

FARMSTEADS ASSESSMENT: A DISCUSSION DOCUMENT

This document summarises work on the assessment of farmsteads in their landscape context, based on an understanding of their historic character, significance and adaptability. It has been developed in consultation with a wide range of partners, in particular the Bolton Abbey Estate in North Yorkshire and the High Weald AONB) and builds upon the policy recommendations made in the English Heritage and Countryside Agency (now Natural England) policy statement and guidance (*Living buildings in a living landscape: finding a future for traditional farm buildings* November 2006) and the assessment framework – based upon initial work on the Bolton Abbey Estate in North Yorkshire – contained in *The Conversion of Traditional Farm Buildings: A guide to good practice* (2006) which seeks to promote high standards in design. It is intended that this will support local authorities in developing guidance, inform options and proposals for change, and facilitate pre-application discussions and decision-making. Please send any comments to farmsteads@english-heritage.org.uk

CONTENTS

1	Understanding Character and Change	1
2	Planning and Policy Background	2
3	Recent Work on Historic Farmsteads and Buildings	3
4	Drivers for Change	6
5	Options for Change	7
6	The Impact of Change	7
7	Informing Change	8
8	The Need for a Structured Framework	9
9	Planning Tools	9
10	Sources	10
Annexe 1	Toolkit and Area Assessment Summaries	11
Annexe 2	The Area Assessment Framework	14
Annexe 3	The Full Site Assessment Framework	15

I. UNDERSTANDING CHARACTER AND CHANGE

A farmstead is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having field barns or outfarms sited away from the main steading. Farmsteads – and in particular traditional farm buildings of 19th century or earlier date - make a fundamental contribution to *local distinctiveness* and a *sense of place*, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. Every part of England's farmed landscape has inherited its own distinct and recognisable characteristics, each resulting from a combination of physical and natural factors

such as land form and geology, and historical processes such as how individuals and communities have worked and managed the land, in response to local and distant markets.

Informed and sensitive management of change and effective targeting of scarce resources for conservation requires a robust evidence base that can provide information on the size, character and condition of the historic farm building stock, how it contributes to local distinctiveness and how the resource is changing over time. There is, however, far less information available at a landscape scale about farmsteads and their buildings than other aspects of the cultural landscape, such as settlement patterns, field systems and boundary features.

This is of critical importance, as structural changes in the farming industry have hastened their wholesale redundancy, and the decoupling of entire farmsteads from agricultural production. There is a strong demand for the conversion of historic farm buildings into other uses, particularly housing. These pressures are locally varied, and influenced by patterns of redundancy and dereliction; farm income; the broader social and economic character of rural areas; the supply of traditional farmsteads and buildings onto the property market; and the relative demand for economic and residential conversion.

The future of historic farm buildings is mostly, therefore, dependent on finding a use for which they were not originally intended, and solutions lie far less in consideration of their merits as historic buildings alone, and increasingly as part of wider landscape change and the changing structure of rural communities and economies.

2. PLANNING AND POLICY BACKGROUND

The Policy Context

Changes in national planning policy and guidance are now encouraging local authorities to take a more flexible and positive approach to the sustainable re-use of redundant rural buildings, especially for economic use, and develop positive approaches towards rural development, where it is considered to be sustainable and based on a good understanding of the quality, character and local distinctiveness of the rural environment. The priority is to consider how best to ensure that the character inherited from the past can inform initial thinking about the 'challenges and opportunities' (PPS 12, *Local Spatial Planning*, 2008, 2.1) offered by places, and not simply be regarded as something to be worked around or considered at a later stage in the development process – when the lack of such understanding can present obstacles and limit possible options.

The need for high-quality design, informed by an understanding of local character and context, has been reinforced by further Government guidance including the Department for Communities and Local Government's (DCLG) *Guidance on changes to the development control system*, effective from August 2006, and related guidance by the Centre for Architecture and the Built Environment (CABE). Applicants are now required to prepare Design and Access Statements at the outset of a scheme, which are intended to demonstrate how the design process has been informed by a good understanding of local character and context.

At the same time, bodies examining the issue of affordable housing, including the Commission for Rural Communities (CRC), are placing more emphasis on the need for a more broad-ranging definition of sustainable rural communities and economies, an engagement with new patterns of change (Section 4) and a more locally nuanced approach to planning (Commission for Rural Communities 2007; 2008). The Taylor Report (2008) on the Review of the Rural Economy and Affordable Housing has identified that consideration should be given to 'how planning policy might allow additional small-scale business, workspace and residential developments (particularly affordable rural housing projects) to be delivered sustainably in rural areas... the adaptive reuse of otherwise redundant historic buildings could and should play a significant role in delivering this.' It states that 'farms have historically been sites for work and following a local assessment of impact could and perhaps should continue to be so' (Recommendation 29). It significantly adds that a positive approach to small-scale development which is not linked to public transport 'would help remove a significant barrier to rural economic development, including the reuse of disused farms or farm buildings, subject to proper assessment of the impact on economic, social and environmental sustainability' (Recommendation 24). Relevant recommendations now accepted by Government in its response of March 2009, which focuses on 'place making' through place-making, master planning and community participation, include:

- *Living Working Countryside*. This stresses the importance of a streamlined planning system that 'allows those working at local level to strike the right balance in the light of local needs and circumstances'.
- *Promoting rural economic development*, needs to recognise the similarity – in terms of the mix of businesses and employment – between rural and urban areas, that small-scale development 'may not be readily accessible by public transport' and the importance of historic character in contributing to sense of place and 'contributing to a sense of cohesion and providing a major driver for tourism which is a significant contributor to rural economies'.
- *Home-working*. 'We agree that rural enterprise hubs and live/work units can have a part to play in the rural economy: indeed, the traditional farmyard was itself a sort of live / work unit, and some conversions and diversification schemes have adapted farmyards to more modern use without much change in appearance. The new Planning Policy Statement (PPS) on prosperous economies will encourage local planning authorities to facilitate new working practices such as live/work or home-working'.

- *Master planning.* The need to develop master planning and design guidance (including best practice toolkits) in helping 'local planning authorities take a more strategic/long-term approach to spatial planning, in line with PPS 12' (Local Spatial Planning).
- *Smaller communities and affordable housing.* Local planning authorities should work with their communities to develop an evidence-based long term vision for every settlement and parish in their area, considering environmental, social and economic needs.
- *Exceptions sites.* Government recognises 'the importance of exception sites in delivering affordable housing in rural areas The HCA (Homes and Communities Agency) 'will have a key role in delivering

growth and renewal in rural areas, and is committed to moving to a place-based rather than a programme-based approach to delivering its business'.

- *Streamlining planning.* Government accepts 'the general point the (Taylor) Review is making that a more holistic approach to spatial planning is needed'.
- *The rural/urban definition.* Regional and local planning bodies 'should use the Government's 'rural/urban definition' (which is a National Statistic).

Land Management and Agri-Environment Schemes

The Rural Development Plan Programme for England (RDPE) grant-aid stream for the maintenance and repair of traditional farm buildings, whether through

Table 1: Extracts from Policy and Guidance

Planning Policy Statement 7: Sustainable Development in Rural Areas, 2004

Paragraph 1 (Key Objectives), vi. 'All development in rural areas should be well-designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness'.

Paragraph 17. 'The Government's policy is to support the reuse of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives. Reuse for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building. Planning authorities should therefore set out in their LDDs (Local Development Documents) their policy criteria for permitting the conversion and reuse of buildings in the countryside for economic, residential and any other purposes, including mixed uses. These criteria should take account of:

- the potential impact on the countryside and landscapes and wildlife
- specific local economic and social needs and opportunities
- settlement patterns and accessibility to service centres, markets and housing
- the suitability of different types of buildings, and of different scales, for re-use
- the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character'

Paragraph 19. With respect to the replacement of buildings for economic use in the countryside Local Development Documents should set out

the criteria they will apply to the replacement of countryside buildings. These should take account of the considerations set out in paragraph 17 that apply to the conversion and reuse for economic purposes of existing buildings in the countryside. Authorities should also set out the circumstances where replacement would not be acceptable and clarify the permissible scale of replacement buildings.

PPS 12 Local Spatial Planning (2008)

PPS 12 makes it clear that the vision and objectives contained in Core Strategies – which will set out Local Development Plan objectives will be delivered - should:

- 'be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them' (4.2)
- not repeat national guidance, but should be 'tailored to create locally relevant and place-specific objectives for the historic environment' (4.32)
- consider the impact of the different options for change and develop an evidence base against which the effectiveness of policies can be measured.

Paragraph 2.1. 'Spatial planning is a process of place shaping and delivery. It aims to produce a vision for the future of places that responds to the local challenges and opportunities, and is based on evidence, a sense of local distinctiveness and community derived objectives, within the overall framework of national policy and regional strategies'.

Paragraph 2.2. 'Spatial planning provides a means of safeguarding the area's environmental assets, both for their intrinsic value and for their contribution to social and economic well being by:

- protection and enhancing designated sites, landscapes, habitats and protected species
- creating a positive framework for environmental

enhancement more generally”.

Paragraph 4.37. ‘Core strategies have major effects ... There may be impacts on environmental or cultural assets ... It is therefore essential that Core Strategies are based on thorough evidence. The evidence base should contain two main elements:-

- Participation: evidence of the views of the local community and others who have a stake in the future of the area.
- Research/fact finding: evidence that the choices made in the plan are backed up by the background facts’.

Paragraph 4.8. Policies in Local Development Frameworks ‘to be founded on a thorough understanding of the needs of their area and the opportunities and constraints which operate within that area’.

PPSI Delivering Sustainable Development, 2005

Paragraph 34. ‘The key objectives of planning include ensuring developments respond to their local context and create or reinforce local distinctiveness ...

Good design contributes positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted’.

CABE By Design, 2000

‘A design that reflects and improves the site and its surroundings will help create a sense of character. It does not have to copy the style of surrounding architecture to belong to an area, but may benefit by responding to the scale and materials of surrounding buildings, the aspect of the site and particular views.’

Conservation Principles, English Heritage, 2008

This offers an approach to making reasonable and transparent decisions about change to places, and the balancing of the protection of the historic environment with the economic and social needs of communities in all areas, based upon a clear understanding of their value. It states that (4.1) ‘Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change’ and that (4.2) ‘Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.’

The European Landscape Convention, Council of Europe, 2000

This came into force in England in 2007 and promotes a dynamic view of landscape as the framework for delivering place-making, spatial planning and agricultural policy – enshrined in its definition of landscape as ‘An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’.

Consultation on the new *PPS4: Planning for Sustainable Economic Development*, which aims to help regional planning bodies and local authorities ‘plan positively and proactively for economic development in their areas’. This stresses the importance of the planning system in ‘providing certainty about the uses land can be put to and by coordinating the pattern of infrastructure needed to support development’ – which in rural areas cover ‘all types of business and enterprise’.

agri-environment (administered by Natural England) or diversification streams (administered by the Regional Development Agencies), represents the largest single source of funding nationally for privately owned unlisted, or grade II listed, vernacular buildings in the countryside.

- Environmental Stewardship (ES) provides incentive for the maintenance and restoration of traditional farm buildings, the former, accessible to all, pays £2/sqm ground floor area p.a. for maintaining buildings in a waterproof and weatherproof condition.
- Restoration schemes available under Higher Level Environmental Stewardship Scheme (HLS) are funded at 80% and targeted at those more vulnerable and historically valuable buildings that contribute to

landscape character – particularly in target areas - and provide an obvious public benefit.

Research carried out for Defra (ADAS 2003) to assess the effectiveness of historic farm building restoration projects concluded that existing assessment procedures were insufficient to enable the value of the building and the gains from restoration to be fully understood. Initiatives such as Defra’s *Land Use Project* have placed an additional emphasis on the need to develop an integrated understanding of the environmental, social and economic characteristics within an area.

The Need for Positive Tools to Inform Change

These developments in policy have placed local character and distinctiveness at the heart of creating and maintaining sustainable communities, as well as the development of integrated systems for rural land management. They have raised the importance of piloting and developing new tools based on character and context that will:

- 1 take account of the issues driving forward change, ranging from the demand for residential use to the restructuring of the agricultural industry;
- 2 inform appropriate development through considering buildings as part of their wider landscapes, and within their regional and local context;
- 3 inform evidence-based guidance, spatial planning and clear and transparent decision-making;
- 4 enable users at the earliest possible stage to determine key issues and the capacity for change at an area as well as a site-based level;
- 5 ensure that approaches to reuse and good design recognise and respond to patterns observable in the wider landscape;
- 6 inform initial scheme development and pre-application discussions;
- 7 contribute to positive and forward-looking tools for land-use planning and environmental management;
- 8 inform a consistent approach in development control and listed building consent.

3. RECENT WORK ON HISTORIC FARMSTEADS AND BUILDINGS

Recent work, including research by English Heritage in association with the former Countryside Agency and other key partners has resulted in:

1. The **Constructing the Evidence Base** report (November 2005). This focused on the drivers for change affecting the whole historic farmstead resource; the proportion of listed buildings that have been subjected to development pressure and change of use; the character and condition of listed farmstead buildings; and the effectiveness of national and local policy. It established that a broad range of stakeholders shared an appreciation of the landscape and historic value of farmstead buildings, but that there were considerable differences of opinion on how best to secure a sustainable future. Limited knowledge of historic farmsteads in their broader context, and the lack of a consistent framework for understanding and valuing farmsteads and their buildings, was identified as the greatest obstacle to the development of evidence-based planning policies and guidance and the developments of structured frameworks for assessment.
2. **Living buildings in a living landscape: finding a future for traditional farm buildings** (November 2006). This policy statement and guidance recommends that future strategies and approaches towards re-use should avoid blanket 'off the peg' solutions and instead be informed by an understanding of regional and local differences in the drivers for change, patterns of landscape and farmstead character, and their sensitivity to and potential for change.
3. The **Conversion of Traditional Farm Buildings: A guide to good practice** (October 2006). This guidance on the adaptive reuse of farm buildings seeks to promote high standards in design at the outset, including appropriate detailing, materials, craftsmanship and the setting of buildings.
4. Projects in the Lake District and Yorkshire Dales National Parks (2007-8), exploring the links between farm building restoration work and the benefits to social and economic regeneration in rural areas.
5. The piloting of evidence-based Supplementary Planning Guidance (see p. 10 Sources for Basingstoke and Deane) which responds to the need outlined in (1) above and builds on the development of an evidence base in (7) and (8) below.
6. The Historic Farm Building Photo Survey which is comparing recent and 1980's photographs of listed buildings in order to map the rates of conversion and dereliction between the 1980's and the present, set against Countryside Character Area and local authority areas.
7. Preliminary Regional Farmstead Character Statements (November 2006), which were released with the new policy (2) and for the first time place farmsteads within their landscape and area context for all eight regions in England.
8. The Farmsteads and Landscapes Project, which has developed:
 - Farmsteads Mapping: the enhancement of county Historic Environment Records through the mapping of farmsteads as a layer in GIS. This has shown that the dating and distribution of farmsteads in the landscape, and the rates of survival of different types of steading and building, is closely related to patterns of landscape character and type;

- Farmsteads Character Statements: the production of illustrated statements at a regional and character area scale.
9. Historic Farmsteads: Current Role and Context Project. Pilot projects across parts of the South East have used the data from the Farmsteads Mapping (8), by matching it to address and business data, in order to understand the present social and economic role of farmsteads. In the High Weald this has highlighted the impact that settlement policies have had on the inherited pattern of those large areas of England where the settlement pattern is one of dispersed farmsteads and hamlets, rather than being village-based (Owen and Herlin 2007).
 10. The piloting of a *web-based* single-stop – based on initial funding by the Hampshire Rural Pathfinder project - on the character and evaluation of farmsteads in their landscape context (<http://www.farmsteadstoolkit.co.uk>). It contains a Character Framework which will help the user understand farmsteads in their area, and draw down character area, regional and national guidance and statements (8), and an Assessment Framework, based on pilot work in North Yorkshire and the High Weald AONB, that can help the user make informed choices on the options for change.
 11. An update of the evidence base, bringing together the results of projects 7-9, has now been published as *Historic Farm Buildings: Extending the Evidence Base*.

Details on these projects are available from English Heritage's HELM website, under Rural Development (<http://www.helm.org.uk/server/show/category.17855>). Further details on projects 7-9 are available from <http://www.english-heritage.org.uk/characterisation>.

4. DRIVERS FOR CHANGE

Over the course of the 20th and into the present century – and especially since the 1950's - farmsteads and their buildings have at a UK and European level changed in response to two key developments:

The modern agricultural industry.

The future maintenance of the great majority of traditional farm buildings is now dependent on a new role outside agriculture. The enlargement of farms, the need to maximise production whilst saving on labour costs, allow access for new machinery, or to comply with animal welfare regulations has resulted in both the redundancy of traditional working buildings and the

demand for industrial-style sheds and large concreted working areas, often with new points of access. Many traditional buildings have not been maintained for several decades, and repair and adaptation for modern farming use can be very costly.

The strong demand for the adaptive re-use of traditional buildings.

The continued reduction of holdings, which is expected to accelerate in many (especially northern and western upland) areas, has also resulted in whole farms and steadings being brought onto the property market. Despite policies designed to encourage economic use, the Constructing the Evidence Base report and other research (see Section 3 above) has shown that the overwhelming demand is residential use for redundant buildings. As a consequence of the demand for 'country living', and restraints on development in the wider countryside, property prices in rural areas are high, and are expected to remain relatively high for properties that have a distinctive architectural character. Recent work has shown that the adaptation of the existing building stock in rural areas – and especially in areas characterised by dispersed farmsteads and hamlets - is accounting for as much housing growth as in urban areas (Bibby 2006b). Other work by rural economists is also demonstrating how evolving patterns of live-work, including those attracted to valued landscapes and based from historic farmsteads, are contributing to the economic and social health of rural landscapes and communities (Dwelly, Maguire and Truscott 2007; see Section 13).

The owners and tenants of farms are also increasingly seeking to capitalise on their potential for rural diversification and regeneration, or inject new capital into their businesses. A considerable body of evidence at a national level suggests that farmers will increasingly seek to put more buildings forward for inclusion in diversification schemes. Many projects can work in conjunction with existing agricultural activities and provide additional income, but require planning permission. The availability of financial resources for investment in alternative uses of redundant buildings by the farming community, however, is likely to be limited by the continual demand for investment in new build and modern equipment, as well as factors such as market demand, and the broader social and economic context.

Future change

These drivers for change are resulting in the demand for new buildings conforming to international models of construction and economy on the one hand, and the conversion of traditional working buildings that contribute to local landscape character and local distinctiveness on

the other. This is likely to accelerate further over the next few years, whether in response to the growth of larger farming units or the (often complementary) demand for smaller units – sometimes associated with dual income (including hobby farm) households. Furthermore, the increased importance placed in national planning policy and guidance on 'local distinctiveness', 'sense of place' and 'sustainable communities' means that the issues confronting traditional farm buildings cannot be considered in isolation from the patterns of settlement and land use that have been inherited from the past or the changing demography and structure of rural communities and economies.

5. OPTIONS FOR CHANGE

These drivers for change are influencing the options available for the future sustainable management of traditional farm buildings.

Maintain – buildings in continued use or with long-term potential for alternative uses. Grants for maintenance are now promoted by the Entry Level Environmental Stewardship scheme, and a maintenance option is also available to those applying for Higher Level Schemes. It is an option more open to estates and individuals with a large property portfolio and/or capital base than individual farms. Although this is the best option for retaining the overall historic and landscape integrity of traditional farming landscapes, a combination of factors – as outlined above - has undermined the incentive to invest in repair, particularly for expensive remedial works, and maintenance.

Adapt – for farm diversification, economic or residential use, where the proposed change is considered to be the best way of conserving and securing a future for the building. The options for conversion to enable continued agricultural use are increasingly limited. Redundant post-1950 sheds are thus best suited for industrial units requiring flexible working space, and traditional buildings for more 'bespoke' commercial uses as well as being subject to very high demand for residential conversion.

Restore – to retain as features in the landscape or as significant historic buildings, with minimal or no alteration. Grants for restoration are available through English Heritage for grade I and II* listed buildings. Funds are also available for restoration of a small proportion of buildings under the Higher Level Environmental Stewardship scheme, but focused on landscape target areas and the most significant buildings that are particularly sensitive to change.

Collapse – either gradual, or through intervention involving demolition and salvage of materials. Dereliction and loss has for centuries followed functional redundancy. Buildings most prone to loss are those of low historic or architectural value, low significance or in poor condition. Location, capacity for adaptive reuse and scale are additional factors. Isolated buildings, without access, in deteriorating condition or lacking the capacity to accept alternative uses, are most prone to loss as a consequence of their redundancy.

These options are conditioned by a number of factors, ranging from access to services to the adaptability of the whole group and its buildings in its landscape context. Another key factor is resources – of the owner and any grant aid available. The context for considering change and for framing regional and local policy also differs sharply from one part of the country to the other, depending on a range of factors such as farm income, the broader social and economic character of the surrounding area and the rates of conversion and dereliction.

The economics of farming have limited the viability of maintenance for continued agricultural use, and funds are limited for targeting those buildings that can be fully repaired and conserved for their intrinsic or landscape value. For the overwhelming majority of buildings that have the capacity for alternative uses, adaptation provides the most effective means of long-term management, whilst being the most difficult and often controversial of the options available.

6. THE IMPACT OF CHANGE

The varied inherited character of farmsteads and their landscapes will present different sensitivities to change depending on the nature of the change proposed e.g. – loss, adaptive reuse or new build. Table 2 on page 8 outlines potential impacts of change at an area and site scale.

7. INFORMING CHANGE

It follows that those considering the future shape of rural areas should:

- assess the sensitivity of different landscapes to the impacts of the different options for change for farmsteads and their buildings;
- promote *positive* solutions that are based on an understanding of local character and issues;

- promote best practice and tailor-made solutions for all types of use;
- inform the options for change;
- identify issues and problems at an early stage.

The **Constructing the Evidence Base** report (Section 3.1 above) establishes that, despite key stakeholders (owners, land agents, architects and local authorities) having a common perception of the value of historic farm buildings, there are also considerable differences of

Table 2: Options and the impacts to consider

Option	Impacts to Consider at Area and Site Scales
<p>Maintain</p> <p>Through investment using traditional or non-traditional materials.</p>	<p>The impact at an area scale will be neutral.</p> <p>The key issues to consider at a site scale are:</p> <ul style="list-style-type: none"> • the cost of continued maintenance and repair; sometimes linked to the need for minor adaptation; • the type of repair and its impact on the durability and integrity of historic fabric; • the sources and supply of traditional building materials onto the market.
<p>Adapt</p> <p>Through continued agricultural use or new non-agricultural uses that will affect the working and historic character of traditional farmstead buildings.</p>	<p>The impact at an area scale will be different degrees of change, enhancement or loss, which can cumulatively transform the perception of 'rural character' and the physical character of the landscape. Change will be absorbed and mitigated to differing degrees depending on the character of the landscape and settlement – for example whether farmsteads are mostly isolated or located in settlements and their prominence in views across the landscape.</p> <p>At a site scale adaptive reuse for non-agricultural use (including diversification projects that require planning permission) and new build will have an impact on the whole site, including:</p> <ul style="list-style-type: none"> • the views into the site; • the impact of any gardens, access and parking on the landscape setting; • the use of existing and creation of new access and open areas; • demand for more natural light (new openings) and the sub-division or amalgamation of spaces; • the loss or creation of fabric.
<p>Collapse/Loss</p> <p>Through continued dereliction or demolition and salvage.</p>	<p>The impact at both area and site scale will not necessarily be absolute loss, but the scale of loss will have a cumulative impact on landscape character. Key issues to consider are:</p> <ul style="list-style-type: none"> • the contribution that farmsteads and traditional working buildings make to landscape character and significance; • the impact of any loss on the strength of landscape character; • the historic and architectural significance of the site/building.
<p>New Build</p> <p>To enable continued on-farm operations or for a dwelling/non-agricultural business.</p>	

opinion on how best to approach the challenges posed by redundant rural buildings and their reuse. Major obstacles to the development of positive and forward-looking planning guidance were identified as:

1. limited information to inform the sustainable development of historic farm buildings, including their distribution, character, significance and the impact of development on significance and character;
2. inadequate tools and methodologies for consistency in development control;
3. uncertainty among key players in rural development arising from inadequate information and advice and the lack of a clear and structured framework for assessment that can be open to challenge and support;
4. imprecise targeting of resources.

The evidence base is now being developed through a range of reports and guidance (see Section 3, above) and in the course of this project will be developed across the West Midlands Region.

8. THE NEED FOR A STRUCTURED FRAMEWORK FOR ASSESSMENT

Consultation with key stakeholders has further underlined the advantages of a clear and structured framework for understanding and evaluating farmsteads:

1. An understanding of the inherited character of farmsteads and their landscapes can provide a positive and proactive context for spatial planning and planning guidance, as well as design solutions to adaptive reuse, new build and the overall form and pattern of a site in relationship to its surrounding landscape;
2. An application for new development, change of use or listed building consent will have a greater chance of success if the key issues are identified and considered at the pre-application stage, and it is well prepared and justified. This can inform consultation at the earliest possible stage with local authorities, including the preparation of Design and Access Statements, and with other interests potentially affected by the proposals;
3. There is a need to balance the different options (see 6 above, Table 3) in long-term planning for the sustainable management of landscape change - the costs for holding repair; the full repair/restoration of the most significant and vulnerable site and buildings types, the loss of some buildings from these landscapes and the adaptive reuse of others.

There is also demand for a framework which:

- is easy to use, amend and update;
- is suited to a wide variety of applications;
- helps identify key farmstead and building types in their landscape context;
- links local distinctiveness to the broader regional and national picture;
- informs and guides decisions about the options for sustainable reuse;
- guides best practice, through flagging key design issues and links to other more detailed guidance.

Key Issues for Assessment

Such a framework needs to:

1. Link understanding of inherited character, change and context provided by **the evidence base** to the **assessment** of how to manage and direct future change to farmsteads and their buildings.
2. Inform and guide judgements concerning their **significance** and their **sensitivity** to the different options for change.
3. Provide the context for positive planning:
 - *at an area scale (from parishes to local authority districts and national character areas)* developing planning and land management policies and guidance for rural buildings that are based on a clear understanding of local character and the regional and national context;
 - *at a site scale*, to use Farmsteads Character Statements and related guidance in order to consider the whole farmstead in its landscape context, determine the options available and identify key issues for consideration - including pre-application discussion;
 - for planning applications and listed building consent, providing a checklist of key issues to inform the drafting of detailed plans and the identification of appropriate levels of recording.

9. PLANNING TOOLS

The Farmsteads Toolkit

Work on the Bolton Abbey Estate in North Yorkshire, the High Weald AONB and elsewhere has informed the development of a Farmsteads Toolkit (Table 4). This shows how the evidence base, which includes available guidance on character and drivers for change, can inform an assessment framework which aims to help the user:

- identify the inherited character and significance of farmsteads in their landscape and historical context;
- understand the opportunities and constraints presented by the physical characteristics and context of farmsteads in their landscape context, and their sensitivity to and potential for change;
- develop approaches to future change that capitalise on this inherited character.

SOURCES

For details on the **farmsteads mapping** piloted in the South East and now being developed across the West Midlands Region see www.english-heritage.org.uk/characterisation; Jeremy Lake and Bob Edwards, 'New Approaches to Historic Farmsteads', *Landscape Character Network News*, Issue 22 (Spring 2006) <http://www.landscapecharacter.org.uk>. For more specialised historical papers see:

J. Lake and B. Edwards, 'Farmsteads and Landscape: Towards an Integrated View', *Landscapes*, **7.1** (2006), 1-36.

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

An early version of the **Assessment Framework**, and of character-based guidance, appeared in Basingstoke and Deane Council's Supplementary Planning Document on Diversification and Reuse.

<http://www.basingstoke.gov.uk/planning/localplan/spd/Farm+Diversification+and+Traditional+Farmsteads+SPD.htm>

Other sources cited in main text

ADAS (2003) *Traditional Farm Building Restoration on ESA and CSS Agreements*, Report to Defra.

Bibby, P. and Shepherd, J. (2004) *Developing a New Classification of Urban and Rural Areas for Policy Purposes – the Methodology*. Report for the Department for Environment, Food and Rural Affairs (Defra). Available on the world wide web at http://www.defra.gov.uk/rural/ruralstats/ruraldefn/Rural_Urban_Methodology_Report.pdf

Bibby, P. and Brindley, P. (2006a) *Historic Farm Complexes in Current Socio-Economic Context: a Pilot Study*. Report for English Heritage.

Bibby, P. and Brindley, P. (2006b) *Land Use Change at the Urban: Rural Fringe and in the Wider Countryside*. Report for the Countryside Agency, available at <http://www.cqc.org.uk/publications/LandUseChange-Report.pdf>

Bibby, P. and Brindley, P. (2006c) *Residential Development since 2000*. Report for Communities and Local Government (CLG).

Bibby, P. and Brindley, P. (2007) *Historic Farm Complexes in Current Socio-Economic Context: a Pilot Study*. Report for High Weald AONB and English Heritage.

Commission for Rural Communities (2007) *State of the Countryside 2007*. Available at <http://www.ruralcommunities.gov.uk/projects/stateofthecountryside2007>

Commission for Rural Communities (2007) *Planning for Sustainable Rural Communities. A New Agenda?*

Commission for Rural Communities (2008) *Planning for Sustainable Rural Communities. The Big Picture*.

Council of Europe (2000), *European Landscape Convention*, European Treaty Series - No. 176, Florence. Available online at www.coe.int/T/E/cultural-co-operation/Environment/Landscape.

Courtney, P. Gaskell, P. Mills, J. and Edwards, R. (2007) *A Socio-economic study of grant-funded traditional drystone wall and farm building restoration in the Yorkshire Dales National Park*. Report by the Countryside and Community Research Unit (CCRU) and ADAS for English Heritage and Defra.

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

Taylor, M. (2008) *Living Working Countryside: The Taylor Review on Rural Economy and Affordable Housing* (London: DCLG)

ANNEXE I Toolkit and Area Assessment Summaries

Table A: Summary of Farmsteads Toolkit

<p>THE EVIDENCE BASE</p> <ul style="list-style-type: none"> • Character Framework (Section I 1) • Farmsteads Mapping (Section I 2) • Mapping Current Role and Context (Section I 3) • The Historic Farm Building Photo Survey (see Section 3.6)
<p>AREA ASSESSMENT FRAMEWORK (Table B)</p> <p>The Drivers for Change</p> <p>Understand how the options available (to maintain, convert, restore or collapse) are influenced by local drivers for change.</p> <p>Character Appraisal</p> <p>Identify the key building or site types in the area, their dates and distribution, and their landscape and settlement context.</p> <p>Sensitivity and Significance Appraisal</p> <p>Assess 1) their sensitivity to change, particularly adaptive reuse 2) how traditional farmsteads and buildings contribute to visual and historic landscape character, and to amenity value and 3) the nature and extent of designation.</p>
<p>SITE ASSESSMENT FRAMEWORK (Table C)</p> <p>The aim of this of to help the user identify key issues relating to individual sites, including consideration of the options for future change.</p>
<p>PRESENTING A SCHEME</p> <p>If planning permission or listed building consent is required, the Site Assessment Framework, a design checklist and available English Heritage guidance can then inform an appropriate level of recording and the preparation of an effective scheme informed by an understanding of the context of the site and its surroundings.</p>

Table B: Summary of area assessment framework

<p>Stage 1 Assess Drivers of Change in Regional and National Context</p>
<p>Stage 2 Character Appraisal</p> <p>Identify:</p> <ol style="list-style-type: none"> 1 Historical Development of the Area 2 Landscape and Settlement Context 3 Farmsteads <ul style="list-style-type: none"> • Date • Type 4 Materials, Style and Detail
<p>Stage 3 Significance</p> <p>Farmstead Groups in their Landscape Context</p> <ol style="list-style-type: none"> 1 Visual and Amenity Value 2 Change 3 Rarity and contribution to local character 4 Contribution to historic landscape 5 Wildlife and habitats <p>Historic Buildings and Detail</p> <ol style="list-style-type: none"> 6 Individual interest and rarity of the buildings in the area 7 Materials, Style and Detail
<p>Stage 4 Sensitivity</p> <p>Site Type Assessment</p> <p>Consider the impact of the different scenarios for change (particularly loss and adaptive use) on the site types in the survey area, by using available guidance on the character, sensitivity to adaptive reuse and significance of the key farmstead types (including outfarms and field barns) and their landscape context.</p>
<p>Stage 5 Designation</p> <ul style="list-style-type: none"> • Landscape designation (AONB, National Park) • Distribution of listed buildings and relationship to other sites of historic or natural importance (scheduled ancient monuments, SSSIs, nature conservation).

Table C: Summary of site assessment framework

<p>Stage 1 Establish site and management issues</p> <p>Condition, access to highways and services, designation (listed buildings, scheduled ancient monuments, nature conservation), present use.</p>
<p>Stage 2 Character</p> <p>This will help the user understand at a high level the inherited character and form of the whole site in its landscape context, through comparing historic to present maps, and then site survey.</p>
<p>Stage 3 Significance</p> <p>The Group in its Landscape</p> <ol style="list-style-type: none"> 1. Visual and Amenity Value 2. Survival as a historic group 3. Rarity and contribution to local character 4. Contribution to historic landscape 5. Wildlife and habitats <p>Historic Buildings and Detail</p> <ol style="list-style-type: none"> 6. Individual interest and rarity of the building/s
<p>Stage 4 Adaptability</p> <p>This stage will help the user consider the adaptability of the whole group in its landscape setting, through a deeper understanding of:</p> <ol style="list-style-type: none"> 1. Landscape 2. Access and spaces 3. Buildings – materials, scale, light and subdivision of interior spaces
<p>Stage 5 Identify Planning Issues</p> <p>Use the understanding gained from Stages 1-4 to outline the sensitivity and potential for change, and the issues to inform pre-application discussion - for example approaches to design and any conflict with planning policy – if planning permission or listed building consent is required.</p>
<p>Stage 6 Present the scheme</p> <p>Use this understanding to inform approaches to conversion, new build and modification, materials and architectural features.</p>

ANNEXE 2 THE AREA ASSESSMENT FRAMEWORK

The aim of this stage is to consider how farmstead sites and traditional buildings, contribute to landscape character and local distinctiveness. The Area Assessment Framework comprises a strategic framework for assessment of farmsteads and buildings at a landscape scale, for purposes of estate and land management as well the identification of priorities for conservation and public investment.

Stage 1 Drivers for Change

Determine the drivers for change in the area, and use available guidance (eg the Photo Image Survey, which records the rates of conversion and dereliction for each Countryside Character Area and local authority area).

Stage 2 Character Appraisal

Use the local and national guidance in order to identify the typical farmstead and building types in the area, and their inherited landscape and settlement context. This stage is key to understanding their contribution to *local distinctiveness* and a *sense of place*, through their varied forms (extending from farmstead types such as courtyard and dispersed plans to outfarms and field barns), use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement.

Use national character guidance, and area statements, to consider:

- 1 Historical Development of the Area
- 2 Landscape and Settlement Context
- 3 Farmsteads and Buildings
 - dating
 - farmstead types
- 4 Materials, Style and Detail

Stage 3 Significance

Use national guidance on significance to consider:

Farmstead Groups in their Landscape Context

- 1 Visual and Amenity Value
- 2 Change
- 3 Rarity and contribution to local character
- 4 Contribution to historic landscape
- 5 Wildlife and habitats

Historic Buildings and Detail

- 6 Individual interest and rarity of the buildings in the area
- 7 Materials, Style and Detail

Stage 4 Sensitivity

Consider the impact of the different scenarios for change (particularly loss and adaptive use) on the range of farmstead types in the survey area, by using available guidance on the character, sensitivity to adaptive reuse and significance of the key farmstead types (including outfarms and field barns) and their landscape context.

Stage 5 Designation

Consider the extent and nature of designation in the area.

- **Area designation:** Area of Outstanding Natural Beauty or National Park, designations for nature conservation and biodiversity
- **Listed buildings:** There are over 69,000 agricultural list entries in England, under 6% of which are listed at grade I or II*: 55% contain a farmhouse or farm dwelling, 24% a barn function, 6% stables and 11% other functions. Any pre-1948 working building or structure in the curtilage (legal property boundary at the time of listing) of a listed building can be considered to be listed and therefore covered by listed building legislation & consents.
- **Local lists:** Some Local Authorities have their own lists of locally significant buildings
- **Conservation Areas:** Some farm buildings are included in conservation areas focused on historic settlements or more rarely those focused on outstanding landscapes eg the 'barns and walls' conservation areas in the Yorkshire Dales National Park.

ANNEXE 3 THE FULL SITE ASSESSMENT FRAMEWORK

Stage 1 Establish site and management issues

Ownership

The type of ownership – individual, tenanted, corporate, utility etc – can be a major factor in determining the approach taken towards determining the options for sustainable management. Large estates, for example, can trade an important asset against an adaptable one, whereas these options are not available to an individual owner.

Use

Consider the use of the site, and what uses are accommodated in the buildings now.

Access and Services

This is a critical initial stage, as so much is determined by the capacity of the existing road network. Access to roads must be safe with clear sightlines. Some forms of commercial and community use will require suitable access via a 2-lane highway.

- Distance from public highway
- Width of access road
- Vehicular access in/out of site
- What access is there to the site?
- What services (water, sewage, electricity, telecommunications) are provided to the site? What potential is there?

Designation

- Is the building or farmstead located in an Area of Outstanding Natural Beauty or National Park?
- Does it stand close to, or is any part of it, a Scheduled Ancient Monument?
- Is it located in a site designated for nature conservation or of importance to biodiversity?

Listed: There are over 69,000 agricultural list entries in England, under 6% of which are listed at grade I or II*: 55% contain a farmhouse or farm dwelling, 24% a barn function, 6% stables and 11% other functions.

Curtilage: Any pre-1948 working building or structure in the curtilage (legal property boundary at the time of listing) of a listed building can be considered to be listed and therefore covered by listed building legislation & consents.

Conservation Area: Some farm buildings are included in conservation areas focused on historic settlements or

more rarely those focused on outstanding landscapes eg the 'barns and walls' conservation areas in the Yorkshire Dales National Park.

Locally listed: Some Local Authorities have their own lists of locally significant buildings.

Condition

Determining condition is a critical initial stage, as it will inform consideration of the cost relating to each option.

- **Very bad:** ongoing structural cracks/failure and damage to roof, the latter leading to deterioration of interior structure and fabric; need for major structural repairs.
- **Poor:** most elements of the fabric and external joinery and internal fittings and carpentry have deteriorated, due to spalling/deterioration of walls, leaking roof, defective rainwater goods; need for minor structural repairs.
- **Fair:** structurally sound, but needs general repair and maintenance. May include stable structural cracks.
- **Good:** structurally sound and well-maintained, minimal intervention required.

Present Use

What is/ are its present uses/s?

Stage 2 Identify Inherited Character

Understanding the inherited character and form of the whole site in its landscape context can inform opportunities for new buildings and design as well as the reinforcement of historic character.

Method

Ordnance Survey maps and observation of the site can be used as benchmarks for measuring change, particularly useful being maps from the late 19th/early 20th centuries (after which few traditional groups or buildings were built) and the period from the 1950s marked by multi-functional and standardised sheds and working areas. County record offices and websites can also hold the earlier title maps, which date from the 1830s-40s.

Consider:

1. Development in the area;
2. Fields, woodland and other features such as ponds, quarries and earthworks relating to historic land use and settlement;

3. Access to and spaces around and within the site;
4. The scale and planning or arrangement of the steading, including its relationship to the farmhouse and its garden;
5. Buildings, distinguishing between any post-1950 structures – especially wide-span sheds built from prefabricated materials that are vital to the modern industry - and earlier buildings which are more traditional in their appearance.

Guidance in the form of local, regional and national character statements will also help identify key types and features. Do not worry about determining the precise function of every building. Some building types are easy to identify because they are highly specialised in function (such as dovecotes, pigsties and threshing barns) whilst the functions of other buildings or ranges of buildings may be more difficult to unravel because they are multi-functional.

Detailed fieldwork can identify any other phases in the development of the site, such as straight joints and changes to masonry indicating the heightening or extension of buildings.

Stage 3 Identify Significance

Use national guidance on Assessing Farmstead Character and Significance, and area character statements, to understand the degree to which the whole farmstead contributes to landscape character and local distinctiveness, and the rarity or importance of any individual buildings.

The Group in its Landscape

1. Visual and Amenity Value
2. Survival as a historic group
3. Rarity and contribution to local character
4. Contribution to historic landscape
5. Wildlife and habitats

Historic Buildings and Detail

6. Individual interest and rarity of the building/s
7. Materials and Detail

Stage 4 Adaptability

This stage will help the user consider the adaptability of the whole group in its landscape setting. It can be completed at this stage or in order to inform consideration of key design issues at Stage 5. It will reveal a more in-depth understanding of:

1 Landscape

Landscape offers the initial framework for assessment. Consider the prominence of the site in relationship to land form and historic features, and how it relates to any public highways or public rights of way.

2 Access and Spaces

Consider and mark on a plan how domestic and working buildings face towards or away from:

- access to the farmstead, distinguishing between public and private access;
- working space within and around the farmstead;
- yards within the farmstead;
- gardens.

Access. Some farmsteads may only have a single, private point of access, which constrains the volume of movement to and from the site, whilst others may stand alongside or sit astride a road or public path or be at a junction of routeways giving public access to the centre of the farmstead. Understanding and maintaining the relationship between routeways and buildings is vital to conserving the character of historic farmsteads.

Working spaces are open areas within and around the farmstead which functioned for stacking crops and moving livestock and vehicles and can be very sensitive to change. They offer obvious opportunities for the reinforcement and enhancement of character as they provide the overall space and setting for buildings and contained areas (yards and gardens) within farmsteads, enabling an appreciation of their relationship to each other. Working spaces on the perimeter of a farmstead, including those for stacking corn and other small enclosures, serve to link the outer edges of the farmstead to its surrounding landscape.

Yards are areas for containing livestock, particularly cattle, onto which buildings face. Single or multiple yards are of fundamental importance to the development of many farmsteads and can range from fully enclosed, private spaces surrounded by buildings to more open yards served by one or two buildings. Some farmsteads, especially those that are dispersed in their form, are not focused on any single yard area but may have several

yards relating to individual buildings or groups of buildings.

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

3 Buildings - Materials, Scale and Light

Consider:

- constructional materials and their vulnerability;
- scale – extending from post-1950 sheds, which can be well suited to commercial and industrial operations that require flexible working spaces, to multi-functional two and single-story ranges and the smaller-scale traditional buildings;
- openings, including any that have been blocked, to doors, windows and other openings, such as ventilation holes;
- internal subdivision.

The different scales and forms of buildings offer different opportunities for change.

The robustness of a building, and its sensitivity to change without loss to its historic character, results from its use of building materials, scale and the levels of natural light provided to internal spaces. Some buildings will be characterised by their generally robust construction, large scale, good levels of natural light and durable building materials. Others will be much more sensitive to adaptive reuse, because they are built of more fragile materials (such as earth walling and timber frame) or because of their small scale and poor natural light. Buildings with more natural light provided by openings, such as cartsheds, hay barns, stables and multi-functional ranges, will be less sensitive to change than small-scale specialist structures such as pigsties, field barns and dovecotes.

Stage 5 Identify Planning Issues

Use the understanding gained from Stages 1-4 to outline the sensitivity and potential for change, and the issues to inform pre-application discussion - for example approaches to design, any conflict with planning policy – if planning permission or listed building consent is required.

Identify:

1. How the farmstead contributes to the character and local distinctiveness of the area;
2. Whether the whole group or any individual buildings are rare;
3. The architectural patterning – the materials, building

styles and details - that are relevant and important to maintaining or enhancing the character of the farmstead as a group in its landscape setting;

Other Issues

It is also useful at this stage to consider any other relevant issues that may need to be discussed with planners, the most relevant being:

1 Personal Objectives and Perceptions

Be clear about your personal objectives and perceptions.

2 Planning Policies

The constraints and opportunities for development in rural areas are set out in national, regional and local planning policy.

3 Materials

- the cost and availability of traditional building materials
- the salvage of materials.

4 Displacement of use

If the building is to be made redundant, is a new building for the same function required elsewhere on the site?

5 Economic and Social Issues

For example, employment pressures (trends, nearby markets/employment centres, types of employment), opportunities (e.g. access to broadband), rental values, the market for the use proposed, social issues (e.g. affordable housing).

6 Sustainability

- the pattern and density of settlement in the surrounding area
- thermal efficiency;
- potential for micro-generation through ground-source heating, solar and wind power; reedbed sewage disposal;
- the cost and availability of traditional building materials;
- the salvage of materials;
- contribution to the rural economy and community.

7 Diversification

PPS 7 encourages local authorities to support diverse and sustainable farming enterprises and for the local authority criteria for reuse to take account of settlement patterns and accessibility to service centres, markets and housing.

8 Resources

- resources of the owner;

- sources of grant aid, notably through the Higher Level Stewardship Schemes (for continued agricultural use) and Rural Enterprise Scheme grants (for diversification proposals).

Stage 6 Presenting a Scheme for Adaptive Reuse or New Build

Discussions with the relevant local authority may indicate that planning permission or listed building consent is required. The various stages of the Assessment Framework can demonstrate how the sensitivity and scale of proposed development have been informed by an understanding of the context of the site and its surroundings. Only when these issues are understood and applied can an effective scheme for a site be prepared, that will suggest where there may be opportunities for further managed change, what is significant and needs conservation, and what can be enhanced or reinstated.

Recording

An appropriate level of building recording may be required, in order to inform development proposals and make available to the public a record of the site in its original agricultural form. Good and clear internal and external photographs and drawings, including an outline plan with marked-up scales and descriptive text, will be the minimum requirement for rapid pre-application assessment. This will help determine whether any measured survey is required. A small number of sites, particularly those of proven or highly probable medieval origin, will require archaeological investigation. Where archaeological remains are likely to be encountered advice should be sought from the local authority archaeological officer. An ecological survey to establish nature conservation interest may also be required.

When surveying the site, it is useful to first identify the most dominant visual characteristics, working from landscape towards the steading as a whole and finally to the size, range and date of the buildings within the group. Less prominent or more complex features, namely detailing (internal and external) and any phases of development (for example where an earlier timber frame hides within a stone or brick skin) can then be identified.

Key Issues

Proposals should indicate where buildings can be retained, features reinstated or areas remodelled and enhanced, or where opportunities for redevelopment or reorganisation of the farmstead will contribute to its character based on the information collected up to this stage in the Assessment Framework. The understanding gained from the Assessment Framework can help to

develop a scheme for the site, and options for conversion and new build, materials and architectural features. This process provides the architectural advice that grows out of the landscape context – the materials, building styles and details that are relevant and important to maintaining or enhancing the character of the farmstead as a group.

Key design issues are those of setting, daylight, subdivision, the retention of features of character and significance and the incorporation of services and insulation. It is useful to consider as a checklist:

STAGE 6 CHECKLIST FOR PRESENTING A SCHEME

KEY CHARACTERISTICS	IF CHANGE IS ENVISAGED:
THE LANDSCAPE SETTING	
<p>Consider:</p> <ul style="list-style-type: none"> • the building or farmstead setting, • access • hard landscaping • ancillary structures • service provision • the relationship to the landscape 	<ul style="list-style-type: none"> • work with the surrounding topography, including views to and from the site. • ensure that the choice of planting and landscaping (trees, hedges, shrubs etc), and that the scale and form of any proposed enclosure boundaries, is informed by and responds to local character and enhances habitat for wildlife.
THE FARMSTEAD	
<p>Consider:</p> <ul style="list-style-type: none"> • the overall scale and form of the whole farmstead • the patterns of movement to, within and around the farmstead, including access points and open areas. 	<ul style="list-style-type: none"> • work with historical points of access to and patterns of movement around the steading • work with the form, orientation and hierarchy of buildings within the group and their relationship to spaces around and within the steading • avoid increase in boundaries of inappropriate character
BUILDINGS	
<p>Roofing and Walling</p> <ul style="list-style-type: none"> • materials • architectural detail and treatment, including type of walling and render; detail to lintels, arches, eaves and verges. <p>Openings:</p> <ul style="list-style-type: none"> • ventilation slits and holes • doors, which are commonly planked or split and set in heavy frames • windows <p>Interior details</p> <ul style="list-style-type: none"> • evidence for lost floors and partitions • historic features such as stalls, machinery, grain bins and floor surfaces • exposed carpentry including roof trusses and floors • historical graffiti and marks of lost features. 	<ul style="list-style-type: none"> • retain the clear separation in terms of character between domestic and working buildings • retain solid to void proportions (i.e. the relationship of existing doors and windows to wall and roof) • minimise alterations to prominent and significant external elevations, through careful attention to internal planning and how and where to introduce or borrow light • conserve open interiors with impressive proportions and long sight lines • retain historic features including door and window treatment, exposed roof trusses, floor structure, machinery, floor surfaces.