the West Midlands where more than 80% of traditional farmsteads have retained their historic form. The South Coast Plain, Pevensey Levels, Romney Marsh, the North Kent Plain and the Thames Estuary have the highest degrees of 20th century alteration to farmstead layouts and their associated landscapes. The High and Low Weald has the highest levels of survival within landscapes that have often retained legible patterns of fields and woodland inherited from the medieval period.

SPECIAL SIGNIFICANCE

Some buildings or farmsteads have the potential for special significance when compared to farmsteads and their landscapes in other parts of England. The absence of statutory designation does not imply lack of special significance in this respect. The protection afforded to historic farm buildings through listing is uneven, because some areas have not been surveyed since the 1970s and there are many buildings of 18th century or earlier date that are unlisted. In theory, all buildings of pre-1700 date which survive in anything like their original condition will be listed and most buildings of about 1700 to 1840 are listed but there are acknowledged concerns about the quality of the Lists in parts of the South East.

See Cherry, M. et al *Heritage Protection Reform Statutory Lists: Review of Quality and Coverage 2010,* English Heritage; Edwards, B 2011. *South East Farmsteads: Higher Level Stewardship Targeting & Guidance*. Report by Bob Edwards of Forum Heritage for English Heritage, South East Team.

The numbers in each box refer to the pages in this document where more detailed guidance can be found.

3, 9	Traditional farmstead groups including 18th century or earlier working buildings. Any groups comprising a house and barn of 17th century or earlier date are of extreme rarity.
9	Well-documented and preserved planned farmsteads built to the designs of architects or engineers, which can post-date 1900 and may display the use of industrial building techniques (concrete, cast and wrought-iron for columns, roofs and stalling) and tramways. These are rare compared to other parts of England.
11	Farmsteads within or next to the earthworks remaining from medieval and earlier settlements and cultivation and land use.
11	Farmsteads that have a clear visual and/or historic relationship to historic parks and gardens.
23	Well-preserved smallholdings of the 1890s-1930s, built by local authorities.
23-26	Linear and L-shaped farmsteads, where the house and working buildings are attached and in-line, which are strongly associated with wood pasture and heathland areas.
27	Field barns and outfarms with buildings of 18th century or earlier date.
29-30	Evidence in the form of internal subdivision for 18th century and earlier combination barns, which in addition to the corn crop housed animals, grain etc. For example, the use of barns for housing cattle is a distinctive feature of the Weald and other wood-pasture areas. Some barns in the downlands and the North Kent Plain had a part of their upper floors used as granaries.
40-42	Unconverted oasts retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry are very rare and significant.
49	Staddle barns which are timber-framed threshing barns raised on staddle stones. They are found in the downland areas of west Berkshire and Hampshire, extending into the downlands of Wiltshire and Dorset.
51	18th century and earlier brick is rare, 17th century and earlier brick being largely restricted to high-staus sites.
52	Construction in earth, particularly in heathland areas (notably the New Forest), the chalk downlands of Hampshire and extending into Berkshire, the Chilterns and the Vale of Aylesbury.
53	Timber-framed buildings including those with: • Aisled construction, a highly distinctive feature in this part of England: their distribution extending into neighbouring parts of Europe. • Cruck frames, of 15th century and earlier date and concentrated in Hampshire and Buckinghamshire. • Wattle and daub infill, which was commonly replaced particularly on ground floors. • Hand-sawn weatherboarding and butted boarding, of pre-19th century date.
54	Roofing in long straw and wheat reed thatch, and some exceptionally rare survival of solid thatch.
55	Stalls, grain bins and other features, including graffiti and ritual marks, are also found in farm buildings.

ISSUES FOR CHANGE

Farmsteads, their buildings and the landscapes around them present different sensitivities to change, depending on their individual characteristics and the scale and nature of the change predicted for areas or proposed for individual sites. Key factors are:

- The type and density of settlement in the area, the amount of land cover provided by trees, hedgerows and woodland, and the provision of vehicular rights of way.
- How buildings are arranged in relationship to each other and the areas of public and private space around them.
- The scale and layout of individual buildings, the degree of natural light provided to them and any significant interior fabric or fittings. Buildings with plenty of doors and windows (for example stables) will be less sensitive to adaptive reuse than specialised windowless structures such as pigsties, many field barns and dovecotes.
- Their structural condition and the robustness or fragility of the materials from which they are constructed.
- Habitats for wildlife.

Option	*Key issues to consider*
Collapse and/or loss –through continued dereliction or demolition and salvage	*Dereliction and loss* have for centuries followed functional redundancy. Isolated buildings, without access, in deteriorating condition or lacking the capacity to accept alternative uses, are those most at risk. A key issue to consider is the impact of any loss, particularly cumulative loss, on the character of the landscape and how it is appreciated.
Maintain – through investment and the use of traditional or non-traditional materials Conservation repair – as features in the landscape or as significant historic buildings, with minimal or no alteration	*Maintenance and repair costs* The cost of continued maintenance and repair is a key issue, particularly for farm businesses, sometimes linked to the need for minor adaptation. Additional factors are: • The types of repair and its benefits for the durability and integrity of historic fabric. • The sources, cost and supply of traditional building materials. Potential sources of funding such as small-scale maintenance grants and large-scale repair grants for conservation repair are mostly targetted towards the most significant buildings.
Adapt – to new agricultural or non-agricultural uses New build – to support continued on-farm operations or to provide residential or non-agricultural business accommodation	*Investment through adaptive reuse and development* This offers the best way of securing a future for most farm buildings through maintenance and repair, and enhancing the contribution that farmsteads make to local character and habitats for wildlife. Getting the design right is critical for such sensitive sites, key issues to consider being the impact on and opportunities for: • Setting, boundaries and curtilage, through improvement of access, provision of car parking and gardens, development of prominent viewpoints and elevations. • Historic buildings, depending on their building materials, form and scale, the demand for more natural light (new openings) and the sub-division or amalgamation of spaces. • Habitats for wildlife.

The pace of change will vary from place to place, depending on 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; the economies of farming and forestry; and the relative demands for economic and residential conversion. There are, however, some broad trends that can be discerned:

- Research commissioned by English Heritage found that historic farm buildings are under the greatest pressure for change of any common building type – certainly in the countryside and perhaps anywhere (Gaskell and Owen, 2005). Residential use made up the great majority of conversions, despite planning policies that favour employment and business uses.
- A high proportion of listed buildings have been converted to new non-agricultural uses. Evidence from the Historic Farm Buildings Photo Survey[1] shows that listed farm buildings in the South East of England exhibit, by national standards, low rates of structural failure but high rates of conversion of listed buildings to non-agricultural (primarily domestic) uses – over 40%, the national average being 34%.
- The pilot mapping of current use and context, which has utilised the results of Farmsteads Mapping in Hampshire, East and West Sussex and the High Weald AONB (Bibby 2007), has shown that 39% of all traditional farmsteads that survive from c. 1900 remain in agricultural use with minimal diversification. 53% are in residential use, and the remainder (less than 10%) are in commercial use. The prices secured for dwellings associated with historic farmsteads are substantially above those of other property within a 10 kilometre radius, reflecting the high market value of this distinctive form of low-density rural living and making it difficult for non-residential reuse to compete economically.
- Residential use associated with historic farmsteads has made a significant contribution to residential growth in rural areas, matching that of city living developments in urban cores (Bibby 2009, 11-12). There are local differences in the patterns of conversion and subdivision, with areas of dispersed settlement, especially in the Weald where densities of farmsteads are historically high, absorbing much of the increase in new property addresses.

The Government Office for Science's Land Use Futures Project (http://www.foresight.gov.uk) has demonstrated that these trends are likely to accelerate further in response to the diversification of farm businesses, the growth of larger farming units and the complementary market for smaller hobby-farm units amongst dual-income households. Understanding of these overall trends has also been deepened by local research. For example a 2007 report by Land Use Consultants for the High Weald AONB Joint Advisory Committee showed that lifestyle buyers are now 75% of the High Weald AONB's land managers (http://www.highweald.org.uk).

The economic significance of this residential use can be easily underestimated, however, bearing in mind that it is more strongly associated with home-based entrepreneurial businesses than any other kind of urban or rural property. Analysis of the home addresses of directors of companies with turnovers of more than £1 million shows that this figure exceeds 16 such directorships per 100 households across much of Hampshire and Sussex and 38 per 100 in the High Weald AONB. Deeper analysis across the High Weald AONB (Bibby 2008) has identified the extent of participation in substantial companies by residents of historic farm property around Tunbridge Wells and Crowborough, and a high level of engagement in smaller scale enterprise further south and east.

These pilot investigations were concerned solely with the current role of historic farm property in a highly economically buoyant area of England, but their findings have been confirmed by the West Midlands Farmsteads and Landscapes Project (see http://www.english-heritage.org.uk/professional/research/landscapes-and-areas/characterisation/West-Midlands-Farmsteads-Landscapes-Project/),which was based on a much larger sample and led by English Heritage in partnership with the region's county and metropolitan councils. The headline findings of the study are that:

- 31% of surviving traditional farmsteads remain in agricultural use with varying degrees of diversification. No more than 5% have been entirely converted to industrial, commercial or retail use and an additional 5% combine residential use with industrial, commercial or retail facilities. The remainder are in residential use.
- Regardless of their location, historic farmsteads in residential use are more often used for home-based entrepreneurial businesses than any other urban or rural dwellings. One out of every 12 residential farmsteads is the registered office of a limited company – a measure that serves as a useful proxy for home-based professional working. Converted farmsteads also provide homes for a business elite – the ratio of 22 directorships of substantial firms for every 100 farmsteads far outstrips the national average for all types of dwelling.

1 For a summary of the Photo Image Survey, which has used a sample of listed buildings to record the rates of conversion and dereliction, see *Extending the Evidence Base* report on the HELM website http://www.helm.org.uk/guidance-library/historic-farm-buildings-extending-the-evidence-base/

FARMSTEADS AND THEIR BUILDINGS IN SOUTH EAST ENGLAND

1 HISTORIC DEVELOPMENT

Historic farmsteads form part of distinct agricultural regions that developed across England from the medieval period, mixing or specialising to differing degrees in the production of corn, livestock or dairy products. These were influenced by patterns of landownership, communications, urban development and industry, as well as geology, soil and the nature and intensity of earlier land use.

Proximity to London provided a growing market for most goods, especially corn, fruit and hops. Water transport, including coastal shipping, enabled farmers to specialise in wool and corn production, even in periods when elsewhere in England arable significantly contracted in favour of pastoral farming. By the 17th century fruit growing to supply the London market was increasing in importance. Hop growing developed from the later 16th century, reaching its peak in the 1870s (when Kent produced 65% of national output). The growth of large-scale brewing in the Thames Valley and in eastern Kent in the 18th/19th centuries stimulated arable farming. Areas with heavy clay soils such as the High Weald and north Oxfordshire specialised in stock that could be driven to market, or in higher value goods that made land transport financially viable. The fattening of sheep was a mainstay of the farming economy in the coastal marshlands.

Wood pasture such as in the Weald supported a greater degree of diversity in agricultural practice, including woodland enterprises, fruit growing, dairying and fatstock. In some areas small-scale farms and smallholders combined farming and industry, often utilising common grazing on moorland and heath. Market gardening, poultry rearing and dairying increased in importance after the 1870s, only the latter leaving any substantial trace in the building of new cow houses and the conversion of redundant barns into cattle housing.

Large arable-based farms developed usually developed on a piecemeal basis across the vales and downs of south east England, and it is common to find evidence for this in the way that farmsteads have developed - large barns for storing and threshing corn dating from the medieval period are commonly the earliest buildings to have survived, and it is rare to find other types of working building that predate the 19th century. This example north of Newbury (Berkshire and Marlborough Downs) with its fine early 19th century farmhouse has two large aisled barns, stables and a granary of 18th century and earlier date, and cattle housing of the mid-late 19th century. Photo © English Heritage NMR 27707/006

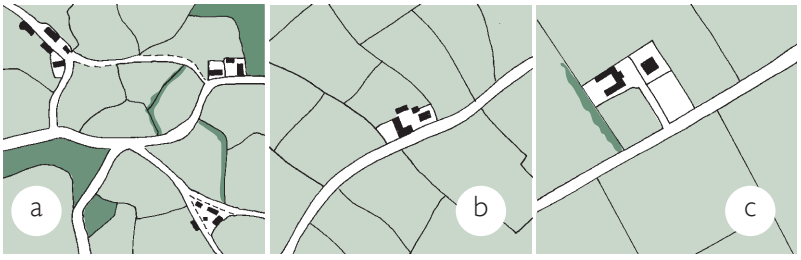
Most surviving traditional farm buildings date from the 19th century, particularly from the so-called 'High Farming' period of the 1840s-1870s. Some were built with new industrial techniques and forms of construction, such as this covered yard in north Oxfordshire, built in 1858 to house fatstock cattle and conserve their manure. Most of the farmland around this farmstead (in the Upper Thames Clay Vales) was reorganised over the same period with regular and large-scale field enclosures. Photo © English Heritage NMR 27293/028

2 LANDSCAPE AND SETTLEMENT

Historic farmsteads and their buildings are an integral part of rural settlement and the landscape and how it has changed over centuries. Rural settlement in this part of England displays a strong contrast between those areas historically dominated by villages, where farmsteads are often associated with the gradual or planned enclosure of medieval farmland, and areas of dispersed settlement dominated by isolated farmsteads and hamlets set within a complex mix of medieval fields and land enclosed from medieval strip fields and common land.

The village of Great Coxwell, where most of the parish's farmsteads were located in the medieval period. One of the fields (to the left) still retains the narrow profile of a medieval strip field. The patchwork of straight and wavy field boundaries reflects the successive reorganisation and enlargement of farms, after the piecemeal and planned enclosure of the medieval open fields and common land around the village. At the far left of the photograph (1) is the medieval barn built in around 1300 during the peak period in the growth of medieval estates, for the Cistercian monks of Beaulieu Abbey. Photo © English Heritage NMR 27293/028

The landscapes in this part of England display a strong contrast between arable farms (left) and wood pasture areas (right) where mixed farms – often with an emphasis on cattle rearing and dairying - developed within fields enclosed from woodland in the medieval period. This example of a large-scale arable farm north of Newbury (Berkshire and Marlborough Downs), which is shown in more detail on the previous page, is set within a landscape of large fields subject to successive reorganisation and enlargement. In striking contrast is the smaller scale of the courtyard group from the Low Weald of Kent, with a detached multi-functional barn, set in a landscape of ancient enclosure with species-diverse boundaries. Photos © English Heritage NMR 27205/002 and 27707/004



Farmsteads in areas of ancient (a) and piecemeal (b) enclosure, which typify most of the South East's farmed landscape, often sit astride a road or public path. Some, especially in wood pasture landcapes such as the Weald, are located at a junction of routeways which can give high levels of public access to the farmsteads (a). Some farmsteads, usually those within regular enclosure landscapes where the fields and routeways were substantially remodelled in the 18th and 19th centuries (c), may only have a single, private point of access. (Drawing © Bob Edwards)

Rare landscape settings

Some farmsteads, especially legible or coherent groups with little or no change to ther traditional character, are rare in a national context because they are:

- Within historic estates and parks, including those associated with estates documented to be in the forefronts of agricultural improvement.
- Sited close to visible archaelogical features resulting from land use and settlement.
- Small farmsteads or smallholdings in landscapes of common-edge settlement (see page 28).

Farmsteads in historic parks and gardens, including those derived from medieval parks for keeping deer. These farmsteads often have regular, planned courtyards and can display finer architectural treatment than most farmsteads. They reflect both the wealth and commitment to agricultural improvement of their owners, setting an example to local farmers, but sometimes also form an important part of a landscaped park. This shows the Victorian estate farmstead at Coleshill in Oxfordshire, sited to the edge of the park and close to the estate houses in the village. Photo © English Heritage NMR 27294/003

Archaeological features. A small proportion of farmsteads are located close to the earthwork remains of shrunken settlements and the visible remains of medieval plough strips and other forms of cultivation. This is Burghclere on the northern edge of the Hampshire Downs, where the manor farm developed as a large establishment next to the church and the remains of a deserted medieval village. There are also many manor farms in this part of England which are located close to the parish church and can date from the late Saxon period. Photo © English Heritage NMR 27297/014

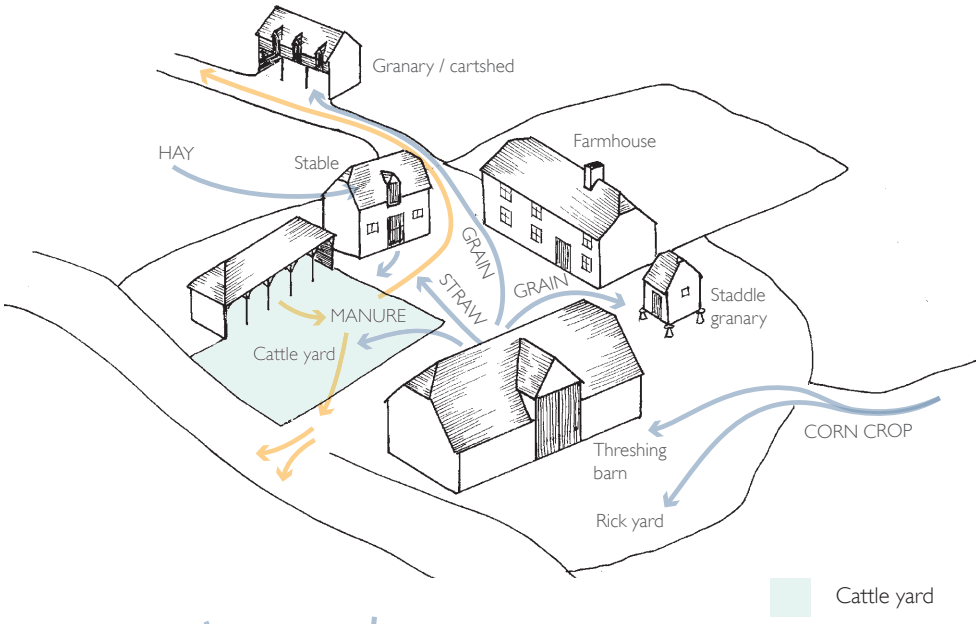
3 FARMSTEAD AND BUILDING TYPES

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:

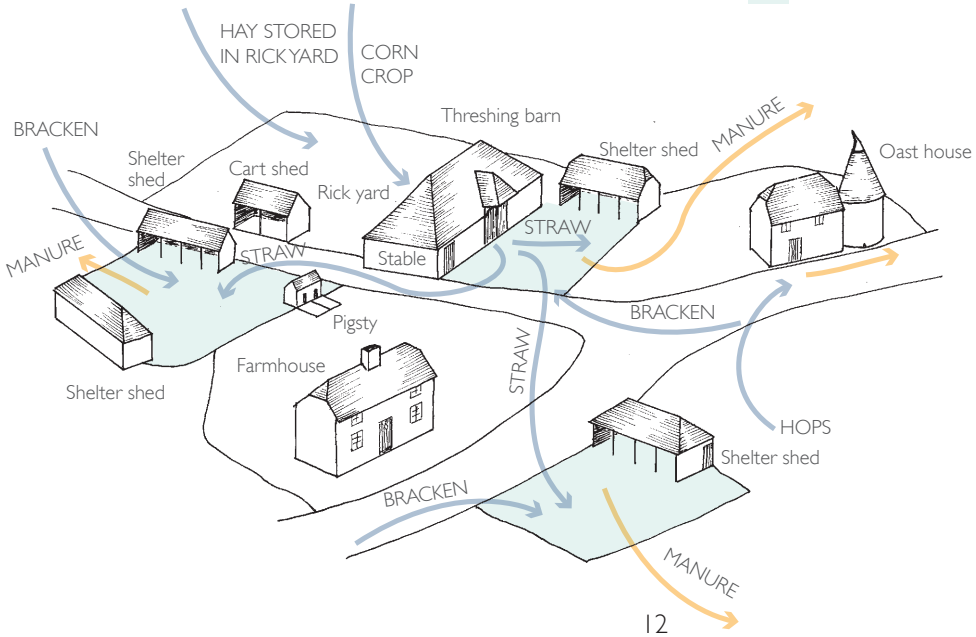
- A farmhouse, either attached to the working buildings (commonly found in upland areas), positioned to one side of them or detached with its own driveways and gardens, a position often seen in larger and high-status farmsteads of the 18th and 19th centuries.
- Access to and from its farmland, communal land, other settlements and markets.
- Specialist or combination buildings or ranges.
- 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 27) 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 and sheep, did not require working buildings.



This drawing shows a loose courtyard plan with working buildings arranged around two sides of the yard. The harvested corn crop was brought into the rickyard and the barn for threshing. The threshed grain was then stored in granaries. In this example the seed corn is stored in a staddle granary whilst grain for market is stored above a cart shed which typically faces onto a track. Straw from the threshed corn crop was then taken from the barn to be trodden down into manure in cattle yards and associated cattle housing and stabling. It was then returned to fertilise the fields. (© Bob Edwards and Chantal Freeman)



Dispersed plans are often located at nodal points in the network of lanes and tracks, meaning that many have high levels of public access. Dispersed multi-yard plans, as in this example, are concentrated in the Weald. They were often associated with the rearing and fattening of livestock, the various yards being used to separate stock of different age. Corn crops, often grown for fodder rather than market, were processed in the barn, the straw being supplemented by bracken for bedding and eventually being made into manure. Manure production was especially important on farms with hop gardens as hops need fertile soils. The oast house is a specialised processing building for hops which were rarely stored on the farm for long periods. (© 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, ranging from the largest complexes built on large corn-producing farms to the smallest examples built for small-scale mixed or pastoral farms. 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 

b 

c 

d 

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 

e) L-plans with additional detached buildings to the third or fourth sides are generally large to very large in scale

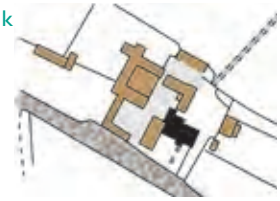
f 

h 

j 

g 

i 

k 

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 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 

m 

n 

- 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 extremely rare and are concentrated within or on the edges of the small fragments of heathland that remain in the New Forest, south Dorset and the Thames Basin.

o 

p 

q 

r 

- 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.

FARMSTEAD PLANS IN THE LANDSCAPE

A **Village farmsteads, Over Wallop, Hampshire Downs**

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 rather than moving out to the newly enclosed fields. Around the village are small closes and fields with curved boundaries (1), which reflect the former presence of the open fields. Note the regular courtyard plan and its regular enclosures to the south (2). Whilst several large farmsteads are clearly visible in the village at the end of the 19th century, most of the houses along the village street would have originally been the houses of small-scale farmers.

B **Large-scale regular enclosure, Down Farm, Hampshire Downs**

A large part of the downland in the area west of Winchester was subjected to enclosure by Parliamentary Act during the 19th century, producing a landscape of large regular fields and low hawthorn hedges. Whilst many farmsteads remained located in river valleys some of the enclosures were associated with the creation of new farmsteads, especially on the land of large estates. Down Farm is one of three regular E-plan farmsteads built on the enclosed downland south-west of Andover with cottages for farm labourers located nearby.

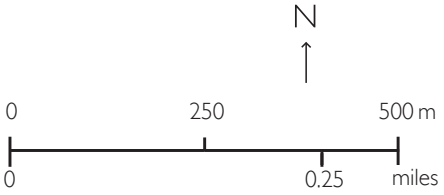
C **Heathland edge enclosures, New Forest**

Historically the heathland of the New Forest was protected from enclosure to protect the deer and, later, the woodland for shipbuilding. Despite this there were frequent attempts to create smallholdings by enclosing usually irregularly-shaped closes throughout the medieval period. The fields to the north of Hag's Lane generally appear to have some irregularity in their form, suggesting that they are the result of piecemeal enclosure undertaken before the 19th century. Hag's Lane probably represents a former edge of the heathland. There was more extensive enclosure during the 19th century when the New Forest was no longer a royal hunting ground and was important as a source of timber. These enclosures, especially visible to the south of Hag's Lane, typically have straight boundaries creating small to medium scale fields with new farmsteads of loose courtyard form.

D **Ancient irregular enclosure, Kemland Wood, High Weald**

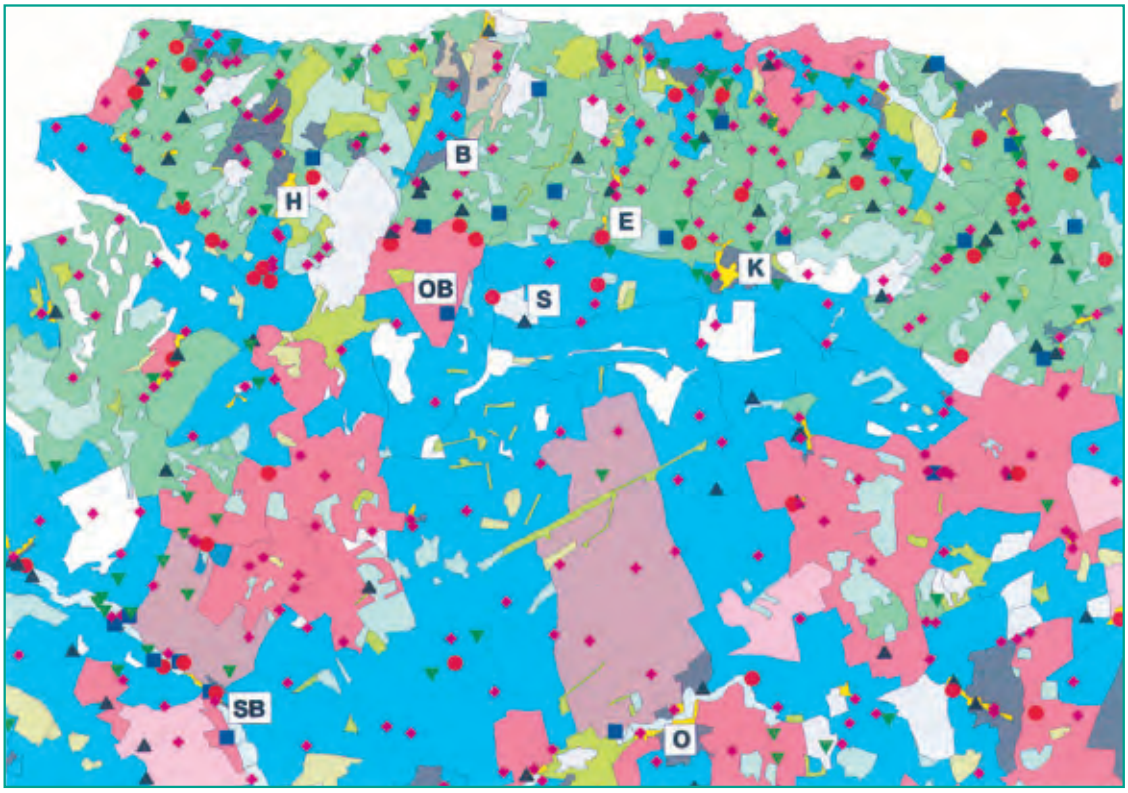
This pattern of small to medium sized irregular fields interspersed with woodland and wooded field boundaries or shaws is characteristic of much of the High Weald. These fields are largely the result of the clearance of woodland (assarting) in the medieval period. Set within this landscape are isolated farmsteads which often retain buildings of pre-1700 date and cottages along the roadsides, some of which will be former farmsteads removed from agriculture. The larger farmsteads often have multi-yard plans which can be dispersed or in a regular group. There are also many field barns set within the fields.

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



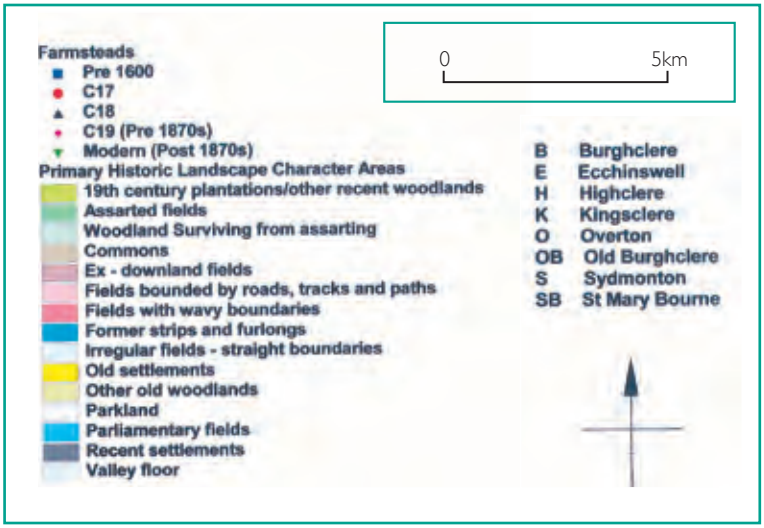
FARMSTEADS AND LANDSCAPES – FARMSTEADS MAPPING IN HAMPSHIRE

The 19th century and modern farms shown on these maps illustrate those farmsteads which have survived from Ordnance Survey maps of the early 1900s, but have no records in the Hampshire Archaeology and Historic Buildings Record. These can all be considered to have some or high heritage potential because they have retained some or most of their historic form and may on closer inspection be judged to make an important contribution to local distinctivenesss.



Farmsteads by date set against Historic Landscape Character (HLC) areas

This map shows a clear boundary between Historic Landscape Character types 'Assarted Fields' (green, to the north) and 'Parliamentary Fields' (blue), at the junction between the Thames Basin Heaths and the Hampshire Downs National Character Areas. The distribution of farmsteads along this boundary reflects not only a spring line but also the intentional siting of farmsteads at points where a differing land use and soils could be accessed. The anciently-enclosed fields (shown as the green 'assarted fields') are marked by the highest densities of farmsteads and recorded 17th century and earlier buildings. The highest densities of farmsteads and early recorded buildings within the Hampshire Downs are found in the areas subject to piecemeal enclosure from the 15th to 17th centuries, shown in pink as fields with wavy boundaries and bounded by routeways. The large areas of regular late 18th and 19th century enclosure (shown in blue as 'Parliamentary fields') have the lowest densities of farmsteads and pre-19th century recorded buildings.



A farmstead with listed buildings within the piecemeal enclosure landscapes of the Hampshire Downs. These typically retain buildings of at least 18th century date, including timber-framed barns, some of which are aisled, stables and granaries with hipped roofs set in loose courtyard arrangements. Photograph © Bob Edwards

Regular courtyard farmsteads, with 19th century buildings that are typically unlisted, are found in the landscapes of later regular enclosure across the downs. This farmstead with its own workers' cottages served a large farm, in excess of 700 acres, which was created in the late 18th century when the open downland was enclosed. Photograph © Bob Edwards

LOOSE COURTYARD PLANS

Loose courtyard plans are the dominant farmstead type in the south east of England. These plans usually reflect a long process of piecemeal development with buildings of different dates and exhibiting a range of building materials. The smallest loose courtyard plans with buildings to one or two sides of the yard are characteristic of areas of wood-pasture such as the High and Low Weald where there was a high density of small farmsteads.

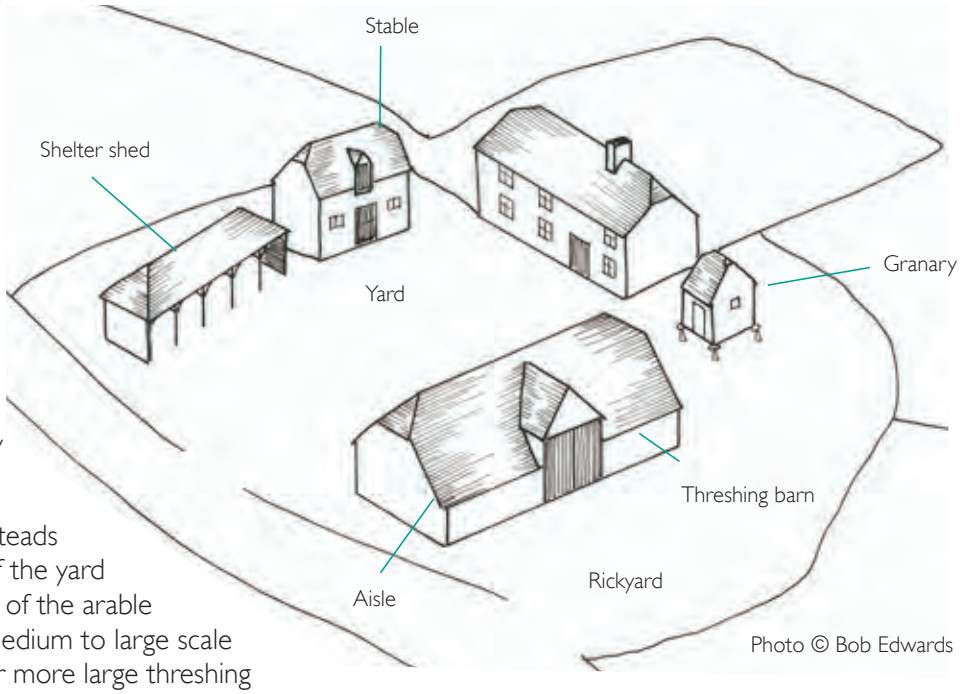


Photo © Bob Edwards

The larger loose courtyard plan farmsteads with buildings to three or four sides of the yard are typically found on the larger farms of the arable vales and downs of the region, their medium to large scale emphasised by the presence of one or more large threshing barns combined with stables, granaries and cart sheds and later shelter sheds for cattle. These larger forms of loose courtyard plan often have a higher degree of planning in their layout and of the boundaries of the paddocks and closes around them.

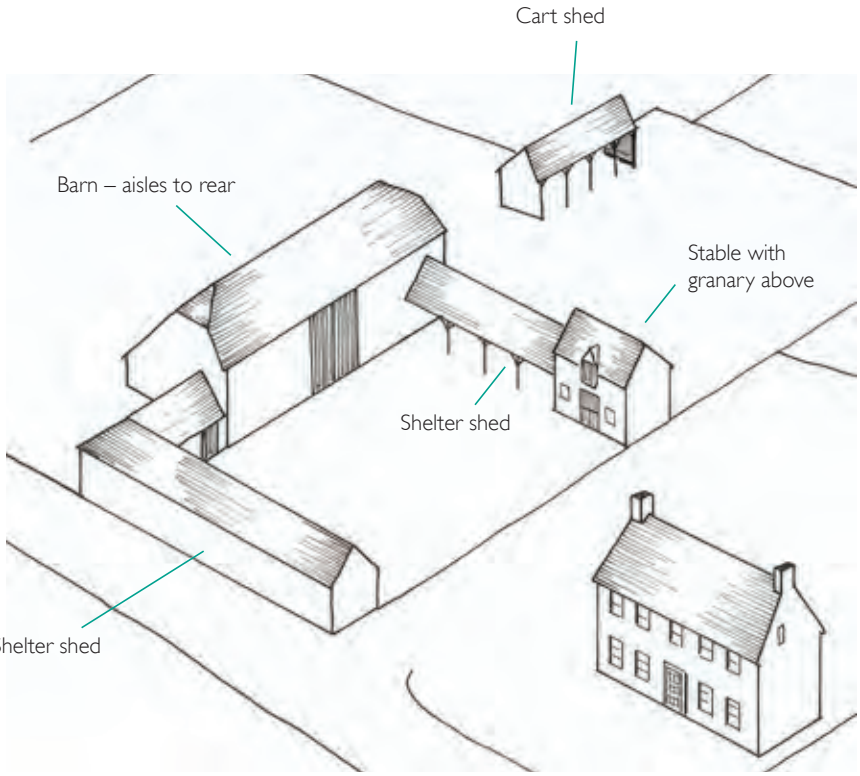
A typical example of one of the high-status farmsteads that developed from the 15th century within and around the edge of the Hampshire and Sussex downs, its loose courtyard arrangement of buildings being dominated by 15th-17th century barns. The farmhouse faces the yard, and in the early 19th century it was reorientated with a show-front and carriage drive facing away from the yard. Photo © English Heritage NMR 27297/009

REGULAR COURTYARD PLANS

These are typically small-medium in scale and have the buildings arranged as two linked ranges to create an L-shape, typically in this region comprising a barn and an attached shelter shed. Planned L-ranges with inter-linked barns or mixing houses and cattle housing are found in the region, often in areas where heathland was enclosed in the mid- to late 19th century.

Regular U-plans

These are medium-scale farmsteads, sometimes larger, with linked buildings arranged around three sides of a yard which is open to one side. A common arrangement is to have the barn forming the central block with **shelter sheds** and **stables** in the adjoining ranges. They are particularly associated with mixed arable farms in areas of re-organised piecemeal and planned enclosure in areas such as the Wealden Greensand and Low Weald and are less common in the chalk downland areas of the region.



Regular U-plan courtyard with linked buildings enclosing three sides of the yard. Here the farmhouse stands beyond the courtyard, detached from the yard.

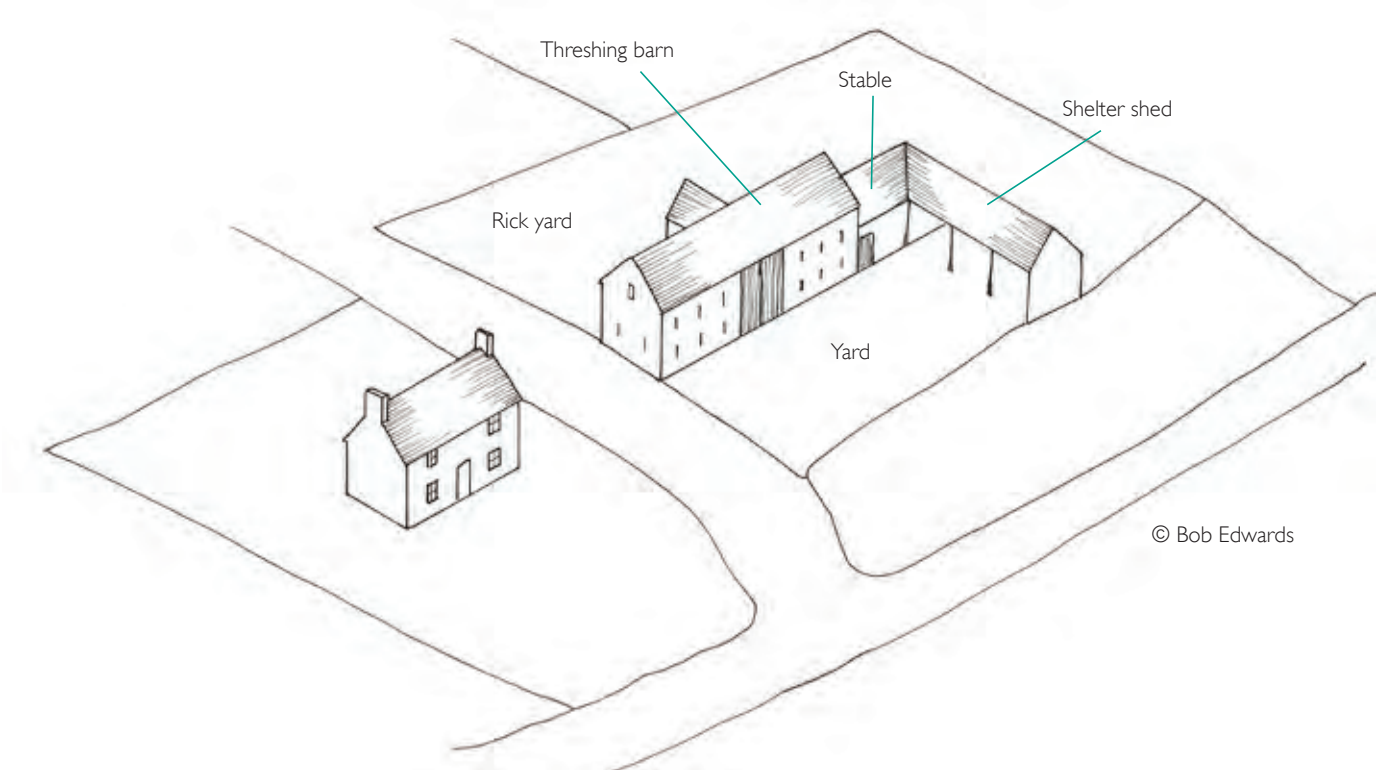
© Bob Edwards

A planned U-plan in north Oxfordshire dating from the mid 19th century, with a central threshing barn and a porch projecting into the former yard (1) for stacking the harvested corn crop. Photo © English Heritage NMR 26954/036

Regular L-plans

These are typically small-medium in scale and have the buildings arranged as two linked ranges to create an L-shape.

In the south east L-plan ranges are often the result of a shelter shed or stables being attached to an earlier barn. L-plans built in a single phase are found more often in the north of the region and in the western Wealden landscapes.



A regular L-plan courtyard consisting of a barn and shelter shed for cattle. This plan form may be the result of development over time, usually with the addition of a shelter shed to a barn, or of a single phase of construction. Photo © Bob Edwards

A barn and attached shelter shed in teh High Weald. Photo © Bob Edwards

Full regular courtyard plans

These farmsteads have working buildings around all four sides of the yard. Despite the presence of many large estates in parts of the south east there are relatively few larger regular courtyard plan farmsteads in the region. These plans are restricted to the home farms of estates and estates financed from sources other than agriculture such as the Nicholsons in Hampshire who derived their wealth from gin, or in areas where the enclosure of heathland allowed wealthy men to create new estates such as the St Leonard's Forest area within the High Weald.

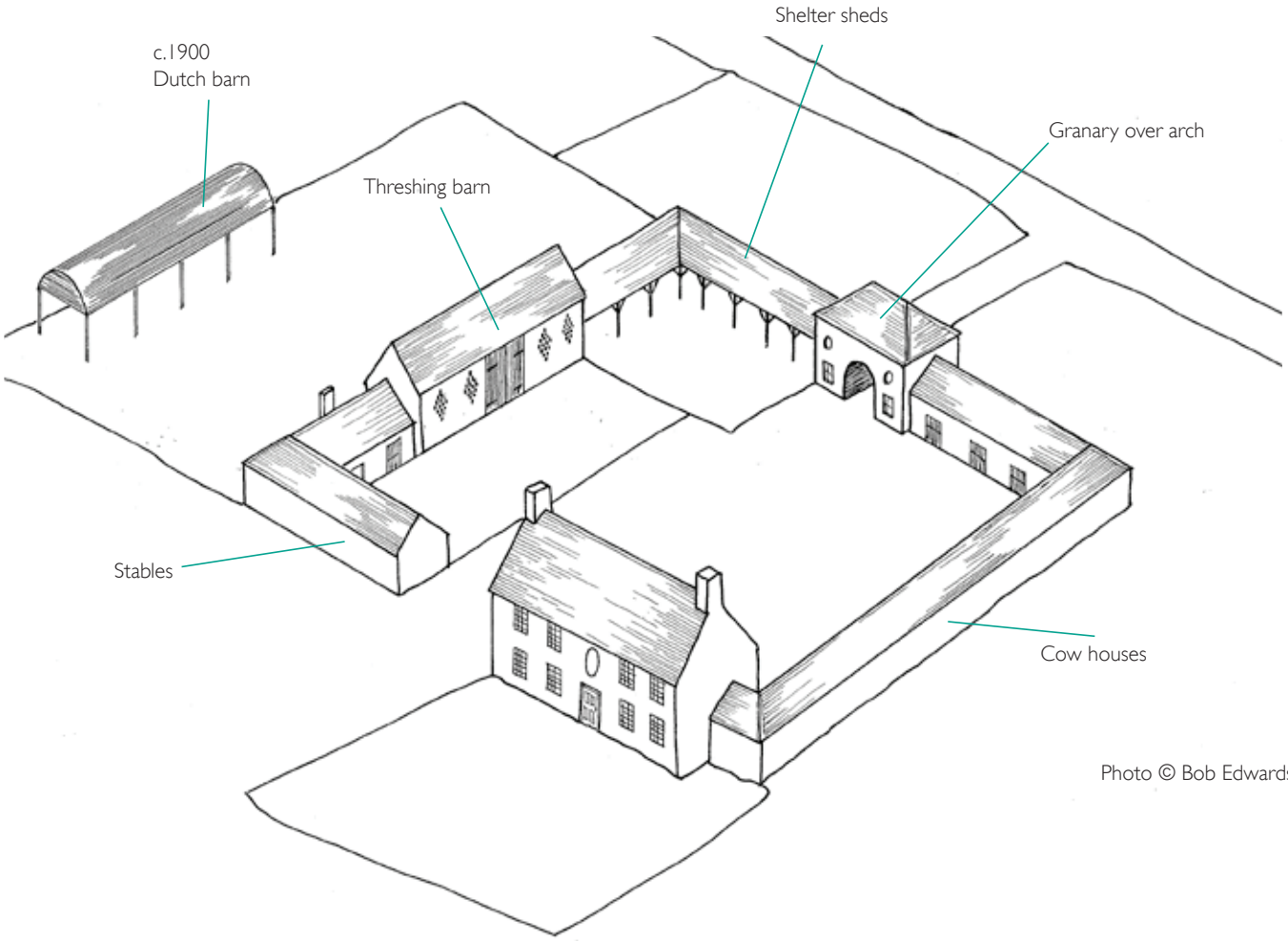


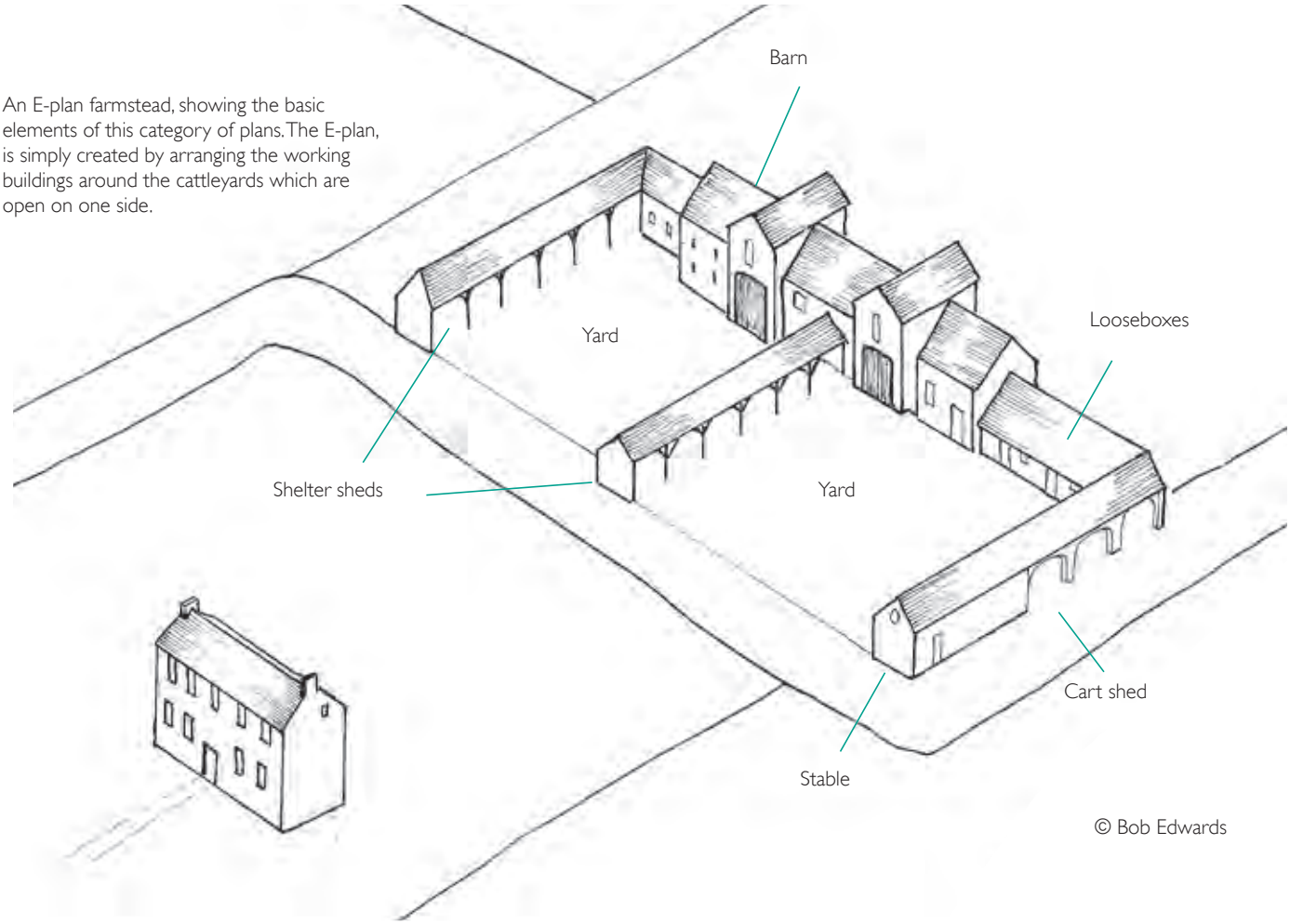
Photo © Bob Edwards

This early 19th century example was built as the home farm to Stowe Park in Buckinghamshire. The threshing barn faces into the yard and, unusually the farmhouse is integral to one range which also housed estate workers.

Photo © English Heritage NMR 27133/025

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

These medium-large scale farmsteads have linked yards forming at least two cattle yards and in the south east are mostly the result of planning rather than incremental growth. Cattle housing and stabling typically extend as ranges from the main range which is formed by a **barn** or **mixing house**. They mostly date from the 1820s – 1880s and are typically associated with areas of large scale enclosure such as the enclosure of downland or heathland by improving estates.

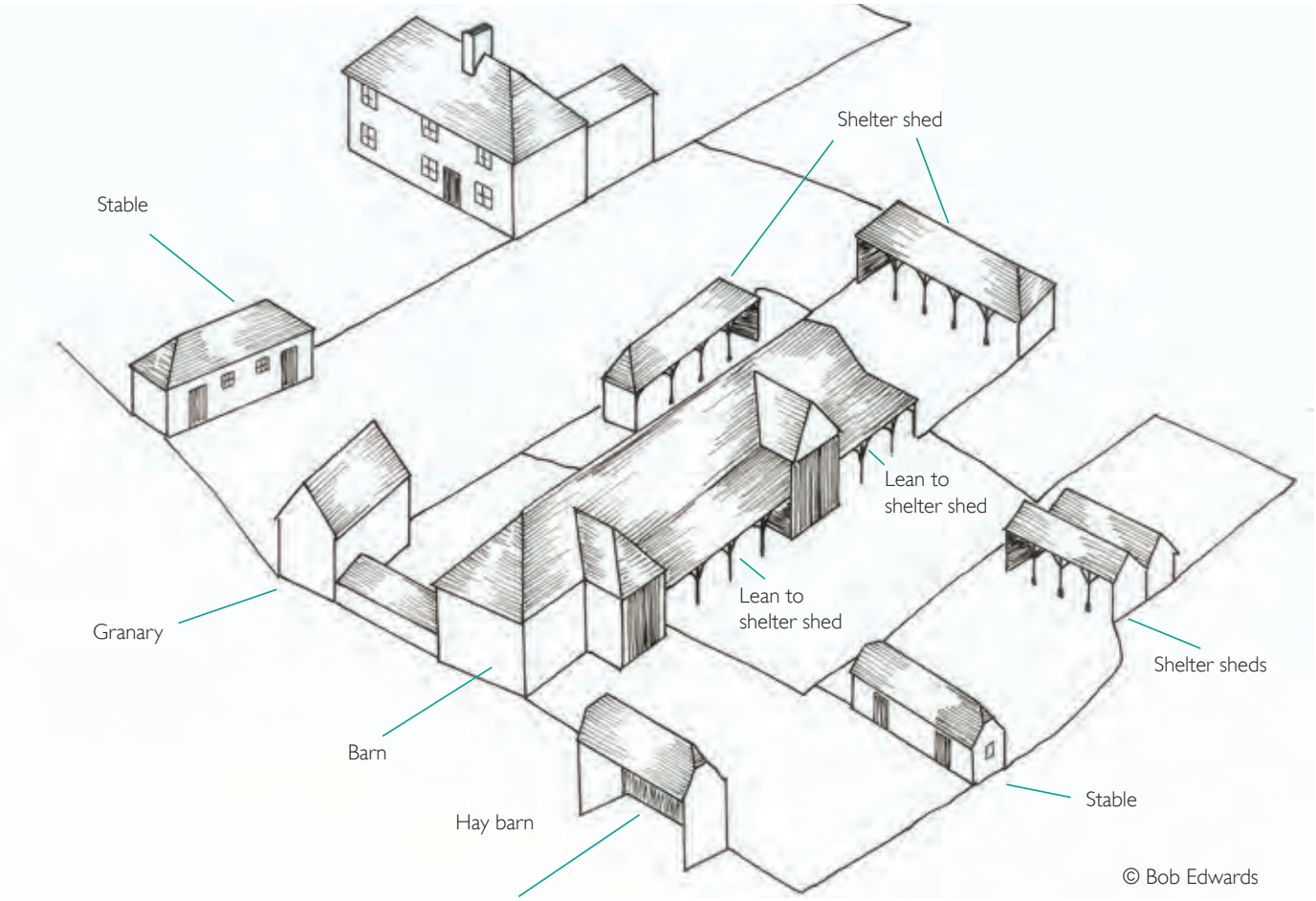


An E-plan farmstead, showing the basic elements of this category of plans. The E-plan, is simply created by arranging the working buildings around the cattleyards which are open on one side.

This F-plan farmstead in north Buckinghamshire has a detached house (at bottom of picture) facing away from the yard, which is dominated by its threshing barn with gabled porches to its two threshing floors. The additional cattle yard to the left of the photograph completes the overall F-shaped plan. Photo © English Heritage NMR 26954/020

Regular multi-yard plans

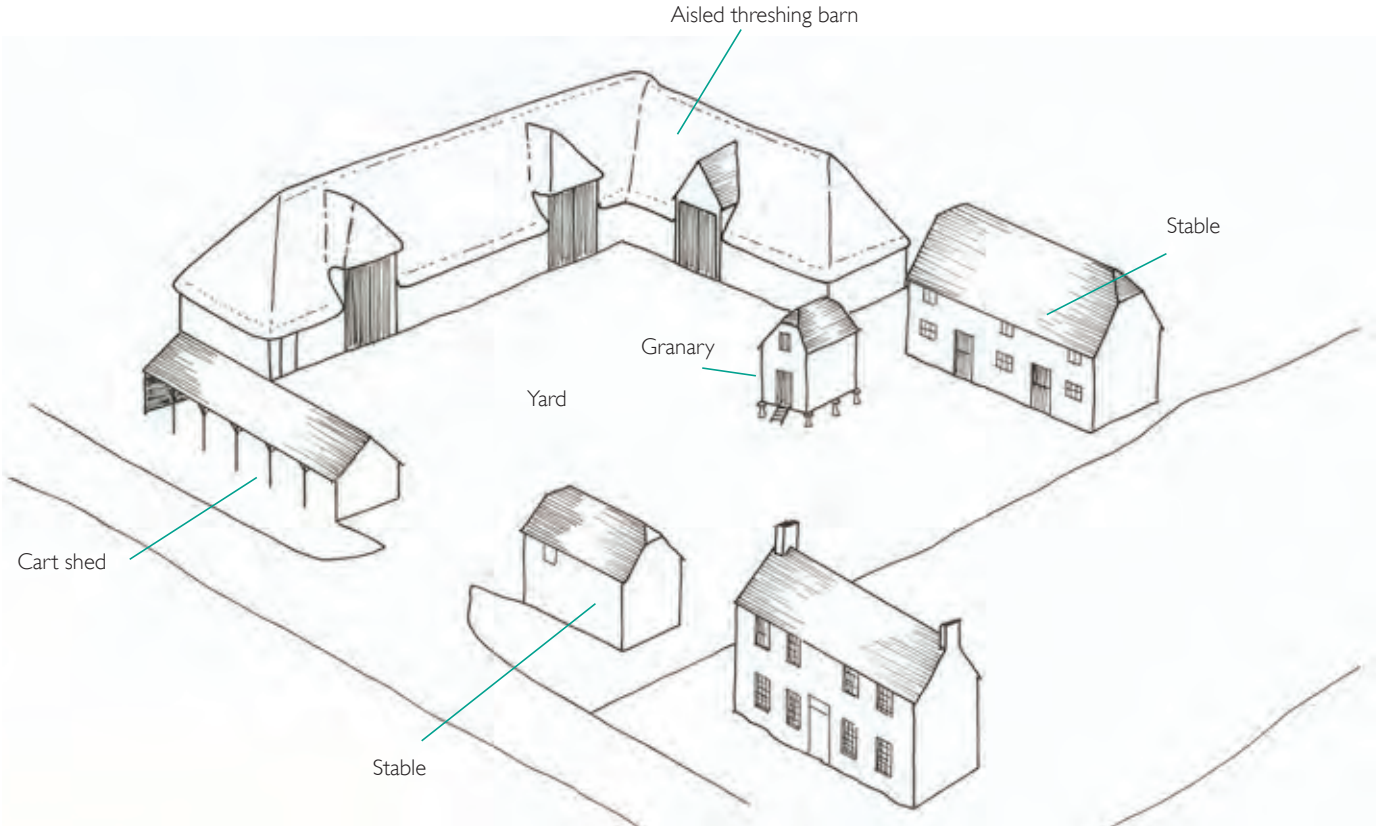
These are farmsteads with multiple **yards**, which are grouped together and regularly arranged (other than the defined E-F-H-T or Z-plans). They can be the largest of the farmsteads which developed in areas of mixed farming and are particularly common in the Low Weald and Wealden Greensand areas where the need for manure for the hop gardens often resulted in numbers of cattle yards being created as additions to an earlier **loose courtyard** plan.

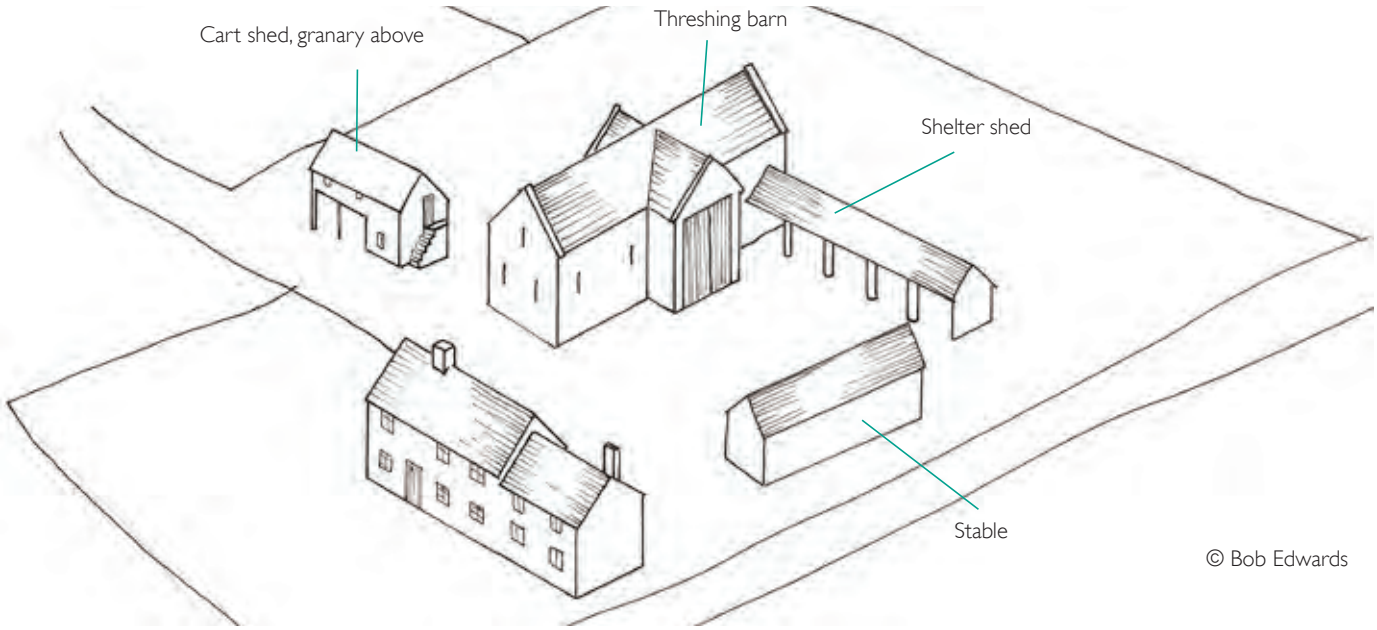


A large regular multi-yard plan farmstead in the Wealden Greensand area of Kent, one of the yards now occupied by the large modern shed (1). To the right of the picture is a large six-kiln oast house. Photo © English Heritage NMR 27202/041

L-SHAPED COURTYARD PLANS WITH ADDITIONAL BUILDINGS TO THE YARD

These are semi-regular farmsteads that have two ranges linked to form an L-shaped element, and additional detached buildings to one or both of the other sides of the yard. In the south east of England the majority of these farmsteads developed from **loose courtyard** farmsteads through the addition of a shelter shed to an earlier barn in the 19th century (bottom image). These farmsteads are found in areas where medium-scale corn-producing farms developed. There are particular concentrations of this plan type in the western part of the Low Weald, in north-east Kent and in the eastern North Downs, in contrast to the South Downs and Hampshire Downs. On large farms the barn may have been extended to two sides of the yard (top image).





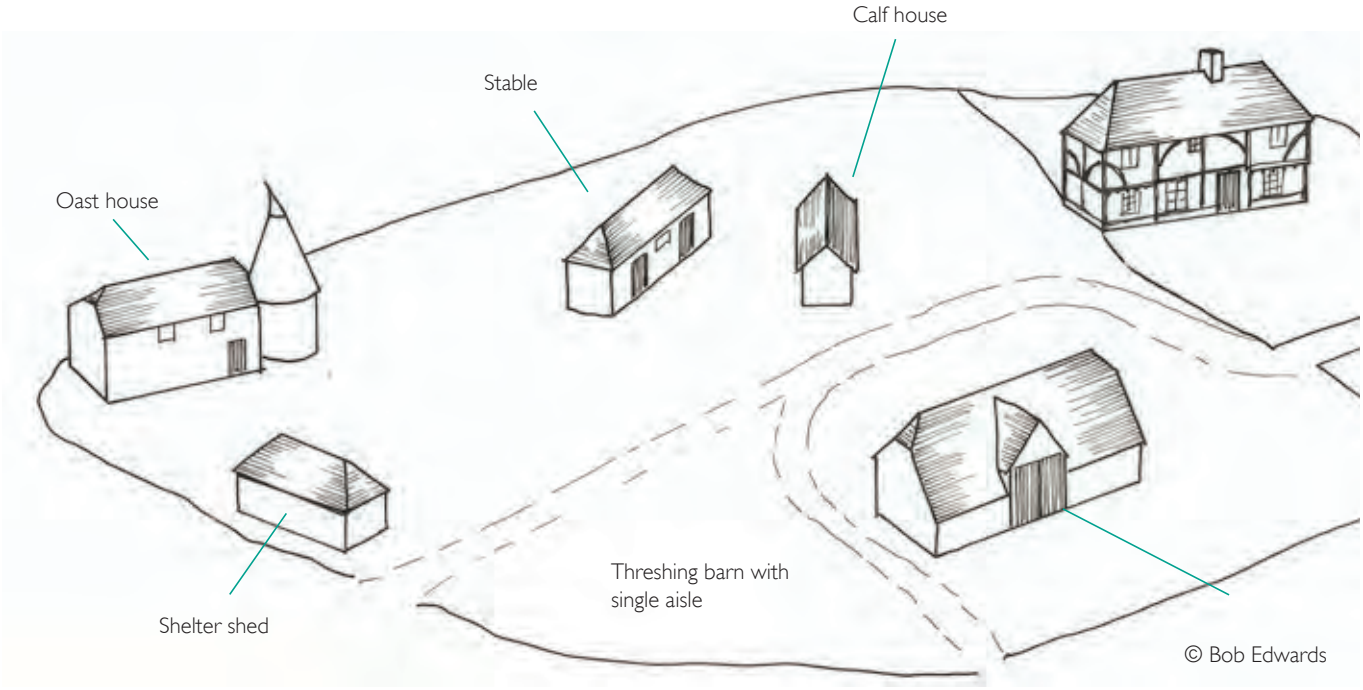
DISPERSED PLANS

A farmstead where the buildings and yards are loosely arranged within the overall area of the farmstead, where there is often no evidence of planning.

- Dispersed plans have no focal yard area, vary greatly in scale and are often bisected by routeways and public footpaths.
- They include clusters of buildings set within the boundary of the farmstead with little or no evidence for planning in their arrangement and a limited number of plans where buildings are ranged alongside a routeway leading to the farmstead.
- They are most commonly found away from areas of planned enclosure and within landscapes of irregular and piecemeal enclosure.

Dispersed cluster plans

These are loosely arranged groups of buildings, often with no defined yard area, set within an irregular paddock. They are strongly associated with areas of smallest farms and smallholdings close to former rough land and common and areas of irregular fields resulting from the clearance of woodland in the **medieval** period. Occasionally this plan type is found on larger farmsteads associated with areas of ancient enclosure. This plan type is particularly characteristic of the High Weald and the Kent Low Weald and Wealden Greensand, with small examples found in heathland fringe areas such as around the New Forest.

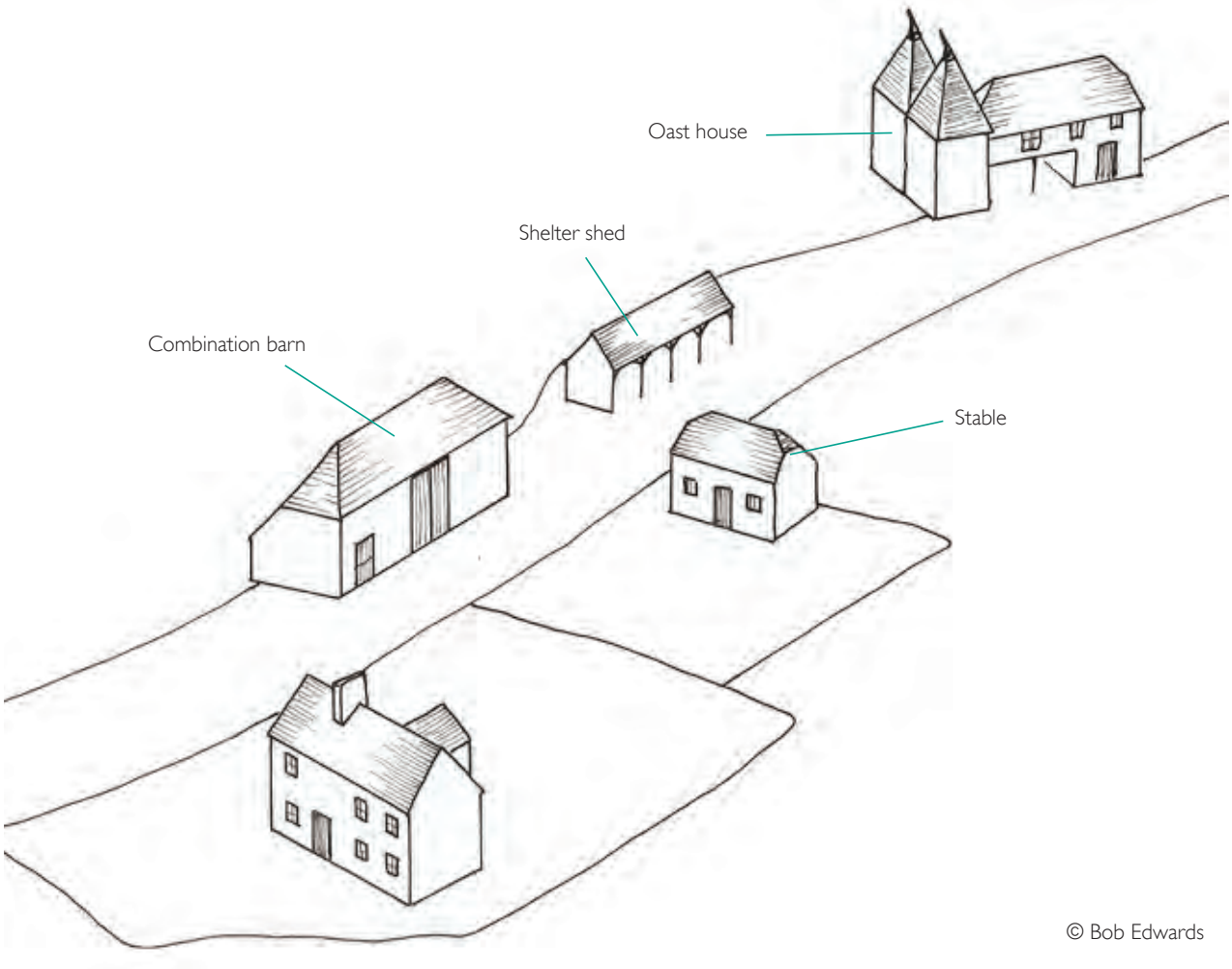


A dispersed cluster farmstead in the Low Weald. The farmhouse to the left is set within a large, irregularly-shaped paddock with an oast house, a barn and several small scale buildings with no clear evidence of organisation in their layout. Photo © Bob Edwards

Dispersed driftway plans

Dispersed driftway plans have buildings and yards that are sited alongside a routeway and in some cases buildings can stand within the wide verge of the track. The track is often an ancient routeway and remains a public right of way. This plan type is found in upland areas of England, but there is a concentration in the High Weald and parts of the Low Weald, particularly the Kent Low Weald, where cattle were historically moved along these ancient routeways.

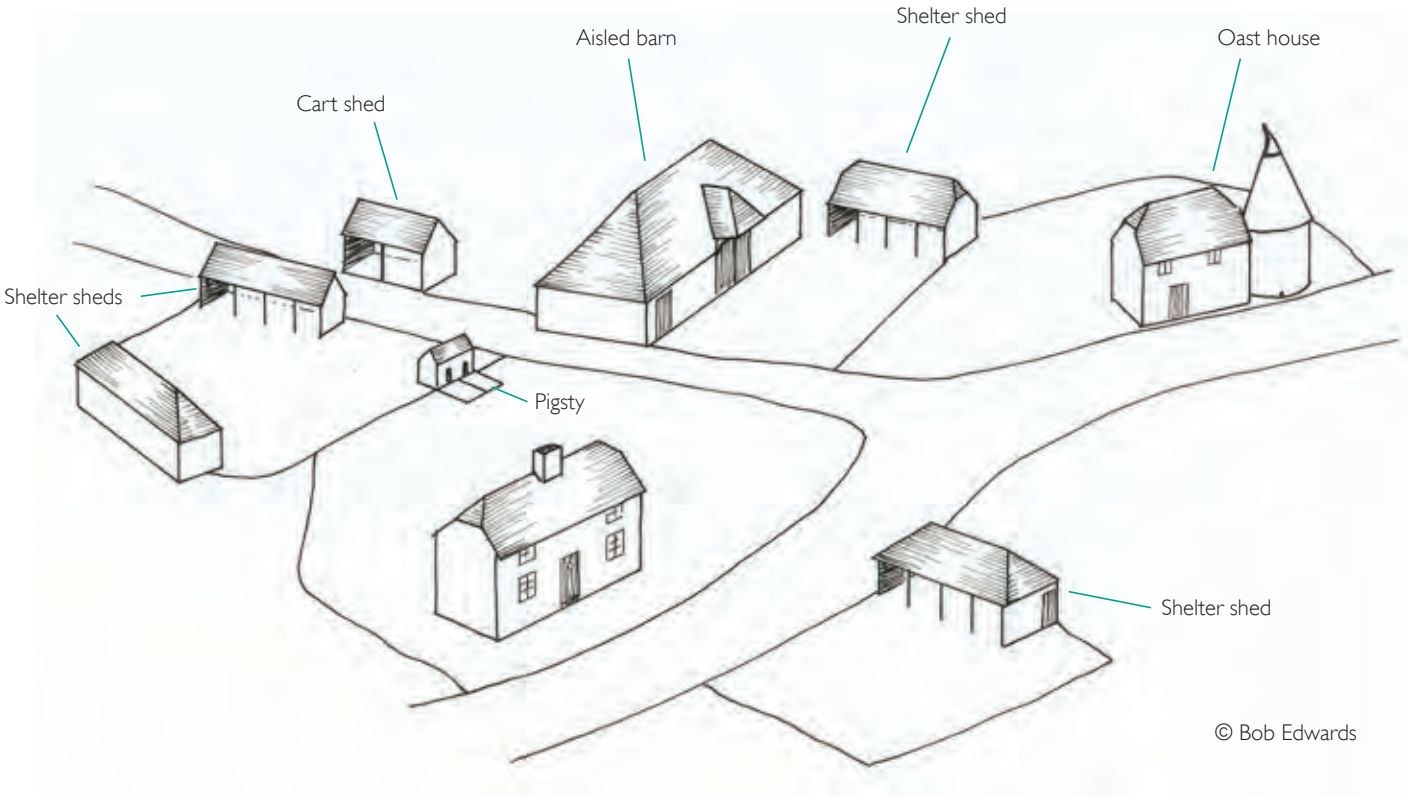
A driftway passing through a farmstead in the High Weald.
Photo © High Weald AONB Unit



© Bob Edwards

Dispersed multi-yard plans

Dispersed multi-yard plans have their working buildings arranged around two or more yards, usually irregularly arranged and detached from one another. In some cases the yards can also be associated with a trackway so that the farmstead also has dispersed driftway character. These farmsteads typically result from incremental growth and can comprise a mix of **loose courtyard** and **regular courtyard** arrangements. Dispersed multi-yard plans are closely associated with the management of cattle and in south east England there is a particular concentration in the High Weald and the Kent Low Weald, and they are also a feature of the Sussex Low Weald.



A Low Weald farmstead, the yards (two of which are covered yard buildings) being scattered around the farmhouse with stables and a cart shed set alongside the driftway (a public footpath) that passes through the farmstead. Photo © Bob Edwards

OTHER PLAN TYPES

Linear plans

These were either built in a single phase or have developed in a piecemeal manner, with houses and working buildings being built and rebuilt in a lengthening line.

Linear plans have the farmhouse and a farm building, usually a barn, attached in-line with little or no difference in the width of the two elements. Any detached buildings are typically small-scale, such as pigsties and calf houses.

Attached L-plans are linear farmsteads that have been built as or extended into an overall L-plan.

In most examples the attached working buildings have been brought into domestic use, the clear separation between domestic and working ranges being a distinctive characteristic.

Linear plans are rare in the south east of England where there is no longhouse tradition. Where they exist the house and the working buildings are usually of different dates. Linear plans are mostly found in heathland fringe areas such as the New Forest and Thames Basin areas.

Row plans and parallel plans

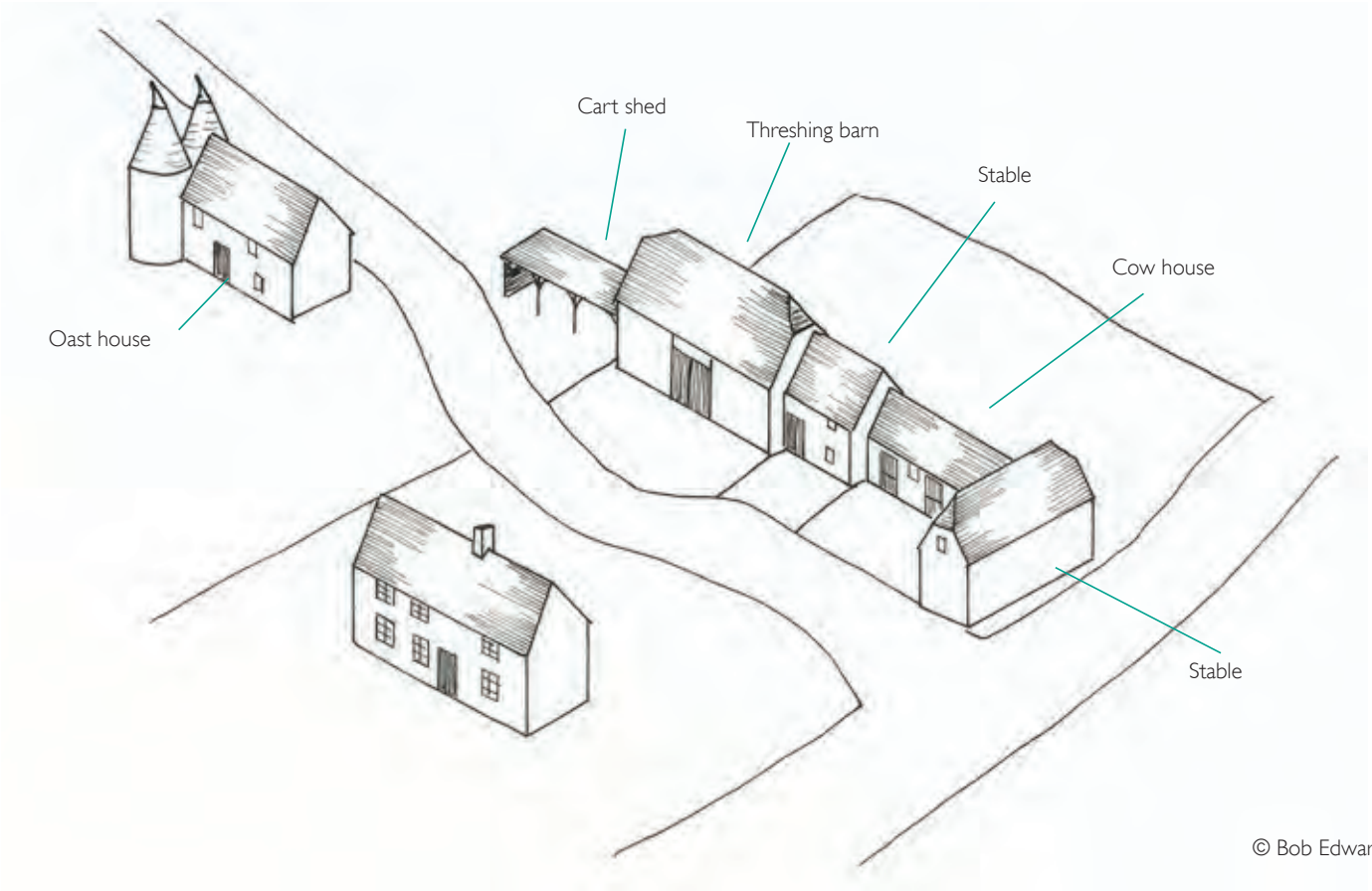
These two plan types are rare in the South East.

- Parallel plans have the farmhouse (often part of a linear plan) and an agricultural building lying parallel to each other with a small space between. Typically the agricultural building lies behind the farmhouse, which may also be attached to another range of working buildings. They are strongly associated with common-edge locations, including lowland heaths and moors.

Row plans comprise long ranges of buildings, typically of various dates, and often with a series of separate yards. Some larger examples consist of two rows of buildings lying parallel to each other.

A rare linear plan farmstead in the High Weald with an aisled three bay timber-framed threshing barn attached to a 17th century house.
Photo © Bob Edwards

A row plan



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OUTLYING FIELD BARNS AND OUTFARMS

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.

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. The earliest examples date from the 17th century.

Typical features of outfarms

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

Significance

- Any intact 18th century or earlier examples are very rare.
- Most outfarms date from the 19th century but it is possible that some barns with steep-pitched roofs are earlier.
- 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. The widespread introduction of artificial fertilisers, bale silage production and the centralisation of farming activities are key factors in the abandonment and dereliction of field barns and outfarms.
- Most outfarms and field barns present at the end of the 19th century have been lost from the landscape.

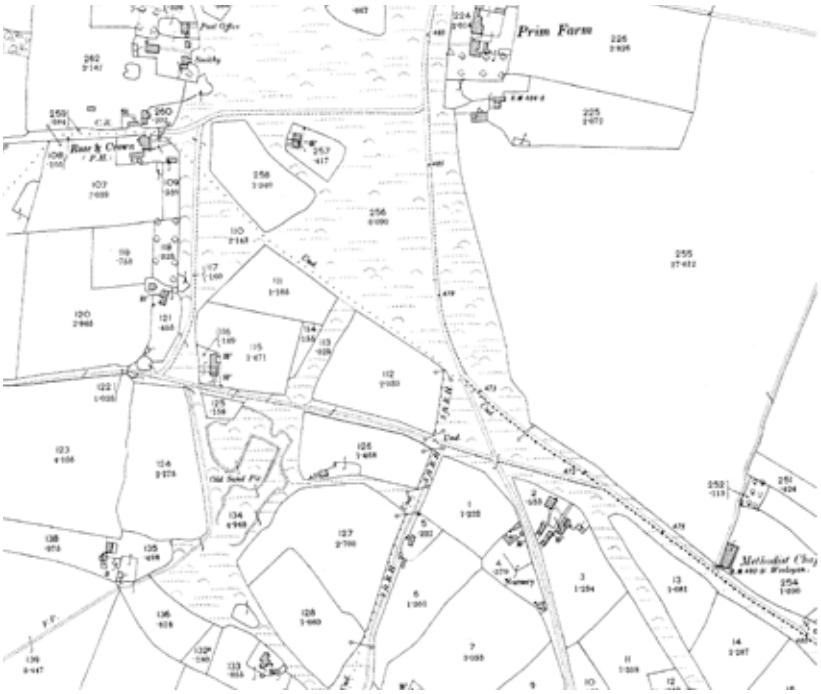
Outfarms across the region typically consist of a threshing barn with a shelter shed set within a yard (1 and 2). A 19th century U-plan outfarm for cattle built on the edge of the flood plain of the Arun as it cuts through the South Downs (3). A small building probably for sheep or cattle on the marshlands of Pevensey Levels (4). Photos © 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 sites that can be mapped as farmsteads, in particular the smallest farmsteads that can be identified as linear, loose courtyard (the smallest ones in this category with a building to only one side of a yard) and dispersed cluster plans. Their size and association with smallholdings may however imply a similar small-scale subsistence farming practice coupled with other activities.

In the south east of England smallholdings are found in the heathland fringe areas such as in the New Forest and around the Forest of Woolmer in east Hampshire.

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



This is one of a group of rare surviving inter-war smallholdings at Thong close to Gravesend, now included within the conservation area of the village. Photo © Kent County Council

Smallholding landscapes in the South East are typically associated with common edge settlement or areas that concentrated on horticulture. Here, smallholdings and small farmsteads are set around and within characteristic areas of encroachment onto an area of common. Nonconformist chapels are also a typical feature of these areas. Map based on OS 2nd Edition 25" map © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2011) Licence numbers 000394 and TP0024

BUILDING TYPES – A DETAILED GUIDE

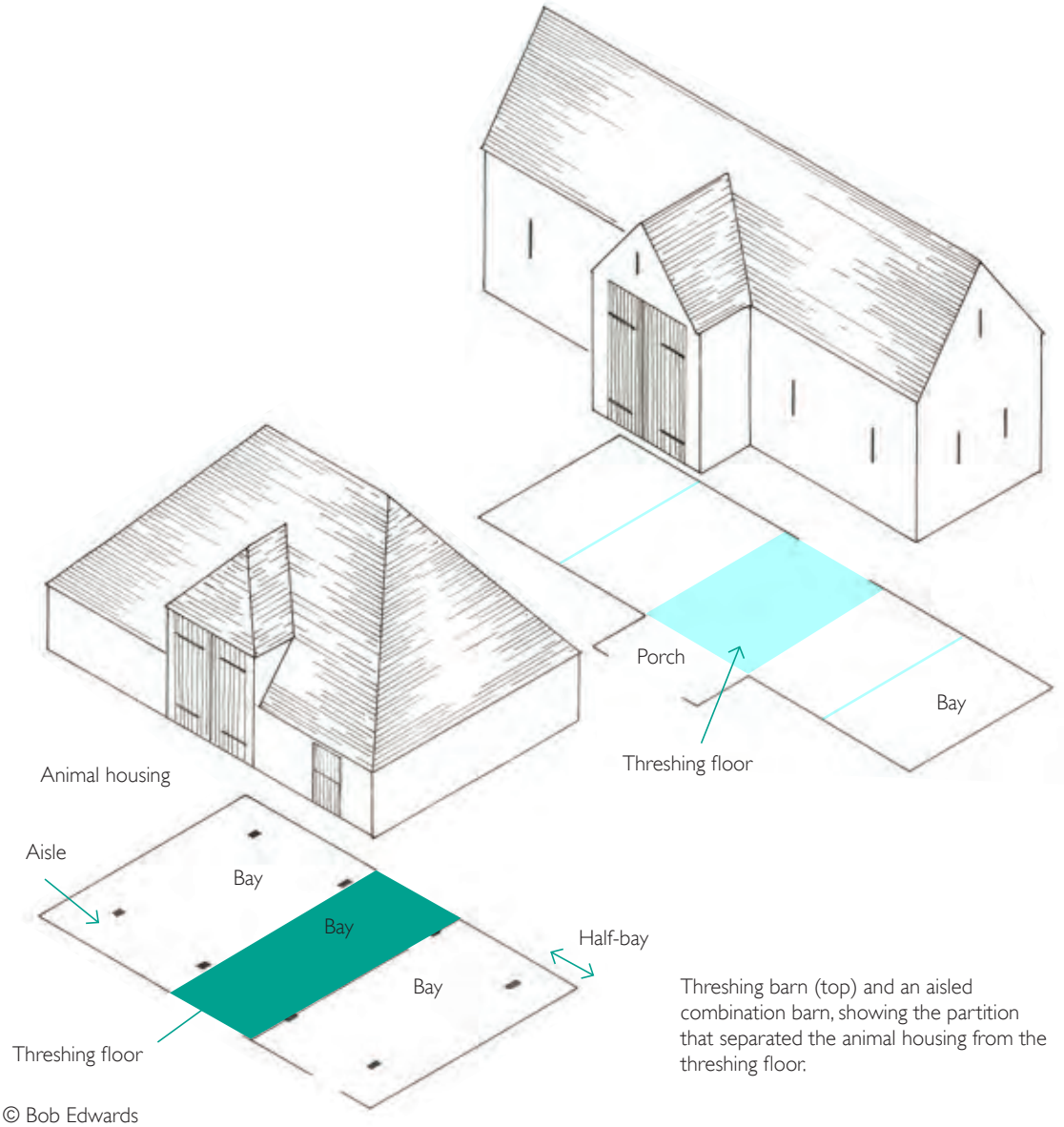
BARN

The barn is a building for the storage and processing of grain crops and for housing straw, farm equipment and occasionally livestock and their fodder. Its principal purpose was the dry storage and processing of the harvested corn crop and for housing straw after threshing before it was distributed to animal housing and yards. In many areas it was the principal or only building on the farmstead until the 19th century.

The key sub-types are:

- The **Threshing Barn** – a barn containing one or more threshing floors and bays for storing the sheaves of unthreshed corn and often the straw after threshing.
- The **Combination Barn** – a threshing barn that also houses livestock and sometimes other functions (storing grain, housing carts etc), the former being in one or more aisles or outshots, at one end of the building or below a first-floor threshing and storage area.

Either of these barn-types could be aisled, where the central space (often termed a 'nave', as in a church) is separated by posts from an aisle.



Threshing barn (top) and an aisled combination barn, showing the partition that separated the animal housing from the threshing floor.

Typical features of all barns

The most commonly encountered features are:

- Internal subdivision into 'bays' (see previous page), marked by roof trusses or wall posts. The number of these bays could reflect the size of the farm and its corn crop, and they could also mark internal subdivision into stalls for animals and lofts for storing grain or hay.
- A 'threshing bay' for beating out the harvested crop with a flail on an earth, timber, brick or stone flag floor (see page 56). Opposing doors enabled the grain to be separated from the chaff in a cross-draught – a process known as winnowing.
- Door frames to the threshing bay can provide evidence for removed doors and, in slots at the base, for boards which contained grain and excluded animals during the threshing process.

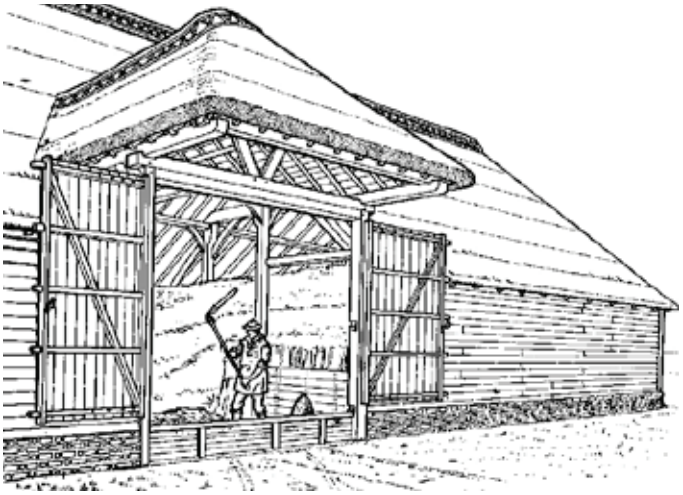
North Kent Plain

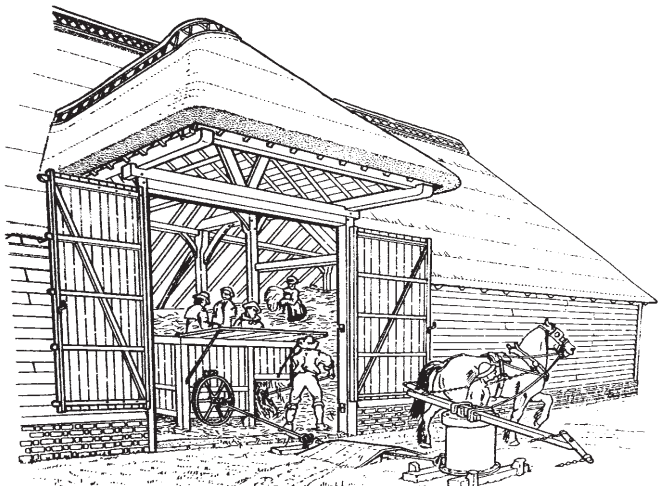
Hampshire Downs

High Weald

Cotswolds

This is one of the main areas of England where timber-framed aisled barns are found, their great mass of roof over walling and hipped or half-hipped roofs being particular characteristics (1 and 2). The largest barns, of 8-10 bays (1) are sometimes linked to form an L-plan (2) and are found on high-status farmsteads and on the largest farmsteads in arable-farming areas. Not all barns were purely used for storage and processing of the corn crop. In the wood-pasture areas barns could also provide housing for animals and storage of threshed grain or hay (3). These functions were, especially in the late 18th-early 19th centuries, often moved to separate buildings: such barns can retain evidence for former partitions and floors. In the late 18th and 19th centuries multi-functional barns were still being built, either with accomodation for animals built in-line with the barn, where a five-bay barn has a two-bay section to the left, or in outshots built along the sides of the barn as in this typical limestone-built Cotswold barn (4). In this northern part of the region gabled roofs are more commonly seen. Photos: © Bob Edwards





With plentiful labour for farm work with little competition from major industrial areas, threshing the corn crop by hand continued to be the predominant way of processing the crop in the south east (left). The sheaves of corn were beaten with a flail to separate the grain from the straw, the latter being stored in the bays either side of the threshing floor. The grain and chaff (the husks) were then winnowed to separate them by throwing the grain into the air, the through draft from the opposing doors blowing the chaff away from the grain. Across the opening was a low board called a 'leap' which fitted into slots on the door posts to prevent animals getting into the barn and retain the grain on the threshing floor. In the later 19th century threshing machines powered by a horse (right) turning a 'gin' (engine) were installed within the barn. Occasionally in the south east a horse gin was housed in a circular or polygonal building attached to the side of the barn. Fixed steam engines to power threshing and mixing machinery are rare in the south east. More commonly, a portable threshing machine travelled round various farms providing threshing services. Drawings © English Heritage

Significance

- The south east of England has a high proportion by national standards of 17th century and earlier barns. Porches are commonly 18th century or later in date. Across most of the southern counties barns were usually timber-framed although in the downlands and coastal plain of West Sussex solid walling was also common, using flint or cobbles collected from the coast. In the clay areas brick was widely, although not exclusively, used from the 18th century and on the chalk downland brick and flint became the common building materials for barns from the late 18th century.
- Increased arable production from the 17th century to the mid-18th century, a specifically regional response to increases in food prices and population, required greater capacity for the processing and storage of corn crops in most parts. This period saw substantial building of new barns and the modification of existing barns through the addition of bays and the removal of earlier partitions and lofts. From studies of surviving barns it appears that the majority of medieval barns were replaced at around this time.
- Aisled barns date from the medieval period onwards, and are concentrated in the chalk downs and the arable vales. They are particularly concentrated in northern Hampshire, Berkshire and Kent, where all the earliest barns are of aisled construction.
- Cruck barns are rare and concentrated to the west of the region.
- Most farmsteads in the arable vales were dominated by one or two barns, whilst some large farms were provided with three or even more barns, even by the 14th and 15th centuries. It is not uncommon to find two barns of different dates interconnected and forming an L-plan. Most barns are five bays in length. The largest barns are concentrated in the chalk downs and arable vales, and the smallest in the marshland areas, heathland edges and wood pasture areas.
- Multi-functional combination barns for housing animals and their fodder, as well as the corn crop, are concentrated in the wood pasture landscapes particularly the Low and High Weald, and parts of the Wealden Greensand and the Thames Basin Heaths. These have evidence for stalls facing the threshing floor, or a central feeding passage.
- Staddle barns, dating from the late 18th to early 19th century, are timber-framed threshing barns raised on staddle stones. This barn type was probably an attempt to solve problems of damp and vermin (particularly after the introduction of the brown rat in the early 18th century) but the difficulties of access made it inconvenient and it was not widely adopted. They are found in the downland areas of west Berkshire and Hampshire, extending into the downlands of Wiltshire and Dorset.

This shows a cruck barn in Hampshire. Crucks in domestic buildings have a date range from the mid-13th to the mid-17th centuries, examples in the south of England dating from the 13th to the 16th centuries. There is a wide variety of forms in cruck construction. Photo © Bob Edwards

Interior of the 14th century aisled barn at Lenham in Kent. The most significant surviving aisled medieval barns are concentrated in East Anglia and the south east of England. Photo © Kent Downs AONB

CART SHED

A building used for housing and protecting carts, waggons and farm implements from the weather, often open-fronted.

The **cart shed** housed not only carts for transporting muck to fields, the harvest to the farmstead and grain to market, but also the implements needed (primarily for arable cultivation) on the farm. It could also accommodate the coach or pony trap.

Typical features

- Open-fronted and sometimes open at each end although one or two bays may be enclosed with doors for the storage of small implements.
- Cart sheds are typically either single-storey buildings or have two storeys with another use such as a granary above.
- Evidence for hatches for dropping sacks of grain from granaries into carts; hoists for hauling grain; steps to granaries with internal grain bins and louvred windows.
- Small, multi-functional buildings that incorporate a one- or two-bay cart shed, a stable and a granary are also found on some smaller farms.
- Trap houses may also form part of the domestic service buildings near the farmhouse.
- Cart sheds often face away from the farmyard and may be found close to the stables and roadways giving direct access to the fields.
- Recesses for dog kennels or geese under the external steps.

Significance

- The size of cart sheds reflects the size and function of the farm – larger examples are found on large arable-based farms.
- Pre-19th-century examples are rare. The earliest surviving cart sheds date from the 17th century but the majority are late 18th or 19th century in date.
- Even where set away from the main group of buildings, cart sheds that form part of coherent groups are of significance.

A large, nine bay cart shed within a substantial arable farmstead in the South Downs reflecting the number of wagons and implements needed on this steading. Photo © Bob Edwards

A brick-built cart shed in the South Hampshire Lowlands with one bay having doors so that small implements could be stored securely. Whilst most cart sheds were open-fronted, some examples retain evidence for having had doors to one or more bays in the form of pintel hinges in the posts. Photo © Bob Edwards

Cart shed in the Isle of Wight with a first-floor granary, accessed by steps at the gable end. This range retains the arm of the hoist used to raise and lower the sacks of grain. Photo © Bob Edwards

In regular courtyard plan farmsteads, as here in the Cotswolds, the cart shed often forms part of one of the ranges. Its function is identified by it having its openings on the external elevation of the range, facing onto the road which passes through the farmstead. Photo © Bob Edwards

CATTLE HOUSING

This section describes the variety of building types associated with the housing of cattle.

Evidence for cattle housing is rare before the 19th century. In the south east of England cattle were often kept within yards and were not generally provided with separate housing. They could be housed in multi-functional combination barns (see pages 30-31). 18th century shelter sheds and cow houses are concentrated in the limestone belt of Oxfordshire but otherwise the great majority date from the 19th century date. Covered yards, built in the 1850s-80s, are concentrated on large estate farms especially in areas of improved heathland.

During the later 19th century many farms, particularly those in the chalk areas, looked to dairying to replace, or at least support, incomes derived from wheat and wool production. Larger estates looked to construct the required milking parlours and dairy buildings as cheaply as possible using new technologies such as mass concrete. On smaller farms, for example on the edge of the Wealden Greensand in east Hampshire, small L-plan ranges, part of which were fully enclosed, were built with a yard. Similar plans were also adopted in south-west Berkshire.

There are some very rare examples of documented housing for plough oxen.

CATTLE HOUSING – COVERED YARD

A **covered yard** is the term used for a whole farmstead, or a **cattle yard** that is fully covered by a roof – the aims of which were to protect the nutrients in the manure collecting in the yard from being washed away by the rain and to provide an environment where cattle would fatten more quickly. By the 1850s it had been proved by agricultural chemists that the nutritional value of manure would be better preserved if it was not allowed to be diluted by rain, and as costly feeds produced richer manures, the incentive to protect them was great.

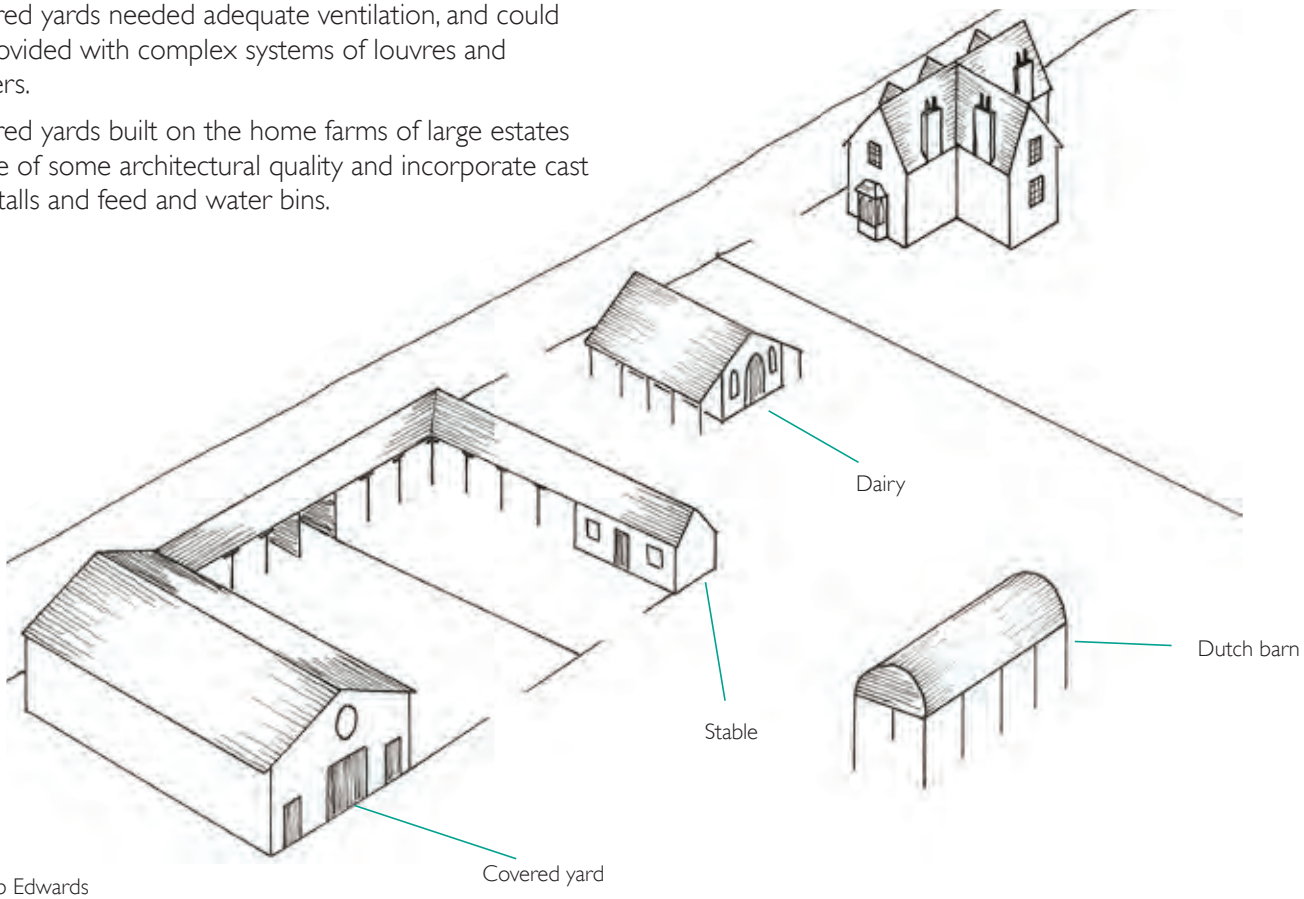
Typical features

- Covered yards needed adequate ventilation, and could be provided with complex systems of louvres and shutters.
- Covered yards built on the home farms of large estates can be of some architectural quality and incorporate cast iron stalls and feed and water bins.

Significance

- Covered yards that form part of coherent planned and model farm complexes of the 1850s to *c* 1880, and later examples with architectural quality are significant.
- Covered yards inserted into pre-existing open cattle yards from the late 19th century are much more common.

A U-shaped layout with a covered yard.



From the 1850s wide-span buildings providing covered yards for cattle were built on the home farms of estates or in areas of the most intense agricultural improvement. Photo © Bob Edwards

In the western part of the High Weald estates created new farmland through the enclosure of heathland. Some built both conventional covered yard farmsteads and wide span sheds which were open to one side.
Photo © Bob Edwards

CATTLE HOUSING – COW HOUSE AND LOOSE BOX

An enclosed building, or part of a multi-functional building, for stalling cattle (often dairy cattle). A loose box is an individual cubicle for housing fatstock.

Typical features

- Externally, lower and wider doorways than stables.
- Limited light and ventilation. Windows and other features to assist ventilation date from the mid-19th to early 20th centuries, eg hit-and-miss ventilators, and air ducts and ridge ventilators.
- Cows were usually tethered in pairs with low partitions of wood, stone, slate and, in the 19th century, cast iron between them. Feeding arrangements can survive in the form of hayracks, water bowls and mangers for feed.

Significance

- Cow houses are less common in the south east than in other parts of England. Even less common are rows of individual loose boxes or cubicles for fattening cattle.
- Surviving examples of pre-19th-century cow houses – including within barns - are rare in a national context and are of high significance.
- Very few cow house interiors of the 19th century or earlier have survived unaltered because hygiene regulations for the production of milk have resulted in new floors, windows and stall arrangements being inserted.
- In some areas, particularly the Weald, the use of lean-to outshots at one end of the barn accommodating four to eight cattle became more common during the late 16th century.

Although there are documentary references to cow houses from the medieval period on the farmsteads of some large landowners such as the bishops of Winchester few, if any examples survive or have been recognised. Some of the earliest buildings for cattle are ox houses for the plough-oxen. These buildings are similar in appearance to cow houses or stabling for horses, as here at Cogges Manor Farm in the Upper Thames Clay Vales.
Photo © Bob Edwards

Enclosed cow houses, as here on this dairy farm in the Thames Basin Heaths, are generally found on planned farmsteads of 19th century date or as 19th century additions to earlier groups. They are not as common in the south east as in other parts of England. This example has a loose box, probably for a bull, to the right. Photo © Bob Edwards

CATTLE HOUSING – SHELTER SHED

An open-fronted structure for cattle facing onto cattle yards. **Cattle yards** with **shelter sheds** were typical of mixed farming areas where cattle were housed on the farmstead as fatstock and for their manure.

Typical features

- Single storey ranges. Shelter sheds can be detached buildings, attached to the gable end of a **barn** or built against the side of the barn.
- Common internal fittings were mangers and sometimes stalls.
- More rarely, doors in one or both of the gable ends near the back wall gave access to a feeding passage.

Significance

- Pre-19th-century examples are rare, and they appear to be concentrated along the Jurassic limestone ridge especially in and around the Cotswolds.
- Surviving stalls are very rare but evidence for them may survive in mortices for posts set underneath beams, and gable-end doors.
- Shelter sheds forming part of complete traditional farmsteads will also be of significance.

Shelter sheds are often found built against the sides or ends of barns, as here in the Hampshire Downs. This is simply a continuation of the long-standing practice of sheltering cattle within the main farmyard, where the principal buildings and any permanent or temporary walls provided sufficient shelter. Photo © Bob Edwards

A 4-bay shelter shed facing into a yard with a threshing barn to the second side of the yard. Photo © Bob Edwards

Shelter sheds usually provided shelter for cattle held loose in a yard but in the east of the region in particular open-fronted sheds could also be used to house tethered beasts. Any stall partitions have usually been removed but evidence of such use can survive including the presence of doors in the gable ends which gave access to a feeding passage along the back of the shed. Photo © Bob Edwards

DAIRY

A detached building, or more often a room at the rear of the farmhouse, where milk was stored and processed to make cheese and butter. Cheese would be stored in a loft above the dairy or in the attic of the farmhouse.

Dairying for urban markets was already a specialised enterprise by the 1750s. Commercial cheese making and foreign imports (from the colonies) made inroads from the 1860s, and by around 1914 very little was being produced and sold from farms. In contrast the production of liquid milk from the mid-19th century increased in importance.

Typical features

- Externally wide doors and ventilated/shuttered windows.
- Ornate dairies may form part of estate home farms.
- Internal slate shelves and brick/stone floors to keep milk and interior cool.

Significance

- Complete surviving examples with original fixtures, such as slate or stone shelves for cooling the milk, are very rare. This is because changes in hygiene regulations and the centralisation of production through the 20th century had a major impact on dairies, with the majority becoming redundant to their original use.

Dairies tend to only be externally recognisable buildings on home farms or planned farms of large estates where they could be architecturally distinctive.
Photos: © Bob Edwards

A churn stand positioned against the boundary wall of the farmstead on the roadside. These are simple structures but many have been lost.
Photo © Bob Edwards

DOVECOTE

Dovecotes are usually square or circular towers with pyramidal or conical roofs for housing pigeons and their manure, or are incorporated into the walls of other buildings such as stables and barns.

Typical features

- The earliest examples are medieval but the majority date from the 18th and 19th centuries, built mainly for their picturesque value and typically associated with manor or gentrified farmsteads.
- Dovecote doorways were low to discourage the birds from flying out.
- Nest boxes, in the earliest examples were formed in the thickness of the wall but usually in stone, brick or wood.
- A potence, a central pivoted post with arms supporting a revolving ladder, provided access to the nest boxes for collection of the young birds (squabs) and eggs.

Significance

- Timber-framed dovecotes have been subject to the greatest rate of loss over time, and are now very rare.
- Most dovecotes were built to ornament home farms in the 18th and 19th centuries.
- Surviving internal fitments are of great rarity, notably potences and removable wooden nest boxes.

A restored late medieval circular dovecote forming part of a former manorial site in the South Coast Plain. Photo © Bob Edwards

Nest holes for pigeons can be located in the gable end of stone-built buildings such as barns and stables, particularly in the Cotswolds, but are rarely associated with timber-framed buildings. Photo © Bob Edwards

The interior of a mid 17th century dovecote in the Berkshire and Marlborough Downs showing the chalk block nesting boxes and the revolving ladder support, a rare survival. Photo © Bob Edwards

DUTCH BARN

A timber or iron-framed, open-fronted building for the shelter of hay or straw.

Typical features

- Iron frames, sometimes with a manufacturer's nameplate or relief moulding, with corrugated-iron roofing and sometimes side walls.

Significance

- These are highly distinctive but typical buildings with a widespread national distribution. Any documented pre-1880s examples will be rare.

Dutch barns became a common feature on farmsteads in the late 19th and early 20th centuries. Photo © Bob Edwards

FIELD BARN

SEE OUTLYING BARNS AND COMPLEXES, PAGE 27

FORGE

A building housing the ironworking processes of a blacksmith. Most farmsteads used the services of a blacksmith in a local village or hamlet but on larger isolated farms in areas such as the chalk downs a forge may form part of the farmstead, the blacksmith visiting the farmstead to shoe the horses and repair tools and equipment.

Typical features

- Forges required wide doorways and access to a water supply.
- They were built to serve farming and rural communities, and were also built on large estate farms.
- They required bellows for working the forge and benches for working.

Significance

- Examples with internal fitments (bellows, hearth) are rare, and those with internal racks for forge implements rarer still.
- Associated with the forge there may be features such as a wheel clamp for fitting iron tyres to cart wheels.

Large isolated farmsteads within areas such as the chalk downlands often had their own forge where implements could be repaired and a visiting farrier could shoe horses. Farmsteads in villages usually had access to a forge within the village serving the wider community.
Photos: © Bob Edwards

A feature sometimes associated with a forge is a wheel clamp used for putting an iron tyre onto a cart wheel. The hub is inserted into the central hole where it can be fixed with the rim of the wheel lying on the metal plate. Photo © Bob Edwards

GRANARY

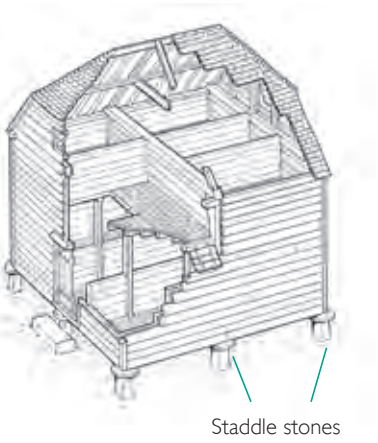
A building or room for the dry and secure storage of grain after it has been threshed and winnowed.

Typical features

- Ventilated openings - either louvres, shutters, sliding vents or grilles.
- If the granary was detached, it would be raised on brick arches or mushroom-shaped **staddle stones** to keep it safe from vermin.
- If the granary was sited in the loft of a working building, it required substantial steps and/or a hoist for pulling up or lowering the heavy sacks of grain.
- Close-boarded or plastered and lime-washed walls internally, and a strong load-bearing floor construction with tight-fitting lapped boards to prevent loss of grain.
- Grain bins, or the slots in vertical timbers for horizontal planking used to make them.
- Steps at the gable end to the first-floor granary, if located above the stable and/or **cart shed**, or at the end of a multi-functional range.
- Recesses for dog kennels or geese under the external steps.

Significance

- Some very rare surviving evidence for granaries in the floored ends of barns in corn-producing areas.
- Granaries were a common building type on arable farmsteads, typically found in association with cart sheds or in combination ranges.
- Where examples survive with internal fittings or form part of complete traditional farmsteads they will be of significance.
- Most examples are of late 18th or 19th-century date and found on the largest farmsteads, earlier examples being of great rarity.
- Free-standing granaries are most common in the chalk downs and arable vales of southern England.



The earliest detached granaries built on staddle stones date from the late 17th or early 18th centuries and are found on high-status arable farms as here in the Hampshire Downs (1). The weatherboarded staddle granary (2), as here in the Thames Basin Heaths, is found across the region. Larger examples have an upper floor with grain bins as in this late 19th century example on an estate farmstead in the South Downs (3). Granaries can also be found located above cart sheds allowing sacks of grain to be lowered onto waiting carts below, as here in the South Hampshire Lowlands (4). These are usually of 19th century date. All photos © Bob Edwards. Drawing © English Heritage

HAY BARN

An open-fronted building for the storage of hay. Surviving examples are very rare, and they are documented from the 17th century. By the late 19th century the iron-framed **Dutch barn** was becoming a common feature of farmsteads and now forms a familiar part of the rural landscape.

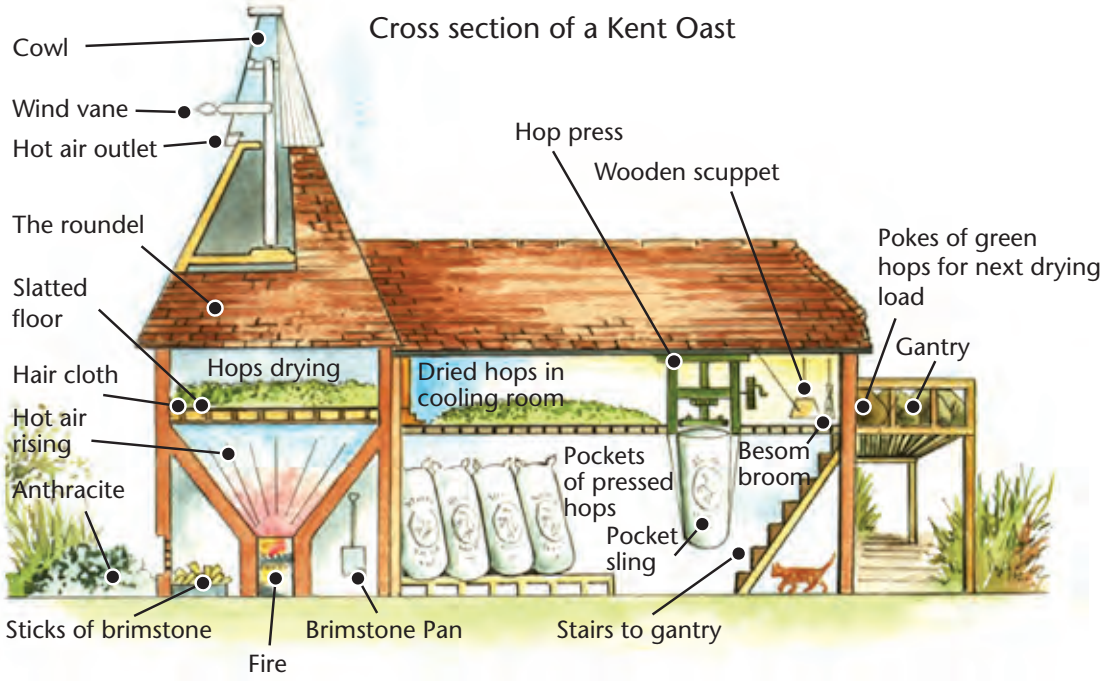
Hay barns are not a common feature on farmsteads in the south east; this example was originally built on an estate farm in the early 1800s and now stands in the Weald and Downland Open Air Museum.

HOP INDUSTRY

Beer brewed with hops became popular in the 16th century. Before that it had been flavoured with herbs and spices. Beer was the main drink of the majority of the population as water was rarely fit for consumption, and tea and coffee had not yet become a national institution. Hops were grown on a small scale in many parts of the country but Herefordshire and Worcestershire and Kent and Sussex became the two major areas of production, with east Hampshire developing into a third, much smaller, area of hop growing. Nearly every farm in Kent had its own hop garden but the Weald was best suited to growing hops on an industrial scale. Hop-growing was capital intensive, and woodlands were often replanted with chestnut for hop poles.

A demise in hop-growing in the late 20th century resulted in many hop gardens being grubbed out. As a consequence, **hop pickers' huts**, cookhouses, **oast houses** (or **hop kilns** as they are known in the West Midlands), **tar tanks** and other associated features have either been demolished, left to decay or, as in the case of many oast houses, converted to residential accommodation.

Farmsteads that retain a range of buildings associated with the hop industry are highly significant.



Cross-section of a Kent Oast. © National Trust

HOP INDUSTRY – OAST OR HOP KILN

A building in which hops are dried and stored. The drying of hops was a delicate process, requiring skill in managing the fire to maintain the correct temperatures. The dryers would often work round the clock, catching up on their sleep in the oast.

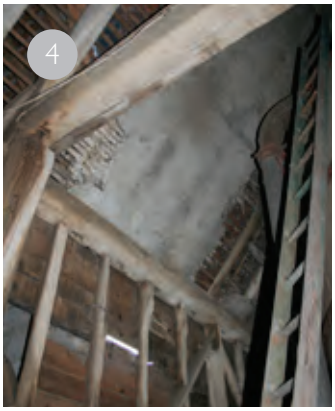
Typical features

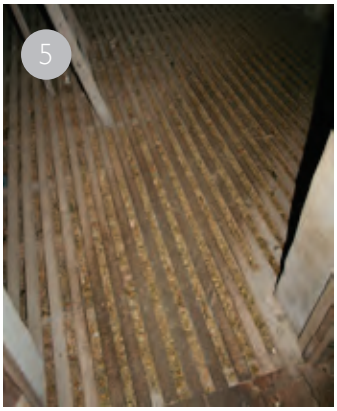
An oast comprises:

- A square or circular kiln, with a cowl on the roof that would extract air though the slatted drying floor on which the hops were laid.
- An attached 'stowage' where the dried hops could cool on the upper floor before being pressed into suspended 'pockets'. The ground floor could be used for storage or was open-fronted and served as a cart shed.

Significance

- Early purpose-built oasts, small buildings which included a kiln and rooms for the green and dried hops, are extremely rare.
- Evidence for early kilns may survive in some threshing barns.
- Surviving kilns are extremely rare.
- Only a small number of unconverted oast houses survive.





Oast houses are found with circular or square kilns attached to the stowage (1 and 2). The largest examples (3) are generally found in the Low Weald of Kent. Early evidence of the drying of hops can be found in barns converted to oast houses; here the plastered sides of the plenum chamber survive in the roof of a 17th century barn although the drying floor has been removed (4). (5) Shows a slatted drying floor in one of the few working oasts in the region. Photo © Bob Edwards

HOP PICKERS' HUTS

Before mechanised picking was introduced in the 1950s, the harvesting of hops was a very labour intensive business and around it grew the 19th and 20th-century tradition of the industrial working class from towns and cities arriving in the autumn to pick hops and also soft fruits. Women and children commonly travelled independently of the men, who joined their families at the weekend.

Accommodation for these people was in the first instance rough canvas tents or converted animal sheds, but in the late 19th century moves were made to improve conditions, with purpose-built **hop pickers' huts**. These were usually sited away from the farmstead or at best on its fringe.

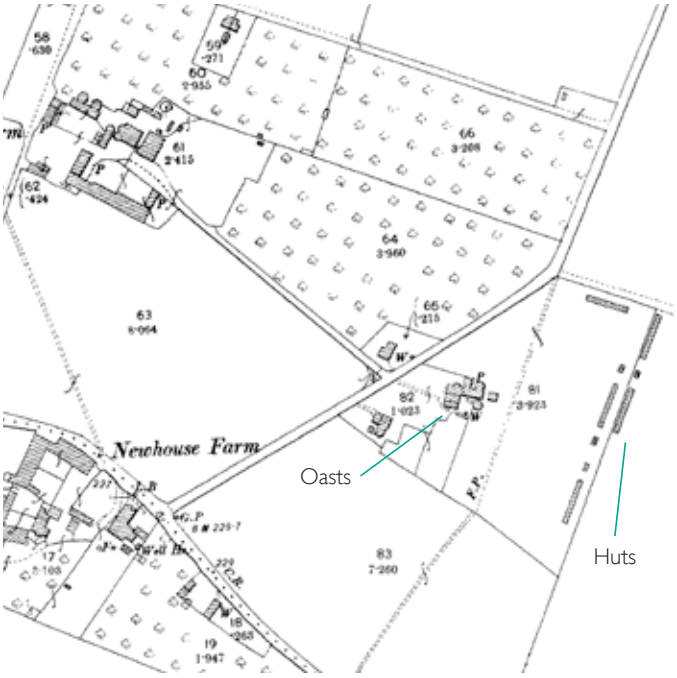
Typical features

- They are single-storey structures with rows of doors and windows to small rooms.
- Communal kitchens may be located at the end of the range or in detached buildings.
- A privy would usually be sited in woodland a little distance from the accommodation.

Significance

- Surviving groups of hop pickers' huts are rare.
- Hop pickers' huts associated with coherent farmstead groups with other hop industry structures (eg **oast houses**) are highly significant.

Ranges of early 20th century brick-built hoppers' huts.
Photos: © Bob Edwards



Hop pickers' huts shown on the 2nd edition Ordnance Survey maps. Map based on OS 2nd Edition 25" map © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2011) Licence numbers 000394 and TP0024

TAR TANKS

Tar tanks can be found in the fields close to **oast houses.** Creosote for preserving the ends of hop poles was not generally available until 1862 and did not become widely used until the late 19th century. To aid the penetration of the tar into the wood, it was heated in tanks and the poles held in the liquid supported by a wooden frame.

HORSE ENGINE HOUSE

A round or polygonal building containing a horse engine used for powering threshing machinery following its invention in 1786. These were usually attached to existing barns and the equipment was also used for chopping and crushing fodder.

Typical features

- Horse-engine houses comprise semi-circular, polygonal or square projections from barns, on the side facing the **stack yard** and opposite the **cattle yard**.

Significance

- Horse engines, as found in wheelhouses, and ***in-situ*** threshing or winnowing machines, are exceptionally rare.
- Horse-engine houses are rare in the south east of England because hand threshing remained common into the late 19th century.

KITCHENS AND BREWHOUSES

These are detached buildings sited close to the house that may have originated as dairies or – often in the 16th and 17th centuries – as detached **kitchens** for brewing, baking and other purposes. Being close to the farmhouse, some detached kitchens became incorporated into the farmhouse with an extension linking the two buildings. The presence of smoke-blackening of the roof timbers may now be the only way to identify their original function.

Typical features

- These are typically sited close to the farmhouse, and served by a chimneystack.
- Internally they may retain a large fireplace and associated copper for brewing and other purposes.

Significance

- Remaining examples represent important survivals of well-documented traditions in some areas for these buildings.

A rare survival of a detached kitchen to the rear of a High Weald farmhouse. Such buildings will often have smoke-blackened roof timbers to at least part of the roof and may have been partly floored. The stack at the gable end is a later addition. Photo © Steve Podd, FWAG

MALT HOUSE

A low-ceilinged building for the malting of barley before brewing, specifically for the germination of the crop on malting floors and then drying in a kiln.

Typical features

- Low-ceilinged malting floors with access to a kiln for drying the barley after it has germinated.

Significance

- After the early 19th century malt houses were rarely built on farms as the malting industry became concentrated in urban areas where large breweries developed. The few surviving and significant rural examples are concentrated where barley was grown in large quantities.
- In the south east relatively few recognisable rural malthouses survive; the presence of a malthouse often being only remembered in the name of a lane or a house. However, occasional examples of malthouses survive in the vales and downs of the region.

A rare example of a 19th century malthouse, built within a hamlet rather than on a farmstead. This building is also unusual in that it was built in cob. Photo © Bob Edwards

MILL

A building for the milling of corn to flour. Mills were either water powered or wind powered. The presence of fast flowing rivers and streams in areas such as the western part of the Hampshire Downs meant that water power was favoured but windmills were once a feature of the landscape across much of the region, their presence often now only remembered by topographical names such as 'Mill Hill'.

Typical features

- A structure of two storeys or more with storage areas for the grain and milled flour, the mill machinery and associated water wheel.
- Watermills are typically associated with systems for the storage and channelling of water.
- Windmills are characteristic towers set on high ground.

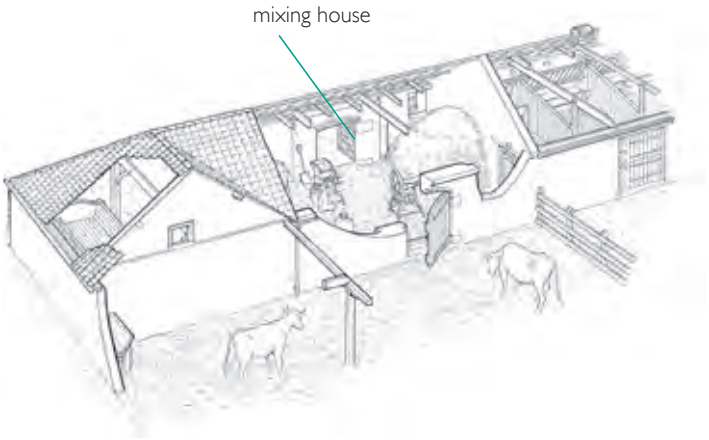
Significance

- Watermills and windmills were rarely built on farms, and are highly significant where found.
- Examples with internal machinery and water wheels are of extreme rarity.
- Most surviving windmills are in Sussex and the Weald.

A windmill located on a small High Weald farmstead. Photo © Bob Edwards

MIXING HOUSE

A compartment within a range, and sometimes detached, where grain, cake and roots for animals would be prepared, usually with the aid of machinery such as chaff cutters, cake breakers and root crushers. They date from the 1840s, and are mostly found on estate farms, and are not common in this region.



This mixing house is sited so that it can serve the cattle yard and the adjoining stables. Illustration: © English Heritage)

OAST HOUSE

(see **hop industry**)

PIG HOUSING

Structures providing secure housing for pigs.

On most farms only a few pigs were kept for domestic use and here they were normally fed on kitchen scraps or whey and so **pigsties** were often placed near the kitchen or dairy. Pigs were most commonly kept in dairying areas or market-gardening areas, such as the Fens, where whey (a by-product of dairying) or potatoes were available for feed. Larger-scale **piggeries** were found on larger farms where commercial fattening was practised. Imported feed sustained the growth of the pig industry in the inter-war period.

A small, stone-built pig sty in the Low Weald. Photo © Bob Edwards

Typical features

- Pigsties were typically built as single-storey structures comprising individual boxes with their own individual yards. They were built individually or more commonly in rows and could be served by external feeding chutes.
- Some had upper floors with poultry houses.
- A small chimneystack could mark the position of a boiler house for boiling swill for pig feed.

A range of 19th century pigsties built on a large farm in the South Downs after the farm moved to dairying. Photo © Bob Edwards

SHEEP HOUSING

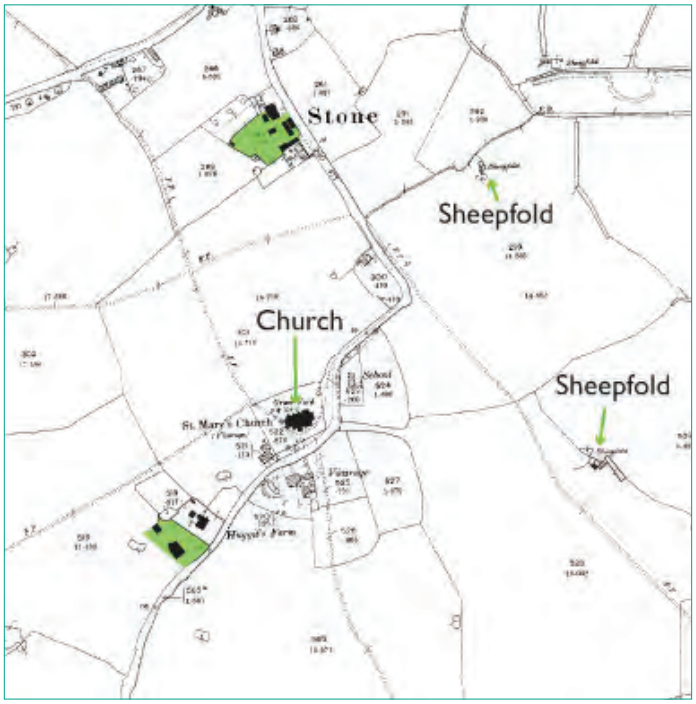
Sheep rarely needed purpose-built structures. The only times of year when all the sheep would be gathered together was for shearing and salving and dipping. **Barns**, when empty, were sometimes used for shearing and sorting the wool.

In medieval times it was common practice to provide sheep houses, or **berceries**, even in the south of England. Apart from a few possible medieval timber-framed sheepcotes in Hampshire there is only earthwork evidence for these buildings, but documentary sources show that in Gloucestershire at least they ranged from between eight and eighteen bays. Some medieval manors had separate buildings for the hoggs (yearling sheep) and the ewes, but there are no known survivals. Similarly the frequency that sheep houses are mentioned in the accounts of the bishops of Winchester, suggest that they were relatively common buildings across the chalklands at least until the 16th century.

Housing for sheep – in the form of **rams' pens** and **shelter sheds** with low eaves and access to yards or a sheep fold - is rare in a national context and concentrated in the farmsteads and outfarms of the chalk downlands. Lookers' (shepherd's) huts are a distinctive feature of Romney Marsh. Sheep housing can be found in **outfarms** on the chalk downlands.

Sheep washing was often carried out in ponds or streams where the watercourse might be artificially deepened or walled or, more unusually, sheep were dipped in specially constructed tanks. Enclosures funnelled towards the water's edge have been found. In areas where watermeadows were a feature of the landscape sheep dips are sometimes found built in to the system of leats and sluices.

A rare example of rams' pens on a South Downs farmstead. The low shelter shed is served by a series of small yards. Photo © Bob Edwards



Map extract from second edition Ordnance Survey of c.1900, showing sheepfolds in Romney Marsh. © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2011) Licence numbers 000394 and TP0024

Typical features

- Buildings constructed specifically for sheep such as rams' pens or shelter sheds may be identified by a very low eaves line.
- Small pounds and sheep dips are also a feature of the marshland areas.
- Small sheds called Lookers' huts (giving shelter for the shepherds) are a distinctive feature of marshland areas such as Romney Marsh.

Significance

- The few known examples of sheep housing are found in the chalk downs in both farmsteads and outfarms and in the coastal marshland areas.
- Housing for sheep is rare in a national context and very rare in the south east and so any examples are highly significant.

STABLE

A building, or part of a building, for housing horses and their harness and tackle. The largest **stables** are concentrated in corn-producing areas, where farms were larger and more horses were need for ploughing and many other tasks. Fewer horses were needed in cattle-rearing or dairying areas.

After the **barn**, the stable is often the oldest building on the farmstead. A few stables dating to before 1700 have been identified in local surveys, while many more date from the 18th century. One of the reasons for this rise in numbers was the decline in the use of oxen.

From the mid-19th century stables tend to be single storey buildings without a hayloft over as the importance of good ventilation for the horses began to be appreciated. Photo © Bob Edwards

A very rare 17th century timber-framed stable. Photo © Bob Edwards

Stables could form part of combination barns from the medieval period. Here the stable element in the end bay has been rebuilt in brick. Photo © Bob Edwards

The importance of horses on large arable farms across the region is reflected in the often large scale stables found on many farms. Photo © Bob Edwards

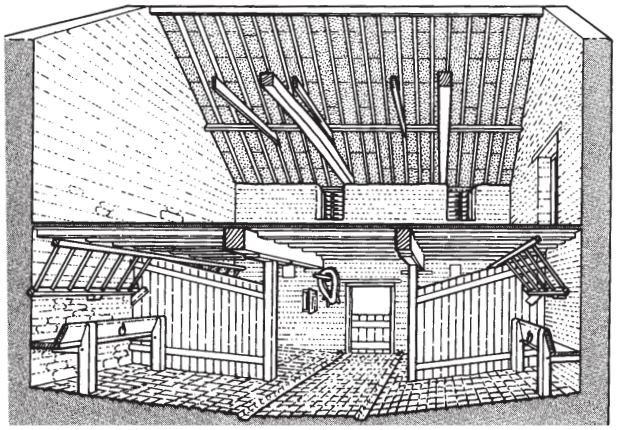
Stables located in the end of an early 19th century aisled barn. Photo © Bob Edwards

Typical features

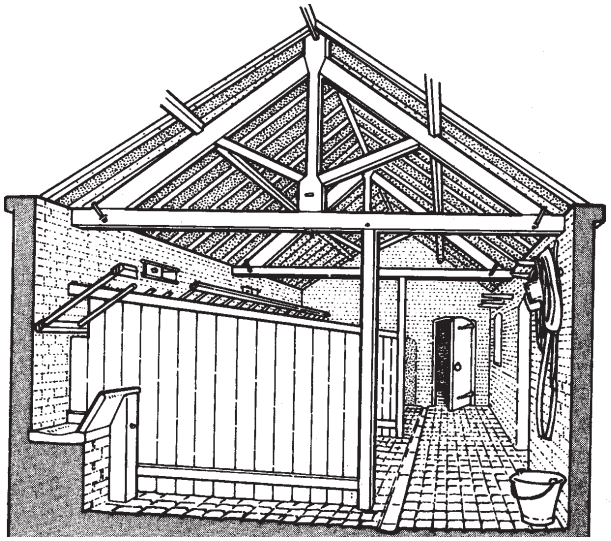
- Earlier stables are usually two-storey and well-lit buildings, with ground-floor windows, pitching openings and ventilation to the hay loft. Many are timber-framed and weatherboarded with brick and stone examples dating from the 18th century onwards.
- Early examples have the stalls across the end walls, whilst in examples dating from the later 18th century onwards the stalls are usually along the side walls, allowing more scope for lengthening the building and thus housing more horses.
- Stables dating from the 17th and 18th centuries are also found as part of combination buildings; for example, in the Weald stables are integral to barns.
- Single-storey stables, commonly with cast-iron ridge vents, were built from the later 19th century.
- Stables can be distinguished from **cow houses** as they have tall and relatively narrow doors.
- Wooden or cast-iron (for high-status or late examples) stalls with access to manger and hayrack.
- Floors of earth, stone flags/cobbles and from the mid-19th century of engineering brick, sloping to a drainage channel.
- Pegs for harness and tack, sometimes in a separate harness room with fireplace.
- Sometimes chaff boxes for storing feed, and cubby-holes for lanterns, grooming brushes, medicines etc.

Significance

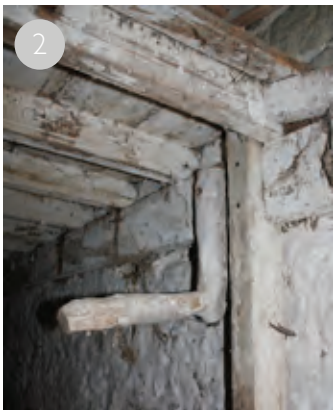
- After the barn, the stable is often the oldest building on the farmstead.
- A few stables dating to before 1700 have been identified in local surveys, while many more date from the 18th century.
- The largest stables were built on the larger corn-producing farms.
- Examples retaining internal fittings including stall partitions and feed racks are rare and significant.
- In the area around Newbury in Berkshire and extending into north Hampshire, horse breeding, especially for racing and hunting stock, grew in importance in the later 19th and early 20th centuries, with the downs becoming well known as training grounds. Some farms became dedicated stud farms, and ranges with loose boxes and fodder storage were built. Individual loose boxes, standing separate from the main ranges, were used to isolate a sick animal or to 'tease' a stallion.



Stable with loft over. © English Heritage



Late 19th century single storey stable. © English Heritage



1 Lofted stables often have a hay drop along one side allowing hay from the loft to be lowered into hay racks on the ground floor. Here wattle hurdles have been used to block the hay drop.
Photo © Bob Edwards

2 A hook for hanging a harness. This is a home-made example using a conveniently shaped branch but usually they are purpose made pegs.
Photo © Bob Edwards

STADDLE BARN

A **threshing barn**, usually timber-framed and raised on **staddle stones**. Staddle barns date from the later 18th and early 19th centuries and may be an attempt to counter the greater predation of the brown rat. They are concentrated in the chalk **downland** areas of Hampshire, Berkshire and Wiltshire.

Typical features:

- Timber-framed and weather boarded buildings, notably larger than granaries, set on staddle stones.
- Typically have double doors to at least one side of the threshing bay with a single door to the other side to create a through-draft.

Significance:

- Staddle barns are a high significant building type that is only found, in limited numbers, in central southern England and so are rare in a national context.

A 19th century staddle barn in the Hampshire Downs. Photo © Bob Edwards

WELL HOUSE

A building over a well housing machinery for raising the water, most commonly found in the chalk downs.

Typical features:

- Well houses covering a well head are often simple structures of brick with no notable external features.
- They may be identified by their position within a yard, usually near to the house.

Significance:

- Surviving examples are very rare.
- Well houses with donkey wheels are extremely rare and are highly significant.

On some farms the well was covered by a small building keeping animals and children away from the well or pump. Photo © Bob Edwards

A very rare surviving example of a well house, in the South Downs, powered by a donkey wheel. Photo © Bob Edwards

4 MATERIALS AND DETAIL

This section introduces the reader to:

- The historical development of materials and construction.
- Mass walling in stone, brick and earth.
- Timber framing and cladding.
- Thatch.
- Tiles and slates.
- Detail and internal fittings.
- Roof trusses.

Historical development

Historic farmsteads reflect not only England's huge diversity in geology but differences in building traditions and wealth, estate policy, access to transport links and the management of local timber and other resources. 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 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.

There are also strong regional and local differences in roof construction and carpentry – such as in the use of **aisled** and **cruck** construction (see page 31). From the medieval period, the unit of reference in timber-framed and mass-walled buildings became the **bay**, the distance between principal roof trusses. These bays could also mark out different areas of storage within barns and other buildings (see page 30).

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

This shows a yard for covering ricks of hay and corn in north Berkshire, built in around 1900 of machine-sawn softwood with corrugated iron roofing. Photo © Sarah Orr

BRICK

There is a cluster of early, 17th century, brick barns in north-east Hampshire but it was generally not until the 18th century that brick was often being used in preference to timber-framing in the clay areas of the county and not until the end of the 18th and into the 19th century that brick, usually combined with flint, became common in the chalk areas. Usually brick and flint were banded horizontally but occasionally the brick was used to create square panels.

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.Photo © Bob Edwards

Straight joints and differences in the brickwork can indicate different phases or alteration of a building. Here two phases of construction of this brick stable are evidenced by the vertical joint in the brickwork. This brickwork has 'queen closers' (the small brick after the header bricks on the either side of the joint) to the former corner of the earlier building (to the right) and to the abutting wall to the left. The fact that there are no queen closers to the side of the window opening indicates that this is an inserted or enlarged opening. In some cases the phases of building may be only evidenced by a subtle change in the colour or type of the brick, a change in the bonding pattern or differences in the mortar used. Photo © Bob Edwards

Flemish bond (alternate headers and stretchers in the same course) largely replaced English bond in the 18th century. These handmade bricks are more regular in size and the mortar joints thinner than earlier brickwork and the brickwork incorporates burnt headers, the dark bricks that were in the hottest part of the kiln. Burnt headers can be used as a decorative feature in the brickwork. Photo © Bob Edwards

Late 19th century brickwork on an estate farm using burnt bricks to form lozenge patterns and to show the date of the building. In the late 19th century the use of machine made bricks became widespread. In this example a variant of Flemish bond is used but English bond made a return to favour, especially on estate-owned farm buildings. Photo © Bob Edwards

EARTH

Cob, chalk mud mixed with straw, was widely used for houses, cottages, small farm buildings and boundary walls in the chalk areas of Hampshire, particularly on the western side of the county. Chalk cob was usually rendered or, for working buildings and walls, coated with chalk slurry. Cob was rarely used for building barns, timber framing and, later, brick or brick and flint being preferred. In parts of the New Forest where clay was available this was used for the construction of small farm buildings, the wall surface often being left unrendered. Although chalk was available across the North and South Downs, there is little evidence for the tradition of earth construction in the eastern part of the south east.

Buckinghamshire and Oxfordshire contain a concentration of earth-walled buildings known as 'witchert', meaning 'white earth'. Witchert is made from clay mixed with chalk which gives it its light colour and is found in a belt extending from south-west of Aylesbury through Thame to Dorchester-on-Thames. Non-wichert earth structures are also found in Oxfordshire.

Chalk cob is most commonly seen in boundary walls rather than farm buildings across the downland areas of the region. The capping was traditionally thatch but has often been replaced by tiles.
Photo © Bob Edwards

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.
Photo © Bob Edwards

STONE

The chalk downs and the Chilterns generally provided only flint, which was not widely used for the construction of farm buildings until the 19th century, except in the South Downs where flint from the chalk and cobbles from the coast were commonly used. In most of Hampshire the flints used were relatively small and usually laid randomly. Into the South Downs larger flints were often used and flint work was often coursed. Chalk block is rarely seen except in the Chilterns and the Isle of Wight.

Around the edge of the High Weald lower greensand outcrops provided 'ragstone', which was widely used across Kent and in London from the medieval period. Upper greensand, often called ironstone or heathstone, and golden sandstone from the Hastings beds were also used in buildings across the Weald. Carstone, hard ferruginous sandstone, was used in rubble walling and small pieces were used in galletting across Surrey and Sussex. Greensand was also used in the Isle of Wight.

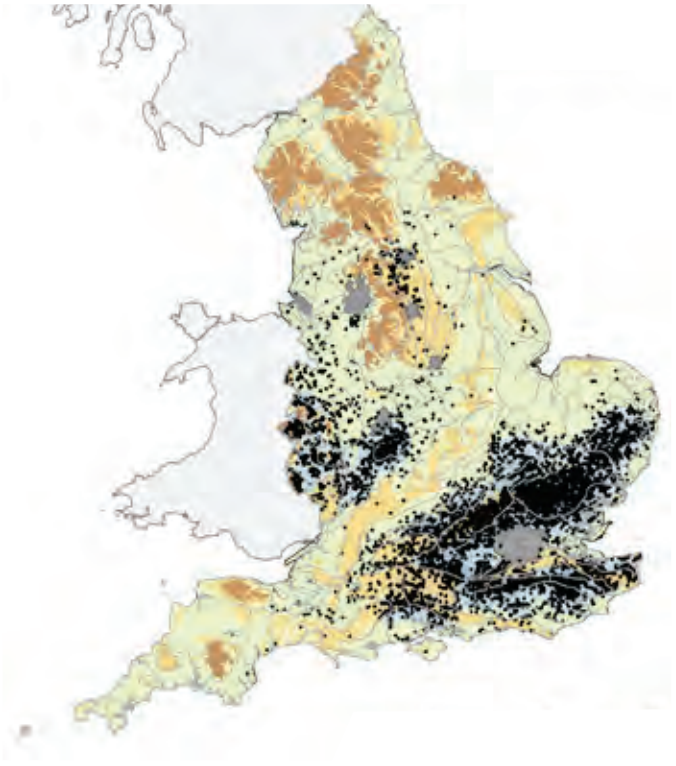
In Jurassic and Corallian stone areas to the north building stones of an excellent quality were widely available. Across the Cotswolds the grey limestones predominate whilst at the northern edge of the county the Middle Lias, called marlstone, gave up a brown-coloured stone used for most buildings.

Cobbles used in walling in the South Downs. Photo © Bob Edwards

Galetting, the insertion of small pieces of stone into the mortar joints is often seen in the south east of the region. Photo © Bob Edwards

TIMBER FRAME

- Timber-framing was the dominant building technique from the medieval period until the early 17th century for housing and the early 19th century for farm buildings.
- Cruck frames dating from the 13th-15th centuries are concentrated in eastern Hampshire and Buckinghamshire, part of a distribution extending into central and western England.
- For most timber-framed agricultural buildings weatherboarding was the typical wall covering, examples of which date from the medieval period.
- Weatherboarding is commonly overlapped. There are some very rare surviving examples of butted boarding, of pre-19th century date. These are typically found inside barns, on former external walls.
- Farmhouses and cottages are more likely to be clad in painted weatherboard or plain clay tile in the east or with brick infill to the framing in the west of the region.



Listed timber-framed barns in England. Although listing concentrates on the generally best-preserved sample of surviving buildings, this map broadly shows the extent of present survival. Note the separation – marked by the limestone belt running from Dorset to Yorkshire – of the major concentrations in south-east England and western and northern England, where separate traditions of carpentry and framing developed.

A timber-framed barn with brick infill panels. Photo © Bob Edwards

Evidence for vertical boarding. The butt-edged boards were set into a rebate on the frame so that the cruck blade and the tie beam were exposed. Photo © Bob Edwards

Weatherboarded timber-framed barn. Photo © Bob Edwards

A small building on a New Forset smallholding clad in vertical round-faced boards. Photo © Bob Edwards

THATCH

- The predominance of arable across the majority of this region meant that straw for thatching was widely available, and in the western half of the region it remains as a highly distinctive feature. Water reed was used in coastal areas, and a small number of rare solid thatch roofs also survive.
- Tiles and slates largely replaced straw thatch (and also broom and heather in the heathlands and reed in coastal areas) from the late medieval period.

Longstraw thatch with its characteristic 'shaggy' appearance.
Photo © Bob Edwards

Combed wheat reed gives a neater finish to the thatch.
Photo © Bob Edwards

TILES AND SLATES

Clay tiles and stone slates were used at a high social level from the medieval period. Their use became increasingly widespread after the later 18th century, along with stone and brick walling, supplanting smaller farm buildings built of timber, earth and thatch in many parts of the country.

Plain clay tiles were being used to replace thatch in clay areas from the late 17th and early 18th century. Here the tiles include a pattern to the hipped end of a barn facing the roadside.
Photo © Bob Edwards

Large sandstone Horsham slates are seen in the western part of the Weald
Photo © Bob Edwards

Welsh slate became readily available with the growth of the railways. Their lighter weight allowed for a reduction in the size of timbers need for roof construction. On estate buildings it is not uncommon to find slates being laid 'economically' to reduce the number of slates needed as so reduce the costs.
Photo © Bob Edwards

FITTINGS AND DETAIL

Surviving fittings and details within farm buildings are mostly of 19th and early 20th-century date but occasional examples of earlier doors, windows and flooring can be found.

Typical features

- Stalls and other interior features (eg mangers, hay racks) in **stables** and **cattle housing** of proven 19th century or earlier date.
- Doors (usually planked/ledged and braced, from around 1850 on horizontal sliding rails) with iron strap hinges and handles, and heavy frames.
- Windows, often of a standard type nationally, that are half-glazed, shuttered and/or with hit-and-miss ventilators.
- Historic surfaces such as brick, stone-flag and cobble floors to stables and cattle housing, with drainage channels.
- Industrial fittings (iron or concrete stalls, mangers etc) associated with planned or industrial 19th-century farmsteads.

Significance

- Particularly vulnerable historic floors (eg lime ash floors, rush withy floors, threshing floors, slatted drying floors in **hop kilns**).
- Doors and windows of pre-19th-century date, eg mullioned windows, sliding shutters to windows.
- **Dairies** with internal shelving etc, **barns** with ***in situ*** threshing machines and other processing machines, **horse engine houses** with internal gearing, hop kilns with internal kilns and other detail, **cider houses** with internal mills and/or presses.

Timber stall partitions in a cow house. Photo © Bob Edwards

A timber manger in a shelter shed. Photo © Bob Edwards

An historic door with evidence of many phases of repair. Photo © Bob Edwards

Historic threshing floors of timber or brick are relatively rare features, barns often being replaced or covered by modern concrete.
Photo © Bob Edwards

Stone mullioned window suggesting that this cow house may have been built with a different function, possibly residential. Photo © Bob Edwards

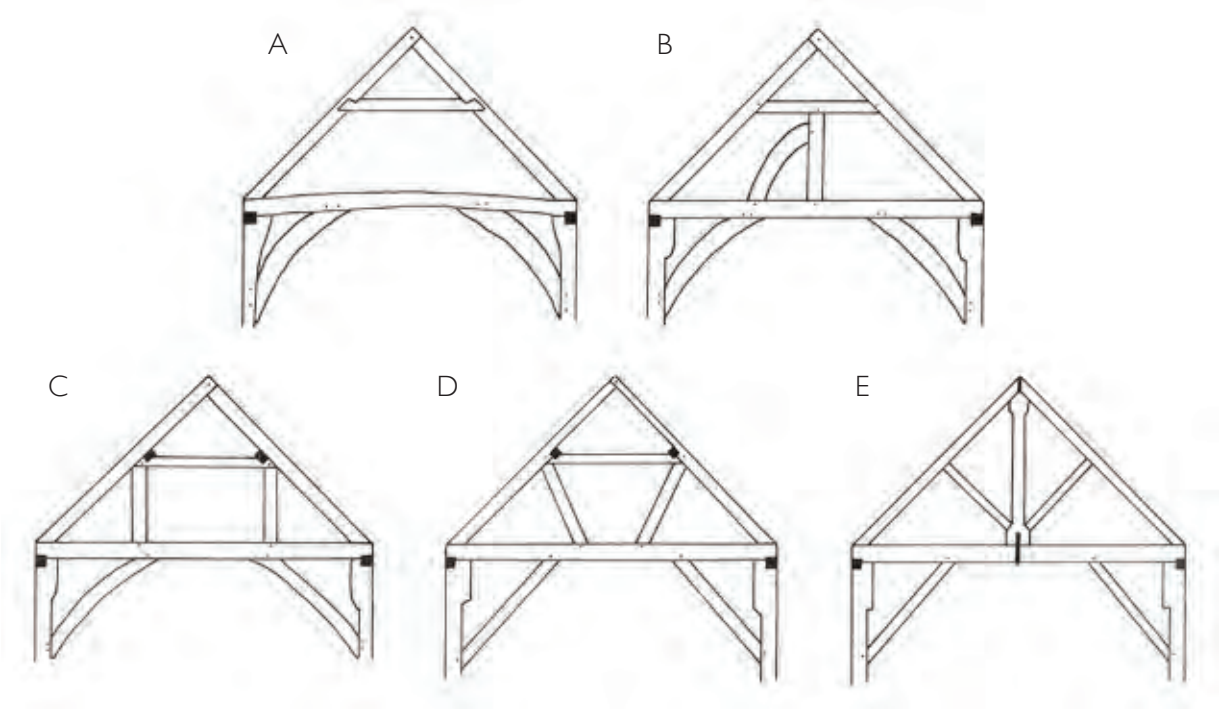
A dung cart set upon rails running between a mid-20th century dairy and a midden. Photo © Bob Edwards

Triangular ventilation holes are a feature seen in barns of the Isle of Wight.
Photo © Bob Edwards

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 'Mary marks'; or graffiti recording names of workers, sales etc.
- **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.
- **Constructional marks** are those associated with the transport and prefabrication of structural carpentry and timber frames, eg shipping and carpenters' marks.

Adjustable louvered window of a 19th century granary.
Photo © Bob Edwards



ROOF TRUSSES

The form of the roof truss is one of the main elements used to help date buildings. Generally, the date range for the various roof forms is based on research into houses; it is not unusual to find carpentry techniques used in farm buildings at a later date than they were used in houses. It must also be remembered that the use of the various forms can overlap by many decades.

A The earliest forms of roof carpentry found in farm buildings uses collar – rafter construction where all the rafters are of the same size and each rafter couple has a collar, often with a lap dovetail joint – an early joint form. The jowl of the post, where the timber gets wider near the joint with the tie beam, swells gently.

B The crown post roof was used in barns up to the 16th century. This roof form is rarely seen in farm buildings outside of Kent and Sussex. In this example there is a single down brace from the crown post, the next truss having its down brace on the opposite side. The jowls of the posts are rounded, a common feature of the Weald.

C By the late 16th century the queen strut roof truss with clasped purlins became the common roof form in both domestic and agricultural buildings and remained in use into the 19th century. Earlier examples are likely to be constructed in timbers of larger size and the type of brace, curved or straight, can help in dating. This example has curved braces probably indicating a 17th century or earlier date and diminished principal rafters, in which the upper part of the rafter is of a smaller section than the part below the purlin.

D Raking struts, effectively angled queen struts, are most common from the 18th century although some may date from the later 17th century. By the 18th century braces tend to be straight and are often slighter in size compared to earlier framing. The jowls of the posts of this truss are of 'gunstock' form. The use of butt purlins morticed into the sides of the principal rafters become common farm buildings in parts of the region from the 18th century although they are seen used in house roofs from as early as 15th century, early examples in barns date from the 17th century, becoming more common in the 18th century. The purlins can be set in-line or, as in this example, staggered (the position of the purlin of the adjacent bay being marked by the dashed outline).

E In the late 18th and particularly the 19th century the use of the king post roof truss became widespread. This form of king post has raking struts resting on a splayed base of the king post. The king post supports a ridge board, a characteristic feature of 19th century roofs. King posts of this form are often accompanied by metal straps; a strap in this example loops under the tie beam, linking the tie and the base of the king post. In some examples the king post can be replaced by an iron rod bolted through the tie beam.

SOURCES

BACKGROUND DOCUMENTS

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. Most of the publications listed below 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. See http://www.helm.org.uk/guidance-library/ .

EH 2004. *Farming the Historic Landscape: Caring for Farm Buildings*

EH 2004. *Farming the Historic Landscape: An Introduction for Farm Advisers*

EH 2005. *Outstanding Beauty: Outstanding Heritage: AONBs and the Historic Environment*

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

EH 2009. *Farm Buildings and Change on the Bolton Abbey Estate, North Yorkshire.*

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

EH 2011. *The Setting of Historic Assets.*

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

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

EH/Countryside Agency 2006. *Historic Farmsteads: Preliminary Character Statement for South East England*

For Farmsteads Mapping projects see:

Edwards, B 2005. *Historic Farmsteads and Landscape Character in Hampshire Project*. Forum Heritage Services. Unpublished report for English Heritage

Edwards, B 2006. *Historic Farmsteads and Landscape Character in West Sussex.* Forum Heritage Services. Unpublished report for the High Weald Joint Advisory Committee, West Sussex County Council and English Heritage

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Edwards, B 2008b. *Historic Farmsteads and Landscape Character in East Sussex*. Forum Heritage Services. Unpublished report for the High Weald Joint Advisory Committee, English Heritage and East Sussex County Council

Edwards, B, Lake, J and Banister, N 2012. *Farmsteads and Landscapes in Kent: A Report on the Mapping of Traditional Farmstead Character and Survival*. Report for English Heritage

Also see:

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 2014 'Farmsteads and Landscapes in Kent', *Archaeologia Cantiana* 134, 105-139

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

Bibby P and Brindley P 2007. *Current Socio-Economic Context of Historic Farmsteads in the South East*. Pilot project report prepared for English Heritage. Department of Town and Regional Planning, University of Sheffield

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Bibby, P 2009. 'Land Use Change in Britain'. *Land Use Policy* 26, 2-13

Owen, S and Herlin I S 2009. 'A Sustainable Development Framework for a Landscape of Dispersed Historic Settlement', *Landscape Research* 34:1, 33-54