PEAK DISTRICT

FARMSTEADS & LANDSCAPE PROJECT

for

PEAK DISTRICT NATIONAL PARK AUTHORITY
&
ENGLISH HERITAGE

PART II
MAPPING METHODOLOGY & ANALYSIS

FORUM
Heritage
Services

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PART II FARMSTEADS MAPPING METHODOLOGY & ANALYSIS

Bob Edwards & Jeremy Lake

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FORUM
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THE PEAK DISTRICT
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PART II – FARMSTEADS MAPPING METHODOLOGY & ANALYSIS

4.0 METHODOLOGY

4.1 Historic Farmsteads Mapping

The principal aspect of the project is the mapping of historic farmsteads and the recording of a number of attributes that reflect their character and extent of change. The mapping used ArcGIS 9 software to create a point data set (ESRI shapefile). The recording of farmsteads involved the following stages:

4.1.1 Farmstead identification

The following sites were recorded through using the 2nd Edition Ordnance Survey 25" mapping of c.1895 combined with the use of Google Street View to check the identification of small farmsteads (Street View also allowing the identification of farmsteads not immediately recognised from the historic mapping):

- Farmsteads
- Outfarm complexes or field barns were differentiated, where possible, from homestead complexes
- Smallholdings
- Sheepfolds and structures to provide shelter for sheep on the hills (known in parts of northern England as bields).

4.1.2 Farmstead Plan Form

Using the 2nd Edition OS map of c.1895 map as the data source plan form for each farmstead was recorded. Plan form follows the typology set out above (see Figure 2), these classifications being used to record the principal attribute of the plan. Secondary attributes were also recorded following a similar methodology to that taken by Wiliam in recording Welsh farmsteads (Wiliam 1986, 37). Secondary attributes included the same classifications (in order for example to note the inclusion of a linear farmstead within a dominant courtyard range) and the presence of detached buildings. The plan form attribute list is presented in Appendix 1. In some farmsteads there are additional elements (beyond the primary and secondary attributes) that also warrant recording, for example, covered yards or particular courtyard arrangements such as a regular L-plan within a multi-yard farmstead. Such additional features were recorded within a Tertiary Element field.

A development to the mapping methodology was made during the mapping of farmsteads in the North Pennines AONB (Edwards and Lake 2014b) in an attempt to provide further data about Linear and L-plan type (house attached) farmsteads, where the farmhouse and the working building are attached in-line. This was subsequently continued in the mapping of the Peak District. The amendment in methodology was the collection of data on the length of these plan types in order to gain an insight into the variations in the scale of these farmsteads as fieldwork had noted a wide variation in scale from the smallest examples comprising a small cottage and attached cow house to a substantial range comprising a large house, threshing barn, stabling and cattle housing. Each Linear and L-plan farmstead was measured and the length recorded. Additionally, the use of Google Street View where the farmstead was visible from the allowed the recording of the number of storeys of the house and working buildings.

The recording of the plan form of outfarms and field barns followed that of farmsteads, other than where a field barn stands within a field with no yard when it was recorded as Single building. Other recognisable features such as sheepfolds and bields were recorded when seen. However, the historic mapping tiles provided by EH did not include most of the open moorland and so more of these features may have been present on higher ground than have been recorded.

4.1.3 Farmstead Date

Dating information derived from listed building records held within the English Heritage National Heritage List for England was added where relevant. The date information was recorded by century except from Pre-1600 buildings, which were recorded as 'MED'. Farmsteads identified only from the OS 2nd Edition 25" mapping were assigned a 19th century date which indicates a latest possible date of creation. It is recognised that the listed building data set is imperfect for a number of reasons:

- There are some major differences in the approach to the selection of buildings for listing, particularly in relation to vernacular buildings and farm buildings especially, which may be apparent in the date an area was surveyed.
- In some areas working buildings were not separately listed where the farmhouse was listed meaning that farm buildings possibly contemporary with or even older than the farmhouse were covered by curtilage listing.
- Listing was often undertaken on the basis of an external survey only so earlier phases or internal features of significance may not be recognised.
- Buildings that have an earlier core but where there has been substantial change may fail to meet the criteria for listing due to the level of later rebuilding.
- Buildings are often only assigned a century, impeding significant distinctions either side of key watershed dates such as 1550 (the end of the medieval period) and 1750 (the commencement of the 'age of improvement' in landscape reorganisation and farmstead development).
- In some areas there is little difference in the form of buildings of late 18th/early 19th century and those of post 1840, a critical date in the selection of listed buildings. It is possible that buildings of pre-1840 were not recognised as such.

4.1.4 Farmstead Location

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

4.1.5 Farmhouse Position

The position of the farmhouse in relation to the yard or whether it was attached to one of the working buildings was also recorded. The position of the farmhouse in relation to the yard can follow localised patterns. The house may face into the yard (either with its front or rear elevation), be gable end on to the yard, detached from the working area or attached to a working building either forming part of a Linear range or a courtyard plan.

4.1.6 Farmstead Survival

By comparing the c.1895 OS maps and the modern OS Mastermap the degree of survival of the late 19th century farmstead plan was assessed.

4.1.7 Modern Sheds

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

5.0 RESULTS

5.1 Historic Farmsteads Mapping

The farmsteads mapping recorded sites that appeared to have agricultural character as identified from the 2nd Edition Ordnance Survey maps of c.1900 across the Peak District National Park. The mapping of the National Park area was undertaken in two phases; the area within Staffordshire was completed in 2008 (Edwards and Lake, 2012c) with the majority of the National Park mapped in 2013.

The recorded sites were assigned one of three principal classifications:

Classification	FARMSTEAD OUTFARM SMALLHOLDING	Farmstead with house Outfarm or field barn House with or without outbuildings that appears to have possibly had an agricultural association

A total of 2523 farmsteads, 2614 outfarms and field barns and 24 smallholdings were recorded across the study area. Identification from historic mapping of farmsteads located within nucleated settlement can be problematic. The use of Google Street View has considerably improved the identification rate where farms are visible from public highways but in some cases it is only the presence of listed agricultural buildings that allows a positive identification.

The recording of field barns located close to settlements also raises difficulties – it is not always possible to be certain whether a building had an agricultural use or some other function such as a workshop or industrial use. The identification of smallholdings which often consist of a small house, sometimes with buildings that are of the scale of small sheds is difficult and often relies on their position and the character of the landscape around them. Therefore, this category in particular is almost certainly under-recorded.

The distribution of recorded farmsteads immediately illustrates differences in the pattern of farmsteads across the National Park when the records are displayed against the National Character Areas (Figure 5.1). In the South West Peak NCA the very high density of often isolated farmsteads stands in contrast with the White Peak where farmsteads within nucleated settlement mean that the density of farmsteads appears lower – at this scale the clustering of farmsteads in villages surrounded by former open fields with few isolated farmsteads is difficult to appreciate. The upland mass of the Dark Peak with settlement on the fringes and in the southern part of the character area where settlement is concentrated within several dales marks this area as different again in terms of the pattern of farmsteads.

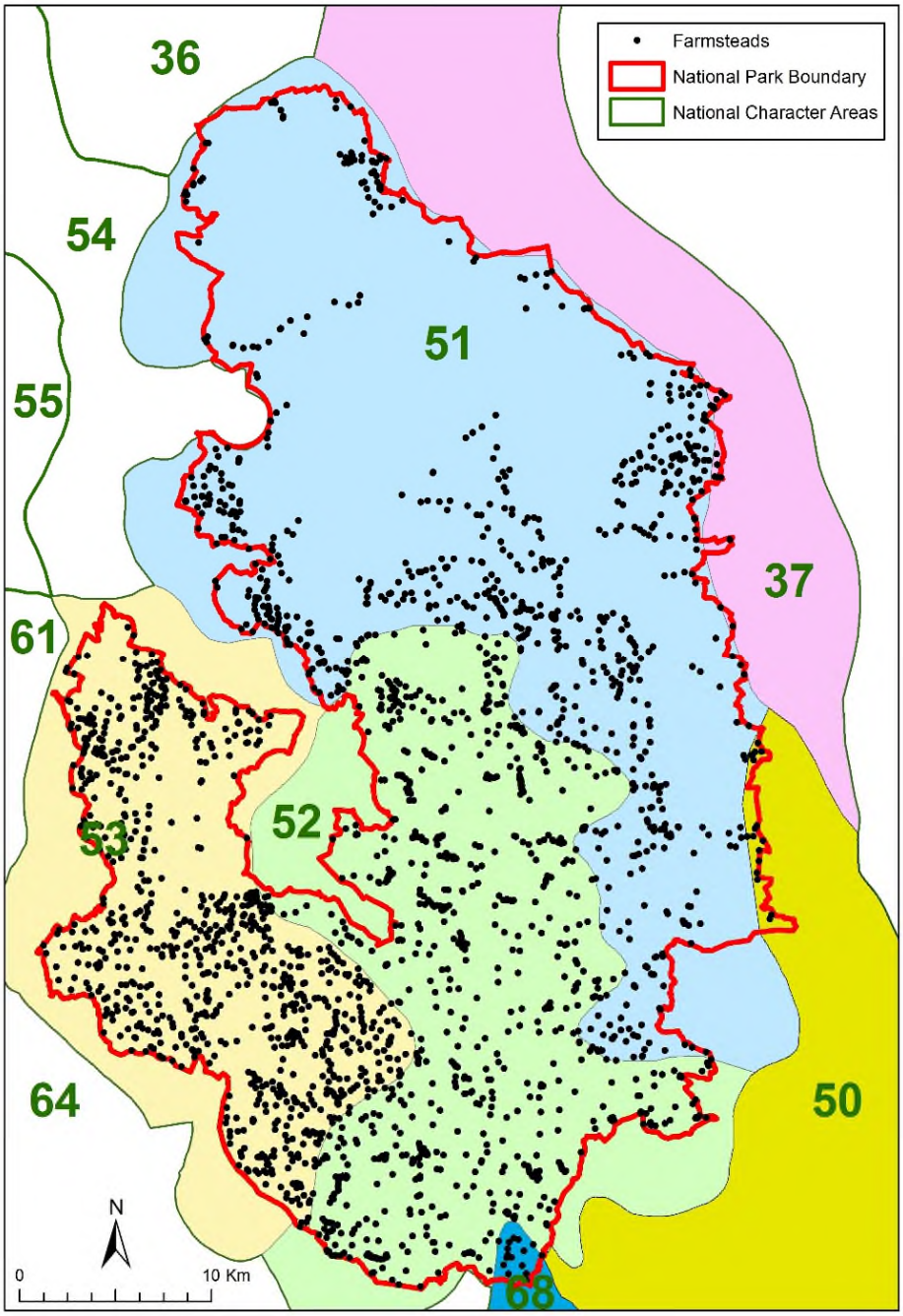


Figure 5.1 Distribution of all farmsteads recorded from the 2nd Edition Ordnance Survey mapping against National Character Areas

37 Yorkshire Southern Pennine Fringe
50 Derbyshire Peak Fringe & Lower Derwent (17)
51 Dark Peak
52 White Peak
53 South West
68 Needwood & S. Derbyshire Claylands

5.2 Historic Farmsteads: Landscape and Settlement Context

The settlement context of the farmsteads was recorded using the following classifications:

Location Primary Attribute	VILL	Village location
	HAM	Hamlet location
	FC	Loose farmstead cluster. This term represents small loose groups of farmsteads where they are not sufficiently grouped to be regarded as a hamlet. A guide of c.300m between farmsteads has been used to date. In areas with a high density of small farmsteads the guide distance may be insufficient to identify farmstead clusters. The farmsteads will probably be linked by roads, tracks or paths.
	ISO	Isolated position. Used where a farmstead is located in an isolated position in relation to other farmsteads and settlement.
	PARK	Located within a park
	CM	Church and Manor Farm group (or other high status farmstead)
	URB	Urban

NCA *(No. farmsteads)*	***VILL***	***HAM***	***FC***	***ISO***	***PARK***
37 Yorks, S. Pen. Fringe (14)	-	7.0%	-	93.0%	-
50 Derbyshire Peak Fringe & Lower Derwent (17)	-	18.0%	-	82.0%	-
51 Dark Peak (786)	12.0%	11.0%	4.0%	73.0%	-
52 White Peak (823)	33.0%	9.0%	4.0%	54.0%	-
53 South West (866)	4.0%	5.0%	4.0%	87.0%	-
68 Needwood & S. Derbys. Claylands (17)	18.0%	-	-	82.0%	-
Total (2523)	**16.0%**	**8.0%**	**4.0%**	**72.0%**	**-**

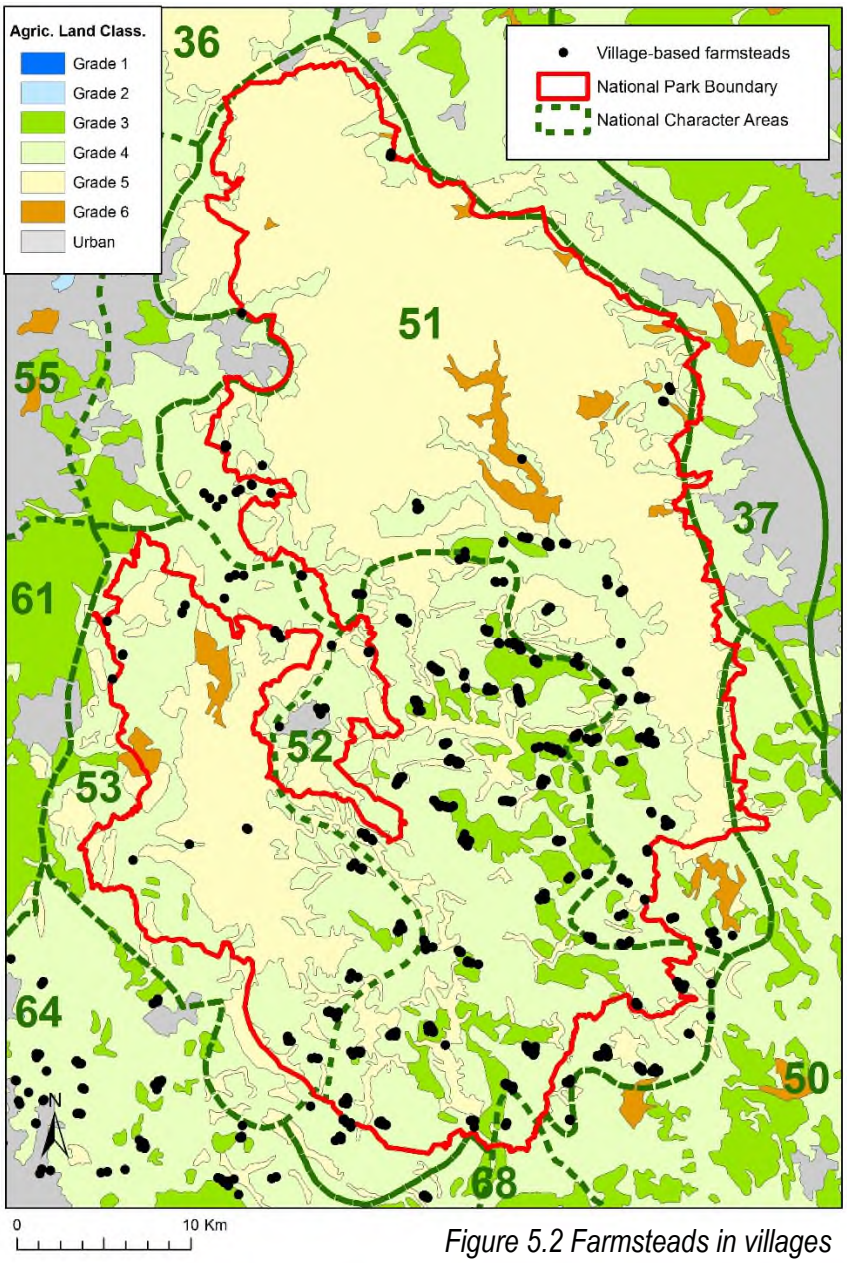


Figure 5.2 Farmsteads in villages

- The mapping demonstrates the strength of nucleation within the White Peak NCA, with 33% of recorded farmsteads located within villages compared to the Dark Peak or South West Peak areas (12.0% and 4.0% respectively).
- The distribution of village-based farmsteads in the White Peak and southern part of the Dark Peak is closely associated with the extent of Grade 3 land, the better quality soils found in the area
- The distribution of village-based farmsteads indicates that the concentration within the White Peak extends beyond the boundary of that character area into the adjacent parts of the Dark Peak to the north-east and east – where the pattern of villages surrounded by former open field strips that are still visible in the landscape typical of the White Peak also continues.
- Village-based farmsteads are rare in the western, northern and eastern fringes of the Dark Peak.

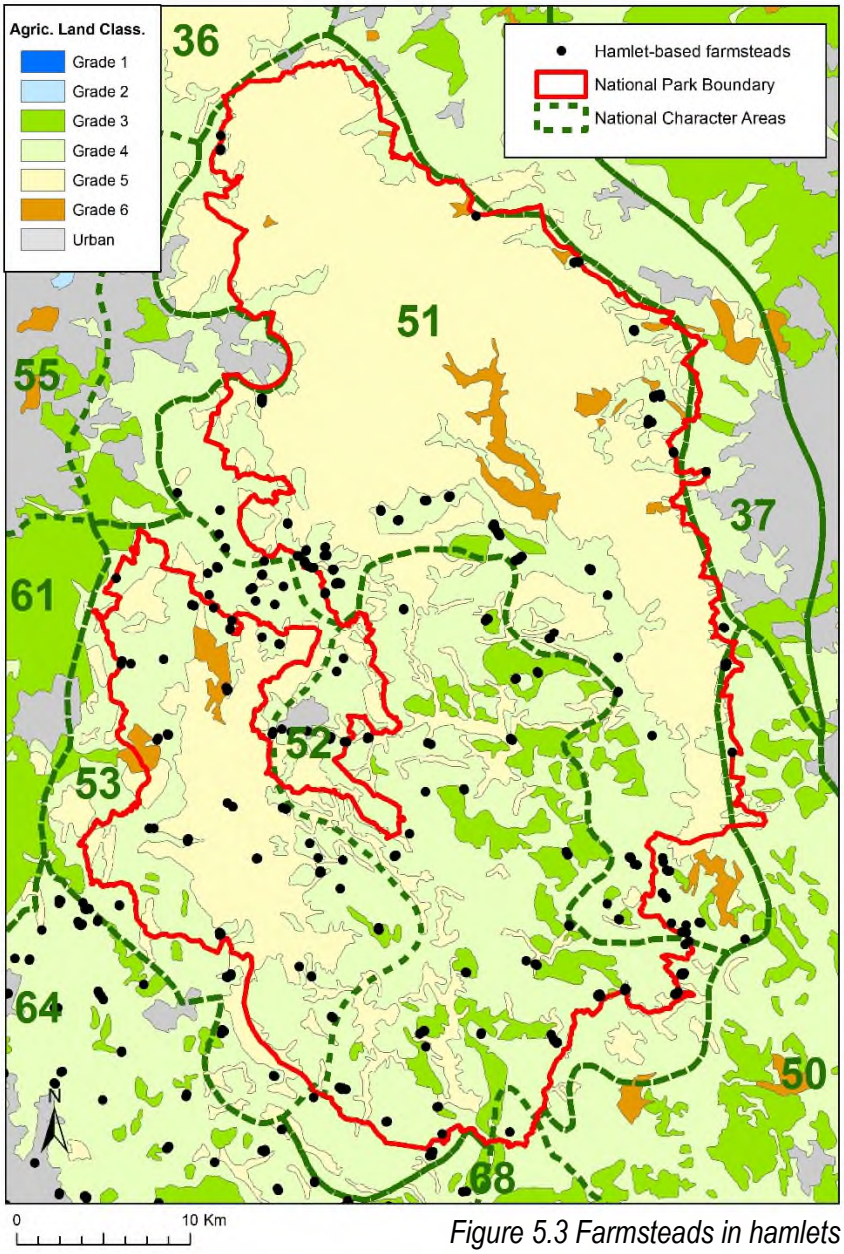


Figure 5.3 Farmsteads in hamlets

- Farmsteads in hamlets form a small proportion of recorded sites, particularly in the South West Peak (5.0%) compared to the Dark Peak (11.0%).
- Within the White Peak hamlets are often closely associated with areas of former open strip fields suggesting that they may represent shrunken settlement or were small, possibly secondary settlements that operated their own open field system in the medieval period.
- As with village-based farmsteads, hamlet-based farmsteads in the White Peak have a strong association with the better quality, Grade 3, soils of the area.
- In the South West Peak there are fewer and smaller areas of former strips and hamlet-based farmsteads are typically associated with undated enclosures that often have irregular fields.
- In the Dark Peak, which has the greatest proportion of hamlet-based farmsteads of the three main NCAs in the PDNP (11.0%) a number of hamlet farmsteads are associated with 'booth' place-names indicative of marginal, possibly originally seasonal settlements associated with stock grazing and management on the moorlands. Surrounding fields tend to be undated irregular fields but with open, or former open moorland not far away.

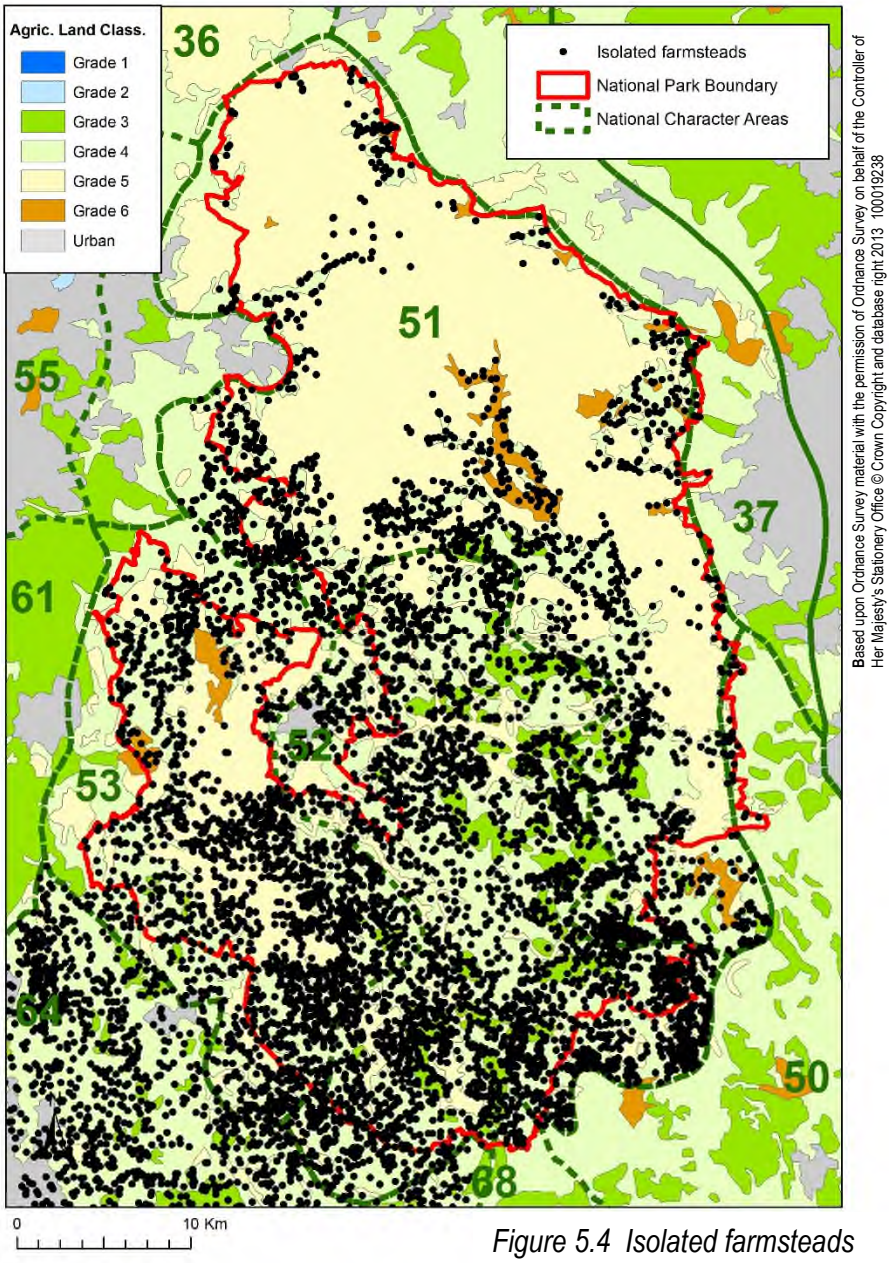


Figure 5.4 Isolated farmsteads

- Isolated farmsteads are dominant in terms of the settlement context for historic farmsteads in all National Character Areas within the National Park.
- The distribution reflects the particular dominance of isolated farmsteads in the South West Peak NCA where 87.0% of farmsteads stand in isolated positions.
- The stronger pattern of nucleated settlement in the White Peak is reflected in the 54.0% of isolated farmsteads in this area. These farmsteads are largely located outside areas of former open field strips or, where within such areas, they are typically located on the fringes of the area and so probably represent farmsteads that have moved from village cores to newly enclosed lands in the late medieval or early post-medieval periods – 15-17th centuries.
- In the Dark Peak there is a strong density of isolated farmsteads in the south-west of the area. Here, and also in the Woodlands Valley, these farmsteads are often associated with areas of ancient piecemeal enclosure or irregular enclosure of unknown date suggesting a possible medieval date for the development of the dispersed settlement pattern of these areas.

5.3 20th Century Change

Each farmstead was assigned to one of six categories below and Figure 5.5:

Survival	EXT	Extant – no apparent alteration
	ALT	Partial Loss – less than 50% change
	ALTS	Significant Loss – more than 50% alteration
	DEM	Total Change – Farmstead survives but complete alteration to plan
	HOUS	Farmhouse only survives
	LOST	Farmstead/Outfarm totally demolished

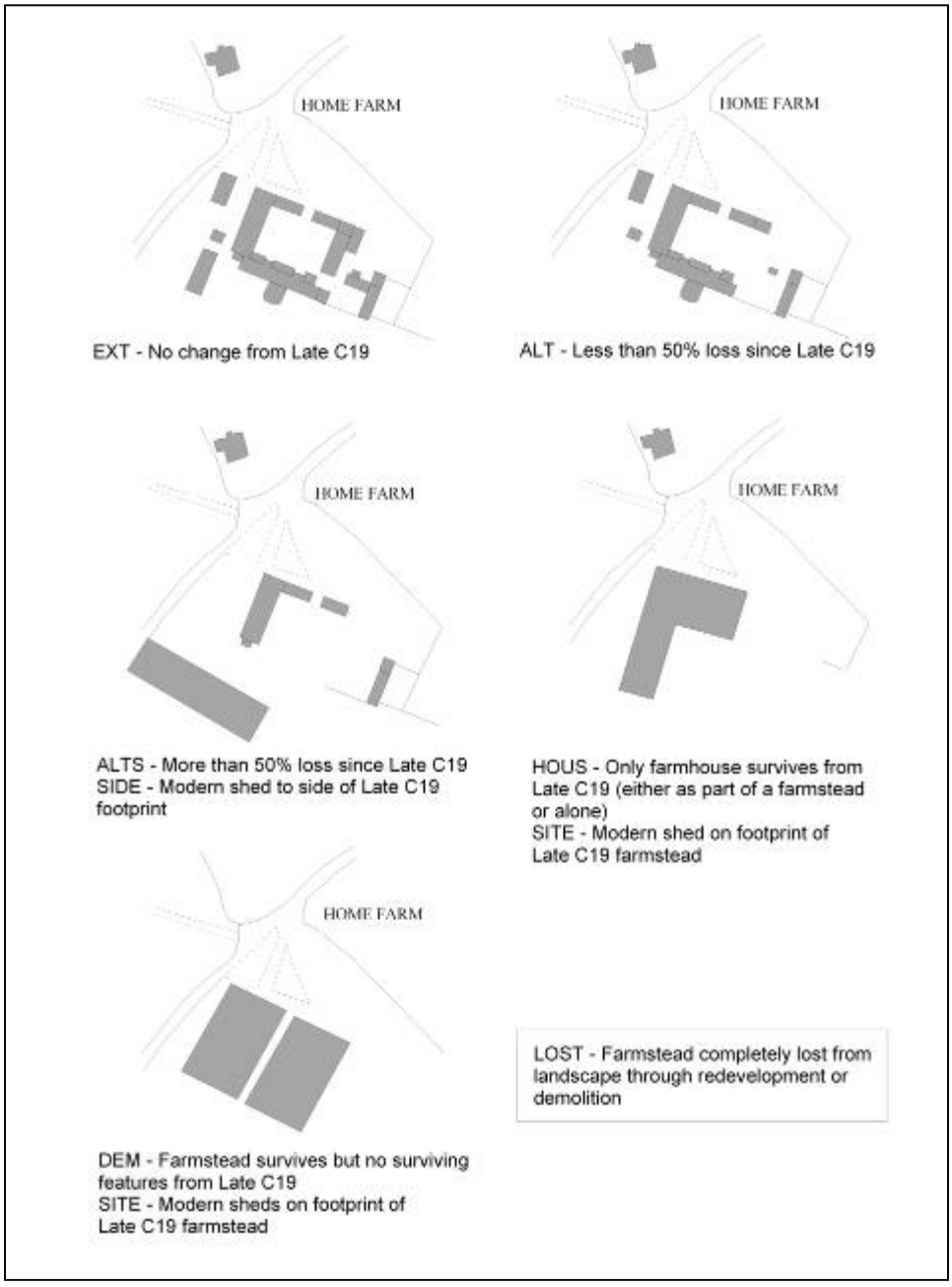


Figure 5.5 Guide to recording the levels of change recorded between 2nd Edition OS maps and modern mapping and the presence of sheds

5.3.1 Change by National Character Area

NCA *(No. farmsteads)*	***Extant***	***Alt <50%***	***Alt & Ext***	***Alts >50%***	***House***	***Dem***	***Lost***
37 Yorks, S. Pen. Fringe (14)							
50 Derbyshire Peak Fringe & Lower Derwent (17)	18.0%	58.0%	76.0%	12.0%	6.0%	-	6.0%
51 Dark Peak (786)	36.0%	40.0%	76.0%	3.0%	6.0%	1.0%	13.0%
52 White Peak (823)	44.0%	43.0%	87.0%	5.0%	5.0%	<1.0%	3.0%
53 South West (866)	45.0%	38.0%	83.0%	5.0%	4.0%	1.0%	7.0%
68 Needwood & S. Derbys. Claylands (17)	29.0%	65.0%	94.0%	-	-	-	6.0%
Total (2523)	**42.0%**	**41.0%**	**83.0%**	**4.0%**	**5.0%**	**1.0%**	**7.0%**

- The recording of the extent of change shows that in the Peak District National Park there are very high levels of survival of historic farmsteads by national standards (Figure 5.6). Across most of the West Midlands between 60-69% of farmsteads survive within the two categories of least change. The results compare to the other major upland area mapped to date; in the North Pennines AONB 80% of farmsteads retain more than 50% of their historic form.
- The lower levels of survival within the Ext/Alt categories is possibly largely due to the number of farmsteads that were lost through the construction of reservoirs.

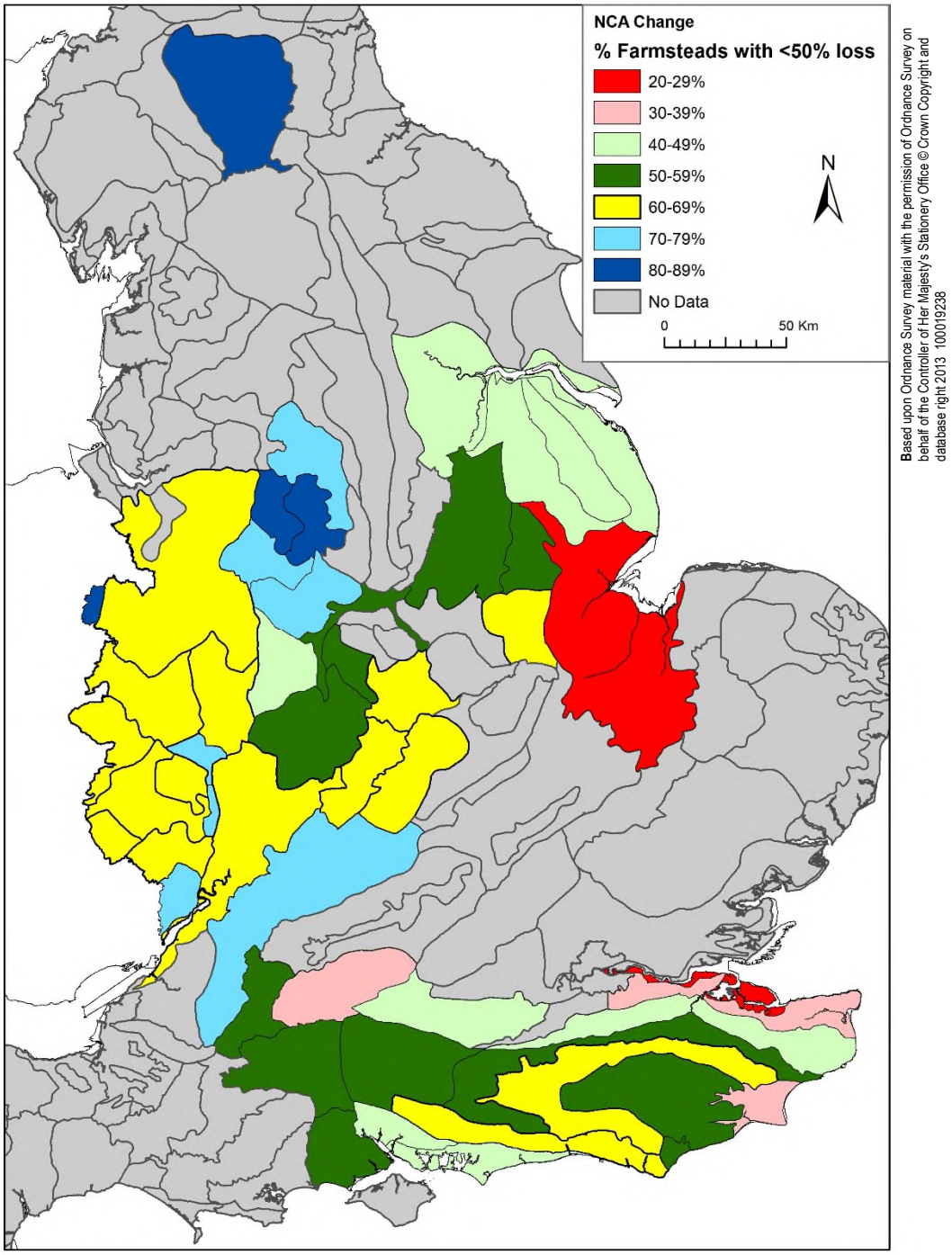


Figure 5.6 Extent of change in farmsteads by NCA based on the percentage of farmsteads that survive within the two categories of least change and so retain more than 50% of their form as shown on OS mapping of c.1900. Note: the results in some NCAs are based on partial farmsteads mapping.

5.3.2 Change and Plan Type

In general the survival of farmstead character is related to the scale of the farmstead; smaller farmstead types are more vulnerable to the complete loss of farmstead character than larger plan types. The mapping data has been analysed against the three categories of change representing the complete loss of historic farmstead character; HOUS (only the farmhouse survives) DEM (the site survives as a farm but no c.1900 buildings survive) and LOST, the farmstead has been completely lost from the landscape and is now either green-field or has been developed for non-agricultural uses i.e. housing estates. The data has also been analysed against the two categories representing least change, EXT and ALT (less than 50% loss of historic form). The extent of change by the various plan forms is set out in the tables below.

The plan types that have experienced the highest proportion of significant change and those that survive in the two categories of least change are:

Plan type	***% HOUS, DEM or LOST***
DISPCL	20.3
LC1	18.2
RCU	14.6
LP	13.2
RCE F H T Z	12.5
RCFULL	11.8
LIN	11.7
LC2	11.2
LC3	8.8
RCL	8.7
DISPDW	7.9
DISPMY	5.2
RCMY	5.2
L+3	1.8
L+4	0
LC4	0

Plan type	***% EXT or ALT***
LC4	100.0
L+4	100.0
L+3	93.0
RCMY	88.2
RCE F H T Z	87.5
RCL	87.2
DISPDW	86.8
LC2	86.1
DISPMY	85.4
LIN	83.3
RCU	82.2
LP	82.9
LC3	82.5
LC1	79.5
RCFULL	76.5
DISPCL	73.6

The data confirms, as has been seen in other mapping projects in the South East that the small plan types, headed by Dispersed Cluster plans and small Loose Courtyard plans have been most susceptible to the complete loss of farmstead character. In contrast, several of the large and medium scale Regular Courtyard forms have the highest proportion of sites in the two categories of least change.

5.4 Dating Evidence for Recorded Historic Farmsteads

5.4.1 Farmstead Date

The existing stock of traditional farm buildings results from centuries of change and development. As a general rule, farmhouses pre-date farm buildings, even in areas of 18th and 19th century enclosure. Larger-scale and higher-status buildings, which were consistently used for the same purpose or capable of being adapted to later uses, generally have the greatest chance of survival. It follows that barns are the overwhelming type of building to have survived from before 1750, and that steadings adapted or built anew in the later 18th and 19th centuries have retained evidence for a greater diversity of functions. These patterns of survival provide an indication of where and when change occurred, a process that Peter Smith, in his overview of 'The Architectural Personality of Britain', has termed *historical relativity* (Smith, 1980, 2). This arises from a combination of factors such as patterns of lordship, tenure and the distribution of wealth and the emergence of market-based and specialised regional economies, which found their reflection in distinctive local and regional traditions of farmstead and building types. Landscape-scale studies of buildings have generally viewed them within the context of geology, topography and administrative boundaries rather than as part of deeply-rooted patterns of land use and settlement. Most vernacular building studies operate at the level of individual buildings, parishes or counties, and archaeological research agendas that deal with the post-medieval period are predominantly urban and industrial in tone (Newman 2005). In the case of farmsteads, we know far less *at a landscape scale* about the working than the domestic buildings, which recent research has revealed are subject to very different processes of change, and far more about the nature and processes of change affecting hedgerows, boundary walls and woodland (Gaskell and Owen 2005, 37-8, 85-9).

By utilising date information held within listed building and Historic Environment Record data, farmsteads can be assigned a date representing the earliest surviving building within the group. Within this project the date of the farmhouse and any listed agricultural buildings was recorded separately. This enables the patterns of inherited farmstead character (including survival and change) to be assessed in relationship to our understanding of the historic character of the landscapes around them. The great bulk of the buildings entered onto Historic Environment Records are listed buildings. Any analysis of the statutory lists must of course be subject to a long list of caveats, prime amongst these being the resourcing, date and reliability of survey, and whether or not the investigator was able to examine the interior of buildings and check for evidence of phasing. Subsequent research on individual buildings has shown that many list descriptions place too late a date on them, largely because evidence was missed (for instance, if an internal inspection was not made as many farmhouses have internal details showing them to be older than the external appearance) or concealed. This is particularly the case in landscapes characterised by isolated farmsteads and hamlets, which were far more time-consuming to survey than areas of nucleated settlement. Any distributions of listed buildings will thus show the *visible* and *evident* time-depth of the present building stock, and it is important to note that, as the identification of complete pre-1750 buildings has been a key objective of all survey work, very few which do not *externally* belong to this date have been omitted.

Recently-published maps for England of listed building distributions have illustrated the potential for mapping the distributions of the surviving historic building stock in relationship to historically-conditioned patterns of landscape character and patterns of settlement. Though listed buildings only provide a proxy for early buildings it has been shown that there is a close link, for example, between concentrations of pre-1750 buildings and landscapes marked by high to extremely high rates of dispersed settlement and ancient enclosure, where earlier phases of rebuilding have been sufficiently robust and adaptable to have survived to the present day. In contrast, the most sparse distributions of the pre-1750 period are particularly evident in areas where village-based open-field farming was most

dominant and persisted longest, and where the small and intermixed holdings of freeholders and tenants were subject to high levels of loss and amalgamation from the later 18th century (Lake and Edwards 2006c and 2007).

Date_Cent (Date of House based on presence of dated building or Map evidence)	 MED C17 C18 C19L C19	Earliest century date based on presence of listed building or map evidence Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)

NCA	***DATED BY FARMHOUSE***					***DATED BY WORKING BUILDING***			
	MED	**C17**	**C18**	**C19L**	**C19**	**MED**	**C17**	**C18**	**C19L**
37 Yorks, S. Pen. Fringe (14)								-	
50 Derbyshire Peak Fringe & Lower Derwent (17)	-	6.0%	-	-	94.0%	-	-	-	
51 Dark Peak (786)	1.0%	7.0%	9.0%	4.0%	79.0%	-	3.1%	3.1%	2.0%
52 White Peak (823)	1.0%	6.0%	10.0%	7.0%	76.0%	0.2%	1.2%	2.5%	3.0%
53 South West (866)	1.0%	4.0 %	2.0%	3.0%	90.0%	-	1.4%	1.3%	1.0%
68 Needwood & S. Derbys. Claylands (17)	6.0%	-	6.0%	-	88.0%	-	-	-	
Total (2523)	**1.0%**	**6.0%**	**7.0%**	**4.0%**	**82.0%**	**<0.1%**	**2.0%**	**2.0%**	**2.0%**

Pre-1600 Farmsteads

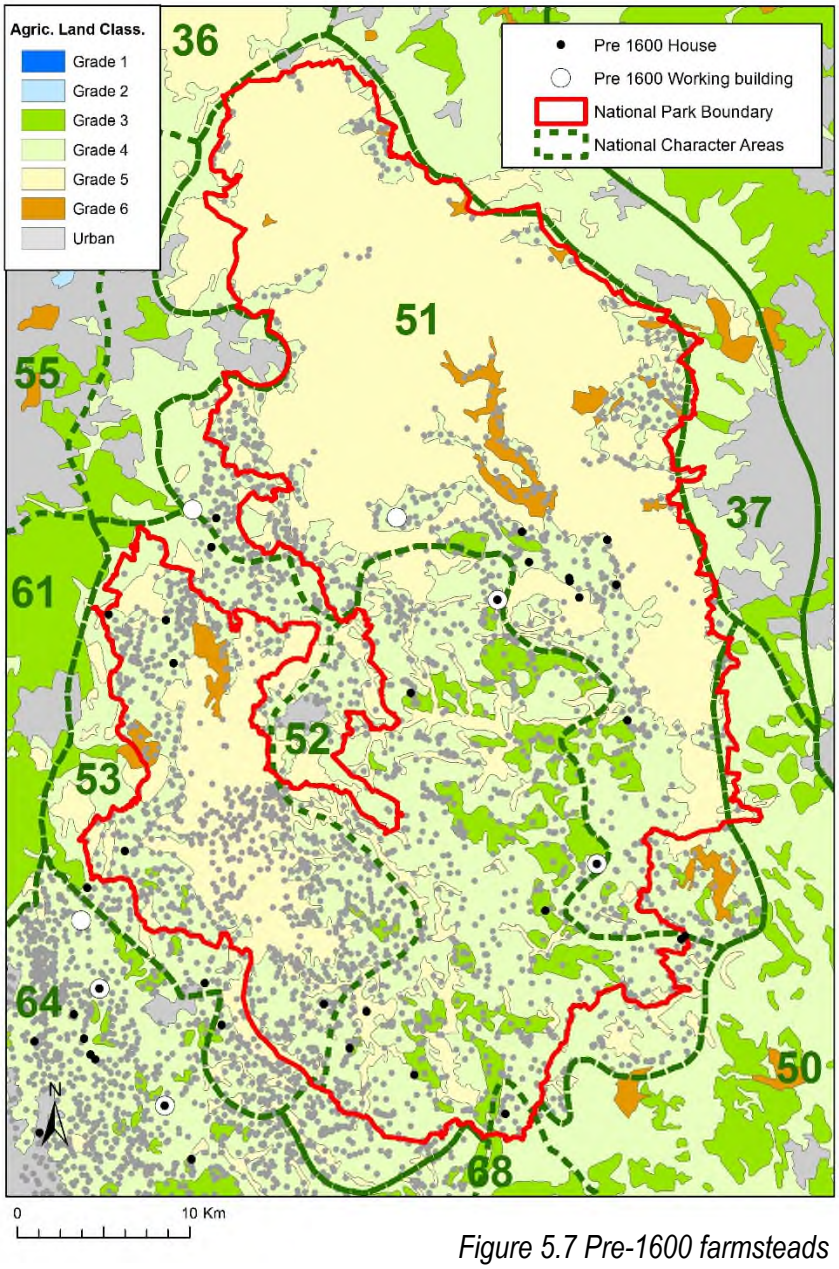


Figure 5.7 Pre-1600 farmsteads

- Farmsteads retaining a Pre-1600 farmhouse are rare in the Peak District National Park with less than 1.0% of farmsteads having a house of this early date. The South West Peak has a marginally lower percentage compared to the White Peak and Dark Peak areas but the difference is probably not significant.
- Just two farmsteads have a listed working farm building that pre-dates 1600, both sited within the White Peak area and in association with Pre-1600 farmhouses meaning that these sites are of particularly high significance.
- In the Dark Peak, pre 1600 farmsteads are concentrated in the area around Hathersage where they are mainly associated with undated irregular fields.
- The majority of farmsteads with pre 1600 buildings are clearly high status sites indicated by their names suggestive of having manorial status.

- Seven of the 22 farmsteads with a farmhouse of Pre-1600 date are Loose Courtyard plans with buildings to one or two sides of the yard. Four are Regular Multi-yard plans, three of which are high status sites based on the names of the farmsteads (Hall and Grange names). A further five farmsteads with houses of this date are Dispersed forms – three Clusters and two Multi-yards. All have names that indicate manorial or high status sites.

17th Century Farmsteads

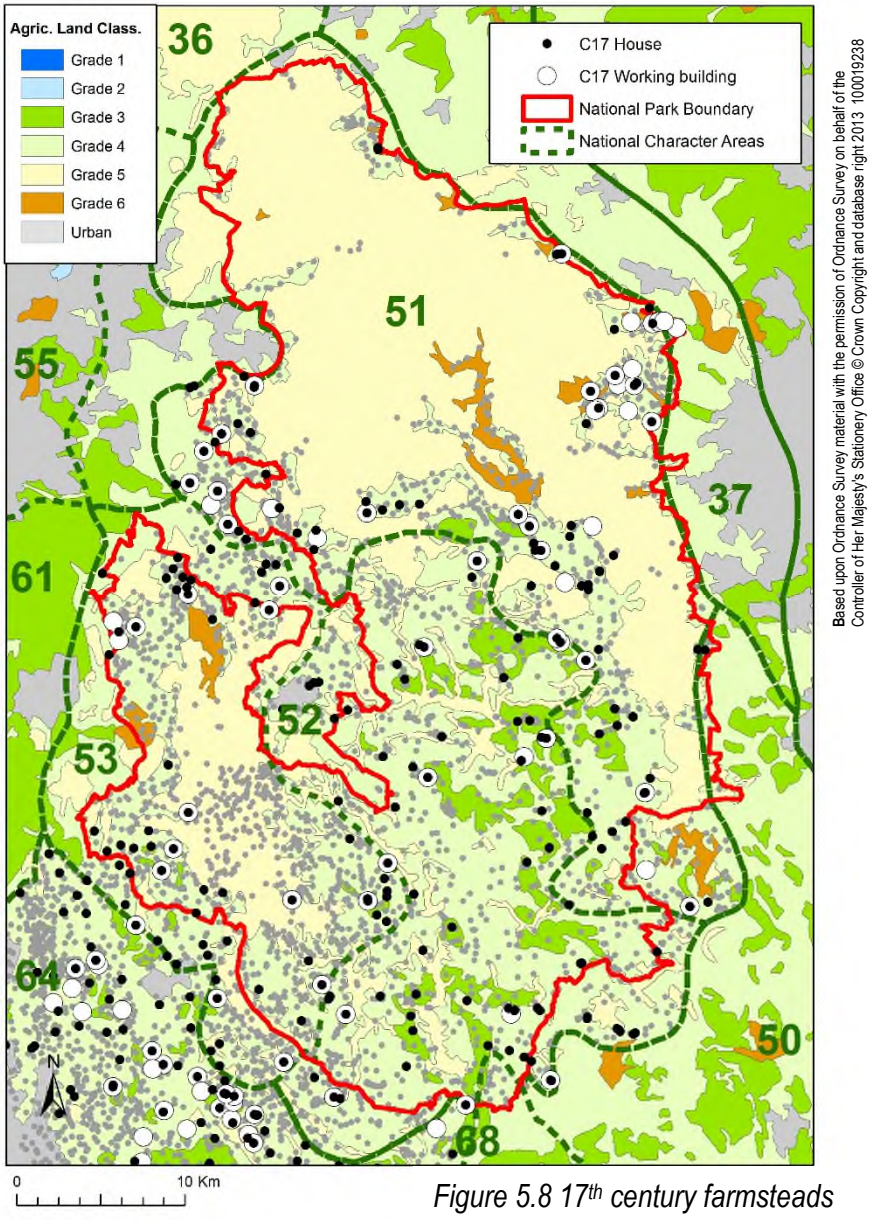


Figure 5.8 17th century farmsteads

- The average of recorded farmsteads across the study area having a farmhouse of 17th century date is 6.0% (144 sites).
- The Dark Peak has a marginally higher proportion of farmsteads with a 17th century farmhouse at 7.0% with the South West Peak having 4.0%.
- In the White Peak NCA farmsteads with a 17th century house are closely associated with the areas of Grade 3 soils.

- Almost half of farmsteads with a 17th century farmhouse in the White Peak are high status sites as indicated by the use of 'Hall', 'Manor' or 'Grange' names. 'Townend' names may also be indicative of higher status farmsteads.
- The concentration of early farmsteads in the Hathersage area of the Dark Peak as seen with Pre-1600 farmsteads is also reflected in the distribution of farmsteads with a 17th century farmhouse. A second group of 17th century farmhouses is found in the eastern part of the character area in Bradfield Dale above Sheffield. Here there is a concentration of working buildings of 17th century date, many of them cruck-framed.
- The Dark Peak generally has a higher percentage of farmsteads with 17th century working buildings; 3.0% compared to the National Park average of 2.0%.
- Of the farmsteads dated to the 17th century by the farmhouse, the smaller plan types dominate – 16% are Linear plans, 15.0% are Dispersed Cluster plans and 13.0% and 14.0% are Loose Courtyard 1 side and 2 sides respectively.

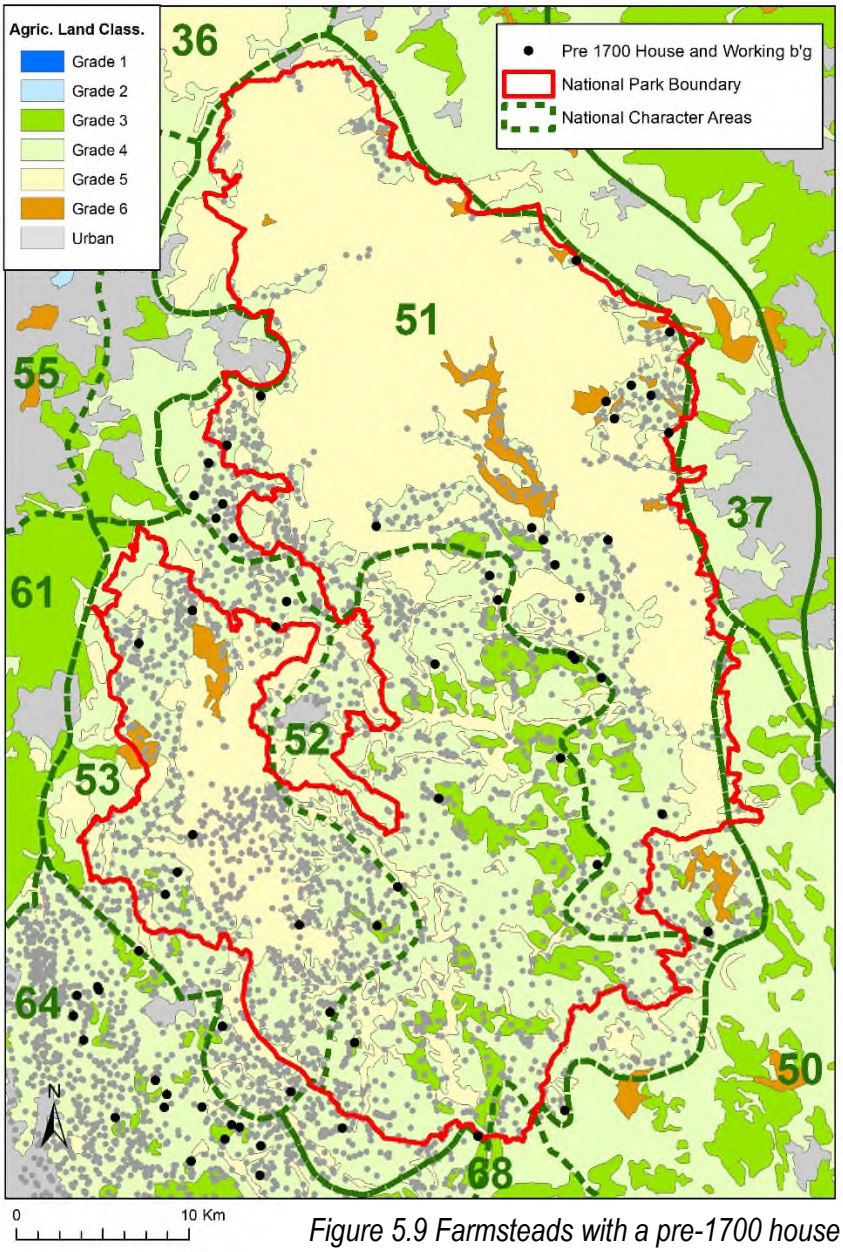


Figure 5.9 Farmsteads with a pre-1700 house and working building

- Farmsteads that retain both a farmhouse and one or more working buildings dating from before 1700 are particularly significant heritage assets.
- There are 38 farmstead sites in the study area that retain such a combination of farmhouse and agricultural buildings. These sites are mainly found in the Dark Peak and the northern part of the White Peak – such sites are largely absent from the southern part of the White Peak NCA.

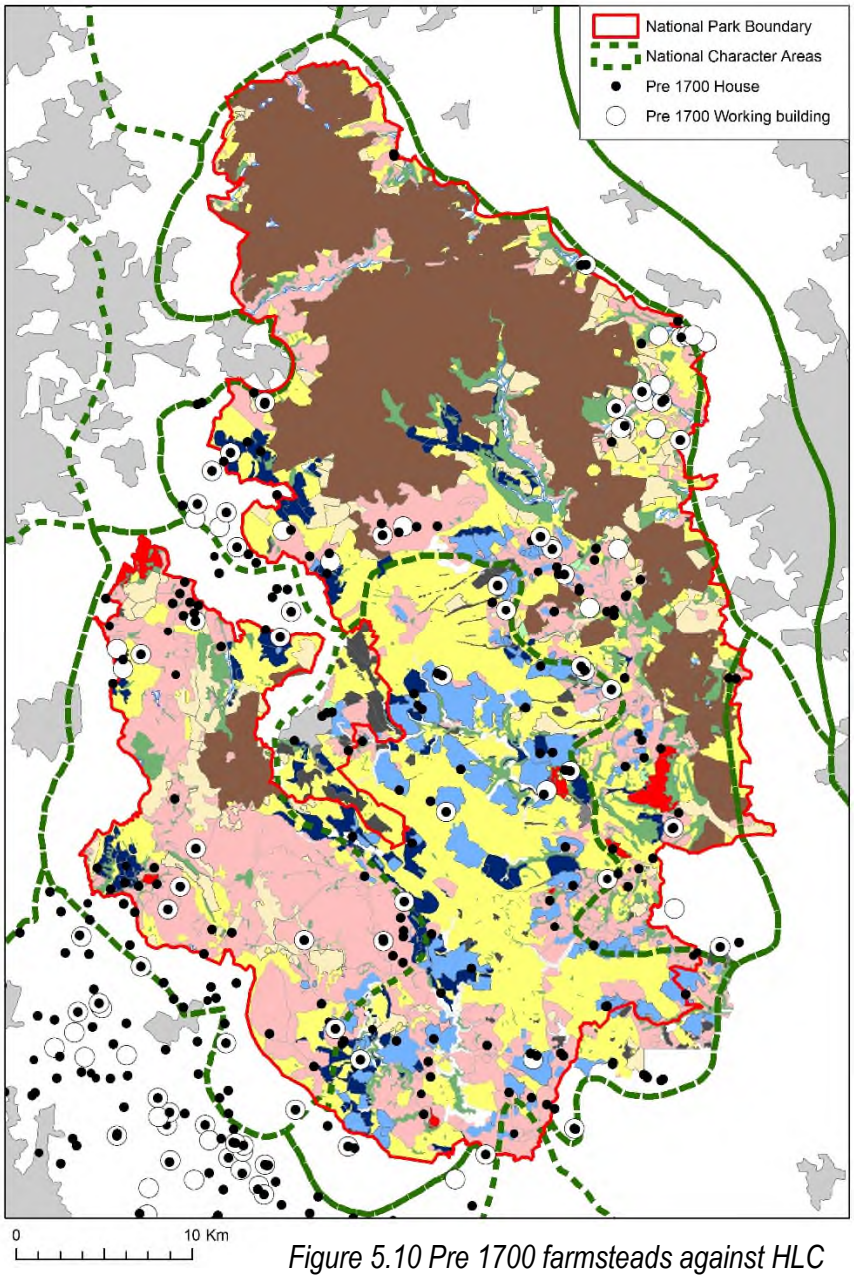


Figure 5.10 Pre 1700 farmsteads against HLC

- Pre-1700 farmsteads show a clear correlation with HLC areas of early enclosure or former strip fields.
- The location of early farmsteads within HLC areas of enclosures of uncertain date (pink) can be used to inform the possible dating of the enclosure of parts of those landscapes.
- In the White Peak in particular, the large areas of post-1650 enclosure (yellow) contain very few pre-1700 farmsteads as would be expected as the majority of these enclosures are of 18th or 19th century date.

18th Century Farmsteads

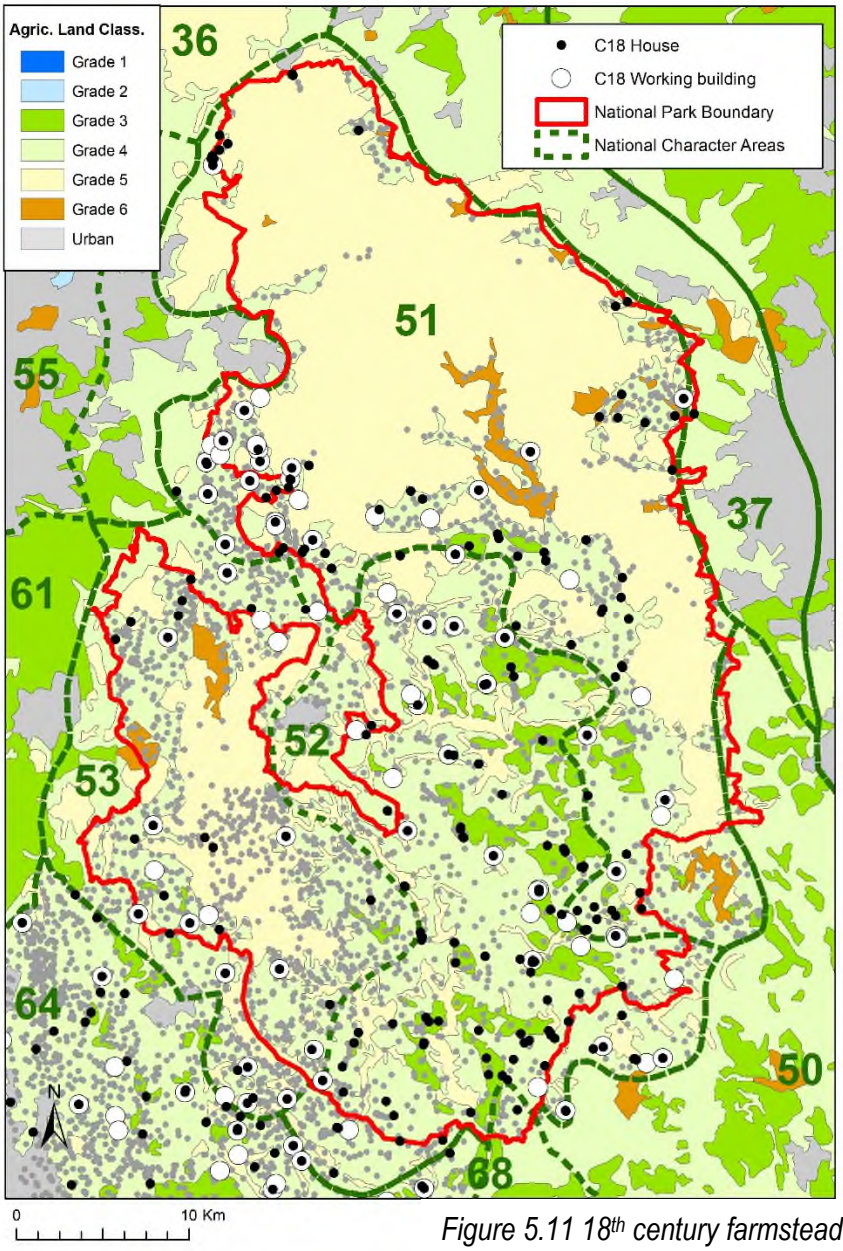


Figure 5.11 18th century farmsteads

- Whilst there is a general distribution of farmsteads with 18th century houses or working buildings across the study area, the distribution is weighted to the south-east of the National Park and the south-east of the White Peak and part of the southern tip of the Dark Peak.
- The South West Peak has a markedly lower percentage of farmsteads dated to the 18th century by listed buildings at just 2.0% compared to 10.0% in the White Peak and 9.0% in the Dark Peak.
- Within the Dark Peak, farmsteads with 18th century buildings are most strongly concentrated in the western part of the NCA south of Glossop where these farmsteads are closely associated with areas of ancient irregular enclosure. This part of the character area also has a higher proportion of working buildings surviving than, for example, the Bradfield Dale area on the eastern edge of the character area.

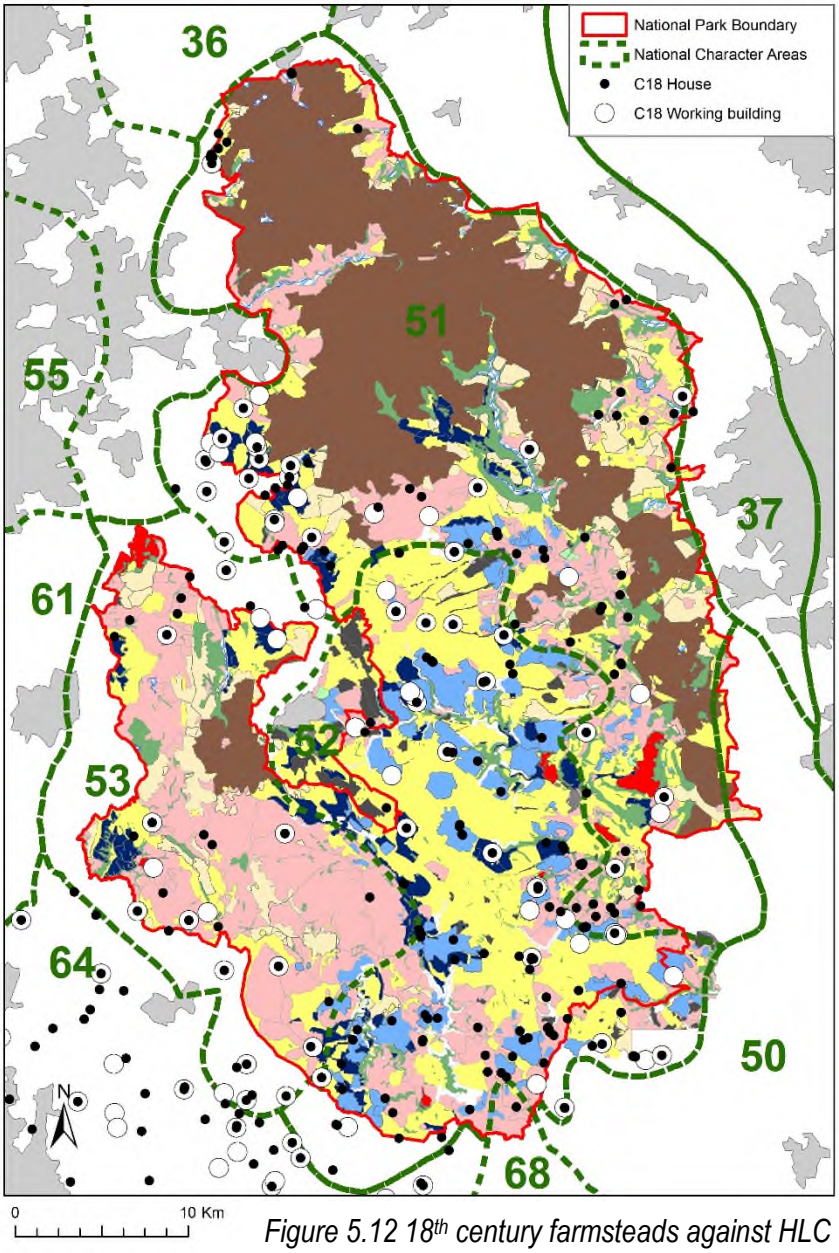


Figure 5.12 18th century farmsteads against HLC

- Against HLC, dated 18th century farmsteads can be seen to remain in close correlation with areas of earlier enclosure – the former open fields of villages (light blue) in the south of the White Peak and, to a lesser extent in the north of that character area and the areas of ancient enclosure (dark blue) on the western edge of the Dark Peak. They are also regularly associated with the uncertainly dated enclosures (pink).
- Relatively few farmsteads dated by buildings of the 18th century are found within the post 1650 enclosure landscapes that form a large part of the White Peak (yellow)

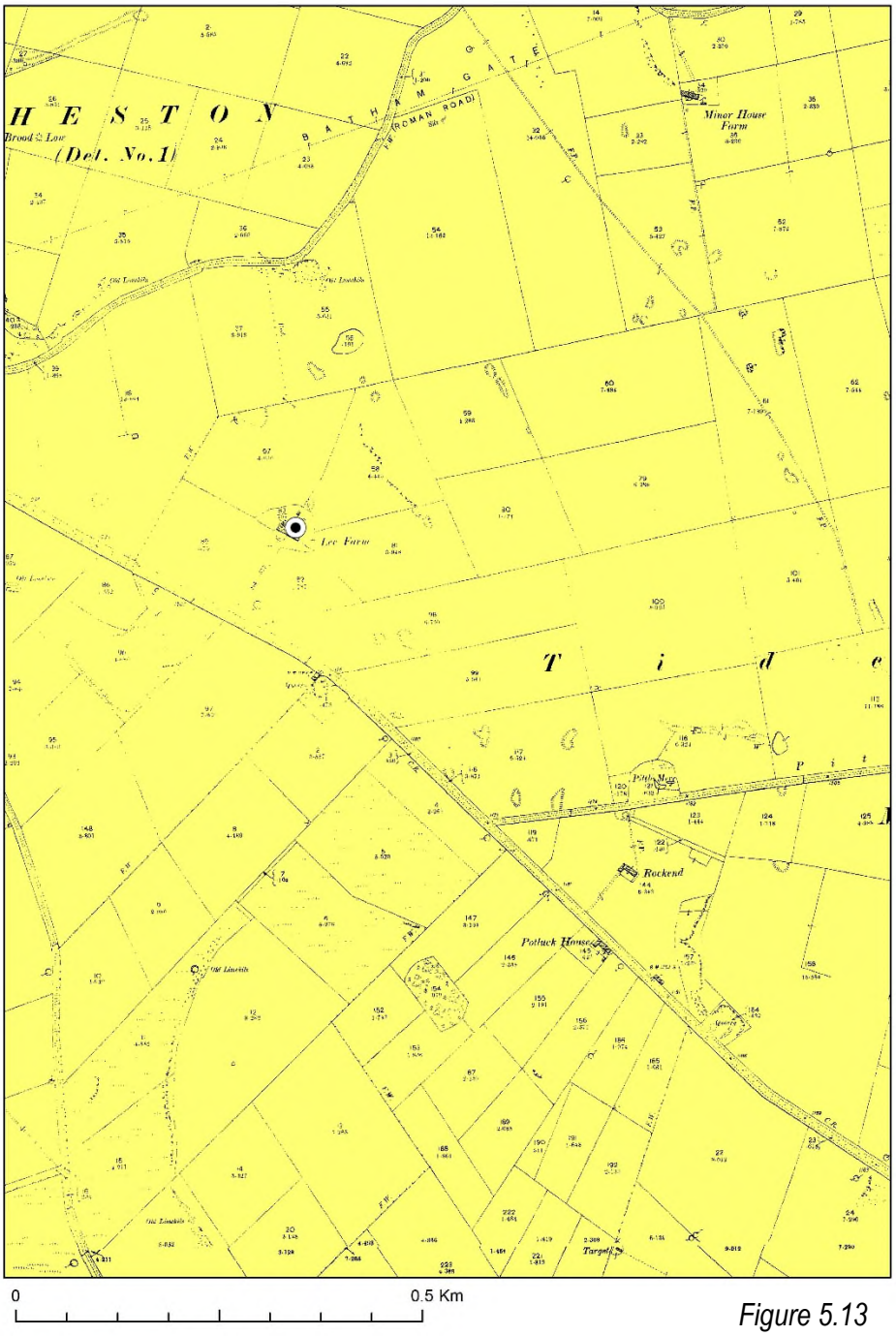


Figure 5.13

- Detailed examination of the farmsteads data against HLC can raise questions that test the HLC data or the listed building dating. In this example in Tideswell and Wheston (Figure 5.13) the HLC mapping, post 1650 enclosure (yellow) is further refined by notes that indicate that the straight-edged fields were enclosed in 1821. However, the listed Lee Farmhouse and its attached working building are both dated to the mid-18th century. Another farm to the east also has a farmhouse dated to the 18th century. Does this represent mis-dating of the historic buildings or were there earlier phases of enclosure that were over-written by the 19th century enclosures and not identified by HLC mapping?

19th Century Dated Farmsteads

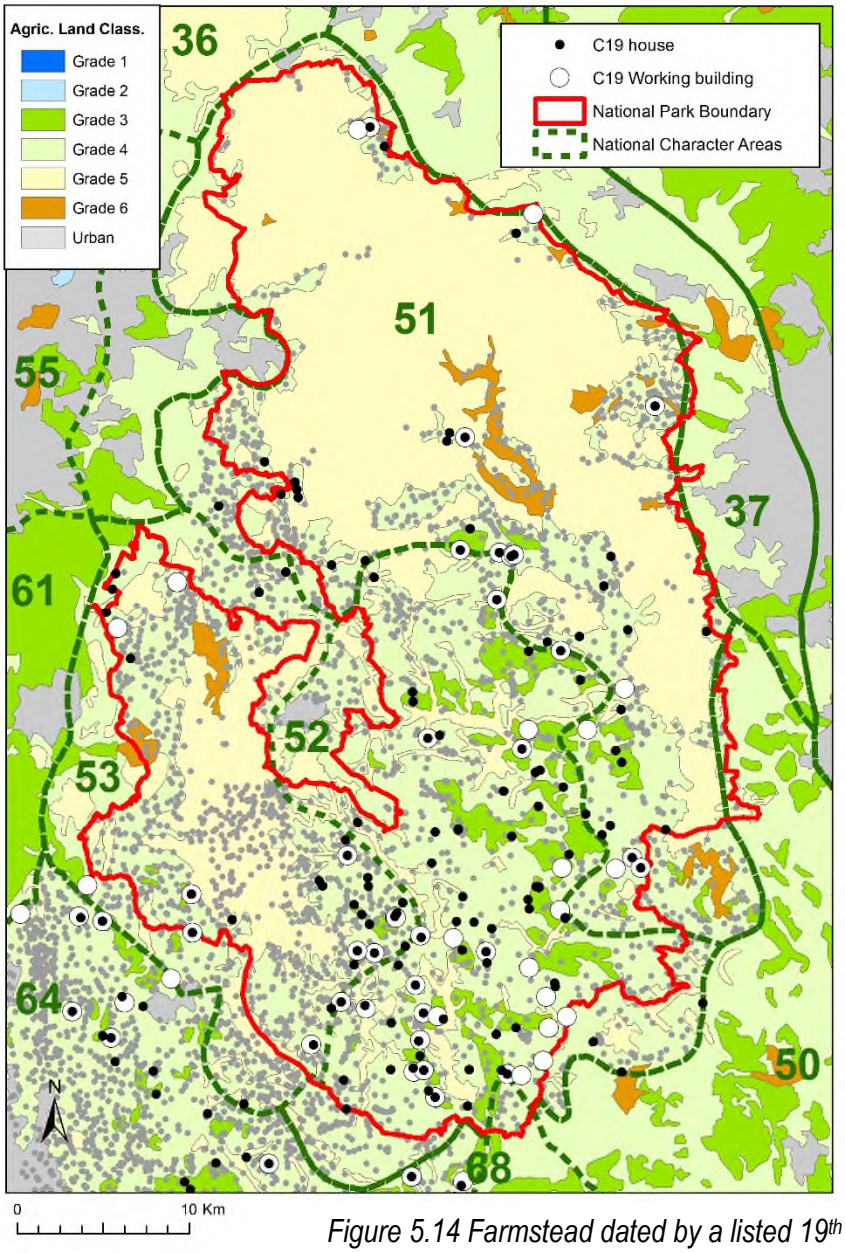


Figure 5.14 Farmstead dated by a listed 19th century building

- Across the study area 4.0% of farmsteads are dated to the 19th century through the presence of a listed farmhouse and just 2.0% of farmsteads have a dated 19th century building as the earliest dated working building within the group. This data however, reflects the criteria for listing buildings of this date and the quality of the buildings (i.e. substantially complete pre-1840 or of a high architectural quality if after 1840) rather than the true distribution of notable farmsteads built in the 19th century and which make a significant contribution to the character of the landscape.
- The White Peak has the highest proportion of dated 19th century farmsteads at 7.0% dated by a farmhouse although there are slightly under 3.0% dated by a working building, marginally lower than the proportion for the Dark Peak (just above 3.0%).
- The concentration of this distribution shifts slightly to the west compared to the distribution of 18th century farmsteads with the main area being located in the south of the White Peak and extending into the south-eastern part of the South West Peak.

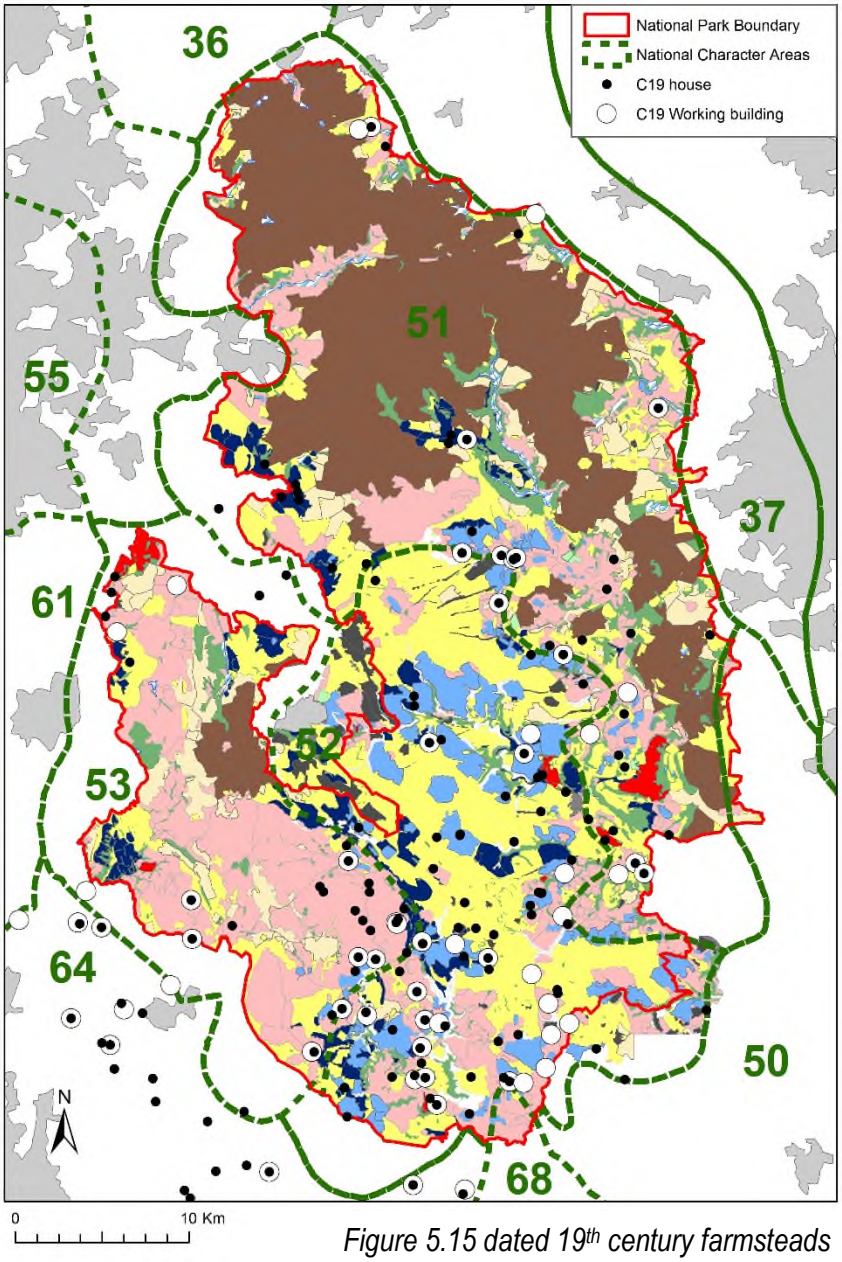


Figure 5.15 dated 19th century farmsteads against HLC

- Apart from a cluster of 19th century listed farmhouses and working buildings at the south-east edge of the South West Peak, farmsteads of this period largely avoid the undated enclosure areas of HLC (pink).
- A higher, but still small number, are found within the post-1650 enclosure (yellow) compared to earlier dated farmsteads.
- Farmsteads of this period are also less frequently recorded in the areas of ancient irregular enclosure (dark blue) than 18th century farmsteads.

5.5 The Position of the Farmhouse

Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Local tradition and status were the principal reasons for whether the house was accessed through the yard and buildings were attached, or whether the house looked toward or away from the yard. Farmhouses included, or were placed very close to, areas for brewing and dairying, and pigsties were often placed close to the houses. As a general rule, farms over 70 acres needed to look beyond the family for additional labour, and so rooms for live-in farm labourers – usually in the attic or back wing of the house – became a feature of many farmhouses. Larger farms were also more likely to have detached farmhouses which looked out to the wider landscape and with enclosed, private gardens.

The farmsteads mapping recorded the following attributes for the position of the farmhouse:

Farmhouse Position	ATT	Attached to agricultural range
	LONG	Detached, side on to yard
	GAB	Detached, gable on to yard
	DET	Farmhouse set away from yard
	UNC	Uncertain (cannot identify farmhouse)

Results by National Character Area:

NCA	*Attached to agricultural range*	*Gable on to yard*	*Side on to yard*	*Farmhouse detached from yard*	*Uncertain/ Not recorded*
50 Derbyshire Peak Fringe & Lower Derwent (17)	59.0%	-	24.0%	18.0%	-
51 Dark Peak (786)	42.0%	8.0%	13.0%	18.0%	19.0%
52 White Peak (823)	44.0%	7.0%	12.0%	21.0%	16.0%
53 South West Peak (866)	46.0%	6.0%	11.0%	14.0%	23.0%
68 Needwood & S. Derbys. Claylands (17)	41.0%	12.0%	17.0%	39.0%	-
Total (2523)	**44.0%**	**7.0%**	**12.0%**	**18.0%**	**19.0%**

Across the study area 19% of farmsteads have not had the farmhouse position recorded, usually because they are either part of a Dispersed Cluster plan where there is no yard to be related to or they are part of multi-yard plans. In such cases it is not possible to accurately record the relationship of the farmhouse to a yard because the house may be set side on to one-yard but gable end on to a second yard.

Detached Farmhouse

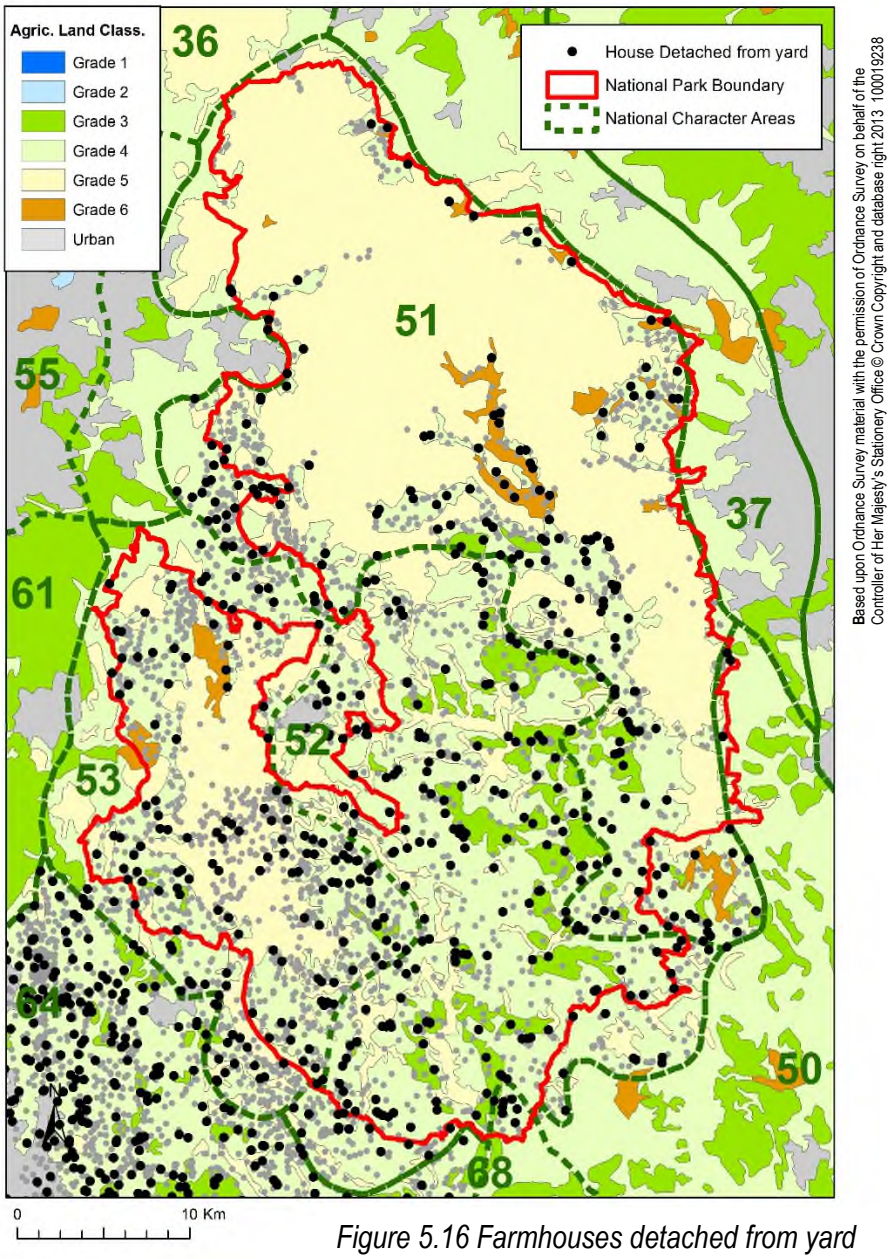


Figure 5.16 Farmhouses detached from yard

- In 18.0% of farmsteads in the study area the farmhouse is located in a position away from the working yard area of the farmstead. There is only minor variation between the White Peak and Dark Peak character areas at 21.0% and 18.0% respectively.
- The South West Peak has a lower percentage of detached farmhouses at 14.0%.
- Other than the slight difference between character areas, there is no notable feature in the distribution of detached farmhouses within the study area.
- There does not appear to be any strong correlation between detached houses and the date of the farmstead in farmsteads dated from the 17th-19th centuries. (9.0%, 8.0% and 6.0% respectively). Farmsteads with a Pre-1600 farmhouse have a lower incidence of detached farmhouses at 2.0%.

Farmhouse side on to the yard

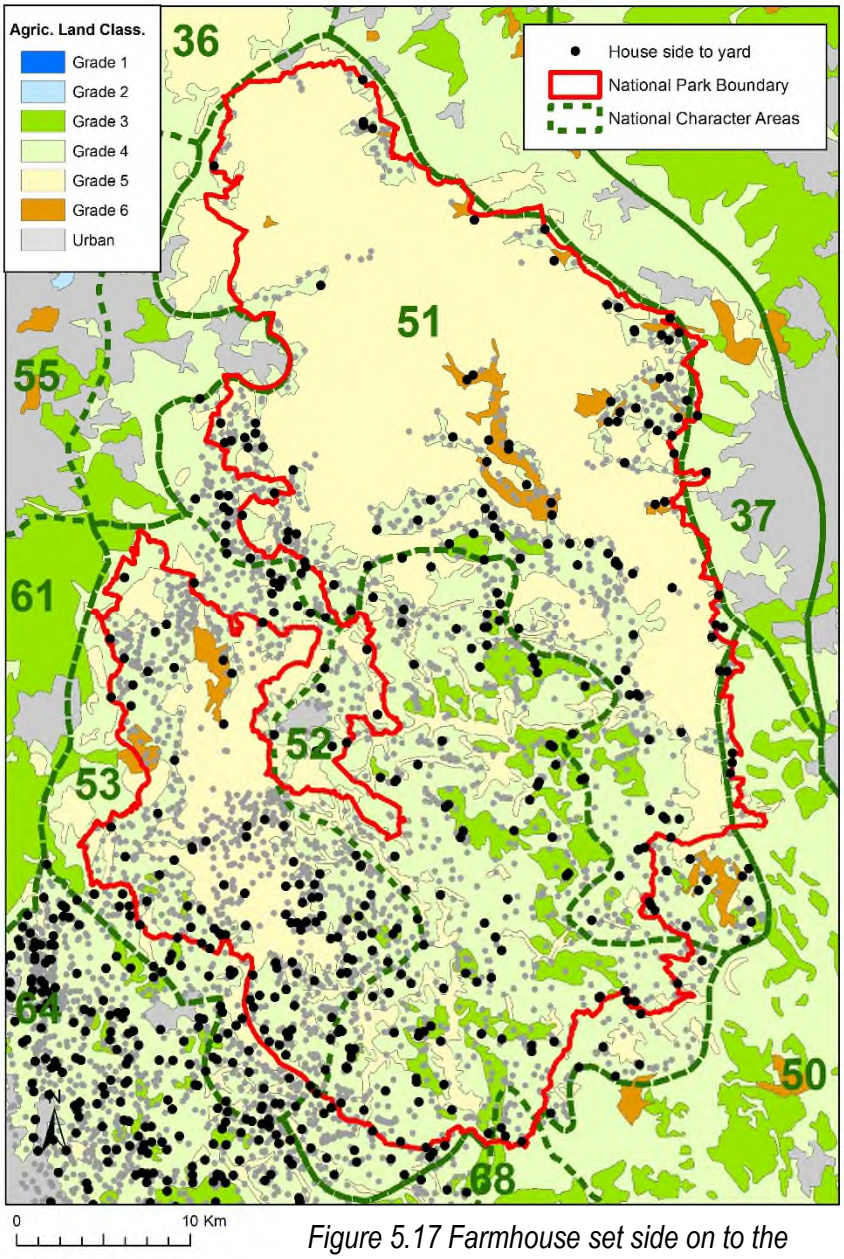


Figure 5.17 Farmhouse set side on to the yard

- The farmhouse set side on to the yard is found in 12.0% of recorded sites in the study area with little variation between character areas overall.
- There appears to be a clustering of farmsteads of this form in the southern part of the South West Peak character area.
- Pre-1600 farmsteads have a low percentage with the farmhouse set side on to the yard (2.0%) whilst 17th and 18th century farmsteads have 7.0% of houses in this position. Farmsteads with a listed 19th century house have a slightly lower percentage with this relationship to the working area at 4.5% of recorded sites.

Farmhouse set gable end on to the yard

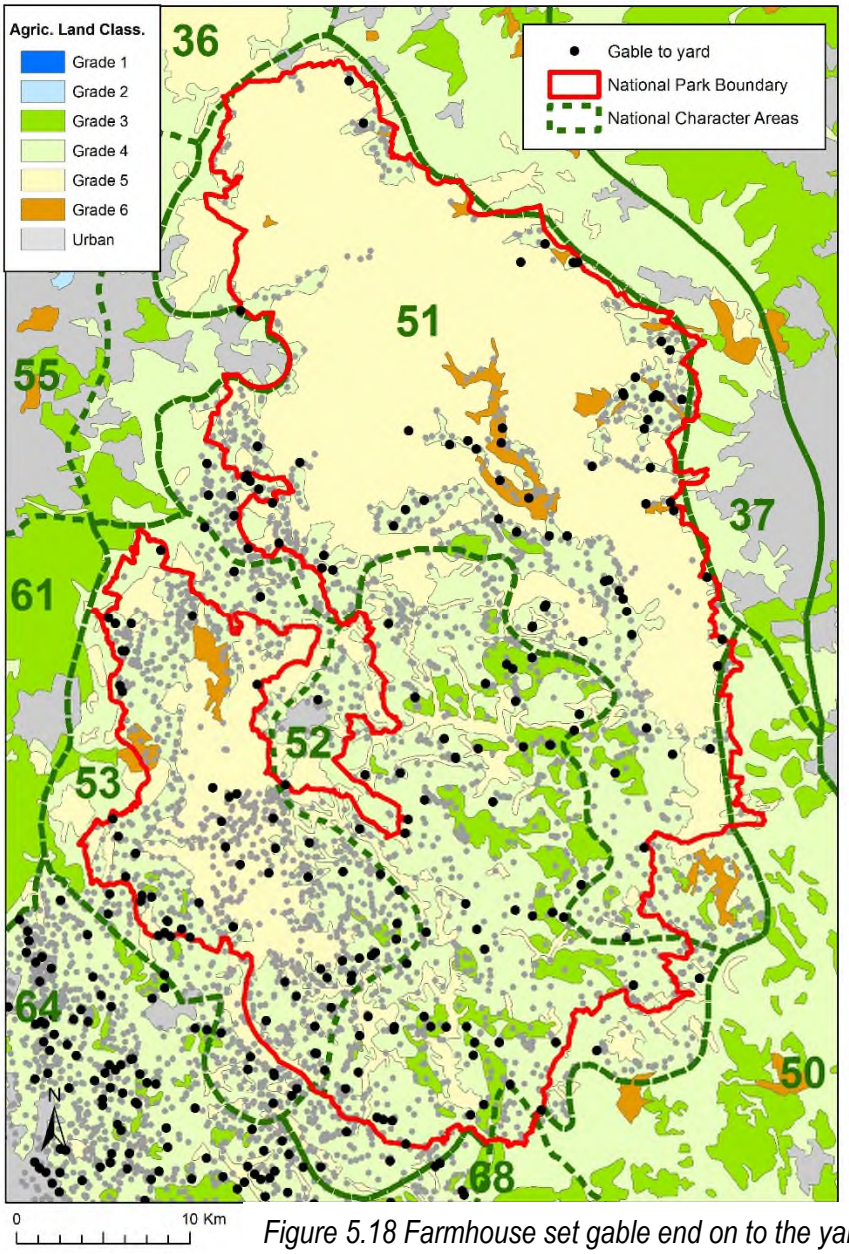


Figure 5.18 Farmhouse set gable end on to the yard

- Farmsteads set gable end to the yard is the smallest group of the various farmhouse position types representing 7.0% of farmsteads across the study area.
- There is little variation between the main character areas.

Farmhouse attached to a working building

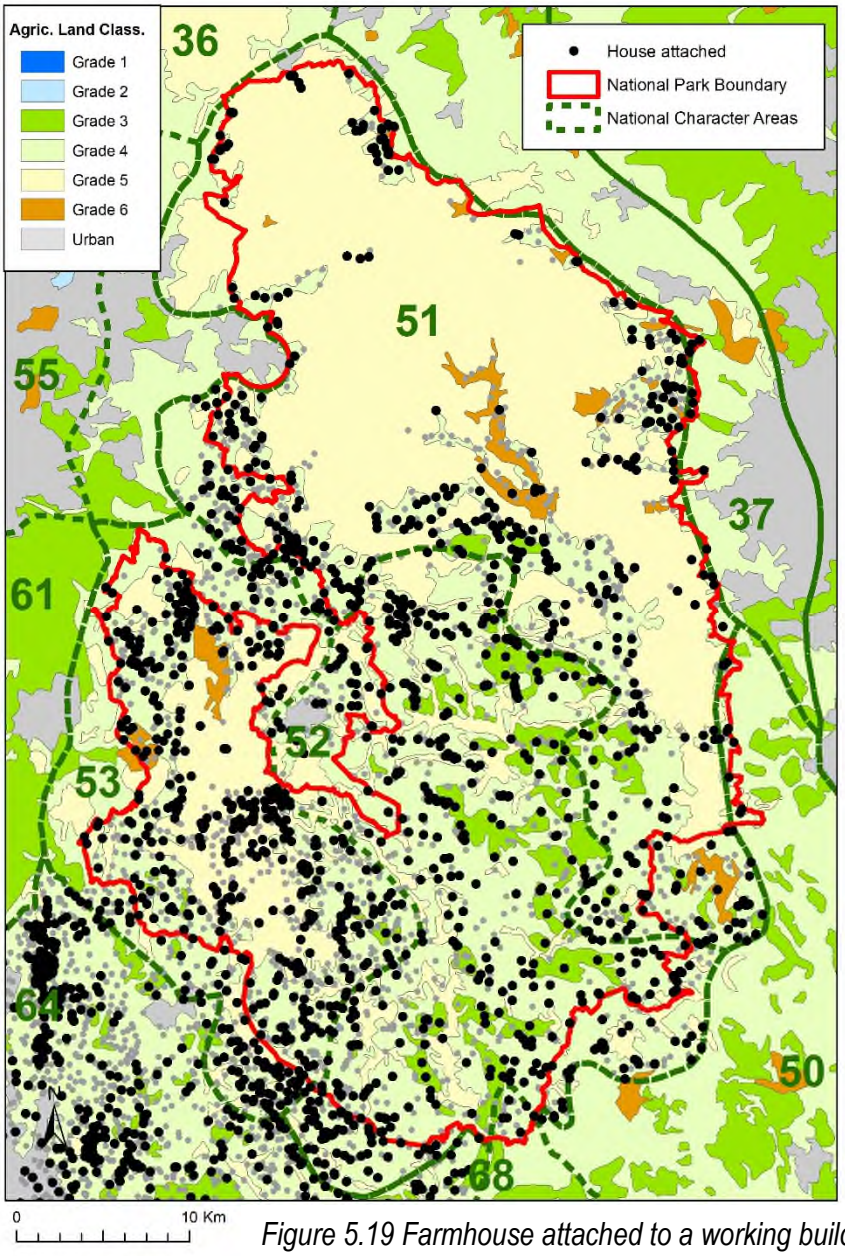


Figure 5.19 Farmhouse attached to a working building

- The farmhouse being attached to a working building is the most common farmhouse position across the study area with 44.0% of farmhouses attached.
- Most commonly, this relationship is due to the high number of linear and L-plan (house attached) farmstead plans. Attached farmsteads will also be found in larger dispersed plan forms where there may be a linear range but the dominant farmstead character is the dispersed group.
- Farmhouses may also be attached to working buildings within courtyard plan forms.

5.6 Farmstead Plan Types

The key attribute that was collected in the mapping project was the plan form of the farmsteads. Whilst most farmsteads will have a similar range of buildings, the way the buildings are arranged to form the farmstead group can give one farmstead a very different character to another. The plan type attributes collected are set out below:

Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCL etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by *working* agricultural buildings Yard with an L-plan range plus detached buildings to the third/ fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within, e.g. a Dispersed Multi-yard group

5.6.1 Linear Plan Types

This group, which includes Linear plans and L-plans with attached house typically represent small farmsteads which can make them difficult to identify from historic mapping. Nationally, Linear farmsteads can be derived from medieval forms or be 18th or 19th century farmsteads often associated with common-edge settlement or industrial activities such as quarrying or mining. Linear and L-plans are most common in northern and western pastoral areas and extremely rare in South-East England.

Key characteristics

- Linear plans have the farmhouse and a farm building, usually a barn, attached in-line.
- Attached L-plans have the house and working buildings attached to each other in an overall L-plan.
- Linear and Attached L-plans with unconverted agricultural buildings are increasingly rare.

NCA	***Linear***	***L-plan house attached***	***Parallel***	***Row***
37 Yorks, S. Pen. Fringe (14)	14.0%	29.0%	-	-
50 Derbyshire Peak Fringe & Lower Derwent (17)	18.0%	35.0%	-	6.0%
51 Dark Peak (786)	26.0%	9.0%	<1.0%	1.0%
52 White Peak (823)	29.0%	8.0%	<1.0%	1.0%
53 South West (866)	37.0%	6.0%	<1.0%	<1.0%
68 Needwood & S. Derbys. Claylands (17)	24.0%	12.0%	-	-
Total (2523)	**31.0%**	**9.0%**	**<1.0%**	**1.0%**

Linear plans

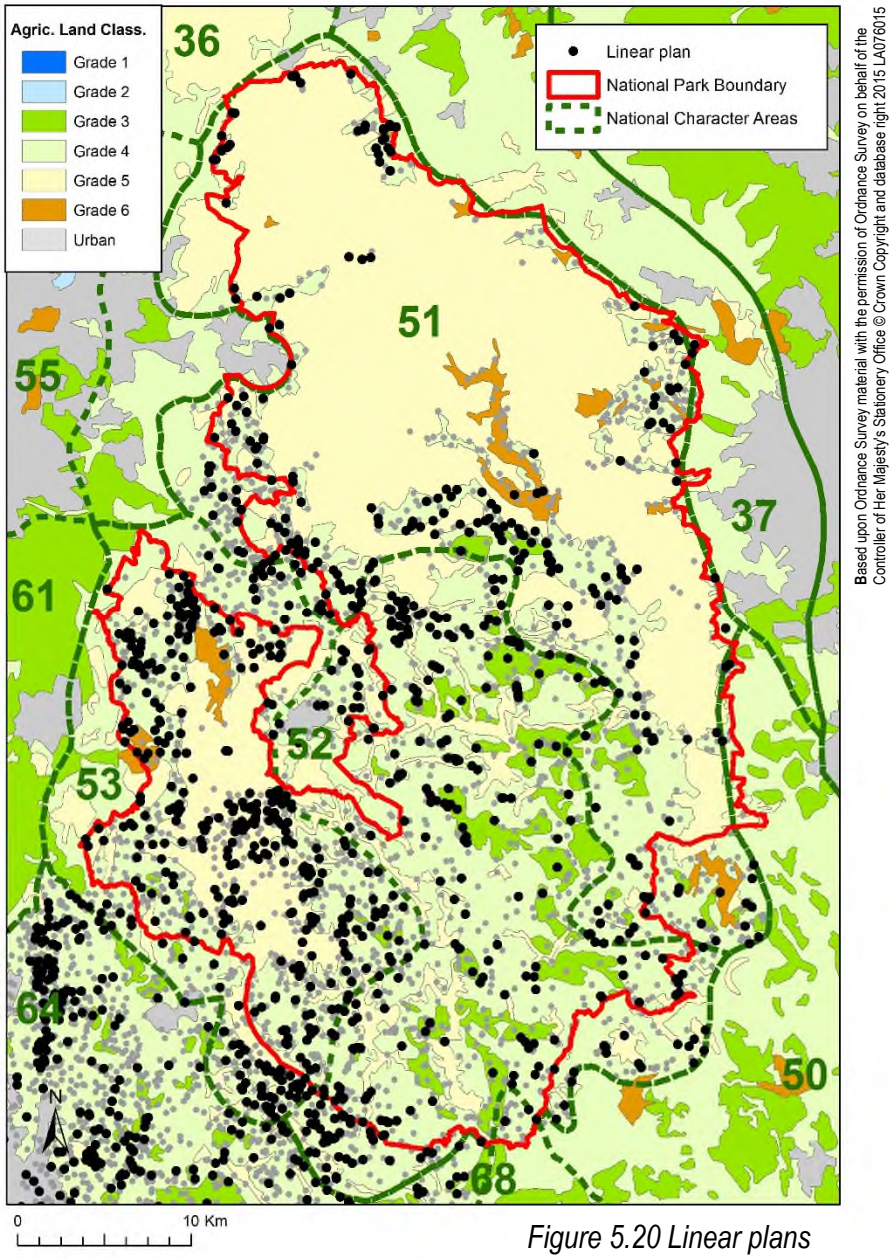


Figure 5.20 Linear plans

- Linear plans, where the farmhouse and attached working buildings are built in-line are the dominant plan type in the Peak District National Park representing 31.0% of recorded farmsteads.
- The South West Peak NCA has the highest proportion of Linear plans in the study area with 37.0%.
- The White Peak and Dark Peak areas have a similar proportion of Linear plan farmsteads (29.0% and 26.0% respectively).
- Linear plans are strongly associated with areas of former strip fields within the White Peak NCA and adjacent areas of the Dark Peak.
- 3% of Linear farmsteads retain a 17th century farmhouse, Linears being the most common plan type having a farmhouse of this date.

L-plan (house attached)

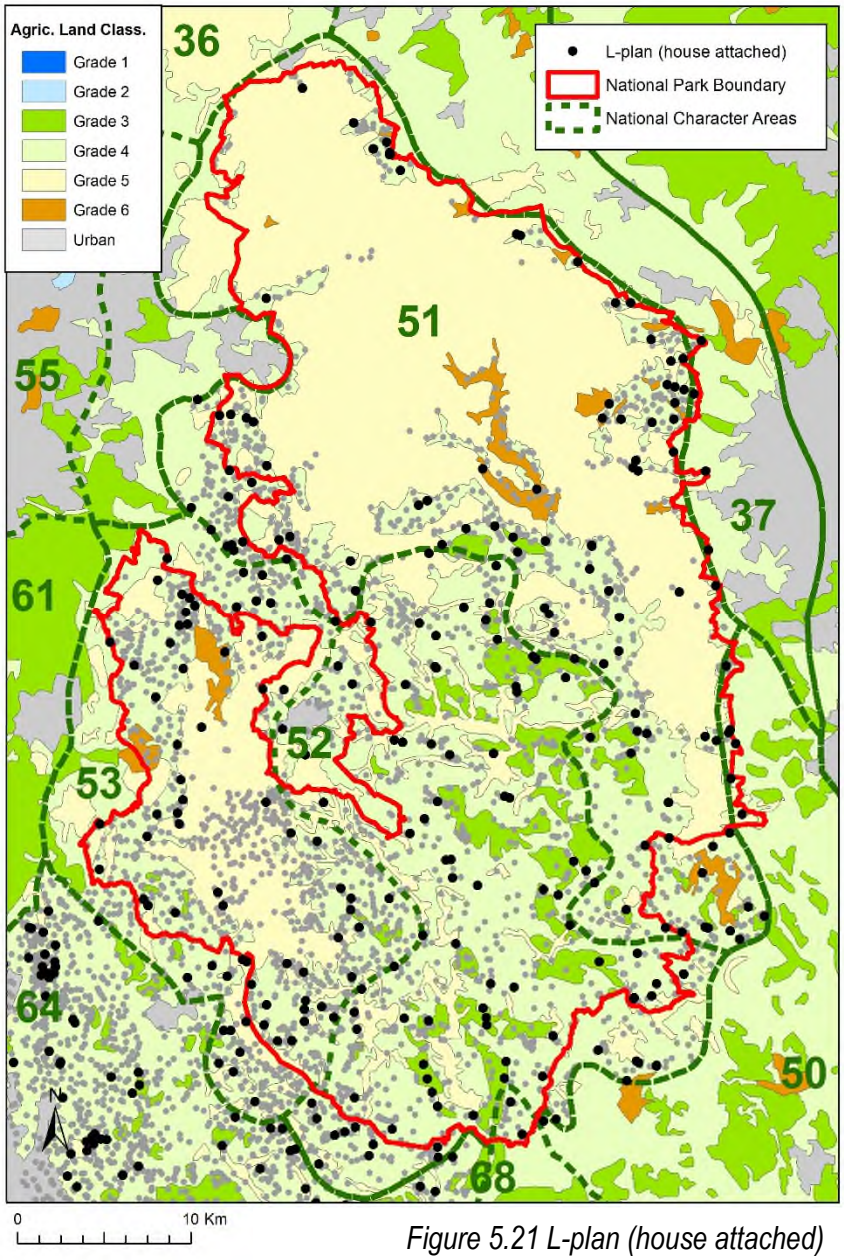


Figure 5.21 L-plan (house attached)

- Farmsteads consisting of an attached house and working building forming an L-plan range form 9.0% of recorded farmsteads in the study area.
- The proportion of this plan type is highest within the Dark Peak NCA at 9.0%, slightly above the 8.0% in the White Peak and 6.0% in the South West Peak.
- There is no clear pattern in the distribution of this plan type across the study areas. This plan type is also found across a wide variety of historic landscape types including ancient enclosures, former strip fields and Parliamentary Enclosures.
- As with linear plans, L-plans with the house attached have a relatively high level of complete loss of traditional farmstead character for this study area at 13.0% whilst 83.0% survive with more than 50% of their historic form intact.

Parallel plans

Only eight parallel plans were recorded in the study area, one of which retains some traditional farmstead character.

Row plans

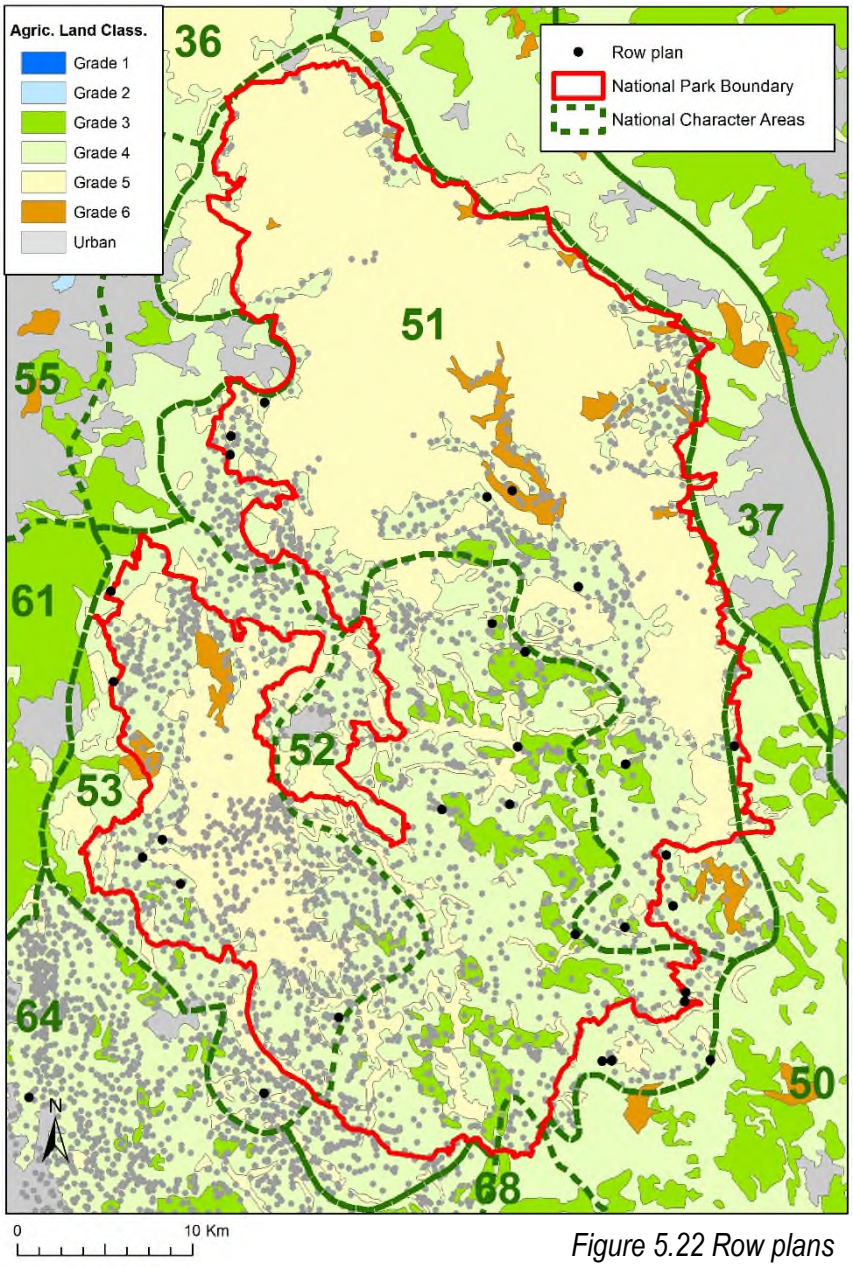


Figure 5.22 Row plans

- 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.
- In the Peak District, Row plans are concentrated in the village areas of the White Peak and Dark Peak NCAs.

5.6.2 Dispersed Plans

The key characteristic of dispersed plans is the evident lack of planning in their layout. Dispersed plans display an enormous variation in their scale ranging from small groups of a farmhouse and one or two buildings to very large groups with multiple yards and are typically the products of piecemeal development. Dispersed plans are often bisected by route-ways and public footpaths giving a high level of public access to the farmstead.

There are three variants of dispersed plans:

- *Dispersed Clusters* are loosely-arranged groups of buildings, usually with no defined yard area, typically set within an irregularly-bounded paddock;
- *Dispersed Multi-yard plans* consist of a number of defined yards and other buildings. The yards are typically detached from one another or irregularly grouped and may be of loose and/or regular courtyard types;
- *Dispersed Driftway plans* are arranged along wide driftways or tracks and may include one or more yards, short rows of linked buildings and free-standing buildings standing within the width of the track or facing on to it.

NCA	Dispersed Cluster	Dispersed Driftway	Dispersed Multi-yard
37 Yorks, S. Pen. Fringe (14)	14%	-	7%
50 Derbyshire Peak Fringe & Lower Derwent (17)	-	-	6.0%
51 Dark Peak (786)	16.0%	1%	4.0%
52 White Peak (823)	12.0%	1.0%	4.0%
53 South West (866)	16.0%	3.0%	4.0%
68 Needwood & S. Derbys. Claylands (17)	-	-	-
Total (2523)	**15.0%**	**2.0%**	**4.0%**

Dispersed Cluster Plan (DISPcl)

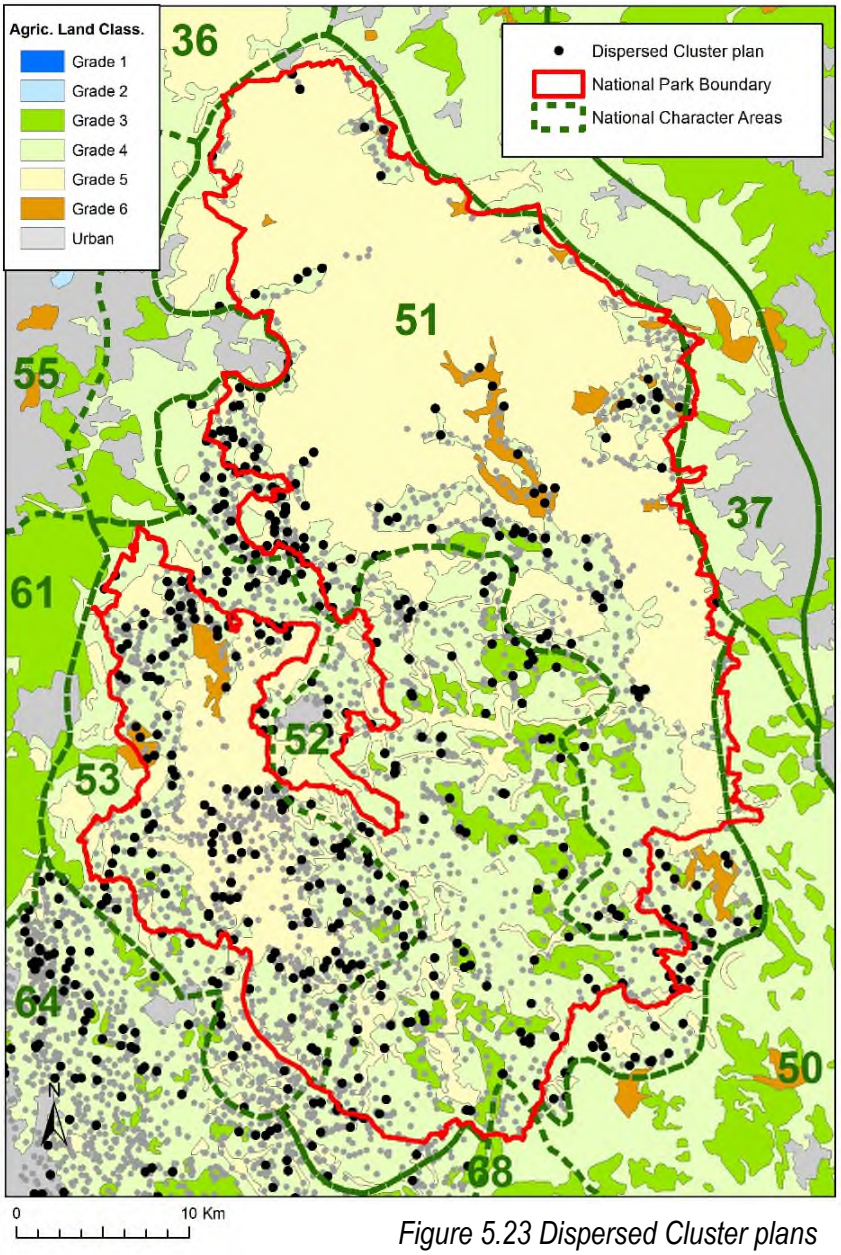


Figure 5.23 Dispersed Cluster plans

- Dispersed Cluster plans represent 14.0% of recorded farmsteads within the study area and are the most common of the dispersed plan types.
- Dispersed Cluster plans are most common in the South West Peak and Dark Peak NCAs (both 16.0%) (Figure 23). In the latter area there is a strong concentration of Dispersed Cluster plans in the west of the area south of Glossop where they are often associated with HLC ancient irregular enclosures, possibly the result of the clearance of woodland (Figure 5.24). This is characteristic of landscapes where dispersed cluster plan farmsteads tend to be found. This concentration also extends to the south, between Hayfield and Chapel-en-le Firth, but here the small fields appear to be the product of more regular enclosure; whether the straight field boundaries are the result the reorganisation of older field systems or the enclosure of moorland or common is not clear.

- Elsewhere, Dispersed Cluster plans are common in the areas of undated enclosures which suggests that much of this HLC type is also ancient enclosure.
- 6% of Dispersed Cluster plans (22) retain a 17th century farmhouse. This represents 15.0% of 17th century farmsteads as dated by the farmhouse.

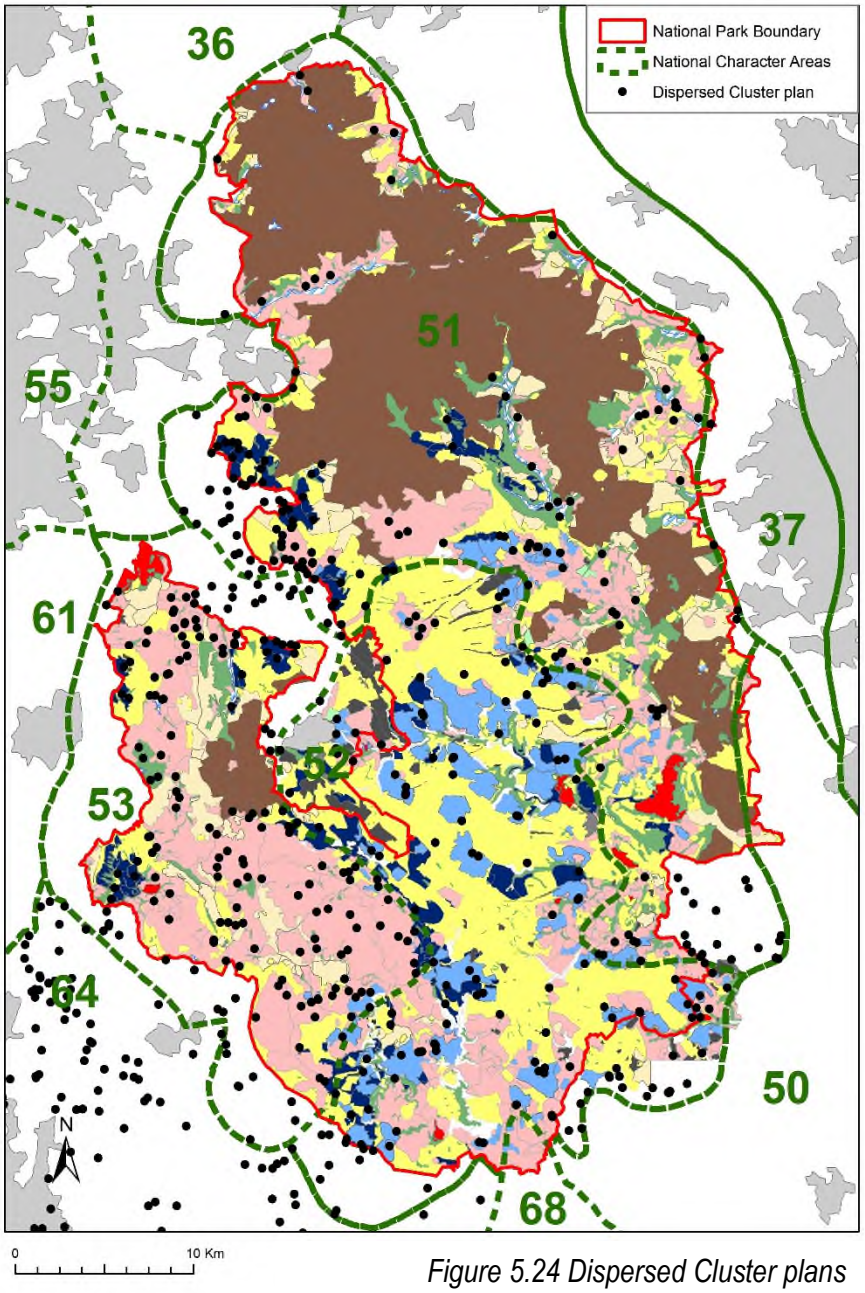


Figure 5.24 Dispersed Cluster plans

Dispersed Driftway Plan (DISPdw)

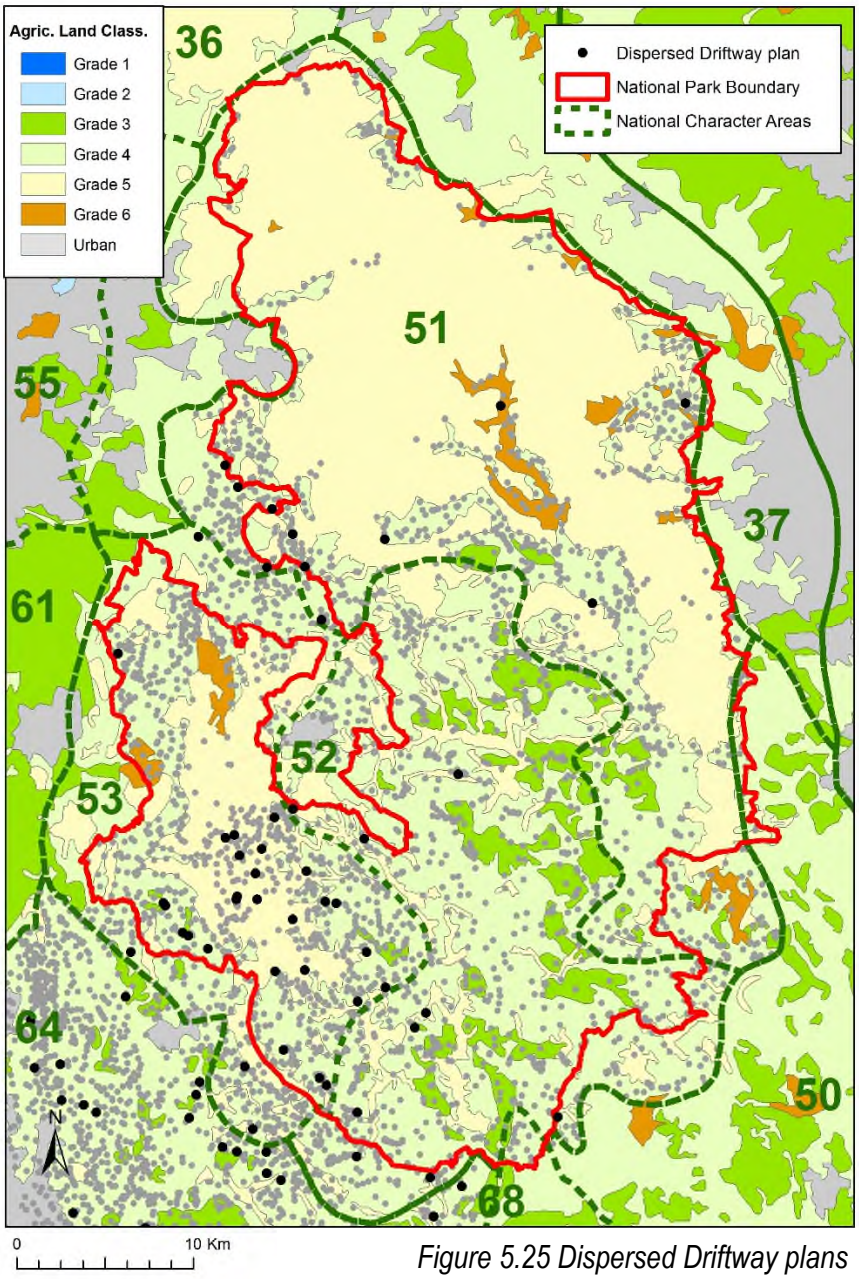


Figure 5.25 Dispersed Driftway plans

- Dispersed Driftway plans with buildings and yards strung out along a routeway are the least frequently recorded of the dispersed plan types at 2.0% across the study area.
- The distribution shows a concentration within the South West Peak NCA possibly representing the development of pre-18th century farmsteads in areas of dispersed settlement around routeways between moorland grazing and settlements but also longer droveways between the White Peak and urban markets to the west. This is observed in other parts of upland England, including south west England and the Welsh borders.
- The contrast between the South West Peak (3.0%) and Dark Peak, which has less than 1.0% of this plan type, needs to be examined further.
- In the South West Peak Dispersed Driftway plans are mostly associated with HLC enclosures of uncertain date.

Dispersed Multi-yard Plans (DISPmy)

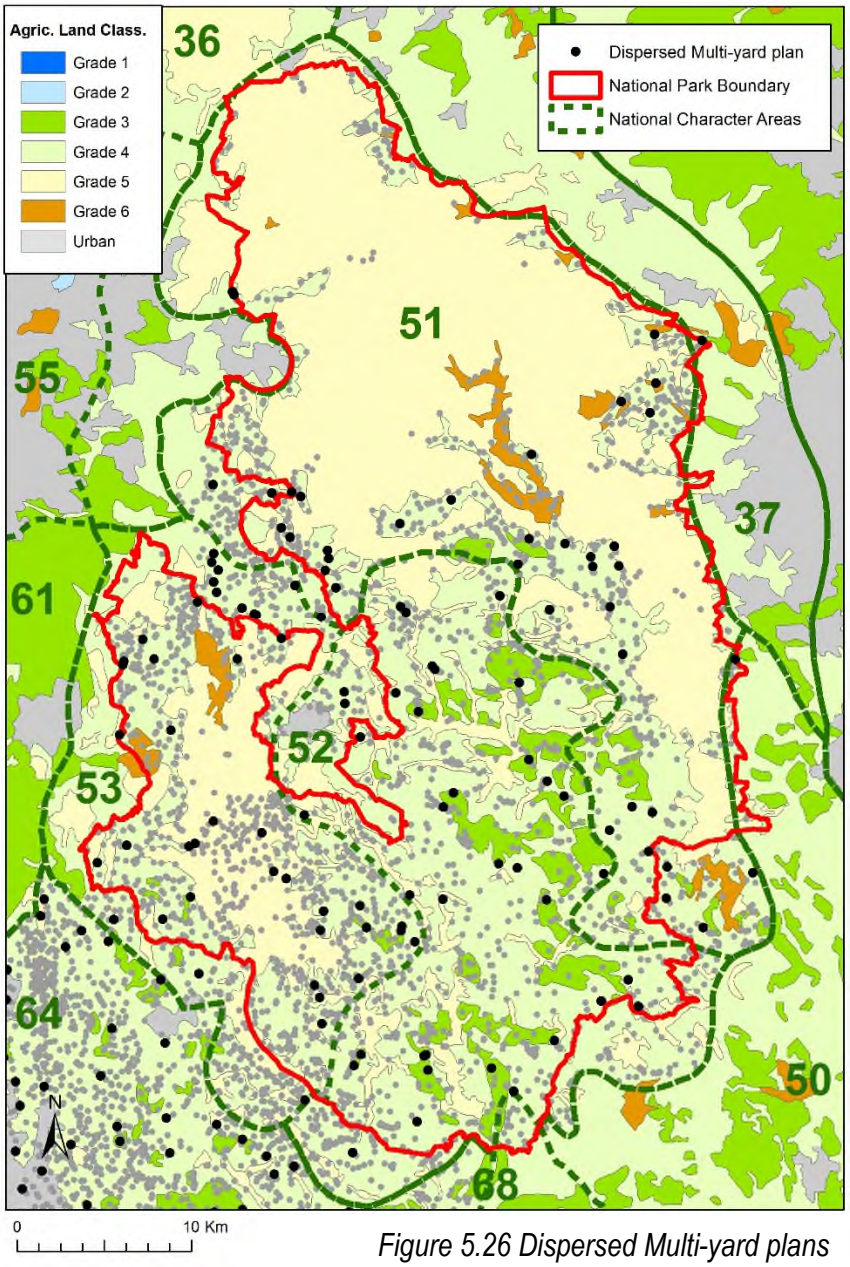


Figure 5.26 Dispersed Multi-yard plans

- Dispersed Multi-yard plans are farmsteads where buildings relate to a number of scattered or irregularly located yards (although the buildings can take either or both regular or loose courtyard in their form). The yards are usually irregularly arranged and detached from one another. They typically reflect a need to manage groups of stock in yards, which bedded onto straw from the threshing barn but also on the by-products of commons in the form of bracken – used for fodder as well as holly and gorse.
- Dispersed Multi-yard plan farmsteads formed 4.0% of farmsteads across the study area with marginal differences between the principal character areas in terms of proportion and distribution.

5.6.3 Loose Courtyard Plans

Loose Courtyard (LC) plans have detached buildings facing one or more sides of a cattle yard with or without scatters of other farm buildings close by. Typical features are:

- principal openings facing into the yard, external elevations having few openings;
- cartsheds, sometimes stables and other ancillary buildings can be placed away from the yard facing towards routes and tracks;
- they are often the product of piecemeal development and can range from small farmsteads with a single building on one side of the yard and the farmhouse (LC1) to a yard defined by working buildings to all four sides (LC4);
- LC1-2s occur in areas of small farms in landscapes of piecemeal or assarted small-scale enclosure, often in association with dispersed clusters.
- LC3-4s occur in landscapes with larger farms and often subject to higher levels of reorganisation.

Results by National Character Area are:

NCA	*LC1*	*LC2*	*LC3*	*LC4*
50 Derbyshire Peak Fringe & Lower Derwent (17)	6.0%	-	6.0%	-
51 Dark Peak (786)	13.0%	10.0%	2.0%	1.0%
52 White Peak (823)	13.0%	10.0%	3.0%	<1.0%
53 South West (866)	11.0%	11.0%	2.0%	-
68 Needwood & S. Derbys. Claylands (17)	29.0%	24.0%	-	-
Total (2523)	**12.0%**	**10.0%**	**2.0%**	**<1.0%**

Loose Courtyard (1 side) (LC1)

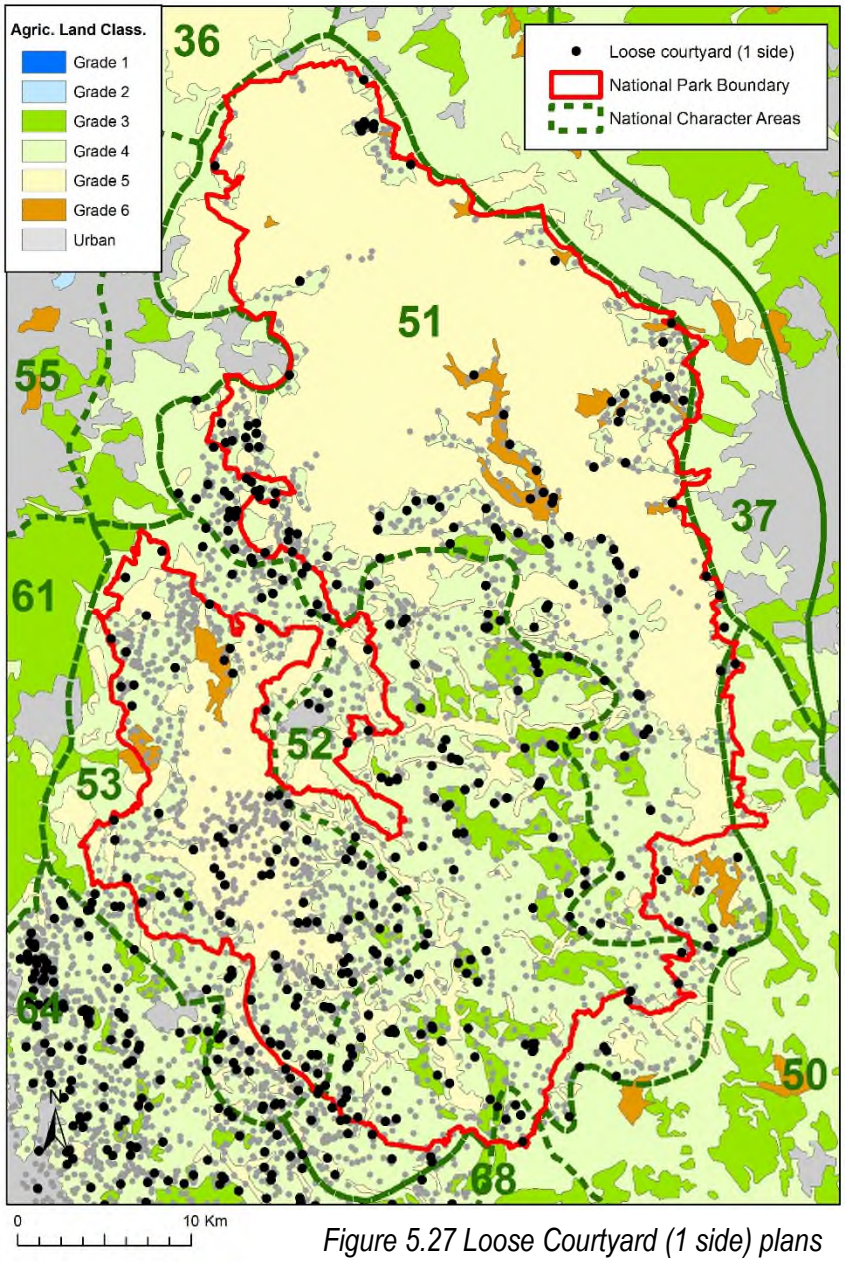


Figure 5.27 Loose Courtyard (1 side) plans

- Loose Courtyard farmsteads with buildings to one side of the yard represent small scale farmsteads and form the largest group of the Loose Courtyard types at 12% of all farmsteads in the study area.
- These farmsteads are strongly associated with former strip fields and areas of irregular enclosure of uncertain date. They are rarely found in association with landscapes of Parliamentary enclosure.
- In the Dark Peak and White Peak areas these small farmsteads are the most numerous of the loose courtyard forms representing 13.0% in both area.
- Within the South West Peak the proportion is slightly lower at 11.0% and such plans appear to have a greater concentration in the southern part of the character area.

Loose Courtyard (2 sides) (LC2)

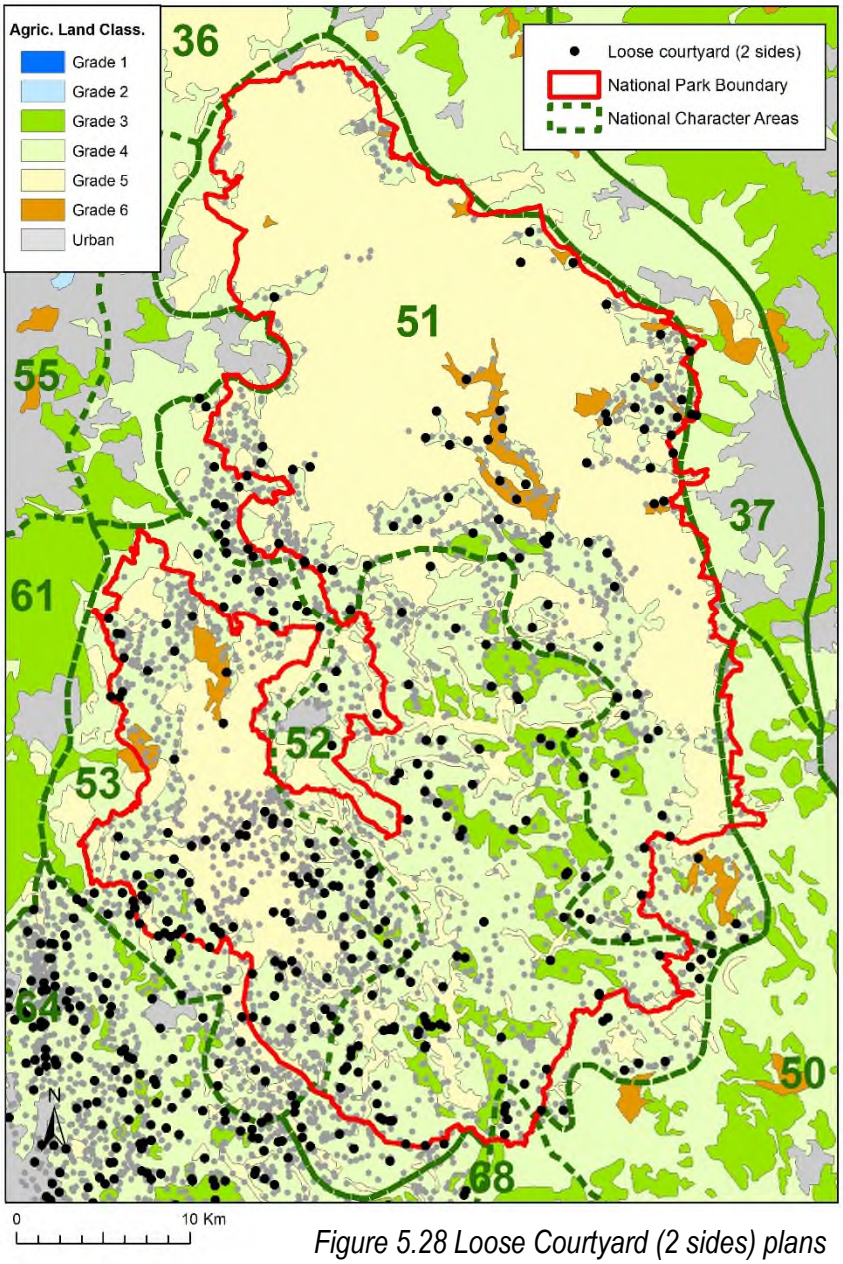


Figure 5.28 Loose Courtyard (2 sides) plans

- Loose Courtyard (2 sides) represent 10.0% of farmsteads recorded across the study area.
- There is little difference between the main character areas – the South West Peak has a slightly higher percentage than the White or Dark Peak areas (11.0% compared to 10.0% in each of the latter areas).
- Within the White Peak there is a strong correlation between these farmsteads and the areas of Grade 3 land.
- Combined with Loose Courtyard (1 side) plans, these two forms represent around 22.0% of recorded farmsteads in the three principal character areas.

Loose Courtyard plans (3 and 4 sides) (LC3 and LC4)

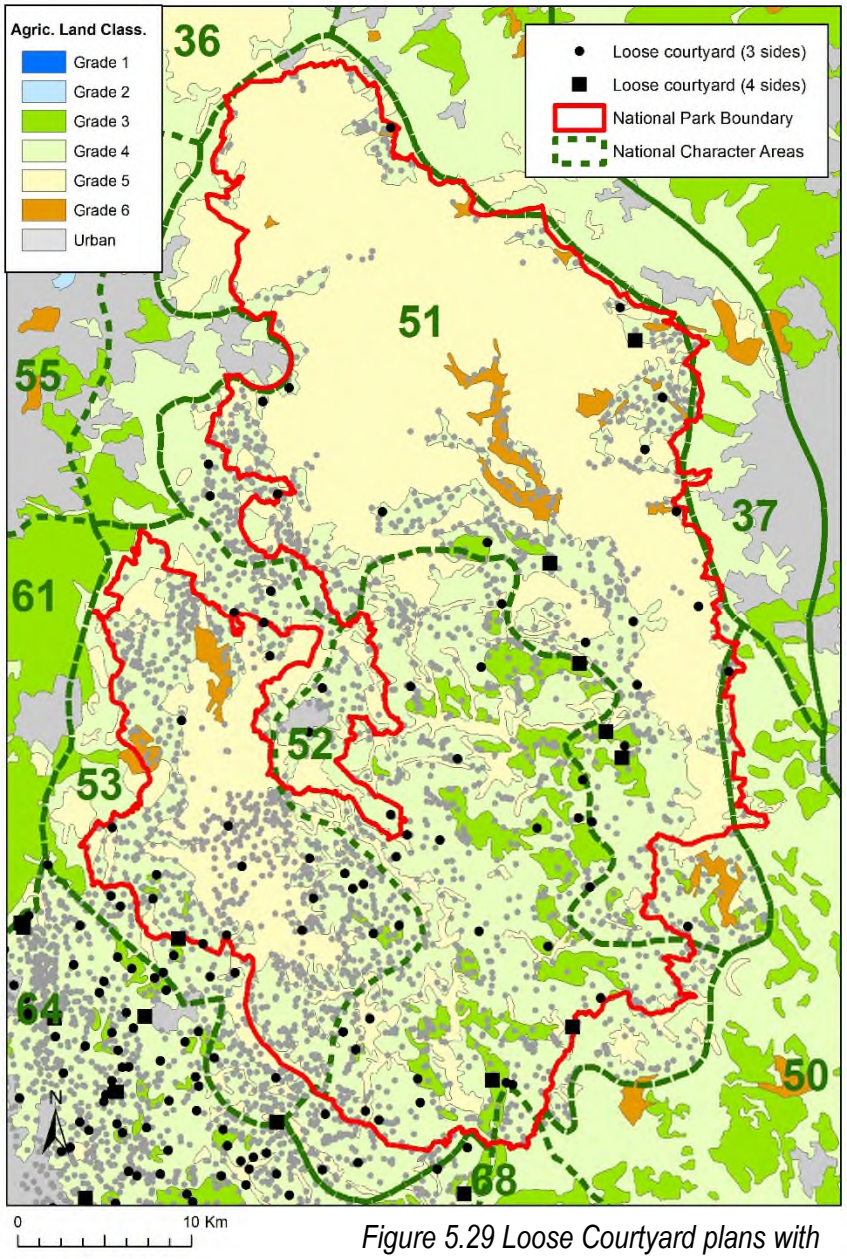


Figure 5.29 Loose Courtyard plans with buildings to three and four sides of the yard

- The larger loose courtyard form farmsteads with buildings to three and four sides of the yard are not common in the Peak District, representing 2.0% and less than 1.0% respectively. There is a clear limit to their density in the landscape outside the Peak District to the south-west.
- The Loose Courtyard (3 sides) farmsteads are scattered across the National Park with no particularly strong pattern in the distribution.
- The Loose Courtyard (4 sides) plans are rare. Those that are recorded are closely associated with the Grade 3 soils in the east of the White Peak and adjacent parts of the Dark Peak.

5.6.4 Regular Courtyard Plans

Regular Courtyard plans consist of linked ranges, often the result of a single phase of building, set around one or more cattle yards but some are the result of incremental growth. They are mostly of 19th century date and display greater consistency in the use of materials and constructional detail, often employing more non-local materials like Welsh slate, than other farmstead types. Very few examples other than L-shaped plans are shown on the tithe maps of the 1830s-40s, showing that the great majority probably acquired their historic character during the High Farming years of the 19th century. Fieldwork has thus far noted little evidence for the construction of traditional farm buildings after the onset of the farming depression in the 1870s.

In the Peak District National Park Regular Courtyard plans represent nearly 12% of recorded farmsteads.

NCA	RCL	RCu	RCe/f/h/t/z	RCfull	RCmy
37 Yorks, S. Pen. Fringe (14)	7.0%	-	-	-	-
50 Derbyshire Peak Fringe & Lower Derwent (17)	6.0%	-	6.0%	6.0%	-
51 Dark Peak (786)	7.0%	2.0%	<1.0%	1.0%	3.0%
52 White Peak (823)	6.0%	2.0%	<1.0%	1.0%	6.0%
53 South West (866)	5.0%	1.0%	<1.0%	-	1.0%
68 Needwood & S. Derbys. Claylands (17)	-	6.0%	-	-	-
Total (2523)	**6.0%**	**2%**	**<1.0%**	**<1.0%**	**3.0%**

Regular L-plan (RCL)

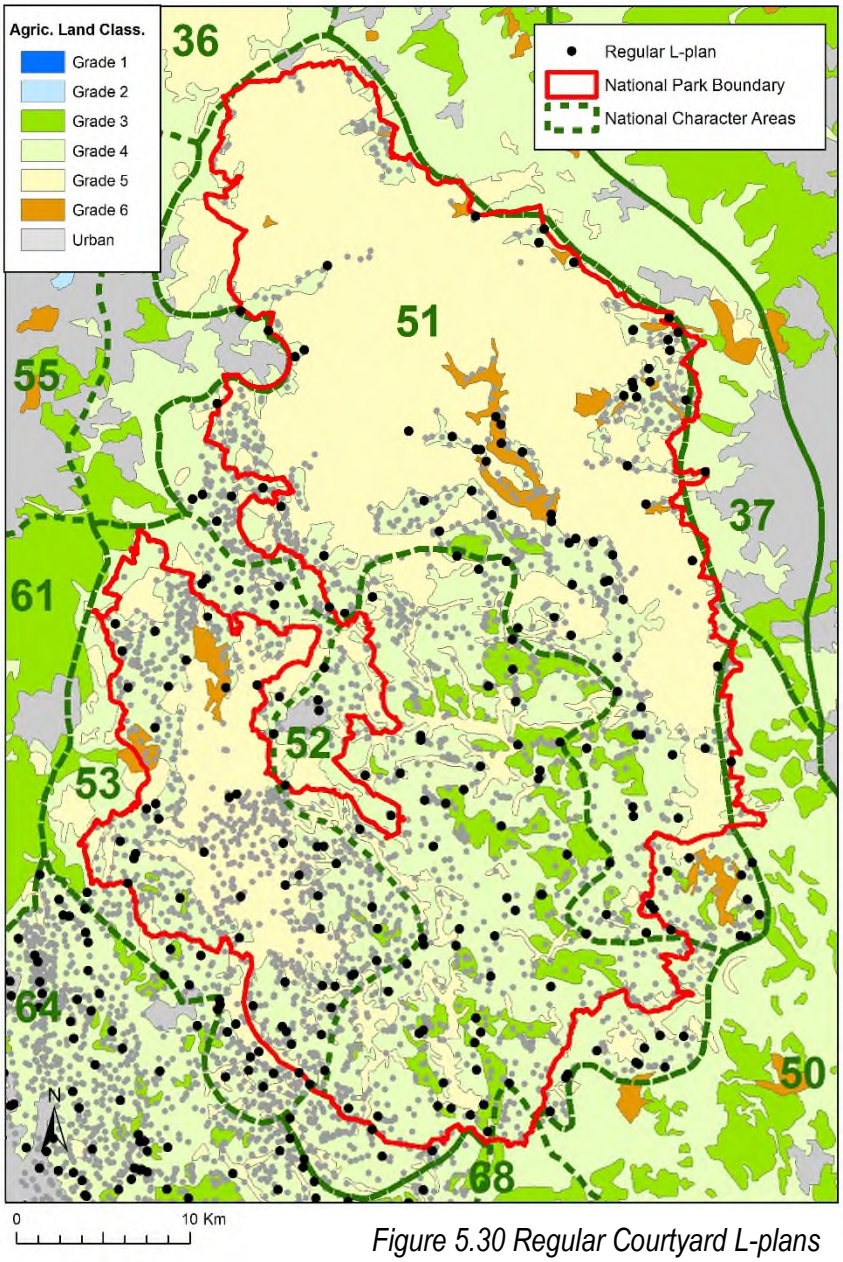


Figure 5.30 Regular Courtyard L-plans

- Farmsteads with two linked ranges of buildings set at right angles to each other are probably the most difficult plan type to discuss because such plans can be derived from either an earlier building, often a barn, having a later building attached or can be of a single planned phase of development, for example, of interlinked cattle housing and fodder range. In either case this plan type usually represents small- to medium-scale farmsteads.
- Regular L-plans are the most numerous of the regular plan types in the study area, representing 6.0% of recorded farmsteads.
- This plan type is marginally more numerous in the Dark Peak (7.0%) compared to the White Peak (6.0%) and South West Peak (5.0%).
- Regular L-plans are found in association with most historic landscape types including former strip fields where usually located in villages and in areas of Parliamentary enclosure.

Regular U-plans (RCu)

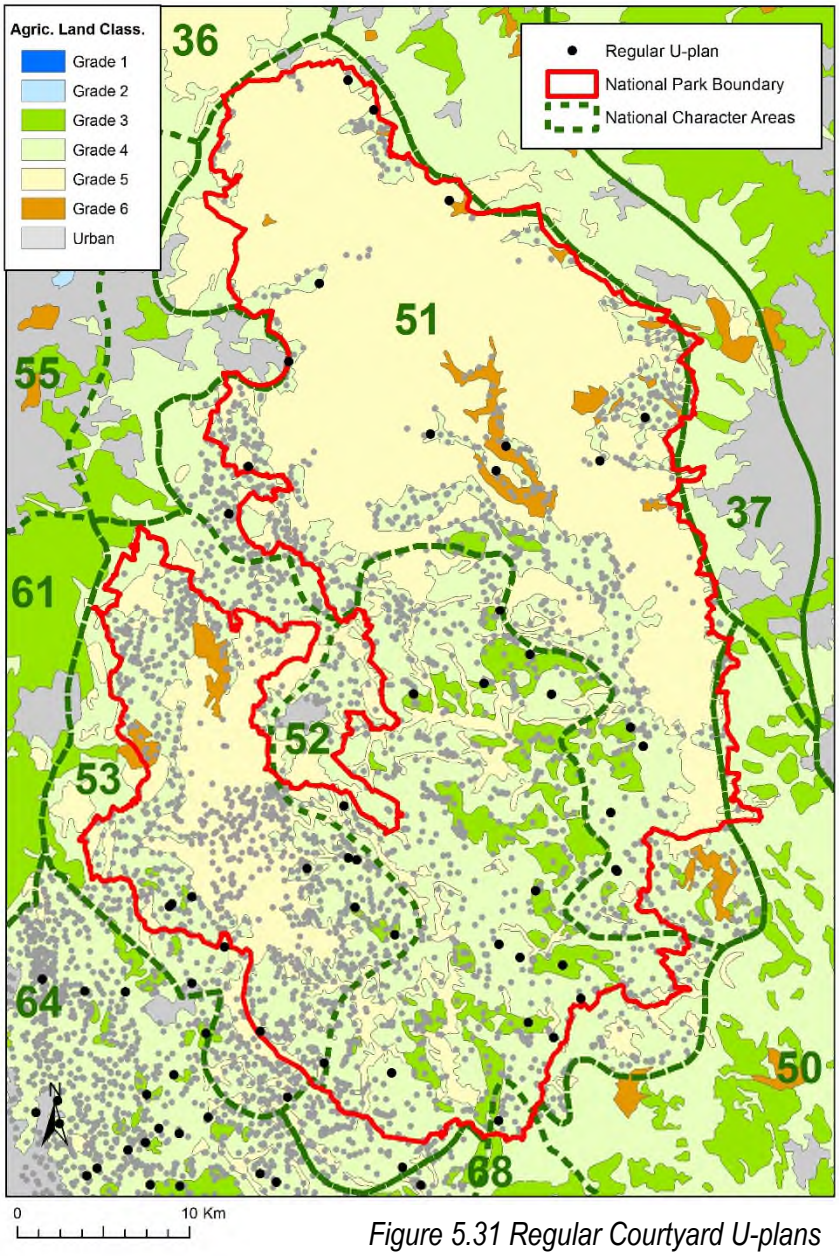


Figure 5.31 Regular Courtyard U-plans

- Regular U-plans with three linked ranges represent 2.0% of the recorded farmsteads across the study area.
- Regular U-plans are relatively evenly spread across the three main character areas. In the White Peak most U-plans are closely associated with Grade 3 soils in the eastern part of the character area with a few examples in the adjacent part of the Dark Peak.

Regular E-, F-, H-, T- and Z-plans (RCe, RCt, RCz)

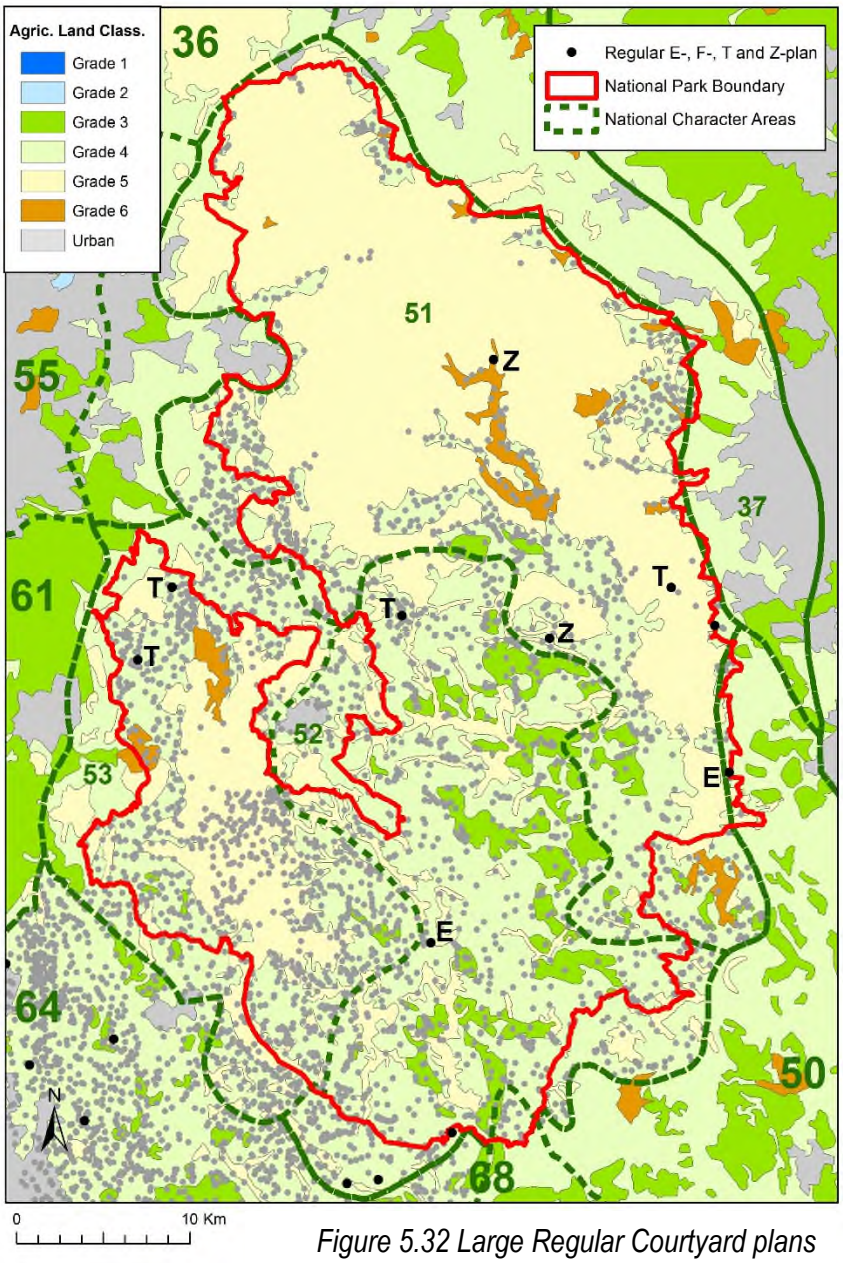


Figure 5.32 Large Regular Courtyard plans

- This group of farmsteads represent medium to large scale farmsteads that have multiple yards associated with linked ranges of buildings that form the letter shapes of the plan names, as opposed to the Regular Multi-yard plan types where the overall regularity of the layout of the yards as a group is the primary characteristic and the arrangement of the buildings serving the yards is of lesser importance.
- Farmsteads within this group are usually the product of planned development, tend to be associated with capital intensive farming and so are usually part of large improving estates rebuilding farmsteads or creating new farmsteads in a process of farm amalgamation using standard farmstead designs. These were being promoted in the agricultural literature from the later 18th century but particularly in the High Farming years of the mid-19th century.

- The association of farmsteads of these plans with large, lowland farming means that it is unsurprising that these plan types are rare in the Peak District, representing less than 1.0% of recorded plans.
- The most common type in the area are T-plans with 4 examples and two each of E- and Z-plans.
- These farmstead types largely avoid the areas with the better quality soils in the east of the White Peak or adjacent parts of the Dark Peak.
- Over 67% of these plan types retain more than 50% of their historic form, the plan form group that has been subject to the least change in the study area. Only 16.0% have lost all farmstead character.

Regular Multi-yard plans (RCmy)

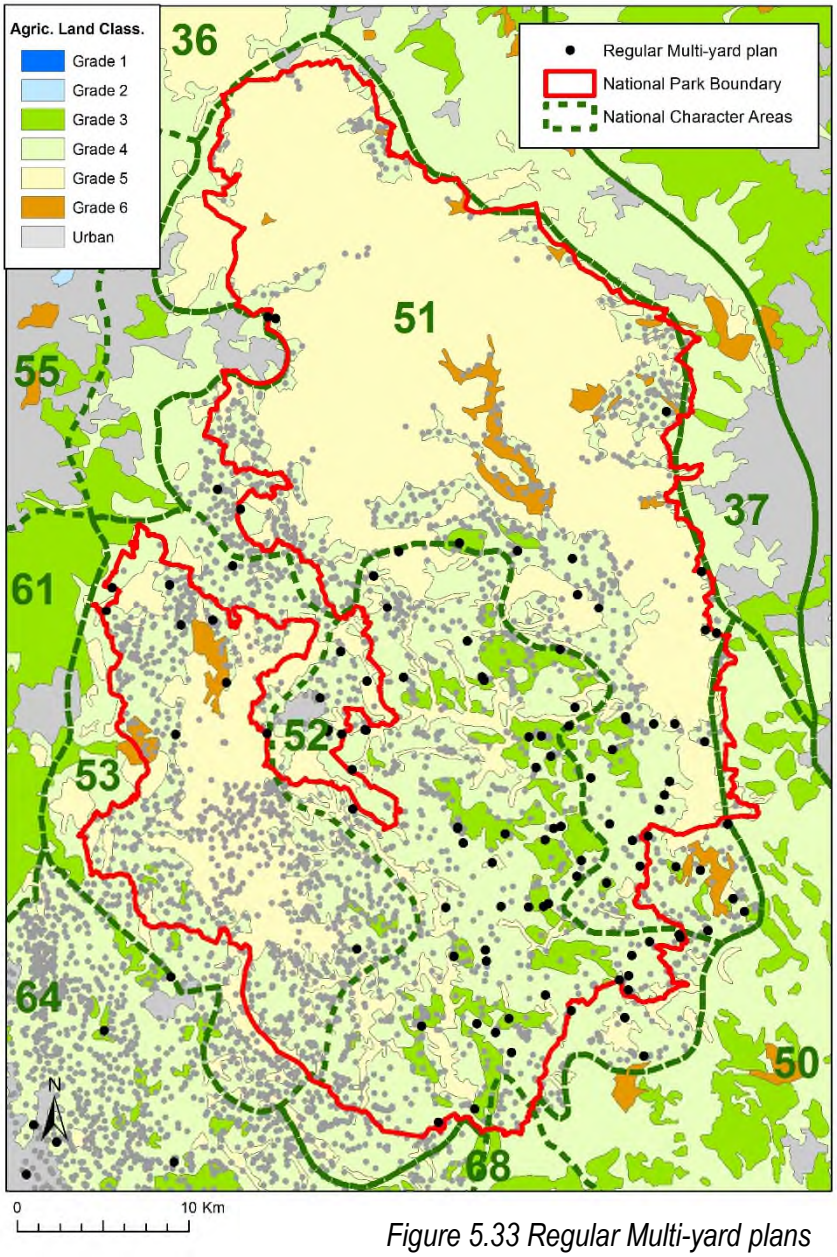


Figure 5.33 Regular Multi-yard plans

- This plan type can be applied to a larger range of scales than most of the other plan types where an indication of scale is suggested by their name. Therefore, some examples may have five or six yards, others two or three but the presence of more than one yard served by sometimes detached buildings is a consistent characteristic across the plan type.
- Regular Multi-yards represent 3.4% of recorded farmsteads in the study area.
- This plan type is concentrated within the White Peak NCA (6.0%) compared to 3.0% in the Dark Peak and 1.0% in the South West Peak.
- Within the White Peak Regular Multi-yards are weighted to the eastern part of the character area. They are also most numerous in the southern part of the Dark Peak; there are few examples in the northern part of the Dark Peak.
- In the South West Peak, the few Regular Multi-yard plans are located in the northern part of the character area.

Full Regular Courtyard plans (RCful)

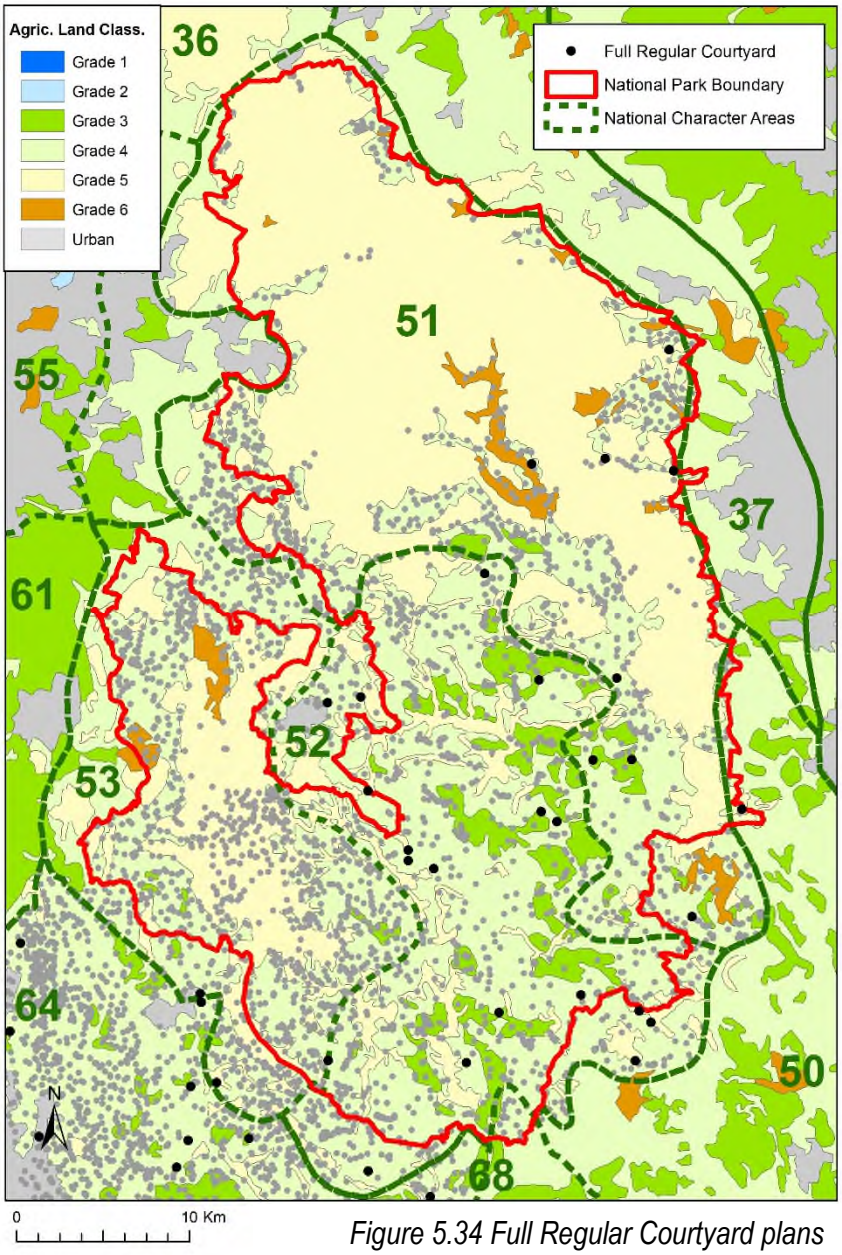


Figure 5.34 Full Regular Courtyard plans

- Regular courtyard farmsteads with buildings to all four sides of the yard, mostly in linked ranges are rare in the National Park representing less than 1.0% of recorded farmsteads.
- These larger plan types are most common in the White Peak NCA where the majority are within or close to areas of Parliamentary Enclosures.
- There are no recorded examples within the South West Peak NCA.

5.6.5 Courtyard Plans with L-range and detached buildings

Farmsteads with plans where there is an L-plan range and detached buildings to the third or fourth sides of the yard are problematic with regards to assigning them to either the Loose Courtyard or Regular Courtyard groups. Such plans can develop through the addition of, for example, a shelter shed being attached to an earlier barn within an existing Loose Courtyard arrangement or represent a planned group with a Regular L-range with one or more additional buildings.

NCA	L + 3rd side	L + 4th side
37 Yorks, S. Pen. Fringe (14)	-	7.0%
50 Derbyshire Peak Fringe & Lower Derwent (17)	6.0%	-
51 Dark Peak (786)	3.0%	<1.0%
52 White Peak (823)	3.0%	<1.0%
53 South West (866)	1.0%	<1.0%
68 Needwood & S. Derbys. Claylands (17)	6.0%	-
Total (2523)	**2.0%**	**<1.0%**

Courtyard plans that incorporate an L-plan range with detached buildings to the third or fourth sides of the yard together represent 2.6% of recorded farmsteads in the study area, those with an L range and a third building being the more common of the two forms. These farmstead plans generally represent medium to large scale farmsteads

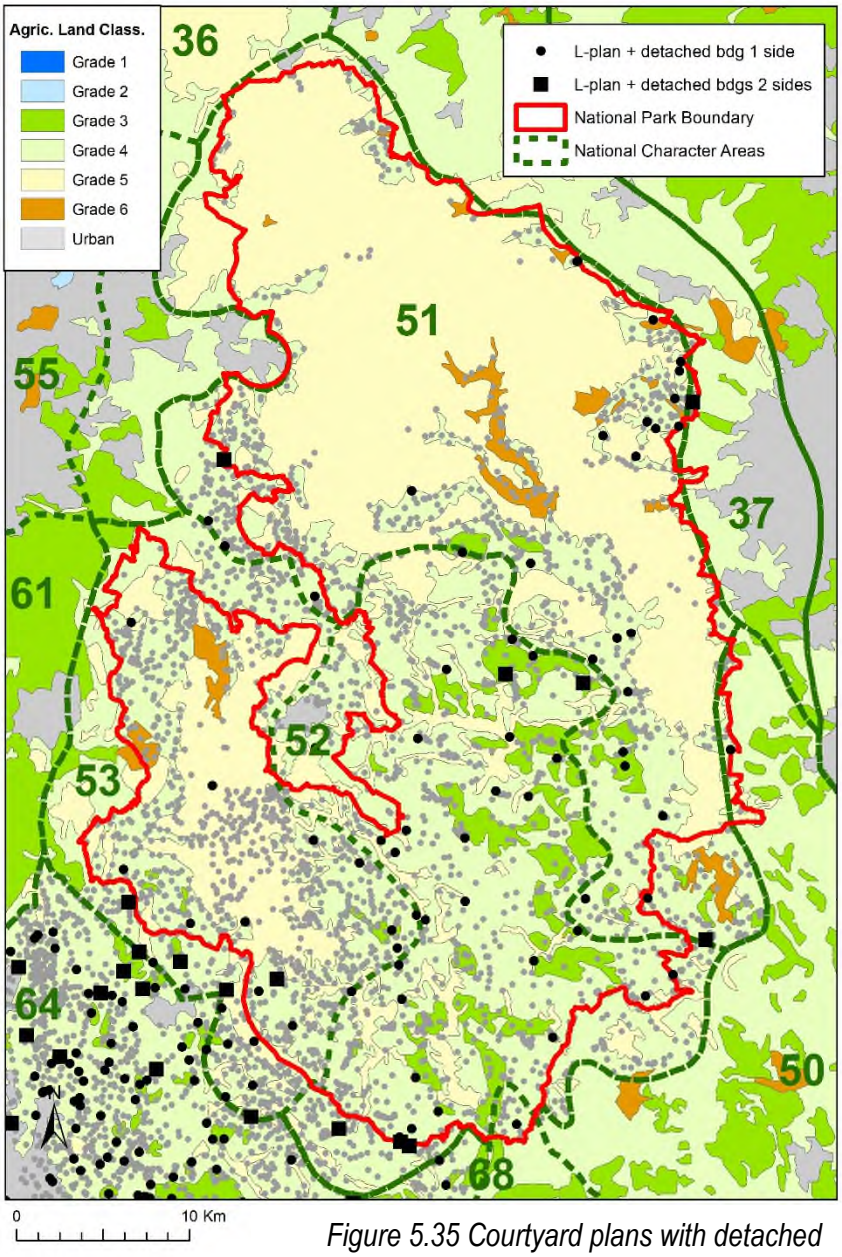


Figure 5.35 Courtyard plans with detached buildings to third/fourth sides

- Farmsteads with an L-range and a detached building to the third side of the yard are the most common of these two plan types representing 2.0% of recorded farmsteads with less than 1.0% with an L-plan and detached buildings to the other two sides.
- There is no strong pattern in the distribution across the study area although there appears to be a correlation between these farmsteads and Grade 3 quality land in the east and south of the White Peak. As with the Loose Courtyard plans with buildings to three or four sides of the yard, there is a marked change in density of these plans beyond the south-west boundary of the South West Peak.
- The number and proportion of these plan types in the South West Peak is lower.

5.7 Farmstead Size

Generally, larger holdings were more likely to be provided with larger and/or more buildings, with the prominent exception of sheep farms which required few buildings but could be very extensive. In the 18th and 19th centuries, the 'contemporary rule of thumb was that a man was needed for every 25 or 30 acres of arable and every 50 or 60 of pasture' (Mingay 1989, 953). Statistics on the numbers of farms by size can be misleading: although 71% of holdings were under 50 acres as late as 1880 (Howkins 1994, 53), the proportion of land area taken up by small farms was much smaller and regionally very varied. The smallest farms were concentrated in upland areas, on the edges of mosslands and heathland, in areas with bi-employment in industry and trades and in areas with easy access to urban markets. By the 1850s, medium-size farms – typically mixed arable holdings in the 100- to 300-acre (4-120 hectares) bracket – comprised 30% of all 134, 700 holdings and 44.6% of the acreage; those in the 5-100 acre bracket comprised 62.5% of all farms and 21.6% of the acreage and those over 300 acres comprised only 7.5% of all farms but over 33.6% of the acreage (Mingay 1989, 948-50). The largest farms had greater access to capital and were usually associated with grain production, which typically demanded more labour for carting, harvesting and threshing, and increasingly for yard and stock management (for example, in strawing-down yards, lifting the heavy manure-laden straw into middens and carts and for spreading it on the fields). Smaller farms, typically found in dairying, fruit growing and stock-rearing areas, required fewer large buildings and were less likely to have the capital to expend on rebuilding farmsteads to fit with developing agricultural practice. The smallest (of under 50 acres) thrived in fruit-growing and market-gardening areas (often clustered around urban sites), and in areas where farmers supplemented their incomes through bi-employment, for example local industries (Mingay 1989, 940).

The range of farmstead plan types are broadly indicative of the size of individual farmsteads, serving to deepen our historical understanding of the development of farms below regional and county level. There is a broad distinction between:

Small-scale farms, comprising:

- Loose courtyard plans with buildings to one side of the yard
- Linear plans – most Linears are small-scale but the largest examples will represent medium scale and occasionally large farmsteads (see graph, below).
- L-plans with the house attached – as with Linears, the largest examples will be considered to be medium scale farmsteads
- Parallel plans

Medium-scale farms comprising:

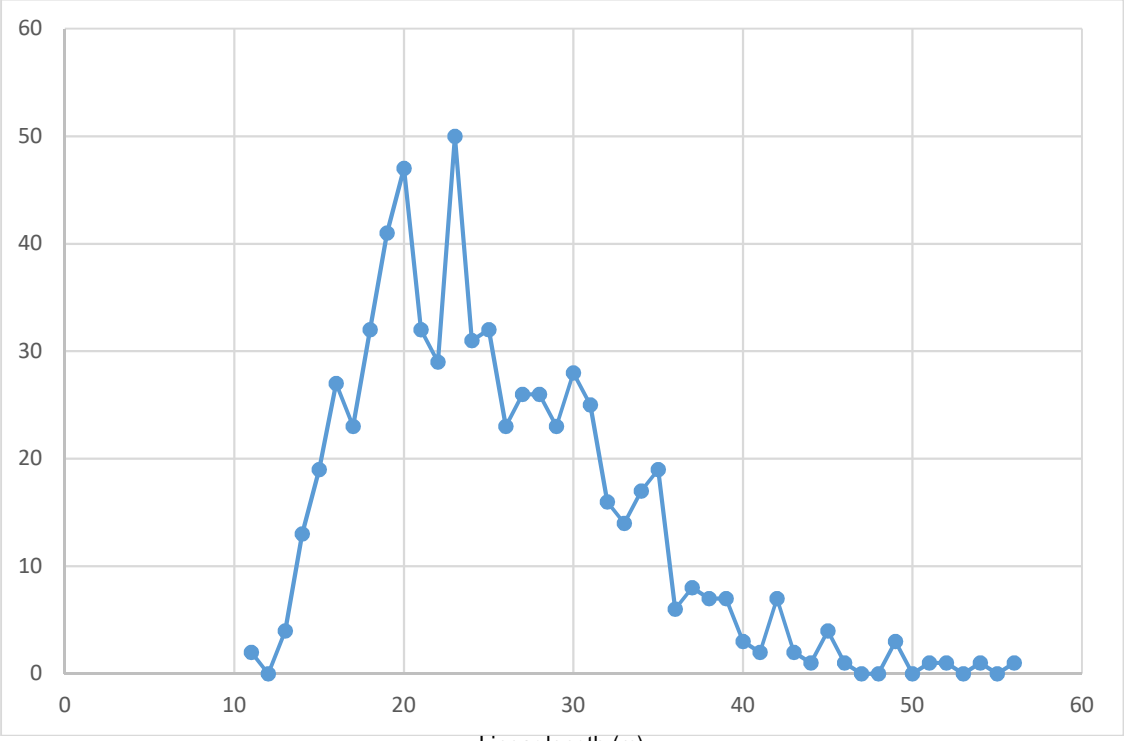
- Loose courtyard plans with buildings to two or three sides of the yard Regular
- Regular courtyard L-, U-, T and Z-plans. Associated with farms of 100-200 acres (Davies 1952, 102).
- Courtyard plans with an L-range and a detached building to one side of the yard

Large-scale farms comprising:

- Loose courtyard and full regular courtyard plans with buildings to all sides of the yard
- Courtyard plans with an L-range and detached buildings to further sides of the yard
- Regular multi-yard plans, E- H- and F-plans

Dispersed plan types can cover too great a range of farmstead size to be allocated to an average farmstead size group.

The measurement of Linear plans shows that in the Peak District the mean average length of Linear farmsteads is 25m with almost 50% falling within the 20-29m range.



The smaller examples of Linear plans, ranging from 11m to 19m are concentrated in the South West Peak NCA (Figure 5.36). Mapping of the farmsteads within the North Pennines suggested that there was a correlation between the smaller linear farmsteads and the lead mining areas. There does not appear to be such a relationship in the Peak District. The distribution of the smallest examples is in contrast to the larger examples which are concentrated within the eastern part of the White Peak, closely associated with villages and the areas of former open fields (Figure 5.37).

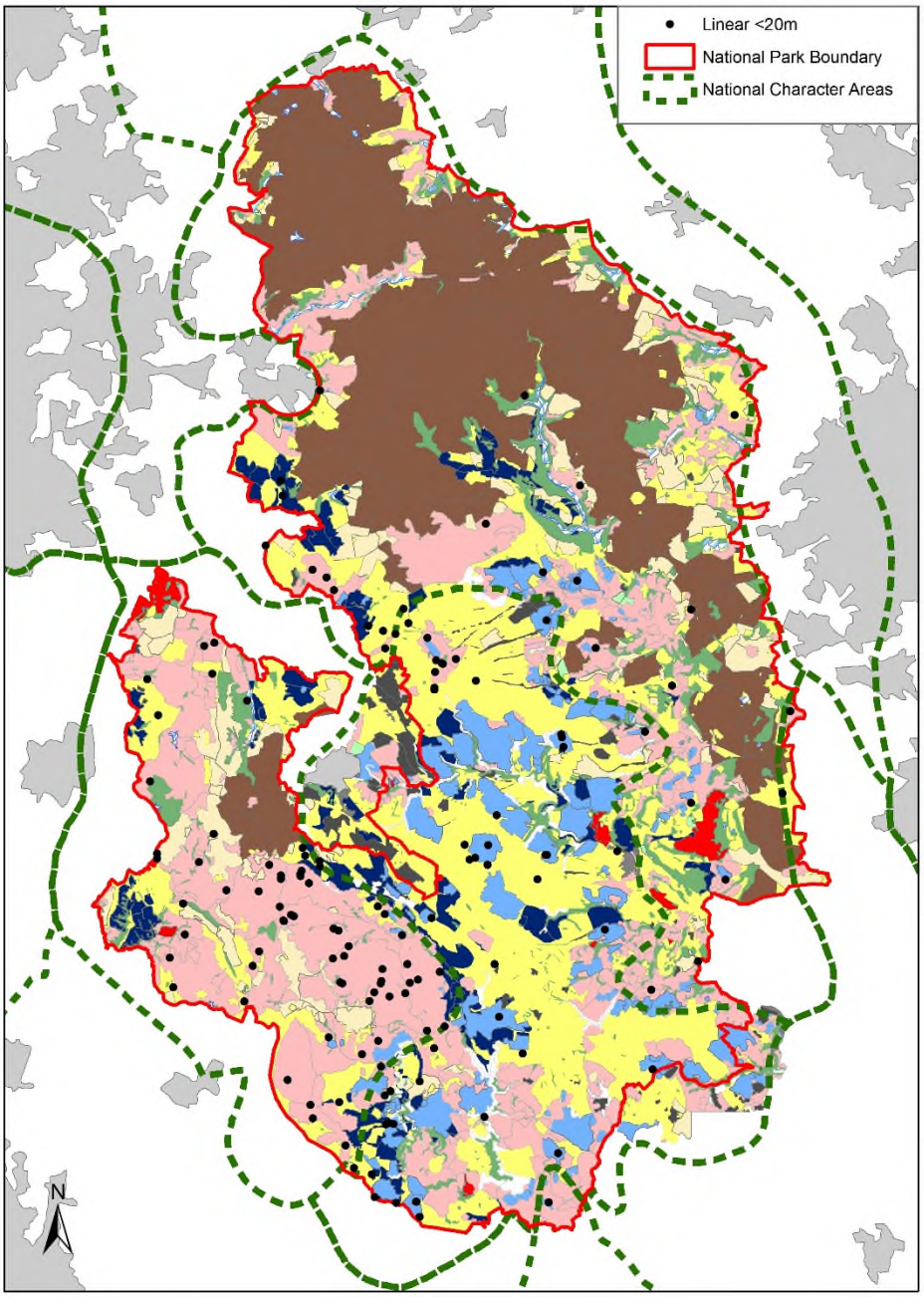


Figure 5.36 Distribution of small linear plans (11-19m)

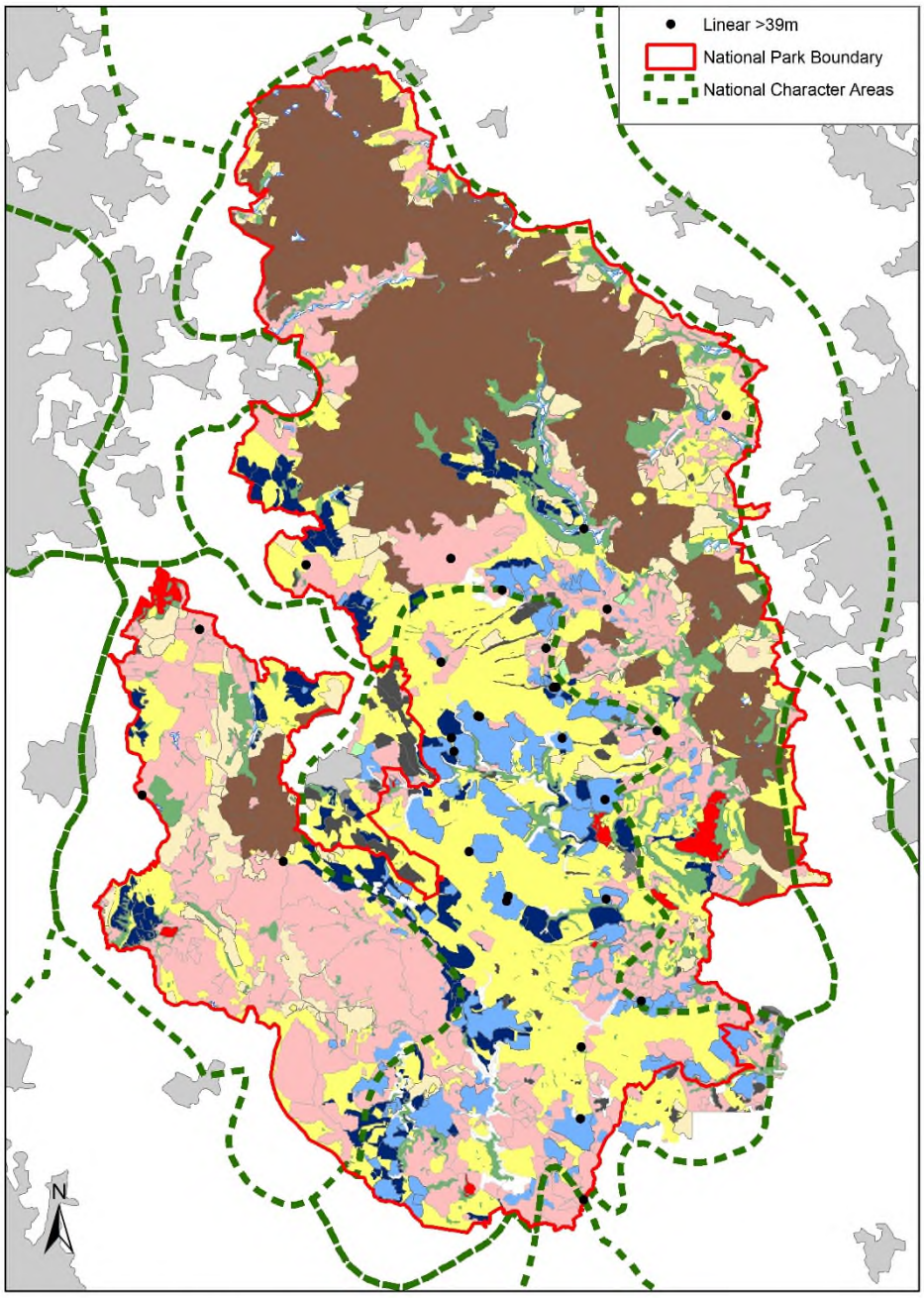


Figure 5.37 Distribution of large linear plans (40-56m)

5.8 Outfarms and Field Barns

A total of 2614 outfarms and field barn sites were recorded in the National Park. These sites can be defined as:

- Outfarms; groups of farm buildings set at a distance from the farmstead and generally grouped around one or more yards - 85% are small Loose Courtyard groups with buildings to one or two sides of a yard with a further 9% being Regular L-plans
- Field barns; individual buildings not associated with the yard but providing crop processing or storage or animal housing at a site away from the main farmstead but often located close to the edge of a settlement.

Outfarms and field barns are agricultural building features that tend to be largely over-looked in most landscapes, particularly lowland landscapes.

Field barns are the most numerous of the two forms recorded in the Peak District – 1688 sites were recorded compared to 864 outfarms. Both forms share a broadly similar distribution – the main concentrations being within the eastern and southern parts of the White Peak and the areas of the Dark Peak and South West Peak adjacent to the White Peak (Figures 5.38 and 5.39). The eastern and southern parts of the White Peak are where villages associated with former open fields systems are most common. Field barns and outfarms are strongly associated with these former open fields as mapped in HLC and areas of irregular ancient enclosure and undated enclosures (Figures 5.40 and 5.41). Where clusters of these sites lie within the areas of post-1650 enclosure (yellow) it raises questions as to the origins of the area. For example, a cluster immediately west of Bakewell lies in an area that HLC describes as being open strip fields in the late 18th century but where the subsequent enclosure did not produce the characteristic sinuous boundaries usually associated with former open field strips.

The relatively low numbers of fields barns and outfarms located within the landscapes of later enclosure mapped by HLC (yellow) is of interest and perhaps surprising. In lowland England, and particularly areas where nucleated settlement predominated, outfarms are often associated with areas of enclosure at a distance from the main farmstead – the buildings reducing transportation and labour between distant fields and the farmstead. However, the field barns and outfarms of the Peak are clustered around the villages, possibly reflecting the inter-mixed holdings within the former open fields. These buildings may also represent the principal farm buildings of small farms or smallholdings held by miner-farmers which had the house in the village and working buildings in the fields.

Most of the post-1650 enclosure landscapes as defined by HLC (yellow) was enclosed in the 18th and 19th centuries. This is also the period when most of the field barns and outfarms were constructed but the investment in buildings was concentrated in the areas of earlier enclosures rather than the more distant newly enclosed fields. How do these investments in enclosure and the construction of buildings relate to one another? Of the small number of listed outfarms and field barns, only one lies outside areas of HLC ancient enclosure, former field strips and areas of undated enclosures – a barn dated to the 18th century.

Farm buildings detached from the farmstead have been subject to high rates of change nationally and this is also the case in the Peak District although rates of loss are lower than in lowland England. 38% of field barns survive in the two categories of least change with 57% lost from the landscape. The figures for outfarms are 53% and 41% respectively. The rates of loss are slightly higher than the other upland area mapped to date, the North Pennines where 48% of field barns and 32% of outfarms have been lost from the landscape (Edwards 2014b, 79).

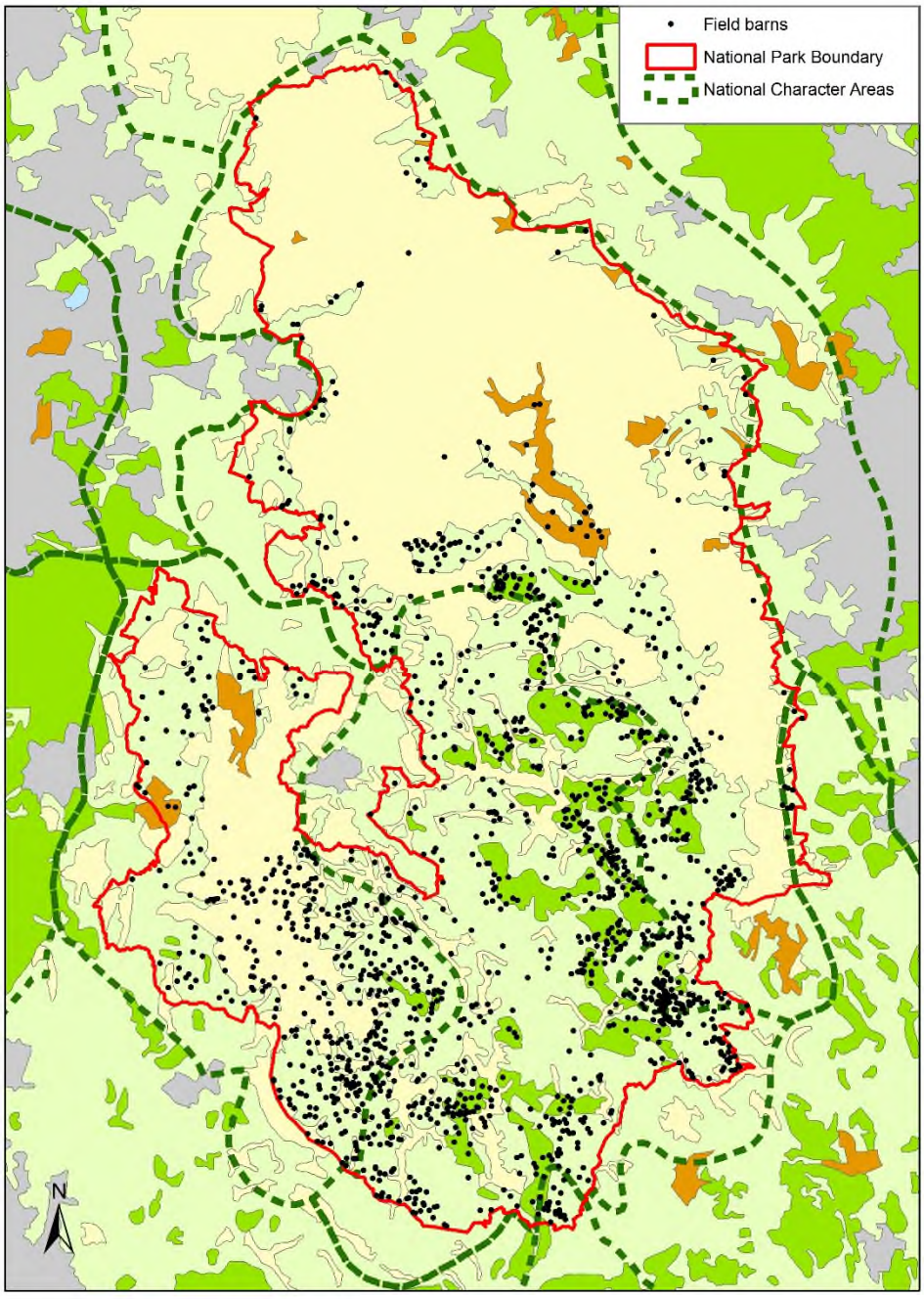


Figure 5.38 Field barns against soil quality

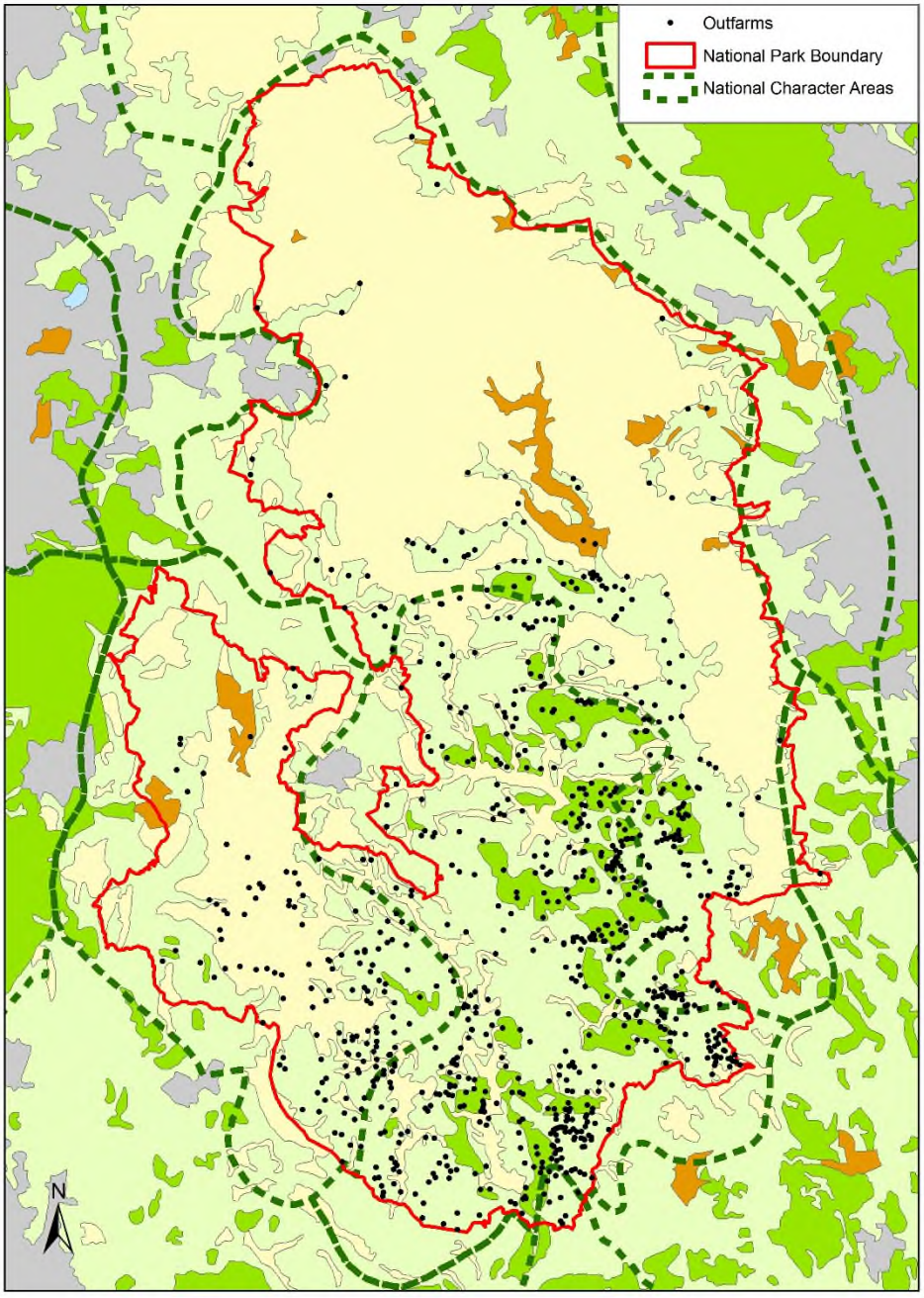


Figure 5.39 Outfarms against soil quality

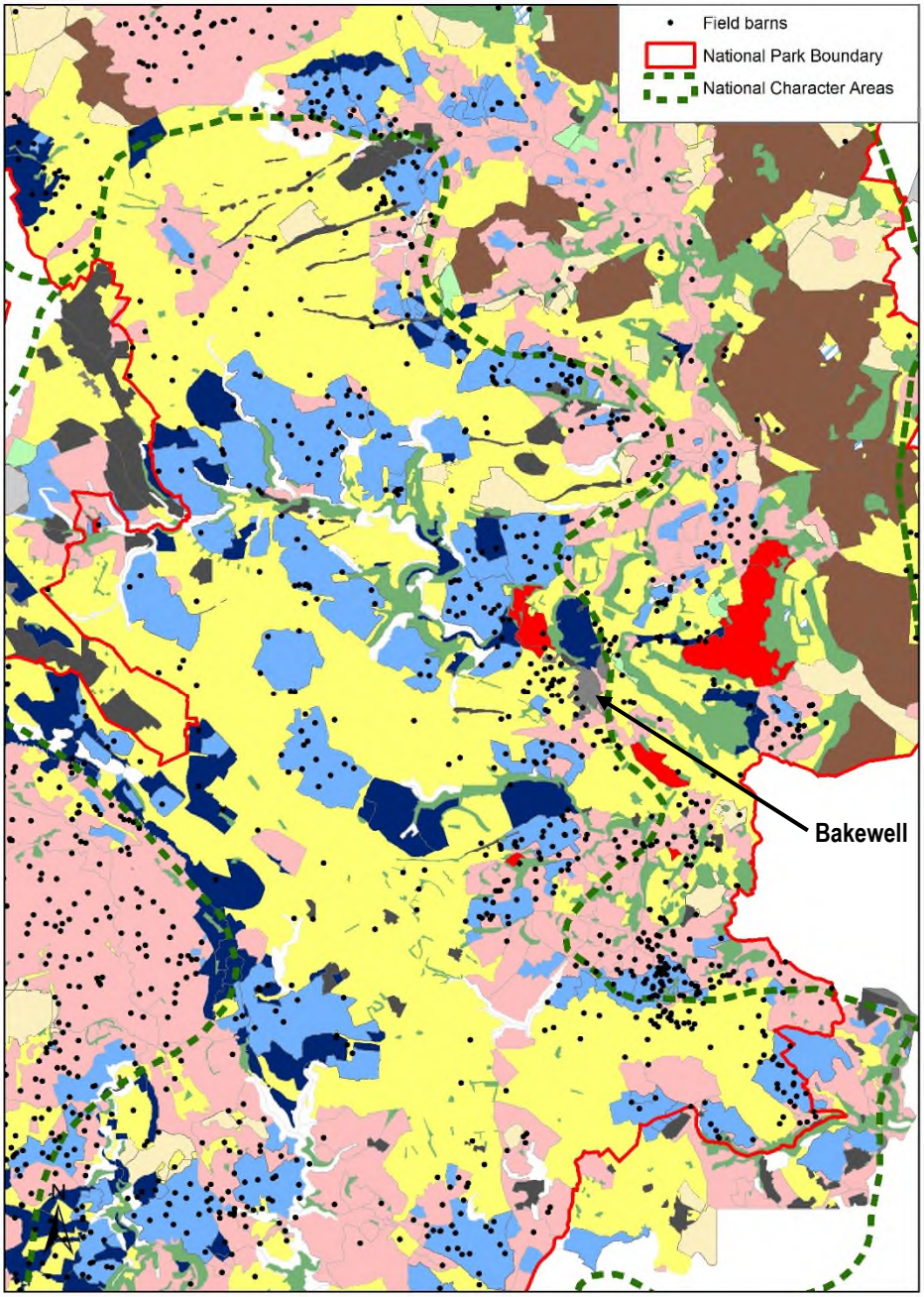


Figure 5.40 Field barns against HLC in the northern and central White Peak and southern Dark Peak NCAs

KEY:
Dark blue: Ancient irregular enclosure (not strip fields)
Pale blue: Ancient enclosure – strip fields
Yellow: Post 1650 enclosure
Pink: Enclosures of unknown date
Green: Woodland or scrub
Brown: open wastes and common
Red: Parkland

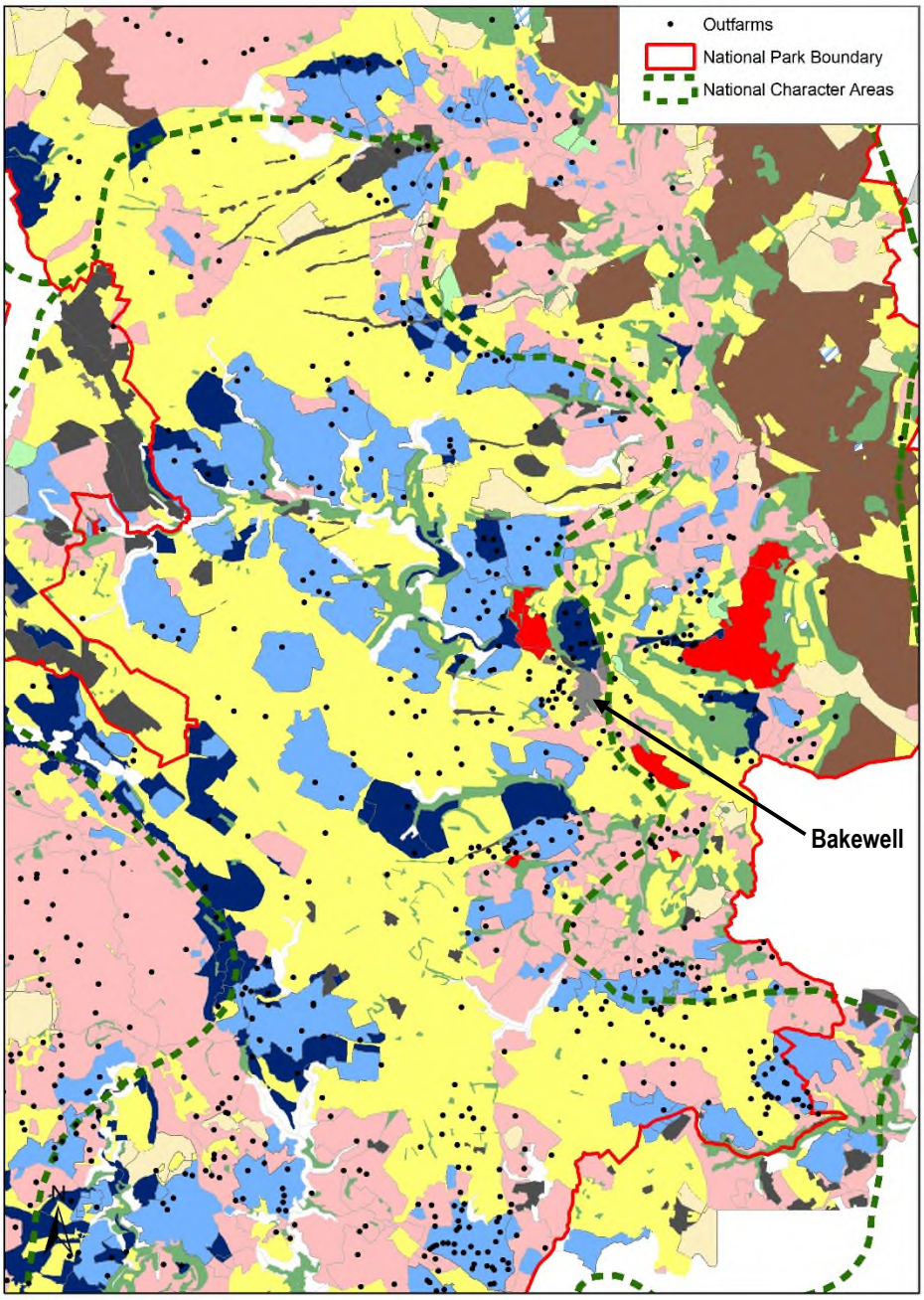


Figure 5.41 Outfarms against HLC in the northern and central White Peak and southern Dark Peak NCAs

KEY:
Dark blue: Ancient irregular enclosure (not strip fields)
Pale blue: Ancient enclosure – strip fields
Yellow: Post 1650 enclosure
Pink: Enclosures of unknown date
Green: Woodland or scrub
Brown: Open wastes and common
Red: Parkland

6.0 CONCLUSIONS

The Peak District Farmstead Mapping Project has recorded a total of 2523 farmsteads and 2614 outfarms and field barns which provides a record of almost all recognisable farmsteads present at the end of the 19th century. Through the recording of plan form the project provides an understanding of the form, scale and record of change of farmsteads across the National Park area. This data will provide an important evidence base which can be used to inform the development of planning policy and guidance within the study area. This data will also significantly enhance the Peak District National Park Historic Environment Record through both highlighting the number and significance of surviving farmsteads in the landscape and the recording of sites of farmsteads where the buildings have been removed but which may retain archaeological deposits that could shed light on the development of farmsteads in the landscape.

The project has shown that there are clear relationships between farmsteads and landscape; the National Character Areas providing a useful framework for describing farmstead character. The mapping of farmsteads reinforces the understanding of the distinction between the limestone of the White Peak and the gritstone of the Dark Peak. There is also clear correlation between the mapping and HLC. The farmstead mapping can be used to inform HLC, especially in areas of enclosure of uncertain date and where buildings are dated.

The mapping data has been subject to analysis using the National Character Areas. It is also possible to deepen and add to the mapping data, for example, by incorporating plan form data from earlier maps such as Tithe maps which will allow an understanding of how farmstead plan may have changed in the period between 1840 and 1900.

The mapping has also helped to define some research questions and will help setting a framework for recording and research in relation to both the planning system and local groups and individual researchers. It is hoped that this work will stimulate appropriate conditions aimed at recording evidence of phases of construction, features or important details that may be lost during conversion or repair but also to encourage more detailed research into the relationship of farmsteads within their landscapes that will lead to an improved understanding of the development of farmsteads in the Peak District.

Aspects of understanding of farmstead character and significance that that have been made by this project include:

- The dominance of the Linear plan types which accounts for 39% of all farmsteads plans. Even in farmsteads that have developed into Courtyard or Dispersed types, there is often a Linear range within the group.
- The importance of small farmsteads within the Peak District. These small farmsteads include Linear, Loose Courtyard (22%) and Dispersed Cluster (15%) plans. The difference between a Loose Courtyard and Dispersed Cluster can sometimes be subjective.
- The relative rarity of farmsteads with 18th century or earlier working buildings in a national context and the extreme rarity of farmsteads that have a pre-1700 house and working buildings.
- The high proportion of recorded farmsteads (83% across the National Park) that retain more than 50% of their historic form based on OS mapping of c.1900. This is very high by national standards.
- The low rates of designation of historic farm buildings and high rates of survival of traditional farmsteads mean that most farmsteads do not benefit from the protection of designation. The Peak District is a high quality landscape populated by numerous traditional farmsteads that make a major contribution to the character and local distinctiveness of the landscape. However, many traditional farm buildings are suffering from neglect as they become increasingly redundant for

modern agriculture. This presents a significant challenge to land managers, planners and conservation as to how to secure the future of these heritage assets.

- The importance of field barns and outfarms to the character of the landscape has long been recognised but there has been insufficient research into these buildings and few are designated heritage assets. There is a clear and strong correlation between these buildings and areas of ancient enclosure, former strip fields around villages and areas of undated enclosure that probably pre-date 1700. Further work in the dating and understanding of the changes made to these buildings, which often show more than one phase of development, is required.

6.2 Research Agenda for Peak Farmsteads

This is an initial outline for a Peak Farmsteads Research Agenda arising from the Peak Farmsteads Mapping Project, to inform future follow-on work including site survey. The scale of farmsteads and the recorded date of buildings may also complement other sources that relate to the development of farms over time – amalgamation and the growth of farm size at the expense of small farms in some areas and the persistence of small farms in others. These sources include historic estate maps, Tithe and Ordnance Survey maps, the 1910 Land Tax and the 1940 National Farm Survey. Buildings complement the documentary record in evidencing the development and restructuring of farms in the 15th-17th centuries.

Jeremy Lake and Bob Edwards
March 2015

Key questions:

1. To what extent did continuity or revolutions in farming practice either sweep away or make use of the existing building stock?
2. How does the pattern of historic settlement and enclosure of farmland and moorland influence the historic character of traditional farmsteads – their date, plan form, buildings and materials used?
3. How was their development influenced by medieval estate farms and by the development of gentry and aristocratic estates from the 16th century?
4. How do farmstead and building types, including field barns and outfarms, reflect local and national developments in agriculture?
5. How do farmstead and building types, including field barns and outfarms, relate to historic land use and historic landscape character?
6. How do farmstead and building types, including field barns and outfarms, relate to the development and location of trade and industry including bi-employment?
7. How does the use of materials develop in relationship to communications, craft skills and landscape change?

The following questions follow the subheadings used for the Mapping Report and to be developed for the Peak Farmsteads Character Statement.

HISTORIC DEVELOPMENT

1. To what extent did continuity or revolutions in farming practice either sweep away or make use of the existing building stock?
2. How did they reflect factors such as patterns of lordship, tenure and the distribution of wealth and the emergence of market-based and specialised regional economies?
3. What is the potential for the discovery of earlier houses and farm buildings within buildings that on external inspection appear to be late 18th and 19th century? An apparently very low proportion of Peak farmhouses (13%) and working buildings (under 6%) have buildings recorded as built or adapted in the 18th century or earlier.
4. Can we determine the scale and appearance of these earlier elusive buildings?
5. To what extent does the dominance of larger farmhouses and smaller cottages in some areas (especially landscapes of large-scale planned enclosure) result from a social structure where landlords and larger tenant farmers, not freeholders, were the driving force behind agricultural change?

6. How did farmsteads continue to develop after the last major phase of traditional farm building construction, from the 1890s and including the development of county council smallholdings as well as the impact of restructuring, redundancy and conversion?
7. What drove the need for continued investment in new farmstead buildings in the 1880s-1930s period, when across England there was generally little investment in farm buildings and why were building forms that are almost indistinguishable from their 19th century counterparts used rather than the prefabricated buildings that were then widely available?

LANDSCAPE AND SETTLEMENT

Farmsteads and Enclosure

1. How does the pattern of historic settlement and enclosure of farmland and moorland influence the historic character of traditional farmsteads – their date, plan form, buildings and (see MATERIALS) materials used?
2. To what extent is enclosure of blocks of common land etc. associated with the establishment of farmsteads on new sites?
3. How does 18th-19th century enclosure relate to the rebuilding of farmsteads on earlier sites
4. What is the relationship between farmstead date and type and the processes of ancient enclosure from woodland, the enclosure of moorland and the enclosure of strip fields? In the case of fieldscapes created through enclosure by agreement, often poorly documented and where the chronologies are difficult to establish, the evidence from the dating of building fabric can be viewed as a *terminus ante quem* and a vital contribution to our understanding of their development. This applies to both irregular and planned fields in HLC, as the latter can represent the reorganisation of piecemeal enclosed fields. Some early buildings may relate to earlier phases of development of the landscape, particularly to early enclosed and common-edge landscapes that were reorganised through survey-planned enclosure. Farmsteads on the border between irregular and planned enclosure also provide an indication of how later phases of enclosure have separated farmsteads from access to common land.
5. In areas of planned or regular enclosure, early recorded buildings may relate to earlier phases of development of the landscape that have been over-written through survey-planned enclosure.

Farmsteads and nucleated settlements

1. What does the date, scale and alignment of houses and working buildings in relationship to plots and routeways reveal about the development of villages before the late 19th century? Many farmhouses, for example, were aligned with more decorative fronts to face main routeways, and with working buildings and areas might occupy several amalgamated plots.
2. What is the archaeological evidence for farmsteads within medieval settlements? Have working buildings been identified? If so, were they attached to the farmhouse in either linear plan forms or otherwise or were they detached? Is it possible to recognise farmstead plan forms from the archaeological record?
3. How did farmsteads develop within villages, and to what extent did they dictate or alter the form of village cores through time? Was there a period when larger or high status farmsteads moved to the edge of villages or were such locations established at an early date?
4. The growth and development of larger farmsteads, and the movement of farmsteads to new isolated sites amongst enclosed fields, had an impact on the form of nucleated settlements. Older village-based buildings and farmstead layouts were generally less capable of adaptation to the demands of large-scale and capital intensive agriculture in the later 18th

and 19th centuries. At what stage did such farmhouses fall out of farming use, and what function did they continue to serve and how were they adapted?

Farmsteads and common-edge settlement

1. Farmsteads and vernacular houses relate to successive waves of enclosure that have encroached onto common land, leaving some farmstead types associated with common-edge settlement (in particular the smallest courtyard farmsteads, dispersed plans and linear farmsteads including L-plans with integral houses) sitting on the boundary of late 18th and 19th century regular enclosure and earlier more irregular common-edge enclosure. Whereas farmsteads within the former are most likely to be of 19th century date, those revealed to be on the boundaries of these zones have a greater potential for earlier fabric.

Farmsteads and Urbanisation/Industrialisation

1. Is there an association between the distribution of small-scale farmsteads and the areas of the Peak where small-scale farming was combined with industrial bi-employment even though such small farmsteads can be difficult to identify from historic mapping.
2. In areas where farming was combined with industrial activities, do any buildings retain evidence for industrial processes?
3. To what extent can the influence of wealthy industrialists or merchants buying into the landowning classes by purchasing or creating estates be seen in farmstead form and buildings?
4. Did the development of the canal network and, later, the railways, influence the development of farmsteads that were able to utilise these transport corridors to gain quicker or easier access to the urban markets?

Farmsteads and dual economies

1. How does the size of farmsteads, their density in the landscape and distinctive building types such as field barns relate to the dual economy that characterised some areas?

Farmsteads and Moated Sites/Shrunken Settlement

1. Shrunken settlements have high potential to reveal important material that will have been lost elsewhere through intensive cultivation and settlement, and that can be interpreted in relationship to standing fabric and farmstead form/type. What can the archaeological remains of these sites tell us about earlier farmstead plans and buildings?

Manorial and estate farms

1. There are many high-status manorial groups close to churches, which usually developed into large-scale courtyard-plan or dispersed multi-yard plan farmsteads with large early houses and barns. How did they develop as estate centres and have they always been high-status sites?
2. There is a small number of defended manor houses in the Peak – is there evidence for further such sites being incorporated into farm buildings after having being replaced by later houses?

FARMSTEAD AND BUILDING TYPES

Farmstead Types

The strong association between irregular or piecemeal enclosure/dispersed settlement and some small scale regular courtyard types (particularly the common L-plan range) implies a piecemeal development. To what extent is this true or contradicted by fieldwork and the evidence for phasing?

1. How were earlier farmstead plans absorbed within or transformed by traditional farmsteads as they developed up to the 20th century? Is there a relationship between the size of farmstead/ plan layout and the status of occupants recorded from maps and documents such as the Tithe Maps? To what extent do these relate to transport networks, especially canals and railways?
2. Do the key farmstead types reveal differences and patterns relating to the dating of fabric?
3. How does the survival of small-scale farmsteads and smallholdings relate to the late use of areas of common land?
4. How do the different forms and scales of farmsteads relate to farm size?
5. The process of development needs further exploration to identify, if possible, the original plan type; was the loose courtyard plan once more prevalent or were dispersed and linear plans expanded and reorganised, retaining certain buildings as the basis for the farmstead?

Linear plans

6. How did linear farmsteads, especially those with 17th century and earlier fabric, develop around areas of historic common land and also in relationship to deserted or shrunken medieval settlements? How many might have developed from longhouse plans, if recorded?

Dispersed plans

7. To what extent do dispersed farmstead types relate to the development from farmsteads for the seasonal movement and/or holding of stock as noted elsewhere in the country?

Courtyard plans

8. How do Regular Courtyard Plans relate to planned enclosure that represents the taking in of common pasture or the reorganisation of earlier enclosed landscapes?
9. What evidence is there for buildings within regular-planned groups that appear to pre-date planned enclosure?
10. To what extent do regular courtyard plans represent a single phase of development or incorporate earlier buildings that were retained? Did the change to regular courtyard form result in alterations in function of any earlier buildings?
11. What proportion of large-scale loose courtyard farmsteads (with working buildings to 3 or 4 sides of the yard) result from a single-phase of construction rather than piecemeal development?
12. To what extent do courtyard and U-plan groups absorb earlier L-plan and linear groups?
13. To what extent do L-plan (house attached) groups absorb earlier linear steadings?
14. Is there an association between the larger and more formal plan types and higher-status sites?

Houses

1. What does the location and orientation of the farmhouse - for example it faces away from the working buildings into its own driveway or garden - tell us about the status of the owner or tenant of the farm?
2. To what extent were houses remodelled and re-orientated in order to face away from working buildings?
3. To what extent are houses earlier than, contemporary with, or later than their associated farm buildings?

4. How is this reflected in their siting – as detached houses that face away from the working farm, as houses that are attached to their working buildings or those sited gable-end or side-on to the yard?

Longhouses

1. What evidence is there for farmsteads having developed from longhouses?

Farm buildings

1. What is the dating evidence for the development of barns?
2. What functions do multi-functional barns include?
3. What is the evidence for mechanisation of threshing and fodder processing from the late 18th century?
4. What dating evidence is there for the development of cattle housing and stables? How much pre-dates the late 18th century? Does the evidence for phasing in construction reveal the numbers and size of cattle breeds kept on farms, including extensions, the heightening of floors, altered/inserted openings and arrangement of stalling?
5. Can documentary sources add to the knowledge of the number and types of buildings present in 17th century or earlier farmsteads?
6. What evidence is there for the early (18th century and earlier) development of farmstead buildings on larger holdings, and did these in any way provide a model for others to follow?
7. Evidence (in lintels and roof carpentry) for reused structural carpentry including cruck blades and beams with mortices from former timber-framed buildings.
8. What is the evidence for early barns, their historical context (whether they are associated with owner occupiers or gentry farms, for example) and their internal arrangements.

Field barns and outfarms

1. How does the siting and distribution of field barns relate to tenurial patterns and the date and nature of enclosure?
2. How do they relate to water supplies?
3. How many recorded field barns relate to dispersed holdings managed from houses in large settlements rather than isolated farmsteads?
4. Do some field barns pre-date the enclosure of farmland or rough ground including cow pastures?
5. Is there evidence for field barns having developed close to stack stands and earlier – possibly rubble-walled and cruck-built buildings, now traceable through crop marks and earthworks?
6. To what extent does the development of field barns reveal the emerging importance of cattle as the 'backbone' of the Peak District economy by the late 17th century?
7. To what extent do surviving field barns retain evidence for reused timber in lintels and roof carpentry, and earlier footings?
8. Many field barns show more than one phase of construction, often with a smaller building added to an earlier barn. Are such additions representative of a wide-spread change in practice, function or yields and if so, when?
9. Is there any difference in the planning of field barns, and does this reveal how they have developed – for example as noted in Snowdonia, the Lakes and the Yorkshire Dales in earlier buildings built along slopes?
10. Is there any evidence for field barns that retain the steep roof pitches, footings and padstones of earlier stone-built and heather-thatched barns? These could be contemporary with the rebuilding of formerly single-storey heather-thatched farmhouses in stone and slate, which commenced in earnest – as elsewhere in the northern uplands – in the late 17th century.

MATERIALS AND DETAIL

1. Evidence (in lintels and roof carpentry) for reused structural carpentry including cruck blades and beams with mortices from former timber-framed buildings.
2. The accurate dating of field barns, including the analysis of reused timber in lintels and roof carpentry, can reveal much about the post-medieval enclosure of the Peak District. Field barns are documented from the early 17th century, and there is evidence that their construction is associated with the enclosure and emerging importance of cattle as the 'backbone' of the Peak District economy by the late 17th century.
3. The relationship between the archaeological evidence from the medieval period for elevated stack stands and the platforms of timber, cruck-built field barns often built across the slopes and the development of field barns.
4. The evidence for field barns that retain the steep roof pitches, footings and padstones of earlier stone-built and heather-thatched barns. These could be contemporary with the rebuilding of formerly single-storey heather-thatched farmhouses in stone and slate, which commenced in earnest – as elsewhere in the northern uplands – in the late 17th century.

<u>OVERARCHING THEMES</u>

Farmstead form and documentary investigation

Using census and other information, what is the relationship between the size of farm and the status of occupants (gentry, farmers or those with income from other activities) with mapped farmsteads, different houses types etc?

What spatial differences are there in the patterning of farmstead types/size between the tithe maps and later 19th century OS maps?

Is there a link between farmstead size and inheritance practice?

To what extent does the scale represented by the different farmstead types reflect long-term developments in farm size, already visible in the 1840s tithe maps and earlier maps, or later 19th century change? What do later surveys (especially the 1910 Land Tax and 1940 Farm Surveys) reveal about how they changed over the 20th century in relationship to patterns of tenure and land use?

Characterisation and archaeological investigation

Farmsteads are likely to preserve stratified below-ground archaeology that contains rich potential for revealing settlement change and development. Recording and analysis can provide important information regarding the historic development of buildings to inform development proposals and record buildings before and/or during alterations. It is important that recording requirements are clearly justified and the questions they hope to answer are set out. Recording and analysis can range in complexity from a rapid assessment of the site to identify the broad development phases, features of interest and the significance of the site to inform development proposals, the production of a photographic archive record of the buildings, cross-referred to a schematic plan of the site, to fully measured survey (for guidance on appropriate levels of recording see *Understanding Historic Buildings: A guide to good recording practice*, English Heritage 2006).

Detailed fieldwork should seek to explore the dating of fabric in relationship to the character and historical development of settlement, land use and change. This brings a new meaning and relevance to the work of recording buildings on the ground, and ensuring that the results of any recording – no matter how basic – are adequately archived.

Examination of farmsteads and their buildings will reveal how buildings have changed over time, often in response to important developments in agricultural practice or the shifting emphases of agricultural regions, and sometimes how their function has changed altogether. Successive layers of alteration can make the original and subsequent uses of a building harder to identify. For example, is it one date, or are there two or more clear phases? Has the building been lengthened or heightened? Does the evidence provided by lost mortices and peg holes in the underside of beams betray any change of use, for example, from a multi-functional building to a threshing barn? This can be indicated in masonry (brick and stone) structures through:

- structural joints in masonry walls, whether vertical (the most easy to spot), horizontal (indicating a later heightening of the wall) or diagonal (typically in the gable end, and again indicating a heightening);
- changes in masonry techniques or brickwork bonding;
- blocked openings, which typically relate to a re-planning of the interior;
- identifying inserted openings, as indicated by disturbance to the surrounding walling.

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APPENDIX I
Data Attribute Table

PRN	Unique No.	Numeric sequence chosen to fit with any existing data set PRNs
Site Name	Modern Name (historic name)	Modern farm name with historic name (if different) recorded in brackets
Classification Primary Attribute	FARMSTEAD	Farmstead with house
	OUTFARM	Outfarm group of one or more buildings with a yard detached from the main farmstead
	FIELD BARN	One or more buildings without a yard set within fields away from the main farmstead
	SHEEPFOLD	An enclosure used in the management of the sheep flock
	BIELD	A wall or walls built to provide some shelter for sheep from the weather
	SMALLHOLDING	Sites that are, by their form, association with areas of industrial activity or location within areas of small fields (often encroachment onto common) are likely to have been smallholdings
Date_Cent (Date of House based on presence of dated building or Map evidence)		Earliest century date based on presence of listed building or map evidence
	MED	Pre-1600
	C17	17th century
	C18	18th century
	C19L	19th century (based on presence of a listed building dated to 19th century)
	C19	19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED	Pre-1600
	C17	17th century
	C18	18th century
	C19L	19th century (based on presence of a listed building dated to 19th century)
Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCe etc. (see below)
Plan Type Primary Attribute	DISP	Dispersed
	LC	Loose Courtyard
	LIN	Linear
	LP	L-plan (attached house)
	PAR	Parallel
	RC	Regular Courtyard
	ROW	Row Plan
	UNC	Uncertain

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