HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN HAMPSHIRE

Pilot Project

for

English Heritage

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Report by Bob Edwards
February 2005

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ACKNOWLEDGEMENTS

The very nature of a pilot project is discovery. It is when one attempts to put ideas into practice, and then discuss the results with other people, that the methods employed become more refined. New ideas develop and the target shifts slightly, if only in emphasis. This process requires colleagues who will invest their time and experience in the product and, invariably, there will be change (but hopefully not major change!) and a need for flexibility.

I count myself very fortunate to have had Jeremy Lake as the Project Manager for this piece of work. He has made given both time and experience, promoting and encouraging the development of ideas and their application. The project benefited greatly from his wide experience of farm buildings in the landscape and I would like to record my sincere thanks to him for all his support throughout the project.

Major thanks are also due to the other members of the Project Management Team who have endured long meetings discussing the results and giving invaluable guidance to me on bringing together 'Historic Buildings' and 'Landscape Character'. To Linda Tartaglia-Kershaw, David Carman, David Hopkins and Mike Clark of Hampshire County Council, Belinda Fowler of North Wessex Downs AONB and Alison Tingley of the East Hampshire AONB – many thanks!

Thanks are also due to many others who have attended presentations about the project and have helped refine the project and given us the confidence that the products were are setting out as examples here are valid and will be useful.

Lastly, I would like to thank my Partner in Forum Heritage Services, Wendy Edwards, who has provided more help and support than she probably realises!

Bob Edwards
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Pilot Project

1.0 PROJECT OUTLINE, SUMMARY OF RESULTS AND CONCLUSIONS

1.1 Introduction

1.1.1 This report sets out a brief summary of the progress of the Historic Farmsteads and Landscape Character in Hampshire Project. The report presents a slightly modified version of the Project Brief, reflecting minor changes made with the agreement of the Project Manager, during the project.

1.1.2 The report also presents summary conclusions regarding the effectiveness of the methodology for working within the various landscape character frameworks and the merits and issues of the different levels of farmstead characterisation that can be achieved.

1.2 Aims of the Project

1.2.1 This project is designed to:

A Contribute to the development of policy by establishing a method of placing farm buildings at the farmstead scale into their landscape context;
B Determine the shape, cost and feasibility of historic farmstead characterisation, capable of application elsewhere in the country, through:

1. Testing methodologies for the production of area-based frameworks for farmstead characterisation. These will investigate the most effective means of capturing data at landscape and then steading scale.

2. In consultation with key stakeholders, design and demonstrate characterisation as a more positive tool in land-use planning and environmental management, in for example:

    - The present and emerging spatial planning system;
    - Land management strategies, specifically within ERDP (entry-level and higher level agri-environment schemes), Land Management Information Systems, Land Management Plans and Whole Farm Plans;
    - Heritage management, including archaeological interpretation, recording strategies and projects;
    - Programmes for extending the debate into the public arena;
    - Information bases for owners and their agents.

1.2.2 The Project Design required that the landscape character context of farmsteads be examined in terms that include:

1 Observable patterns in the wider physical and historic landscape and historic patterns of settlement, in particular the perspectives offered by Landscape Character Areas and Historic Landscape Characterisation;
2 Inherent attributes, which are likely to include:

    - Location
    - Farmstead plan
    - Density
    - Predominant date of buildings
    - Date of foundation (where known, or predicted)
    - Materials – roofing, walling and curtilage (surfaces and boundaries)
    - Survival

1.2.3 Another requirement was to explore the advantages and constraints of presenting this analysis within the following contexts, working from the highest possible layer to a finer grain of analysis.

1.3 Summary of Project Brief

Stage 1: Collate and synthesise available maps and other source material concerning historic farmsteads in Hampshire.

Stage 2: Create an analysis of this data presented as illustrated character statements relating to:

- The Countryside Agency's Countryside Character Areas;
- Hampshire's Landscape Character Areas;

Stage 3: Using point data from the Hampshire Archaeology and Historic Buildings Record (AHBR):

- Test the validity and accuracy of the character statements made in Stage 2;
- Examine methodologies for the capture of farmstead information in GIS through working in two transects marked by strikingly different character areas.

Stage 4: Within these transects, to select a small and random sample of steadings (no more than 10) in order to explore the historical relationship between land holding and farmsteads, and thus the application of characterisation at the finest grain of analysis to LaMIS, Whole Farm Plans and other management requirements. Source material (25" maps to provide more detailed information on farmstead plan, analysis of tithe maps, 1910 Land Tax and 1940 Farm Survey data) will be used in order to investigate the relationship between steadings, holdings and landscapes.

Stage 5: Informed by the preceding stages, to reliably estimate the cost of development across the county of:

1 The desk-based study undertaken in Stages 1 and 2, and its application to stakeholders as a tool for understanding and management.
2 1 and the identification of the spatial distribution and pace of change, informed by the discussion in Annexe 1 of this paper.
3 3, together with the cost of targetted fieldwork to audit the impact of changes of use upon the resource.

Stage 6: Production of summary report with recommendations for future action.

Stage 7: Workshop with key stakeholders (AONB Officers, Planning and Landscape Officers, FWAG, AONB Officers).

Stage 8: Production of full report, archiving, distribution in hard copy and on CD Rom.

1.4 Summary of Project Results & Conclusions

Stage 1

1.4.1 The first stage of the project required the collection of available data and map sources. This phase underpins all the subsequent stages of the project by setting farmsteads and buildings in the wider context of agricultural history, practice and development across the county. These include:

The Board of Agriculture reports by Driver (1794) and Vancouver (1813).

Vancouver also defined agricultural regions, as well as giving a guide to typical farm size and building types and materials within these regions.

1.4.2 The *Agrarian History of England and Wales* Vol 5 part 1 edited by Joan Thirsk (1984) provides an essential description of the agricultural regions 1640 - 1750.

1.4.3 Various papers relating to agriculture in the county published in the *Proceedings of the Hampshire Field Club and Archaeological Society* were used, in particular Dodd, J.P (1979) 'Hampshire Agriculture in the Mid-Nineteenth Century' which used agricultural returns to define agricultural regions, which could be compared with those defined by Vancouver and Thirsk.

Stage 2

1.4.5 Stage 2 of the project aimed to examine the methodology for producing rapid farmstead character statements relating to the Countryside Agency Joint Character Areas and the Hampshire Landscape Character Areas. These statements were produced using the broad knowledge gained from the data collection of Stage 1, combined with brief, rapid, surveys of unlisted and listed buildings (the latter using Images of England data) and limited windscreen survey of selected areas. Illustrated examples of character statements for a Joint Character Area and a Hampshire Landscape Character Area are produced below, 2.5 and 2.6, whilst the text of the brief and detailed farmstead character statements for all the Hampshire Landscape Character Areas are presented in Appendices I and II.

1.4.6 The use of listed building data was very useful for gaining an understanding of certain aspects of farm buildings, such as the survival of medieval buildings, the relationship of time-depth in the built record to landscape types or characteristics such as the presence of aisled barns. However, windscreen survey showed that the reliance on listed building data alone can be misleading when attempting to define the present-day character of all farmsteads within an area.

1.4.7 Local knowledge is not a prerequisite for producing historic farmstead character statements. It should, however, be noted that the project officer has several years experience of working within Hampshire. Much of this experience had been in relation to listed buildings and so, to a certain extent, this also gave a bias to listed buildings when describing farmstead character.

Stage 3

1.4.8 The Project Brief required an examination of the methodologies for the capture, creation and storage of farmstead data in GIS. The project was to examine whether the data should be held as polygons representing aggregated data (and considered to be the cheaper option) or points relating to individual farmsteads.

1.4.9 On the basis that data should be held as polygons, one of the main issues for consideration was where the data should be held, with Historic Landscape Character (HLC) polygons being the first data set to be considered. Embedding farmstead data within the polygons created for the HLC data set presents several problems:

- Attaching farmstead data to the HLC polygons presents clear difficulties in terms of creating a robust, interrogatable data set due to the number of farmsteads and the range of attributes that need to be recorded.
- The wide range of polygon sizes means that the amalgamated farmstead data will lose clarity and will not reflect the diversity of density, type or time depth. HLC will inevitably need updating and revision in future – what happens then to the data?

- Amalgamation of farmstead data within HLC polygons will present problems for the updating of the farmstead data and for any future revision of the HLC polygon data, increasing the costs of either exercise.
- At present there is some inconsistency within the HLCs of various counties, whilst some counties do not have a completed HLC exercise. Creating farmstead data as a separate entity will mean that farmstead characterisation work can advance without HLC in place.
- Where HLC exists as a workable tool it is only available to a limited client group and its complexity may further reduce its practical use.

1.4.10 An alternative is the creation of a separate polygonised data set on farmsteads, and for this reason the project was also required to examine the potential of using the Ordnance Survey's Mastermap digital mapping as the framework for carrying farmstead data and the possibility of creating a new polygon data set by digitisation. Mastermap provides the most recent detailed mapping utilising polygons that are capable of having additional attributes and data added to the basic OS data. However:

- Mastermap identifies features such as fields and buildings, even cattle troughs, as individual polygons, but farmsteads are rarely, if ever, defined as a polygon, the result being that a farmstead can comprise many individual polygons. The farmstead data would need to be recorded against one of the building polygons but this would present difficulties when recording rebuilt farmsteads where historic data would be attached to modern features, and sites where the farmstead has been lost. It would also present difficulties in terms of relating the dataset to other polygon datasets.
- Mapping farmsteads as new, digitised polygons would be time-consuming and would introduce levels of inaccuracy as it is often difficult to define the boundary of the farmstead. Scale is a problem, the data would be difficult to update and relate to other polygon data sets, and so this approach would run many of the same risks as working within HLC polygons. Defining farmsteads as polygons would therefore be a hugely time consuming process without providing a significant increase in benefits over point data making the mapping of farmsteads an economically unviable option.

1.4.11 The conclusion is that farmstead character data should not be incorporated within HLC, OS Mastermap or be created as a new, digitised polygon data set but should be collected as an independent point data set. Utilising GIS, this free-standing data set can then be interrogated against HLC or any other spatial data set.

1.4.12 On this basis a farmstead data set was created in GIS and data collected in the two pilot areas:

- In the North Wessex Downs historic building point data held in the Hampshire AHBR was used to inform the initial identification and dating of farmstead sites, followed by the use of historic mapping.
- In the South Downs area the farmsteads sites were all identified through mapping, recording plan-form and survival. Historic building data was added to the farmstead records in GIS by searching the *Lists of Buildings of Special Architectural or Historic Interest* for agricultural building entries and manually associating these with the farmstead records.

1.4.13 The creation of data was based on farmsteads shown on the Ordnance Survey 1st edition 6"mapping dating from the 1870s and modern OS 1:10,000 mapping. The recording of attributes such as plan form and survival also provide valuable information for the characterisation of farmsteads, as the layout of steadings can be indicative of the type and date of the buildings (Figure 1). Measuring survival can demonstrate whether particular farmstead types have experienced greater levels of change or are more vulnerable to change; for example, this exercise showed, quantitatively, the vulnerability of outfarms and field barns in the pilot areas. The project results led to the minor amendment of the attribute table and the revised Attribute List is presented as Appendix III.

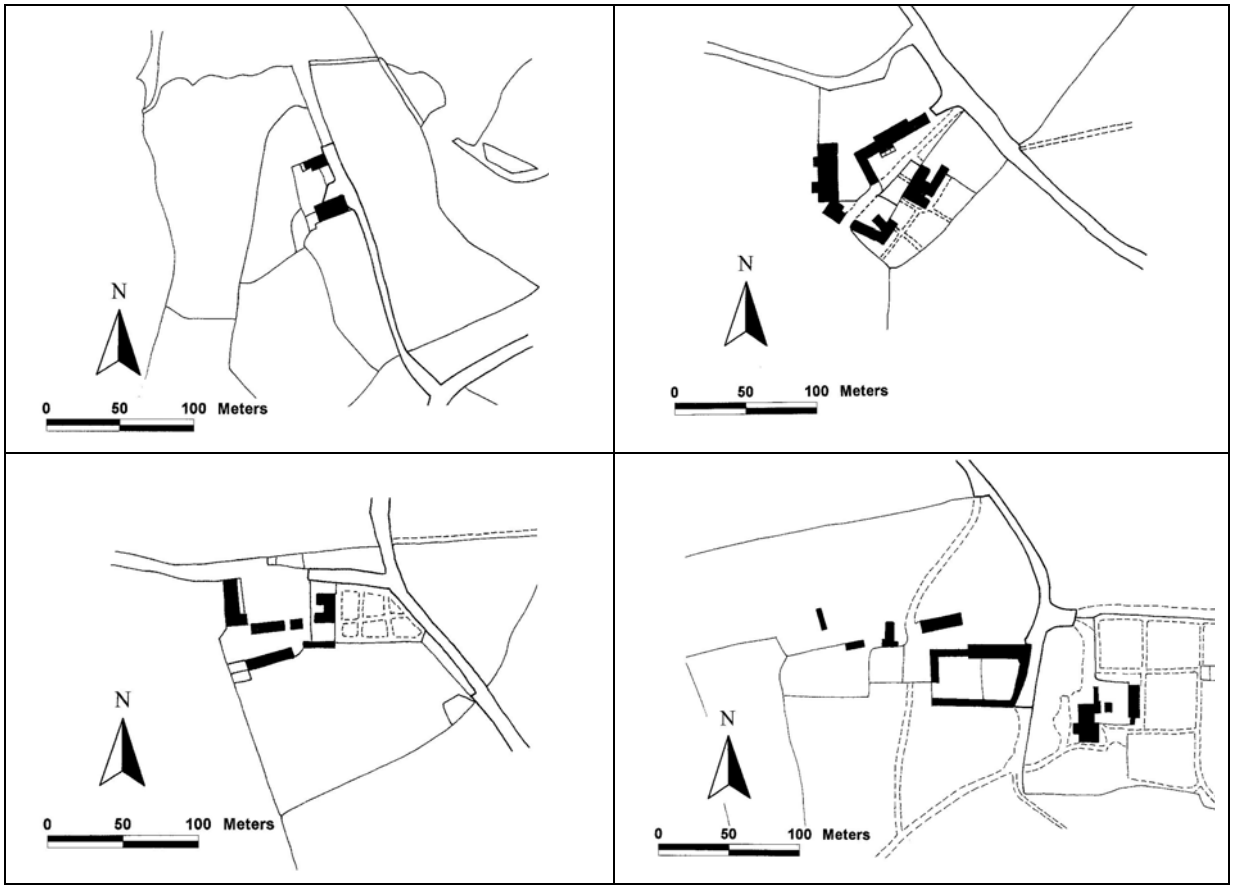


Figure 1

Comparative farmstead plan forms

Top left: *A small farmstead consisting of a medieval house and attached barn (are rare association in Hampshire) with a later range to the north forming a parallel plan. Such plans are considered rare in Hampshire and may represent the typical plan of small medieval farmsteads that either developed into courtyard plans or were removed from agriculture, becoming the houses and cottages of labourers.*

Top right*: A relatively large farmstead with a large threshing barn and other buildings but with little evidence for planning the arrangement of the buildings around a courtyard. Dispersed plans are also relatively rare in the county and those that survive may represent early farmstead plans. This example was largely rebuilt in the late 19th century to create a regular courtyard plan.*

Bottom left: *A loose courtyard plan. The farmhouse in this example lies to one side of the yard, although the house is often found with a gable to the yard or detached from it. Barns and a granary, all detached buildings, are set on the south and west sides of the yard. The southern-most building may be a remnant of an earlier dispersed plan. Within the yard cattle could be sheltered during winter but with no specific buildings for shelter. This plan form is thought to have developed relatively early on in Hampshire and the South East of England and the project showed it to be the most common plan form.*

Bottom right: *A regular courtyard plan with linked buildings ranged around a yard that is divided into two areas. Regular courtyard plans like this represent the application of the 'modern' farming methods of the late 18th and 19th centuries, particularly in respect to the management of cattle and manure. Along the northern side of yard is a building that may be an earlier barn or a purpose built combination building where fodder could be stored and prepared. The other buildings around the yard are open-fronted shelter sheds for cattle which were allowed to roam around the yards where their manure was collected and trampled with straw before being taken to the fields. To the north, the larger building near the track is a cartshed and the building to the west of the track may have been the stable. This plan indicates either extension to existing buildings or complete re-building, probably in the early to mid-19th century. As is usual with plans of this type, the farmhouse stands detached from the working buildings and is provided with its own access avoiding the yard. Regular courtyards can range from L-plans (buildings on 2 sides of a yard) through U- and E-plans.*

1.4.14 The results obtained from recording farmsteads was striking. When the distribution of recorded farmsteads was compared against farmsteads that could be identified from listed building data this clearly showed how the use of listed building data alone is unreliable when attempting to describe present-day farmstead character. The project shows that the enhancement of Historic Environment Records with farmstead data could assist with the provision of advice and the targeting of Agri-Environment scheme grant aid.

1.4.15 The method is quick, allowing an overview at a strategic scale and examination against other data sets. The two methodologies employed demonstrate that the creation of a farmstead data set recording attributes such as plan form and survival can be a rapid exercise across areas such as a County, District or an area such as an AONB. Even if only hard copies of the *Lists of Buildings of Special Architectural or Historic Interest* are available, the association of historic building data to these farmstead records can also be undertaken rapidly to create a robust data set. Where geo-referenced historic building data is available the time required will be reduced.

1.4.16 To test the broad statements on farmstead character made in Stage 2 the historic building point data from the AHBR was set against the Joint Character Areas and the Hampshire Landscape Character Areas. Within the pilot areas the farmstead point data was set against the Landscape Types and Historic Landscape Character to examine the relationships between these landscape data sets and farmsteads (Figures 2, 3 and 4). The results are summarised below.

1.4.17 Joint Character Areas (Source: Countryside Agency, English Nature and English Heritage, 1996-8)

Advantages

+ National coverage;
+ Broad scale relating to 'natural' not administrative boundaries;
+ Generally close correlation between historical agricultural divisions and character areas;
+ Does not separate land use areas e.g. river valleys from surrounding associated landscapes;
+ Point data largely confirmed character statements relating to Character Areas in terms of farm type, plan form, farmstead density and survival of medieval farm buildings;
+ JCA Character statements can be refined at County Landscape Character Area level and District Character Area Level;
+ Available to a wide client group. Particularly suited to providing guidance to regional and national agencies as JCAs are now widely understood and used by a wide client group.

Disadvantages

− Large character areas can mask important local differences in character, land quality and farmstead character.

1.4.18 Landscape Character Areas (Source: Hampshire County Council, 1983)

Advantages

+ The Landscape Character Areas broadly correspond with the historical agricultural divisions within Hampshire except for the identification of the Test, Itchen and Meon river valleys as a separate character areas cutting the Downs and South Hampshire Lowland and Heath Character Areas;
+ Provides a greater level of detail than JCAs;
+ Farmstead distributions show clear differences between most of the Landscape Character Areas covered by the pilot area reflecting the recorded differences in farm size within the agricultural areas and the historic settlement patterns;
+ Point data largely confirmed character statements relating to Character Areas in terms of farm type, farmstead plan, farmstead density and survival of medieval farm buildings.

Disadvantages

− Separation of some land use areas eg. river valleys from surrounding arable and downland;
− Character areas can mask important local differences in character, land quality and farmstead character.

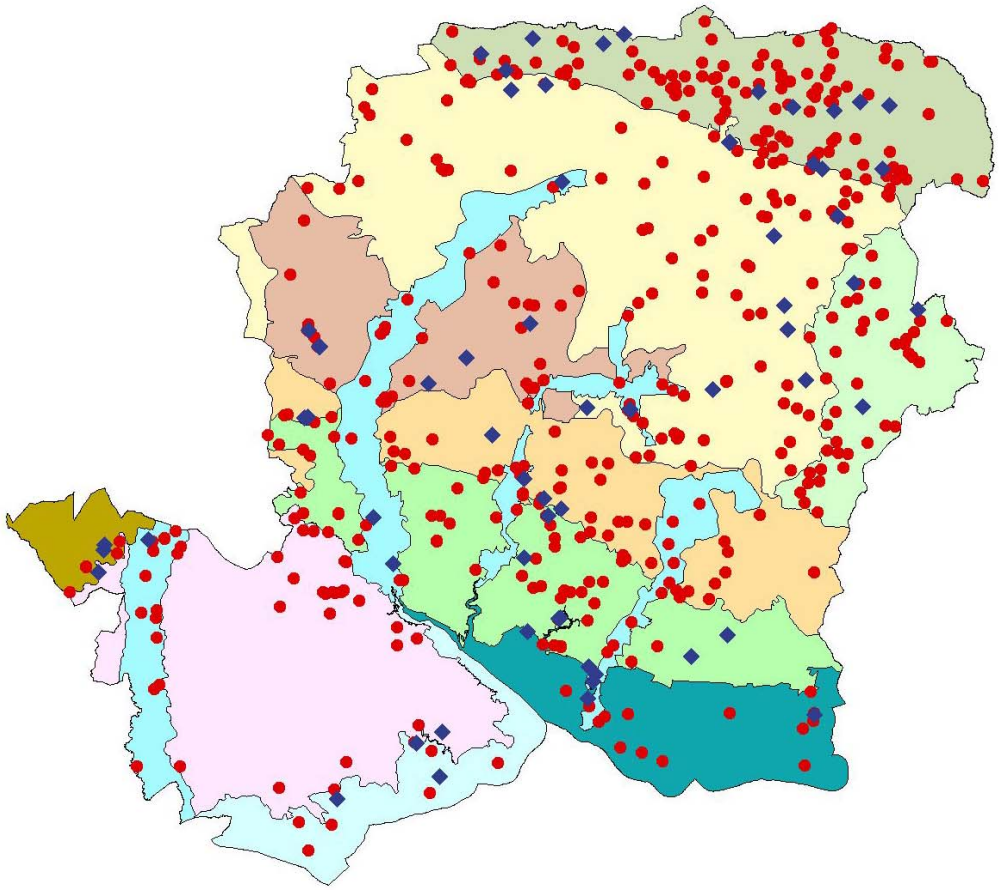


Figure 2

Historic building point data from the Hampshire AHBR against Hampshire Landscape Character Areas. *To test the broad farmstead character statements made in Stage 2 historic building data held in the AHBR was set against the Joint Character Areas and the County Landscape Character Areas. The distributions produced confirmed that the character statements were valid. For example, the predicted higher density of farmsteads in the North Hampshire Lowland and Heath and greater survival of medieval buildings in that area compared to the Hampshire Downs is shown in this figure.*

The use of the building data suggested some refinement of the character statements would be required. The almost complete absence of medieval barns from the valley and tributaries of the River Test and the Meon was not predicted.

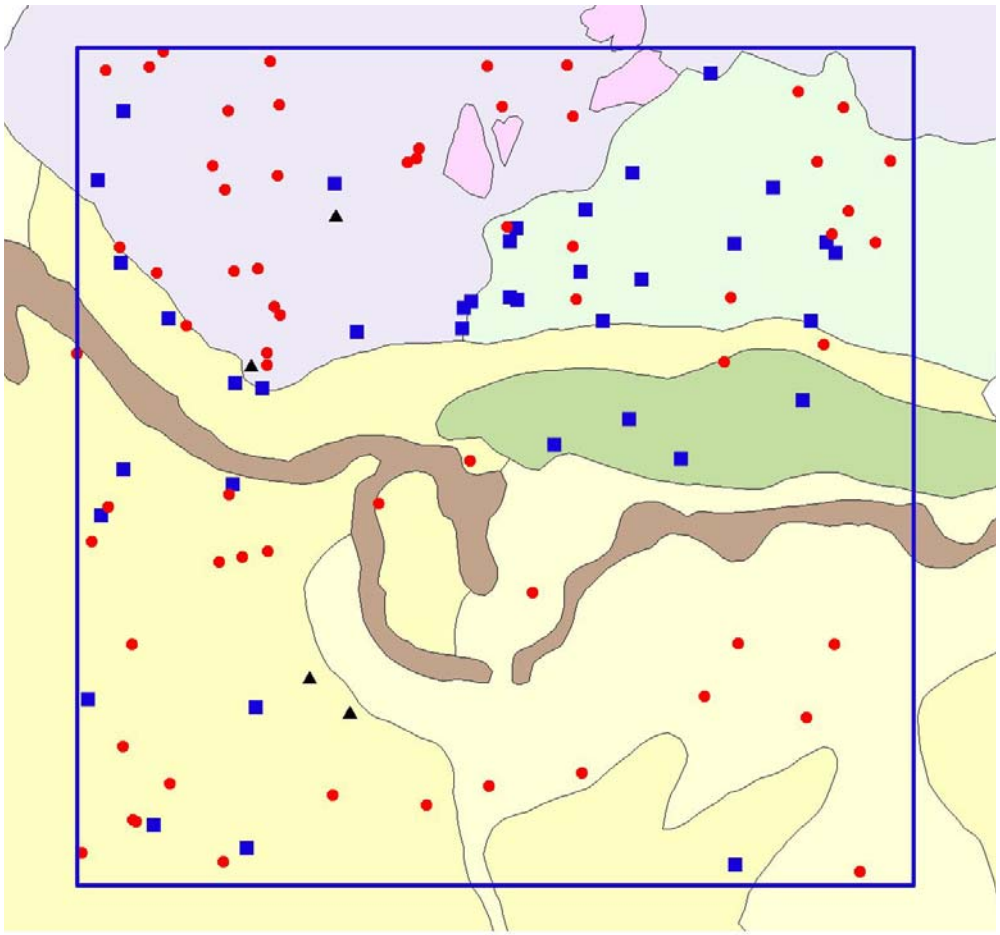


Figure 3

North Wessex Downs Pilot Area. Farmsteads by record type Hampshire Landscape Types. *This figure illustrates the number of farmsteads in the landscape for which there are no records in the Hampshire Archaeology and Historic Buildings Record – represented by red dots. Although there will be farmsteads that do not have historic buildings that merit listing in every landscape, the distribution of farmsteads for which there are AHBR records (a farmhouse alone or working buildings such as barns) is clearly uneven.*

When considering the importance of farmsteads in relation to landscape character, those previously unrecorded farmsteads need to be examined to assess their value in contributing to the character of the countryside. In the pilot area the farmsteads in the Open Arable are likely to be 19th century in date and built in brick and flint. Relatively few such farm buildings are listed but in this part of the landscape they are important in describing the evolution of the landscape.

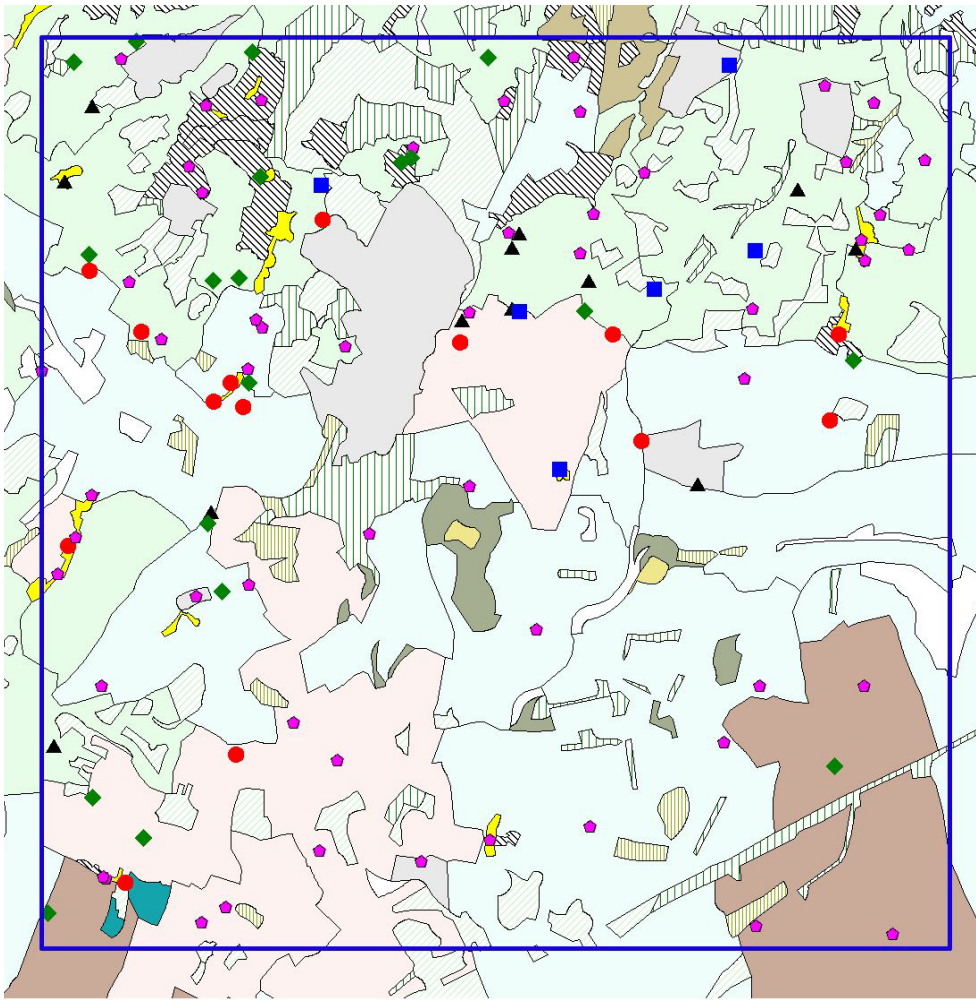


Figure 4

North Wessex Downs Pilot Area. Farmsteads by date against Hampshire Historic Landscape Character. *The farmstead data also showed a good correlation with the Historic Landscape Character Areas, with the general division of HLC into Assarted fields, Informal enclosure and Parliamentary enclosure generally matching the distribution of dated farmsteads.*

The project raised some issues over the mapping of the Parliamentary fields HLC type and it was noted that the distinction between the western and eastern parts of the North Hampshire Lowland and Heath, identified by the Landscape Type date (Figure 3) is lost when farmsteads are set against HLC.

1.4.19 Landscape Types (Source: Hampshire County Council, 1993)

Advantages

+ Point data showed the best correlation with Landscape Types in both pilot areas, giving greater definition to the farmstead distributions within the Character Areas.

Disadvantages

− Complexity of Landscape Type data in some areas, for example within the Western Weald Lowland and Heath Character Area where there are many narrow bands of Landscape Type, may make it difficult to work with at a large scale or undertake meaningful assessments of the relationships between farmsteads and Landscape Type.

1.4.20 Historic Landscape Character (Source: Hampshire County Council/English Heritage, 1999)

Advantages

+ Farmstead point data sorted by date largely corresponds with the broad HLC groups Assarted Fields (representing clearance of woodland and scrub to form arable land, generally from the early medieval to early post-medieval period), Fields with Wavy Boundaries (post-medieval enclosure by agreement), and Parliamentary Fields (areas of regular enclosure). Thereby HLC provides an indication of time-depth in the landscape, and a good predictive model for the understanding of the resource;
+ HLC can refine the boundaries between Character Areas, for example, between the North Hampshire Lowland and Heath and the Hampshire Downs Area.

Disadvantages

− Time depth in the surrounding landscape may not always be reflected in the character of surviving farm buildings. Many pre-18th century farmsteads have been rebuilt and farmsteads with older buildings may be set within a landscape characterised by later reorganisation;
− HLC can lose definition of farmstead character in relation to the landscape, for example, the North Hampshire Lowland Heath case cited in Landscape Types above, where the two Landscape Type areas are both predominantly Assarted Fields in HLC;
− The relatively subtle variations in field boundary form, particularly when derived from modern mapping and where there has been some boundary loss, means that some areas may be incorrectly classified. The use of historic building point data with HLC can help to identify such areas;
− The use of the term 'Parliamentary Fields' is misleading. Regular Fields would be more appropriate with the mapping of areas of actual Parliamentary enclosure taken as a step to refine and improve the data set.

Stage 4

1.4.21 Stage 4 was to undertake research into the historical relationship between farmsteads and land holding in order to explore the application of characterisation at the finest grain of analysis focused on farmsteads sites in the North Wessex Down pilot area. Two approaches were taken to this analysis:

- Looking at farmsteads and land holdings across a historic parish;
- The examination of individual farmstead sites.

1.4.22 Firstly, the whole of Sydmonton, a tithing within the parish of Ecchinswell and Sydmonton, was examined using manorial maps dating from the 18th century, the tithe apportionment and map and historic Ordnance Survey mapping. The 1920 Land Tax and 1941 Farm Survey available at the Public Record Office were also used. The information relating to land holdings derived from these sources was mapped using GIS to allow the presentation of the changes in the number and sites of farmsteads and land holding, apparent over the last 250 years. The individual farmstead sites were examined utilising a similar range of sources.

1.4.23 This fine grain analysis demonstrated the importance of understanding the development of farmsteads in a landscape and the relationship between farmsteads and their land holdings when assessing the character of individual farmsteads and buildings. For example, through the use of historic mapping from the mid-18th century onwards, it was possible to show how the scattered farms of north

Sydmonton have evolved from relatively small, dispersed holdings to fewer consolidated holdings. This process of amalgamation and consolidation is reflected in the surviving farmsteads. In the southern part of Sydmonton the same period witnessed enclosure of the common fields and the creation of a new holding to farm the enclosed fields, the removal of the nucleated village from the vicinity of the Court and the creation of a large farm on the enclosed downland.

1.5 Assessment of Project Outputs

Production of statements of farmstead character within Joint Character Areas	
+ Rapid provision of national coverage of character statements; + Succinct and updateable; + Capable of further development with addition of images, research agendas, guidance relating to specific issues with JCAs.	– Room for error in emphasis of descriptions if reliant on listed building data only.
Production of statements of farmstead character within Hampshire Landscape Character Areas	
+ Rapid provision of county-wide coverage of character statements; + Succinct and updateable; + Capable of further development with addition of images, research agendas, guidance relating to specific issues with character areas.	– Room for error in emphasis of descriptions if reliant on listed building data only.
Use of existing historic building point data	
+ Independent data source. Can be used against other data such as LCAs, Landscape Types or HLC; + Can reveal broad distributions of substantially complete pre-1750 buildings and substantially complete pre-1840 groups (ie. those fulfilling listing criteria); + Possible to interrogate by building type – eg granary; + Inclusion of Buildings at Risk survey data can provide additional information on curtilage buildings and condition/other issues; + Independent; + Can form the basis for the creation of a comprehensive farmstead data set.	– Primarily listed buildings; – May not provide a representative sample of historic farm buildings in some landscapes; – Limited availability/accessibility of geo-referenced building data capable of interrogation against other data sets; – Coverage may be inconsistent.

Collection of farmstead point data	
+ Rapid method of collecting data on <u>all</u> farmstead sites not just those with recorded buildings thereby removing inconsistencies caused by uneven coverage of Lists and bias of listing criteria, provides better representation of farmstead density; + Useful at large scale; + Can capture information on key attributes such as farmstead plan; + Map regression allows assessment of level of change/loss; + Capable of further enhancement through use of historic building data – particularly where no geo-referenced or electronic data available; + Independent - Can be used against other data such as LCAs, Landscape Types, HLC, Post Office Address files, Land Use Change Statistics; + Suited to defined areas eg county/National Park/AONB/District	– Room for error in applying classifications eg plan form; – Modern mapping may indicate greater level of change than has actually occurred; – Farmsteads in nucleated settlements may be difficult to identify; – Farmsteads associated with small land holdings/commoning may be difficult to identify; – Less useful at small scale.
Historic analysis at local/individual farmstead level	
+ Provides detailed information on historic size of holdings; + Possible to gain understanding of development of holdings and farmsteads in the landscape including dispersal and agglomeration of land units and farmsteads through use of historic mapping; + Historic research may also provide important data relating to past land use, boundaries and archaeological sites; + Essential element of Farm Environment Plans; + Assimilation of results will inform and assist refinement of broad character statements; + Detailed analysis can address issues raised in research agendas.	– Limited in scale; – Cost. Suitable for limited areas or individual steadings; – Need for appropriate management of results to ensure integration into HERs; – Research agendas for historic buildings yet to be developed.
Building recording in relation to repair or conversion schemes	
+ Building recording can identify important issues/features that need to be considered within schemes and so can beneficially inform the process; + Individual recording exercises can inform the development of understanding of traditional farm buildings and assist in the refinement of the broad character statements.	– Currently building recording does not respond to any research agendas; – Recording usually undertaken as a post-determination exercise so cannot inform the conservation/development process; – Level of recording usually requested requires consideration. Many recording exercises aimed at providing a photographic record with little interpretation of the building or its historic and landscape context.

1.6 Data Use and Users

Product		
Joint Character Area Statements	Monitoring	State of the Countryside Indicators.
	Targeting	Agri-Environmental schemes.
County Landscape Character Area Statements	Targeting	Agri-Environmental schemes; Local Authority Grants.
	Land Use Planning	Policy Development.
	Management	LaMIS; AONB/NP Management Plans.
	Research	Development of research agendas
Farmstead Point Data	Targeting	Agri-Environmental schemes; Local Authority Grants.
	Land Use Planning	Policy Development.
	Management	LaMIS; AONB/NP Management Plans; Farm Environment Plans/Whole Farm Plans.
	Research	Development of research agendas.
Local/Individual Farmstead Research and Characterisation	Management	Farm Environment Plans/Whole Farm Plans.
	Research	Building recording associated with conservation/conversion projects; Landscape history research.

1.7 Further Work Required

1.7.1 Following on from this pilot project Hampshire County Council commissioned Forum Heritage Services to produce a Farmstead point data set following the methodology used in stage 3 of the project. This will provide a complete dataset of historic farmsteads at the last quarter of the 19th century, recording plan form, location in terms of settlement and the degree of change in the farmstead between the late 19th century and modern OS mapping.

1.7.2 This pilot project has produced a set of character statements for farmsteads within the Hampshire Landscape Character Areas. The County Council should consider how best to utilise these character statements, enhanced with more detailed Issues and Guidance sections to provide guidance to policy makers, planners and land use managers.

1.7.3 Consideration should be given to extending the recording of farmsteads by this methodology to the areas of the North Wessex Down AONB and the South Downs AONB to provide a consistent data set across the administrative boundaries. The farmstead data could then be utilised to inform and support farmstead character statements for the Landscape Character Areas within the designated areas.

1.7.4 Stage 3 of the pilot project raised the issue of outfarms and field barns, which appear to have been a particularly vulnerable element of the historic farmstead resource. The roll out of the farmstead point data across the county will add further information to the issue of outfarms and field barns. There may be a need for some specific field work to inform the future management of outfarms and field barns in Hampshire to identify those buildings that are key structures in the landscape and to assess the condition of the resource. The complete point data set may raise other questions about farmsteads that will need to be answered.

1.7.5 The recording of farmsteads has identified a number of farmstead sites that have been lost from the landscape. Given that these steadings were in existence in the late 19th century it is probable that many of them are of at least early post-medieval date whilst some will have had medieval origins. Those sites that appear to have remained undeveloped should be added to the AHBR as archaeological monuments. It is probable that some of these sites will be represented by earthworks and/or below ground archaeological deposits.

2.0 DATA COLLECTION AND THE PRODUCTION OF HISTORIC FARMSTEAD CHARACTER STATEMENTS

2.1 Introduction

2.1.1 Stage 1 was a data collection exercise with the aim of identifying the sources required to undertake the various stages of the project. This included the collection and analysis of material relating to the agricultural history of the county and the production of a short report outlining the practices and developments in the agricultural of Hampshire that may have influenced the provision and design of farm buildings. The summary of Hampshire's agricultural history is presented below but is preceded by an overview that sets the national context for historic farmsteads and sets out the criteria used to assess the importance of farm buildings under the current designation process.

2.1.2 The aim of Stage 2 of the project was to establish a method of placing farm buildings at the farmstead scale into their landscape context through the creation of character statements working within frameworks provided by the Countryside Agency Joint Character Areas and the Hampshire Landscape Character Areas. Illustrated examples of character statements relating to each of these frameworks follows. Character statements for all of the Hampshire Landscape Character Areas are presented in Appendix I. These brief character statements are supported by fuller discussions of the character of settlement, farmsteads and building materials in each Character Area and are presented in Appendix II.

2.2 Historic Farmsteads: National Context by Jeremy Lake

2.2.1 Farmsteads in the Landscape

Historic farmsteads and their buildings make a fundamental contribution to the richly varied character of our countryside, and the history of farming and settlement, through:

- Their diversity of form and scale, the direct product of how developments in farming practice and size varied from locale to locale.
- Their location in the landscape. This is the direct product of both settlement history and land use. Rural settlement can vary from large, nucleated, villages to dispersed settlement areas with scattered, isolated farmsteads, each with varying patterns of enclosures to the surrounding fields. These enclosures can by irregular or regular in shape, and can result from the reclamation of wood, fen or other land. A significant development in all areas of the country, accelerating from the 14th century, was the enclosure by agreement of communally managed strips into small individually owned or rented fields. This was a process that could occur gradually, by agreement between owners and tenants, by estate policy or – especially after 1750 – by parliamentary act.
- In areas of nucleated settlement most medieval farmsteads were sited in villages, and surrounded by 2 or more communally-farmed fields subdivided into strips. Within such villages many former pre-1750 farmhouses survive but their farm buildings have often been lost due to the amalgamation of smaller farms from the 18th century or earlier and, occasionally, the movement of farmsteads out of the village at time of enclosure, to new sites within their own ring-fenced steadings. The latter could relate to irregular or regular patterns of enclosure if the result of agreement between landlords and occupiers; if the result of parliamentary enclosure – the standard form of enclosure after 1750 – enclosures were commonly regular and large scale. In areas where this change occurred rapidly after 1750, particularly in a line stretching from the east Midlands to the great estates of Northumberland, there developed new designed landscapes of straight roads, large regular fields and compact farmsteads with shelter belts.
- Farmsteads in areas of dispersed settlement are mostly isolated or located in hamlets. They can be of 14th century or earlier origin if surrounded by ancient patterns of field boundaries, and many isolated farmsteads can occupy former shrunken hamlets. Others can date from the enclosure and reorganisation of formerly scattered holdings farmed on a communal basis, having typically more irregular boundaries if enclosed prior to 1750.
- The use of local building materials. England displays a huge diversity in geology, displaying a greater variety in small areas than anywhere else in Europe. The use of locally available materials, combined with local vernacular traditions, makes a fundamental contribution to the diversity of the English landscape.

2.2.2 Farmstead Dates and Types

Farmsteads display significant variation both over time and regionally, specifically in the way in which farm-based functions – primarily the housing and processing of crops, the storage of fodder and the management and accommodation of livestock - are found in individual structures, arranged around the homestead and relate to the house. According to region, locality and date, these functions would be housed in individually specialised structures or combined with other functions in combination buildings, ranges or planned yards.

2.2.3 Key Dates

The surviving stock of farm buildings relates to the following key dates. Threading through all these periods, and accelerating at varying rates from the 14th century, is a general increase in farm size, agricultural incomes and productivity.

Up to 1540. The best-known survivals of the period up to 1540 are the great barns of the ecclesiastical and monastic estates. These barns were joined from the 14th century by substantial farmhouses and farm buildings of increasingly large freehold and peasant farms, specifically those had had benefited from the social and economic upheavals of the period. These are of exceptional importance where they survive, and provide the first evidence for wealth generated solely from local agriculture and an emerging class of farmers counted as amongst the wealthiest in Europe.

1540-1750. This period was characterised by a general increase in agricultural incomes and productivity, sustained by the introduction of new crops (potatoes, turnips, sainfoin and other grasses), new crop rotations and techniques. A key factor was the emergence of increasingly market-based and specialised regional economies. Substantially complete farm buildings of this period are rare, and provide the first evidence for the development and strengthening of regional traditions and building types.

1750-1880. The most important period of farm building development. The widespread adoption of improved grasses and winter feed-crops such as turnips, accompanied by the production of good manure by livestock increasingly wintered in yards or buildings, played a major role in boosting agricultural productivity. After the 1790s, and especially in the High Farming years of the 1840s to 1870s, farm building design and layout was being affected by:

- The accommodation and management of cattle;
- The import of fertilisers and feed;
- The extension of mechanisation (see barns, below), with horse, water, wind and from the 1820s steam power for working threshing machines and preparing feed for animals through powering grain bruisers and rollers, turnip cutters and cake crushers;
- The application of process-flow in the development of multi-functional barn ranges and the development of courtyard layouts, where the various on-farm processes were carefully placed in relationship to each other, and even connected by tramlines
- The erosion of some past regional distinctions by the mid-19th century, with arable cropping marking large areas of the south and east, and pastoral farming economies increasingly dominant in the north and west.

1880-1940. The result of the farming depression that commenced in the late 1870s was the concentration of grain production on the drier soils of the eastern and southern counties and, in the areas that experienced the greatest contraction from the 1840s-70s peak of grain production, a focus on meat and dairy produce in order to meet urban demand. There was little fresh investment in farm buildings other than on large estates (such as the specialist dairy farmsteads of south Cheshire), on some county council smallholdings and – in the inter-war period - the development of more intense forms of housing for pigs and poultry, and the replacement of earlier forms of housing for dairy cattle by new forms of cowhouse with concrete floors and stalls, and metal roofs and fittings. Corrugated iron became a cheap means of replacing or covering roofs (particularly thatch) in poor condition.

1940 to the present. The intensification and increased specialisation of farming in the post war period has been accompanied by the introduction of wide-span multi-purpose sheds in concrete, steel and asbestos which met increasing requirements for machinery and the environmental control of livestock and on-farm production, particularly of milk.

2.2.4 Building Types

Buildings for Crop Storage and Processing

- Barns are generally the oldest and largest farm buildings to be found on farms. The form and plan of the traditional lowland threshing barn, instantly recognisable with its bays providing storage for the crop flanking a floor where it could be threshed and winnowed, remained comparatively unaltered between the 13th and early 19th centuries. They could be very small in dairying or stock rearing areas, and away from the most specialised arable areas, combination barns could also accommodate other functions such as the housing of cattle, horses, grain, farm carts and implements. Combination barns could be on-the-level, with stabling or cow housing at one or both ends, or split level with the threshing barn on the upper floor (such as the bank barn of Cumbria and other areas). Split-level mixing barns developed in many regions from the later 18th century as a result of the widespread introduction of machinery for processing corn and fodder.
- Granaries were often built over stables and cartsheds, combined cartshed/granary ranges being found from the 18th and even later 17th centuries in parts of the south and east – where detached granaries are concentrated.
- Cartsheds - for housing carts for transporting muck to fields, the harvest to the steading and grain to market - often face away from the farmyard and may be found close to the stables and roadways, giving direct access to the fields.

Other Storage and Processing Buildings

- Some areas of the country developed a specialisation in the production of particular crops such as hops or fruit. In some cases these crops required the construction of particular buildings that are regionally characteristic such as the oast house of the South East and West Midlands and the cider house of Herefordshire, Worcestershire and the South West. Small kilns for drying corn and particularly malt for brewing have been recovered through excavation and a small number of much larger and more solidly constructed examples survive from the 17th century, especially in the North West and South West.
- The processing of corn to flour was undertaken in mills normally powered by water or wind.
- Dairies were often sited within the farmhouse (at its service end or in a rear room), located in a lean-to at the rear of the house or (rarely) in a detached structure. The sale of liquid milk and the rise of commercial cheese and butter making had become massively important in many areas by the early 20th century, leading to the abandonment of all but a handful of farmhouse dairies and cheeserooms.

Buildings for Animals and Animal Products

- Accommodation for Horses. Stables, typically with a hayloft above, needed to be well ventilated and with plenty of light for grooming and harnessing. They were given a certain level of architectural and decorative treatment, and detached examples typically predate 1750 on higher status or arable-based farms.
- Accommodation for Cattle. Any survivals before the late 18th century – commonly in combination barns, at the lower ends of longhouses or the linhays of the South West - are exceptionally rare. The folding of stock in strawed-down yards and feeding them with root crops became more general from the late 18th century, together with the subdivision of yards into smaller areas and the construction of shelter sheds, loose boxes and other distinctive building types associated with their more intensive fattening and management. In some better-planned farmsteads the root and fodder stores would be incorporated into the cattle housing, usually located close to where the cattle were stalled and access provided between the two. The most significant examples of covered yards – developed to house cattle and conserve their manure - are on the most expensively designed planned and model farms of the 1850s to 1870s. It became increasingly common from the 1880s to roof over former open yards with timber or metal-framed superstructures.

Accommodation for pigs, birds and poultry

- When accommodated on farmsteads, pigs were typically housed in cubicles with externally accessed feeding troughs and often their own yards. They were fed on by-products of dairying, and thus likely to be located to the house. Large-scale pigsties are most likely to be found on dairying establishments.

- The construction of a dovecote indicated the status of the owner, as in the medieval period the keeping of doves or pigeons was usually restricted as a manorial right. The birds provided fresh meat and eggs whilst the manure was also valued. During the 17th and early 18th centuries the restrictions on keeping doves were dropped and small-scale accommodation for doves can be found built into other farm buildings.
- Hen houses were usually relatively short-lived buildings and there are few that can be described as historic. Where historic examples survive they usually form part of another building, such as a pigsty.

Outfarms and Field Barns

- Outfarms (isolated complexes with their own barn and cattle yard and buildings) saved on labour in that the crops grown for fodder and the straw from the surrounding fields did not have to be carried back to the farmstead to be consumed and turned into manure which, in turn, did not have to be carted back out to the distant fields. They were usually created on larger farms or in areas where the farmsteads remained in the villages after enclosure, resulting in some fields being distant from the main farmstead.

- Field barns were built for similar reasons, and to provide shelter to livestock (including yearling sheep) in more inhospitable climates. The latter are particularly common in northern upland areas, most notably in the Yorkshire Dales where they served a highly specialised dairying economy.

Other Farm Buildings

- Every farmyard would have had a water supply; either a pond, a nearby stream or a well which could be enclosed in a well house. Some buildings and boundary walls have recesses to house straw skep bee-hives. Some specialist functions, such as slaughterhouses, do not have any characteristic external features, and some – such as the ash houses of Devon – are instantly recognisable. Larger farms, particularly isolated steadings may have buildings for specialist functions such as a forge for the repair of equipment.

2.2.5 Farmstead Plans

The predominant farmstead plan types, which are subject to much variation and are closely related to farm size, terrain and land use, are as follows:

- Linear plans. This group comprises farmsteads with farm buildings attached to and in-line with the house, often with other buildings close by. At its simplest, the linear plan comprised a longhouse – a structure with a common entrance for the farmer's family and animals, now confined to parts of the north and west of England. The linear layout was ideally suited to small farms (usually stock rearing and dairying), especially in northern pastoral areas with little corn and longer winters where there was an obvious advantage in having cattle and their fodder (primarily hay) in one enclosed building.
- Dispersed plans are more widespread, and range from those of hamlets where the buildings of different owners can be intermixed, to large-scale individual steadings. Parallel plans and L-shaped plans, which often represent developments from earlier linear and dispersed plans.
- Loose courtyard plans. Characterised by single or double yards flanked by buildings on 3 or 4 sides, with or without scatters of other farm buildings close by. There are excavated and documented examples of this layout dating from the 13th century and it became most strongly associated with large arable farms.
- Regular courtyard plans Formal courtyard layouts, where the barns, stables, feed stores and cattle shelters were ranged around a yard and carefully placed in relation to one another in order to minimise the waste of labour, and where the manure could be conserved, were recommended from the mid-18th century. No surviving groups can be dated before the 1790s. The earlier examples are courtyard or U-plan, and from the 1820s and 1830s, extra yards made E- or even double-E plans.

Linear, dispersed and loose courtyard plans may allow short glimpses into the yard from different viewpoints whereas farmsteads with linked ranges of buildings usually provide limited views into the yard. Occasionally the open side of the yard faces the street.

2.3 Overview Of Hampshire Agriculture

2.3.1 Introduction

The first stage of the pilot project was to examine the available sources relating to historic farmsteads in Hampshire to provide a general overview of the agricultural development of the county. An understanding of the historical background is necessary to set the context for the types and date ranges of farmsteads and farm buildings encountered in the landscape.

The examination of the sources also required the identification of the major pieces of research relating to Hampshire's farmsteads and farm buildings that could inform the various stages of the project.

2.3.2 Geology and Topography

A belt of chalk, running generally south-east to north-west across the county, dominates the character of much of the Hampshire landscape. Overlying the chalk in some parts, but particularly in the eastern part of the chalk, is 'clay with flints' which can be a loam or clay loam of variable depth. To the north and south of the chalk are areas of tertiary sands and clays forming part of the Thames Basin and Hampshire Basin. These areas have soils of variable quality, ranging from hungry sands supporting little but heath to some areas of fair quality arable land. To the north of Portsmouth is the chalk ridge of Portsdown Hill which forms a dominant feature in the landscape of the south coast which is fringed by an area of brickearths which provide some of the most fertile arable land of the county. However, urban expansion has removed large parts of this land from agriculture. Along the eastern edge of the county the Weald extends into Hampshire where a highly varied geology of sands, gault clay, upper greensand and lower greensand, providing some of the best and worst soils, occur in a relatively small area. In the south-western part of the county is the New Forest with its expanse of heathland at its heart but bordered to the west by the fertile valley of the River Avon, and to the south, the coastal plain where good loams are found supporting arable production although this is mixed with areas of poorer quality, sandy soils. At the north-western tip of the New Forest district is a small area of chalk that forms part of the Dorset and Wiltshire chalklands.

Three main river valleys – the Test, the Itchen and the Meon, drain the main chalkland area. Numerous chalk streams and winterbournes feed these rivers. Along the western edge of the New Forest is the River Avon draining the chalkland of Wiltshire. The River Wey is the principal river in the east whilst in the north-east the Loddon, which rises near Basingstoke drains into the Thames.

2.3.3 Settlement Pattern

Medieval rural settlements were predominantly agricultural communities. The location of farmsteads, whether grouped together to form nucleated villages or dispersed across the landscape in relative isolation is largely responsible for the varying settlement patterns that characterise the countryside today.

Hampshire has a relatively low level of dispersion in its settlement patterns according to a survey of rural settlement in England (Roberts and Wrathmell, 2000) (Figure 5). Over much of the county settlement has concentrated in linear or nucleated villages, often along the river valleys dissecting the chalk. However, the northern clay lands and the fringes of the New Forest have a greater degree of dispersed settlement with small hamlets, loose clusters of farmsteads and houses fringing areas of common or large greens and isolated farmsteads.

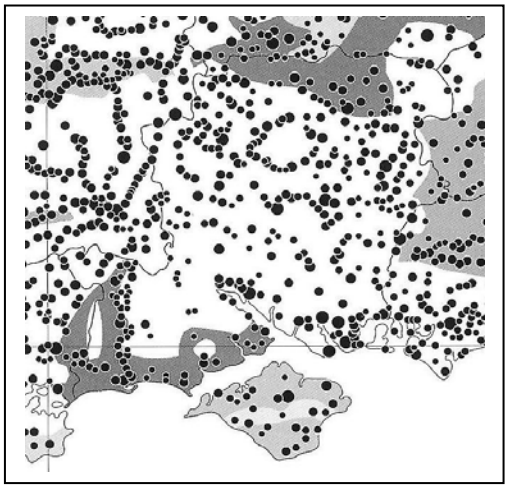


Figure 5

Settlement patterns in Hampshire
(Roberts and Wrathmell, 2000).

The grey shaded areas represent areas of increasing densities of dispersion with the points representing nucleated settlements.

2.3.4 Farming History and Regions

During the medieval period most areas practiced mixed farming, as it was necessary to produce as much of the range of foodstuffs required as locally as possible. However, geology, soils, climate and topography can alter the balance between the different aspects of agriculture. As the chalklands of the county predominate the landscape, so does the agriculture based on that landscape. From the medieval period the chalk downs of Hampshire and neighbouring counties were well known for their wool production, with Winchester being one of the nine staple towns in the country. The open downs of the chalk were famous for their sheep that, through their manure and the process of folding the flock on the arable land, supported valuable corn production. The importance of the sheep and corn system managed by the estates on the chalkland can be assessed from the surviving records of the bishops of Winchester in the unrivalled series of Pipe Rolls dating from the early 13th century and stretching into the early 18th century. Chalkland manors could maintain flocks of around 2,000 sheep, for example, on 1301-2 there were 1,912 sheep on the manor of Twyford (Page 1996, 275). The value of agriculture in Hampshire is attested to by the fact that during the medieval period the Bishopric of Winchester was one of the wealthiest sees in Europe, second only to Milan.

The Bishopric of Winchester and other monastic institutions, in particular, St Swithun's Priory, Winchester, dominated landownership in the county (Figure 6). This dominance has been shown to have affected the distribution of manor houses belonging to the bishop as one manorial complex could serve several adjacent manors (Roberts 2003, 200-203). It is also possible that the amount of land held across the south of England meant that it was possible to develop some specialisation in the agricultural systems applied to suit a particular estate. Throughout the medieval period these monastic estates tended to be farmed in demesne but this began to change during the late 15th and 16th centuries when farms and manors started to be leased out and the holdings of the monasteries were broken up by the dissolution, putting large estates into the secular hands. These changes were often accompanied by the re-building of the farmhouse and the major farm buildings. Court Farm, Overton is a prime example where the construction of the house has been dated through dendrochronolgy and documentary sources to the time when the bishopric farm was leased to a tenant (Roberts 2003, 212). At a similar period the neighbouring settlement of Northington was also leased out as a single farm but here the tenant was responsible for building a new farmhouse and enclosing the fields.

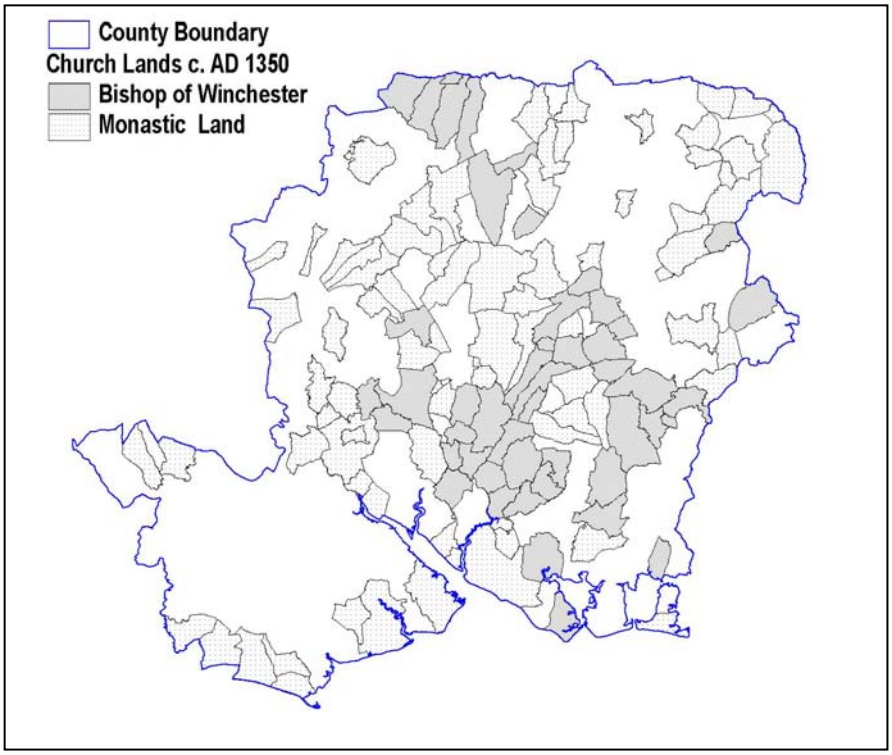


Figure 6

Bishopric and monastic property in Hampshire c. 1350
(Roberts 2003, 201)

The 17th and 18th centuries saw rapidly increasing population and in some areas considerable change in agriculture with a greater level of regional specialisation in farming practice. Although the sheep – corn system, long practiced on the chalk, continued, it was within this area where the greatest level of agricultural change occurred. This period saw the continued growth of large estates and the 'capitalist farmer' to the detriment of small landowners. Enclosure by agreement and the gradual conversion of downland to arable forced many small farmers into the class of landless labourers as the loss of access to the sheep-fold over the common arable meant that the smallest farmers were unable to maintain flocks of sufficient size to manure their fields. However, the development and increase in the use of watermeadows, a reduction in the number of sheep in favour of increased arable and the introduction of new crops such as clover and sainfoin are cited as evidence for 'agricultural revolution' on the chalk areas in the period 1640 to 1750 (Thirsk 1984, 332). It is suggested that there was a depression ion agricultural across southern England during the 1730s and 1740s as cereal prices fell. However, the Hampshire farmer was fortunate in having the ports of Southampton and Portsmouth close-by and so were able to supply the export market as well as the local and London markets (*ibid*. 335). The response to these difficulties was to increase grain production as corn still produced the best return from the light chalkland soils. Only in the eastern downs was an alternative crop, hops, introduced (*ibid*. 336).

On the areas of clay north and south of the chalk and in the Weald in the east of the county the process of enclosure had begun by the 10th century with the clearance or assarting of woodland, and continued until the 14th century. In these areas, where farms were smaller and generally a less rigid manorial system existed, the small landowners managed to fare better, often through involvement in other industries such as coppicing or brick-making. The soils based on the greensands of the Weald became the focus for hop-growing with Alton becoming an important brewing centre.

The first comprehensive survey of Hampshire agriculture dates from 1794. Abraham and William Driver's report identified the large land ownership of the bishop of Winchester as being a bar to improvement in the county as the increase in the fine to renew a lease every seven years was always in proportion to the improvements made. The major point of improvement suggested by their report was a reduction in the level of waste in the county. For example, it was suggested that there was around 2000 acres of waste in the parish East Woodhay that could be converted to arable and meadow and that around Botley in south Hampshire there was between 7,000 and 8,000 acres of waste. The Drivers' report was not wholly welcomed or accepted, with the South Hampshire Agricultural Society declaring that it was 'deficient in its extent and grossly erroneous as far as it does go'.

Less than twenty years later Charles Vancouver undertook another survey of the county's agriculture in 1813. Vancouver identified five distinct agricultural areas– the northern clays, the chalklands, Woolmer Forest area, the south coastal area from the New Forest as far east as Gosport, and the Portsdown and Hayling Island area (Figure 7).

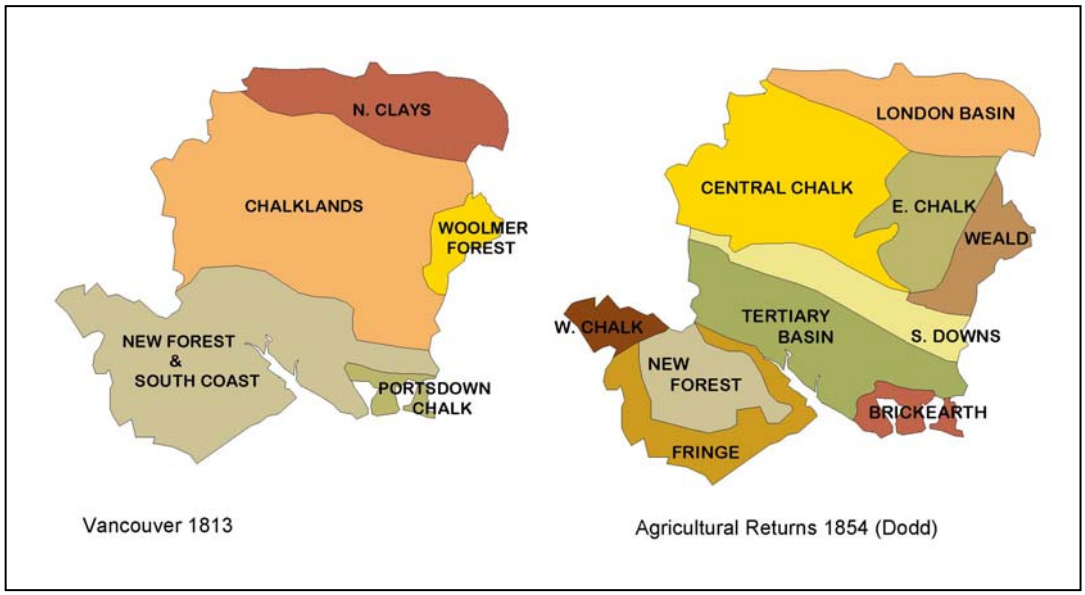


Figure 7 Nineteenth century agricultural regions in Hampshire based on Vancouver (1813) and Dodd (1979)

The northern clays were described as an area of generally small farms not exceeding £80 per annum. Some of the smaller farms were insufficient to support the farmer full time and so other forms of employment were common, such as carting wood. The area was also used for wintering the sheep of some of the chalkland farmers.

In the chalklands the farms were large with downland farms worth £200 – £800 per annum. The arrangement of holdings into narrow units allowing access to a variety of land types was noted. Vancouver was critical of the lack of field barns in the area meaning that manure had to be carried over long distances and, in some cases, the cost or lack of labour prevented the manure being returned to the distant fields. However, the continuation of the historic practice of folding the sheep and the increasing use of sainfoin lessened the problem.

In the Woolmer Forest area farms varied from small to medium worth between £20 and £300 per annum. The area was noted for its woodland and the use of turnips.

The fourth of Vancouver's districts, most of the southern part of the county, covers a range of land types from the relatively barren heaths of the New Forest to the clays of the coastal plain. Farms varied in value from £30 to £400 per annum. Within this area there had been recent consolidation of farms but as the range of landscape covered by this division is wide it is difficult to put this statement into its proper context.

In the final district, the area near Portsmouth, including the chalk ridge of Portsdown Hill, market gardening had increased in importance with the naval dockyard and victualling sites around Portsmouth Harbour providing a valuable market. The farms of this area were generally worth £250 - £350 per annum.

Analysis of the 1854 *Report on Agricultural Statistics* (Dodd, 1979) broadly defines the same regions as Vancouver but with some refinement (Figure 7). Vancouver's central chalk area is divided into three areas: central chalk, South Downs and East Chalk. The New Forest is also divided into two: the Forest heath land area and the Avon valley and coastal fringe whilst the Woolmer Forest area increased to cover more of the Weald. This latter area became Hampshire's hop-growing area, forming a less significant extension of the hop-growing industry of the Kent and Sussex weald. Oast houses were built by some landowners, giving this area a distinctive character compared to the remainder of the county.

Vancouver's report was published near the end of the Napoleonic Wars during which time arable had increased in the downland areas in particular. After the war ended grain prices fell creating great distress amongst many farmers who had recently invested large sums in bringing extra land into arable. A period of rising grain prices between 1815 and 1836 brought prosperity to many Hampshire farmers but the repeal of the Corn Laws, allowing increasing imports of cheap grain pushed down grain prices again. Lowering grain prices and a series of poor harvests combined to bring depression to much of the nation's agriculture, especially those areas where arable had been the mainstay. Some farmers looked to other farming methods, such as stock rearing or dairying. Such a move can be seen in some farmsteads, particularly in the south of the county where milk was supplied to the growing populations of Southampton and Portsmouth. The development of the railways opened up the London market for fresh milk and even a cheese market developed at Eastleigh.

However, it is argued that the repeal of the Corn Laws did not have a major impact on the acreage of wheat grown in the county. The response of some farmers in the wheat growing areas, as it had bee in the 18th century, was to intensify and increase their production, breaking further downland and using more of the artificial fertilizers that were then becoming available.

In general most farm buildings that date from the 19th century were erected prior to 1870. Where new complexes were built after this date, representing significant investment, it was often on the estates of landowners with other sources of income such as the Nicholson's with their wealth derived from gin who erected several model farms in the 1870s and the Portals with their paper-making and bank note printing. There are several examples of the construction of early mass concrete buildings in the late 19th century by landowners such as the Earl of Portsmouth, Lord Portchester and on the Northington estate. These buildings utilised modern, cheap technology to construct relatively traditional style buildings. The use of metal-framed farm buildings was introduced in the late 19th century and increased in the first part of the 20th century. These were the first mass produced buildings on farms that began to erode any sense of

local diversity. Until this time even farmsteads built to a standard design would usually be constructed with local materials apart from the use of slate for the roof.

2.4 Introduction To Landscape Character & Historic Landscape Character

2.4.1 Landscape character assessment is a consistent and systematic means of identifying, describing, classifying and mapping the character of different rural landscapes without making judgements about their relative worth. It takes account of physical, cultural and historical aspects of the landscape including smaller settlements within the countryside. Landscape assessment identifies and describes the features and characteristics which influence and contribute towards the distinctive identity and sense of place of a particular landscape and its contribution to the diversity of the wider area. Assessments can be undertaken at a range of scales from national to local. At the more local scale, account can be taken of the condition of the landscape and the need for conservation or enhancement. Assessments can also demonstrate the continuity of landscape character beyond administrative boundaries and provide a sound basis for co-ordinated cross-boundary plans and strategies.

2.4.2 Landscape assessment can be useful in raising awareness and furthering the understanding of the landscape, but it is best used as a mechanism for achieving action, identifying priorities and allocating resources. It creates the opportunity to set out guidelines which can help to guide and direct landscape change, and assist with aspects of countryside planning and management.

2.4.3 The Countryside Agency has published a landscape character assessment of the whole of England. This is entitled *Countryside Character: The character of the England's natural and man-made landscape* and is publishes in eight volumes. Hampshire is included in *Volume 7: South East and London* published in 1999. Hampshire County Council assisted in the identification and mapping of the character areas covering the county to achieve consistency with the county landscape assessment. The Countryside Character Areas have been modified with the assistance of English Nature and English Heritage to create Joint Character Areas (JCA) (Figure 8a). These areas (159 in total) are concerned with identifying broad regional patterns of character in the landscape resulting from particular combinations of land cover, geology, soils, topography and settlement and enclosure patterns. They are being used as the framework for the delivery of advice, management and the targeting of resources for many aspects of the environment, most notably in the context of this report the targeting of grant aid under the Higher Level Stewardship Agri-Environment schemes.

2.4.4 The County Council published the countywide landscape character assessment *The Hampshire Landscape* in 1993 using Countryside Commission guidelines, and published a Landscape Strategy based on the assessment in 2000. Eleven Character Areas were derived from the character assessment and a range of Landscape types were identified (Figures 8b and 8c). A Landscape Type is a distinct landscape with a set of particular characteristics which can occur in different parts of the county or country. The combination of characteristics which form a Landscape Type include geology, topography, vegetation and human influences. A Character Area is a unique and geographically specific Landscape Type or group of Landscape Types with a local place name and with its own local identity.

2.4.5 The *Hampshire Historic Landscape Assessment* was published in 1999. The County Council commissioned consultants Oxford Archaeological Unit and Scott Wilson Resource Consultants to produce this countywide assessment covering the historic and archaeological aspects of the landscape not covered by *The Hampshire Landscape.* Landscape is dynamic and ever-changing. And historic landscape assessment is about recognising the ways in which the present countryside reflects how people have exploited, changed and adapted to their physical environment through time, with respect to different social, economic, technological and cultural aspects of life (Fairclough, Lambrick and McNab quoted in Lambrick and Bramhill 1999, 1-1). HLC is a tool for understanding the processes of change in the historic environment as a whole, for identifying what is vulnerable, and for maintaining diversity and distinctiveness in the local scene. It identifies archaeological, historical and other environmental features (attributes) and groups them into land parcels ('HLC polygons' within GIS) that reflect common, predominant, historic characteristics.

The broad HLC types identified in Hampshire are:

Assarts – enclosures of very irregular form with wavy boundaries, usually containing small woods and copses and with associated assarted woods. Assarts can be later enlarged and rationalised with straighter boundaries, and some straight-sided assarts can be C18 or later.

Enclosed strips and furlongs – bounded by long, curving boundaries. Can be rationalised into wavy-edged fields or more regular types.

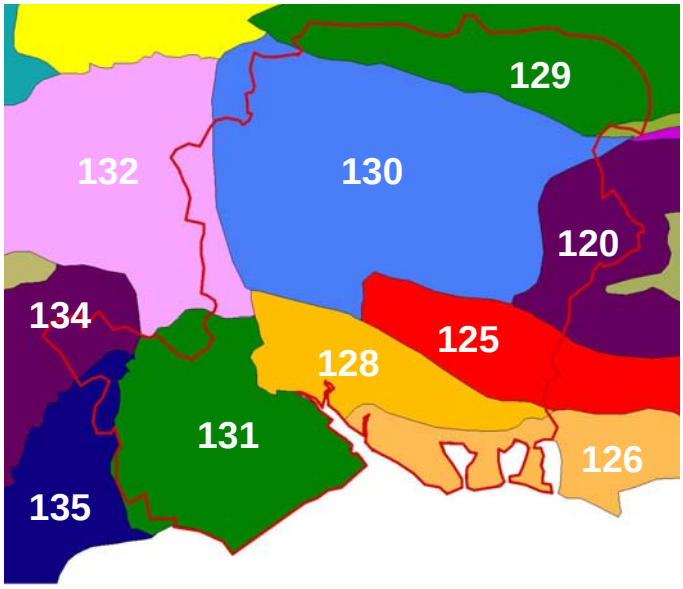
Wavy-edged fields – more regular than assarts, strong association with enclosure by agreement.

Ladder-type fields – regular boundaries to the 'rungs' of a ladder bounded by older parallel boundaries, often routeways. Often link valley and downland, and most strongly associated with regular parliamentary-type enclosure, and may represent enclosure of former downland or medieval field systems.

Ex-downland fields – irregular fields, bounded by pre-existing downland tracks

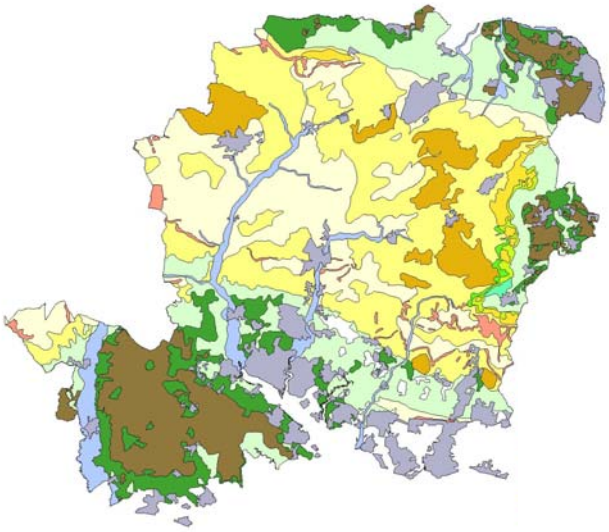
Parliamentary type – regular fields and boundaries, often surveyed.

Heathland – largely the result of clearance of deciduous woodland by Bronze Age farmers, with evidence of medieval and later assarting and small-scale enclosure in peripheral areas



120	Wealden Greensand
125	South Downs
126	South Coast Plain
128	South Hampshire Lowlands
129	Thames Basin Heaths
130	Hampshire Downs
131	New Forest
132	Salisbury Plain and West Wiltshire Downs
134	Dorset Downs and Cranborne Chase
135	Dorset Heaths

Landscape Character Areas
- Hampshire Downs
- Mid Hampshire Downs
- South Hampshire Downs
- Cranborne Chase
- North Hampshire Lowland and Heath
- Western Weald Lowland and Heath
- South Hampshire Lowland and Heath
- New Forest Lowland and Heath
- New Forest Coast
- South Hampshire Coast
- River Valleys



Landscape Type
- **Chalk and Clay**
- **Clay Plateau**
- **Pasture : Hangers Associated**
- **Scarps : Hangers**
- **Mixed Farmland and Woodland**
- **Scarps : Downland**
- **Open Arable**
- **River Valley**
- **Urban Area**
- **Open Arable on Greensand**
- **Hangers on Greensand**
- **Heathland**
- **Pasture and Woodland (Heath Assoc.)**

Figure 8

Top: 8a Joint Character Areas
Centre: 8b Hampshire Landscape Character Areas
Bottom 8c Hampshire Landscape Types

2.5 Sample Joint Character Area Farmstead Character Statement

Character Area 130 Hampshire Downs - Key Characteristics

A strongly rolling chalk landscape dissected by sheltered valleys and combes. It was dominated by very large arable and sheep holdings, by national standards, from the 13th century to the later 19th century. This area shares many characteristics with other downland landscapes of southern England where farmsteads had developed into their present form by the 19th century and were provided with large barns for crop processing and storage, making the farmsteads of this area particularly prominent in the landscape. They present comparatively blank external elevations presented to the surrounding settlements and landscapes, as most farm buildings throughout character area face into their yards. 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.

Farmsteads in the Landscape

Farmsteads are concentrated in villages and hamlets, typically located in river valleys, although ridge-top settlements are found in the north-west of the area, and the large holding size across the downlands has resulted in a relatively low density of farmsteads in the landscape. Watermeadows providing common pasture were developed from the 17th century and are a characteristic feature of the valleys of the main rivers of the area.

Farmsteads in Villages and Hamlets

- Farmstead sites in villages and hamlets often of medieval origin, when they related to open-field cultivation of common fields. Where they survive (and pre-1750 farmhouses with no farm buildings are common) they are typically very prominent features with farm buildings often sited close to the village street.
- Farmsteads at the edge of villages can be seen in relationship to long rectangular fields – typically the result of pre-1750 enclosure of common fields – which extend up valley slopes.

Farmsteads within villages set in chalk stream valleys

Isolated Farmsteads

Farmsteads on the rolling chalk downland are often prominent in long views across the landscape, particularly in areas of large-scale regular (mostly post-1750) enclosure where they may be associated with shelter belts of trees.

- On the downland are some medieval farmstead sites (often the result of settlement shrinkage).
- Downland farms generally associated with medium to large or very large fields, predominantly created through enclosure by agreement from the 16th century – sometimes associated with the creation of new farmsteads.
- Majority of isolated farmsteads were created or largely re-built post-1750. Enclosure of the once extensive downland increased during the late 18th and early 19th centuries, resulting in the large-scale, regular fields of the open arable areas in particular. This process was usually by agreement but in the area north-west of Winchester the highly regular field patterns predominantly relate to enclosure by parliamentary act.

Isolated farmsteads set within the open chalk downlands

Building Materials

Roofing

- 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 and has replaced thatch on some buildings.
- Welsh slate has been used from the early 19th century, and interlocking clay tiles from the late 19th century. Corrugated iron has been used as a lightweight cladding material from the late 19th century, and has been particularly valuable in providing a longer life to vulnerable structures (particularly where thatch has been superseded).
- Hipped and half-hipped roofs are the most common pre-C19 form, gabled roofs being mostly associated with 19th century structures.

Long straw thatch with flush ridges and sparred eaves on two large threshing barns that are characteristic of the Hampshire Downs

Walling

- The majority of farm buildings of pre-19th century date are timber-framed and weatherboarded.
- Brick was used from the 18th century where it was available locally, particularly within the areas close to the character areas to the north and south where clay was available for brick making.
- In the south-western part of the area malmstone from the Petersfield area is often found in plinths of timber-framed barns and was used for the walling of smaller buildings.
- Mid to late 19th century buildings are commonly of brick and flint or brick.
- Chalk cob used for some smaller farm buildings such as stables and cartsheds and occasionally for small barns.
- Late 19th and early 20th examples of the use of concrete walling, typically on large estate-owned farmsteads.
- Walls in and around farmsteads are typically of flint and brick or cob with distinctive thatch or tile cappings.
- Farmhouses dating from the 14th to 17th centuries may be timber-framed with square panels with rendered or brick infill. Many timber-framed houses had brick facades added in the 18th and early 19th centuries. 19th century houses commonly of flint and brick.

Weatherboarding

Brick

Flint and brick

Malmstone

Chalk cob used in a small barn

Cob boundary wall with thatch capping

Farmstead Dates and Types

Building Types

- Most 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. 3-bay unaisled barns mostly of late 18th/early 19th century date. Mid-19th century barns built with brick and flint or brick are either unaisled or split-level combination barns.
- Stables could be built within end of barns or as detached structures. Examples of latter date from the 17th century but the majority date from 18th century. Elevations into yards with doors and windows.
- Granaries are typically of 18th or 19th century date, timber-framed and set on staddle stones.
- Buildings for cattle are not always present, as cattle could be simply sheltered within the yards which are a characteristic feature of the area. Where found they consist of open-fronted shelter sheds facing into the yard and are normally 19th century additions to earlier complexes, although late 19th planned farmsteads will normally include contemporary cattle housing.
- Cartsheds found on most farms. Similar in form to open-fronted cattle sheds, they can usually be identified through their position in the farmstead, often facing away from the yard or onto a road or track.
- A small number of late 18th or early 19th century outfarms survive on the downs, typically with barn and flanking shelter sheds facing into yards.

Aisled Threshing barn demonstrating the dominance of the roof over the walling

19th century unaisled threshing barn

Brick and thatch stable

Granary set on staddle stones

19th century cartshed

Flint and brick outfarm

Farmstead Types

- Increases in grain production and yields in the 18th and early 19th centuries often led to the construction of an additional barn and in many cases, the enlargement of earlier barns. In this way many farms were provided with two or more barns and, in some cases, a staddle barn.
- Loose courtyard plans predominant. 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. Some courtyard groups may have subsidiary dispersed elements.
- Regular courtyard plans usually found on 19th century farmsteads associated with enclosure of downland or larger estates.
- Farmhouses in settlements may form one side of the yard but typically farmhouses stand to one side of the farmstead and face the street. Farmhouses in open landscape typically detached from the main group, with elevation facing away from yard and with own gardens. Through-passage plans predominant into 17th century, but plans tend to become more centralised and symmetrical, with services moved to rear outshuts or wings, from the mid 17th century.

Issues

Determination of issues relating to each character area will be informed by the Audit and Evaluation Project, the Photo Images Survey (which by April 2004 will provide information on rates of conversion etc for listed buildings in each JCA) and Countryside Quality Counts (where it has used Post Office Address file and Land Use Change Statistics data). The following are offered as indicative only:

- Continued enlargement of farm holdings, and resulting de-coupling of 'surplus' farmsteads from agricultural production.
- Strong demand for domestic conversion and vulnerability of barns in particular to insensitive change.
- Detached granaries and outfarms in this JCA are particularly vulnerable to dereliction and decay.

Guidelines

- The retention of timber frames, if necessary through the use of corrugated iron.
- The retention of local building materials - thatch, tile, timber (exposed frame and weatherboard) and flint – as fundamental to the variety, diversity and integrity of the landscape.
- Complete farmsteads representative of southern English downland agricultural systems, as found in the South East and eastern areas of the South West, are rare and should be retained. These comprise loose courtyard arrangements, retain large barns, stabling and a granary,
- The aisled barn is an iconic feature of the downland landscape, their integrity being on their degree of structural completeness and the dominance of the expanse of the roof.
- Long straw style thatch roofing is rare in a regional context, and should if possible be retained where it survives.
- Loose courtyard steadings dominated by blank exteriors to village street and fields, and former rick yards with associated tracks comprising open space to north of buildings.
- Boundary walls dominant and critical to the setting, particularly of village-based farmsteads.
- Important to work with patterns of existing openings (entries and windows) respecting elevational patterns of fenestration, typified by blank exteriors to village street and fields.

2.6 Sample Hampshire Landscape Character Area Farmstead Character Statement

Area 5 North Hampshire Lowland and Heath – Key Characteristics

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.

Landscape Types
Mixed Farmland and Woodland
Open Arable on Clay
Heathland and Forest
Pasture and Woodland: Heath Associated
River Valley

Farmsteads in the Landscape

- 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. Medieval field boundaries, created by through 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.
- 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.

Loose courtyard farmstead with brick and timber-framed buildings.

Five bay timber-framed aisled threshing barn typical of many barns found in the Character Area.

Building Materials

- 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'. 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.
- 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. Pantiles and interlocking tiles are seen, often on estate buildings.

Farmstead Plan, Buildings and Dating

- Loose courtyard plans established by the 19th century, often as a result of incremental growth in the number of farm buildings reflecting increasing extent and intensity of arable production. Smaller farmsteads may have dispersed plans with relatively fewer buildings. Estate farmsteads often have regular courtyard plans
- Many farmsteads dominated by one or more large timber-framed, often aisled, threshing barns of up to 9 bays dating from the 15th century onwards. The majority of barns are of 18th or early 19th century date. Aisle construction of many barns leads to a low eaves line that emphasises the mass of the roof against a relatively small wall area.
- Granaries are typically of 18th or 19th century date, timber-framed and set on staddle stones.
- 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 cartsheds but the location within the farmstead will usually indicate the original function.
- 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.

Timber-framed threshing barn with lean-to cattle shelter

Timber-framed and brick stable

Timber-framed two-storey granary

Large expanse of roof of a brick aisled barn. Plain clay tile roof.

Slates laid 'economically'

Serrated profile clay tile roof

2.7 Issues & Guidelines

2.7.1 National and Regional Issues

As the European Union's Common Agricultural Policy moves away from production based support for farming and begins to address broader issues of sustainable rural development, historic farm buildings will play an increasingly important role in the diversification of farm incomes, rural regeneration and the maintenance and enhancement of a high quality rural environment. Government, through its promotion of an integrated understanding of social, environmental and economic needs, sees the conversion and reuse of historic farm buildings as a significant opportunity to diversify farm incomes. Not all farm buildings, however, have the potential for re-use because of limitations such as their location or the sensitivity of their character or interest. For some buildings it must be recognised that there will be a need to conserve without the expectation of direct economic benefit.

National Drivers for Change

Intensification and restructuring of farming, together with the decoupling of historic farmsteads from the management of associated farmland, has contributed to redundancy of traditional farm buildings, resulting in:

- Increased disrepair of historic structures, particularly in remote rural areas;
- Conversions to new uses, particularly in peri-urban areas and to domestic use, which can be insensitive to the architectural and historic interest of buildings and their landscape setting.

Other Issues:

- To analyse the impact of economic and residential conversion (through LBC and planning permission) on the ground;
- To understand the availability, cost, sourcing and training issues for materials and skills across the regions;
- Understanding the wider social and economic benefits that might be generated by bringing redundant buildings back into use (through targetted grant aid or sensitive reuse).
- To highlight priority areas for research and monitoring, conservation, restoration or enhancement.

2.7.2 Guidance

National Policy Objectives

1 Protect the features, settings and cultural significance of traditional farm buildings.
2 Promote the sustainable long-term use of the traditional farm building stock, through facilitation where possible of their continuing active agricultural use and farm-related business diversification and, where this is no longer practicable, the sensitive re-use of buildings for non-farming use.
3 Promote high-quality design and the positive management of those features or elements that contribute to local distinctiveness and countryside character, specifically:
    - walling materials and finishes;
    - the pattern of existing doors and windows;
    - relationship of openings to walling, particularly prominent external envelopes and elevations;
    - roof form, materials and details;
    - character and arrangement of internal spaces;
    - historic features including exposed roof trusses, floor structure, machinery, floor surfaces;
    - robustness and simplicity of design;
    - the building or farmstead setting, including hard landscaping, ancillary structures and service provision, and its relationship to the landscape;
    - boundaries and hard landscaping materials;
    - use of appropriate traditional building materials where appropriate;
    - development of sensitive design and the use of appropriate materials for associated new build.

2.7.3 County-Wide Issues

- Demand for conversion to residential use. Although there is limited data available on the rate of conversions across the county, it is thought that at least 25% of the listed barns in Hampshire have been converted. Increasingly de-coupling of historic farmsteads from agriculture will bring more historic farm buildings to the market for re-use.
- The implementation of appropriate recording strategies when major repair or conversion schemes are being considered. Recording and analysis can provide important information regarding the character and historic interest of a building to inform management decisions, contribute information towards research agendas and create an archaeological record of an important aspect of the historic built environment.
- Buildings at Risk. – Farm buildings are known to form a large percentage of BAR in Hampshire. This pattern is replicated in other predominantly rural areas.
- Thatch. Many of Hampshire's traditional farm buildings were thatched, typically in long straw style. There has been a significant erosion of the numbers of thatched farm buildings across the county due to the cost of thatch and problems in the supply of high quality straw.

2.7.4 Guidance

- The retention of complete ranges of farmstead buildings.
- The retention of characteristics between in-village pre-enclosure and enclosure farmsteads and isolated enclosure farmsteads.
- The retention of the rich texture of thatch, tile, timber and flint and stone, rooted in the local geology, requiring the continued availability of appropriate materials of adequate quality.
- The retention of in-village farmstead characteristics to settlements.
- The retention of boundary walls, often of cob or brick and flint, which are important in the setting of farmsteads, particularly village-based farmsteads.
- The enhancement and conservation of pre-enclosure farm buildings.
- The retention of the dominance of the expanse of the roof on aisled barns, through minimum intervention.
- An assessment of the condition of traditional farm buildings across the county should be considered. It is essential that available resources are directed towards those buildings that are considered to be of most importance, whether architecturally, historically or in terms of their contribution to landscape quality or local character.
- Where thatch is currently used it makes an important contribution to the character of the county and it should be preserved as the preferred roofing material. Where it is known that a building was formerly thatched the reinstatement of straw thatching should be considered where it would enhance local character.

2.7.5 Research Issues

Farmstead Plans

There are no complete survivals of medieval farmsteads and so it is not possible to make definitive statements regarding the arrangement of buildings at that time. The earliest courtyard plans found in the county date from the 17th century. It is known that on larger estates there were often many buildings including up to three barns, stables, byres and a granary but it can only be assumed that these structures were arranged around a yard. Only archaeological investigation of medieval farmstead sites can add to the understanding of medieval farmstead layouts in Hampshire.

There is also a lack of information about planned and model farms in Hampshire. Generally, the county is not known for its model farms but there are many large estates with planned farmsteads of 19th century date and often these farmsteads are not listed.

Some of the larger landowners invested in new farm buildings in the later 19th century, usually as an attempt to diversify into other areas of farming such as stock rearing and fattening or dairying when grain prices fell and there was a series of poor harvests. These buildings often were constructed in cheap, modern materials of the day such as mass concrete. Inherent weaknesses in their construction means that many of these buildings are in poor condition with major structural issues. Most of these buildings are

not listed. These buildings illustrate the attitude of the some of the largest landowners of the county to agricultural change and the willingness to invest at a difficult time for farming nationally.

At the other end of the social scale was the small-holder. Although relatively small-holdings would have been found in most areas, there are two areas of the county where small-holders were typical and have had a major influence on the character of the countryside. These areas are the New Forest and to a lesser extent, the area of Woolmer Forest in East Hampshire. As is often the case with the buildings of the poorest in society, the designation process has largely failed to recognise the importance of their buildings in terms of social history although in some cases their cottages are listed. There is insufficient information available about the farm buildings of the commoners and small-holders to be able to make statements about the date, form and survival of their buildings.

The recording of plan form as undertaken in stage 3 of the project, highlights the need to gain a better understanding of certain types of plan form. For example, Regular Courtyard L-plan farmsteads are shown to be a common feature of the landscape in pilot area 2 although this plan form may represent two quite different types of steading; one with a barn with an attached range, probably for cattle or stables or the generally smaller, solid walled L-plan ranges that were designed entirely for stock. When considering the distribution of such a plan form nationally, the differences that can occur in what is ostensibly the same plan will need to be understood and discussed.

Barns

The dating of timber-framed farm buildings, particularly barns, on a typological basis can be difficult because it appears that archaic construction techniques were often used in these buildings. There is a lack of understanding on the periods of use of features such as jowl forms and the relative longevity of use of roof construction styles such as the queen strut make meaningful dating difficult.

Some barns have been identified as being enlarged during the 18th century but it is probable that there are many other examples of this practice yet to be identified and the earliest phase dated. It is likely that there are many barns recorded as '18th century' that are earlier or incorporate earlier fabric. An improved understanding of the incidence of such enlargements would add to the understanding of the improvements in agriculture in relation to grain yields and productivity.

Barns are often considered as simply crop storage and processing buildings that historically had few, if any, divisions. Examination of medieval barns nationally and within the county has shown that early barns were often multi-functional buildings that could have floored bays and vertical sub-divisions. Further evidence for such divisions allowing different functions within one building should be sought.

Granaries

Historical sources suggest that many farmers would have stored their grain within the house until increases in yields and arable acreage in the 18th century required the building of granaries as separate buildings. That there were granary buildings in the medieval period is attested to by the pipe rolls of the bishops of Winchester which record the repair of many granaries on bishopric estates. How far down the social scale the use of such buildings stretched is not known. So far, no medieval granaries have been identified but there are some purported to date from the 16th and 17th centuries across the county. Closer dating of these early examples would inform the understanding of the introduction of this building type across the county, particularly in relation to the introduction of the brown rat in the later 18th century.

There are many 19th century granaries that are not listed and in general these buildings are not recorded. Often, the lack of listed status means that they are allowed to fall into disrepair although they are characteristic buildings across much of the county.

Buildings for cattle

Although medieval records such as the pipe rolls of the bishops of Winchester refer to byres for cattle and oxen there are no known surviving medieval buildings for cattle. Many farms would have had a few milk cows and cattle rearing and fattening is known to have been practiced in many of the chalk valley farms from the 17th century at least. However, these animals were either not provided with accommodation, instead being sheltered by large buildings such as a barn within the yard or their buildings were of poor quality and have not survived. The simple construction methods used for shelter sheds also makes dating of many of these buildings difficult. These simple buildings are rarely listed

except for when they have been misidentified as cartsheds. Usually the position of the range will indicate whether it is a cattle shed or cartshed.

Buildings for sheep
Medieval records such as the pipe rolls of the bishops of Winchester show that it was common practice on large estates at least, to provide sheep houses. These buildings appear to have often been located on the downs but some may have been within the farmsteads where the sheep could be wintered. There are no known examples of these buildings and it is not known when the practice of housing sheep was abandoned. The pipe rolls may illustrate the decline in the provision of sheep houses.

Buildings for pigs
Hampshire is famous for its pigs but this aspect of the county's agriculture is not well represented by surviving farm buildings. This is in part due to the fact that much of the pork production was carried out in wood – pasture areas where the pigs were allowed to roam free in woodland during the autumn, feeding on the mast. Also, generally dairying was not a major element of Hampshire farming and pig keeping was often associated with dairying. Pigsties are rarely listed and due to their limitations for re-use once no longer used for pigs they are usually neglected and fall into disrepair. There is little or no information regarding the survival of pigsties that could be used to illustrate the extent and practice of pig keeping in the county.

Cartsheds
Cartsheds are an often over-looked building in Hampshire in terms of listing. It is not unusual to find farmsteads where all the buildings are listed with the exception of the cartshed. As with cattle shelters, the simplicity of construction makes these buildings difficult to accurately date and so many are described as '18th century'. However, it is possible that earlier examples survive and where unlisted cartsheds survive within farmsteads consideration should be given to listing them for group value at least. It has been noted that some listed cartsheds are actually cattle shelters – and are complete with feeding troughs along the rear wall.

Other farmstead buildings
In general, most of the smaller buildings and structures that are found on Hampshire farmsteads are rarely covered by listing and, therefore, there is little information relating to them on the AHBR. Such buildings include pigsties, well-houses and bothys that provided housing for farm-workers. The latter may be found more frequently in parts of the county where settlement was dispersed with few villages, requiring the farmer to bring in workers, particularly during times such as harvest.

Outfarms and Field barns
Outfarms and field barns are characteristic of some parts of the county although work for Stage 3 of this project indicates that they are a highly vulnerable element of the built environment. After the identification of surviving outfarms and field barns some further work is required to assess the condition and appropriate management of these structures.