

Peak District National Park Farmsteads Assessment Framework

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Summary

This document provides a step-by-step approach to help owners and applicants consider the potential for change of traditional farmsteads and their buildings before any application for planning, and to inform any scheme as it develops.

This document is part of the **Peak District Historic Farmsteads Guidance**. The guidance aims to inform appreciation of the area's traditional farmsteads as well as their conservation and enhancement.

The guidance also includes:

■ Peak District Farmstead Character Statement

This document provides illustrated guidance on the character and significance of the Peak District's traditional farmsteads and buildings, with reference to the three main National Character Areas within the Peak District (the White Peak, Dark Peak and South West Peak). It provides a useful evidence base for decision-making and development in context. It will also be of interest to those with an interest in the history and character of its landscape, settlements and historic buildings.

■ Farmstead & Landscape Statements

Illustrated statements about the three main National Character Areas introduced in the Character Statement, and the surrounding areas, each defined according to their landscape character by Natural England. Each statement provides information about the historical development of farms in the landscape, landscape character and the types of farmstead found in each area.

■ Peak District Farmsteads & Landscapes Project Report

A summary of the overall results of mapping the historic character, survival and date of farmsteads across the Peak District National Park.

All of these resources can be accessed at
www.PeakDistrict.gov.uk/HistoricFarmsteads

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Authorship and copyright: This document has been prepared by Jeremy Lake of Historic England and Bob Edwards of Forum Heritage Services, with contributions from Ken Smith of the Peak District National Park Authority, and Adam Partington and Jack Hanson of Locus Consulting.

Photographs taken by Bob Edwards and Jen Deadman, except aerial images by Historic England which note their reference numbers.

Cover Image: Cover Image: Aerial view of a dispersed multi-yard farmstead. © Historic England (Ref 28598-002)

Section 1

Introduction

The purpose of this guidance is to help secure sustainable development and the conservation of traditional farmsteads and their buildings in the Peak District National Park through the planning system.

Traditional farmsteads and their buildings make a significant contribution to the landscape of the Peak District, including the area within the National Park. They also make a significant contribution, through a diversity of uses, to local communities and economies. As agricultural practices and the rural economy change 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. Poor conversion, on the other hand, poses a threat to the character and valued quality of England's rural landscapes. New uses which both enhance and are sensitive to their historic character and significance are to be encouraged.

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

- Help identify the historic character and significance of a farmstead and its buildings.
- 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 Peak District National Park 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.



◀ **1.** The Hathersage Hall Business Centre is a recent redevelopment of a range of Grade II listed buildings, originally outbuildings of Hathersage Hall Farm, located in Hathersage village in the Derbyshire Dales. The development included the conversion of these buildings for new commercial functions. This required the careful restoration of redundant historic working buildings, conserving many historic features, but also the introduction of essential modern infrastructure (such as insulation and communications) and a small amount of new build to expand the commercial facilities. This added value to the site, attracting new “knowledge-based” business, which in turn is creating new local employment opportunities.

Photo © Simon Bull Images / Hathersage Hall Business Centre



◀ **2.** A converted farm building at Pilsley. Here two new commercial ventures occupy the historic structure. A wildlife-themed art gallery, and a bridal shop.

Photo © Adam Partington

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, landscape character and conservation of the historic environment at the heart of sustainable development and good planning in rural areas (paragraphs 7-8, 55, 58-64). The historic environment is addressed more broadly within Section 12 (paragraphs 126 to 141). Paragraph 15 states that 'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'

The Peak District National Park Authority sets out its key "spatial vision" and planning policies within its **Local Development Framework Core Strategy**. These include measures to address the effective conservation management of the Peak District's heritage and historic landscape through the planning process, supported by specific development management documents and policies. While Section 9 directly engages with issues of landscape and conservation (particularly policies L1 and L3), historic rural buildings are also addressed within broader policies (GSP1, GSP2 and GSP3), and those addressing development strategy (DS1), housing (HC1) and business (E2).

For further information on the NPPF and associated Planning Policy Guidance see: <http://planningguidance.planningportal.gov.uk/>

For further information on the Local Development Core Strategy, and links to the Supplementary Planning Documents which support its policies and are used to assess planning applications, see: <http://www.peakdistrict.gov.uk/planning/how-we-work/policies-and-guides/core-strategy>

Understanding Farmsteads

This section provides a basic introduction to the form and character of historic farmsteads in the Peak District. It is intended only as an introduction, setting the context for the Assessment Framework. The **Peak District National Park Farmsteads Character Statement** provides the more detailed overview, and should be used in conjunction with this document.

The **Peak District National Park Farmsteads Character Statement** provides a comprehensive overview of the types of traditional farmsteads and farm buildings found in the Peak District. Used in conjunction with this document, it provides a powerful tool for understanding historic farmsteads and how they can, through their sensitive reuse and redevelopment, continue to contribute to the landscape of the Peak District.

The Character Statement can be obtained from www.PeakDistrict.gov.uk/HistoricFarmsteads

Summary of Peak District farmsteads character

Farmsteads are places where the farmhouse and the working buildings of a farm are located. The Peak District is also dotted with many isolated field barns or outfarms. A basic distinction can be made between traditional buildings, mostly built before 1900, distinguished by a range of layouts and built of local stone and slate, and modern industrial sheds which are essential to the modern farming industry (see front cover).

Historic Development

Farmsteads and their buildings reflect the development of agricultural regions and areas over centuries. Generally, the Peak District was predominantly pastoral with small areas of arable land, with the largest areas of such concentrated on the better quality soils of the White Peak. On upland farms cattle provided dairy products for home consumption and young stock for fattening on lowland farms, whilst sheep grazed on the extensive moorlands provided wool, meat and milk. The mineral wealth of the Peak District was being exploited from the prehistoric period, the mining of lead ore being of particular importance in the 17th and 18th centuries. Lead mining was often combined with small-scale farming. Peak District farmers benefitted from the growth of industrial centres and important markets to the west and east.

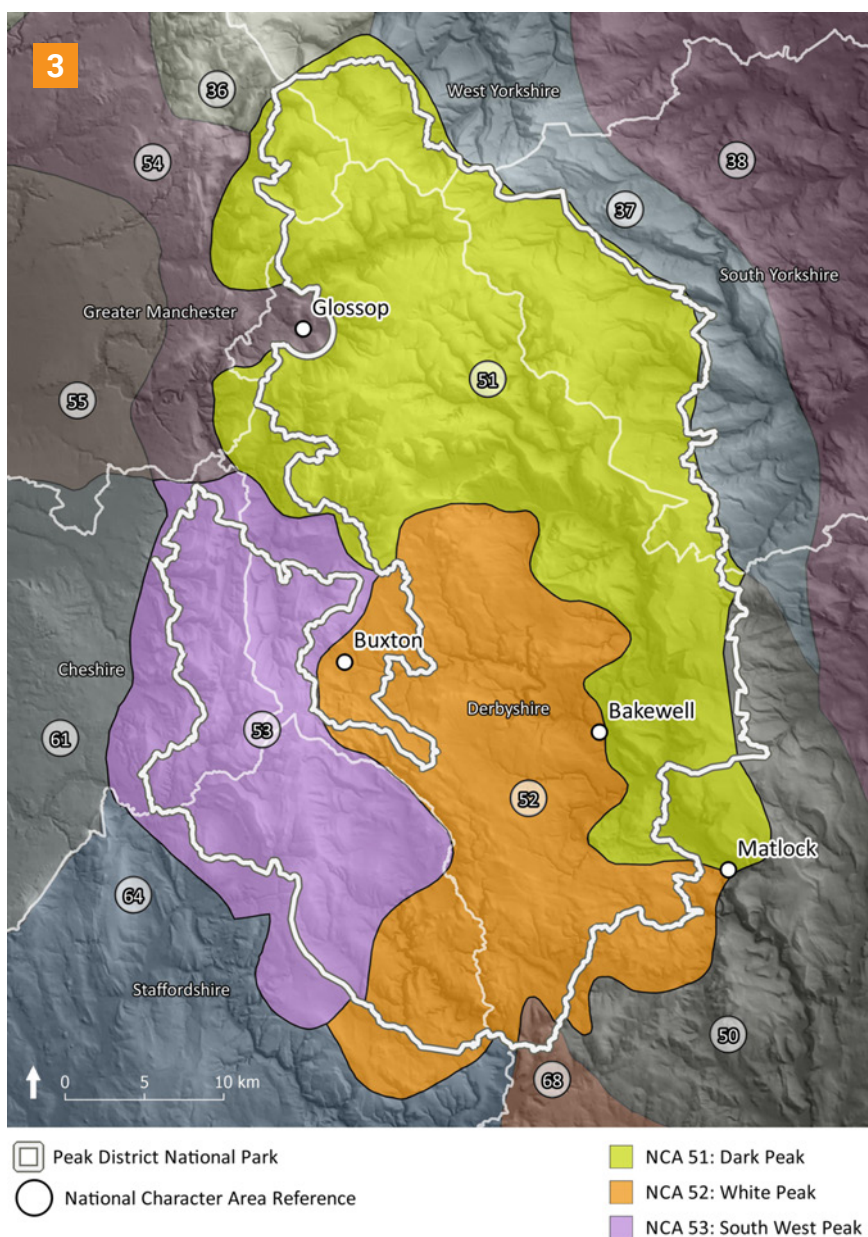
Landscape and Settlement

The Peak District is an upland landscape which lies to the south of the Pennines. The areas within it can be subdivided into The White Peak, the Dark Peak, and the South West Peak. These comprise three of 159 National Character Areas (NCAs), as defined and recently updated by Natural England as part of a national programme. Each of these has an illustrated and descriptive guide to the special character of the landscape

(see <http://publications.naturalengland.org.uk/category/587130>)

These areas have been further subdivided for the National Park's Landscape Strategy

<http://www.peakdistrict.gov.uk/looking-after/strategies-and-policies/landscape-strategy>



13. The boundaries of the three main National Character Areas (NCAs) of the Peak District shown. The Dark Peak (NCA 51) is dominated by high gritstone moorland with high densities of dispersed settlement in the valleys. Most isolated farmsteads are on medieval to 17th-century sites and set within irregular fields. The South West Peak (NCA 53) also has a very high density of dispersed settlement, with most farmsteads being on medieval to 17th-century sites and relating to irregular fields enclosed from woodland or on a piecemeal basis over the same period. In contrast most historic settlement on the limestone plateau of the White Peak (NCA 52) is nucleated into villages. Isolated farmsteads mostly date from after the enclosure with drystone walls of the open fields around these villages, or the 18th to 19th-century enclosure of wastes and commons. Similar patterns of mostly dispersed historic settlement and farmsteads extend into the upland fringes of the surrounding NCAs which are (from north) the Yorkshire Southern Pennine Fringe (37), the Derbyshire Peak Fringe and Lower Derwent (50), the Needwood and South Derbyshire Claylands (68), towards Biddulph Moor in the Potteries and Churnet Valley (64), the Manchester Pennine Fringe (64), the Manchester Pennine Fringe (54) and the South Pennines (36).



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▲ **4.** View over Edale (Dark Peak) to the lower slopes of Kinder Scout. Dispersed settlements, isolated farmsteads and numerous field barns lie in a landscape of piecemeal enclosure delineated by hedged boundaries. Higher up the slope the walled rectilinear fields of 19th-century enclosure are visible. In the foreground a linear farmstead lies in the shelter of mature hedgerow trees.

Photo © Jen Deadman

The Peak District's farmsteads and landscapes reveal a long history of mostly pastoral farming, for the rearing of livestock and the supply of dairy produce, meat and wool for surrounding markets. This favoured the survival of small-scale family farms. 80% of recorded farmsteads form part of farmstead clusters and hamlets, and are commonly isolated within fields enclosed on a piecemeal basis from woodland, moorland or medieval plough strips. Arable land was mostly concentrated on the better-quality soils of the White Peak, where many fields around its villages retain the curved outlines of medieval plough strips. Some farmsteads are set within regular planned fields, most of these dating from the late 18th and 19th centuries and rarely before; these result from the reorganisation of earlier farmland and more often the conversion of commons and waste to farmland. High densities of farmsteads and field barns are also found in areas where lead mining and other trades developed as an important component of the local economy, sometimes being combined with small-scale farming.



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◀ **5.** Around the White Peak's limestone plateau, as here at Wardlow, village-based and linear farming settlements developed. The stone enclosure boundaries have either a planned appearance or (in background) have retained the curved outlines of medieval strips.

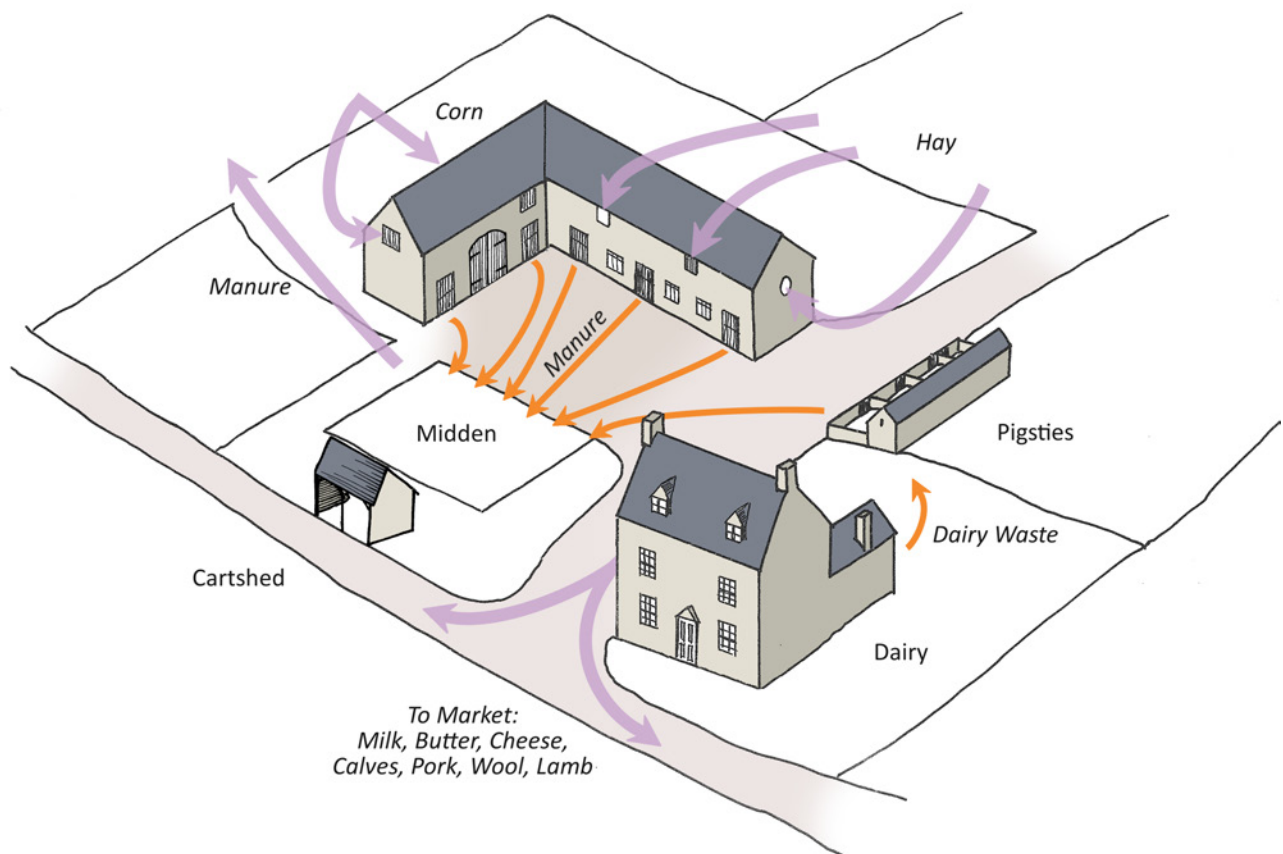
Photo © Jen Deadman

Farmsteads and Building Types

All farmsteads are made up of buildings and spaces that served several key functions, the most important being to house the farming family and any workers, store and process corn, hay and any other 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 from the working areas of the farm by hedges or walls.

An important characteristic of farmsteads in the Peak District is the generally small scale of the farmstead groups, which is typical of upland areas in England. Buildings reflect the importance of housing cattle and storing hay. Yards and other open areas enabled the movement of cattle and storage of manure, those around the edge of farmsteads often serving to sort sheep for washing and clipping. Farmsteads are, as is typical of upland areas, predominantly small-scale plan types. **Linear plans** with the farmhouse and working buildings attached in-line or forming an L-plan range (over 40%) are the most common, and often formed the building-block of farmsteads as they developed with more buildings and working areas.

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6. This image shows in simple form how a Peak farmstead worked, in this case for a Regular Courtyard L-plan. The L-plan range mostly comprises cattle housing with lofts for hay, and a combination barn on the left which includes a granary above the stable which has a loading door in the gable end. Manure was loaded onto carts and taken to fertilise the surrounding fields, either directly from the animal housing or from a manure heap. Cart sheds were typically placed away from the dirty yards with easy access to routes and tracks. Other minor buildings - pigsties, hen houses, calf houses and brewhouses - were typically placed close to the house, pigs being fed on the watery by-product (whey) from the dairy. *Drawing © Jeremy Lake and Bob Edwards*

The next most common are small **Dispersed Cluster** groups (around 20%) and **Loose Courtyard** groups with detached buildings to one or two sides of the yard (24%). **Regular Courtyard plans**, where there are linked ranges of working buildings, mainly consist of L-plan farmsteads which are common in other upland areas. Larger courtyard plan types are rare in the Peak District, being concentrated on the northern and eastern fringes of the Peak where growing corn and fattening cattle were more important. An illustrated guide to the different plan types and building type, which are summarised on the following page, can be found within the **Peak District Farmsteads Character Statement**.

Farmstead Plans

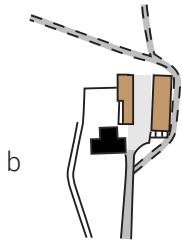
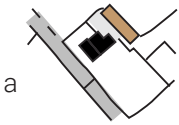
The most common type of loose courtyards have working buildings to one **(a)** or two sides of the yard, rarely three or four **(b)**.

Regular L-plans **(c)** are the most common form of regular courtyards, where the buildings are interlinked and generally more formal in their arrangement.

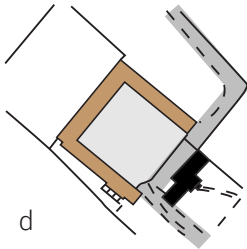
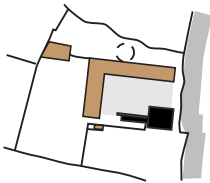
Larger-scale regular courtyards, such as **U plans (d)** and **multi-yard plans (e)**, and **L-plans** with buildings to the third or fourth sides of the yard **(f)**, are far less common in the Peak District than in surrounding lowland landscapes.

The most common type of dispersed plan is the **dispersed cluster (g)**, dispersed driftway **(h)** and multi-yard plans **(i)** being commonly found at the meeting point of routeways up to moorland grazing areas.

Linear plans with in-line houses **(k)** and extended into an overall L-plan **(l)** are the most common farmstead type in the Peak District. **Parallel plans (m)** and **row plans** with a single row of farm buildings are very uncommon.

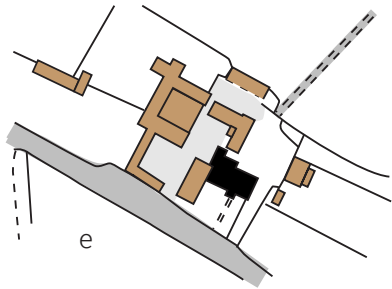


Loose courtyards



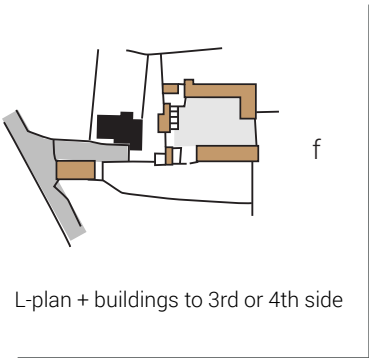
c

d



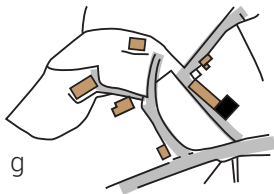
e

Regular courtyards



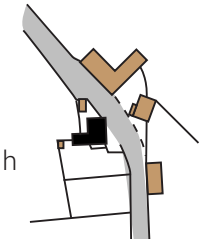
f

L-plan + buildings to 3rd or 4th side

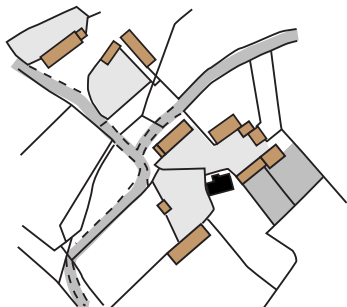


g

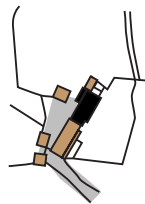
Dispersed plans



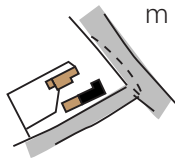
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k

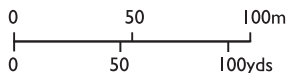


m



l

Other plan types





▲
7. Farmstead set below the moor edge on the High Peak, one of many linear farmsteads occupying a remote and isolated position. It lies amongst fields of piecemeal enclosure, taken in from the moor by the 18th century.
Photo © Jen Deadman

▲
8. A dispersed driftway plan, the driftway running through the farm and providing access to moorland grazing being clearly visible. Dispersed plans of this type, and those with two or more yards, are commonly found close to moorland grazing.
Photo © Jen Deadman

▲
9. A large isolated steading - the core group of buildings built to a regular courtyard L-plan, set in small regular fields of amalgamated strip fields below Abney Moor on the Dark Peak / White Peak border. The house dates from the 17th century.
Photo © Jen Deadman



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▲ **10.** A field barn within a regular planned enclosure landscape on the plateau of the White Peak. *Photo © Peak District National Park Authority*

11. Outfarms are common across the Peak District, such as this larger example built on the South West plateau where large holdings developed in the late 18th and 19th centuries. This combination building faces into a yard and comprises a granary above a stable to the left, and a hay loft over cattle housing to the right. *Photo © Jen Deadman*



Field Barns and Outfarms

Field barns and less commonly **outfarms** are also a highly characteristic element of the Peak District and other upland areas of England, and combine with the intricate patterns of dry stone walling and hay meadows to form a distinctive part of its landscape. They were remotely sited to house cattle in the winter, thus providing a supply of manure to the surrounding land. Hay to feed the cattle, and more rarely, harvested corn were also stored in such barns and outfarms. Field barns are single buildings often sited within or on the edges of fields and without vehicular access. Outfarms have buildings sited around a yard and are commonly provided with vehicular access. The vast majority date from the early-mid 19th century and intact 18th-century or earlier examples are extremely rare. Some of these may have housed sheep, which were rarely housed in buildings and commonly sheltered in sheepfolds or bields, which are free-standing walls usually set in a cross shape.



11



12

▲
12. A combination barn characteristic of the Pennines with doors in the gable leading to feeding passages for cattle stalls which extended into projecting outshots (lean-tos). *Photo © Jen Deadman*

13. A storeyed cow house of the early to mid-19th century later extended with a single-storey range. *Photo © Jen Deadman*



Alongside farmhouses, farmsteads are formed of a wide range of working building types. Most common are **barns** and **housing for cattle**. **Dairies, pigsties, milking parlours, stables,** and **cart sheds** are also found to varying levels of frequency across the different areas of the Peak District. Housing for cattle has shaped the character of every farmstead in the Peak District, either within barns or as ranges with or without hay lofts. **Combination barns**, which are partly or fully floored and have storage for hay and corn combined with housing for animals and sometimes carts, are a highly distinctive building type in the Peak District. Many barns were converted into housing for dairy cattle in the late 19th century. Dairies and more commonly pigsties are found on dairy farms and estate farms in particular, and milking parlours dating from the late 19th century become larger and more industrialised from the early- to mid-20th century onwards. Stables and cart sheds are less common on the pastoral farms to the north, and are largest in scale on large arable-based farms.



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Section 4

Site Assessment

This guidance provides a step-by-step approach to identifying the historic character and significance of farmsteads and their buildings, to the consideration of their potential for change, including the reuse of traditional farm buildings or the siting of new buildings. The information gained can be used to inform development proposals based on an understanding of:

- **The landscape setting** including its boundaries and the potential that it offers as a habitat for wildlife and the enhancement of 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 traditional buildings and farmyards have been lost or redeveloped. This can inform opportunities to retain and enhance the significance of historic buildings and spaces in their landscape setting, reinstate lost features, habitats 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.

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.

Stage 1: Site Summary

How to draw up a brief description of the site's historic character and setting, distinguishing between traditional and more recent buildings, and identify issues such as access, services and designations.

Stage 2: Significance

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

Produce a site assessment – *the initial understanding of the site in its setting.*

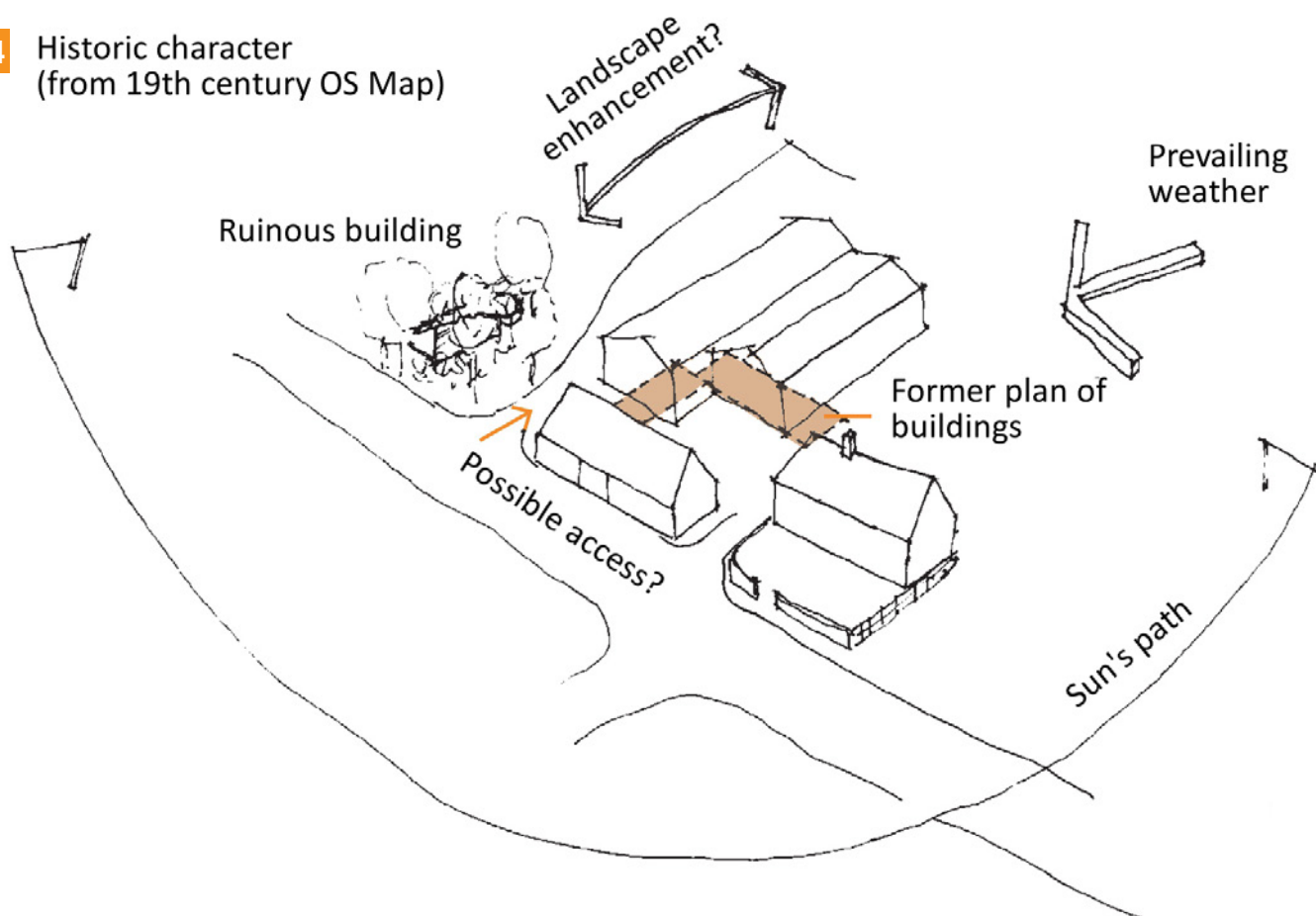
Stage 3: Need and Potential for Change

Use the understanding gained from site assessment in Stages 1-2 to consider the need for investment, the capacity of the site and its buildings for change and the type of sustainable change most likely to be acceptable in the planning process.

Stage 4: Siting and Design Issues

How to use the understanding gained in Stages 1-3 in the design process.

14 Historic character
(from 19th century OS Map)



▲ **14.** The drawing above shows how assessment of the form, layout and setting of a site can inform early consideration of a range of issues - site access, 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. The planning of new or replacement buildings should be based on a sound understanding of the context.

Stage 1: Site Summary

This stage is one of desk-based work and a site visit to consider key site and management issues and develop an initial understanding of the historic character of a site in its landscape context, showing its layout and distinguishing between any traditional and modern buildings. The section finishes with a summary of useful sources to help in these tasks.

Site and Management Issues

Identify:

- Property boundaries within and around the site, including their ownership or tenancy.
- The use of the site (agricultural, residential or commercial). Public Rights of Way, the location of access tracks and the materials used for them, including sightlines from main entrances for vehicles.
- Provision of key services such as water, sewage, electricity and telecommunications.
- Heritage assets including listed buildings and other designations within and around the site.
- Historic features including archaeological remains within and around the site.
- Wildlife and habitats within and next to the site.

Historic Character

Understanding the historic character of a site is a vital basis for considering the issues and opportunities for change. This results from how it has changed into its present form, due to the loss or development of buildings, spaces and other features. Modern buildings and working areas might have been built to one side of the site or built over all or part of it. This can be done through site survey and comparing modern maps with historic maps of c. 1900, compiled after the last major phase of building traditional farmsteads.

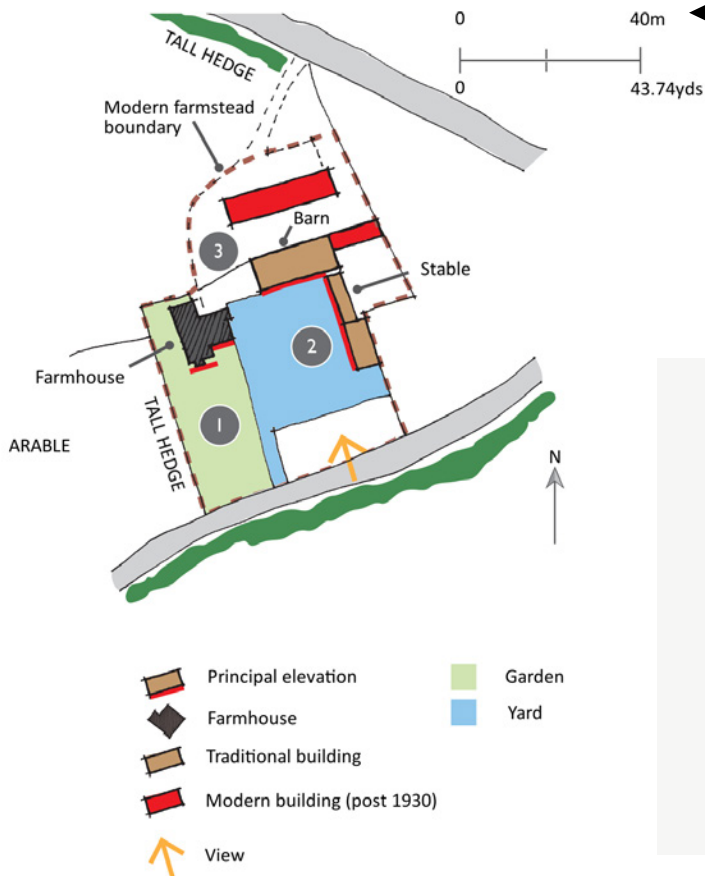
Consider preparing

- A location plan to demonstrate how the site relates to its surrounding landscape and settlement.
- A plan of the site to show the features identified above and the layout of the site, distinguishing between traditional and modern buildings.

Survey stages

- Step back and consider how the site sits within and contributes to the character of the surrounding landscape and settlement. Note changes in topography, the presence and forms of field and property boundaries, trees, and any other farmsteads, houses and development. Note views from and towards the site, including to or from heritage assets. You can also use historic maps to consider how it has changed.
- Look around the site to consider its layout, and how houses and farm buildings are positioned relative to each other - is the dominant form of the farmstead linear, courtyard or dispersed? Mark on a plan their main elevations and how they face towards or away from the routeways, historic and modern spaces including farmyards and gardens and the surrounding landscape.
- Finally, note the character of individual buildings, especially traditional farm buildings, and other heritage features. Buildings 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 and stalls, machinery and graffiti.

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15. The sketch plan left shows a courtyard-plan farmstead, showing the site boundary and access as identified using the Site and Management Issues checklist, the most prominent viewpoint into the site from the south and its Historic Character, distinguishing between traditional buildings (built of local gritstone and with stone slate roofs) and modern buildings and showing how a site can easily be divided into areas that are marked by strong differences in their character:

Area 1. The house, which faces away from the farmyard into its own garden area.

Area 2. The historic farmyard. To its north is a combination barn built of stone and slate. To its east is a mid 20th-century range which replaces a 2-storey cow house and single-storey stable range shown on historic photographs.

Area 3. This is a former paddock shown as lying within the historic boundary of the site on Ordnance Survey plans of c. 1900, developed in around 1960 with an iron-framed modern structure.

The farmhouse and farm buildings, and the stone and slate materials of which they are built, are typical of the area and contribute to local character.

Useful sources of information

Besides the guidance in this document and the **Peak District Farmsteads Character Statement** the following site specific information can be found:

- Search the National Heritage List for England at <https://historicengland.org.uk/listing> for listed buildings and other designated heritage assets. This includes a useful map search which zooms in and out of a selected area. The Images of England website at www.imagesofengland.org.uk has photographs of listed buildings.
- You may also find information about heritage in your area by using the Historic Environment Records held by each of the Peak District's constituent Local Authorities (listed in the Appendices) and which are available via the Heritage Gateway (<http://www.heritagegateway.org.uk/gateway/>). Information is also available via the National Record of the Historic Environment at <https://pastscape.org.uk>
- Historic maps can be found at your local archive, or from online sources. The most useful and easily available maps are the Ordnance Survey (OS) 2nd-edition maps of around 1900, because they were compiled after the last major phase in the development of traditional farmsteads in England. The National Library of Scotland (<http://maps.nls.uk>) is particularly useful as it enables you to view historic Ordnance Survey maps side-by-side with modern aerial images by Bing. See also Old Maps (www.old-maps.co.uk), Old Maps Online (<http://project.oldmapsonline.org>) and Ordnance Survey maps at www.ordnancesurvey.co.uk. Earlier and later maps will help to achieve a more detailed understanding. Older maps will be available in county record offices, including tithe maps which date from after 1836 and estate surveys mainly dating from the 18th and 19th centuries.

Stage 2: Significance

This stage will help you develop an initial understanding of a site and its significance, helping you to take advantage of distinctive elements of traditional farmsteads during development.

Significant features bring something special to a farmstead. An initial assessment of the significance of a farmstead and its setting is fundamental to the development process. Significance can be retained and enhanced through quality design and sympathetic development that maintains and increases the value of farmsteads by continuing to set them apart as distinctive elements of the landscape. The Peak District National Park Authority may want to better understand the historic significance of a farmstead and may require a more detailed level of recording to be carried out. According to the NPPF this should **be proportionate to the known or potential significance of the building and site**. It is important to remember that significant features are not limited to designated heritage assets; some features may only be revealed by investigation during this assessment process.

Paragraphs 126 – 141 of the **National Planning Policy Framework (NPPF)** stress the importance of:

1. Retaining and enhancing local character and distinctiveness. Farmsteads which have retained traditional buildings and/or their historic form make a positive contribution to local character and distinctiveness, whether they are designated as heritage assets or not.
2. Conserving heritage assets in a manner proportionate to their significance and putting them to viable uses consistent with their conservation.

Policy L3 in the Peak District National Park Authority's **Local Development Framework Core Strategy**, states that:

- A. Development must conserve and enhance any asset of archaeological, architectural, artistic, or historic significance or its setting that has statutory designation or registration or is of other international, national, regional, or local significance.
- B. Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting that has statutory designation or is of other international, national, regional or local significance.

A preliminary understanding of the significance of a farmstead can be gained from looking at three key aspects of the site, identified below as Steps A, B and C. The idea behind the process is simple, seeking to identify those features that offer something special and distinctive to the farm and the landscape around it.

Step A: Identifying distinctive features

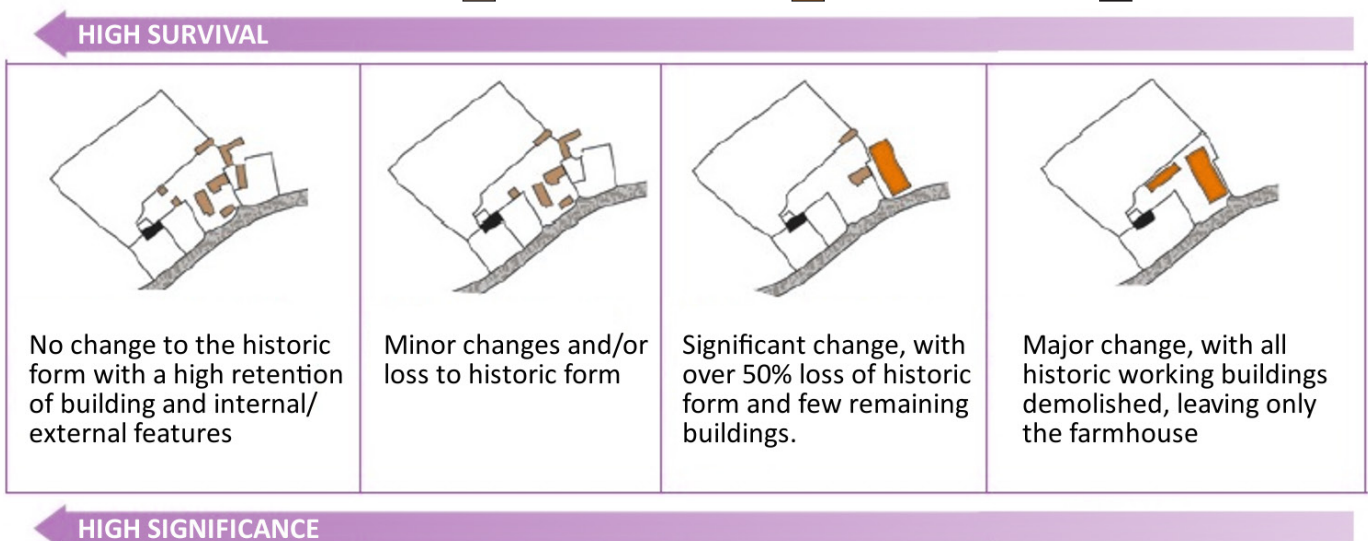
Consider the distinctive surviving features that catch the eye, in particular:

- The survival of the whole site as a traditional farmstead, as identified in Stage 1, where the historic farm buildings, houses and spaces relate to each other.
- Traditional farm buildings and yards, and unusual buildings or features, including those on sites which have lost most or all of their historic form and other features. These could be locally characteristic or set the site apart from other buildings and farmsteads in the area.

These will provide a baseline for understanding significance. The greater the survival of the traditional elements of a farmstead, as identified in Stage 1, the greater its significance as a traditional farmstead is likely to be. Farmsteads retaining their layout of traditional buildings and spaces are likely to be of the highest significance, but those which have lost much of their traditional form may retain significant features.

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Traditional Farm Buildings
 Modern Farm Buildings
 Farmhouse



The mapping of the historic character and survival of farmsteads in the Peak District, using Ordnance Survey maps as a baseline, provides an impression of the sites potential significance as a heritage asset. Levels of survival of traditional farmsteads in the Peak District, as in other upland areas of England, are high by national standards. As a result they make a major contribution to the character of the landscape. Of most potential significance are the 87% of recorded farmsteads that have retained some or all of their historic form from around 1900, almost all of these retaining more than half of their historic form. Only 21% of these include one or more listed buildings – usually the farmhouse. Additionally, some farmsteads

and farmstead sites may retain significant below-ground archaeological deposits, including those that have lost all of their historic buildings.

42% of field barns and 59% of outfarms recorded from around 1900 survive in some form. This level of survival is very high in a national context for these building types, which in view of their remote locations are difficult to reuse.

A User Guide has been produced to help understand the mapping data and records, which are now held within the Peak District National Park Historic Buildings, Sites and Monuments Record (HBSMR).

Step B: Identify the local context

Part of a farm's significance is the way it contributes to the distinctive character of a local landscape. There will be opportunities to enhance the way it is appreciated in a landscape, and to take advantage of the close relationship it shares with the surrounding area. The character of a farmstead and the contribution it makes can be assessed from two perspectives:

■ Landscape Setting

How a farmstead is woven into a landscape is part of its significance. Look for how it relates to other features such as fields, settlements, buildings, watercourses and woodland.

■ Farmstead Setting

The ways the surrounding landscape is seen and accessed from a farm are an intrinsic part of its appeal and significance. Identify what features can be seen from where and try to consider if there is a reason for this.

Step C: Significance in a local and national context

Farmsteads are significant features of our landscape and many have remarkable and distinctive characteristics that bring an elevated level of interest and significance, both in a local or national context. These include:

- Sites within or adjacent to archaeological remains of local and national importance, as noted in Stage 1.
- Farms located within or next to well-preserved parkland, common land and sites associated with mineral and stone extraction.
- 18th-century or earlier buildings.
- Buildings marked by their strong architectural design.
- Rare surviving materials - thatch, earth walling, timber-framed construction and cruck frames.
- Historic detail - doors, windows, internal stalls and partitions and inscriptions (folk marks or graffiti).

Significant features bring something special to a farmstead. As such they are points of intrigue and valuable assets that development can capitalise on. This Assessment Framework helps to develop an initial understanding of a site and its significance, helping take advantage of distinctive elements of traditional farmsteads during development. The Peak District National Park Authority may want to better understand the historic significance of a farm and may require a more detailed level of recording to be carried out. This should be proportionate to the known or potential significance of the building and site. It is also important to remember that significant features are not limited to designated heritage assets; some features may only be revealed by investigation during this assessment process.

Archaeology

Some farmsteads and farmstead sites may retain significant below-ground archaeological deposits, including farmstead sites that have lost all of their historic buildings. Use of historic maps and the local Historic Environment Record will help identify known archaeological remains within or on the edge of farmstead sites. "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." (NPPF, paragraph 128).

Designated heritage assets

Designated heritage assets heighten the heritage significance of farmsteads. The more significant the heritage asset, the greater the weight that should be given to its conservation and the amount of detail provided in an application. Making contact with the Peak District National Park Authority is an important step once the site has been assessed. There are specific processes to follow for designated heritage assets and areas. These may require a more detailed level of assessment and understanding of buildings and archaeological features, in the form of a professionally prepared Heritage Statement which is proportionate to the known or potential significance of the asset in its setting.

Stage 3: Need and Potential for Change

Most applicants wish to consider those issues which may make change desirable, in particular:

- Traditional 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.

Other key considerations, in addition to national policies (key policies most relevant to each heading have been entered) and local planning policies include:

1 Options for conversion and new development

(NPPF paragraphs 28, 29-41, 55, 70)

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. In addition to respecting the significance, as identified in Stage 2, consider 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 traditional building materials.
- The availability of services as identified in Stage 1.

Guidance

Historic England's guidance on maintenance contains detailed advice, illustrated with examples, on general and material-specific issues. This can be found here:

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings>.

2 Options for using existing or new access

(NPPF paragraphs 93-108, 120-125)

What is the access to the site, and what changes might be required? 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. Vehicular access is very challenging or not possible to field barns and outfarms.

3 Impact on neighbours and local environment

(NPPF paragraphs 109-125, especially 118)

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 National Park 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.

4 Enhancing habitats and landscape character

(NPPF paragraphs 93-108, 96)

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 or may be present.

5 Improving energy efficiency and sustainability

(NPPF paragraph 95)

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.

Issues for Change in the Peak District

Numerous small family farms still operate in the Peak District, meaning that many traditional farmsteads remain in agricultural use. Historic farm buildings were built in a very different social and economic context, and due to the pressures on farming families to save labour, adopt new techniques and animal welfare standards they are increasingly redundant for modern agriculture. There is strong demand for conversion into domestic use, although some farm buildings have a new role as holiday accommodation and other uses which help to diversify farm businesses, and for commercial uses. As a result they have been more prone to both neglect and development than any other historic building type within the Peak District, although the rates of conversion in the National Park are lower than in surrounding areas. Constant pressure on small-scale farms is also likely to lead to increasing amalgamation of farmsteads, leading to further redundancy of traditional farmsteads. By far the majority of these traditional farm buildings are not listed, meaning there is no direct requirement for their retention or maintenance.

Many traditional farm buildings are falling into disrepair, resulting in the loss of important features in the landscape. Outfarms and field barns are particularly vulnerable to dereliction and loss, which have for centuries followed their functional redundancy. Isolated buildings, without access, in deteriorating condition or lacking the capacity to accept alternative uses, are those most at risk. A key issue for the Peak District National Park Authority to consider is the impact of any loss, particularly cumulative loss, on the character of the landscape and how it is appreciated.

Grants from agri-environment schemes have funded some programmes of repair and maintenance of traditional agricultural buildings; however, more broadly the costs of repair make it difficult to maintain them as serviceable working buildings. This is so even where they can be adapted to serve modern farming needs.

Stage 4: Siting and Design Issues

Investment through conversion and new build can offer the best way of securing a future for many traditional farmsteads and farm buildings. Getting the design right on such sensitive sites, responding to their significance and vital contribution to the Peak District's distinctive landscape character is critical.

Guidance

The Peak District National Park Authority has produced a Design Guide and other Supplementary Planning Documents in support of its Development Plan. These are used by planning officers to determine planning applications.

[http://www.peakdistrict.gov.uk/planning/how-we-work/policies-and-guides/supplementary-planning-documents:](http://www.peakdistrict.gov.uk/planning/how-we-work/policies-and-guides/supplementary-planning-documents)

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:

1. Maintain and strengthen the character and significance of farmsteads in the landscape.
2. Encourage change, adaptation and development that secures a long-term sustainable future for farm buildings but avoids 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. Below is a checklist of key issues to consider for conversion, re-use and new development, working from the landscape setting to internal detail.

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, the latter of which may be used as part of a sustainable drainage system.

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 materials have a major impact on overall appearance.

Guidance

Historic England's

guidance on conversion contains detailed advice, illustrated with examples, on each of the issues set out below. This can be found here:

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings>.

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

www.HistoricEngland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places

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.

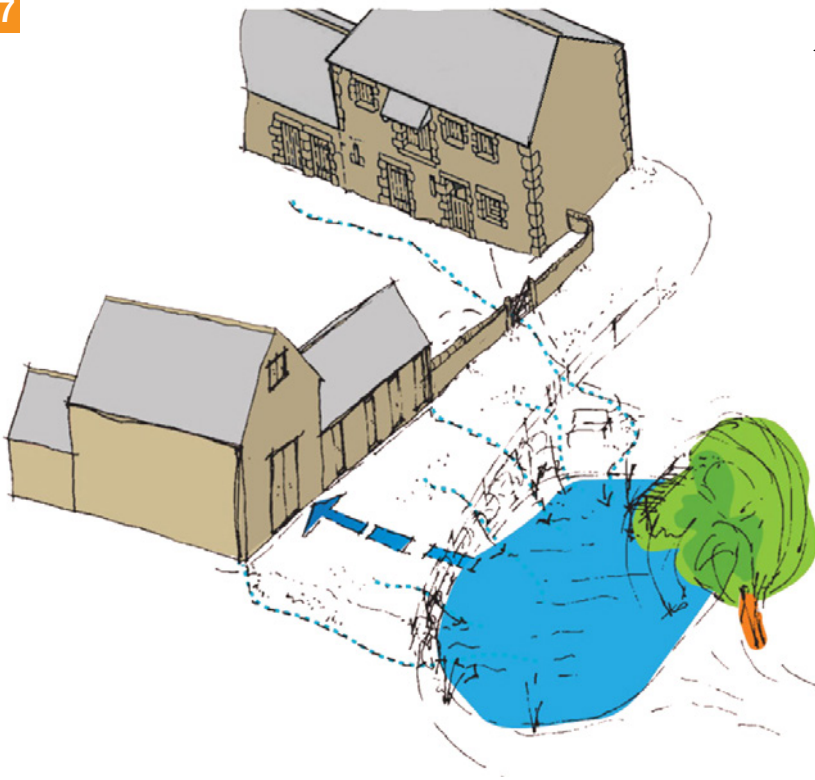
- Minimise external lighting which can lend a suburban character to farmsteads.
- Repair historic fabric with appropriate materials and techniques.
- Select paints that complement the colours and textures of walling and roofing, using local colours where relevant.
- Where possible conserve open interiors 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.

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:

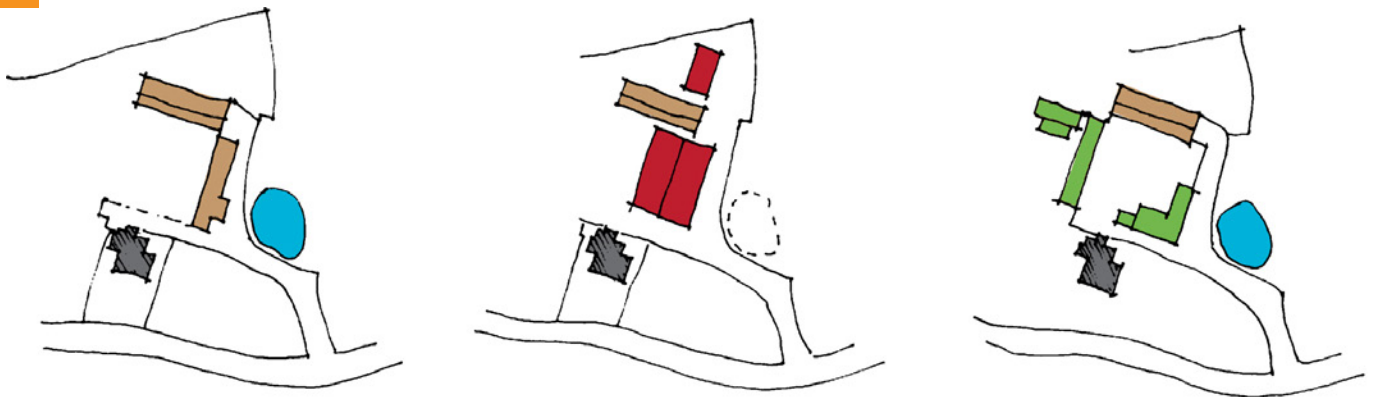
- Site new buildings on the footprint of lost buildings or site them so that they respond and are sensitive to the historic plan form of the site and its wider setting in the landscape.
- Use the historic character of the site to inform the scale, massing and form of new buildings. Ideally the new elements should not compete with or be overbearing to the traditional farm buildings.
- Make use of materials and building techniques of appropriate quality and type.
- Minimise fuel costs, maximise the sun's energy and reduce carbon emissions at source through careful consideration of site layout, building design and materials.
- Inform any decision about the requirement for enabling development, in order to secure the future of historic buildings of high significance and sensitivity to change.

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◀ **17.** An understanding of the present historic character of the site, and how it has changed, can inform options for the demolition of modern buildings (in red) and their replacement with new buildings (in green). The siting of a proposed new building in this example is informed by its historic character as a courtyard plan, and the farm pond is similarly identified for restoration.

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Historic character (from 19th century OS map)

Present inherited character

Future options

▲ **18.** A reinstated pond can provide a balance pond for storm water and run-off collected through the application of sustainable urban drainage systems (SUDS) from large areas of hardstanding (such as courtyards used for parking). Water can be re-used within the buildings (grey-water recycling). They also provide important wildlife habitats and visual interest.

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

Appendices

Heritage Checklist

The text below introduces both designated and non-designated heritage assets that are most commonly associated with traditional farmsteads. It is important to note that most traditional farm buildings are not formally designated as heritage assets.

Designated Heritage Assets

Details on nationally listed buildings and designated heritage assets (except conservation areas) can be found on The National Heritage List for England (see www.HistoricEngland.org.uk/listing/the-list). This includes a map search facility and links to the criteria for selection and how to apply for designation, including agricultural buildings at <https://historicengland.org.uk/images-books/publications/dlsg-agricultural-buildings/>.

Listed and curtilage buildings

Listed buildings are graded according to their significance: over 92% are Grade II, with the most important at Grade II* and Grade I. Any works to alter, extend or demolish the building in a way that affects its character as a building of special interest require listed building consent from the National Park Authority, whether planning permission is also needed or not. Listing status covers the entire building, internal and external. Pre-July 1948 farm buildings may also be protected if they are or were in the curtilage of a listed building. There are a number of factors that go into considering the extent of the curtilage of a particular building. If in doubt, discuss this with the National Park Authority, for it may be a criminal offence to fail to apply for listed building consent for works on a curtilage building, when it is needed.

Listed and non-listed buildings in Conservation Areas

There are over 100 conservation areas within and designated by the Peak District National Park Authority. These generally cover settlements. Demolition of unlisted buildings in conservation areas requires planning permission, and a similar process of justification as for a listed building. Planning officers take an area's special character and interest into account when considering a planning application.

The following are less commonly associated with farmsteads:

Scheduled Monuments

These are mostly archaeological remains rather than standing buildings. Consent for any works affecting them must be sought from Historic England.

Registered Parks and Gardens, World Heritage Sites and Registered Battlefields

Conservation of these is given “great weight” in the planning process.

Non-Designated Heritage Assets

These are buildings (including any on ‘Local Lists’ produced by planning authorities, outlined in the following section), monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated. Heritage Assets (particularly monuments) that are of demonstrably national significance, but are not yet designated, are treated in the planning system as if they were designated assets (see NPPF paragraph 139).

Historic Environment Records

Historic Environment Records (held by each of the Peak District’s constituent Local Authorities) provide details of all known heritage sites, including archaeological sites and historic buildings. Not all sites recorded will have a high level of heritage significance, but they will all hold a degree of historical or archaeological interest within the Peak District National Park.

Wildlife and Habitats

The Wildlife and Countryside Act (1981) is the principal law protecting wildlife, habitats and species in Great Britain, and was strengthened and updated by the Countryside and Rights of Way Act (2000). Expert advice will be required to ascertain whether any protected species, including bats, predatory birds and reptiles, are present within or adjacent to a farmstead site. In addition, some farmsteads may adjoin or be sited within:

- **Sites of Special Scientific Interest** (SSSI), which are areas of land notified under the Wildlife and Countryside Act (1981) as being of special nature conservation interest.
- **Sites of Importance to Nature Conservation** (SINC), which are sites of non-statutory designation recognised by local planning policies.

Important hedgerows are also protected from removal by the Hedgerows Regulations 1997.

Records of the majority of wildlife and habitat designations can be located on the **DEFRA ‘MAGIC’** online portal (<http://magic.defra.gov.uk>).

Levels of Recording

The level of recording should be proportionate to the known or potential significance of the building and site. It may be required:

- 1. In support of a planning application and to inform the development of a scheme, once an initial assessment and discussion with the planning authority has identified potential for change within a farmstead,

and/or
- 2. Once permission has been secured, to make a record before and during the implementation of the scheme. The National Park Authority may attach recording conditions to a planning or listed building consent to ensure that a record of a farmstead or building is made that will be publicly available, or for archaeological recording associated with ground works on the site.

Historic England have defined four levels of recording historic buildings. In summary, these are:

- **Level 1** is equivalent to the Site Summary explained in this document, and will provide a useful record for the local Historic Environment Record.
- **Level 2** is a more detailed descriptive record and assessment of significance, which is often required for sites with designated Heritage Assets. It will usually take between 1-3 days, depending on the scale and complexity of the site.
- **Levels 3 and 4** are appropriate for the most significant buildings, Level 4 being the most detailed with a greater range of drawings. It involves more detailed historical research using historic maps and usually documentary sources.

These levels of recording all contribute in different ways to our understanding of the Peak District's farmsteads, landscapes and communities. For further guidance see Historic England's *Understanding historic buildings: policy and guidance for local authorities* (2006) and *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016)

These documents can be accessed at:

<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings-policy-and-guidance/>

<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

Section 6

Where to Get Advice

For the Peak District National Park and Historic England see Contact Addresses below.

Wildlife and habitats

The Bat Conservation Trust provides useful advice how to work with bats and traditional buildings. http://www.bats.org.uk/pages/bats_and_buildings.html.

Historic England, the National Trust and Natural England (2009) have also published *Bats in Traditional Buildings*. London: Historic England

The Royal Society for the Protection of Birds can provide advice about birds and historic buildings, and on attracting wildlife to gardens. <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

The publications listed below can be downloaded from the Historic England website, which also has further online guidance available on many related heritage issues.

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

English Heritage/Countryside Agency (2006). *Living Buildings in a Living Landscape: Finding a Future for Traditional Farm Buildings*.

English Heritage/Countryside Agency (2006). *Historic Farmsteads: Preliminary Character Statements* (NB. for Peak District and an introduction to the English uplands, see in particular the East Midlands and North West statements)

English Heritage (2006). *The Conversion of Traditional Farm Buildings: A Guide to Good Practice*.
English Heritage (2006). *Identifying and Sourcing Stone for Historic Building Repair*.

English Heritage (2006). *Understanding Historic Buildings: A Guide to Good Recording Practice*.

English Heritage (2008). *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*.

English Heritage (2009). *Historic Farm Buildings: Extending the Evidence Base*.

English Heritage (2011). *The Setting of Historic Assets*.

English Heritage (2011). *The Maintenance and Repair of Traditional Farm Buildings: A Guide to Good Practice*.

English Heritage (2011). *Designation Selection Guides. Agricultural Buildings*.

A full reading list for the Peak District is contained in the **Peak District Farmsteads Character Statement**.

Funding

Agri-environment funding

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

Historic England grants

If the farm building is listed Grade I or II* the work may be eligible for a grant from Historic England as part of the Historic Buildings, Monuments and Designed Landscape grants scheme. The grant application is more likely to be successful if it meets priorities that are outlined in the application pack. The application must demonstrate that there is financial need for a grant and that the work will be undertaken within two years. These and other sources of grant aid are described in detail in the Funds for Historic Buildings website (<http://www.ffhb.org.uk>).

Historic Environment Records

Historic Environment Records (HER) contain information on all known heritage assets and historic environment features within the Peak District National Park. Each of the six main local authorities of the Peak District has its own HER, held and maintained by the respective Council. The Peak District National Park Authority has an Historic Buildings, Sites and Monuments Record (HBSMR), which collates information from the county HERs for use in local planning and research.

Contact Addresses

Peak District National Park Authority

Aldern House
Baslow Road
Bakewell
Derbyshire
tDE45 1AE
Tel: 01629 816 200
Email: customer.service@peakdistrict.gov.uk

Historic England East Midlands Office

2nd floor
Windsor House
Cliftonville
Northampton
NN1 5BE
Tel: 01604 735460.
Email: eastmidlands@HistoricEngland.org.uk

Historic England North West Office

3rd floor Canada House
3 Chepstow Street
Manchester
M1 5FW.
Tel: 0161 2421416
Email: northwest@HistoricEngland.org.uk

Historic England West Midlands Office

The Axis
10 Holliday Street
Birmingham
B1 1TG
Tel: 0121 6256870
Email: west.midlands@HistoricEngland.org.uk

Historic England Yorkshire

37 Tanner Row
York
YO1 6WP
Tel: 01904 601948
Email: yorkshire@HistoricEngland.org.uk

Cheshire Historic Environment Record

Archaeology Planning Advisory Service
Cheshire Shared Services
The Forum
Chester
Cheshire
Tel: 01244 973667
Email: hbsmradmin@cheshirewestandchester.gov.uk

Derbyshire Historic Environment Record

Economy, Transport and Environment
Shand House
Dale Road South
Matlock
Derbyshire
Tel: 01629 533362
Email: Nichola.Manning@derbyshire.gov.uk

Greater Manchester Historic Environment Record

Greater Manchester Archaeological Advisory
Service
School of Environment & Life Sciences
Room LG20
Peel Building
University of Salford
The Crescent
Salford
M5 4WX
Tel: 0161 295 5522
Email: gmaas@salford.ac.uk

Staffordshire Historic Environment Record

Staffordshire Place
Tipping Street
Stafford
Tel: 01785 277281
Email: her@staffordshire.gov.uk

South Yorkshire Sites and Monuments Record

South Yorkshire Archaeology Service
Regeneration & Development Services
Howden House
1 Union Street
Sheffield
Tel: 0300 111 8000
Email: syorks.archservice@sheffield.gov.uk

West Yorkshire Historic Environment Record

Registry of Deeds
Newstead Road
Wakefield
West Yorkshire
Tel: 01924 306801
Email: wyher@wyjs.org.uk

