

WEST MIDLANDS FARMSTEADS AND LANDSCAPES PROJECT

COUNTY SUMMARY REPORT FOR WARWICKSHIRE

Executive Summary

Solutions to finding a future sustainable use for historic farmsteads and their buildings require an integrated approach, considering their merits as heritage assets, their contribution to landscape character and their role in the changing structure of rural communities and economies. This report summarises the results of mapping the historic character and present use of historic farmsteads in Warwickshire. This is part of the West Midlands Farmsteads and Landscape Project (see www.english-heritage.org.uk/wmidlandsfarmsteads) which has concluded that:

- Historic farmsteads are assets which make a significant and highly varied contribution to the rural building stock, landscape character and local distinctiveness of the West Midlands.
- Historic farmsteads are assets which, through agricultural and other new uses, have significant potential to make an important contribution to the rural economy and communities away from market towns and other rural centres.
- This understanding can be used to inform positive approaches to shaping the character and economy of places, which are tailored to the future conservation and use of historic farmsteads.

The Project has produced:

- The *West Midlands Farmsteads and Landscapes Project: Summary Report*, which summarises the results of the whole project and sets out policy and land use implications, and recommendations and next steps for further work.
- *Illustrated Farmstead Character Statements* that outline the historic character and present day role of historic farmsteads for the whole region and the 26 National Character Areas that fall within or astride it. These bring together the results of all this work, combined with the results of extensive survey work and other available information.
- A *Farmstead Use Report* which provides a detailed statistical analysis of the patterns of farmstead use across the West Midlands, and their social and economic role.
- A *Planning Tools Report*. Tools for informing change at an area and site-based scale, in the form of an Area Assessment Framework for use in the development of planning guidance and land management, and a *Site Assessment Framework* for identifying key issues at the earliest possible stage when adaptive reuse or new build are being considered in the context of a historic farmstead.
- *Historic Farmstead Characterisation Reports* for each county and the Central Conurbation which present a detailed analysis of the mapping of

farmsteads in relationship to landscape character and type, and which are stored on the local authority Historic Environment Record.

An important aspect of this project is the fact that all the partners have used a consistent methodology for mapping farmsteads so that the data can be combined to produce a regional picture of farmstead character. This report summarises the key findings of the Historic Farmstead Characterisation Report for Warwickshire, and the analysis of current use.

Historic Farmsteads Survival and Change

Across the county the rates of survival are lower than the average across the West Midlands region, reflecting the continuation of a long historical process of farm amalgamation and rebuilding particularly in the Felden and Dunsmore area. 84% of farmstead sites have retained some or all of their working buildings, against a regional average of 82%:

- 16% of farmsteads have retained all of their historic footprint/ working buildings (regional average 26%);
- 50% of farmsteads have had some loss but retained more than 50% of their historic footprint (regional average 40%);
- 18% of farmsteads have retained some working buildings but with more than 50% loss of their historic footprint (regional average 16%).

Of the farmsteads that survive to the present day 75.5% do not include a listed building.

Landscape and Settlement Context

Across Warwickshire and Solihull the pattern of inherited landscape character has been mapped by the Warwickshire and Solihull Historic Landscape Character Assessment Project (HLC). The county report shows how the farmsteads data can be analysed in relationship to these patterns of landscape character area and type.

- 14.% of farmsteads are located within villages (regional average 12%).
- 5% are located within hamlets (regional average 12%).

Warwickshire contains two very different landscape character zones, separated by the river Avon, with the Arden area characterised by dispersed settlement comprising variable but often high densities of isolated farmsteads and the area to the south of the Avon characterised by large villages with medium-low densities of isolated farmsteads – part of the central band of village England, where large villages working

large open fields had developed by the 11th century. The average density of farmsteads in the landscape is higher than in the landscapes of the eastern part of the county that underwent systematic reorganisation in the 18th and 19th century.

Historic Farmstead Character

The broad farmstead plan types in the West Midlands divide into:

- Courtyard plans where the working buildings are arranged around a yard (85.3%, 75% in Warwickshire)
- Dispersed plans where there is no focal yard area (6.7%, 1.5% in Warwickshire)
- Small-scale farmsteads where the house and working buildings are often attached, and which can also comprise smallholdings (11.7%, 4.8% in Warwickshire).

Small scale farmsteads are low in number (6%, against a regional average of 21%). They are concentrated in the Arden area, and include some rare surviving examples of 18th century and earlier complexes that developed besides common land. In contrast large to very-large scale farmsteads (74% within Warwickshire, against a regional average of 53%) are concentrated in the reorganised broad valleys and estatelands of southern Arden, and in the Avon valley and in the village-dominated landscapes to the south and east. Small to medium-scale farmsteads (20%, against a regional average of 24%) are concentrated in the areas where the pastoral element of agriculture is more dominant.

Significant clusters of single field barns are scattered around major urban centres including for example Solihull and Rugby that witnessed significant population growth in the 19th century. Elsewhere, field barns occur where farms remained within villages. These include some significant early examples. Outfarms tend to be found in areas of large scale late regular enclosure often driven by large estates.

Current Use

- While not urbanised over the last 200 years to the extent of the conurbation, easy access to it has implied higher economic mass and higher capital endowment than any of the other counties in the region (other than the conurbation).
- The likelihood that a farmstead will remain in agricultural use is rather lower than that typical of the region as a whole (and similar to that characteristic of the conurbation).
- The propensity to participate in business – whether as principal of a farm based limited company or as a director of a substantial business - exceeds that typical for the region as a whole.
- Historic farmsteads – particularly in the Arden area - form an important part of the dwelling stock of wealthy residential exurbs, in association with a particular form of low density residential development - where sporadic dwellings are intermixed with grazing, limited hobby farming and equestrian and related uses. There is a strong tendency for residents to participate in non-farming business (as principals of farmstead based limited companies or as directors of substantial business), farmsteads close to but outside villages showing these characteristics to a particularly high degree. These patterns of use and value have intensified within the context afforded by Green Belt protection.
- Residential use is particularly likely along the Avon valley towards and around Stratford, linked to high director participation - with significant commuting beyond the Regional boundary.

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Report by Benjamin Morton of Warwickshire County Council, and Jeremy Lake of English Heritage. August 2010. .

1 THE CONTEXT FOR THE PROJECT

The West Midlands Farmsteads and Landscapes Project has mapped and interpreted the locations and characteristics of historic farmsteads, and their current use. Historic farmsteads, where the farmhouse and the working buildings are located, are integral to the rural landscape, its communities and economy. They display an immense diversity in their type, scale, form and use of materials, as well as differences in their survival as traditional groups. They developed in close relationship to their surrounding farmland, and as a result they make a varied contribution to the character of the landscape and to local distinctiveness.

Their future, and in particular that of the traditional farm buildings is increasingly dependent on finding a use for which they were not originally intended. Through understanding the character, condition and present day role of historic farmsteads and their traditional working buildings, policy and delivery programmes can respond appropriately in supporting their sustainable use, conserving landscape character and realising economic benefits. This informed approach responds to the structural changes in the farming industry which have hastened the redundancy of traditional farm buildings.

Research at a national level (www.helm.org.uk/farmbuildings) has examined the drivers for change and the effectiveness of policy at national and international levels. This has emphasised the need to develop an evidence base, and for future strategies and approaches towards the re-use of historic farmsteads and their buildings to be based upon an understanding of their sensitivity to and potential for change.

The mapping and interpretation of historic farmsteads across the West Midlands offers for the first time a comprehensive framework for informing change. The regional context it provides will help decision-makers to evaluate what the future uses of farmsteads should be and how they can be achieved in ways which are based on an understanding of variations in their character and significance.

2 HISTORIC FARMSTEADS IN WARWICKSHIRE

The mapping of farmsteads across the county of Warwickshire including Solihull recorded 3037 farmsteads and 484 outfarms. The resulting data has been interpreted against the Warwickshire Historic Landscape Character assessment (HLC).

Section 6 of the Warwickshire *Historic Farmstead Characterisation Report* displays the results of this mapping, the main findings of which are summarised below. The Annexes to this county summary display the area variations for the county.

2.1 Landscape and Settlement Context

The Project has contributed to an understanding of how the present character of the rural landscape results from past land use and development. The historic character of the present-day landscape is mapped across the West Midlands through Historic Landscape Characterisation (HLC), a national initiative funded by English Heritage and undertaken by local authorities. This provides a spatial framework to help understand how distinctive elements in the fabric of the landscape, such as the form and scale of fields, have been formed as a result of past patterns of historic settlement and land use.

In Warwickshire most farmsteads are isolated:

- 16% of farmsteads are located within villages (regional average 12%).
- 5% are located within hamlets (regional average 12%).

Warwickshire contains two very different landscape character zones, separated by the river Avon:

- The area along and to the south of the Avon is characterised by large villages with medium-low densities of isolated farmsteads set within landscapes that underwent systematic reorganisation in the 18th and 19th century. This is part of the central band of village England, where large villages working large open fields had developed by the 11th century. Most isolated farmsteads result from a long process of movement out of the villages into land enclosed from former open fields and common land. This process

commenced in the 15th century, but in some areas isolated farmsteads were not established until parliamentary enclosure in the 18th and 19th centuries. The number of mapped farmsteads identified within villages and urban contexts (around 25%) is an underestimate due to the difficulty of identifying those small and middling-sized farmsteads that remained within villages by the late 19th century.

- In contrast the Arden area falls within a western zone of dispersed settlement in England, which extends into Wales. Variable but often high densities of isolated farmsteads that developed within a landscape of scattered farms and fields with many patches of woodland and common waste. Only 8% of farmsteads have been identified within villages, which often developed as trading and then (in the 19th century) residential centres.

2.2 Historic Farmstead Character

Variations in the scale and arrangement of buildings within farmsteads reflect farm size, farming practice and the historic function of farmsteads, particularly to store and process harvested crops and shelter and manage animals. These result in different forms and scales of farmsteads which have been mapped and interpreted for the county and the West Midlands:

- **Courtyard plans** where the working buildings are arranged around a yard (82.3% for Warwickshire and 81% of all farmsteads recorded across the West Midlands) fall into two broad categories of loose courtyard plans where the buildings are detached and loosely arranged and regular courtyard plans where the buildings are all or mostly interlinked and formally arranged.
- On **dispersed plans** (8.5% of the total for Warwickshire and 7% for the West Midlands) there is no focal yard area and the working buildings are dispersed within the boundary of the steading. These are concentrated in pastoral landscapes including areas close to common land for holding stock.
- The **smallest-scale farmsteads**, where the house and working buildings are often attached, generally represent the smallest farmsteads recorded in the Region and in Warwickshire are most closely associated with upland and common-edge farmsteads. They comprise 16.1 % of farmsteads in Warwickshire and 12% of farmsteads in the West Midlands.

Analysis of the farmsteads mapping for Warwickshire shows that:

- Very-small scale farmsteads are low in number (6.4%, against a regional average of 21.2%). They are concentrated in the Arden area, and include some rare surviving examples of 18th century and earlier complexes that developed besides common land.

- There are very strong patterns in the distribution of large to very-large scale farmsteads within Warwickshire (74%, against a regional average of 53%). Very large plan farmsteads including regular courtyard E-plan, multi-yard and full regular courtyards are concentrated in the reorganised broad valleys and estatelands of southern Arden, and in the Avon valley and in the village-dominated landscapes to the south and east. This reflects a significant level of re-organisation and rebuilding of farmsteads in the 19th century creating very large farm complexes associated with the fattening of yard and stall-fed cattle.
- Small to medium-scale farmsteads (19.6%, against a regional average of 24.2%) are concentrated in the areas where the pastoral element of agriculture is more dominant. For example, Dunsmore developed as an area of pastoral farming and displays much higher numbers than surrounding areas, reflected also in the almost complete absence of large estates in the area and the fragmented nature of lordship which may have suppressed the growth of larger farms.

Smallholdings were very rare by the late 19th century and concentrated on the fringes of surviving common land. The smallest-scale farmsteads, including very rare surviving example of timber-framed houses and attached farm buildings, are concentrated in these areas.

There are also outfarms and field barns sited away from the main steading:

- Significant clusters of single field barns are scattered around major urban centres including for example Solihull and Rugby that witnessed significant population growth in the 19th century. These relate to the dispersal of small holdings relating to the horticultural industries around these towns.
- Outfarms tend to be found in areas of large-scale 19th century regular enclosure, often driven by large estates.
- Field barns not associated with urban centres tend to be found in parishes where farms remained within villages and worked farmland subject to piecemeal enclosure. These include some significant early examples.

These differences are reflected in successive local movements of rebuilding and investment in farmhouses and working buildings, with 16th century and earlier buildings being concentrated in the Arden. The distribution of 17th century buildings shifts to the Avon Vale, with 18th century buildings concentrated in the limestone uplands and newly-enclosed farmland to the south and east. In addition, extensive survey undertaken for this project has also revealed that there are some exceptionally rare surviving examples of farmstead groups, concentrated in the core of the Arden and the Avon Vale, which retain ranges of timber-framed buildings including barns and animal housing. There are some rare 18th century and earlier examples of isolated field barns.

2.3 Historic Farmsteads Survival and Change

Over the 20th century working farms have required new infrastructure, particularly important in the post-1950 period being the construction of industrial sheds built to standardised forms. The sheds of this type have been mapped, and exceed the total now remaining in agricultural use – a reflection of the continuing rate of farm amalgamation.

Comparison of late 19th century and current maps has enabled the degree of change for each farmstead to be measured, enabling a regional as well as local assessment of the degree to which historic farmsteads have retained their traditional character. 84% of farmstead sites have retained some or all of their working buildings, against a regional average of 82%. However, across the county the rates of survival are lower than the average across the West Midlands region, reflecting the continuation of a long historical Across Warwickshire 9% of farmsteads have been lost (exceeding the regional average of 10%), these being concentrated in areas of 20th century settlement expansion for example areas within Solihull that have witnessed urban growth as part of the West Midlands conurbation. There are strong differences between:

- the Arden, with high rates of loss (21%) around expanding towns, but over 56% of historic farmsteads retaining more than half of their historic footprint;
- Dunsmore and Feldon, with some loss (10%) around towns and other settlements, but 73% of historic farmsteads retaining more than half of their historic footprint.

On 3.5% of recorded sites the house survives but the working buildings have been demolished (below the regional average of 6%), and all the buildings on 2% of sites (regional average of 2%) have been demolished and completely rebuilt.

2.4 Assessing Significance

This understanding of the patterns of inherited character and change, and the products of this project (see 5, Further Information, below) can be used to inform future change, and determine the significance of farmsteads and their potential for enhancement through sustainable development. Significant farmsteads will have one or more of the following:

1. historic groups that contribute to the landscapes and settlements within which they developed;
2. legible historic groups, where the historic buildings can be seen and appreciated in relationship to each other and the yards and other open spaces within and around the farmstead;
3. historic buildings with little minimal change to their traditional form, or in some cases their importance as estate or industrial architecture;
4. locally characteristic building materials;

5. heritage assets, whether the farmstead or any buildings or archaeological sites within it is included on a local list, contributes to a conservation area or is a designated national asset (a listed building or scheduled ancient monument). Less than 25% of farmstead sites in Warwickshire have listed buildings, the majority of these being houses rather than working buildings.

3 THE USE OF HISTORIC FARMSTEADS IN WARWICKSHIRE

Professor Peter Bibby and Paul Brindley of the Department for Town and Regional Planning at the University of Sheffield have analysed the farmsteads mapping data collected, matched against postal and business information, to reveal the present social and economic role of historic farmsteads. This is fully reported on in the *Farmstead Use Report* cited above and summarised in Part 4 of The West Midlands Farmsteads and Landscapes Project: *Summary Report*.

This work has shown how, through continued agricultural and new uses, farmsteads have significant potential to make an important contribution to the rural economy and communities away from market towns and other rural centres:

- 31% of historic farmsteads remain in agricultural use with minimal diversification.
- The incidence of farmsteads providing industrial, commercial or retail facilities is very small (5%). An additional 5% combine residential use with industrial, commercial or retail facilities.
- Residential use, including sites where some or all of the working buildings have been converted into housing, accounts for the remainder. The extent of business activity associated with farmsteads in residential use, as indicated by their role as bases of limited companies and substantial directorships, is higher in historic farmsteads than in other dwellings *regardless of location*.

In Warwickshire:

- While not urbanised over the last 200 years to the extent of the conurbation, easy access to it has implied higher economic mass and higher capital endowment than any of the other counties in the region (other than the conurbation).
- The likelihood that a farmstead will remain in agricultural use is rather lower than that typical of the region as a whole (and similar to that characteristic of the conurbation).
- The propensity to participate in business – whether as principal of a farm based limited company or as a director of a substantial business, exceeds that typical for the region as a whole..
- Historic farmsteads – particularly in the Arden area - form an important part of the dwelling

stock of wealthy residential exurbs, in association with a particular form of low density residential development - where sporadic dwellings are intermixed with grazing, limited hobby farming and equestrian and related uses. There is a strong tendency for residents to participate in non-farming business (as principals of farmstead based limited companies or as directors of substantial business), farmsteads close to but outside villages showing these characteristics to a particularly high degree. These patterns of use and value have intensified within the context afforded by Green Belt protection.

- Residential use is particularly likely along the Avon valley towards and around Stratford, linked to high director participation - with significant commuting beyond the regional boundary.

These figures update, deepen and complement those available for listed working buildings with visible structural failure and evidence of adaptive reuse (see Annexes 2 and 3). These are based on comparison of 1980s with 1999-2006 photographs, from the Photo Image Survey (University of Gloucestershire for English Heritage, 2009). In the West Midlands 27% of listed working farm buildings have evidence for residential reuse (national level 30%), 3% other (national 4%) and 70% (national 66%) have no other evidence for other use. 18.9% have evidence for structural failure (national 8.9%). In Warwickshire a high proportion of listed working buildings are in residential use: 38.3% of listed working buildings in Stratford On Avon district are in non-agricultural use (31.2% residential) and 41.2% in Solihull (35.3% residential), 20% in Rugby (same for residential).

- Strategic policy development – The study highlights the dispersed settlement pattern that is the inherited characteristic of the landscape of Arden, now an exurban landscape but where strategic policies need to address maintaining this inherited characteristic in future growth.
- The constraints and pressures on village based farms have resulted in a relatively low number of sheds in areas where farms remained in villages. With the increasing infilling of village historic cores and expansion outwards the long term viability of village based farms must be in doubt.
- Outfarms and field barns are a highly vulnerable element of the rural landscape. They have been subject to high rates of loss (70% of all recorded examples have been lost or demolished), and as their sensitivity to other forms of use is very high (due to their generally limited access and prominence in the landscape). In Warwickshire, there are some rare 18th century and earlier examples of isolated field barns.

Further recommendations are made in the Farmsteads Characterisation Report for Warwickshire.

4 KEY ISSUES FOR WARWICKSHIRE

Policy and Land Use Implications for the West Midlands as a whole, and recommendations and next steps for English Heritage to develop with its partners, are outlined in *The West Midlands Farmsteads and Landscapes Project: Summary Report*.

In addition to these the following issues are of particular relevance to Warwickshire:

- Of the farmsteads that survive to the present day 2253 or 74% do not include a listed building. In view of their predominant 19th century date are not likely to meet current criteria for listing. Designation mainly focuses on the main farmhouse. Only 15% of farmsteads include a working building that is listed. This study shows that there are some areas – notably Arden, but also areas where farmsteads developed in tandem with enclosure before the later 18th century – where it is most likely that early buildings survive. It is clear that there remain some remarkably well-preserved farmstead groups with working buildings of 18th century and earlier date, particularly in the Avon valley and in Arden.

5 FURTHER INFORMATION ON PROJECT REPORTS

West Midlands Farmsteads and Landscapes Project Summary Report

This summarises the overall results of the Project. It introduces the background to the project, and the national and economic context. The historic character of farmsteads is then summarised, followed by an analysis of the patterns of use and the policy and land use implications. Recommendations and next steps for further work are then outlined.

Farmstead Character Statements: These comprise illustrated guidance in the form of:

- A *Regional Statement* which outlines the character of farmsteads across the West Midlands, summarising their historical development, landscape and settlement context and the key farmstead and building types.
- *Character Area Statements* which deepen this guidance and help the reader identify the key characteristics for the National Character Areas that fall within or astride the West Midlands.

A Planning Tools Report: Tools for informing change at an area and site-based scale, in the form of an Area Assessment Framework for use in the development of planning guidance and land management, and a *Site Assessment Framework* for identifying key issues at the earliest possible stage when adaptive reuse or new build are being considered in the context of a historic farmstead.

A Farmstead Use Report which provides a detailed statistical analysis of the patterns of farmstead use across the West Midlands, and their social and economic role.

County Reports (including the Central Conurbation) which firstly comprise Summary Reports that draw together key findings relating to the scale, survival and use of farmsteads for individual county and local authorities, and the relevant National Character Areas. These provide links to detailed *Farmsteads Characterisation Reports* that present a detailed analysis of the results of the farmsteads mapping held on each relevant Historic Environment Record.

The full Farmsteads Characterisation Report for Warwickshire is available for download from www.warwickshire.gov.uk/hfc.



In Warwickshire the oldest recorded farmstead buildings (of the 17th century or earlier) are concentrated in the anciently-enclosed landscapes of the Arden and in the rich farming lands of the Avon where large farmsteads developed on the edge of villages or in close proximity to deserted settlements (© Bob Edwards, Forum Heritage Services).



Large-scale farmsteads, most commonly developed in a regular fashion around yards, are a feature of the much of the county, especially in the landscapes away from the Arden where large farms within or away from villages as the land was enclosed and reorganised from at least the 16th century (© English Heritage).

The plan overleaf shows the broad categories of farmstead types that have been mapped across the county and the West Midlands. The illustrated Farmstead Character Statements for the region and the 26 National Character Areas within and adjoining it provide fuller guidance on their landscape and settlement context, and the range of farmstead and building types that are likely to be encountered.

Courtyard plan farmsteads subdivide into:

a-d) Loose Courtyard farmsteads which have buildings loosely arranged around one (a) or more sides of a yard. Those with buildings to one side of the yard are typically the smallest in scale.

e-j) Regular Courtyard farmsteads which consist of linked ranges, formally arranged around one or more yards, and subdivide into:

- e) L-plan, typically small-medium in scale, where additional buildings (if present) are typically small in scale
- f) U-shaped plans which are large-scale farmsteads where one side has been left open
- g and h) comprising large to very large scale farmsteads where the buildings are arranged as an F-, E-, T-, H- or Z-shaped plan around two or more cattle yards
- i) Full Regular courtyard farmsteads, typically very large in scale, where the buildings are arranged around all four sides of the yard
- j) Multi-Yard plans which are typically the largest in scale of the regular courtyard plan types, comprising farmsteads with multiple yards which are grouped together and regularly arranged.

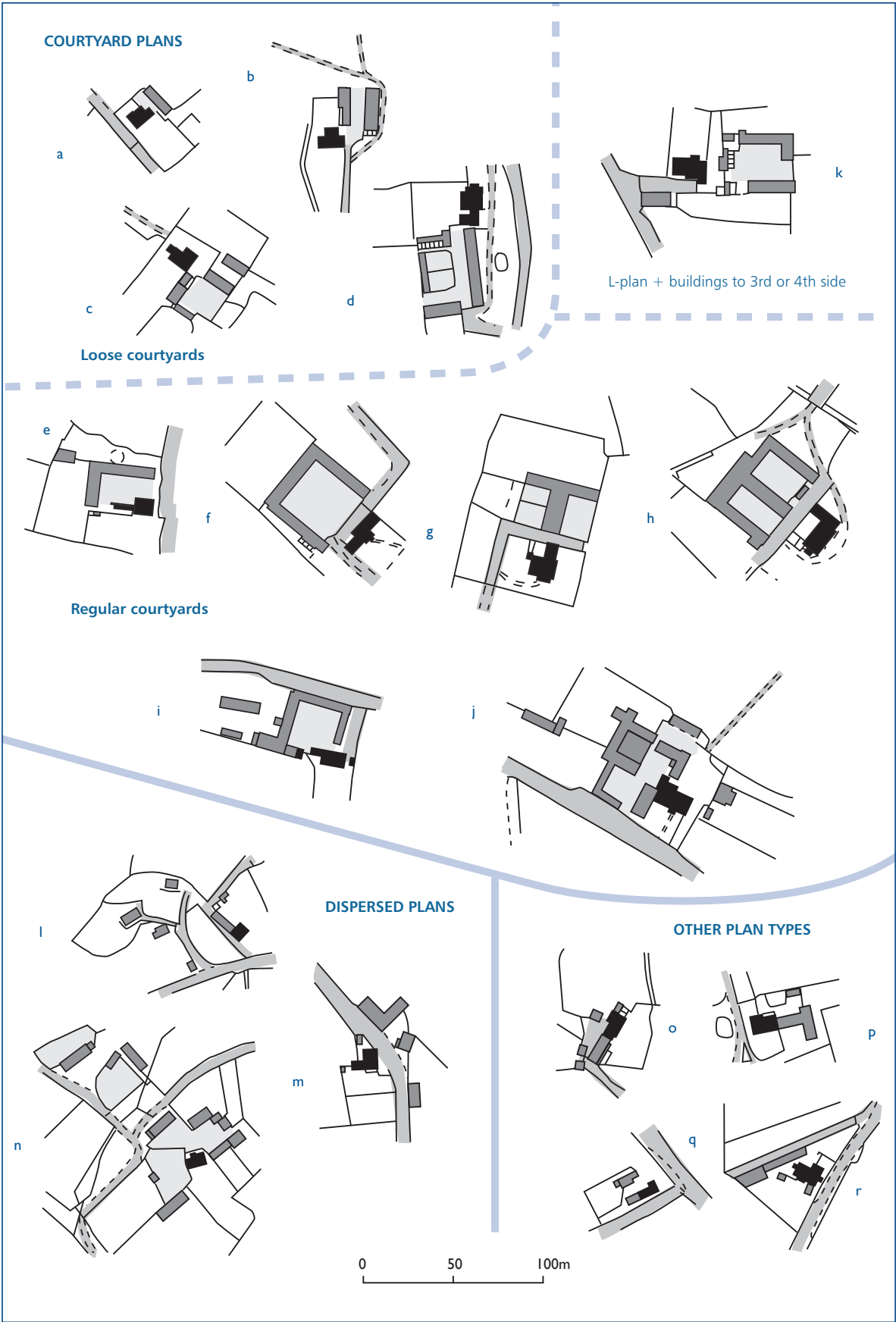
k) L-plans with additional detached buildings to the third or fourth sides which are generally large to very large in scale.

Dispersed plans subdivide into:

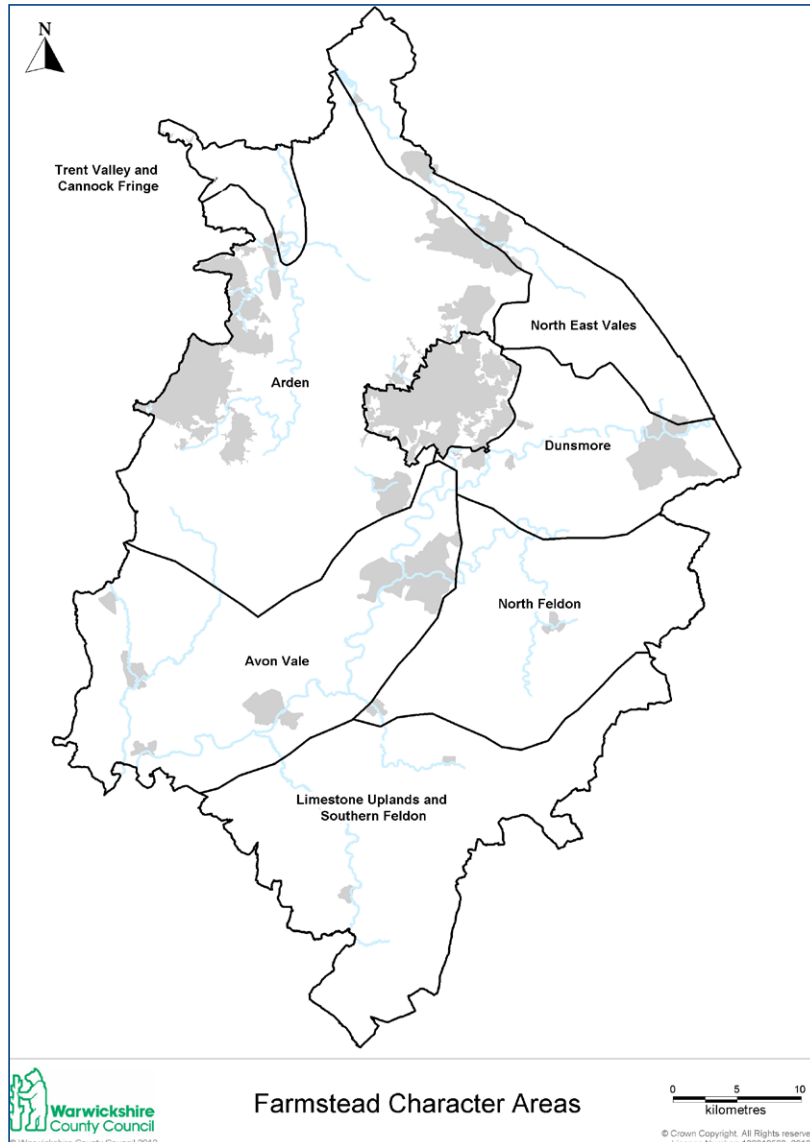
- l) Dispersed clusters where the working buildings are set within the boundary of the steading, and typically the smallest in scale in this category.
- m) Dispersed driftways which are dominated by the routeways to them, and which often served to move stock from one farming zone to another. These are mostly small-medium in scale.
- n) Dispersed multi-yards which are large-scale farmsteads containing two or more detached yards, often with other scattered buildings.

The **other plan types** generally represent the smallest farmsteads recorded in the region and are most closely associated with upland and common-edge farmsteads:

- o) Linear farmsteads where the houses and working buildings are attached and in-line.
- p) L-plan (attached), which is a linear farmstead, extended or planned with additional working buildings to make an L-shaped range.
- q) Parallel plans where the working buildings are placed opposite and parallel to the house and attached working buildings with a narrow area between. They have often developed from linear farmsteads.
- r) Row plans, often medium as well as small in scale, where the working buildings are attached in-line and form a long row.



Annexe 1 Farmstead Character Areas for Warwickshire



The report has analysed the patterns of farmsteads against the National Character Areas and Historic Landscape Characterisation. These have highlighted convergences as well as research questions and some strong differences within the NCAs. It is clear, within Warwickshire that broad distinctions can be made between key areas of the county as outlined below.

Trent Valley and Cannock Fringe

- Medium-large scale farmsteads largely result from a rebuilding in brick in the 19th century, in landscapes of planned enclosure. Some were built for large estates. There are some small-scale farmsteads that remain, usually suited to the sides of former common land.

North East Vales

- Farmsteads in these vales, which extend into the East Midlands, were sited within villages until the enclosure of the medieval open fields which extended over most of the farmland.
- There are low densities of large-scale farmsteads, largely rebuilt in brick with some rare survival of timber frame, which developed within landscapes of planned and piecemeal enclosure.

Arden

- The Arden has higher densities of isolated farmsteads than other parts of the county, many of which were established as a result of woodland clearance by the 14th century. Parks were numerous in this area, as also were country houses and their estates. Parks were most numerous in Arden where there was ample waste

for emparkment leaving sufficient pasture for the domestic stock of the peasantry.

- The area has a much higher survival of 17th century and earlier farmhouses and working buildings, reflecting the development of a wealthy 'yeoman' class of freeholder that prospered as a result of its mixed farming economy with a heavy emphasis on beef production.
- The area has an above-average survival of small-scale farmsteads. There were also many areas of common and heath, on the fringes of which were craftsmen and landless labourers.
- Larger-scale farmsteads and fields developed in some parts of the area over the 19th century, and the late 19th /20th centuries has seen the development of core settlements and many farmsteads no longer engaged in agriculture have fallen into residential use.

Dunsmore

- Village-based farmsteads worked a diversity of farmland and heath on the highest parts of the Dunsmore Plateau.
- Most farmsteads result from the piecemeal and planned enclosure of common fields and heathland to the centre, the latter in the 18th and 19th centuries. Villages retain some early timber frame, often hidden by later rebuilding, and isolated farmsteads (typically medium-large in scale) most date from 19th century building in brick.

Avon Valley

- The agricultural prosperity of this area is evidenced by the high numbers of 17th century and earlier timber-framed houses that survive (and have the potential to survive beneath later recladding) within villages.
- Larger farmsteads developed within or on the edge of villages as they contracted and changed in the 15th-17th centuries, and more rarely in areas of early enclosure from open fields and common land. There are some very intact early groups with timber-framed barns and animal housing, some use of lias limestone and large brick-built steadings also developed within areas of planned and piecemeal enclosure where large farms developed.

Northern Felden

- This area has higher than average densities of medium-large scale farmsteads, which date from the enclosure of the open fields which extended across most of the landscape in the medieval period. From

the 15th century this area developed as a sheep-corn farming economy.

- Farmsteads display a range of scales and materials – 19th century brick, late 17th and 18th century lias limestone and earlier timber frame.
- Much of this enclosure retains its irregular or piecemeal form, implying that farm size was relatively stable and there was less need to comprehensively reorganise fields and farmsteads as larger-scale planned units. However, pre-19th century working buildings appear to be very rare.

Limestone Uplands and Southern Feldon

- The rebuilding of village-based farmsteads appears to have commenced earlier than in the Felden to the north, with many village-based farmhouses rebuilt in timber frame and limestone (lias and ironstone) from the late 16th century.
- Working farms appear to have remained village-based until later than in the Felden to the north, and large-scale isolated farmsteads developed within landscapes that were newly enclosed or reorganised into planned fields in the later 18th and 19th centuries. Pre-19th century working buildings appear to be very rare.

Annexe 2 District Summaries

The county of Warwickshire is a two tier authority area with Warwickshire County Council working in partnership with all the local planning authorities at the lower district level. In addition to these the mapping of farmsteads has covered the wider sub-region including Solihull and Coventry made up from the unitary authorities of Solihull Metropolitan Borough Council and Coventry City Council. There is not enough data for generalisations on current use for Coventry, Nuneaton and Bedworth.

North Warwickshire

- Medium-low rates of survival with 82.9% of historic farmstead (mostly large-scale) sites retaining some working buildings (62.3% with all or over 50% of their historic footprint).
- The mix of current uses of historic farmsteads in this district differs little from the regional expectation.

Rugby

- Medium-low rates of survival with 67.4% of historic farmstead sites (medium-large in scale) retaining some working buildings (51.0% with all or over 50% of their historic footprint).
- The pattern of use of historic farmsteads is similar to regional expectations although a lower proportion are in residential use and a higher proportion are in agricultural use
- Residents hold 44 directorships for every 100 historic farmsteads.

Solihull

- 92% of historic farmstead sites (mostly small-medium in scale) retaining some working buildings (70.4% with all or over 50% of their historic footprint).

Stratford-on-Avon

- 11% of sites have been lost, but otherwise medium-high rates of survival with 90.1% of historic farmstead sites (medium-large in scale) retaining some working buildings (71.1% with all or over 50% of their historic footprint).
- The pattern of current use of farmsteads mirrors that found across the region with a slight tendency towards business use ancillary to residential and relatively little on-farm diversification
- Residents hold 42 directorships for every 100 historic farmsteads.

Warwick

- 11% loss of historic farmstead sites
- Medium rates of survival with 82.5% of historic farmstead sites (mostly medium to large in scale) retaining some working buildings (64.1% with all or over 50% of their historic footprint)
- Current use of historic farmsteads within the district closely mirrors regional expectations,
- Residents hold 49 directorships for every 100 historic farmsteads.

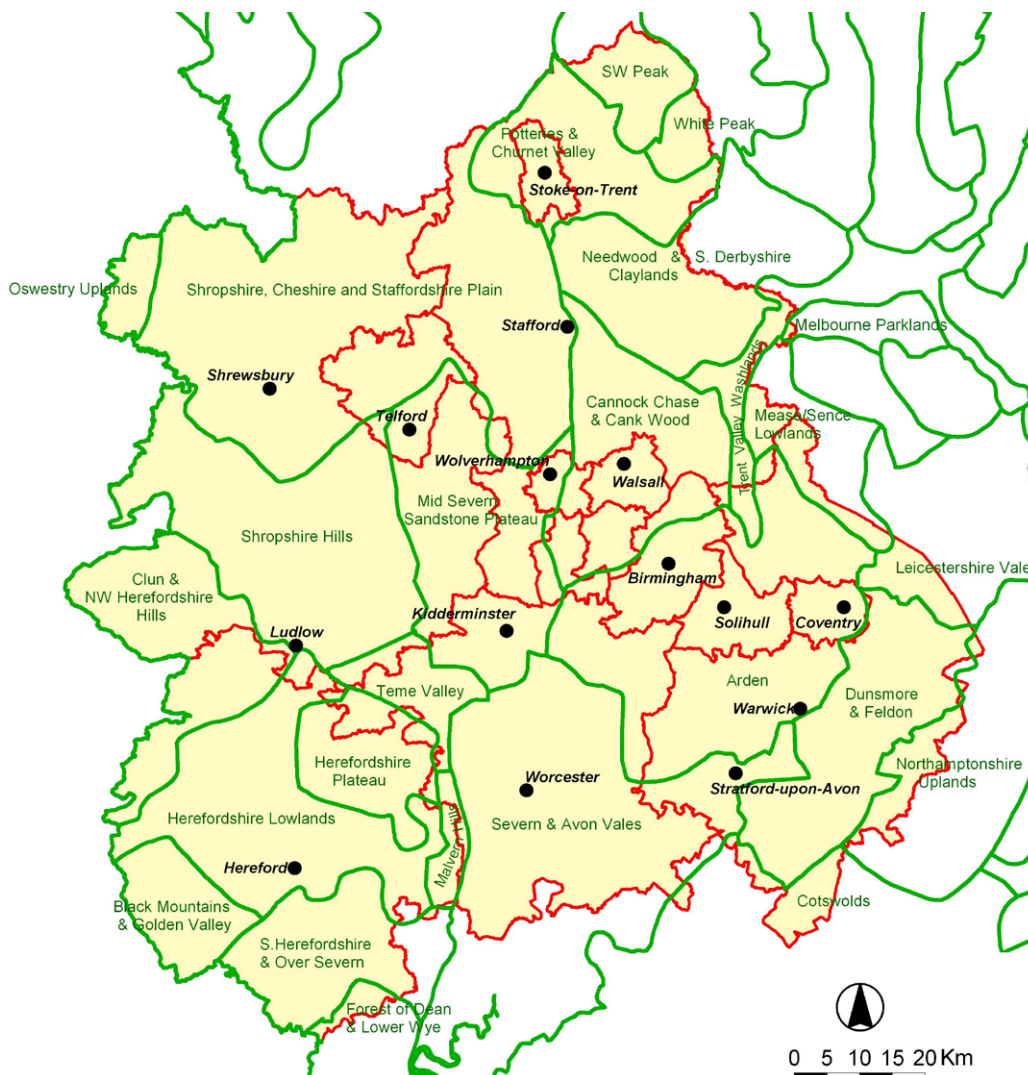
Annexe 3 National Character Area Summaries

The National Character Areas (NCAs) combine a broad understanding of the historic environment with physical landscape character and the natural environment. They are used as a framework for analysing the trends and options for future change across landscapes and for informing the targetting of agri-environment schemes. Natural England is leading on updating the NCAs, including the identification of landscape objectives on their future protection, planning and management. The result of this Project will feed into this process for the West Midlands.

Included under the Survival heading are percentages of listed working farm buildings with visible structural failure and evidence of adaptive reuse. These are based on comparison of 1980s with 1999-2006 photographs, from the Photo Image Survey (University of Gloucestershire for English Heritage, 2009). In the West Midlands 27% of listed working farm buildings have evidence for residential reuse (national level 30%), 3% other (national 4%) and 70% (national 66%) have no other evidence for other use. 18.9% have evidence for structural failure (national 8.9%).

The Farmsteads Character Statements for the NCAs in this county cover:

- 69 Trent Valley Washlands
- 70 Melbourne Parklands
- 72 Mease/Sence Lowlands
- 94 Leicestershire Vales
- 95 Northamptonshire Uplands
- 96 Dunsmore and Feldon
- 97 Arden
- 106 Severn and Avon Vales
- 107 Cotswolds



69 Trent Valley Washlands

Character

- Strong pattern of nucleated settlement, with 21.4% of farmsteads in villages and 5.7% in hamlets. Urban development has subsumed many small settlements.
- Low density of farmsteads in the landscape.
- Large to very large-scale farmsteads predominant (34 and 29.6%), with smaller-scale farmsteads concentrated in settlements.

Survival

- Low rates of survival – 18% loss, 7% have lost all their working buildings but 57% retain more than half of their historic footprint.
- 10-15% of listed working buildings have obvious signs of structural disrepair, and 40-50% with visible adaptive reuse.

Patterns of Use

- High economic mass relates to a low proportion of farmsteads remaining in agricultural use (24%) but with high levels of farm diversification (with creation of office and retail facilities exceeding expectations). More than 70% of farmsteads have been converted to residential use, residents having high participation in small business (11% of farmsteads are company registered offices) but low participation in substantial firms at director level (< 10 directorships per hundred households).

70 Melbourne Parklands

Character

- Strong pattern of nucleated settlement, with (in Warwickshire) 16.7% of farmsteads in villages and 50% in hamlets.
- Very low density of farmsteads in the landscape.
- Large-scale farmsteads (66%) predominant, the smaller-scale farmsteads concentrated in settlements.

Survival

- Low rates of survival, in part due to loss (50%) around settlements and to removal of working buildings (house only surviving in 16% of cases),

with 16% of historic farmsteads retaining more than half of their historic footprint.

- 0.0-5% of listed working buildings have obvious signs of structural disrepair, and above 50% with visible adaptive reuse.

Patterns of Use

- Sample too small for meaningful generalisations about farmstead use.

72 Mease/Sence Lowlands

Character

- Strong pattern of nucleated settlement, with 19.2% of farmsteads in villages and 3.8% in hamlets.
- Low density of farmsteads in the landscape.
- Large to very large-scale farmsteads (37.9 and 26.9%) of farmsteads predominant, the smaller scale farmsteads concentrated in the villages

Survival

- Medium rates of survival outside villages in Warwickshire, with 52% of historic farmsteads retaining more than half of their historic footprint.

- 0.0-0.5% of listed working buildings have obvious signs of structural disrepair, and 20-30% with visible adaptive reuse.

Patterns of Use

- A relatively small proportion of farmsteads remain in agricultural use, two-thirds being used for dwellings but relatively high participation in non agricultural farm based business (10% of farmsteads are company registered offices).

94 Leicestershire Vales

Character

- Strong pattern of nucleated settlement, with (in Warwickshire) 15.4% of farmsteads in villages.
- Medium density of farmsteads in the landscape.
- Large(49.6%) and very large scale farmsteads (34.1%) predominant, the small-scale concentrated in the villages.

Survival

- Medium-high rates of survival outside villages in Warwickshire, with 69% of historic farmsteads retain more than half of their historic footprint.
- 0.0-0.5 % of listed working buildings have obvious signs of structural disrepair, and % with visible adaptive reuse.

95 Northamptonshire Uplands

Character

- Strong pattern of nucleated settlement, with (in Warwickshire) 34.8% of farmsteads in villages and 2.2% in hamlets.
- Low density of farmsteads in the landscape.
- Predominant pattern of large (44.4%) to very large-scale (33.3%) farmsteads, with smaller-scale farmsteads concentrated in and around the villages.

Survival

- High rates of survival in Warwickshire, with 66% retaining more than half of their historic footprint.
- 0.5-5% of listed working buildings have obvious signs of structural disrepair, and 30-40% with visible adaptive reuse.

Patterns of Use

- A relatively high proportion of farmsteads in this NCA remain in agricultural use (37%), although farmstead diversification has occurred to a higher degree than is typical of the Region (with creation of retail and workshop facilities exceeding expectations) and with higher proportions of residents participating in business either farmstead-based or as directors of substantial companies (42 directorships per hundred farmsteads).

96 Dunsmore and Feldon

Character

- Strong pattern of nucleated settlement, with 22% of farmsteads in villages and 1.8% in hamlets.
- Medium-low density of farmsteads in the landscape, with higher densities in the Dunsmore area to north.
- Large (45.9%) and very large scale (29.4%) farmsteads predominant, with large-scale farmsteads concentrated in the Dunsmore area.

Survival

- Medium rate of survival – some loss (10%) around towns and other settlements, but 73% of historic farmsteads retaining more than half of their historic footprint.

- 15-20% of listed working buildings have obvious signs of structural disrepair, and 30-40% with visible adaptive reuse.

Patterns of Use

- This area is characterized by the low proportion of its farmsteads remaining in agricultural use (36%), by the relatively high proportion of farmsteads where offices and workshops have been created and by the high participation of farmstead residents as directors of substantial companies (52 directorships per hundred farmsteads).

97 Arden

Character

- High to very high levels of dispersed settlement, with 12.4% of farmsteads in hamlets and 8.6% in villages.
- Medium-high density of farmsteads in the landscape, lessening in the areas from the Avon Valley to Coventry to the south.
- Large-scale farmsteads (38.2%) predominant with low numbers of very small-scale (11.7%) and small to medium (25.6%) and very large-scale (19.8%) farmsteads reflecting a strong degree of local variation in farm and field size.

Survival

- Medium rate of survival – high rates of loss (21%) around expanding towns, but over 56% of historic

farmsteads retaining more than half of their historic footprint.

- Above 20% of listed working buildings have obvious signs of structural disrepair, and 40-50% with visible adaptive reuse.

Patterns of Use

- High economic mass relates to a low proportion of farmsteads in agricultural use (26%) with two-thirds of farmsteads in residential use with high participation in small business (7% of farmsteads are company registered offices) and a high participation in substantial firms at director level (more than 40 directorships per hundred households) and a relatively high proportion of farmsteads in non residential use outside of agriculture (7%).

106 Severn and Avon Vales

Character

- Contrasting area with high to very high densities of dispersed settlement to west and north, and strongly nucleated settlement to south east.
- Strong pattern of nucleated settlement, with 23.2% of farmsteads in villages and 13.8% in hamlets.
- Medium density of farmsteads in the landscape, in patches of high density to west of Severn and to north.
- Small to medium-scale (27.4%) and larger-scale (33.9%) farmsteads predominant, interspersed significant numbers of very small (16%) and very large-scale (20.8%) farmsteads.

Survival

- Medium rates of survival, with 64% retaining more than half of their historic footprint.
- 10-15% of listed working buildings have obvious signs of structural disrepair, and 30-40% with visible adaptive reuse.

Patterns of Use

- Although the proportion of farmsteads converted to residential use (66%) is little higher than the regional average, participation of residents in business activity (whether farm based or as directors of substantial companies) is relatively high - with particularly high levels of engagement at farmsteads easily accessible to substantial urban areas.

107 Cotswolds

Character

- Very strong pattern of nucleated settlement within Warwickshire, with 41% of farmsteads in villages and 2.6% in hamlets.
- Medium-low density of farmsteads in the landscape.
- Broad range of farmstead scales, small/medium to large-scale (24.7 and 32.4%) being the most common.

Survival

- High rate of survival within Warwickshire, with 73% of historic farmsteads retaining more than half of their historic footprint.

- 0.5-5% of listed working buildings have obvious signs of structural disrepair, and 30-40% with visible adaptive reuse.

Patterns of Use

- Within Warwickshire this area is characterised by low economic mass with two-thirds of historic farmsteads in residential use but a relatively high proportion (7%) in non-residential use other than agriculture.

Acknowledgements for maps and plans

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