

HISTORIC FARMSTEADS ASSESSMENT FRAMEWORK

including:

RECORDING AND RESEARCH



Historic England

DARTMOOR HISTORIC FARMSTEADS ASSESSMENT FRAMEWORK

This document forms part of the Dartmoor Historic Farmsteads Guidance. It aims to inform and achieve the sustainable development of historic farmsteads, including their conservation and enhancement. It will be of value to those with an interest in the cultural heritage of Devon and Dartmoor's landscape, settlements and historic buildings. It is based on local research and uses an approach being adopted in other parts of England.

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CONTENTS OF THE DARTMOOR HISTORIC FARMSTEADS GUIDANCE

The **Historic Farmsteads Assessment Framework** will help to identify Dartmoor's farmsteads and buildings in their landscape context. **This guidance document** is divided into two sections:

1. *Historic Farmsteads Assessment Framework* provides a step-by-step approach to assessing farmsteads at the earliest stage when considering change.
2. *Recording and Research Guidance* provides research questions and guidance for those involved in the recording of farmsteads, landscape and settlements and their character.

The **Historic Farmsteads Character Statement** provides detailed illustrated guidance on Dartmoor's farmsteads and buildings in their landscape context. It is divided into two sections:

1. *Historic Farmsteads Character Statement CS1* which summarises the historic development, landscape context, the range of farmstead layout types and the building materials and detail found across Dartmoor.
2. *Historic Farm Buildings Character Statement CS2* which details the range of farm building types and their significance found across Dartmoor.

Both documents have been written by Jeremy Lake of Historic England, Keith McKay of Dartmoor National Park and Philip White. Design by Chantal Freeman of Diva Arts.

September 2016

DARTMOOR'S HISTORIC FARMSTEADS AND LANDSCAPES

Historic farmsteads display an immense variation in their architectural form and use of materials, and make a fundamental contribution to the distinctive character and national importance of Dartmoor's landscape.

About 5,500 historic farm buildings, built in local materials, survive from before 1914. Most date from the 19th century, and few were built after the 1880s.

These are examples of typical farmstead layout types found within Dartmoor.



This **moorland fringe** farmstead has its historic buildings lying on both sides of a public roadway offering clear visibility. They include an early 19th century bank barn with arrow slit ventilation, end entry to the upper floor and with pigeon nesting holes. A second and later bank barn lies on the other side of the road in another yard. Smaller buildings shown on the historic OS map of about 1900 have been lost. © Historic England

Industrial and pre-fabricated materials were used from the mid 19th century, the most common of these in Dartmoor being corrugated iron.

A farmstead is the place where the farmhouse and the working buildings of a farm are located, some farms having field barns or outfarms sited away from the main steading.



This small dispersed layout farmstead in the **north-eastern farmlands** comprises traditional cob buildings dating from the 17th century. The steading includes a threshing barn, linhay and a cider house which is still in use. Corrugated iron, as used on the barn and cider house, has been used on Dartmoor for over a hundred years: it usually replaced, as here, thatching in combed wheat reed. © Philip White



This **moorland fringe** courtyard farm shows the circular dung pit and part of the cattle housing and stable within a large enclosed courtyard farmstead. It was built in one phase in the mid 19th century for an estate owner, and exhibits a uniform architectural treatment. © DNPA



The buildings making up this farmstead date from the 16th century to the 20th century whilst retaining the central farmyard. Farmyards often become infilled with later buildings over time. © Philip White

The functions of farmsteads are reflected in a great variety of farmstead layouts, and the types of working farm buildings found within them.

LANDSCAPE CONTEXT

Many factors have influenced the historic character of farmsteads. Most obvious on Dartmoor is the local geology and climatic conditions. Cultural influences include landed estate interest, industrial impact, proximity to markets, and availability of commons grazing rights.

Settlement on Dartmoor is dominated by scattered farmsteads, hamlets and villages, including a high proportion of medieval or earlier origin. These are set within a landscape of irregular field patterns of medieval and occasionally prehistoric origin. Blocks of late 18th and 19th century enclosure exist, particularly associated with the high moor. These are termed 'Newtakes'.

There are also 18th and 19th century regular-shaped fields to the south and east of the high moor relating to enlargement and improvement of farming for arable crops. Such influences have affected the character of farmsteads.

The historic farmstead character areas of Dartmoor have been subdivided into:

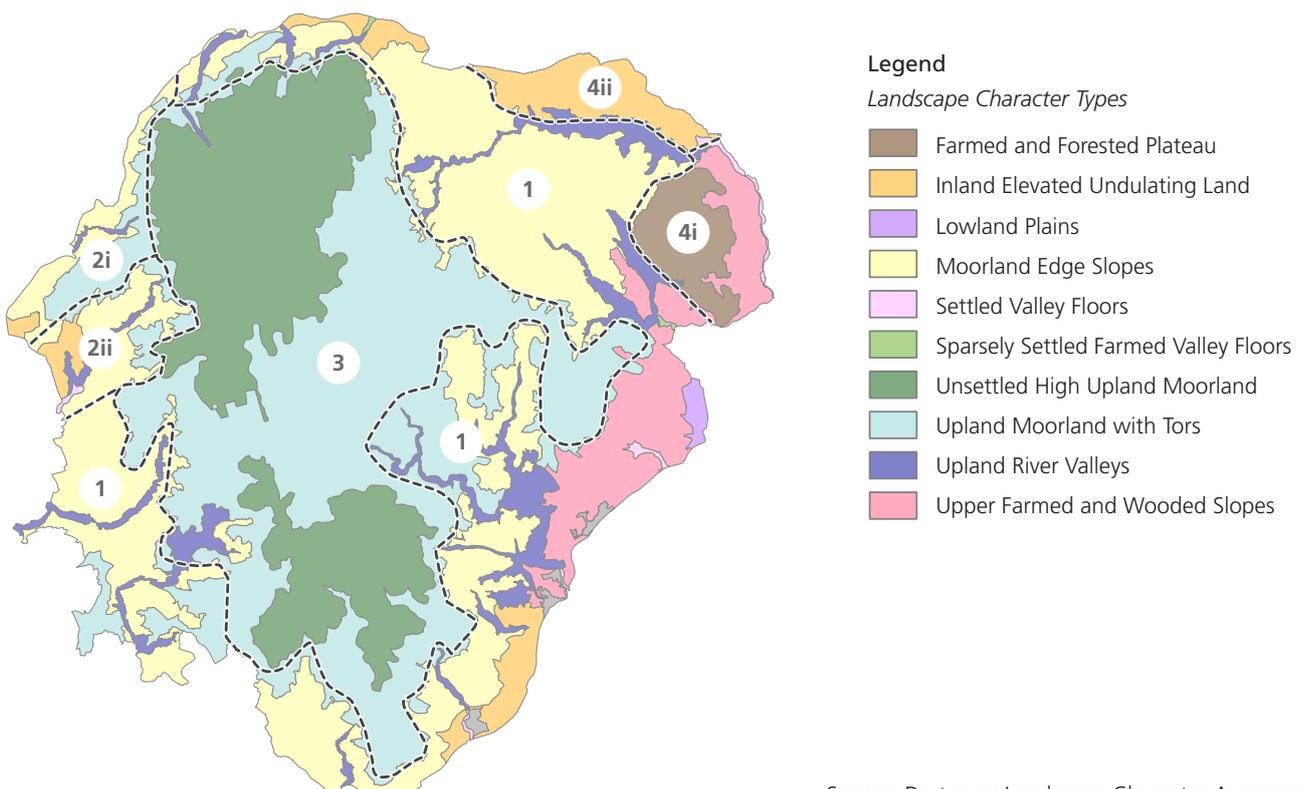
1. **The moorland fringe** which includes most of the earliest recorded ancient tenements, and often comprise of the earliest stone dwellings constructed in granite moorstone (such as longhouses) and with few farm buildings.
2. **The north-west moorland fringe** which splits into 2 areas:

- i. **The north-western moorland fringe** from Sourton southward to Lydford features a mixture of mainly small farmsteads with few buildings, mostly late, in areas of mixed irregular medieval to regular 19th century enclosure. Land quality here is poor due to the high rainfall and moorland topography. Some farms do not have venville rights of access to the Forest of Dartmoor.
- ii. The **upper Tavy valley** has a mix of small farmsteads, some within mining areas, with influence of the Duke of Bedford and other estates.

3. **The high moor** There are relatively few farmsteads within this area, which mostly comprises vast open commons with prehistoric and medieval settlement sites, and industrial remains especially tin working.

4. **The north-east** which has 2 distinct areas:

- i. **The Teign valley** from Dunsford southward towards Bovey Tracey has a mixed geology, relatively rich soils and lower rainfall than the high moor. Cob construction is common.
- ii. **The north-eastern farmlands** northward from the Teign gorge to Cheriton Bishop. This area has a lowland character apparent in the relatively larger farmsteads with a greater loss of field boundaries than elsewhere and with a high density of courtyard farmsteads.



Source: Dartmoor Landscape Character Assessment

HISTORIC FARMSTEADS ASSESSMENT FRAMEWORK

Dartmoor National Park has a rich cultural heritage of historic farmsteads which chart a long farming tradition and have profoundly shaped the landscape of Dartmoor as we see it today. As a National Park we are mindful of the significance of this resource and Dartmoor National Park Authority exists to secure for the public good the conservation, enhancement, enjoyment and understanding of the special qualities of Dartmoor, its landscape, wildlife and cultural heritage.

Our role is clearly defined by Parliament in our two statutory purposes, which are to:

- conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park
- promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public

In carrying out this work, we are also required to meet a socio-economic duty, namely:

- seek to foster the economic and social well-being of local communities within the National Park

INTRODUCTION TO THE FARMSTEADS ASSESSMENT FRAMEWORK

The purpose of this guidance is to help secure sustainable development and the conservation of historic farmsteads and their buildings in Dartmoor National Park through the planning system. It has been prepared jointly by Historic England and Dartmoor National Park Authority in response to a national and local need to ensure this cultural resource and its significance is sustained for future generations.

Historic farmsteads and buildings are assets which make a significant contribution to the distinctive character of Dartmoor's landscape and, through a diversity of uses, to its local communities and economies. As agricultural practices and the rural economy change, many such farmsteads and buildings become redundant from their original use, and are difficult to adapt to current farming needs: without appropriate uses they will not be maintained and may disappear from the landscape. Whilst poor conversion poses a threat, new uses which enhance their historic character and significance are to be encouraged.

Using this guidance at the earliest stage in establishing development proposals will:

- Help identify their historic character and significance.
- Enable the user to consider the constraints and opportunities at the earliest stage when considering change, and to then inform good quality conversions and innovative design, including new buildings.
- Save time and costs before preparing a detailed application for development and other consents, such as listed building consent.
- Follow national and local policies regarding landscape, the historic environment, neighbourhood issues, biodiversity, siting and design.
- Identify where professional advice and support, and perhaps more detailed survey, would be helpful.

An application will have a much greater chance of success if these issues are identified and considered with the local planning authority at the pre-application stage. The Assessment Framework can then be reused as a checklist to prepare an application in further detail, as required.

PLANNING CONTEXT

The objectives for sustainable development in rural areas are set out in both national and local planning policy. The National Planning Policy Framework (NPPF) places good design, the enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development and good planning in rural areas (paragraphs 7-8, 55, 58-64, 126-141). Adopted and emerging local development plans embody the understanding, conservation and enjoyment of the historic environment. This includes the Dartmoor National Park design guidance at <http://www.dartmoor-npa.gov.uk/planning/pl-forwardplanning/pl-localdevframework/pl-designguidance>, which should be used once the key issues for change have been identified and considered.

USING THE ASSESSMENT FRAMEWORK

This guidance provides a step-by-step approach to considering the reuse of historic farm buildings and the siting of new buildings, and if appropriate, to prepare a scheme based on considering:

- *The landscape setting*, including its boundaries and the potential that it offers as a habitat for wildlife and to enhance landscape character.
- *The whole site*, including its form and scale, and where buildings are situated relative to historic and modern spaces on the site, routeways and the surrounding landscape.
- *The extent of historic change to the whole site and its landscape context, including where historic buildings and farmyards have been lost or redeveloped*. This can inform opportunities to retain and reveal the significance of historic

buildings and spaces, reinstate lost features and buildings or develop parts of the site.

- *The architectural patterns* present in building styles, materials and details which are important to maintaining or enhancing the character of the farmstead, including the siting and design of any new buildings.

The Assessment Framework can then be re-used as a checklist to prepare a planning application in further detail, depending on the significance and sensitivity to the type of change being considered. Each stage enables an initial understanding of the site which can be developed without specialist knowledge, and deepened as required later in the development process.

1

STAGE 1: SITE SUMMARY

How to identify issues such as access, services and designations and then develop an initial understanding of the historic character of the whole site in its setting.



2

STAGE 2: ASSESS HERITAGE SIGNIFICANCE

How to assess heritage significance of the site and its buildings, from its contribution to local distinctiveness to the significance of individual buildings.



PRODUCE SITE ASSESSMENT – THE INITIAL UNDERSTANDING OF THE SITE IN ITS SETTING

3

STAGE 3: NEED AND POTENTIAL FOR CHANGE

Use the results of the site assessment to consider the need for investment, the capacity for change of the site and its buildings and the type of sustainable change most likely to be acceptable in the planning process.



4

STAGE 4: SITING AND DESIGN ISSUES

How to use the understanding gained in Stages 1–3 to use in the design and development process.

The assessment framework guidance is intended to help historic farmstead owners and prospective purchasers, their agents and professional specialists to engage with and shape informed understanding of the resource for both pre-application and subsequent planning application stages. It provides a structured approach to achieving the best outcome for the farmstead, its future use and change, and conservation of both character and significance.

STAGE 1: SITE SUMMARY

This stage will provide an important foundation for discussion with the planning authority and assist in the development of proposals. It is essentially a brief description of the site and its buildings, accompanied by a plan (see next page) showing its layout and distinguishing between any historic and modern buildings.

IDENTIFY THE SITE AND ANY DESIGNATIONS:

- Property boundaries and use.
- Location of access tracks and the materials used for them, including sightlines from main entrances for vehicles and any Public Rights of Way.
- Provision of key services such as water, sewerage, electricity and telecommunications.
- Field boundaries, trees, and any other farmsteads, houses and development nearby.
- Important hedgerows are protected from removal by the Hedgerow Regulations 1997.
- Heritage assets including listed buildings and other designations within and around the site.
- Historic features including archaeological remains within and around the site which are entered onto the local Historic Environment Record. These may include, for example, old walls, waterpumps, churn stands, mounting blocks.
- Wildlife and habitats. Expert advice will be required to ascertain if any protected species – notably bats, birds, reptiles and badgers – are present within or adjacent to a site.

Reference should be made to the **Historic Farmsteads Character Statement** accompanying this guidance.

IDENTIFY THE HISTORIC CHARACTER OF THE SITE

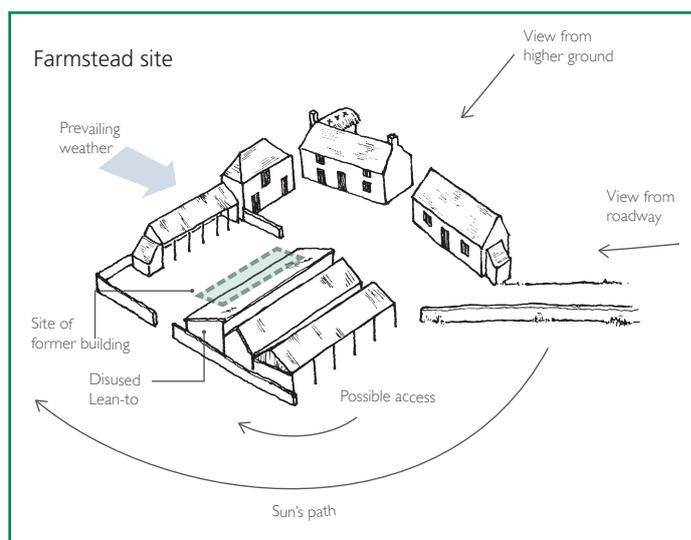
Visit the site and draw a plan of the buildings and spaces (see next page), and use maps to consider how the farmstead has changed over time (page 8).

- *Setting.* Step back and consider how the site sits within and contributes to the character of the surrounding landscape and settlement, noting key views and heritage assets.
- *Site.* Look around the site to consider its layout, distinguishing between historic and modern farm buildings.
- *Buildings and other heritage features.* Finally note the character of individual buildings, which can be numbered on a site plan and, if desired, cross-referred to photographs and text which notes their building materials and structural condition; doors and windows including blocked openings; internal walls, floors and carpentry, including roof construction; and internal features such as historic partitions, grain bins, stalls, machinery and graffiti.

Designations

Useful sources for heritage designations and sites of local significance and interest are:

- The National Heritage List for England which provides details on listed buildings and other designated heritage assets: see www.HistoricEngland.org.uk/listing/the-list
- The Historic Environment Record for Dartmoor which show the locations and details of recorded and significant sites by parish. This is available online or on application to the DNPA. Online viewing may be made via <http://www.dartmoor.gov.uk/lookingafter/laf-culturalheritage/laf-historic-environment-record>
- Important hedgerows are protected from removal by the Hedgerow Regulations 1997. Wildlife, habitats – including Sites of Special Scientific Interest and County Wildlife Sites – and species are protected by law through the Wildlife and Countryside Act (WCA, 1981) the strengthened, updated Countryside and Rights of Way Act (2000).



The drawing shows how initial assessment of the whole site can inform early consideration of a range of issues including site access, viewpoints from Public Rights of Way, how to orientate buildings to capture the sun's energy and how to enhance the setting of historic buildings and features through the removal of modern buildings.

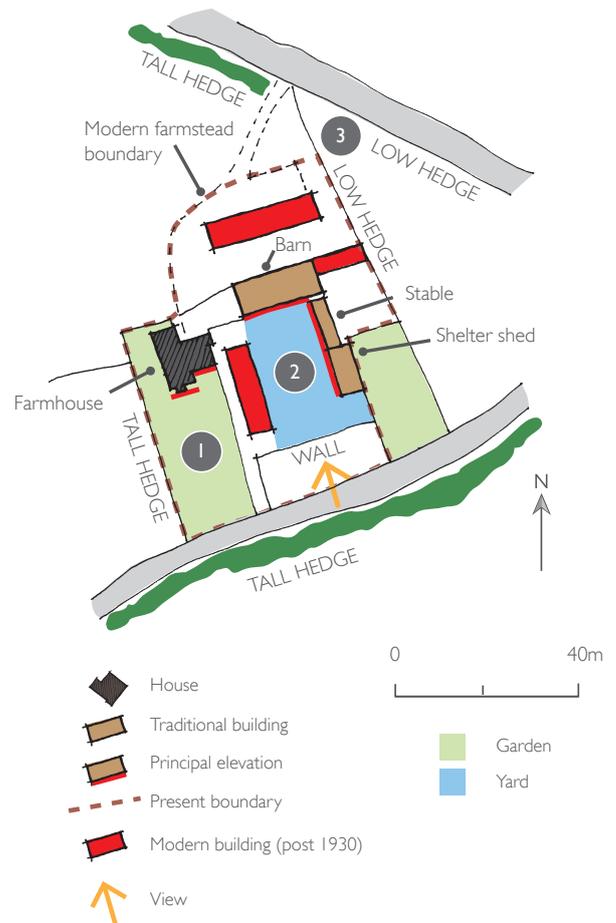
Drawing a site plan

A plan distinguishing between historic and modern buildings can reveal significant opportunities for enhancement and change. It may also be useful to divide the farmstead into different areas if these are sufficiently distinct from each other (see example of site assessment on page 10).

This drawing shows a simple courtyard farmstead. It distinguishes between:

1. The 19th century house which faces south towards the lane and into its own garden area.
2. The historic farmyard and its buildings constructed of stone with slate roofs. On the west side of the yard is a mid 20th century cow house built in industrial blockwork with a corrugated sheet roof, on the footprint of an earlier building.
3. The modern working area to the north of the yard with industrial sheds and separate access from the main road to the north.

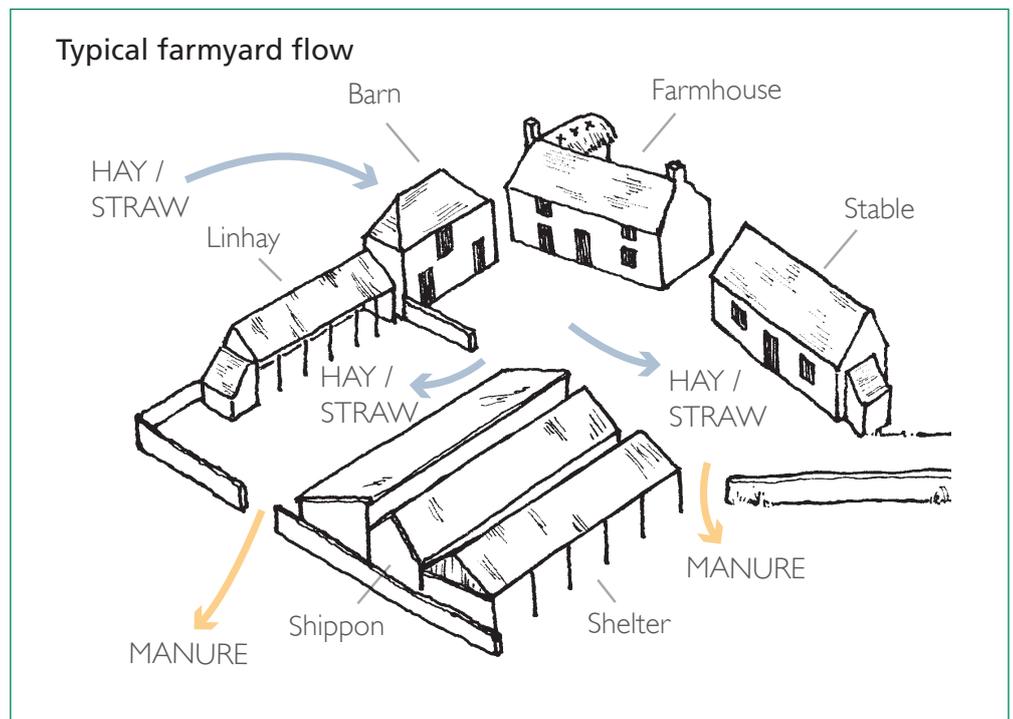
It can also be useful to mark elevations visible from Public Rights of Way to identify prominent features.



THE LAYOUT OR PLAN OF THE FARMSTEAD IS KEY TO UNDERSTANDING AND DESCRIBING ITS CHARACTER

All farmsteads are made up of buildings and spaces that served several key functions. The most important of these was to house the farming family and any workers, store and process crops, shelter farm vehicles and implements, shelter and manage farm animals and keep their manure for returning to the fields around them.

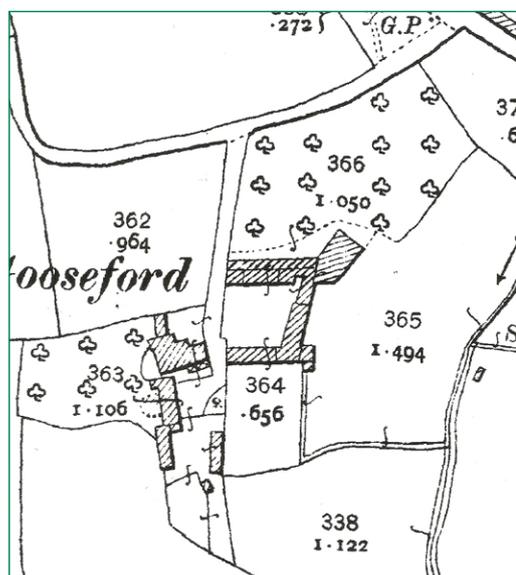
Gardens usually developed as private areas with a distinct and separate character, screened by hedges or walls. Orchards were also planted close to farmsteads.



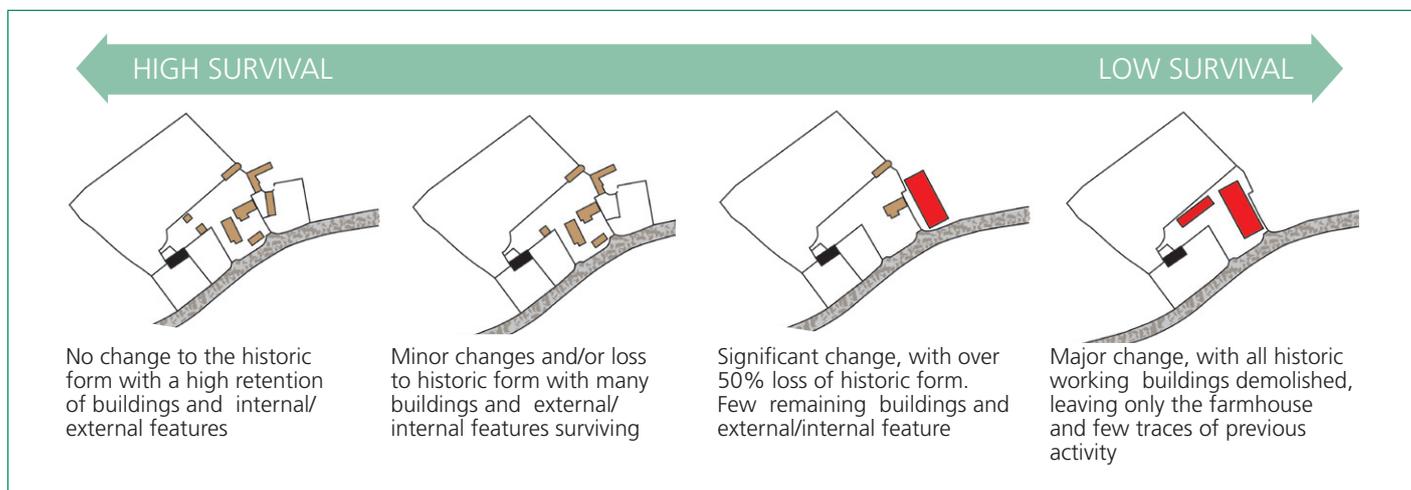
This drawing shows how basic functions shaped the layout of farmsteads, in this case a loose courtyard layout. Harvested corn crops were brought to the farmstead and processed in the barn. Grain was stored in a granary and the straw was taken to cattle yards, cattle housing and stables where it was trodden into manure and carted out to fertilise the farmland.

USING MAPS AND PHOTOGRAPHS

Comparison of modern maps with 2nd edition Ordnance Survey maps of c. 1900, compiled after the last major phase of constructing traditional farm buildings, can provide a useful benchmark for understanding the degree of survival and change to a site and its setting. Earlier and later maps will help to achieve a more detailed understanding if this is required or desired.



Comparison between these two images clearly shows the change of entrance way into the farmyards from the left to the right side and the expansion of the steading made by new buildings. However, on this farm, the buildings evident around 1900 all still exist although the orchards have been lost. © Historic England



The National Library for Scotland (see <http://maps.nls.uk/>) is the most useful on-line source for historic Ordnance Survey maps and modern aerial images from Bing (www.bing.com/maps), which can be viewed side-by-side. Ordnance Survey maps can also be viewed in local libraries.

The Devon Heritage Centre at Great Moor House Bittern Road, Sowton, Exeter holds parish tithe maps of c.1840, sale particulars and estate surveys accessible by the public. Further information is available online at: http://www.devon.gov.uk/record_office

The Dartmoor tithe maps are also useful for examining boundaries and are available to view or purchase at the Devon Heritage Centre, Sowton, Exeter.

http://www.devon.gov.uk/projects/tithe_maps_online.htm

STAGE 2: ASSESS HERITAGE SIGNIFICANCE

The National Planning Policy Framework (NPPF) stresses the importance of:

1. *Retaining and enhancing local character and distinctiveness, bearing in mind that the great majority of surviving historic farm buildings do not fulfil the criteria for listing.*
2. *Conserving heritage assets in a manner appropriate to their significance and putting them to viable uses consistent with their conservation.*

Crucially, significant features may only be revealed through this process of assessment, including buildings which may merit designation as heritage assets and archaeological remains. See Historic Farmsteads Recording and Research (pages 16–18) for guidance on levels of recording and National Planning Policy Framework paragraphs 126-141 for historic environment issues.

Sympathetic change and development can maintain and increase the heritage value of historic farmsteads and their buildings as distinctive elements of the landscape.

1. Farmsteads and buildings can contribute to local character if they have one or more of the following:

- Historic farm buildings, including Dutch barns.
- Their historic form as traditionally-built farmsteads, where the historic farm buildings, houses and spaces relate to each other.
- Other heritage assets.

The greater the survival of the historic form of the group and the detail of individual buildings, as identified in Stage 1, the greater will be its significance as an historic farmstead.

2. Heritage assets heighten the heritage significance of farmsteads and their buildings

The more significant the heritage asset, as identified in Stage 1, the greater the weight that should be given to its conservation and the amount of detail provided in an application. See Recording and Research, pages 16–18.

HISTORIC FARMSTEADS ON DARTMOOR

The importance of Dartmoor's historic farmsteads in the national context is confirmed by the high proportion of listed farmhouses and farm buildings. 37% of its listed building stock comprises either an historic farmhouse or farm building, including longhouses (16%) and listed historic farm buildings (21%).

Dartmoor, and especially the eastern half of the moor, has one of the highest concentrations of 17th century and probably earlier farmstead buildings in England. A survey of 658 historic farmsteads in Dartmoor National Park, conducted between 1994 and 2005, found that 27% of farmhouses are 16th century or earlier and 22% 17th century. 27% of working farm buildings, mostly freestanding barns, are recorded as 18th century and 8% as 16th-17th century. Dartmoor also has a very high incidence of nationally important smoke blacked thatch.

3. Additional significance and sensitivity to change

Some buildings or farmsteads, including examples which are not designated heritage assets, can have additional significance and sensitivity to change in a local or national context.

- Farmsteads associated with the earthwork remains of shrunken or deserted medieval settlements and field systems.
- Buildings associated with the moorland industries and historic commons.
- Longhouses dating from the 14th and in to the 18th century are particularly rare in a national context.
- Designed groups which may be well-documented and display innovative design and other features. On Dartmoor estate farmsteads continued to be built into the late 19th and early 20th centuries.
- Rare surviving materials and detail, such as thatch and cob (earth) walling, historic fittings (doors, windows, stalls etc) and inscriptions (folk marks or graffiti).

PRODUCING A SITE ASSESSMENT SUMMARY

Stages 1 and 2 can then help to produce a short assessment of the site with a site plan, as a basis for then considering any opportunities for enhancement and change. This understanding can be deepened by:

- Comparing site survey to historic maps in order to identify the survival of the historical form of the farmstead and areas which have changed – in particular areas of the farmstead which have retained or lost their traditional character, and modern working areas and sheds. Maps of circa 1900 are useful in showing the last major period of buildings constructed in traditional materials and styles, although some similar pre-1940 buildings may also exist, like Dutch barns.
- Considering whether the site can be subdivided into distinct areas as a result of these changes.

Details of historic buildings can be numbered on a site plan and cross referred to photographs and descriptions which note:

- The building materials and structural condition
- Doors, windows and blocked up openings
- Internal floors, carpentry features including roof trusses and types
- Features such as historic machinery, stalls, partitions, bins and graffiti.

Areas of historic farmyard surfacing materials like cobblestones, flagstones and brick pavements can be identified on the site plan with numbered locations and photographs.

Location of 'large sheds' and the management of the intensity of stock movements, and issues of change, efficient servicing to protect scale and texture of historic groups(s) can be annotated for understanding and enhancement opportunities.

EXAMPLE SITE ASSESSMENT SUMMARY

Summary

A small-scale loose courtyard farmstead with the farmhouse and five agricultural buildings set around a yard, identified from the second edition Ordnance Survey map as having more than 50% of its historic form surviving. The 18th century cob threshing barn and 19th century limestone buildings are typical for a small Dartmoor farmstead of this period.

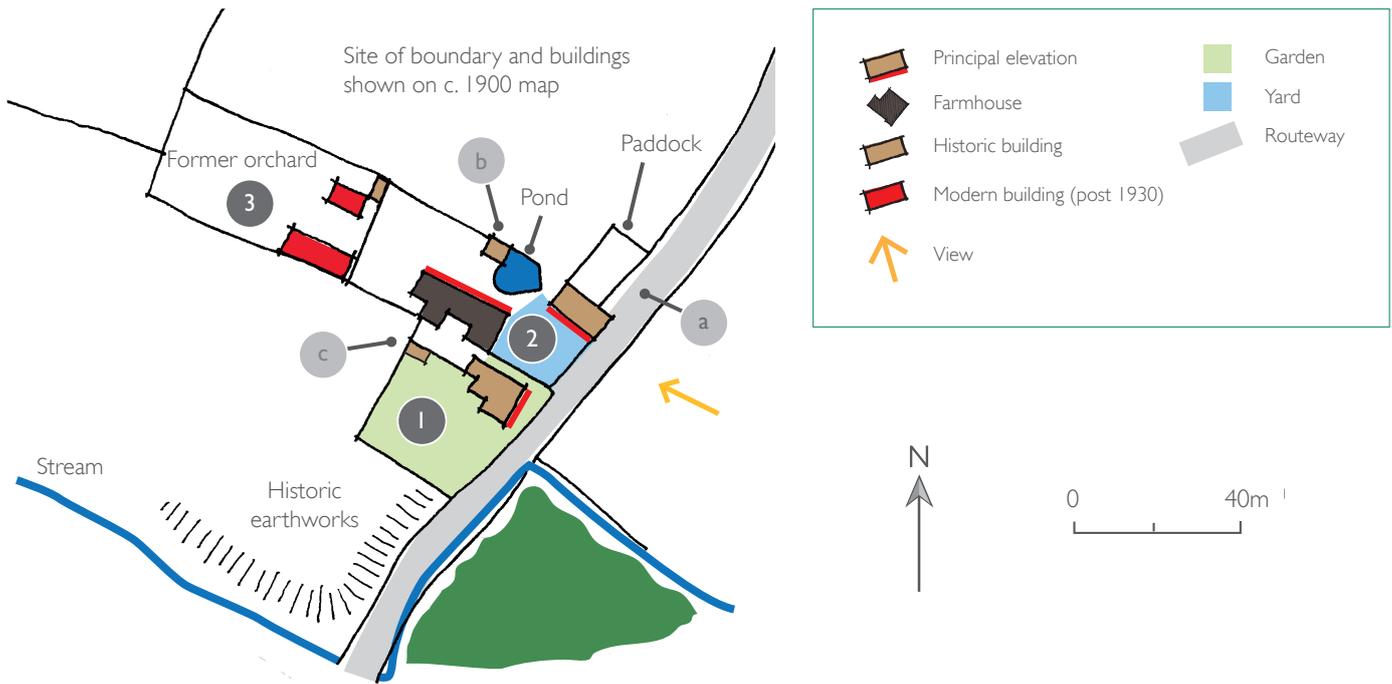
Site and management issues

1. *Site boundary, ownership and use.* The present boundary is shown on the map. The farmstead is in single ownership and the five extant traditionally constructed farm buildings are unconverted and redundant for modern farming purposes.
2. *Site access and services.* There is direct access onto a minor road.
3. *Designations.* None of the buildings are listed.

Historic Character

Setting

1. The farmstead sits within small to medium scale fields with straight and wavy hedgerow boundaries. There has been minimal boundary loss in the vicinity of the farmstead since the second edition Ordnance Survey map.
2. The farmstead is one of two historic farmsteads near the junction of two roads.
3. It is a visible feature in the landscape and the farmhouse, farm buildings and yard can be viewed from the adjacent road.
4. The farmhouse is set gable end to the road and is the most visually prominent building on the site and in views from the road.
5. The historic earthworks to the south suggests that the location may have had long term settlement.
6. Modern farm buildings in close proximity to historic core of farmstead and sited within former orchard enclosure.



The farmstead and its buildings

This is identified as a small scale loose courtyard layout with five detached farm buildings and the farmhouse set around a single yard. The second edition Ordnance Survey map records a pigsty (now disused) to the north west of the farmhouse and two small buildings (now derelict) to the north east of the principal farm buildings. One of these small buildings is associated with a small orchard. The farmstead can be divided into the following areas:

Area 1. The 18th century house, which faces north east towards the garden area, is set with rear elevation to the main yard. It is similar to many stone built farmhouses on Dartmoor, with 19th century and later alterations, and (now) has a Welsh slate roof.

Area 2. The historic farmyard and farm buildings. The surviving historic farm buildings comprise:

- a** A cob barn with later stonework extensions to the south side. It is said to have late 17th century origins. It is in poor condition.
- b** A late 19th century stable attached to a mid 19th century shippon, all built of limestone with Welsh slate roofing and with a central door, flanking windows and a loading hatch on the north gable. The shippon is typical for late dairy buildings having a manger corridor, single row of stalls and dunging passage.

- c** A typical 19th century Devon pigsty with two sties and no enclosed run.

Area 3. Two modern sheds on the site of a small subsistence orchard and a small building to the north west of the farmstead.

Significance as an historic farmstead

The farmstead has been identified as having high heritage potential because it retains more than 50% of its historic form recorded on the second edition Ordnance Survey map. Site survey shows that it survives as a legible historic group, with its house, barn, stable, shippon and pigsties.

Additional significance and sensitivity to change

The site forms part of a group of wayside farmsteads and cottages, typical of Dartmoor, set in a small to medium-scale pattern of fields, some of which retain the curved sides of medieval strip fields. The Historic Environment Record notes medieval settlement earthworks to the south.

Intact cobblestone yard to area 2 with drains and dung pit enclosure. Stone paving to rear of farmhouse with drain and large granite water trough.

STAGE 3: NEED AND POTENTIAL FOR CHANGE

This stage provides an opportunity to consider those issues which may make change desirable, in particular:

- Historic buildings which are redundant and/or without viable use, and thus actually or potentially at risk.
- Opportunities to retain and reveal the significance of historic buildings and spaces, reinstate lost features or buildings or develop parts of the site.
- Opportunities to create space for job-creating businesses, additional housing, or other uses, and their potential to work together.

References are made to relevant paragraphs of the National Planning Policy Framework (NPPF), which can be found with other planning practice guidance on the Planning Portal at <http://planningguidance.planningportal.gov.uk/> See paragraphs 126-141 for historic environment issues.

Dartmoor National Park Authority is the Local Planning Authority for the whole of the National Park and has to prepare and maintain an up to date 'Local Plan' or Development Plan for the area.

The policies in the Local Plan are the basis for making decisions on planning applications in the National Park. Other documents and plans at a local level such as Supplementary Planning Documents, and Community Plans are also important in linking with the Local Plan, and can also be relevant or 'material considerations' in decision making. <http://www.dartmoor.gov.uk/planning/pl-forwardplanning>

1 Options for conversion and new development

The character of different sites and buildings will present different constraints and opportunities for conversion and development, whether they are designated as heritage assets or not. Consider, in addition to respecting the significance as identified in Stage 2, the constraints and opportunities offered by:

- The scale and layout of the whole site, and its landscape setting.
- The scale, provision of natural light and layout of individual buildings.
- The condition and nature (whether robust or fragile) of building materials and fabric, including the costs of repair and the sources, costs and supply of historic building materials.
- The availability of services as identified in Stage 1.

See NPPF paragraphs 28-41 (especially the final sentence of 29), but it is important to take account of the rest of the NPPF, especially paragraph 55 including bullets two and three, and paragraph 70 bullet four.

2 Options for using existing or new access

Safe access with clear sightlines onto highways is required by the Highway Authority, but this must avoid suburban landscaping such as wide bellmouth-type openings. Access may be a significant issue to consider, and is very challenging or not possible to field barns and outfarms.

See NPPF paragraphs 93-108, 120-125

3 Impact on neighbours and local environment

Consider any impact due to:

- Increases in traffic, overlooking, noise and loss of light.
- Developments within or affecting Flood Zones and within land potentially affected by contamination or ground stability. The local planning authority may require a risk assessment of land. Responsibility for securing a safe development rests with the developer and/or landowner.
- Dartmoor National Park Authority as the local planning authority may require a risk assessment of land potentially affected by contamination, or ground stability and slope stability. Responsibility for securing a safe development rests with the developer and/or landowner.

See NPPF paragraphs 109-125, especially 118

4 Enhancing habitats and landscape character

Farmsteads are an integral part of the landscapes and habitats for wildlife within which they developed.

- Features within and around the site, particularly buildings, shelter belts and other planting, ponds and boundary features (including protected hedgerows), can provide significant opportunities for the enhancement of wildlife habitats and landscape character.
- Consider the need for ecological surveys, including if bats, owls and other protected species are present.

See NPPF paragraphs 93-108, 96

5. Improving energy efficiency

The location, layout and setting of a farmstead can offer opportunities to deliver environmentally efficient design:

- Minimise energy consumption through landform, layout, building orientation, massing and landscaping.
- Generate energy from renewable or low carbon sources - ground-source or air-source heating, geo-thermal sources, mini-hydro energy generation, solar and wind power, biomass and anaerobic digestion systems.
- Minimise water consumption through sustainable drainage systems which recycle water (termed grey water). These include reed bed sewage disposal.

See NPPF paragraph 95

ISSUES FOR CHANGE ON DARTMOOR

Changes in the farming industry have required farmers to construct new buildings that economise on labour and conform to animal welfare regulations. As a result of this, and the demand for living and working in the rural landscape, historic farm buildings are largely redundant for modern agricultural purposes and greatly in demand for residential use. *Constructing the Evidence Base* (2005) examined the drivers for change and the effectiveness of national and local policy.

In coming years the pace of change will accelerate further in response to the need to diversify farm businesses, the growth of larger farming units and the increasing demand for living in rural landscapes. Subsequent work has deepened this understanding at a local level.

- The Photo Image Project (2006) recorded a low proportion of listed working farm buildings converted to non-agricultural use. National Park designation has enabled the funding of maintenance and repair through the agri-environment schemes.
- A survey of farmsteads in Dartmoor National Park, conducted between 1994 and 2005, found that 10% of historic farm buildings were in need of major repairs. These are mostly associated with smaller-scale functionally redundant barns

and small buildings, concentrated to the east, reflecting the higher numbers of historic farm buildings found there.

- Historic straw thatching has declined, with increasing use of imported water reed. There is wide use of corrugated iron where thatch has been lost.
- With approximately 1100 surviving historic farmsteads in the National Park and potentially 5,500 pre-1914 historic farm buildings on Dartmoor the challenges of sustainability, conservation, condition and use during the medium to long term will be a major challenge for DNPA and farmstead owners.
- Changing agricultural practice and provision of modern large buildings and their cumulative impact on landscape and historic farmstead character, and setting.
- Potential impact of renewables on character of historic farmsteads, farm buildings and settings.
- With pressure for change in use of historic farm buildings and alteration to historic fabric informed approaches need to positively contribute to the character and significance of Dartmoor's cultural heritage.

STAGE 4: SITING AND DESIGN ISSUES

Getting the design right is essential on such sensitive sites and the understanding gained from Stages 1 and 2 will help to prepare a scheme that conserves and enhances the historic character and significance of the whole site. New development might include new buildings, the demolition of modern or insignificant buildings and the opening of spaces to better reveal the significance of heritage assets in their settings.

The key objectives are to:

- Maintain and strengthen the character and significance of farmsteads in the landscape
- Encourage informed change, adaptation and development that secures a long-term sustainable future for farm buildings
- Develop and design mutual solutions that solve multiple issues and take best advantage of opportunities
- Mitigate the introduction of non-rural features into the farming landscape.

Key issues governing these design objectives are survival and significance, both of which have been defined in earlier stages of this Assessment Framework. There are different levels of recording, which should be proportionate to the known or potential significance of a building or site.

See NPPF paragraphs 56-67 and the Dartmoor National Park design guidance at <http://www.dartmoor.gov.uk/planning/pl-forwardplanning/pl-localdevframework/pl-designguidance>.

Landscape setting

- Enhance significant views to and from the site, through careful siting and use of local materials of any gardens, boundaries, access and parking so they respect local character.
- Retain and enhance the sense of space between buildings, and between working buildings and the farmhouse.
- Consider restoration of features such as historic boundaries and farm ponds.
- Consider how water can be re-used within the buildings (grey-water recycling) and how water catchments such as farm ponds can be used to

store water as part of sustainable urban drainage systems (SUDS) from parking and other areas of hardstanding.

Work to existing buildings

- Retain existing historic openings and minimise alterations to prominent and significant external elevations, through careful attention to internal planning and how and where to introduce or borrow light. The size, proportion and detail of window and door design and of materials has a major impact on overall appearance.
- Avoid external lighting which can lend a suburban character to farmsteads.
- Repair historic fabric with compatible materials and techniques.
- Select paints that complement the colours and texture of walling and roofing, using local colours where relevant.
- Where possible conserve open interiors with impressive proportions.
- Retain historic features where possible, including door and window treatment, exposed roof trusses, floor structure, machinery, floor surfaces and folk marks/ graffiti as these often give most information about historic function and innovation.

There is further detailed advice on the conversion and re-use of farm buildings in Historic England's publication, *The Conversion of Historic Farm Buildings: A Guide to Good Practice*.

Issues for new buildings and their siting

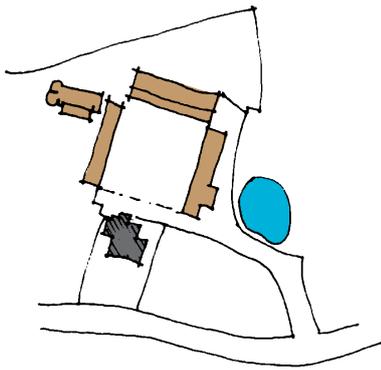
Consider how the understanding of the whole site and its historic plan form, as created in Stage 1, could:

- Site new buildings on the footprint of lost buildings or site them so that they respond and are sensitive to the historic plan form of the site and its wider setting in the landscape. Refer to page 15.
- Use the historic character of the site to inform the scale, massing and form of new buildings. Ideally the new elements should not compete or be overbearing to the historic farm buildings. Make use of materials and building techniques of appropriate quality.

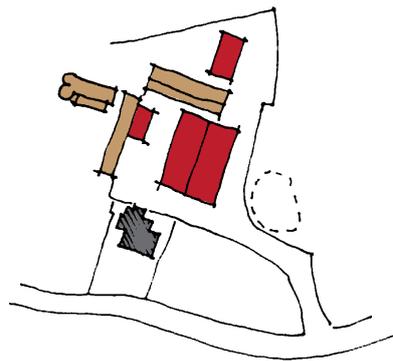
- Minimise fuel costs, maximise the sun’s energy and reduce carbon emissions at source through careful consideration of site layout, building design and materials. Many historic farmyards faced south.
- Consider whether the site requires enabling development, in order to secure the future of historic buildings of high significance and sensitivity to change.
- Consider the role for appropriate good contemporary design and materials which aim to sustain and protect historic building groups and allow a sense of continuity which historic farmsteads always reflect.

Enabling development is usually defined as development unacceptable in planning terms apart from where it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. Historic England has produced guidance on this and other key planning issues at <https://content.historicengland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places/enablingwebv220080915124334.pdf/> The NPPF (paragraph 55) states that in rural areas special circumstances for new housing include where development would represent the optimal viable uses for and help secure the future of heritage assets, reuse redundant or disused buildings and lead to an enhancement to the immediate setting.

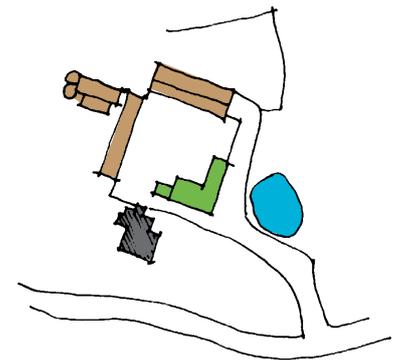
USING HISTORIC CHARACTER TO GUIDE CHANGE



Historic character (from 19th century OS map)



Present inherited character



Future options

Key

- Traditional farm building
- Modern farm buildings / residential buildings
- Farm house
- Potential new / replacement buildings
- Ponds (historic)

The Dartmoor National Park design guidance at <http://www.dartmoor-npa.gov.uk/planning/pl-forwardplanning/pl-localdevframework/pl-pl-designguidance> should be used once the key issues for change have been identified and considered.

RECORDING AND RESEARCH

UNDERSTANDING CHARACTER AND SIGNIFICANCE

Understanding an historic building is greatly improved by research. This may involve documentary research, building recording and archaeological investigation. Defining character and significance is central to understanding Dartmoor's historic farmstead resource. This provides the context for assessing the impact of change, and any potential harm or appropriate enhancement of the heritage asset and setting, and its value. Whilst the level of recording and research undertaken will determine the 'grain' of information and detail available to inform the decision making process, the final outcome for the historic farmstead and its buildings should be sustainable conservation.

INTRODUCTION TO RECORDING

Understanding the character and significance of the farmstead and its buildings is essential in developing proposals and making appropriate decisions about its future management. This will be required:

1. In support of a planning and / or listed building consent application to inform the development of a scheme, and can follow a pre-application assessment and discussion with the local planning authority (DNPA) to identify potential for change within a farmstead.

and/or

2. Once permission has been secured to make a record both before and during the implementation of the scheme. DNPA may attach recording conditions to a planning or listed building consent to ensure that a record of a farmstead or building is made. Appropriate archaeological recording on groundworks through a watching brief or other archaeological intervention may also be required.

The National Planning Policy Framework sets out the policy framework for recording.

Paragraph 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which

development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.

Paragraph 141: Local planning authorities should make information about the significance of the historic environment gathered as part of plan making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The results of any recording exercise should be submitted to and made publicly available through the Dartmoor Historic Environment Record (Dartmoor HER) held at the Dartmoor National Park Authority (DNPA) headquarters located at Parke, Bovey Tracey, Devon TQ13 9JQ. Tel. 01626 832093, and also submitted to Oasis at this link:

<http://archaeologydataservice.ac.uk/>

The following link: www.dartmoor.gov.uk provides further details about the Dartmoor HER and enquiries can be made through this email address: culturalheritage@dartmoor.gov.uk

LEVELS OF RECORDING

There are different levels of recording, which should be proportionate to the known or potential significance of a building or site. For further details see this revised guidance from Historic England – *Understanding Historic Buildings. A Guide to Good Recording Practice* <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

LEVEL 1: BASIC SURVEY

The summary of a site undertaken for the Farmstead Assessment Framework and including a HER consultation fulfils the requirements for a basic survey, equivalent to a Level 1 survey. This will provide an important foundation for discussion with the local planning authority (DNPA) and will assist in the development of proposals.

LEVELS 2, 3 AND 4: MORE DETAILED APPRAISAL

A more detailed appraisal may be required, prior to the application stage, for farmsteads which include designated Heritage Assets (which are shown to be of potentially greater significance) or where an undesignated building is believed to be of greater significance than is immediately apparent.

The more detailed levels of recording are:

- Level 2 which briefly describes the farmstead and its buildings, describes their development using historic maps and the buildings themselves, identifies the historic use and any features of interest and makes an assessment of significance. Both the exterior and the interior of buildings will be viewed, described, and photographed. Pre-application survey for sites with designated Heritage Assets will usually be at this level, although on sites that are shown to be of potentially greater significance more detailed levels of recording may be required.
- Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of any buildings origins, development, and use. The record will include an account of the evidence on which the analysis has been based. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.
- Level 4 provides a comprehensive analytical record and is appropriate for buildings considered to be of the greatest (actual or potential) importance. The record will draw on the full range of available



An historic roof uncovered as part of an investigation into its origins and condition. Recording of the structural arrangement and condition will be made before any conservation or renewal work is carried out whether as repairs or as approved changes to the structure. © DNPA

resources and discuss the building's significance in terms of architectural, social, regional, or economic history. The range of drawings may also be greater than at other levels.

Normally the applicant/ agent should contact the Development Management service of the Dartmoor National Park Authority for advice about provision of a written brief detailing the minimum standards of recording required.

Fieldwork must be carried out in accordance with the requirements, standards and guidelines for archaeological projects in the Dartmoor National Park. Details are available from our Development Management/ Archaeology service and the Chartered Institute for Archaeologists (CIfA) on this link: <http://www.archaeologists.net/>



Cobblestones flooring to a former farmhouse. © DNPA

RESEARCH QUESTIONS

The density and location of farmsteads and the date and orientation of their buildings (including the farmhouse) contribute to an understanding of changing farming practices, social change, settlement patterns and landscape character. Buildings provide direct evidence of the development of farms from the medieval period, complementing the evidence provided by maps, archives and survey of the landscape.

Listed below are some research questions which aim to guide those researching the development of farmsteads, landscapes and settlements on Dartmoor, and which are relevant to those carrying out detailed appraisals. The **Historic Farmsteads Character Statement** provides much more detailed information to help in site survey and answering these questions.

1. What can farmsteads tell us about the farming, social and economic history of Dartmoor? For example, the different scales and types of layout tell us about the amalgamation and growth of farms in some areas, and the persistence of smaller farms in others. These farmsteads may have absorbed earlier layouts, including longhouses and linear farmsteads, as they developed. They may also have been planned and laid out in a single phase. When does the present diversity of farmstead layouts become apparent in the historical record?
2. What can farmsteads tell us about how farming landscapes developed? For example, they may have developed from dispersed layouts and hamlets into courtyard farms, as surrounding fields were enclosed and parcels of land reorganised. Some were newly-sited in land enclosed from moorland. Are particular farmstead layouts, such as linear plans including longhouses and dispersed plans, associated with trackways for the seasonal movement of stock and areas of historic common land?
3. What can farmsteads tell us about changing patterns of settlement? For example, longhouses and dwellings may survive reused as working buildings within farmyards, indicating how perhaps hamlets shrank into individual farms from the medieval period.
4. What do longhouses tell us about Dartmoor's farming communities and how they developed? Do they survive because they were built in the most amenable locations, whilst others fell into disuse and were abandoned?
5. How have farm buildings been adapted to new uses over centuries? For example, early threshing barns may have been converted and extended into bank barns in the 18th and 19th centuries, leaving fragments of original fabric. Try and spot evidence for partitions and floors which show how barns and other buildings were subdivided.
6. What do the different building types tell us about the balance of arable and pastoral farming, which varied locally and over time? When did cattle yards and cattle buildings develop? Are bank barns, large stables, granaries and cartsheds associated with significant phases or areas of arable production which required space to thresh and store corn, housing for horses which provided motive power and space for grain and carts to export corn and cart muck? Are ash houses only found on historic arable farms?
7. What is the evidence for earth walling and thatch, being more common before the 19th century?
8. What is the evidence for the date and development of field barns and outfarms? Do they document the exploitation of farmland away from the main stabling, on new sites in landscapes subject to piecemeal or planned enclosure or close to the sites of deserted farmsteads and settlements or platforms for stacking corn or hay?
9. How are surviving historic farm buildings now used, and what is their condition? How do farmers and other owners and tenants intend to use them in the future?

SOURCES OF FURTHER INFORMATION

Agri-environment funding

Agri-environment funding via the Environmental Stewardship scheme has funded the maintenance and conservation repair of traditional farm buildings. Contact Natural England for further advice and eligibility on the Environment Stewardship schemes (<http://www.naturalengland.org.uk>).

Historic buildings grants

If the farm building is listed Grade I or II* the work may be eligible for a grant from Historic England. These and other sources of grant aid are described in detail in the Funds for Historic Buildings website (<http://www.ffhb.org.uk>).

Wildlife and habitats

English Heritage, National Trust and Natural England 2009. *Bats in Traditional Buildings*. London: English Heritage.

The Bat Conservation Trust provides useful advice about bats and buildings. See http://www.bats.org.uk/pages/bats_and_buildings.html.

The Royal Society for the Protection of Birds provides further advice about birds and buildings and on attracting wildlife to gardens. See <https://www.rspb.org.uk/advice/gardening/>.

Natural England provides further information about England's natural environment and biodiversity, including the Hedgerow Regulations. <http://www.naturalengland.org.uk/>.

Historic England guidance

Historic England (HistoricEngland.org.uk), formerly English Heritage (EH), is the public body that looks after England's historic environment. It champions historic places, helping people to understand, value and care for them, now and for the future.

For guidance on conversion and maintenance see:

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

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

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

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

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

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

EH/Countryside Agency 2006. *Historic Farmsteads: Preliminary Character Statement* (South West Region)

For the criteria for designation see:

EH 2011. *Designation Selection Guides. Agricultural Buildings*

For guidance on recording see:

HE 2016. *Understanding historic buildings: A guide to good recording practice*.

History of farm buildings and settlement

Barnwell, P S and Giles C 1997. *English Farmsteads 1750–1914*. Swindon: RCHME

Brigden, R 1986. *Victorian Farms Ramsbury*: Crowood Press

Brunskill, R W 2000. *Vernacular Architecture: An Illustrated Handbook*. London: Faber & Faber

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Lake, J 1989. *Historic Farm Buildings, An Introduction and Guide*. London: Blandford Press

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

Lake, J and Edwards, B 2007. 'Buildings and place: farmsteads and the mapping of change', *Vernacular Architecture*, 37, 33–49.

Peters, J E C 1981. *Discovering Traditional Farm Buildings*. Aylesbury: Shire Publications

Roberts, B K and Wrathmell S 2002. *Region and Place: A Study of English Rural Settlement*. London: English Heritage

Taylor, C 1983. *Village and Farmstead: A History of Rural Settlement in England*. London: George Philip

Wade Martins, S 1991. *Historic Farm Buildings*. London: Batsford

Wade Martins, S 2002. *The English Model Farm*. Macclesfield: Windgather Press

Wade Martins, S 2004. *Farmers, Landlords and Landscapes: Rural Britain 1720–1870*. Macclesfield: Windgather Press

Woodforde J 1983 *Farm Buildings London*: Routledge & Kegan Paul

Dartmoor

Beacham P, 1990 *Devon Building*. Devon Books DCC

Dartmoor National Park 2012 *Historic Farmsteads Survey*. 1997 Phase 1 & 2005 Phase 2

Fox, H 2012 *Dartmoor's Alluring Uplands. Transhumance and Pastoral Management in the Middle Ages*. University of Exeter Press: Exeter.

Fiona Fyffe Associates, Countryside with ULAS 2014 *Dartmoor National Park Historic Environment Character Assessment* unpublished report for DNPA

Gawne, E & Sanders, J 1998 *Early Dartmoor Farmhouses - longhouses in Widecombe and surrounding parishes*. Orchard Publications: Exeter

Kain, R & Ravenhill, W (editors) 1999 *Historical Atlas of South West England*. University of Exeter Press: Exeter

Thorpe, J L & Cox, J H 1994 *The Traditional Dartmoor Farmstead; the end*. The Archaeology of Dartmoor Devon Archaeological Society Proceedings 52. Devon Archaeological Society: Exeter.

Turner, S 2007 *Ancient Country: The Historic Character of Rural Devon*. Devon Archaeological Society Occasional Paper 20. Devon Archaeological Society: Exeter.

Wade Martins, S 2001 *The Farmsteads of Devon. A thematic study*. Unpublished report for English Heritage.

A Glossary of relevant farming terms used may be found at the end of the **Dartmoor Historic Farmsteads Character CS2** document.