Supplementary Planning Document

Heritage SPD: Appendix A

Historic farmsteads, farm buildings and farmhouses

October 2018
**Historic farmsteads, farm buildings and farmhouses**

1.0 **Introduction**

1.1 **Overview**

1.1.1 This appendix incorporates principles relevant to development proposals affecting farmsteads, which include traditional farm buildings and/or historic farmhouses; to development proposals which affect individual traditional farm buildings or historic farmhouses; and to development proposals which affect the settings of those farmsteads or buildings. These principles are also relevant to proposals for works to traditional farm buildings or farmhouses requiring listed building consent, including repairs.

1.1.2 The appendix may also help inform proposals for works to farmsteads, traditional farm buildings and historic farmhouses which do not require planning permission or listed building consent.

1.1.3 The principles apply also to historic buildings which were formerly in agricultural use but which have been converted to other uses. The terms ‘traditional farm building’ and ‘historic farmhouse’ as used here refer to historic buildings formerly in agricultural use or formerly occupied as farmhouses, irrespective of their current use. The term ‘farmstead,’ as used here, means the house belonging or once belonging to a farm together with the land and buildings nearby which are associated or were formerly associated with it.

1.1.4 It is noted that the degree of control which can be exercised over works to listed buildings is greater than for works to non-designated heritage assets.

1.1.5 The appendix should be read in conjunction with the remainder of this SPD (main document and appendices) and other relevant documents.

1.1.6 Farmsteads may include a farmhouse; traditional farm buildings such as barns, granaries, stables and animal shelters; yards; and modern agricultural buildings. In some cases, only part of an historic farmstead may remain. Some traditional farm buildings, such as field barns, may now, as when constructed, be isolated from any other buildings connected with agriculture.

1.1.7 As noted on the Historic England website,¹ individual traditional farm buildings and farmsteads which include traditional farm buildings are, in general, heritage assets which make a significant contribution to landscape character and to local distinctiveness, and, through a diversity of uses, to local communities and economies. These assets aid our understanding of agricultural history, of the history of technology and of vernacular architecture, and of the evolution of settlements. Only a small proportion of these heritage assets is subject to a statutory designation.

¹ [https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/](https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/)
1.1.8 Principles set out within this appendix generally apply to both designated and non-designated heritage assets (see main document of this SPD for definitions): it is acknowledged that the sensitivity of various heritage assets, their ability to accommodate change without unacceptable adverse impact, and the degree of control which can be exercised over works to those assets will vary.

The home page of the Historic England website affords links to a wealth of information on the conversion of farm buildings to new uses, on their maintenance, and on understanding traditional farmsteads and buildings.

Key publications specific to this subject area are:

National Farmstead Assessment Framework

The Adaptive Reuse of Traditional Farm Buildings (Historic Environment Advice Note 9)

Adapting Traditional Farm Buildings
https://www.historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/

The Maintenance and Repair of Traditional Farm Buildings

Additionally, Hampshire County Council's (HCC's) ‘Historic Farm Buildings in Hampshire’, whilst out of date in terms of policy, is well-illustrated and provides an excellent introduction to the county’s agricultural built heritage.

1.1.9 Historic England acknowledges that future change, including conversion of traditional farm buildings to new uses is inevitable: ‘without appropriate uses, they will not be maintained and may disappear from the landscape. Whilst poor conversion poses a threat, new commercial, residential or other uses which enhance their historic character and significance are to be encouraged.’

2.0 Farmsteads

2.1 **Understanding significance**

2.1.1 Historic England advocates the use of a framework for assessment of farmsteads, such that an understanding of a farmstead as a whole and of its setting informs proposals for change. The framework is useful in relation to development and assessment of proposals affecting farmsteads, individual buildings and the settings of those farmsteads and buildings. The stages of the framework are set out in Table A1 below:

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<tr>
<th></th>
<th><strong>Site Summary</strong></th>
<th>Together these two stages are referred to as ‘Site Assessment’</th>
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<tbody>
<tr>
<td>1</td>
<td><strong>Assess Heritage Significance</strong></td>
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<td>2</td>
<td><strong>Capacity for Change</strong></td>
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<tr>
<td>3</td>
<td><strong>Siting and Design Issues</strong></td>
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Historic maps may be found at: https://maps.nls.uk/os/; at www.oldmapsonline.org; and at https://www.old-maps.co.uk.

Tithe maps or estate maps may be available via the Hampshire Historic Environment Record: https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord.

These maps may be particularly useful in demonstrating the historic associations between buildings and land.

2.1.2 Site assessment (Stages 1 and 2) includes use of historic maps as evidence of how a heritage asset and its setting has changed over time. Stage 3 of the Historic England framework relates to assessment of the capacity for change. Constraints and opportunities for change are imposed by the nature of the site and its buildings, and will relate to issues such as access, neighbouring uses, flooding and contamination, landscape character and ecology. Stage 4 of the framework provides a useful checklist of siting and design issues.

2.2 **Farmsteads in Basingstoke and Deane**

2.2.1 As noted in HCC’s ‘Historic Farm Buildings in Hampshire’, referenced above: *the most common plan form of historic farmsteads in Hampshire is the loose courtyard type, with the farmhouse situated on one side of the yard, with barns, granary, and stables loosely arranged around the yard, with the*
cartshed next to an access track. This courtyard arrangement provided shelter for animals, usually cattle, with shelter sheds frequently added in the 19th century. The more regular courtyard plan farmstead with linked buildings ranged around a yard usually divided into two areas, was the result of the application of 'modern' farming methods of the late 18th and during the 19th century.' Yards may be enclosed by low walls. The farmhouse or barn is often the largest building in the group.

2.2.2 Detailed information (which includes plans of typical farmstead layouts) relating to the historic context of traditional farmsteads in Basingstoke and Deane, to traditional farmstead plan types and to farmstead character, is at Annex 1 to this appendix. This information is derived, with minor modifications, from the council’s SPG on Farm Diversification and Traditional Farmsteads of 2007, which is now superseded by this document.

2.2.3 The 2007 SPD noted that English Heritage, the predecessor of Historic England, identified the key features of the borough and those which make it distinctive in a regional and national context, and that these included:

- A high concentration of isolated farmsteads, mostly of medieval origin, in the anciently-enclosed landscapes of the north, and a sparse distribution of isolated farmsteads in the downlands of the south.
- Other farmsteads of medieval origin concentrated in hamlets and villages.
- The early development of large-scale commercial farming based on the production of corn from the late 15th and 16th centuries, especially in the chalk downlands but also further north to a smaller scale. Cattle rearing and dairying was important in some small areas, and small-scale agriculture on the heathland to the north-west.
- High numbers of pre-1750 buildings, especially barns, which are rare by national standards. These are especially concentrated in the claylands of the north.
- Farmstead groups focused on the production of corn including large barns, stabling, cartsheds and granaries, typically set around inward-facing courtyards.
- A rich mix of materials, namely in the use of timber frame and long straw thatch combined with cob, plain tile, weatherboard, brick and flint.
- Hipped and half-hipped roofs.

3.0 Traditional farm buildings

3.1 Types of traditional farm building and their characteristics

3.1.1 Figure A1 illustrates various types of traditional farm buildings; Figure A2 shows examples of features related to function which characterise different types; Figure A3 illustrates some of the details and materials which characterise traditional farm buildings within the borough: see also the HCC publication referenced above and Annex 1.
3.1.2 Most traditional farm buildings are simple and utilitarian, and are constructed of local materials. Such buildings are of bay construction, generally have uninterrupted roof slopes, walls with few openings (which are, save for wagon door openings, relatively small), and roof structures which are exposed to view internally. Elevations often have a strong horizontal emphasis: roofs tend to be the dominant feature in building elevations.

Traditional farm buildings often provide habitats for wildlife: ecological reports may be required to support an application for planning permission or listed building consent – see Section 10.0 of the main document of this SPD.
Figure A1: Types of traditional farm building

Barn

Cart shed

Stable

Granary
Figure A2: Examples of features which contribute to understanding of the function of a traditional farm building

Barn, open interior, cart entry, roof and walls

Cart shed, post and beam construction, open bays

Stable, stable doors, hayloft doors, hayracks, partitions, louvres for ventilation, flooring
Figure A3: Examples of materials and details used in traditional farm buildings in the locality

Flint, straight edged dark stained boarding, red brick with lime pointing, slate, plain clay tiles, laced valleys, eaves with exposed rafter feet etc. to accord with Annex 1.
4.0 Preserving the significance of historic farmsteads, farm buildings and farmhouses

4.1 Policies and principles

4.1.1 As referenced in the main document of this SPD, the key policy within the Basingstoke and Deane Local Plan 2011 - 2029 relating to heritage is Policy EM11 (Historic Environment). Policy SS6 is also relevant to the conversion of farm buildings to residential use.

**Policy SS6 of the Local Plan, New Housing in the Countryside** sets out the circumstances in which a redundant or disused permanent building in the countryside may be converted to residential use.

One requirement is that the building does not require ‘substantial rebuilding, extension or alteration.’

Another requirement is that the development does not result in another building to fulfil the function of the building being converted. The policy also requires that the application should lead to an enhancement to the immediate setting.

4.1.2 Historic England guidance notes that the extents to which the historic form of a farmstead, and the detail of individual buildings survive are key determinants of significance. Principles FF01, FF02, FF03, FF04 and FF05 which are consistent with Policy EM11, relate to preserving the significance of historic farmsteads, farm buildings and farmhouses and the ability to appreciate that significance.

4.1.3 Principle FF01 relates to proposals affecting historic farmsteads, farm buildings and farmhouses. Principles FF02 and FF03 relate more specifically to the conversion of traditional farm buildings to residential and other uses, and to other works to traditional farm buildings.

4.1.4 The setting of an historic farmstead or of a traditional farm building or an historic farmhouse may contribute to its significance or to an understanding of its significance. Given that the function of farm buildings and farm houses was directly related to agricultural land, development on that land may affect significance or the ability to appreciate that significance. Principle FF01 includes consideration of issues pertaining to setting: Principles FF04 and FF05 relate, respectively, to work within the setting of farm buildings comprising external works and new buildings associated with the conversion of farm buildings to new uses (FF04), and, more generally, to development affecting the settings of historic farmsteads, farm buildings and farmhouses (FF05).

4.1.5 It is noted that the detail of Principles FF02, FF04 and FF05 and associated supporting text should inform early decision-making relating to development proposals.
Principle FF01 – Farmsteads, farm buildings and farmhouses: preserving significance, general

In respect of proposals which affect:

(i) a farmstead which includes a traditional farm building or buildings
(ii) and/or an historic farmhouse;
(iii) a traditional farm building or buildings; and/or
(iv) an historic farmhouse:

a) Buildings, spaces and features which evidence the historic form of a farmstead should be retained and conserved;

b) The legibility of historic relationships between buildings and spaces which are or were once part of a farmstead, and intervisibility between such elements should be maintained or enhanced;

c) Traditional landscape features such as boundary treatments, ground surfaces and ponds should be reinstated where practicable;

d) New buildings and extensions within the immediate setting of relevant heritage assets should be subordinate to those heritage assets, and the hierarchy of buildings making up a traditional farmstead should be respected and conserved;

and

e) Development within the immediate setting of relevant heritage assets should be responsive to the layout of a farmstead, and should respect and conserve its essential character.

It is noted that exceptions to item (d) above may be justified on the basis of the needs of modern farming.

Principle FF02 - Works to traditional farm buildings: preserving significance, general

In respect of works to a traditional farm building or buildings (which is/are part or not part of a farmstead), including works associated with conversion to a new use or uses:

a) Internal and external features, elements and components of architectural and/or historic interest and/or which contribute to an understanding of the original function(s) of a building should be retained in situ and where
necessary repaired, and/or restored.

b) Alterations to the external appearance of a building and/or to its setting and/or to its interior should facilitate an appreciation of the original character and function(s) of the building.

c) Where internal spaces contribute to an understanding of the original function of a building and/or to its character and interest, extensive subdivision should be avoided.

d) The position and size of original openings should be a key factor in determining the nature of accommodation to be provided within a building: the number of new openings inserted into building fabric should be low. Any new openings should be kept to the minimum necessary to ensure adequate daylighting and ventilation of habitable rooms.

e) The internal layout of proposals should be planned so that new openings are positioned in locations which will minimise impact on significance. The design and arrangement of new openings and of related components (such as windows, doors and screens) should respond to the character of the building, should not reduce the legibility of the original function(s) of the building, and should preserve the essential character of the building.

f) Extensions to a traditional farm building should be modest in size relative to the original building, and should respond sensitively to the original character and form of the building.

4.1.6 Repairs should generally be undertaken in situ: frames should not be dismantled. The maximum amount of historic fabric should be retained.

4.1.7 Timber repairs and reinstatement should normally be undertaken in oak, with section sizes to match existing and using traditional techniques, and should be expressed as honest repairs or new work.

4.1.8 Alterations and extensions should not result in an over-fussy or domestic appearance or an erosion of character: additions such as chimneys, porches, dormers and conservatories will not normally be acceptable.

4.1.9 The proportions of external elevations and of their component parts should be maintained.

4.1.10 Timber framing members should generally be exposed to view internally.

4.1.11 Timber members such as posts, studs, cill beams, wall plates, purlins, roof trusses, ties, braces and rafters which are of historic and/or architectural interest should not be removed, or altered other than as necessary to effect essential repairs.

4.1.12 New openings should generally be located away from principal elevations, in walls rather than roofs, and such that impact on historic fabric is least.
4.1.13 As it is desirable not to disturb roof slopes in any way, roof slopes prominent in important views should be kept free of interventions such as roof windows/rooflights. Any roof windows/rooflights should be flush with the roof covering, positioned to minimise adverse impacts relating to reflection and light spillage, and located to minimise loss or harm to historic fabric and to structural integrity i.e. between rafters and such that purlins are not cut.

4.1.14 Opportunities to provide natural lighting and ventilation by inserting windows, doors and screens into original openings such as doorways, cart entries to threshing barns, open bays of cart sheds and livestock shelters etc. should be taken, with components generally set back from the face of the building.

4.1.15 Where cart entry doors have been lost or are in poor repair, it may be desirable to install replacements.

4.1.16 Open bays should not normally be infilled with opaque materials: full height glazed screens which extend over the full width of the original open bays may be acceptable.

**Principle FF03 - Works to traditional farm buildings: Preserving significance, materials and detailing**

In respect of works to a traditional farm building (which is, or is not part of a farmstead), including works associated with conversion to a new use or uses:

a) Materials and finishes and detailing shall be chosen to complement the materials and finishes of the building as originally constructed and, generally, those used in the local vernacular, to ensure that the essential character of the building is preserved and enhanced.

b) Natural materials\(^3\) shall generally be used in work visible externally.

4.1.17 Detailing of new windows, external doors and other components should respond to the essential character of the building.

4.1.18 Traditional roof details (e.g. for ridges, hips, eaves, verges, and valleys) should generally be employed, to ensure that the essential character of the building is preserved and enhanced.

4.1.19 Timber boarding should generally be used horizontally and be of traditional section size and profile (feather edge), as found within the local vernacular, finished in a way which is sympathetic to context.

4.1.20 Plinths should be retained and repaired or rebuilt as appropriate, reusing original materials in lime mortar. Brick bonds and other details should generally replicate those of original construction.

\(^3\) See paragraphs 3.6.17 and 4.9.11 of the main body of this SPD
4.1.21 Timber or metal windows may be appropriate dependent upon individual circumstances: upvc windows will not be acceptable.

4.1.22 It may be appropriate to replicate original joinery, notably where original components have been lost, or, for example, where components are within new openings, to introduce components which are different but which complement the essential character of the building. Standard ‘off the peg’ windows should not be used.

In order to demonstrate the nature and extent of work proposed, and the impact of proposals on existing fabric, detailed survey drawings should be produced. Plans, sections showing cross-frames and longitudinal sections should show the sizes and location of timbers and other features of construction, and should clearly distinguish elements of interest and those which are modern. The condition of elements of construction should be noted. A schedule of works, together with proposals drawings, should clearly identify the nature of work associated with repair and/or conversion.

The implications of compliance with Building Regulations, and with other regulatory systems and legislation should be explored at an early stage of the design process and should be reflected in the schedule of works referenced above. Reconciling the need to ensuring adequate fire escape with the principle of limiting the number of new openings in roofs and walls may impose limitations on development potential. Particular attention to detail will be required to ensure that the addition of thermal insulation does not adversely impact on the external and internal appearance of a traditional farm building, for example by resulting in changes to traditional eaves details in which rafter feet are exposed.

4.1.23 Examples of interventions to farm buildings are shown at Figures A4 and A5.
Figure A4: Examples of interventions to farm buildings (1)
Figure A5: Examples of interventions to farm buildings (2)
**Principle FF04 - External works and new buildings associated with the conversion of traditional farm buildings to new uses: preserving significance**

In respect of external works and new buildings associated with the conversion of a traditional farm building or buildings to new uses:

a) Access and parking arrangements, boundary treatments, hardsurfacing, other hard landscaping features and soft landscaping should all respond sensitively to the original character of relevant heritage assets, and should preserve and enhance the significance of those assets and the ability to appreciate that significance. The use of close boarded fencing and/or of tall walls and fences which do not allow intervisibility between elements of a farmstead will not normally be acceptable. Interventions should not erode the simple utilitarian character of yards and other elements of the setting of farm buildings. (See also FF01 (b)).

b) Garaging, cycle storage and other external storage ancillary to the main use of the building should generally be accommodated within the existing envelope of buildings or in modest extensions rather than in new buildings.

c) For residential conversions, the extent of residential curtilage should be modest, in order, inter alia, to limit the potential adverse impact of domestic paraphernalia on the setting of heritage assets.

d) For residential conversions, the number of units accommodated should be limited, to minimise the adverse impact of boundary treatments and other hard landscaping features on the setting of heritage assets.

**Principle FF05 - Development affecting the setting of farmsteads, farm buildings and farmhouses: preserving significance**

In respect of development affecting the setting of an historic farmstead, traditional farm building(s) and/or an historic farmhouse:

a) Elements of the setting of a farmstead which incorporates a traditional farm building or buildings and/or an historic farmhouse, and/or of a traditional farm building or buildings, and/or of an historic farmhouse, should be preserved or enhanced where:

i) those elements of setting make a substantial contribution to the significance of the heritage asset, and/or

ii) they make, or have the capacity to make, a substantial contribution to an understanding of the significance of the heritage asset;

b) Interventions should not erode the simple utilitarian character of yards and
other elements of the setting of farm buildings;

c) A sufficient area of undeveloped land should generally be retained to ensure an adequate buffer between new development and the heritage asset.

In order to preserve the significance of traditional farm buildings, consistent with Principle FF01 – FF05, conditions may be attached to any planning permission for development affecting those buildings, such that permitted development rights are restricted. As for other types of applications, additional conditions e.g. to control details of services, materials and finishes, joinery and other construction details, hard and soft landscaping etc. may also be attached to planning permissions and listed building consents for works affecting historic farmsteads, traditional farm buildings and historic farmhouses.
Annex 1 to Appendix A

1.0 Traditional Farmsteads in Basingstoke and Deane: Historical Context

1.1 The landscape of the borough can be divided into two main areas – the chalk downs of the south and the clay lands of the north. This basic geological division resulted in the development of landscapes with distinctive settlement patterns and agricultural character. On the chalk, large estates were established by the Saxon period at least, often with, in the west of the Borough, long narrow land units stretching from river valleys where villages were sited up to the higher downs. Many of these Saxon estates are still represented by parish boundaries. Open fields typically occupied the lower slopes with open downland on the higher ground. In the eastern downs river valleys are less dominant and so the settlement pattern consists of small villages and hamlets scattered across a landscape that consists of smaller areas of early enclosure by agreement intermixed with later, regular parliamentary-type enclosure.

1.2 Sheep and corn farming dominated the chalklands from the medieval period with common arable fields on the lower slopes and open sheep walks on the downs. The large flocks of sheep were valuable for their wool and for maintaining soil fertility – they were ‘folded’ on the fallow fields each night where they dropped their manure. This system of farming largely continued up to the nineteenth century but whilst the basis of farming remained constant considerable changes occurred from the sixteenth century at least that had a major impact on the landscape and which have been described as an ‘agricultural revolution’. These changes included the introduction of watermeadows, increased uses of artificial grasses, the leasing of large estates to yeoman farmers often resulting in the enclosure by agreement of common fields and downland with a resultant demise of small peasant farmers who either sold or leased out their small pieces to the larger farmers.

1.3 The increased prosperity of a few large farmers allowed them to alter existing houses, often re-fronting them in brick, or build new, large farmhouses and barns. The timber-framed and long straw thatched barns, often aisled and sometimes two or three to a farm, together with stables and a granary, were typically arranged around a yard (a loose courtyard plan) where cattle could be wintered. Yard areas on Hampshire loose courtyard steadings were usually undivided although sometimes there may be a boundary to one side dividing the yard from the house. Where a new farmhouse was built it was typically set away from the farmyard rather than forming one side of the yard. Smaller farm buildings and boundary walls could be built of cob and were typically thatched. The small farm buildings of the family farmers, who were unable to continue farming without the common flock manuring their fields, were generally not replaced but many of their houses survive.

1.4 The pace of enclosure and ploughing up of the downland increased in the late eighteenth - early nineteenth century when the Napoleonic Wars forced
up wheat prices. Commentators such as William Cobbett condemned such practice, questioning the value of ploughing the poor downland soils. Large regular fields were created on the downs and in some cases new farmsteads, often regular courtyards of linked brick and flint buildings, were erected to serve the new holdings (although timber-framed barns also continued to be built). Some of the larger farmstead were also accompanied by cottages for farm labourers. The nineteenth century was a turbulent century for agricultural with wheat prices falling at the end of the Napoleonic Wars before rising again mid-century. However, a series of poor harvests, the effects of cheap imports of grain from America and a collapse in wool prices in the 1870s resulted in an agricultural depression that didn’t lift until the First World War. The low wheat and wool prices forced some chalkland farmers to look to dairying, producing liquid milk which was one of the few profitable areas of farming, supplying the growing urban areas of Southampton and Portsmouth as well as the London market. A few large estates invested in new dairy buildings, sometimes using concrete walling, whilst on other farmsteads barns were converted. However, many farmers intensified wheat production, replacing sheep flocks with the new artificial fertilizers that were available which in turn allowed more downland to be ploughed up.

1.5 On the clays of the north of the borough is a landscape of a markedly different scale and character. Settlement is predominantly dispersed with hamlets and isolated farmsteads connected by a network of small, twisting lanes and set amongst small, often irregular fields and with considerable woodland. There is evidence that the clearance of woodland to create farms was underway in the Saxon period and probably continued in the period up to the fourteenth century. It is probable that many of the scattered farmsteads were created by that date but this was also a dynamic landscape with farmsteads being created, others being reduced to a cottage and some removed from the landscape entirely. Loose courtyard plans were also typical of this area but the buildings, usually timber-framed and thatched with some brick and tile barns, were smaller and rarely was more than one barn required. The small irregular inter-mixed fields of different farmers were gradually re-organised creating ring-fenced holdings sometimes with a new, more regular field pattern replacing the irregular assarted fields. Amalgamation of holdings sometimes led to the re-organisation of the remaining farmsteads, often creating regular courtyard plans where the management of cattle in smaller yard areas was a feature.

1.6 Despite the contrast in character with the chalklands sheep and corn was still the principal agricultural system although it operated on a very different scale and cattle were of greater importance. Farms in this area were small, some too small to support a family and so by employment was common – working in woodland industries, carting or brickmaking. It was also common to over-winter the sheep of some of the downland farmers. On the poorer, sandier soils there were fewer farms although often farmsteads were located
close to the edges of areas of heath where they could exploit both the
grazing offered by the common and the slightly better quality soils
surrounding. These areas of poorer land were largely left to large estates to
enclose and attempt to improve in the nineteenth century, sometimes
creating new regular courtyard plan farmsteads which typically included
brick-built cattle housing.

1.7 Within both areas the late twentieth century has witnessed the further
amalgamation of holdings removing many farmsteads from agriculture and
concentrating farming operations at a few farmsteads where large new
sheds and silos often engulf or have replaced earlier farm buildings.

2.0 Traditional Farmsteads in Basingstoke and Deane: Plan Types

2.1 Figure 1 shows a range of farmstead plan types:

a) **Linear Plan:** House and farm building attached and in-line. This is the plan
form of the medieval longhouse but in upland areas of the country in
particular it was used on small farmsteads up to the 19th century.

b) **L-plan including the farmstead:** Such plans can be a development of a
linear plan or can represent a small regular courtyard plan (see E-G, below).

c) **Dispersed plan:** Within this small hamlet the farm buildings of the two
farmsteads are intermixed with no evidence of planning in their layout or
relationship to the farmhouses. Dispersed plans are also found on single
farmsteads where the farm buildings are haphazardly arranged around the
farmhouse.

d) **Loose Courtyard:** Detached buildings arranged around a yard. In this
example the yard is enclosed by agricultural buildings on all four sides with
the farmhouse set to one side. On smaller farms the farmhouse may form
one side of the yard which may have agricultural buildings to only one or two
of the remaining sides.

e) **Regular Courtyard L-plan:** Two attached ranges form a regular L-shape.
The farmhouse is detached from the agricultural buildings.

f) **Regular Courtyard U-plan:** The yard, in this example divided into two parts,
is framed by three connected ranges. Again, the farmhouse is detached.

g) **Full Regular Courtyard:** The yard is enclosed on all sides by buildings
including, in this example, the farmhouse. Other examples are formed by
agricultural buildings on all sides with the farmhouse built to one side.

h) **Regular Courtyard E-plan:** This plan form (and variations of it with
additional ranges) may be found on some of the larger planned farmsteads
where livestock were a major part of the agricultural system. Cattle were
housed in the arms of E the ‘back’ of which provided space for fodder
storage and processing.


3.0 **Traditional Farmsteads in Basingstoke and Deane in each of the two main Landscape Character Areas**

3.1 Table 1 includes a description of traditional farmsteads within the borough. This table and information which follows is derived, with minor modifications, from a previous SPG, as noted at paragraph 2.2.2. The table is split into two columns, which relate to two main landscape character areas: the Hampshire Downs and the North Hampshire Lowland and Heath. The extent of these areas is shown at Figure 2.
Table 1: Traditional Farmsteads in Basingstoke and Deane in each of the two main Landscape Character Areas

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<th>Hampshire Downs</th>
<th>North Hampshire Lowland and Heath</th>
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<td><strong>Summary</strong></td>
<td><strong>Summary</strong></td>
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<td>This area shares many characteristics with other downland landscapes of southern England where farmsteads had developed into their present form by the 19th century. Very large arable based holdings, by national standards, were provided with large barns for crop processing and storage, which make the farmsteads of this area particularly prominent in the landscape. The concentration of farmsteads in villages and hamlets and the large holding size has resulted in a relatively low density of farmsteads in the landscape.</td>
<td>Although this area has a markedly different character to the chalk landscapes to the south, large parts of this area supported a sheep-corn system of agriculture. Small farm size and a generally dispersed settlement pattern resulted in a high density of farmsteads in the landscape.</td>
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<td><strong>Farmsteads in the Landscape</strong></td>
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<td>A generally elevated chalk landscape dissected by sheltered valleys and combes dominated by sheep and corn farming from the 13th century to the later 19th century, now comprising extensive tracts of predominantly open arable farmland. Numerous ancient semi-natural woodlands and ancient hedgerows, particularly on areas of clay. Generally, medium to large or very large fields predominantly created through enclosure by agreement from the 17th century. The earliest enclosures, relating to former common fields are generally found adjacent to the settlements and on the valley sides where larger rectilinear fields are characteristic. Enclosure of the once extensive downland increased during the late 18th and early 19th centuries resulting in the large scale, regular...</td>
<td>A generally low-lying, undulating landscape crossed by many small streams. A well-wooded area with both pasture and arable land in the Mixed Farmland and Woodland and Pasture and Woodland: Heath Associated areas. Some extensive areas of heathland remain in the eastern part of the area. Field boundaries, created by thorough assarting of the formerly extensive woodland from the Saxon period onwards are typical; extensive enclosure by agreement from 17th century along the stream valleys and generally more regular boundaries associated with post-1750 enclosure (some parliamentary), often taking in areas of heathland or common.</td>
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</table>
fields of the open arable areas in particular.

Farmsteads of medieval origin located in villages and hamlets where they are very prominent features, often presenting largely blank external elevations to the village street. Farmsteads often lay on the edge of the settlement, where they can be seen in relationship to long linear fields – the result of enclosure of common fields – extending up valley slopes. On the downland the majority of isolated farmsteads were created or largely re-built post-1750, but some medieval farms (often the result of settlement shrinkage) remain. Here the farmsteads are set in rolling chalk downland and are often prominent in long views across the landscape.

Settlement pattern of generally small villages intermixed with many isolated farmsteads and small hamlets. Nucleated villages are found in greater number in the eastern part of the area. Many isolated farmsteads are of medieval or 17th century origin, some fringing areas of heath or common. Where subsequent encroachment on the common has occurred 19th century farmsteads have sometimes been created, leaving the earlier phase of common-edge farms set back from the common. A farmstead, usually manorial, is often found in close proximity to a medieval church representing an early church/manor relationship. Generally farmsteads are less prominent in the small villages than in some other character areas but the isolated farmsteads, often set close to the roads and lanes, make an important contribution to the character of the landscape.

Building Materials

The majority of farm buildings of pre-19th century date are timber-framed and weather boarded although brick was used from the 18th century where it was available locally. Mid- to late 19th century buildings are commonly of brick and flint or brick or with tile or slate half-hipped or gabled roofs. Some smaller farm buildings constructed in cob. Late 19th and early 20th examples of the use of concrete walling, typically on large estate owned farmsteads.

The majority of farm buildings of pre-mid-19th century date are timber-framed although brick was used from the 16th century, initially as an indicator of wealth and status. From the 18th century increasing use of brick for farm buildings is seen, particularly for stables and some barns. By the mid-19th century most farm buildings are of brick with tile or slate half-hipped or gabled roofs. Slates may be laid ‘economically’ especially on estate owned farms. In the east of the character area, 19th century brick-built farmsteads are important in informing the development of agricultural practice and some of the large estates.
**Heritage SPD Appendix A – EPH Draft**

<table>
<thead>
<tr>
<th>Straw thatch was the traditional roofing material for most farm buildings and is particularly important to the character of settlements in the western part of the area. Plain clay tile has also been used since medieval times for some buildings. Walls in and around farmsteads are typically of flint and brick or cob with distinctive thatch or tile capping.</th>
<th>Straw thatch was the traditional roofing material for most farm buildings although tile has been used since medieval times for some barns. Occasionally tiles of different colour tone or shape were used to create patterns on roofs.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Farmstead Plan, Building &amp; Dating</strong></td>
<td>** Loose courtyard plans, established by the 19th century, are the predominant plan form. Large farmsteads may have buildings on all sides of the yard whereas smaller holdings will have buildings on one or two sides of the yard only. Regular planned farmsteads of later 19th century date often associated with large estates. The largest planned farmsteads are generally rare in Hampshire: but the few E-plans in the county are concentrated in this area. Dispersed and linear plans are almost entirely absent from the Hampshire Downs.</td>
</tr>
<tr>
<td>Many pre mid-19th century farmsteads dominated by one or more large threshing barns commonly of 5 or 6 bays. The earliest barns date from the 15th century but the majority are of 18th and early 19th century date and are typically timber-framed and aisled. Aisled construction of barns leads to a low eaves line that emphasises the mass of the roof against a relatively small wall area. Mid-19th century barns built with brick and flint or brick and are often split-level combination barns.</td>
<td>Granaries are typically of 18th or 19th century date, timber-framed and set on straddle stones. Free-standing granaries are an ‘iconic’ building type but limited potential for alternative uses has meant that many have been lost or are falling into disrepair. On 19th century farmsteads granaries usually form part of a combination building such as being located over a cart-shed or part of a barn.</td>
</tr>
</tbody>
</table>
Granaries are an 'iconic' building type but limited potential for alternative uses has meant that many have been lost or are falling into disrepair. On 19th century farmsteads granaries usually form part of a combination building such as being located over a cart-shed or part of a barn.

| Buildings for cattle are not always present. Where found they consist of open-fronted shelter sheds facing into the yard and are normally 19th century additions to earlier complexes. Some cattle shelters are built against the yard elevation of the barn. Late 19th planned farmsteads will normally include contemporary cattle housing. |
| Buildings for cattle are often found and normally consist of single storey open-fronted shelter sheds facing into the yard or built against the yard side of the barn and are usually 19th century additions to earlier complexes. Shelter sheds are sometimes confused with cart-sheds but the location within the farmstead will usually indicate the original function. |
| A small number of late 18th or early 19th century out-farms survive on the downs where crops could be processed in the barn and cattle housed in shelter shed. Occasionally a cottage for a farm worker stood nearby. Many out-farms have been lost whilst some were developed into farmsteads. |
| A number of stud farms can be found in the area south of Newbury. Stable ranges, tack rooms and feed stores may be found as well as individual boxes for stallions or sick horses, dating from the 19th century. Few are listed. |
4.0 **Farmstead Character Statements (by individual Landscape Character Area)**

4.1 Landscape Character Areas are shown at Figure 2: the character of farmsteads within each area is described below. The descriptions are derived from the previous SPG.

**Figure 2: Landscape Character Areas**

1. Highclere and Burghclere
2. Eccinswell
3. Wolverton
4. North Sherborne
5. North Silchester
6. Loddon and Lyde Valley
7. The Clere Scarp
8. Great Litchfield Down and Willesley Warren
9. Ashmansworth and Binley Down
10. Litchfield Down
11. Wyke Down
12. Test and Bourne Valley
13. South Test Down
14. Oakley / Steventon Down
15. Hannington Down
16. Basingstoke Down
17. Dummer and Popham Down
18. Tunworth and Upton Grey Down
19. Ellisfield Clay Plateau and Valley
20. Candover Valley
4.2 Highclere and Burghclere

4.2.1 The presence of the Bishop of Winchester’s medieval deer park at Highclere, subsequently enlarged to create the large landscape park that survives today, and the relatively poor heathy soils of much of the area, which remained unenclosed until the nineteenth century, limited the development and survival of farmsteads in this area. The generally small size of farmsteads and low quality land meant that most farmers were unable to provide good quality buildings that were capable of adaptation. Many of the farmsteads existing in the late nineteenth century have been lost or significantly altered. Only a small number of farmsteads, located on small areas of better land retain historic buildings but amongst these are some significant farmsteads such as Seven Stones Farm which has a medieval house with a barn connected in-line – a rare example of this arrangement in Hampshire. In the southeast corner of the character area the quality of the soils improves, and this is reflected in the survival of a number of farmsteads with medieval to eighteenth-century buildings. In the north of this area there are a number of stud farms, some which have purpose-built nineteenth-century stabling.

4.2.2 The farmsteads of this area are mostly isolated or are grouped in loose clusters, although in the west there are a number of hamlets containing one or two farmsteads. Loose courtyard plans are typical but there are a few dispersed plans and a parallel plan, both types that are usually associated with small farms and dispersed settlement.

4.3 Ecchinswell, Wolverton, North Sherborne, Lodden and Lyde Valley

4.3.1 Although these areas are differentiated by an increased level of woodland cover in the Wolverton character area, in relation to farmsteads they have similar character in that there is a relatively high density of farmsteads that retain buildings dating from the eighteenth century or earlier. This pattern is characteristic of areas of ancient enclosure where small, irregular fields created by assarting – the clearance of woodland from the Saxon period up to the fourteenth century – are typically associated with small farms where freeholders or tenants on secure leases could construct reasonable quality buildings. As farm sizes did not increase markedly these buildings continued to have sufficient capacity and so were not replaced as often happened on chalkland farms. In the area north of Basingstoke fields associated with assarting give way to a landscape of fields of early, informal enclosure the northern part of which appears to have been associated with a largely dispersed settlement pattern of farmsteads and hamlets rather than the enclosure of the open fields of a village.

4.3.2 Compared to the Highclere and Burghclere area to the west, farmsteads show a significantly better rate of survival, with many substantially retaining their character. Small loose courtyards, commonly with buildings to two sides of a yard, are the dominant plan form although the number of U-plan
steadings increases in the Loddon Valley area. A particular feature of the Loddon Valley is the presence of moated sites, some of which are still associated with farmsteads. Timber framing is the characteristic construction method although in the eastern part of the area some relatively early brick barns are found.

4.3.3 Through much of this area there are a number of large estates. Whilst the buildings of these estate farmsteads are often little different to the other farm buildings in the area, some have an estate identity even where the buildings including earlier timber-framed barns and stables, for example, through the use of a particular profiled roofing tile. On late nineteenth-century estate buildings the use of slates laid ‘economically’ i.e. leaving spaces between each slate in the row, so saving on the number of slates required, is commonly seen.

4.4 North Silchester

4.4.1 Farmsteads do not feature as a characteristic element in this area of heath-dominated soils.

4.5 Clere Scarp

4.5.1 The Clere Scarp marks the junction between the chalk and the clay in the west of the Borough with an area of greensand at the foot of the scarp. There are several farmsteads retaining seventeenth-century buildings along the spring line in the western part of the character area. Several of these farmsteads were located on or close to the edge of large areas of waste that would have provided common grazing. The area of greensand provided a focus for settlement (there are two deserted villages sites, Old Burghclere and Sydmonton), and open arable fields with the common field strips of Ecchinswell and Sydmonton were focused on the greensand. Located within the midst of Ecchinswell’s open fields was Nuthanger Farm, a ring-fenced holding of medieval origin. The area south of the greensand ridge and the scarp contains few farmsteads.

4.5.2 Burghclere was a manor of the Bishops of Winchester, and Manor Farm retains the 8 bay timber-framed aisled barn built in 1450-1. Large barns or groups of timber-framed barns are found on other farmsteads in the area. Brick was also used for barn construction as at Zell House Farm where the aisled barn was a multi-functional building. Both longstraw thatch and plain clay was used for roofing, with slate of some mid- to late-nineteenth-century buildings. Timber-framed granaries and buildings for cattle were once found on most farms in the area, but granaries have been lost on several farmsteads.

4.5.3 Loose courtyard plans are typical, although where later brick ranges of shelter sheds or stables have been added they often form linked ranges creating L- or U-plan steadings with an older barn.
4.6 Great Litchfield Down and Willisley Warren

4.6.1 This is largely an area of eighteenth and nineteenth century enclosure of higher ground creating large, regular fields with straight boundaries. Most of the enclosure was carried out by agreement rather than by Parliamentary Act. Within the new fields a few new farmsteads were built, often with large regular courtyard plans of brick and flint buildings with tile or slate roofs but overall the density of farmsteads is low compared to surrounding areas. The late date of these farmsteads means that historically none were listed, but these farmsteads are highly characteristic of this landscape.

4.6.2 In the western part of the character area less regular fields, probably created in an earlier phase of enclosure by agreement, are found surrounding the probably shrunken settlement of Lower Woodcott.

4.7 Ashmansworth and Binley Down

4.7.1 This area of chalkland differs from most of the western part of the Hampshire Downs in that historic settlements tend to be located on the ridges in the north of the area whilst in the south hamlets and individual farmsteads are located in the small dry valleys and combs cutting into the dip slope. The fields of the area are mainly the result of enclosure by agreement with some suggested areas of assarting in the south and west of Ashmansworth. Farmsteads retaining earlier buildings, usually loose courtyards, tend to be located within the settlements and dry valleys with timber-framed and thatched (or originally thatched) barns, but many farmsteads only have brick and flint buildings, often in regular courtyards or having linked ranges of buildings. On the higher downland few farmsteads have buildings that have been dated from before the nineteenth century although it is possible that some earlier buildings survive.

4.8 Litchfield Down and South Test Downs

4.8.1 In terms of farmstead character these areas have similar characteristics to the Great Litchfield Down and Willisley Warren character area to the north. There is a low density of farmsteads in the landscape and most do not retain pre-nineteenth century buildings. The field patterns are largely regular in form suggesting late enclosure of downland and open fields. The few farmsteads that have earlier buildings, typically loose courtyards but sometimes with ranges attached to the barn, are in hamlets such as Cole Henley and Tufton or at the head of a comb and are associated with areas of informal enclosure.

4.8.2 The majority of farm buildings in this area are of brick and flint or brick and often consist of multifunctional ranges creating regular courtyards rather than detached buildings serving a single use. Timber framing is evident on several of the farmsteads with greater time-depth.
4.9 Wyke Down

4.9.1 Unlike most downland areas in the Hampshire Downs, this area of higher ground appears to have been associated with isolated farmsteads from the Saxon period – the recurring name ‘Wyke’ indicating a dairy farm. There are a small number of farms in this area, mostly with relatively large farmsteads. Whilst sheep and corn may have replaced dairying in the medieval period, the depression of the late nineteenth century encouraged some landowners, particularly large estates, to look to dairying to maintain their income. In some cases such a change required new buildings, and at two of the farmsteads in this area there are examples of regular courtyard plans with concrete-walled buildings dating from this period. At others the characteristic timber-framed threshing barn is found as part of a loose courtyard plan.

4.10 Test and Bourne Valley

4.10.1 In the western part of the Hampshire Downs historic settlement is concentrated in the river valleys, with farmsteads mainly located in villages. This pattern is most strongly represented by the Bourne Valley where St Mary Bourne and Stoke contain farmsteads retaining seventeenth-century- or earlier buildings. The upper part of the Test Valley is less strongly defined by linear villages such as St Mary Bourne, instead being dominated by the medieval market towns of Overton and Whitchurch. However, historic farmsteads are still concentrated in the valley. These older farmsteads typically consist of loose courtyard groups of timber-framed houses and farm buildings, often thatched or formerly thatched. Cob buildings are found on some farmsteads, and cob boundary walls are especially characteristic of the area.

4.11 Oakley and Steventon Downs & Dummer and Popham Downs

4.11.1 These landscapes have few isolated farmsteads – most are concentrated in villages and hamlets such as North Waltham, Dummer, Steventon and the shrunken settlement at Popham. Many of these farmsteads retain eighteenth-century or earlier buildings, typically being timber-framed houses and barns arranged in loose courtyards, although there are some farmsteads that were provided with new, often large, regular courtyards of brick or brick and flint buildings in the nineteenth century, probably replacing timber-framed structures.

4.12 Hannington Down

4.12.1 The farmsteads with the greatest time-depth in the Hannington Down character area are mainly found within the small villages and hamlets that are scattered across the area, mostly surrounded by areas of informal enclosure by agreement. On several of these farmsteads however, it is the house that reflects the early history of the site rather than surviving farm buildings. Coherent loose courtyard farmstead groups are particularly important. There are a few isolated farmsteads within areas that are predominantly regular enclosure that have eighteenth-century buildings
indicating that parts of the downland were enclosed by that date at least. With most of the principal early farms located in settlements, some of the distant fields were served by outfarms and field barns. Whilst by the late nineteenth century they were not numerous, sufficient survive to suggest that they form part of the farmstead character of the area.

4.13 **Basingstoke Down**

4.13.1 This character area, divided into two parts north-west and south-east of Basingstoke, is mainly open arable. Cliddesden in the south-eastern part of the area is the only settlement of note, and there are relatively few farmsteads across both parts of the character area. The farmsteads that exist are nearly all dated to the nineteenth century on the basis that there are no recorded pre-nineteenth-century buildings on these farmsteads which are mainly loose courtyard plans. Generally, the farmsteads of the area have survived with little change since the late nineteenth century.

4.14 **Tunworth and Upton Grey Down**

4.14.1 The farmsteads of this area show greater time depth than the farmstead of most of the western Downland character areas. Here there are numerous farmsteads with eighteenth-century or earlier buildings surviving, particularly in the eastern part of the area. This distribution was certainly influenced by the large park of Hackwood House which occupies a large part of the western section of the character area whilst in the east there are several small villages and hamlets, most of which have manor farms retaining early buildings, typically timber-framed barns that are, or were, thatched with longstraw. Plans are typically loose courtyards, often with a barn and attached range forming an L-plan element, and there are a few regular courtyard U-plan farmsteads.

4.15 **Ellisfield Clay Plateau and Valley**

3.15.1 This is a relatively small-scale, intimate well-wooded landscape, unlike most of the other chalkland areas, presumably because of the capping of clay with flints. Settlement consists of a scatter of hamlets and isolated farmsteads with many farmsteads retaining seventeenth- and eighteenth-century buildings, mostly timber-framed farmhouses, barns and a few granaries set in loose courtyard arrangements.

4.16 **Candover Valley**

4.16.1 The Candover Valley is similar in terms of farmstead character to the other river valley area, the Test and Bourne Valley. With the exception of Bradley, historic settlement was focused along the valley of a small chalk stream and from these villages the surrounding fields and downs were farmed. Even after enclosure of the open fields and downs, few farmsteads were built out in the newly enclosed areas. Accordingly, historic farmsteads are found within the villages, two of which have experienced considerable shrinkage – at one it was recorded that the village was de-populated for the purpose of
creating sheep pastures. This pattern of farm amalgamation from the sixteenth century or before resulted in the removal of small farmsteads and the re-building of those that survived to increase their capacity.

4.16.2 Timber framing and weatherboarding are the typical materials for barns and sheds, usually found in loose courtyards, some with an L-plan element.

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