Warwickshire Historic Farmstead Characterisation Project

(Part of the West Midlands Farmsteads and Landscapes Project)

Benjamin Morton
Archaeological Information and Advice
Warwickshire Museum Field Services
Warwickshire County Council

With contributions from

Jeremy Lake
English Heritage

V2.1 June 2011

ENGLISH HERITAGE

Working for Warwickshire

Warwickshire County Council

Front cover image: Abbey Farm, Merevale, North Warwickshire

Contents:

Executive Summary

This report summarises the results of the Warwickshire Historic Farmstead Characterisation Project (HFC) carried out by Warwickshire County Council Museum Field Services between September 2009 and May 2010.

This project forms part of a regional project investigating Historic Farmstead Characterisation in the West Midlands on a county by county basis, initiated and resourced by English Heritage. Additional funding was provided by the Regional Development Agency, Advantage West Midlands, for Warwickshire and Herefordshire. The project has enabled an evidence base for farmsteads to be viewed in their landscape context across an entire region for the first time. More specifically, the project seeks to understand how farmsteads, and in particular traditional farm buildings of 19th century or earlier date, make a fundamental contribution to local distinctiveness and a sense of place, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement.

The HFC project provides a broad-brush overview of a complex aspect of the historic environment in order to provide new and wide-ranging information for conservation, management and development decisions. The objective of HFC is to promote better management and understanding of this historic resource, and of the accommodation of continued change within it, and to establish an integrated approach to its sustainable management in partnership with other organisations.

The mapping of farmsteads follows the methodology developed and refined during the mapping of farmsteads in south east England and set out in an illustrated guide produced in early 2009 (Lake and Edwards: 2009). An important aspect of this project is the fact that all the partners are using a consistent methodology for mapping farmsteads so that the data can be combined to produce a regional picture of farmstead character.

The Warwickshire HFC helps to understand an essential aspect of the county and there is no doubt that it has great potential to inform management, conservation and understanding at local, county, regional and national levels.

The results of the Warwickshire HFC project have been integrated into the Warwickshire and Solihull Historic Environment Records and as such the information and data is available to anyone wishing to know more about the Historic Farm Character in their area.

This report is also available online at: www.warwickshire.gov.uk/museum

1.0 Background

Farmsteads – and in particular traditional farm buildings of 19th century or earlier date - make a fundamental contribution to *local distinctiveness* and a *sense of place*, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. Every part of England's farmed landscape has inherited its own distinct and recognisable characteristics, each resulting from a combination of physical and natural factors such as land form and geology, and historical processes such as how individuals and communities have worked and managed the land, in response to local and distant markets.

Funding from the Regional Development Agency, Advantage West Midlands, has enabled an evidence base for farmsteads in their landscape context – begun by English Heritage and its county partners in Shropshire, Staffordshire and Worcestershire - to be completed across an entire region for the first time. The principal aims of the project are to:

1. understand and demonstrate how the inherited character of historic farmsteads – the way that present patterns express past development and change - contributes to local distinctiveness and landscape character;

2. identify the forces for present and future change, and how historic farmsteads are contributing to the changing structure of rural economies and communities;

3. inform strategic policy and guidance, and the preparation of local policy and guidance to promote sustainable rural development and communities;

4. develop place-making tools that enable users – at the earliest stages of considering change - to understand the constraints and opportunities offered by farmstead sites in their broader context.

This evidence base is needed because structural changes in the farming industry have hastened the wholesale redundancy of historic farm buildings and the decoupling of entire farmsteads from agricultural production. As a result there is a strong but locally varied demand for their conversion to other uses, particularly housing. This, and the development of planning policy and guidance that emphasises the importance of a positive and evidence-based approach to future change informed by a clear understanding of local needs and circumstances, heightens the need to:

1. develop an understanding of the potential for and sensitivity to change of farmsteads in order to inform and guide future change in the form of land management and planning policy and guidance;

2. help those considering adaptive reuse and new build to consider and, where relevant, capitalise upon the distinctive quality of traditional farmsteads and buildings;

3. consider historic farmsteads as part of the wider landscape and in the context of the changing structure of rural communities and economies.

Readers can now find a useful summary of work completed since initiation of this report, by English Heritage in association with the former Countryside Agency and other key partners at (http://www.helm.org.uk/server/show/category.19600). This includes an audit of the

effectiveness of policy at national and local level, and the proportion of listed buildings that have been subjected to development pressure and change of use. New policy which states that future strategies and approaches towards re-use need to align an understanding of character with sensitivity to and potential for change, is supported by much larger *Preliminary Character Statements*, consultative documents which represent an initial attempt to understand the farmsteads of each region in their national and landscape context. Guidance on the adaptive reuse of farm buildings - *The Conversion of Traditional Farm Buildings: a Guide to Good Practice* – seeks to promote high standards in design and implementation where conversion is considered as a viable and appropriate option.

New character-based tools, focused on developing an understanding of local character in its broader context, and an assessment framework to inform change at a strategic and site-based scale, are now being developed in order to ensure that future change is informed by an understanding of farmstead character and local distinctiveness.

(See www.english-heritage.org.uk/characterisation for further details on the farmsteads mapping and other work).

Historic Farmstead Characterisation in Warwickshire

The project has been carried out by the Archaeological Information and Advice section of Warwickshire Museum, part of Warwickshire County Council.

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 Warwickshire these consist of:

- Warwick District
- Stratford-on-Avon District
- Rugby Borough
- Nuneaton and Bedworth Borough
- North Warwickshire Borough

In addition to these the Farmsteads Characterisation project area coves the wider sub-region including Solihull and the north-western rural part of Coventry made up from the unitary authorities of Solihull Metropolitan Borough Council (MBC) and Coventry City Council.

Archaeological planning advice in Warwickshire is given by the Warwickshire Museum Field Services Archaeological Information and Advice Team to local planning authorities through service level agreements. A similar service also exists for Solihull MBC with Warwickshire County Council also managing the Solihull Historic Environment Record (HER) on their behalf. Coventry City Council has their own Historic Environment Service providing an HER and Archaeological planning advice.

Strategic planning in Warwickshire (and the wider subregion) is currently achieved through national guidance and policies, through the West Midlands Regional Spatial Strategy and emerging West Midlands Regional Strategy and at a local level through the Local Development Frameworks from each local planning authority.

2.0 Introduction to the Farmsteads and Landscape Project

2.1 Aims

The principal aims of the Farmsteads and Landscapes Project are:

- to develop an integrated understanding - for the first time across a government region - of farmstead character, survival and current use within their landscape and settlement context;
- to understand and demonstrate how farmsteads contribute to local distinctiveness and landscape character;
- to understand the present use and social/economic role of historic farmsteads;
- to inform strategic policy and guidance, and the drafting of local policy and guidance.

The project will build on the results of several years of research, which has highlighted the importance of three principal priorities to address:

- Understanding the present inherited patterns of farmstead character.
- Understanding the forces for present and future change.
- Developing place-making tools.

2.2 Objectives

Key objective 1: enhance county Historic Environment Records through the creation of GIS-based databases recording farmstead address and location, recorded date, historic farmstead type and degree of change, obtained from modern and historic Ordnance Survey maps and other data.

Key objective 2: analyse this data in combination with a range of address and business data to provide spatial patterning of farmstead use (agriculture, economic, residential) and how farmsteads contribute to the home-based and broader regional economy.

Key objective 3: analyse this data in combination with county-level HER data, listed building data, Historic Landscape Character mapping and character areas/types, to demonstrate how farmsteads contribute to local distinctiveness and landscape character.

Key objective 4: provide a region-wide overview and context for strategies and guidance on targeting resources, research and monitoring, conservation, restoration or enhancement.

Key objective 5: make available tools for use in developing local planning guidance and casework.

2.3 Products

The key products are:

- *Farmsteads Mapping*, through the creation of a GIS data set which records the spatial patterning, form, date range and survival of historic farmsteads, capable of analysis

against landscape-scale datasets such as Character Areas/Types and Historic Landscape Characterisation.

- *Mapping Current Use and Context,* through the provision of work in progress on developing the evidence base and data that reveals the current social and economic role of farmsteads.
- A *character framework* in the form of regional and character area guidance that enables users to understand farmsteads in their local/regional/national context.
- *Planning tools* based on an understanding of the potential for and sensitivity to change of farmsteads and their buildings, both at a strategic and a site-based level, which will enable local authorities to develop guidance.

2.4 Applications

These products will inform at a strategic scale:

- Strategic planning, within the framework of the Regional Spatial Strategy and the proposed transition to an Integrated Regional Strategy
- Strategic land management within the framework of the ERDP, Environmental Stewardship and AONB and National Park management plans
- Inform the Sustainable Communities agenda (for example with respect to the Welsh Marches Initiative and the growth-points agenda), specifically through:
    i. examination of the role that historic farmsteads can play in the long-term future of rural communities in landscapes of different types and with differing patterns of settlement;
    ii. their potential for live/work, and research at a national level on this little-understood aspect of economic activity in rural areas.
    iii. to provide baseline data to inform SEA/SA assessments of the potential impact of growth options and site allocations on landscape character in areas with a predominantly dispersed settlement pattern
- The identification of priority features and areas, for use in designation and the targeting of funds for the Higher Level Agri-Environment Schemes
- The provision of an evidence base and contextual information to inform Local Development Frameworks and Supplementary Planning Documents

At a local and site-based scale it will facilitate:

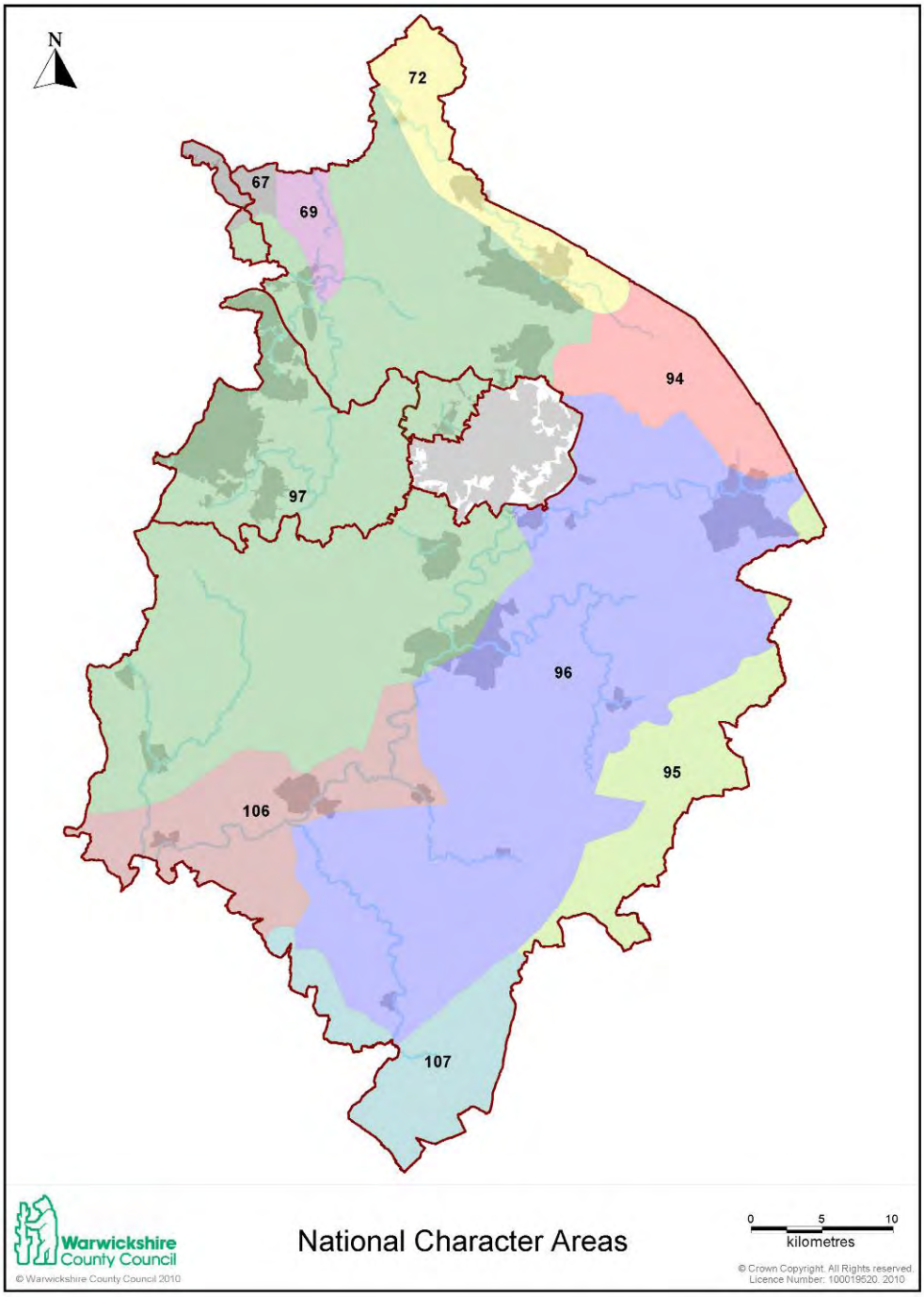
- Consistent and evidence-based tools for pre-application discussion and development control, including the preparation of Design and Access Statements, Heritage Statements, and listed building consent;
- Place-specific guidance, including Supplementary Planning Guidance;
- The work of local communities and groups – including Leader + and Local Strategic Partnerships;
- Land use management (Farm Environmental Plans and Whole Farm Plans).

3.0 Methodology

3.1 Introducing Characterisation

Characterisation, as developed since the 1990s, is designed to provide context for the detailed records of individual sites and designated highlights, and inform change, planning and conservation above the scale of individual sites. It has been applied to a wide diversity of outputs: examples are the Natural Areas developed in order to inform strategies for the protection of wildlife and their habitats, the National Character Areas (www.countryside.gov.uk/lar/landscape) and the development of Landscape Character Assessment as a finer-grained framework for use by local authorities and others (www.landscapecharacter.org.uk).

The National Character Areas have been modified with the assistance of English Nature and English Heritage. 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. The NCAs covering Warwickshire are shown in Figure 1.



(Figure 1) National Character Areas

- *97. Arden*
- *96. Dunsmore and Feldon*
- *94. Leicestershire Vales*
- *95. Northamptonshire Uplands*
- *106. Avon and Severn Vales*
- *107. Cotswolds*
- *72. Mease/Sence Lowlands*
- *69. Trent Valley Washlands*
- *67. Cannock Chase and Cank Wood*

Historic Characterisation seeks to interpret and understand the inherited character of all places, and the evidence for change and continuity in the present environment. It is based on the need to understand and help professionals and communities to manage the *present* environment as a product of past change and the raw material for future change. It always works at an area-scale, above that of individual sites and features (protected or not). It differs from research and survey, as undertaken in the historic environment sector, by its promotion of broad and generalised approaches to understanding the historic environment. The key method promoted by English Heritage and its county-based partners (www.englishheritage.org.uk/characterisation) is Historic Landscape Characterisation (HLC). This 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 is based upon the identification and subsequent analysis using Geographical Information Systems (GIS) mapping of archaeological, historical and other environmental features (attributes) such as ancient woodland, building plots and enclosed farmland. These are then grouped into land parcels ('HLC polygons') within GIS and used to identify distinct *character types*, and *historic character areas* which are each defined by a common and/or predominant character. The techniques of GIS mapping are then used to map change and time-depth in the landscape.

Throughout the West Midlands Region, English Heritage and its county-based partners are in the process of completing the GIS mapping of the inherited character of the present landscape: this process is known as Historic Landscape Characterisation (HLC). Analysing the farmstead mapping data against HLC will deepen our understanding of the degree of change and its resultant character.

The Warwickshire HLC Project was carried out by the Warwickshire County Council Museum Field Services between May 2006 and March 2010. A number of sources including historic maps, modern digital maps and modern aerial photographs were used to record discrete parcels of individual historic landscape character with each one assigned to a particular HLC Type. The HER database (HBSMR) was used to record the detailed characteristics of these HLC areas with each one digitally mapped in a linked GIS. Around 200,000 hectares was characterised consisting of over 18,500 individual HLC areas.

The results of the Warwickshire HLC project have been fully integrated into the Warwickshire and Solihull Historic Environment Records. Further information about the Warwickshire HLC project, including the project report, is available on the Warwickshire County Council website (www.warwickshire.gov.uk/hlc).

3.2 Introducing Historic Farmstead Characterisation

In 2004 English Heritage supported a pilot project 'Historic Farmsteads and Landscape Character in Hampshire' which aimed to examine methods of assessing and describing the relationships between the character of historic farmsteads and landscape character at a variety of levels from National Character Areas to individual farms. One element of the pilot project was the trial digitisation of farmsteads as point data using a Geographic Information System (GIS) within two pilot areas. The analysis of this method of data collection suggested that there was a correlation between farmsteads and landscape character areas, landscape types and historic landscape character areas. Subsequently, the mapping of farmsteads across the whole of Hampshire, West Sussex, East Sussex and the High Weald AONB was carried out. This work further demonstrated that the mapping of farmsteads could reveal relationships between farmsteads and landscape character. The mapping focuses on historic farmsteads,

i.e. those farmsteads that pre-date the 2nd Edition Ordnance Survey mapping of the late 1890s. This is considered to be close to the end of the development of the traditional farmstead displaying vernacular forms and details, and before the large scale introduction of mass-produced sheds.

The mapping of farmsteads uses Geographical Information Systems (GIS). It follows the methodology developed and refined during the mapping of farmsteads in the South East and set out in an illustrated guide produced in early 2009 (Lake and Edwards, 2009). An important aspect of this project is the fact that all the partners are using a consistent methodology for mapping farmsteads so that the data can be combined to produce a regional picture of farmstead character. A table showing the full set of attributes recorded is presented in Appendix I. Elements of this table are discussed further below.

The Warwickshire and Solihull Historic Farmstead Characterisation Project was managed by Ben Wallace, Historic Environment Record Manager, with the data gathering and analysis undertaken by Benjamin Morton, Assistant Historic Environment Officer. The project was started in September 2009. Farmstead data collection was completed by January 2010 with the remaining field barns and outfarms completed by March 2010.

The exeGesIS HBSMR HLC module has been used to record historic farmsteads. This is essentially an Access database with linked GIS capability. Currently the HBSMR version used is 3.61 and the GIS is MapInfo 9.5. Using this software makes it available for consultation by archaeologists, planners, researchers and the general public.

A variety of sources have been used in the Historic Farmstead Characterisation process from historic maps and aerial photographs to modern digital mapping. The sources used in the project are listed in Appendix 2.

3.3 Historic Farmstead Character Statements

One of the key products of the project is the development of Farmstead Character Statements relating to the parts of the National Character Areas within the county.

They will:

- Provide a summary statement which identifies the key characteristics of farmsteads within the NCA;
- Describe the key historic influences on the development of the area;
- Describe the settlement patterns (nucleated/dispersed) and key landscape characteristics including the date and type of enclosure, the presence of parkland, woodland or common;
- Identify the characteristic farmstead plan types of the area and the key building types. The area will be set within the national context with regard to the presence and time depth of listed buildings ;
- Identify the building materials and details that are characteristic of the area. Traditional materials or building techniques that are becoming rare will also be identified;
- Set out the key drivers for change relating to historic farmsteads.

3.4 Historic Farmsteads Mapping

The creation of the polygon data set involved the following stages:

3.4.1 Farmstead Identification

A *farmstead* is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located; some farms have *field barns* or *outfarms* sited away from the main steading. Some areas have concentrations of *smallholdings* whose occupiers worked in local industries and other forms of employment.

The Warwickshire and Solihull HERs already have a number of farmstead records including:

- 673 Agricultural Building Monument records derived from previous HER work
- 1159 Listed Building records that relate to farms or farm buildings
- 2300 HLC Farmstead records, comprising notes on their address and location, produced as a result of the Warwickshire HLC project. There were some limitations with the approach from the HLC; for example, isolated farm buildings and some farms that have been totally destroyed were not recorded as part of the HLC study.

The HLC farmstead records formed the baseline dataset for the project with the other records adding additional information. The following practices were observed while recording farmsteads:

- Farmsteads were identified from the OS 2nd Edition 25" mapping dating from around 1900.
- Outfarm complexes or field barns were differentiated, where possible, from homestead complexes.
- Small-holdings were either identified individually or where dense concentrations existed were mapped as a polygon to record general distribution

3.4.2 Farmstead Plan Form

Using the 2nd Edition OS map of c.1884 map as the data source, the plan form for each farmstead was recorded. Plan form was divided into the following principal plan types:

Regular Courtyard

- Loose Courtyard
- Dispersed
- Linear
- L-plan (house attached)
- Parallel
- Row

These classifications were used to record the principal attribute of the plan. Secondary attributes were also recorded allowing, for example, the distinction between a U-plan regular courtyard and an E-plan regular courtyard. This approach follows a similar methodology to that taken by William (1986: 37) in recording Welsh farmsteads. Other secondary attributes

included, for example, where a loose courtyard plan was the principal plan form but there were some detached or dispersed building elements, whilst some farmsteads clearly have two yards. The plan form attribute list is presented in Appendix 1.

In some farmsteads there are additional elements (beyond the primary ands secondary attributes) that also warrant recording, for example, covered yards or particular courtyard arrangements such as a regular L-plan within a multi-yard farmstead. Such additional features were recorded within a Tertiary Element field.

The position of the farmhouse in relation to the yard or whether it was attached to one of the working buildings was also recorded.

3.4.3 Farmstead Date

Dating information derived from Listed Buildings and other HER records were added where relevant. The date information was recorded by century except for pre-1600 buildings, which were recorded as 'MED'. Whilst some listed buildings have date ranges that appear to be more accurate, for example, 'early 18th century', in some areas many listed buildings will only be dated to a century. Additionally, the dating of agricultural buildings, particularly those earlier than the 19th century, is often imprecise. Farmsteads identified only from the OS 2nd Edition 25" mapping were assigned a 19th century date which indicates a latest possible date of creation.

3.4.4 Farmstead Location

The location of the farmstead in relation to other settlement was recorded. This allows the opportunity to examine the distribution of, for example, farmsteads in villages, hamlets, loose farmstead groups and those that are in isolated positions and compare these distributions against other attributes and landscape character.

3.4.5 Farmstead Survival

By comparing the c.1900 OS maps and the modern OS MasterMap the degree of survival of the late 19th century farmstead plan was assessed.

3.4.6 Modern Sheds

The presence of modern sheds was also recorded, noting where sheds were either on the site of the historic farmstead or to the side. In either case, the presence of large sheds is a useful indicator that the farmstead may remain in agricultural use.

4.0 Framework for the Study

4.1 Landscape and Settlement

The size and density in the landscape of farmsteads and their fields results from the type of farming, ranging from the largest corn-producing farms to the smallest dairying or stock rearing farms, and from historical patterns of settlement and land use that can reach back into the medieval period and even earlier. In areas of nucleated settlement communities have worked the land from villages, and most or all isolated farmsteads were established after the enclosure of open fields or common land. At the other extreme are areas of dispersed settlement of scattered dwellings and farmsteads with few or no villages. Other areas may have a mix of settlement patterns. As a result farmsteads can be found:

- Within or on the edge of villages
- Located in isolated clusters or in hamlets
- Isolated

The fields and the patterns of roads, tracks and woodland around farmsteads reflect centuries of change. The predominant pattern is piecemeal enclosure, where successive change has removed or retained patterns of land use extending into the medieval period and beyond. Regular planned enclosure, often with straight roads and planned woodland, is found in patches, and concentrated in areas affected by later 18th and 19th century improvement – on the uplands and in lowland heaths and mosses. Also found are areas of irregular, small-scale enclosure of woodland, much of which was complete by the 14th century.

4.2 Farmsteads

A farmstead is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having field barns or outfarms sited away from the main steading. A farmer's income has historically been derived from working the land, although some small farms in particular combined farming with other occupations – see Smallholdings 4.4. The scale, range and form of working buildings reflects their functional requirements for internal space, lighting and fittings. Some can be easy to identify because they are highly specialised in function (such as dovecotes, pigsties and threshing barns) whilst the functions of other buildings or ranges of buildings may be more difficult to unravel because they are multi-functional. They all display significant variation both over time and regionally, and are closely related to the overall plan of the farmstead and the way that it functioned and developed over time. Farmsteads and buildings developed to serve the following functions up to the 20th century, which all required:

- Access to and the siting of the house and its garden;
- Different types and size of building and open space, and different flows of movement within and around working buildings;
- Access to routes and tracks;
- The subdivision and different use of spaces within and around the farmstead – cattle yards and areas for stacking corn, hay etc, gardens, orchards, ponds, small field enclosures for milking or sorting livestock.

Historic farmsteads all contain two or more of the following components:

Housing

- The farmhouse is either attached or detached from the working buildings. It may face into or away from the main yard, and will face into or be sited to one side of its garden.
- Separate cottages may be provided for farm workers.

Barns

- Barns are the dominant building on most farmsteads.
- A barn for storing and processing the harvested corn crop over the winter months was the basic requirement of most farms, and corn could also be stacked in yards adjacent to the barn. In all cases the grain was beaten (threshed) from the harvested corn crop on an open threshing floor. Grain was stored in the barn or more usually the farmhouse.
- Barns may also be multi-functional buildings that were sub-divided with partitions and floors to allow the housing of cattle as well as the corn crop and other produce.

Cattle Yards

- Straw was taken from the barn to cattle yards and stables to be used as bedding for livestock. The resulting manure was then forked into carts and returned to fertilise the surrounding farmland.
- Ancillary buildings developed within or around cattle yards, most commonly open-fronted shelter sheds and cow houses. Internal cattle yards typically face south and east to capture sun and light, the openings being concentrated on the yard sides of the buildings.

Yards and related buildings

- Other yards – especially those with more direct access to routes and tracks - were also used to store timber and often farm vehicles and implements.
- Smaller and ancillary buildings set away from the yard are common.
- Cartsheds, sometimes stables and other ancillary buildings can be placed facing towards routes and tracks.

The historic character of farmsteads has thus been shaped by their development as centres for the production of food from, and the return of manure to the surrounding farmland. Buildings served to house the farming family and any workers, store and process harvested crops and dairy products, and shelter livestock, carts and implements. Farmsteads required access to routes and tracks, and working buildings were placed in relationship to yards and other areas for stacking crops and managing livestock. Variations in farmstead form, scale and dates reflect agricultural and local traditions, landownership, farm size and a variety of historic functions. Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Most traditional farmstead buildings date from the 19th century, survivals of earlier periods being increasingly rare. Over the 20th century – and especially since the 1950's – farmstead functions have been met in all areas by standardised sheds.

The variety of farmstead plan types - the way the buildings of the farmstead are arranged within the group - reflects their past requirements for storing and processing crops, managing and housing livestock and easy access to routes and tracks. Farmsteads vary enormously in their scale and the extent to which – as a result of change over time – they incorporate elements of more than one plan type. The principal farmstead types are:

• Linear and L-shaped plans where the house and working buildings are attached and in-line, which are concentrated in the upland areas of northern and western England, including smallholdings whose occupiers were employed in local industries. These are consistently small-scale family farms, mostly of under 50 acres in size.

• Row plans, where the main range of working buildings are attached in-line and form a long row.

• Dispersed plans, where the buildings and yards are set within an open area with no clear focal yard. These display a wide range of scales, the key sub-categories being:

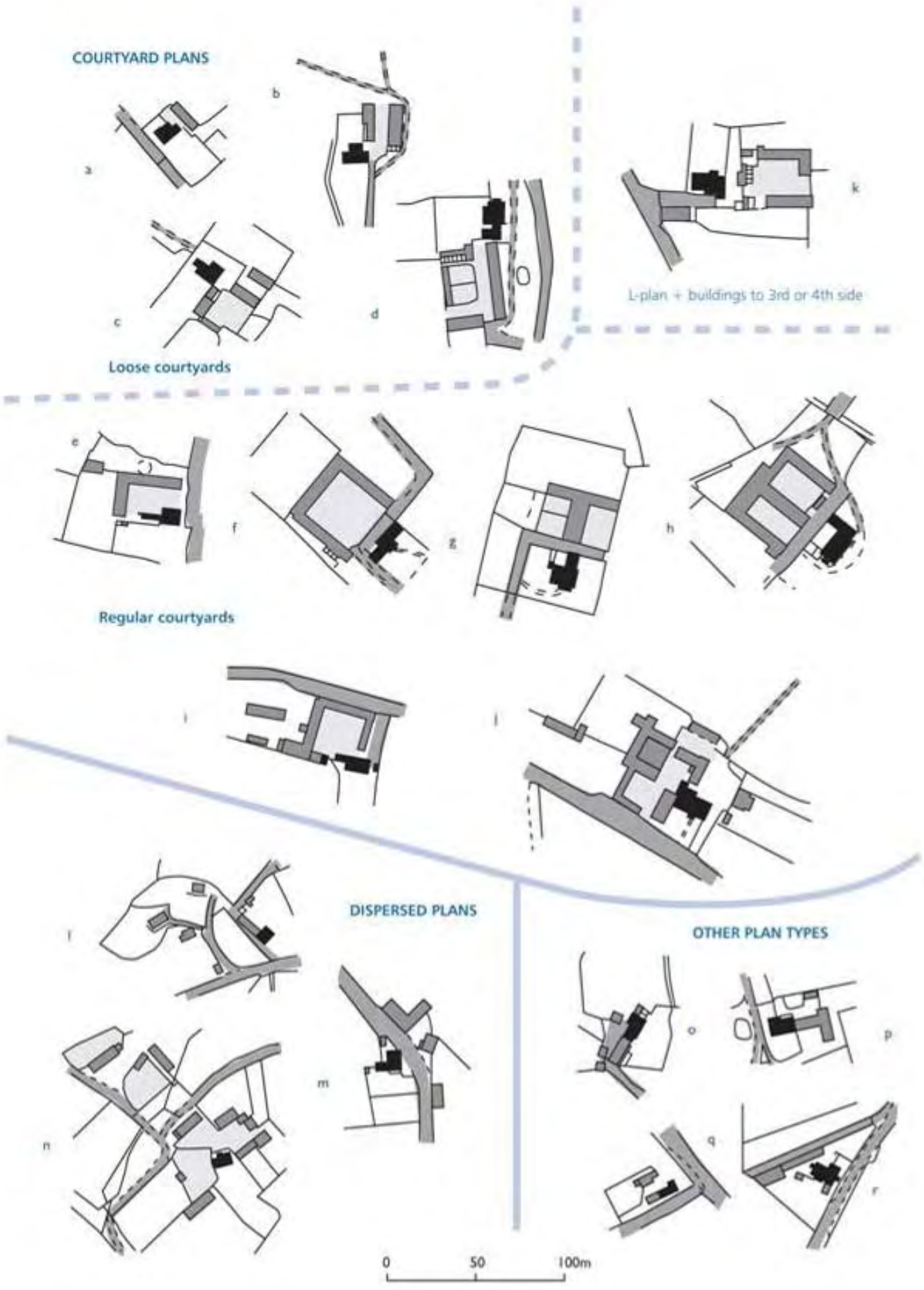
Dispersed Cluster, which includes two or more clusters of buildings within the boundary of the site, which may face working yards;

Dispersed Driftway, where buildings and yards are sited along a routeway;

Dispersed Multi-Yard, where buildings relate to a number of yards that are usually irregularly arranged and detached from one another.

• Loose Courtyard plans, a farmstead where mostly detached buildings have developed in piecemeal fashion around one or more sides of an open cattle yard. They can range from small farmsteads with a single building on one side of the yard and the farmhouse to a yard defined by working buildings to all four sides. The farmsteads with buildings to 3 or 4 sides of the yard usually display more coherent (and sometimes quite regular) layouts. The yards served various purposes – general movement and access to the working buildings and sometimes the house, the storage and collection of manure and sometimes other products such as timber. Some yards served purely as areas for cattle, and are bordered by barns (which supplied straw which was trodden into manure), enclosed and open-fronted cattle housing.

• Regular Courtyard plans, where the buildings are carefully planned as linked ranges, and are focused around one or more working yards. Farmsteads can be arranged as a full courtyard enclosing four sides of the yard, as L- or U-shaped arrangements or on the largest farms as multi-yard complexes including E-plan arrangements. Regular Courtyard plans often conform to national ideals in efficient farmstead design, as developed in farming literature from the later 18th century and promoted by land agents, engineers and architects by the mid 19th century (Wade Martins: 2002).



(Figure 2) Farmstead Plan Types © Bob Edwards 2010 (see below for key)

Key (figure 2)

a Loose courtyard 1 side
b Loose courtyard 2 sides
c Loose courtyard 3 sides
d Loose courtyard 4 sides
e Regular Courtyard L-plan
f Regular Courtyard U-plan
g Regular Courtyard H-plan
h Regular Courtyard E-plan
i Full Regular Courtyard plan
j Regular Multi-yard plan
k Courtyard with L-range and buildings to other sides
l Dispersed Cluster plan
m Dispersed Driftway plan
n Dispersed Multi-yard plan
o Linear plan
p L-plan with house attached
q Parallel plan
r Row plan

4.3 Outfarms and Field Barns

Outfarms and field barns allowed certain functions normally carried out in the farmstead to be undertaken at locations remote from the main steading.

A field barn is a building set within the fields away from the main farmstead, typically in areas where farmsteads and fields were sited at a long distance from each other. Field barns could be:

- Shelters for sheep, typically with low doors and floor-to-ceiling heights.
- Shelters for cattle and their fodder (hay).
- Threshing barns with yards.
- Combination barns with a threshing bay and storage for the crop, and housing for cattle.

An outfarm is a complex of buildings set within the fields away from the main farmstead, typically in areas where farmsteads and fields were sited at a long distance from each other. A cottage for a farm worker could also be sited nearby.

The plan form of outfarms and field barns followed that of farmsteads, having a primary attribute, for example, Loose Courtyard or Regular Courtyard, and a secondary attribute recording the form. Where a field barn stands within a field with no yard it was recorded as Single building.

4.4 Smallholdings

In contrast to farmers, who derived their primary income from the pursuit of agriculture, smallholders combined small-scale subsistence farming to supplement the income derived from other (usually industrial) activities such as woodland management, quarrying, coal or lead mining or metal working. Smallholders often relied upon access to common land and woodland and typically had little or no enclosed land.

Individual small-holdings may be difficult to identify with certainty from historic mapping, and their survival or loss can only be recorded in broad terms. Smallholdings will often be identified by their location in areas of small fields close to areas of common land and dispersed small-scale industry, whereas cottages, which may be of a similar size, will usually be set on roadsides without a clear association with fields. Historic Landscape Characterisation (HLC) can also assist in the identification of smallholdings, as these distinctive landscapes are often identified as areas of squatter enclosure.

There is clearly a degree of overlap in these areas with sites that can be mapped as farmsteads, in particular the smallest farmsteads that can be identified as linear, loose courtyard (the smallest ones in this category with a building to only one side of a yard) and dispersed cluster plans. Their size and association with smallholdings may however imply a similar small-scale subsistence farming practice coupled with other activities.

Once identified, smallholdings have been individually mapped, noting their location and survival. It has also been possible to map key areas of smallholdings, with related summary text that describes their character and degree of observable change; the predominant types are dispersed clusters and loose courtyards with buildings to one side.

5.0 Farmsteads and Landscapes in Warwickshire

5.1 Introduction

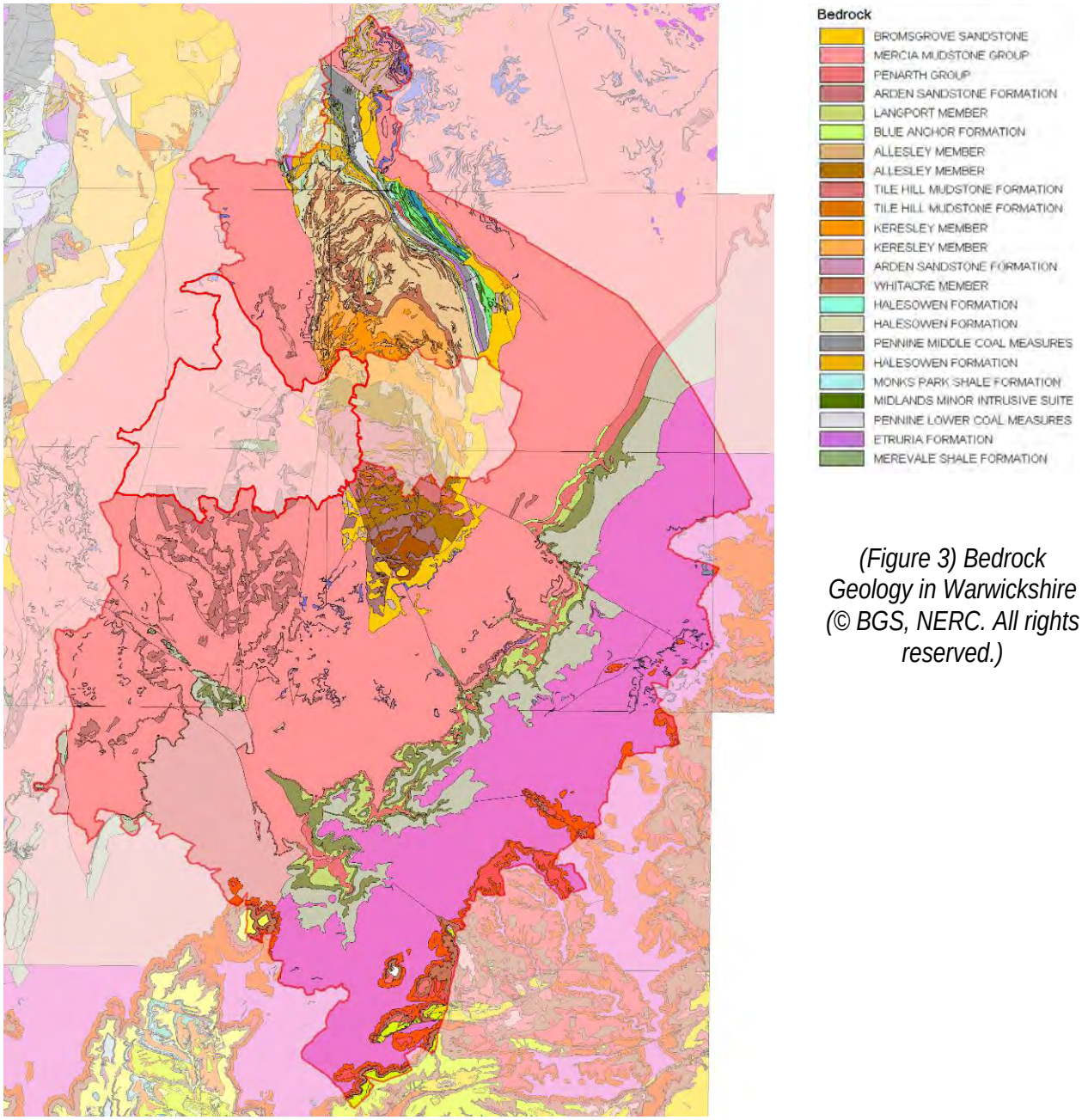
Since the 16th century writers have made broad distinctions between the contrasting landscapes of farming communities based primarily in villages and focused on the production of corn, and those scattered communities with diverse pastoral economies. Warwickshire sits astride a major division between these two forms of landscape in England, specifically the wood pasture landscapes of the Arden and the village-based landscapes of the Feldon. Agricultural writers – particularly those writing for the Board of Agriculture from the 1790s and from the 1830s for the Royal Agricultural Society of England - have drawn attention to divisions in agricultural practice based on geology, soils and the uptake of new agricultural techniques. These have been subject to great variation over time, and have rarely agreed other than on broad principles. In recent years the National Character Areas have combined knowledge of the natural and cultural dimensions of the landscape, and Historic Landscape Characterisation (HLC) has been developed as a means of understanding the historic dimension of the present-day landscape as a whole, and to thus complement and provide context to the study and management of areas by a broad range of disciplines.

This section of the report will now introduce these various themes and methodologies.

5.2 Landscape and Settlement

5.2.1 Geology and Topography

The geology of Warwickshire is one of the most varied of any English County, spanning 600 million years. The rock units range through many geological periods including the Precambrian, Cambrian, Devonian, Carboniferous, Permian, Triassic, and the younger Jurassic. Unconsolidated Quaternary 'drift' deposits are widespread.



(Figure 3) Bedrock Geology in Warwickshire (© BGS, NERC. All rights reserved.)

Solid (Bedrock) Geology

In the broadest sense, the 'solid' bedrock geology of the county can be divided into three terrains.

1 The Warwickshire coalfield

The Warwickshire coalfield, partly equating to the Warwickshire plateau, comprises a broadly spindle-shaped outcrop of relatively old rocks, running from Warwick in the south to the Staffordshire border near Tamworth in the north. The surface geology is dominated by Upper Carboniferous mudstones and sandstones, roughly 300 million years old, overlain by similar rock-types of slightly younger Permian age in the Warwick-Kenilworth area. A narrow strip of older rocks up to 600 million years old, running up the eastern side of the coalfield from Bedworth to near Mancetter, is known as the Nuneaton inlier. There, the surface geology

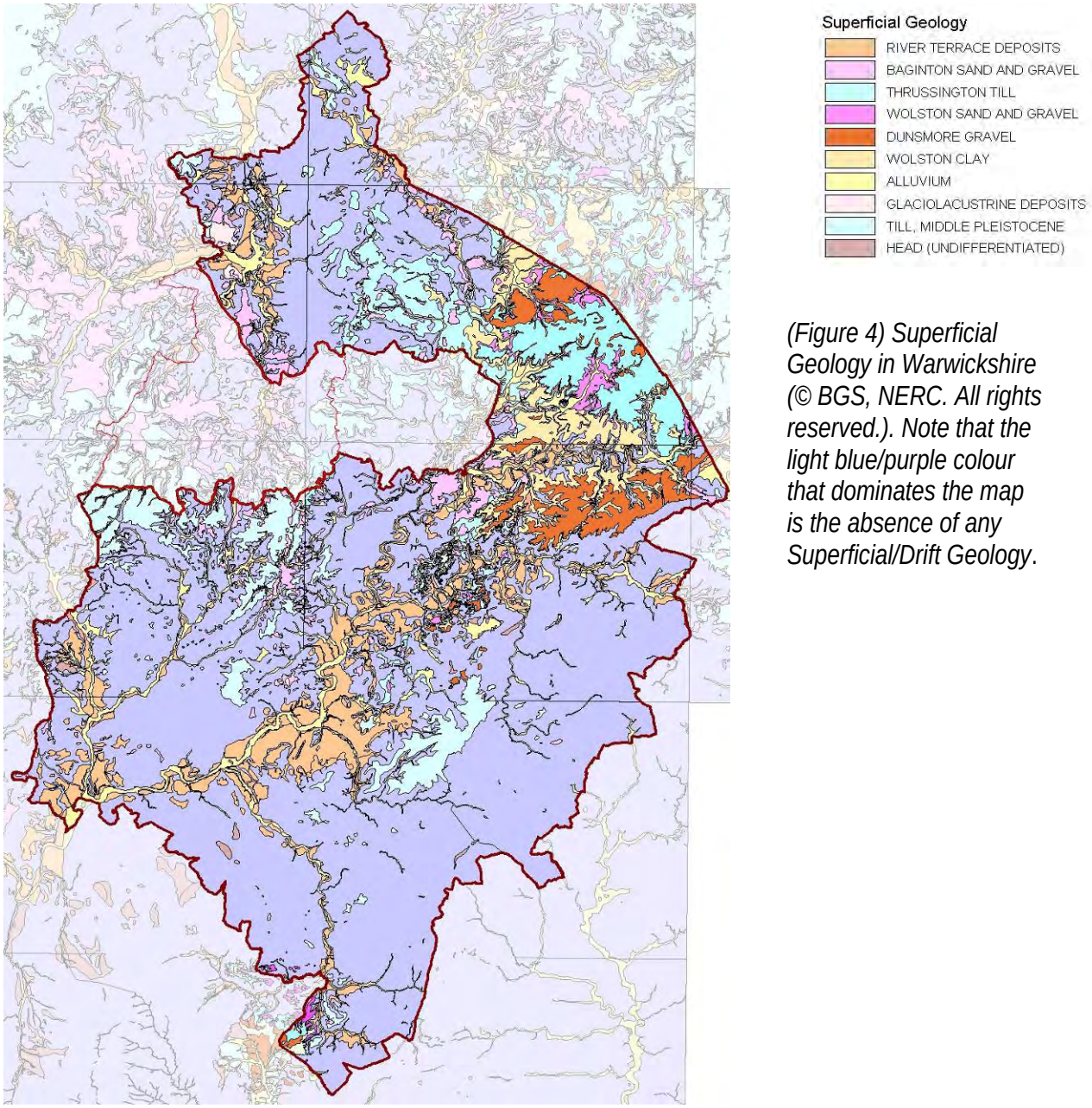
includes narrowly outcropping, steeply dipping Precambrian volcanic rocks, Cambrian sandstones and shales, Ordovician intrusive igneous rocks and a small patch of Devonian sandstones near Mancetter. Carboniferous Coal Measures also occur at the surface in this area.

2 Triassic lowlands

Surrounding the coalfield, a broadly u-shaped area of lowland terrain, runs roughly from Polesworth, down through Brinklow, Cubbington, Leamington Spa, through the Avon Valley and northwards through Henley-in-Arden, Solihull and Coleshill. The surface geology of this area is dominated by sedimentary rocks of Triassic age – sandstones overlain by considerable thicknesses of red mudstone. Triassic sandstones also occur patchily on the margins of the coalfield. These are roughly 200 to 250 million years old.

3 Jurassic fringe

The remainder of the county, running broadly from Rugby, down to Shipston-on-Stour, and then up into the Avon Valley near Stratford, is dominated by sedimentary rocks of Jurassic age, roughly 170 to 200 million years old. This area is dominated by the Feldon clay lowlands, underlain by Lower Jurassic mudstone and limestone beds. Along the eastern and southern fringes of the county, outlying hills and ridges of younger Jurassic rocks occur. Napton Hill, parts of the Burton Dassett Hills and Edge Hill for example, are capped by the Marlstone – a thin, resistant ironstone. Further south and west, as at Brailes, Tysoe and Ilmington, the hills are capped by sandstones and limestones of Middle Jurassic age.



(Figure 4) Superficial Geology in Warwickshire (© BGS, NERC. All rights reserved.). Note that the light blue/purple colour that dominates the map is the absence of any Superficial/Drift Geology.

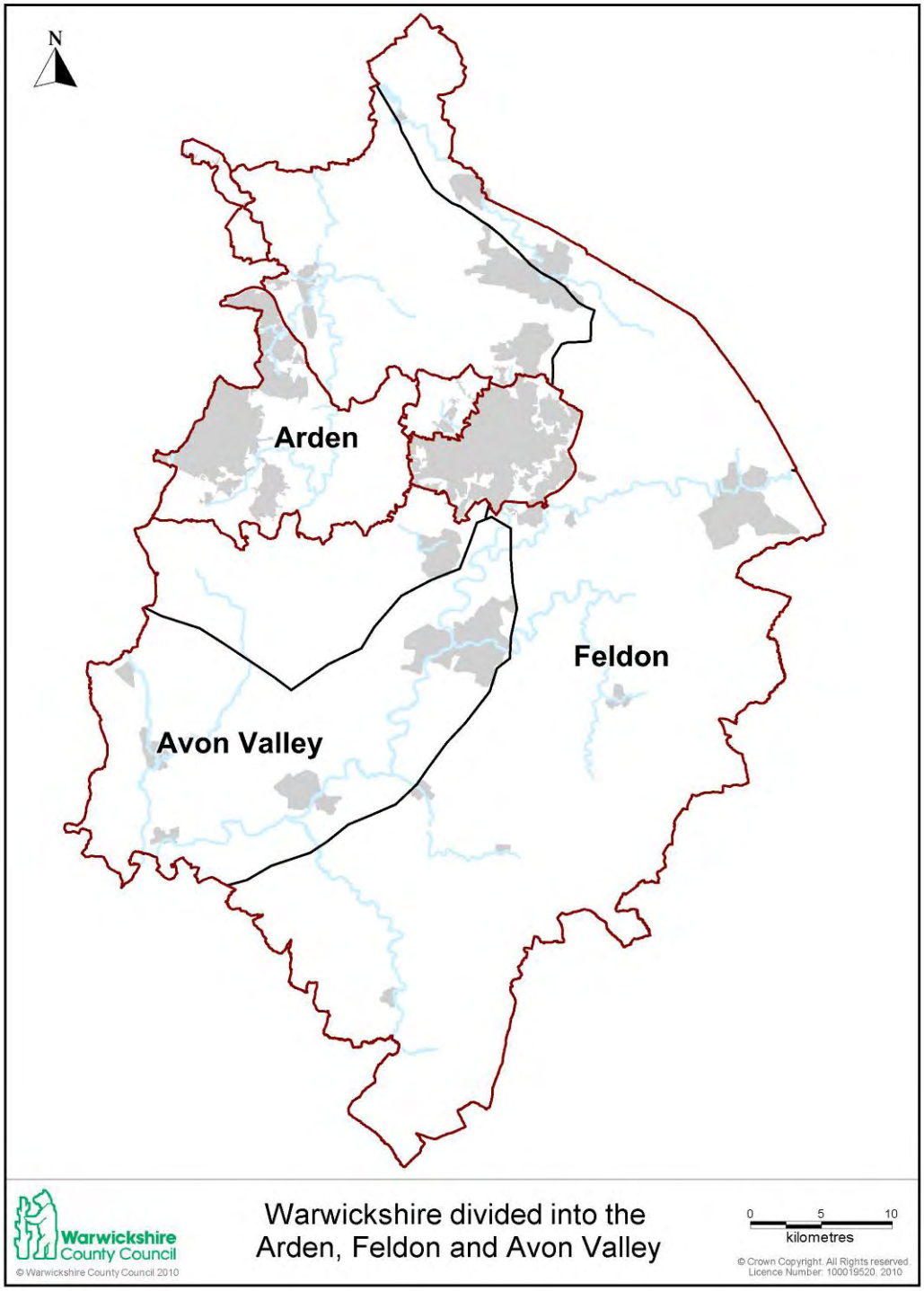
Drift (Superficial) Geology

Drift deposits comprise unconsolidated sediments dating back several hundred thousand years to the middle part of the Pleistocene period. These deposits are widely distributed throughout the county. Older drift deposits are partly glacial in origin and include river gravels, finely bedded clays and tills – pebbly clay deposits deposited by ice sheets. The younger drift deposits include deposits of sand and gravel – river terrace deposits, along the modern valley sides which have provided fertile farming land in contrast to the so-called Dunsmore gravels and Baginton sand and gravel which underpin thinner soils that have been marked by a long use as common land and later agricultural improvement.

5.2.2 Landscape Character

Warwickshire has traditionally been considered to contain two very different landscape character zones, separated by the river Avon, with the north-west of the county being

characterised by the Arden 'high ground' and the south and east the Feldon. Historically, the Arden was the least populated part of the county, a slowly evolving landscape of scattered farms and fields with many patches of woodland and common waste; there is evidence that it was used seasonally (through transhumance) by occupants of the Feldon in the early medieval period (Hooke 1996).



(Figure 5) Map broadly showing the traditional landscape character zones in the county.

The Feldon seems to have been an area of intensive crop cultivation in the prehistoric and Roman periods (Hooke 1996: 102). At some time around the 10th to 11th centuries the landscape was systematically reorganised into open fields, often operating on a two-course rotation, and farmsteads were sited within newly-established villages. The two-field system satisfied the need for extensive grain production and the need for grazing (Fox 1992). From the fourteenth century there was a the relative decline in the dominance of grain production and an increased emphasis on livestock production and flexible crop rotations combined with new crops and grasses that enhanced the fertility of the soil. For example communities in the Feldon turned arable land over to pasture, in the process developing a sheep-corn economy. From the 19th century onwards the emphasis increasingly turned to dairy production.

(Figure 6) Reverse 'S' curved hedgerow boundaries are often the result of later hedgerows being laid over areas of medieval ploughing. Hedgerows such as this testify to the former extent of medieval arable cultivation across the county before the social and economic changes of the late medieval period.

The Arden was historically a region of woodland and heaths that was cleared in the medieval period into small fields and owner–occupier farms concentrating on livestock, particularly dairying. Settlement was scattered and farms small, connected by a maze of twisted and sunken lanes. The medieval economy of the thinly populated Arden was based upon a less regimented mixed economy (Dyer 1996: 121).

Between the Arden and Feldon, the valley of the River Avon, with light gravel soils, runs south-westwards across the middle of the county forming a transitional zone with elements of

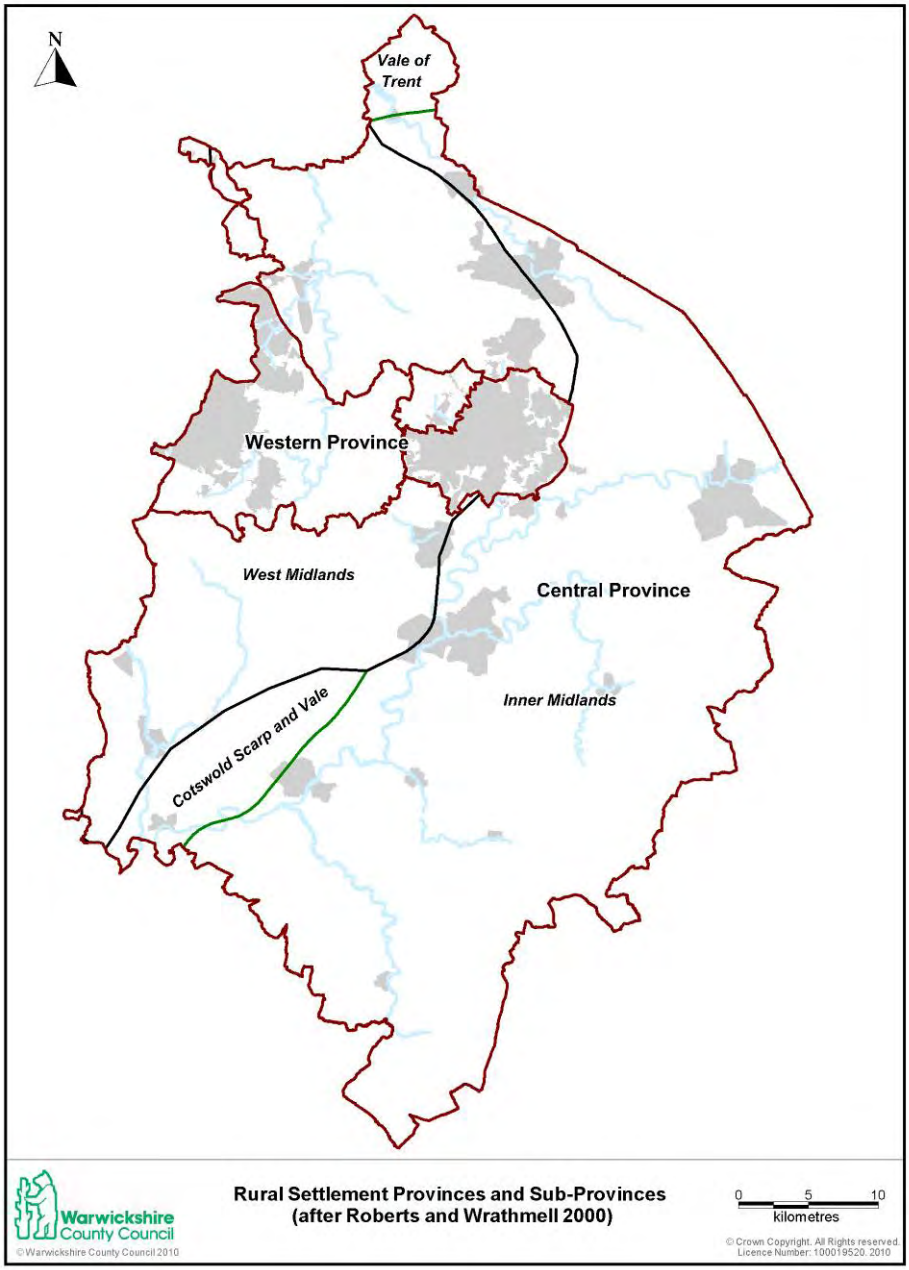
dispersed and nucleated settlement. The Avon valley was an area of relatively early development and by medieval times market centres had developed for the exchange of goods from north and south.

5.2.3 Settlement

Warwickshire sits across the boundary of the 'Central Province' and the 'Western Province' as defined by Roberts and Wrathmell (2000). Broadly speaking the nucleated landscapes of the eastern half of the county form part of a village-based Central Province of England, where open fields extended over most of the landscape in the medieval period and the Western province to the north and west where much of the present pattern of dispersed rural settlement was established in the medieval period in combination with a diversity of farmed landscapes – ancient enclosed fields, networks of roads and tracks to isolated farmsteads and hamlets and blocks of common land . The boundary between these two national provinces, which runs through Warwickshire along the Avon separating the Arden from the Feldon, is clearly defined by the dominance of nucleated settlement to the east and a more dispersed settlement pattern to the west. In Warwickshire numerous earlier studies (Gelling 1978, Darby 1954 and Roberts 1987) have demonstrated how this was already a cultural boundary by the 11th century, seen in the distribution of woodland and plough teams. Place-name evidence suggests this may even have roots in the Anglo-Saxon period (Roberts and Wrathmell 2000: 55).

Situated within these two national provinces Roberts and Wrathmell further defined a number of sub-provinces comprising:

- The southern and eastern parts of the county, which form part of the Inner Midlands sub-province. This area is dominated by nucleated village-based settlement. The pattern of settlement had essentially been formed by the 11th century. From the late medieval onwards a large number of settlement sites suffered shrinkage and a number of deserted villages are still evident within the landscape. Levels of dispersal before the 18th century were very low with some concentrations of moated sites in the north of the county. The low levels of dispersion is largely the product of the movement outward of farmsteads after the enclosure of the communal open fields in the post medieval period, specifically in the 18th and 19th centuries.
- The Cotswolds within Warwickshire, forming part of the *Cotswold Scarp and Vale sub-province.* This province is a transition zone between the midlands and the landscapes of the south-east. Here low levels of dispersion prevail, although dispersed settlement is more prevalent on the Cotswolds compared to the dip slopes and valleys. Moderate densities of villages and some deserted sites are found on the dip slopes and valleys.
- *The West Midlands sub-province*, which historically had significantly lower levels of nucleated village-based settlement. Instead settlement in the area was a mixture of medium to very densities of dispersed settlement, made up of hamlets, common-edge settlements, roadside cottages and isolated farmsteads, generally moated and medieval in origin (Roberts and Wrathmell 2000: 55).



(Figure 7) The 'Western Province' is strongly characterised by areas of dispersed rural settlement and piecemeal enclosure. Rural settlement in the 'Central Province' is prominently village based with extensive areas of planned 18th and 19th century enclosure (after Roberts and Wrathmell 2000).

5.3 Historical Farming Development

In the 14th and 15th centuries there was a large scale decline in arable cultivation, population and large-scale settlement shrinkage. This was driven partly by a combination of events such as the poor weather and famine, the Black Death and changing social and economic patterns which resulted in collapsing land values (Dyer 1996: 128). Settlement shrinkage was a particular characteristic in areas of open field cultivation and nucleated settlement, such as the

Feldon. The extent to which areas of dispersed settlement, such as the Arden, shared in this decay is uncertain (Dyer 1996: 128).

Depopulation often resulted in enclosure of open fields and turning land over to pasture, with some villages 'replaced by flocks of sheep and a few shepherds' (Dyer 1996: 128-30). The village of Hatton-on-Avon is typical of many in the county. By 1386, 10 out of 14 holdings were empty. By the early 15th century the village was totally deserted and the land converted to pasture (Slater 1981: 63). The shrinkage and abandonment of villages between the 14th and mid-16th centuries was accompanied by the emergence of a wealthier yeomanry class of farmer and landowner involved in extensive grazing for the wool trade. Pastoral farming was further enabled through depopulation and the shrinkage or abandonment of villages and the enclosure of former open fields in the 14th-16th centuries. Enclosure helped to boost production through the rotation of arable cropping in combination with the fattening of cattle and sheep. It was linked to the amalgamation of smaller farms and appearance of large farmsteads in villages and also some in the open landscape.

By the late 17th century the development of the Warwickshire coal field and associated industries was bringing change to the Arden. The population of some parishes doubled in the period 1650–1750, stimulating an increase in grain production in this area to feed the expanding industrial population of this area and of the Birmingham conurbation (Thirsk 1981: 180-183). There was a change from wheat to barley, and dairying, particularly cheese production, remained important as dairy products were in demand.

Despite the extensive changes to the landscape in the late and post medieval periods, Leland in the sixteenth century still described the south of Warwickshire as 'very plentifull of corne' (Leland in Slater 1981: 79). Furthermore, in 1794 Wedge noted that there were 'still about 50,000 acres of open-field' lands in the county (Wedge 1794 in Jarvis 1982: 309). In total 175 Enclosure Acts relate to Warwickshire, two-thirds of which included open fields, the last reference to open fields being Langley in 1831-5 (Slater 1981: 76). These were largely concentrated in the Central Province landscapes of the east where open field strip farming remained, and in the areas of thinner sand and gravel-based soils extending from Dunsmore across the central part of the Arden.

By the mid 19th century farms in the fertile river valleys, where farmsteads had for centuries been moving out of villages and into newly-enclosed fields, were divided into large arable farms of up to 300 acres (Evershed 1856: 476 in Jarvis 1982: 308). According to Evershed, the best arable land could be found in Evershed's second area, amongst the loamy soils that bordered the Avon. Here, typically a six year rotation was run, growing a variety of crops. In regards to pastoral practices, he noted that grass was mown rather than grazed and many farms had small herds of dairy cattle (one to twelve head). Much smaller but still arable-based farms (150-200 acres) were sited within smaller-scale fields 'crowded with timber' in the red marls of the south-west of the county. The best grazing land could be found along the borders of Northamptonshire and Oxfordshire, cattle and sheep fattening was combined with arable cultivation along the Leicestershire borders, and, to the north of the county, pastoral practices such as small-scale dairying (with ten to fifteen cows per farm) were encouraged by the proximity to urban markets (Evershed 1852: 484-485 in Jarvis 1982: 310).

Writers advocating agricultural improvement nevertheless found much to criticise in the Arden and Avon Vale, as they so often did with anciently enclosed landscapes (for example Evershed 1852: 483 in Jarvis 1982: 308). Fields were small and the hedges crowded with timber, agricultural practice was backward, few turnips were grown and the land needed draining.

Farm buildings were said to be in a very bad state and neglected by their owners: 'They have been suffered to fall into such decay that they cannot be repaired' (Caird 1852: 222). A few years later, however, Evershed noted that on Meriden Heath, between Birmingham and Coventry, Lord Aylesford had reclaimed 200 acres of heath and bog and built Heath Farm, a group of 'substantial and excellent buildings, where the usual operations of a first-rate model farm are carried on' (Evershed 1852: 490–491 in Jarvis 1982).

Enclosure also made it increasingly difficult for smallholdings to survive and many sold their land to become landless labourers. The increasing scale of farming in the county is well demonstrated by the relatively high number of agricultural labours compared to family based labour. By 1871, agricultural labourers formed 60–79% of the total rural workforce in the county (Reay 2004: 37). By the end of the nineteenth century Warwickshire was predominantly a landscape of medium to large farmsteads based upon mixed farming practices with a heavy reliance on dairying in areas with access by rail to urban markets.

5.4 Farming Regions

Since Leland in the 16th century, observers have noticed differences in agricultural practices across the county. Broadly these divisions reflected differences between the heavy clay lands of the Feldon and the lighter soils north of the Avon. These differences remained apparent to 18th and 19th century agricultural writers. Two reports concerning Warwickshire were made to the Board of Agriculture by John Wedge in 1794 and Adam Murray in 1815. Despite inconsistencies between these agricultural two writers – and that of Henry Evershed's prize-winning essay on the county's farming for the Royal Agricultural Society - they generally drew distinctions between the uniformity of the clay lands of the Feldon and the more diverse character of the regions to the north and west of the Avon. In 1852 John Caird, an agricultural correspondent of *The Times* travelled throughout England in 1850 and 1851 carrying out an examination of each county. In Warwickshire he noted that 'one-half of the county at least is under permanent pasture, and that being on the river sides, and towards the east (Avon Vale and Feldon), being the richest, is used for fattening; westwards from Kenilworth (Arden) it is principally under dairy management, cheese being the chief product' (Caird 1852). Significantly, Caird's national division between western pastoral and eastern arable farming landscapes runs across the county along the same boundary between the Western and Central Provinces (see 5.2.3).

5.5 National Character Areas

The National Character Areas (see Figure 1) provide a broad framework for distinguishing between:

- The Arden with its distinctive pattern of dispersed rather than village-based settlement, with high densities of isolated farmsteads, set within farmed landscapes which were enclosed from woodland (mostly by the 14th century), common land and medieval strip fields.

- The village-based farmlands of the Avon Valley, Dunsmore and Feldon, Leicestershire Vales, Mease/Sence Lowlands, Trent Valley Washlands, Cotswolds and Northamptonshire Uplands. These areas had been mostly cleared of woodland by the 11th century, and in the medieval period farming communities based in villages worked open fields which extended over most of the landscape. Many historic houses within

the villages originated as farmhouses, changing their function as new steadings were built in the newly-enclosed fields.

Reference to Figure 1 will show how these conform to the broad national divisions between dispersed and village-based settlement, and the relationship of both to the transitional area of the Avon.

5.5.1 Arden (NCA 97)

Forming much of the north and west of the county (see Figure 1) Arden was historically a wood-pasture region of woodland on the loam and clay-based soils, and heaths on light soils, where dairying and stock farming has been more important than grain production. From the late 17th century the expanding urban population of the coalfields and Birmingham stimulated an increase in barley production, and strengthening of the dairy industry, including the export of cheese to London and Birmingham via the canal network. Significant areas of orchard were planted to provide produce to the Birmingham Conurbation. Heathlands provided a foci for common-edge smallholding and also in part the framework for the development of manorial deer parks in the medieval period e.g. Stoneleigh. Industrialisation of the Arrow Valley and Redditch in the 18th and 19th centuries was focused on the needle industry, making use of earlier water-powered corn mills. The development of the coalfield in the north east was linked to the coking and smelting industries.

The predominant pattern of high levels of dispersed settlement set within irregular-shaped fields cleared from woodland had developed by the 14th century. Many farmsteads were created within newly-enclosed land in the 12th and 13th centuries, and there was continuing woodland clearance and subsidiary settlement after this period. The wood pasture economy of much of the Arden is still reflected in abundant tree and woodland cover, including mature hedgerow oaks. Many existing settlement nuclei originated as markets in the medieval period (Henley in Arden) and expanded into their present form as service and residential centres over the 19th and 20th centuries. Pastoral farming combined with dispersed settlement fostered the development of a prosperous and independent class of freeholders since the medieval period, reflected in high numbers of high-status moated sites of the 12th-14th centuries, pre-18th century farmstead architecture and gentry houses.

This inherited pattern of landscape densely studded with small farmsteads has in turn provided the framework for exurban development – including the conversion of farmsteads – into the rural Arden beyond the suburbs of Halesowen and south west Birmingham, Redditch and Bromsgrove.

In contrast some areas have historic village-based settlement and lower densities of farmsteads, many created after or in association with the piecemeal enclosure of former open fields and common land. These are concentrated Avon valley, extending to around Kenilworth and Warwick.

5.5.2 Dunsmore and Feldon (NCA 96)

This area comprises the majority of the county to the south and east of the River Avon (see Figure 1). Much of the area, particularly the clay plateau to the north east and the lias uplands

of the south east, was cleared for grazing in the later prehistoric and Roman period, and there is scattered evidence for settlement of this period. Woodland, either residual or re-established, was mostly cleared by the 11th century.

Historically agricultural production concentrated on the sandy soils of the plateaux summits and along the clay loams of the main river valleys. The shrinkage and abandonment of villages between the 14th and mid-16th centuries was accompanied by the emergence of wealthier farmers and landowners involved in extensive grazing for the wool trade.

Major urban areas are Rugby, which greatly expanded as a railway town in the mid/late 19th century, Dunchurch on the main London-Coventry road and the spa town of Leamington which developed from the early 19th century. The development of the canals and later railways enabled agricultural produce to be transported to the growing urban area of Birmingham.

Medium to large-scale, regular fields are dominant across this area, resulting from 18th and 19th parliamentary enclosure or the re-organisation of earlier piecemeal enclosure of the open fields. These are inter-mixed with pockets of surviving piecemeal enclosure dating from the 14th century onwards on the plateaux with smaller, more fragmented, field patterns around parklands and to the fringes where isolated farmsteads and hamlets were established before the 17th century.

As in the Cotswolds plateau to the south, arable farming was gradually yet widely replaced by sheep farming for wool production from the 15th century, accompanied by the abandonment and shrinkage of villages and the development of a rentier class of farmers who remained within existing settlements or moved out to new sites within newly-enclosed fields.

5.5.3 Leicestershire Vales (NCA 94)

Running along the north-eastern boundary of the county (see Figure 1) the Leicestershire Vales have a history of mixed farming, rather biased toward livestock, led to some early enclosure, especially in combination with the wool industry (Thirsk 1967, p. 92) and within the developing estates of the 16th and 17th centuries. Much of the area remained either under communal open fields or as common pasture well into the 18th century. The greater part of the area is dominated by the patterns of general enclosures brought about in the late 18th and early 19th centuries.

5.5.4 Northamptonshire Uplands (NCA 95)

The Northamptonshire Uplands lies along the border between Warwickshire and Northamptonshire (see Figure 1). Here the predominant pattern of nucleated settlement, had developed by the 11th century, and open fields extended over most of the farmland in the medieval period. The area had been substantially cleared of woodland by this period, and remains largely unwooded except to the south.

(Figure 8) Looking out from Napton-on-the-Hill towards the small hamlet of Chapel Green in the Northamptonshire Uplands. It is important to remember that patterns of settlement usually associated with landscapes of dispersed settlement can exist in landscapes of predominantly nucleated settlement.

5.5.5 Mease/Sence Lowlands (NCA 72)

The Mease/Sence lowlands run along the northern boundary of Warwickshire (see Figure 1). The area has a long history of mixed farming with a bias towards livestock, which helped to drive enclosure of the landscape from the 14th century.

Smaller manor houses and gentry houses, as well as a substantial number of country houses and landscaped parks which developed in the 16th and 17th centuries, testify to the farming wealth of this area and its estates.

5.5.6 Trent Valley Washlands (NCA 96)

Between the Arden and Cannock Chase lies the Trent Valley Washlands (see Figure 1). Here the predominant pattern is of nucleated settlement with low densities of dispersed settlement which mostly dates from the 17th century. The greater part of the area is dominated by the patterns of general enclosures (by private agreement as much as by parliamentary acts) of remaining open fields and in particular heaths and commons brought about in the late 18th and early 19th centuries - medium and large scale rectilinear field patterns, straight enclosure roads, well-spaced farmsteads and regular blocks of planted woodland and game coverts.

Early piecemeal enclosure - small scale irregular and well hedged pastures - survives best around villages and along the narrow river margins.

5.5.7 Cotswolds (NCA 107)

The Cotswolds are located in the south of the county, close to the Gloucestershire and Oxfordshire borders (see Figure 1). The area was extensively settled from the prehistoric period and there was little woodland by the 11th century. The decline of open-field arable agriculture, evident by the late 14th century, was followed in many areas by its conversion into open pasture for grazing sheep. The next major phase in the arable exploitation of the Cotswolds was linked to agricultural improvements of the 18th and 19th centuries. Much of the high ground of the plateau is now arable, with pasture confined to the valleys especially on the steeper slopes. Much of the land was in large estates and many smaller manor houses and gentry houses developed in this area.

5.5.8 Severn and Avon Vales (NCA 106)

The Severn and Avon Vales NCA (which in Warwickshire takes in the Avon vale) lies between the Arden to the north and the Feldon to the south (see Figure 1). The strong transitional nature of this area is reflected in its contrasting patterns of landscape, architecture and settlement.

The fattening of cattle and sheep combined with the growing of corn and fruit had developed by the 17th century as a major part of the area's economy.

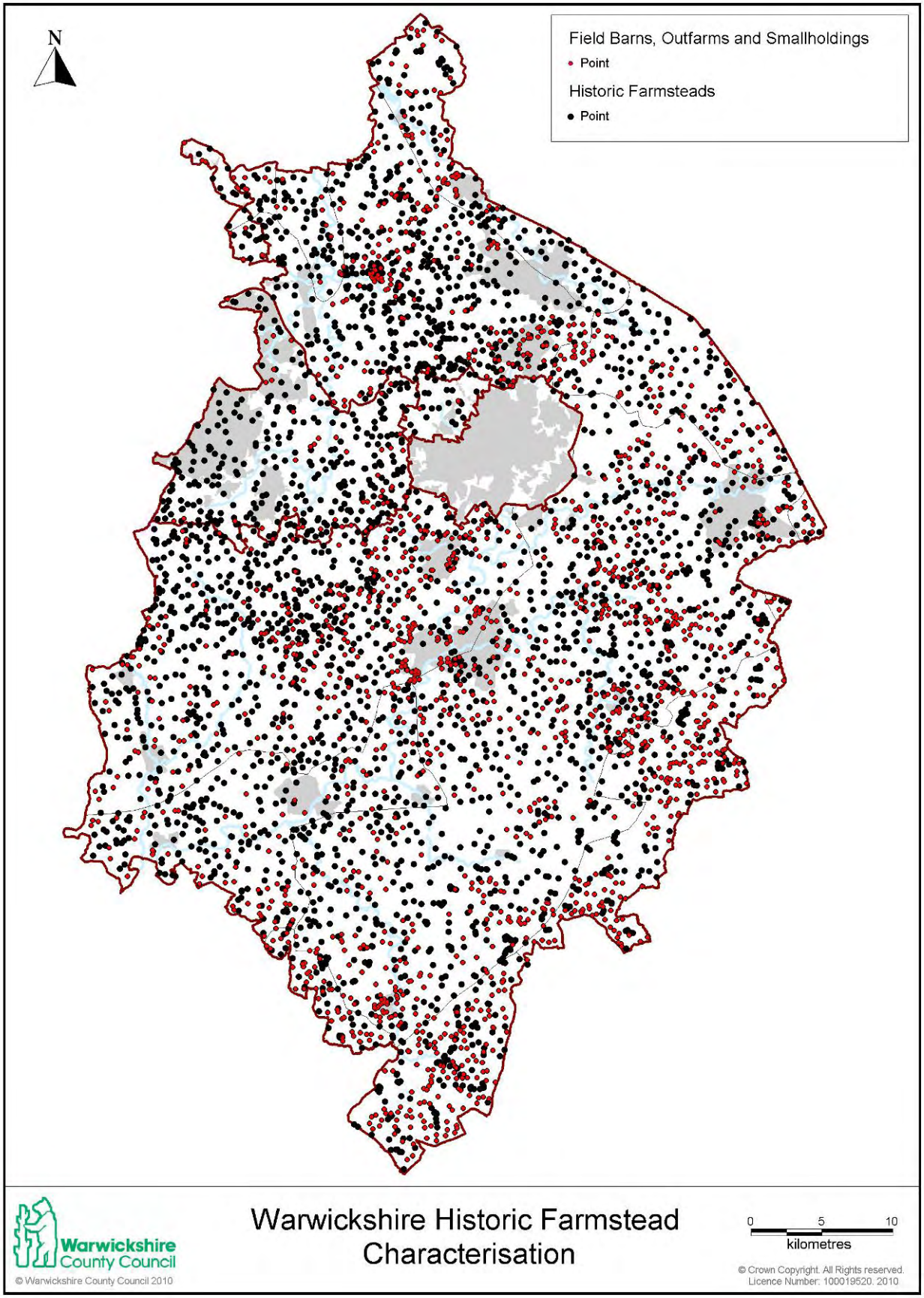
6.0 Results

6.1 Historic Farmstead Records

The mapping of farmsteads across the county of Warwickshire including Solihull recorded 3037 farmsteads and 2153 outfarms, field barns and smallholdings. These records were also added to the Warwickshire and Solihull Historic Environment Records (HER). Of the farmsteads that survive to the present day 2219 or 73% do not include a listed building. In view of their predominantly 19th century date these are not likely to meet current criteria for listing. These farmsteads have largely been unrecorded in the Historic Environment Record until now and their contribution to the character of the landscape and local distinctiveness has largely been over-looked.

- Previously only 159 non listed and 1066 listed farmsteads were recorded on the Warwickshire HER. The project had added a further 2738 to the HER.

- Previously Solihull HER had 141 non listed and 93 listed farmsteads recorded. The project has added a further 41 farmsteads to the HER.



(Figure 9) All mapped farmsteads, field barns, and smallholdings

The total of 3037 recorded farmsteads in Warwickshire from this project compares to 3964 (out of a total of 205,717 for England) given in the 1851 Agricultural Census Reports, which enumerated heads of households who gave farming as their principal occupation (Shaw-Taylor 2005: 169). In 1871 the number of farms had slightly risen to 208,980, and the census recorded an additional 160,000 whose primary occupation was not farming (Shaw-Taylor 2005: 167). In contrast the Agricultural Returns from 1866 record all holdings but are of limited use as a guide to the number of farms.

The farmsteads mapping data is important in this respect, as it also indicates the location of farming complexes which required buildings for the housing and processing of animals and harvested produce. Warwickshire is different to the other counties in the respect that the farmstead mapping has not exceeded the numbers of farmsteads mentioned in the 1851 Agricultural Census Reports:

Herefordshire	2894
Shropshire	5396
Staffordshire	6508
Warwickshire	3964
Worcestershire	3187
Total	21, 949

This may partly be because this project has not mapped the full extent of Warwickshire as it existed in 1851, for example two thirds of Coventry are not included neither is the present day area of Birmingham City that once formed part of Warwickshire.

As section 5.2.3 has shown much of Warwickshire sits within the village-based landscapes of central England. There have been difficulties in identifying smaller-scale farmsteads within villages from historic mapping: the issue of farm size, and its relationship to farmstead plan, is further explored in section 6.9. This will account for some of this discrepancy between Warwickshire and the rest of the West Midlands, as also will the existence of small-scale horticultural businesses which did not require the infrastructure of yards and buildings. Another critical factor is the fact that 19th century commentators and agricultural historians (for example see Shaw-Taylor 2005) have regarded Warwickshire as part of England's arable farming region where over the 'High Farming' period of the 1840s-1870s there was an acceleration in the growth of arable-based large farms. It is possible that over this period there had been a decline in farm numbers that are reflected in the historic mapping, and especially those less viable ones based in villages.

6.2 Historic Farmsteads: Landscape and Settlement Context

A key aim of the project has been to develop an integrated understanding of farmstead character, survival and current use within their landscape and settlement context. To achieve this aim the farmstead data has been analysed against the key records in the county's Historic Environment Record, the National Character Areas and the Historic Landscape Character mapping for Warwickshire and Solihull.

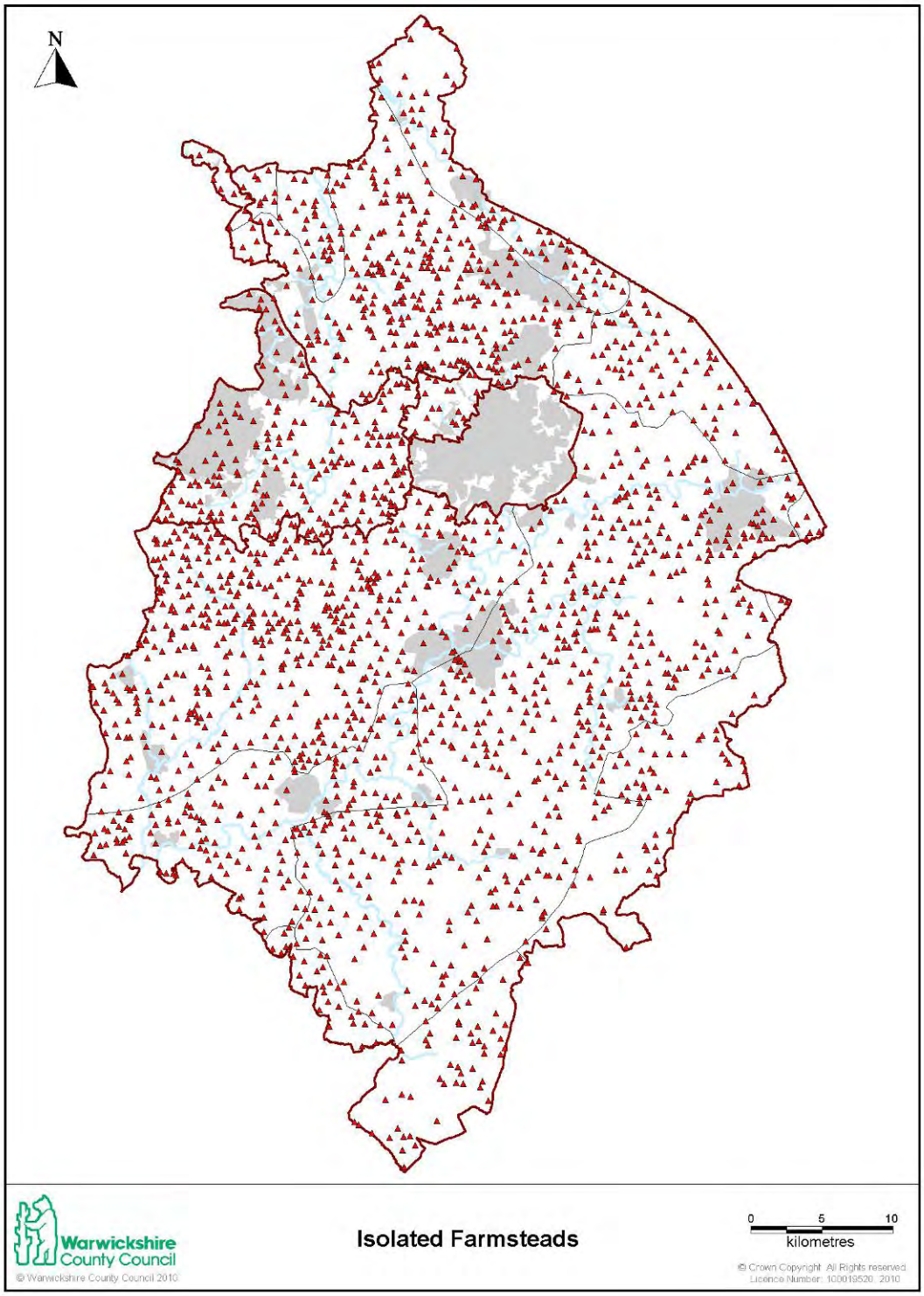
The Historic Patterns of Settlement

The patterning of farmstead location broadly followers the expected division between areas of nucleated settlement (Feldon) and those of more dispersed settlement (Arden) (fig. 10). Farmstead location was mapped against the following criteria (see below).

Location	VILL	Village location
Primary Attribute	HAM	Hamlet location
	FC	Loose farmstead cluster. This term represents small loose groups of farmsteads where they are not sufficiently grouped to be regarded as a hamlet. A guide of c.300m between farmsteads has been used to date. In areas with a high density of small farmsteads the guide distance may be insufficient to identify farmstead clusters. The farmsteads will probably be linked by roads, tracks or paths.
	ISO	Isolated position. Isolated. Used where a farmstead is located in an isolated position in relation to other farmsteads and settlement.
	PARK	Located within a park
	SMV	Shrunken village site
	CM	Church and Manor Farm group (or other high status farmstead)
	URB	Urban

6.2.1 Isolated Farmsteads

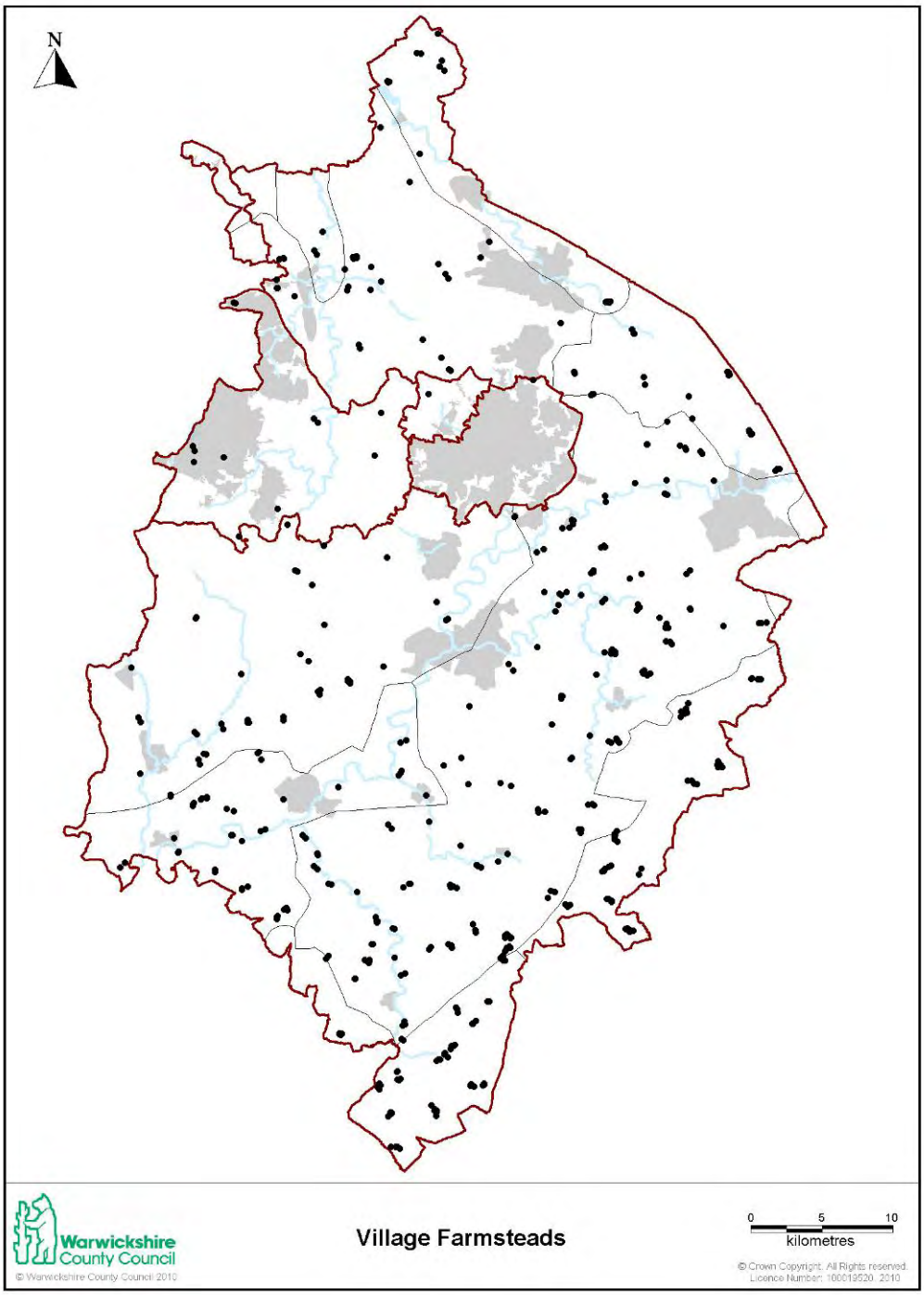
66.0% farmsteads were recorded as isolated. However, the distribution of isolated farmsteads across the county varies considerably. Isolated farmsteads are associated with all different types of enclosure, but they display a strong tendency to be most dense in their distribution across most of the Arden where farmsteads were historically generally smaller in scale.



(Figure 10) Historic Farmsteads located in isolated positions

6.2.2 Village-based Farmsteads

Warwickshire at 15.3% has a higher proportion than the regional average (12.6%) of village-based farmsteads, although this is certainly an underestimate of the total number of farms (6.1). The high number of farmsteads recorded in villages is related to the predominant pattern of nucleated settlement that has existed since the medieval period in the eastern half of the county. As Figure 11 shows village-based farmsteads are associated with landscapes of nucleated settlement in the east of the county.

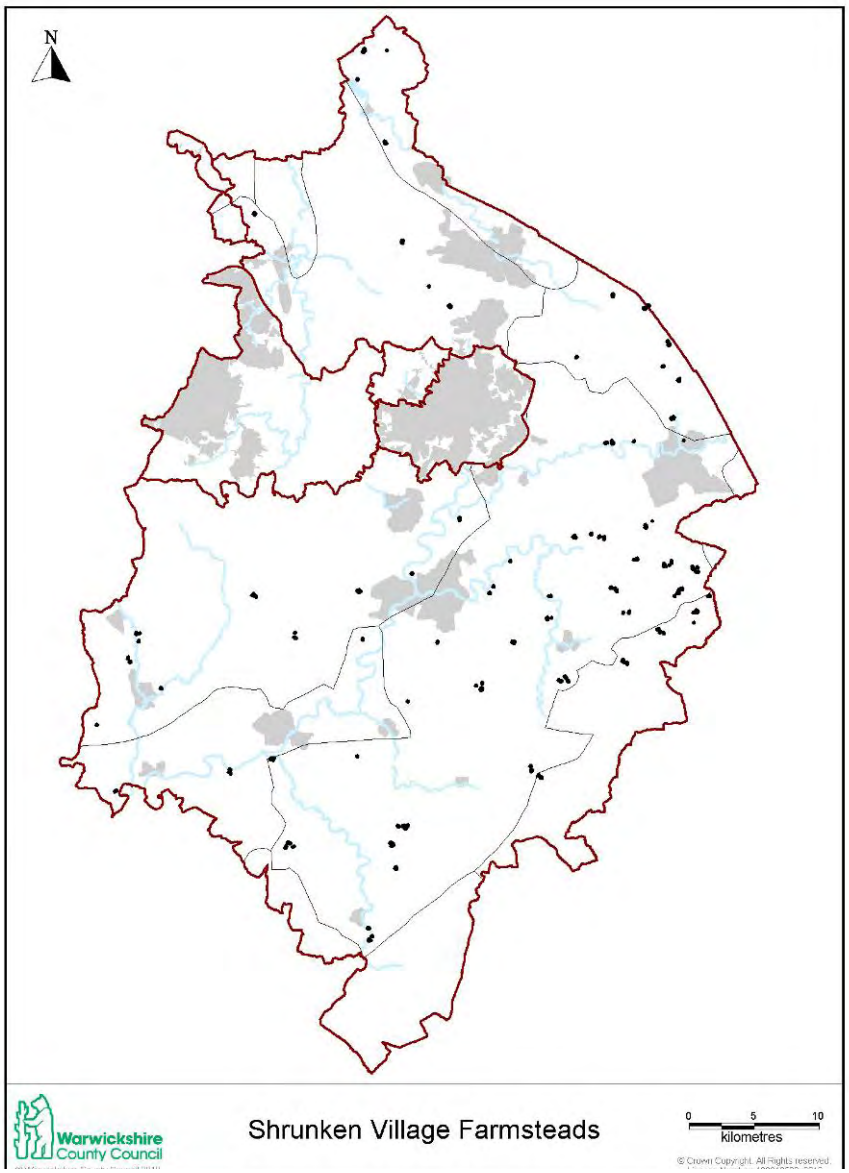


(Figure 11) Historic Farmsteads located in villages

6.2.3 Shrunken Medieval Village-based Farmsteads

4.8% of mapped farmsteads are situated within shrunken villages. As expected their distribution is predominantly found in the eastern half of the county and within the Central Province where settlements that experienced desertion or shrinkage are most strongly concentrated (Roberts and Wrathmell 2000: 38-40). This process was often accompanied by the emergence of large farms on these sites and the construction of large houses and working buildings that have survived to the present day. Significantly, 8.8% of all farms recorded within shrunken settlements have recorded 16th century or earlier fabric. By comparing this to 7.35% for village-based farms and 4.9% for isolated farms it becomes clear that historic farmsteads within shrunken medieval villages form a significant archaeological and historical resource that may help in our understanding of former village sites.

Also of interest are the large numbers of these farms that appear to ring Dunsmore. The persistence of farms here within shrunken village sites may be due to the availability of grazing on the extensive tracts of common and waste still available in the post-medieval period.



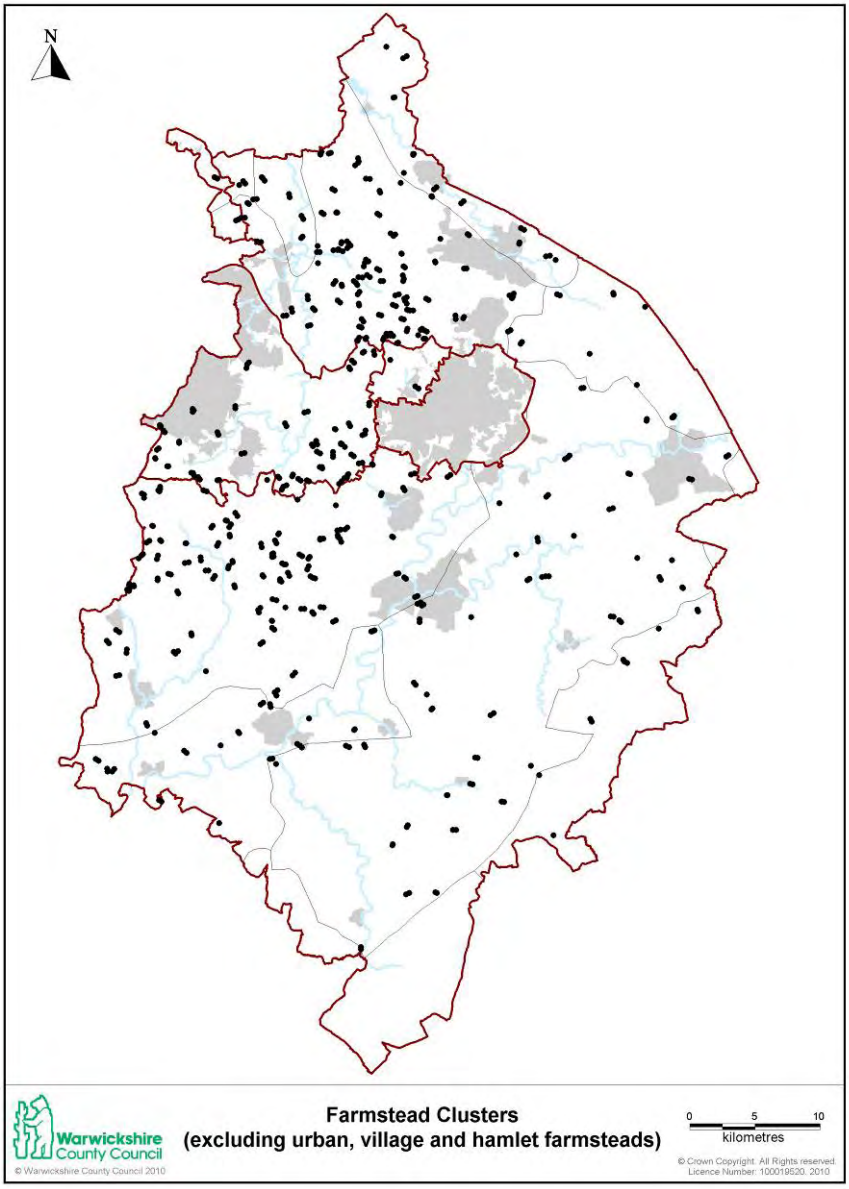
(Figure 12) Historic Farmsteads located in shrunken medieval villages

6.2.4 Loose Farmstead Clusters and Hamlets

A farmstead cluster represents loose groupings of farmsteads where they are not sufficiently grouped to be regarded as a hamlet. For the mapping the methodology suggested a guide of about 300m between farmsteads. Loose farmstead clusters are typically associated with areas of dispersed settlement, such as the Arden. Despite this, clusters are found elsewhere in the county demonstrating the existence of areas of dispersed settlement within zones dominated by nucleated settlement.

Hamlets are rural settlements that are considered too small to be a village. Often they consist of a small loose arrangement of farmsteads with a few cottages. In common with loose farmstead clusters, hamlets are typically associated with areas of dispersed settlement, such as the Arden. 5.9% of all farmsteads form part of a loose farmstead cluster and 6.0% from part of a Hamlet.

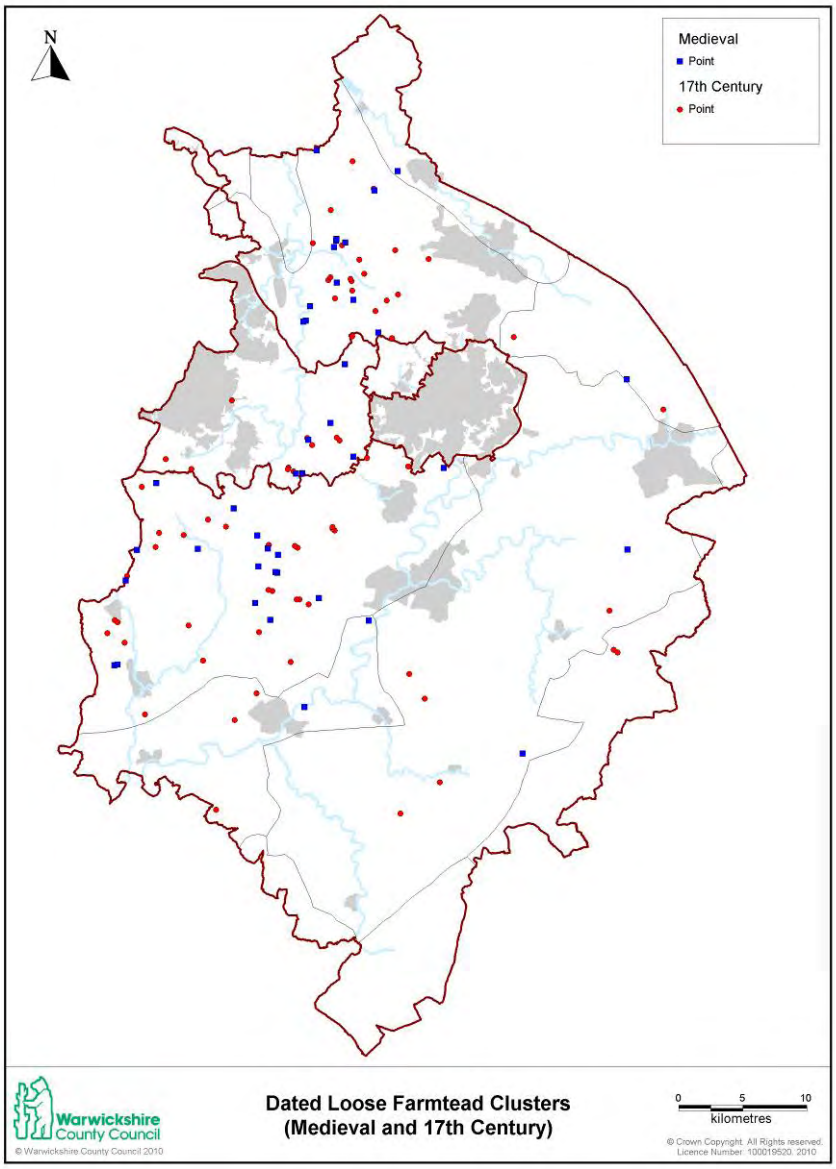
As part of the analysis undertaken for this report it was decided that a 150m buffer would be created for all the mapped farmsteads. The data was then queried to identify farmsteads where their buffer was intersected by one or more other farmstead buffer. This resulted in identification of all farms within 300m of their nearest neighbour. As part of this all farms recorded as being located within historic settlement, villages, hamlets and towns were removed.



(Figure 13) Historic farmsteads located within 300m of nearest farmstead (excluding farmsteads within historic settlements)

The resulting distribution maps (Figures 13 and 14) show clearly how the highest densities of farmsteads clustering closely together are concentrated in the Arden where – in contrast to the rest of the county but in common with much of the rest of the West Midlands region - there is a high density of dispersed rather than village-based settlement. Further analysis (see Figure 14) suggests that this patterning may have origins in at least the medieval period. The distributions of 17th century and earlier farmstead buildings are almost exclusively found in the Arden (see Figure 14). Closer examination shows a high correlation between these early farmsteads and moated sites and place names suggestive of former common or unenclosed land i.e. 'Green', 'Fen End' and 'Common'. The question arises as to whether these farmsteads have origins in early primary waves of colonisation of formally wooded or unenclosed land, or represent secondary colonisation from earlier medieval sites.

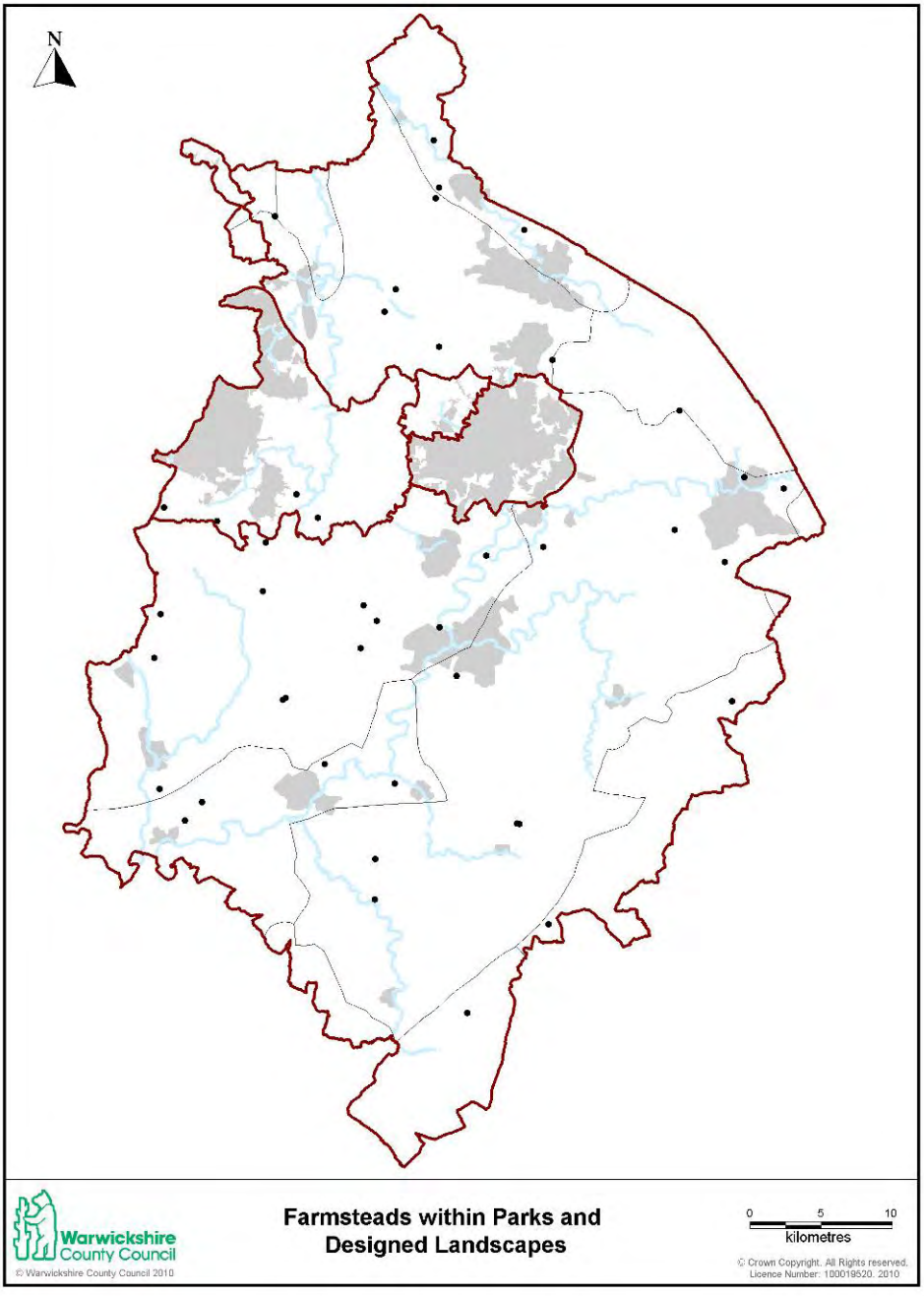
While it is important, therefore, to acknowledge that the resulting distribution map only shows potential farmstead clusters, they demonstrate clearly the link between dispersed landscapes and loose farmstead clusters.



(Figure 14) Historic farmsteads located within 300m of nearest farmstead with Medieval or 17th century fabric

6.2.5 Farmsteads within Parks and Designed Landscapes

The farmstead mapping has only identified 45 farmsteads within parks and designed landscapes, forming only 1.5% of all mapped farmsteads. As expected the majority of these farmsteads are located in the north and west of the county in areas where the availability of wood pasture, heath and common provided a framework for the creation of parkland from the medieval period onwards. In Warwickshire the early evidence for parklands and designed landscapes is related to prominent castles and monasteries and their grounds along with deer parks. After the dissolution of the monasteries by Henry VIII land was exchanged and manors developed with large country houses and estates. These estates soon developed extensive gardens and later in the 18th and 19th centuries formed whole designed landscapes.



(Figure 15) Historic Farmsteads located in Parks and Designed Landscapes

6.2.6 Present Patterns of Settlement

The highest rates of survival are typically found with farmsteads located in historic parks, where 97.7% of sites retain some or all of their working buildings, followed by hamlets (92.8%), isolated locations (82.1%) and villages (88%). Only 10.6% of historic farmstead sites have been completely lost since the late 19th century. Often as a result of urban expansion, rather than the abandonment of the site that in the past typically followed the cessation of farming activities.

Location	***Extant***	***Farmhouse Only Survives***	***Totally Demolished***	***Less than 50% change***	***More than 50% change***	***Farm survives, complete alteration***
Hamlet Location	29	4	8	97	35	3
	16.5%	2.3%	4.5%	55.1%	19.9%	1.7%
Isolated Position	303	70	307	1029	430	58
	13.8%	3.2%	14.0%	46.8%	19.6%	2.6%
Located within a park	13	1	1	22	8	0
	28.9%	2.2%	2.2%	48.9%	17.8%	1.6%
Loose Farmstead Clusters	27	2	11	58	25	2
	21.6%	1.6%	8.8%	46.4%	20.0%	0.0%
Shrunken Village Site	21	8	1	91	24	3
	14.2%	5.4%	0.7%	61.5%	16.2%	2.0%
Urban	0	1	10	1	2	0
	0.0%	7.1%	71.4%	7.1%	14.3%	0.0%
Village Location	94	28	37	250	61	3
	19.9%	5.9%	7.8%	52.9%	12.9%	0.6%
Total	487	114	375	1548	585	69
	15.7%	3.5%	10.6%	50.5%	17.4%	1.9%

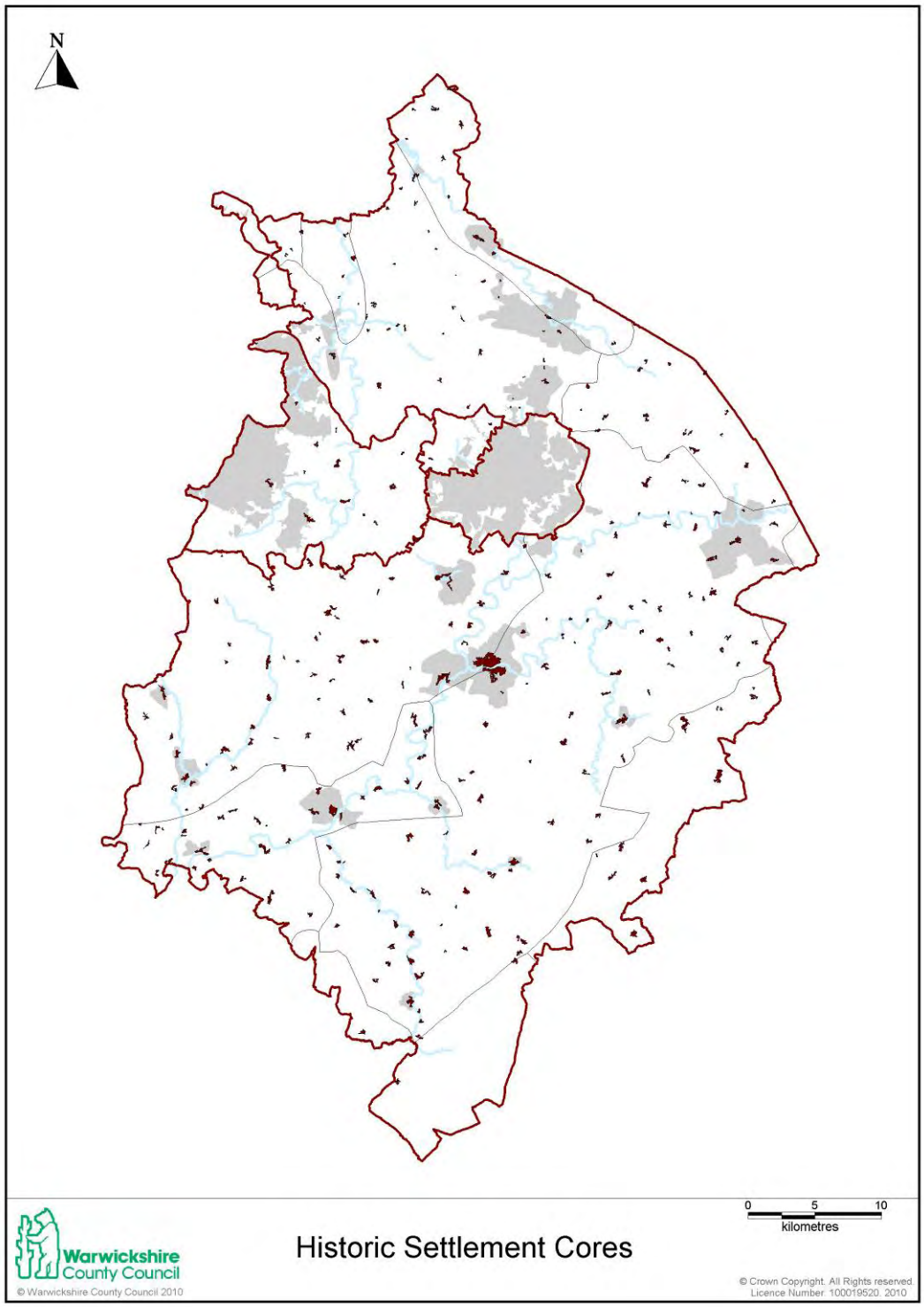
(Table 1) Survival rates in different locations

The increasing tendency to remove historic farmsteads from agricultural use has specific county implications for how this historic resource is managed. Firstly, a substantial number of traditional farmsteads in the county are found in historic village cores (see Figure 16) and they form an important component of the historic character of villages. However, here the pressure for conversion will be greatest as farming from these locations becomes increasingly difficult. But it is important to recognize that this may not impact negatively upon the historic environment.

The conversion from agriculture may have positively affected survival rates. For example, the early conversion of many village-based farm buildings may explain why we have more examples of extant farmstead groups than those in isolated locations which are more likely to have remained in and been adapted for agricultural use.

The figures do call into question some of our assumptions regarding the management of our traditional farm building stock. The West Midlands Farmsteads and Landscapes Project found that the majority of historic farmsteads are no longer in agricultural use. Increasingly this historical resource is under the guardianship of people whose incomes and lifestyles are completely divorced from farming.

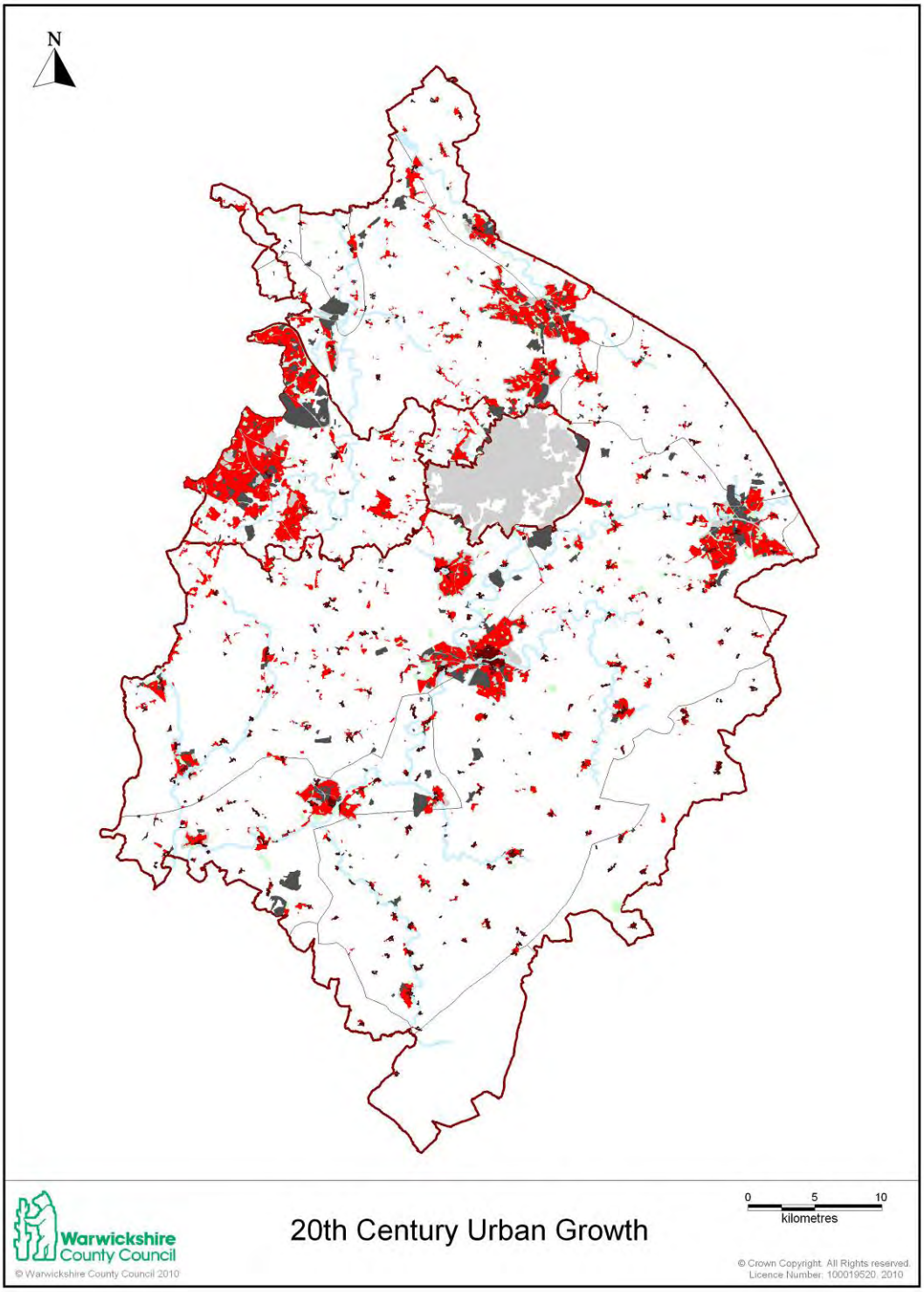
6.2.7 Farmsteads and Settlement Change



(Figure 16) Historic Settlement Cores shown in brown as recorded by the Warwickshire HLC

The Warwickshire HLC has identified areas that can be identified as the historic core of a settlement either through morphology or information from the Warwickshire Historic Environment Record. These mostly indicate the extent of the settlement at the end of the medieval period.

There are just over 300 towns and villages in Warwickshire where historic cores are identified. Of these, Leamington Spa is by far the largest and most recent, with many of the others originating in the medieval period. Different patterns exist across Warwickshire. In the south these cores tend to be larger and more numerous; from Solihull northwards, they are smaller and more scattered. They also form more defined patterns in the county with linear patterns following the River Avon, the Leam, around the edge of Dunsmore, historic routes between Alcester and Warwick, Warwick to Birmingham, on the Fosse between Offchurch and Watling Street and along the main road between Burmington and Stratford. Most historic cores have remained intact since the OS 1st edition (1880s); however, some have shrunk and amalgamated through expanding settlement such as parts of Rugby, Hillmorton, Whitnash, Nuneaton and Attleborough. Other historic cores have disappeared completely in areas of greater urban expansion in Solihull (into Shirley, Olton and Kineton Green) and the edge of Coventry (Brownshill Green).



(Figure 17) 20th Century Urban growth as recorded by the Warwickshire HLC and shown as urban settlement in red and Industrial and Civic in dark grey. Historic Settlement Cores are also shown for reference in dark brown.

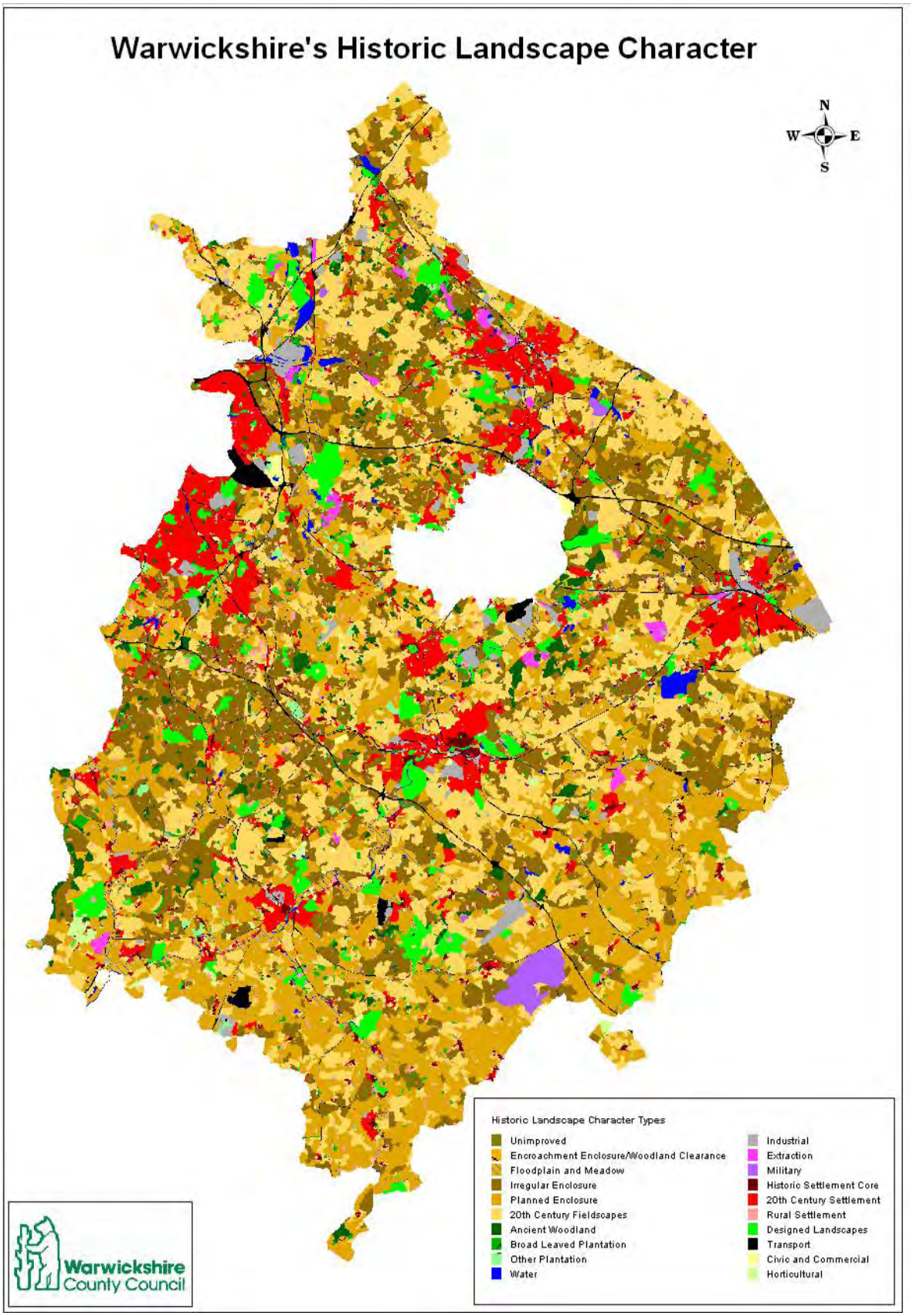
The HLC has also recorded 20th century urban growth, which has accounted for most of the total loss or demolition of farmsteads outlined above. The 20th century saw a dramatic expansion of settlement in Warwickshire with an explosion of population after the Second World War leading to growth in most urban settlements, an expansion that continues today.

The biggest area of settlement growth occurred from Birmingham into Solihull with a third of the Borough being urbanised in the last 100 years. Other areas of growth focussed on the main towns in Warwickshire of Warwick, Leamington, Rugby, Nuneaton, Bedworth, Kenilworth and Stratford-upon-Avon.

6.2.8 Farmsteads and Fields

Farmsteads mapping for other counties has shown a strong relationship between the farmsteads data and the patterns of historic fields interpreted by HLC. For all analysis against HLC in the report the farmstead data was compared against a range of HLC types.

Analysis of historic farmsteads against HLC data has not been completed for the Cotswolds ANOB due to the difficulties in merging the Warwickshire HLC and Cotswolds HLC datasets. The relationships between HLC and farmstead density, date and plan types will be discussed in sections 6.2.9, 6.5 and 6.8 respectively.



(Figure 18) Historic Landscape Character in Warwickshire

Farmstead Density per Square km by HLC Type

The farmstead mapping has allowed us to investigate the link between the historic landscape character types outlined above, as visible in the present landscape, and farmstead densities within the landscape. There is a clear relationship between the densities of farmsteads and HLC types:

Planned Enclosure Small or large, generally rectilinear, enclosures with a predominantly straight boundary morphology giving a geometric, planned appearance. These are usually representative of planned or parliamentary enclosure from the 18th and 19th centuries, either of newly-reclaimed farmland or of earlier enclosed (irregular enclosure) farmland. The larger scale of farms that developed within this HLC type is reflected in lower densities per square km than those of irregular enclosure.

Irregular Enclosure Irregular enclosures are formed piecemeal with curvilinear boundaries that often have a reverse 'S' or dog-leg morphology. These often represent field systems that have been created out of the medieval open fields by informal agreement. Others are irregular fields with straight and curvilinear boundaries that may have been created from the medieval through to the modern period.

Farms were typically much smaller in scale in the following landscapes, and this is reflected in the fact that the densities are more than double of those for planned and irregular enclosure:

- *Squatter and Encroachment Enclosure* Small irregular or rectilinear fields usually with an unordered appearance predominantly with sinuous or curvilinear boundaries. They are usually associated with networks of lanes, access tracks or small cottages and quarries, mining or other industrial activity; however, they may also appear as encroachment onto common land without any close proximity to any settlement or industry.

- *Common and Heath Heathland* is a landscape type that has developed after the clearance of trees in the prehistoric period followed by intensification of land use with the introduction of agriculture and the grazing of livestock (Hawley et al, 2008.). In Warwickshire there were probably areas of heathland in the west around Solihull and at Dunsmore. The exact extent is not known and can only be deduced from place-name evidence, the few pockets of surviving heathland and the later commons that developed. *Commons* are land owned collectively or by one person, but over which other people have certain traditional rights, such as to allow their livestock to graze upon it, to collect firewood, or to cut turf for fuel. In Warwickshire there were historically large areas of common in the west, although other areas had commons too. They were usually associated with heathland and other areas of poor soil where agricultural exploitation was difficult. Settlement often grew up close to the common and in the medieval and later periods encroachment onto the common from housing and enclosure and intensified use such as mining took place.

Designed Landscapes and Parkland have the lowest densities of farmsteads. In Warwickshire the early evidence for parklands and designed landscapes is related to prominent castles and monasteries and their grounds along with deer parks. After the dissolution of the monasteries by Henry VIII land was exchanged and manors developed with large country houses and estates. These estates soon developed extensive gardens and later in the 18th and 19th centuries formed whole designed landscapes. In the 19th and 20th century new designed

landscapes on a smaller scale developed with smaller parks, gardens, sports fields and public open spaces designed as public amenities.

1880s HLC type	*Farm Count*	*Area/Sq/km*	*Average per km*
Planned Enclosure	1462	851.88	1.72
Irregular Enclosure	1587	834.79	1.90
Squatter	126	34.08	3.70
Common/ heath	265	71.04	3.73
Pre 1880s historic settlement core	441	25.04	17.61
Designed/ Parkland	242	163.61	1.48

(Table 2) Farmstead count and density against 1880s HLC types.

The analysis of farmstead density against HLC type also indicates how large-scale change since the 19th century has affected the landscape and more specifically changed the relationship between historic farmsteads and landscape type. As Tables 2 and 3 show there has been a considerable reduction in certain historic landscape types e.g. planned enclosure, irregular enclosure. Reasons for this change include urban expansion and 20th century reorganisation of fields, which is an HLC type (*Reorganised 20th century Enclosure)* defined as *very* large fields (over 8Ha, often much larger) created since the OS 1st edition mapping. These have been formed usually as a result of Post-War agricultural improvements intended to meet the requirements of intensive arable cultivation.

However, as expected the loss of certain landscape types has not necessarily resulted in the loss of the farmsteads within them, judging by the high densities (Table 3) of historic farmsteads found in these HLC types. If we examine regular plan types that are traditionally associated with planned enclosure we can see that there has been a significant decline in the numbers of regular farmsteads within areas of planned enclosure. For example, 751 recorded regular plan farmsteads sat within or beside areas of the HLC type 'planned enclosure' as recorded from late 19th century maps. Only 530 surviving regular farmsteads now survive within this HLC type.

Present HLC type	*Farm Count*	*Area/Sq/km*	*Average per km*
Planned Enclosure	1112	515.35	2.16
Irregular Enclosure	1094	433.35	2.52
20th Fields	692	425.86	1.62
Designed/ Parkland	157	157	1.61

(Table 3) Farmstead count and density against present HLC types.

Farmstead Density per Square km by NCA

As the table below demonstrates, farmstead density varies between those landscapes of differing character identified in section 5.5. Broadly speaking farmstead density seems to relate to differences between ancient and planned landscapes, with the Arden having the second highest density of historic farmsteads. The differences are also due to the difficulties in identifying farmsteads within villages (see section 6.2.2).

Of interest is the significant difference in farmstead density between the two upland areas of the Cotswolds and the Northamptonshire Uplands, which reflect the very large size of farms that had developed in the latter area. The differences could be related to past farming practices or settlement patterning.

National Character Areas			
Name	*No. of Farmsteads*	*Km/sq*	*Av Den km/sq*
107. Cotswolds	182	111	1.63
97. Arden	1385	863	1.60
69. Trent Valley Washlands	44	28	1.55
72. Mease/Sense Lowlands	116	84	1.39
67. Cannock Chase and Cank Wood	24	18	1.35
106. Severn and Avon Vales	207	166	1.24
96. Dunsmore and Feldon	837	692	1.21
94. Leicestershire Vales	124	103	1.20
95. Northamptonshire Uplands	118	126	0.94

(Table 4) Farmstead count and density against National character Areas

6.2.9 Farmsteads and Landscape Character Assessment

Warwickshire was one of the first counties in England to carry out an early type of Landscape Character Assessment in the form of the Warwickshire Landscape Guidelines which were published in 1990. Unfortunately, they were only ever produced in a paper format and have not been subsequently digitised making analysis with the Historic Farmsteads data very difficult and time consuming. Consequently, no analysis has taken place regarding Historic Farmstead Character and Landscape Character in Warwickshire.

It is therefore recommended that an up-to-date Landscape Character Assessment is carried out for Warwickshire (as it has for example for Shropshire) using the Landscape Guidelines as a solid base and taking account of new information and sources from more recent projects such as the Historic Farmsteads Characterisation, Historic Landscape Characterisation and Habitat Diversity Audit. This would ensure a continuity of use by local planning authorities who may consider the Landscape Guidelines as dated now that the project and published reports are over 20 years old.

6.3 20th Century Change

The end of the 19th century falls at the end of the last phase of investment in traditional farmstead plans and buildings. The rising costs of labour, feeds and other inputs, combined with the decline in prices and rising levels of imports, ensured that little was invested in fixed capital in the period up to the Second World War, although the rates of investment were subject to regional variation. Arrears in rent characterised the period, even in years of relative recovery (such as after 1936 in arable areas). As a consequence there was little fresh investment in farm buildings other than repair and modification, and any buildings constructed tended to be of the cheapest materials. Many, such as Dutch barns, were prefabricated, and concrete and corrugated iron or asbestos sheet were being increasingly used for the refitting of cow and dairy units and the repair of traditional roofs. National and local surveys, such as the 1910 Land Tax Survey, attest to the growing levels of disrepair, especially of pre-improvement farm buildings using traditional materials such as thatch and timber.

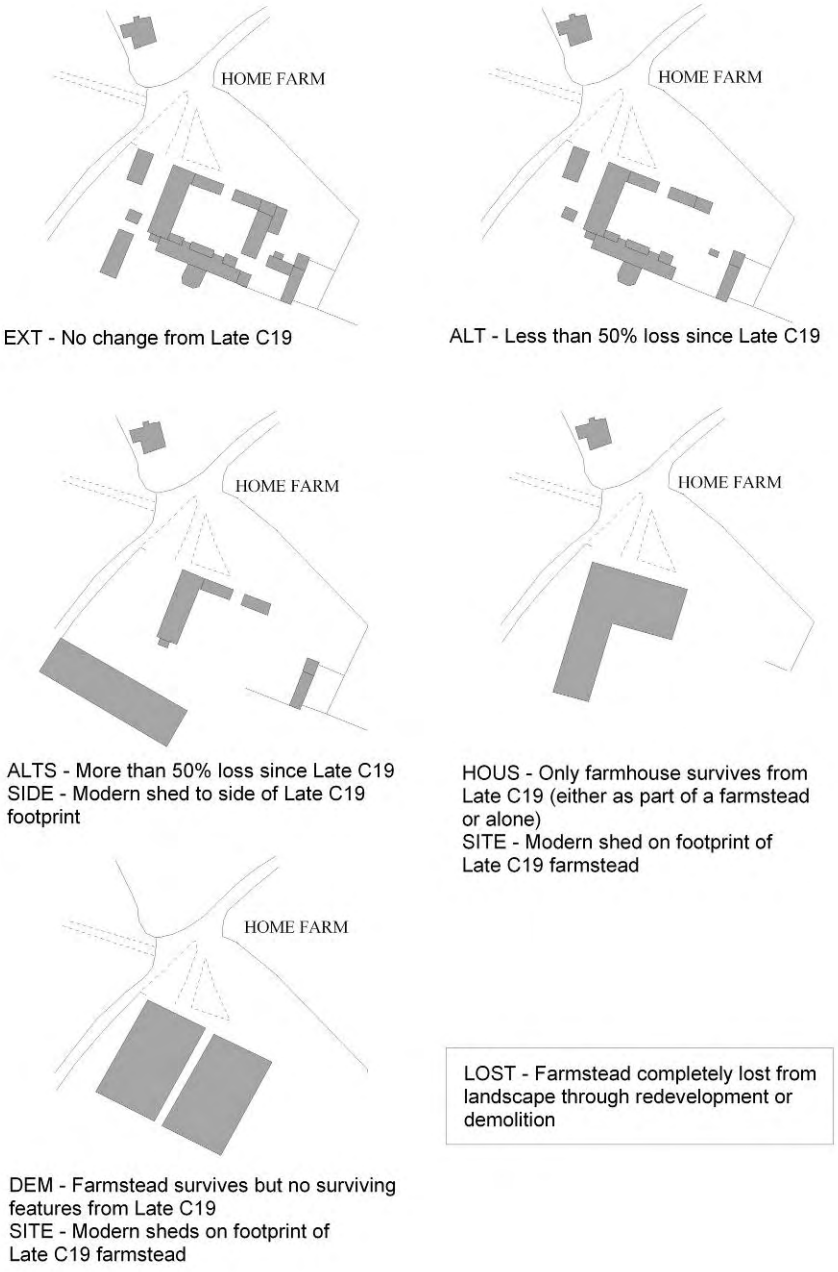
The continued promotion of scientifically based agriculture was matched by the application of new ideas on ventilation and farm hygiene to farm buildings, such as the regulations for dairying introduced in 1885. This was effected mostly through the conversion of existing buildings (especially stabling into dairies). In the inter-war period, cereal, poultry and dairy farmers, and pig producers using imported US feed, were in the vanguard of cost-cutting innovation that had a strong impact on post-war developments. County Councils entered the scene as a builder of new farmsteads, built in mass-produced materials but in traditional form, in response to the Government's encouragement of smallholdings of up to 50 acres (20 hectares).

The 1937 Agriculture Act anticipated the need to increase self-sufficiency, and the Second World War witnessed a 60% rise in productivity, the result of the growth in livestock numbers, increasing scientific and government control and guidance, more specialised systems of management and the conversion to arable of permanent pasture. The Agriculture Act of 1947 heralded the intensification and increased specialisation of farming in the post-war period, accompanied by the development of government and industry research and guidance. From the mid-1950s, strongly influenced by American models, there emerged a growing body of trade and advisory literature. The first of these, produced in 1956, highlighted the dilemma of 'old buildings too good to pull down but not suitable for their new purposes' (Benoy 1956). The Government provided grants to cover the capital cost of new building under the Farm Improvement Scheme (introduced 1957). The introduction of wide-span multi-purpose sheds in concrete, steel and asbestos met increasing requirements for machinery and for the environmental control of livestock and on-farm production, particularly of milk. The national stock of farm buildings grew by a quarter between 1945 and 1960 alone. The Agricultural Research Council's *Farm Buildings Survey of England* (published 1967) estimated that the average farmstead contained 6 pre-1914 buildings, 2.4 from 1918–45 and 2.5 built since 1945.

6.3.1 Change to Historic Farmstead Form

As part of the farmstead mapping each farmstead was assigned one of the six survival categories below:

Survival	EXT	Extant – no apparent alteration
	ALT	Partial Loss – less than 50% change
	ALTS	Significant Loss – more than 50% alteration
	DEM	Total Change – Farmstead survives but complete alteration to plan
	HOUS	Farmhouse only survives
	LOST	Farmstead/Outfarm totally demolished



(Figure 19) Change to Historic Farmstead Form

Across Warwickshire 10.6% of farmsteads have been lost (exceeding the regional average of 9.9%), 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. Scholars

On 3.5% of recorded sites the house survives but the working buildings have been demolished (below the regional average of 6.4%), and all the buildings on 1.9% of sites (regional average of 1.9%) have been demolished and completely rebuilt.

(Figure 20) Changes to agricultural practices, scale and animal welfare have made many historic farm buildings redundant.

Across the county the rates of survival of traditional farmsteads are lower than the average across the West Midlands region:

- 15.5% of farmsteads are Extant – they have retained their entire historic footprint (regional average 26.2%)
- 50.1% of farmsteads have had some loss but retained more than 50% of their historic footprint (regional average 39.6%)
- 17.5% of farmsteads have retained some working buildings but with more than 50% loss of their historic footprint (regional average 15.8%)
- 11.5% of farmsteads have been completely demolished (regional average 9.9%)

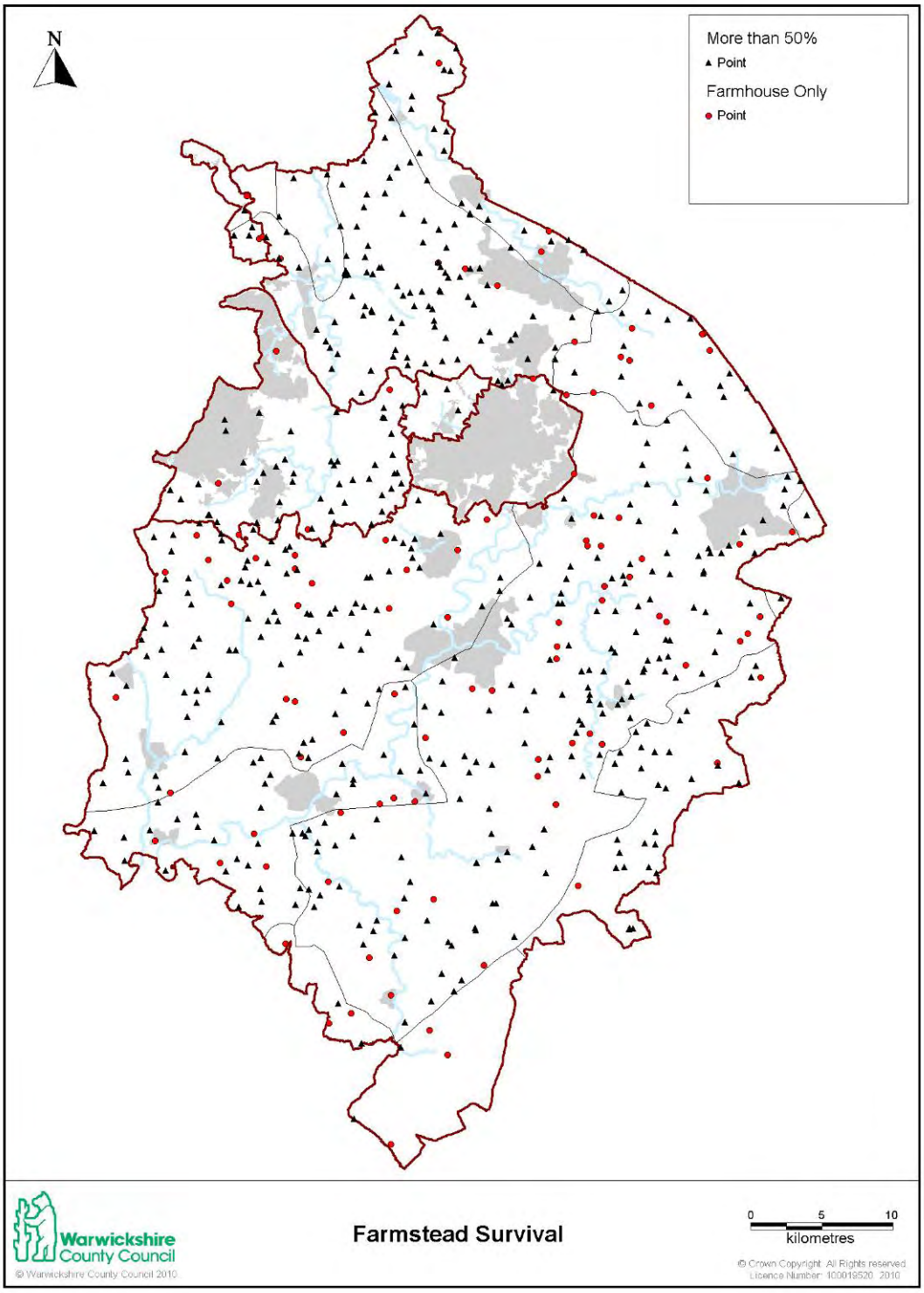
There are strong differences between:

- the Arden, with high rates of total loss or demolition (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

By comparing farmstead survival against NCA we can see that survival is not consistent across the county. Fieldwork needs to identify the reasons for the high degree of survival in the Cotswolds (30.1%), which may reflect its high-quality (and reusable) stone architecture, high levels of village-based farmsteads (40%) and high levels (over 73%) of farmsteads no longer in agricultural use.

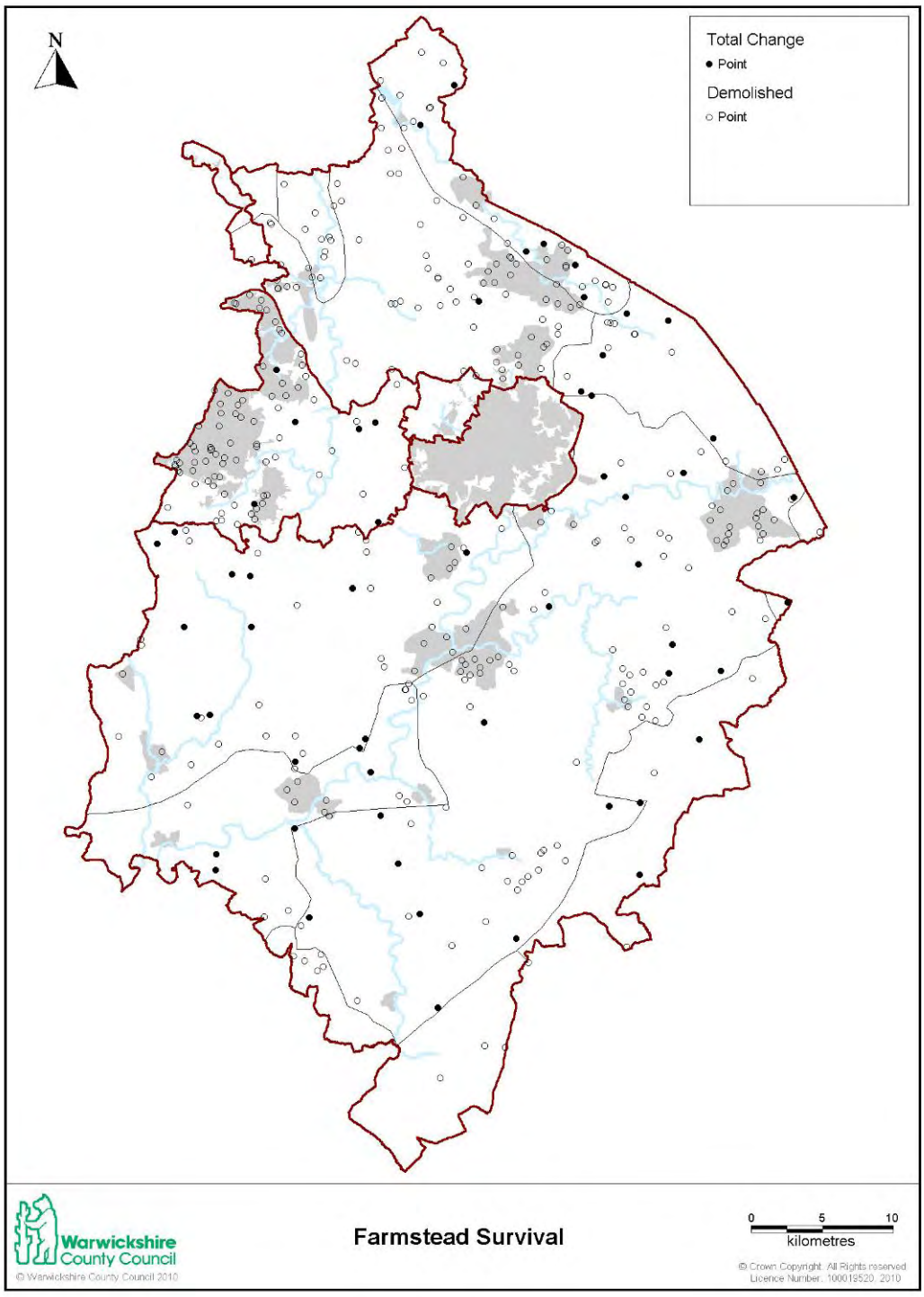
NCA	*Extant*	*Alt <50%*	*Alt >50%*	*House*	*Dem*	*Lost*
106. Severn and Avon Vales	32	114	34	8	3	15
	15.50%	55.30%	16.50%	3.90%	1.50%	7.30%
97. Arden	199	678	246	35	20	185
	14.60%	49.70%	18.00%	2.60%	1.50%	13.60%
96. Dunsmore and Feldon	131	407	154	38	19	87
	15.70%	48.70%	18.40%	4.50%	2.30%	10.40%
95. Northamptonshire Uplands	16	58	34	2	3	4
	13.70%	49.60%	29.10%	1.70%	2.60%	3.40%
107. Cotswolds	52	96	6	9	1	9
	30.10%	55.50%	3.50%	5.20%	0.60%	5.20%
94. Leicestershire Vales	16	65	18	8	5	12
	12.90%	52.40%	14.50%	6.50%	4.00%	9.70%
72. Mease/Sense Lowlands	8	49	26	3	6	24
	6.90%	42.20%	22.40%	2.60%	5.20%	20.70%
69. Trent Valley Washlands	8	18	4	0	0	9
	20.50%	46.20%	10.30%	0.00%	0.00%	23.10%
67. Cannock Chase and Cank Wood	4	17	1	1	0	0
	17.40%	73.90%	4.30%	4.30%	0.00%	0.00%
Total	466	1502	523	104	57	345
	15.50%	50.10%	17.50%	3.50%	1.90%	11.50%

(Table 5) Historic Farmstead Survival against NCA



(Figure 21) Historic Farmstead Survival farmstead survival where more than 50% of the historic fabric has been lost or only the house survives.

Displaying survival data in map form highlights differences in survival within NCA boundaries. For example Figure 21 shows a thickening in the density of farms that have undergone more than 50% alteration in the northern half of the Feldon and Dunsmore NCA. The pattern is similar for farmsteads where only the house survives.



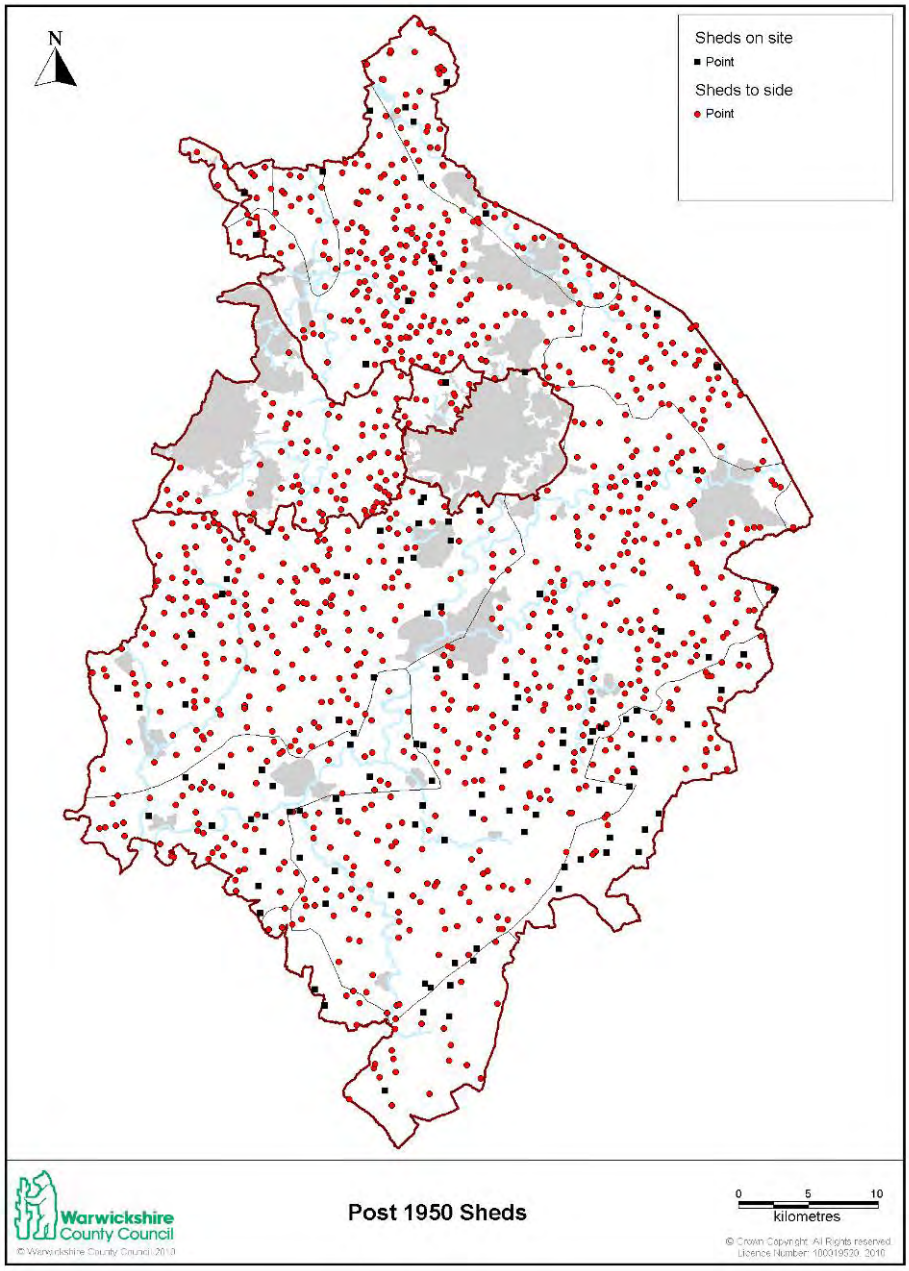
(Figure 22) Historic Farmsteads subject to demolition and total loss

As expected the vast majority of demolished farmsteads lie within areas of twentieth urban growth. This has particularly affected survival in Solihull and the more urbanised northern half of Warwickshire. Away from urban growth areas individual clusters of farmsteads that have undergone significant loss can be down to more localised factors. For example the significant cluster of demolished farmsteads to the north of Southam is due to large-scale mineral extraction in the area.

6.3.2 Sheds

Recording the presence of large modern sheds provides information regarding the present-day character of the farmstead and is a good indication as to whether a farmstead is still in agricultural use. A differentiation is made between examples where the large sheds stand on the site of the historic farmstead or to the side (see below).

Sheds	SITE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them
	SIDE	Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use



(Figure 23) Historic Farmsteads with post-1950 sheds

Whilst the presence of a modern shed on part or all of the footprint of the historic farmstead may imply the loss of the earlier buildings, this is not always the case; historic ranges facing yards may have been retained when yards were covered. In some cases the presence of large sheds on the site can act as a warning that there may be a lesser degree of change than is suggested by the mapping.

As expected the recording of sheds has largely mirrored the mapping of survival. Consequently the Cotswolds has the lowest number of recorded sheds in both categories, indicating a low proportion of farmsteads that remained in farming use in the late twentieth century and providing a partial reason for the high survival rates in this area outlined above (6.3.1). In contrast the Severn and Avon Vales and Northamptonshire Uplands, with relatively high degrees of loss and larger-scale farmsteads, have relatively high numbers of sheds on the site of earlier buildings:

NCA	*No. (%) of farmsteads with Sheds to SIDE*	*No. (%) of farmsteads with Sheds on SITE*
106. Severn and Avon Vales	64	13
	30.90%	6.30%
97. Arden	476	31
	34.40%	2.20%
96. Dunsmore and Feldon	323	43
	38.60%	5.10%
95. Northamptonshire Uplands	40	15
	33.90%	12.70%
107. Cotswolds	27	12
	14.80%	6.60%
94. Leicestershire Vales	67	2
	54.00%	9.70%
72. Mease/Sense Lowlands	57	5
	49.10%	4.30%
69. Trent Valley Washlands	16	1
	36.40%	2.30%
67. Cannock Chase and Cank Wood	9	1
	37.50%	4.20%

(Table 6) Historic Farmsteads with post-1950 sheds

6.4 Dating Evidence for Recorded Historic Farmsteads

The existing stock of traditional farm buildings results from centuries of change and development. As a general rule, farmhouses pre-date farm buildings, even in areas of planned 18th- and 19th-century enclosure. Larger-scale and higher-status buildings, which were consistently used for the same purpose or capable of being adapted to later uses, generally have the greatest chance of survival. It follows that barns are the overwhelming type of building to have survived from before 1750, and that steadings adapted or built anew in the later 18th and 19th centuries have retained evidence for a greater diversity of functions.

By using date information held within listed building and Historic Environment Record data, farmsteads can be assigned a date representing the earliest surviving building within the group. The date of the farmhouse and any listed agricultural buildings was recorded separately. This enables the patterns of inherited farmstead character (including survival and change) to be assessed in relationship to our understanding of the historic character of the landscapes around them.

Date_Cent		Earliest century date based on presence of listed building or map evidence
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)

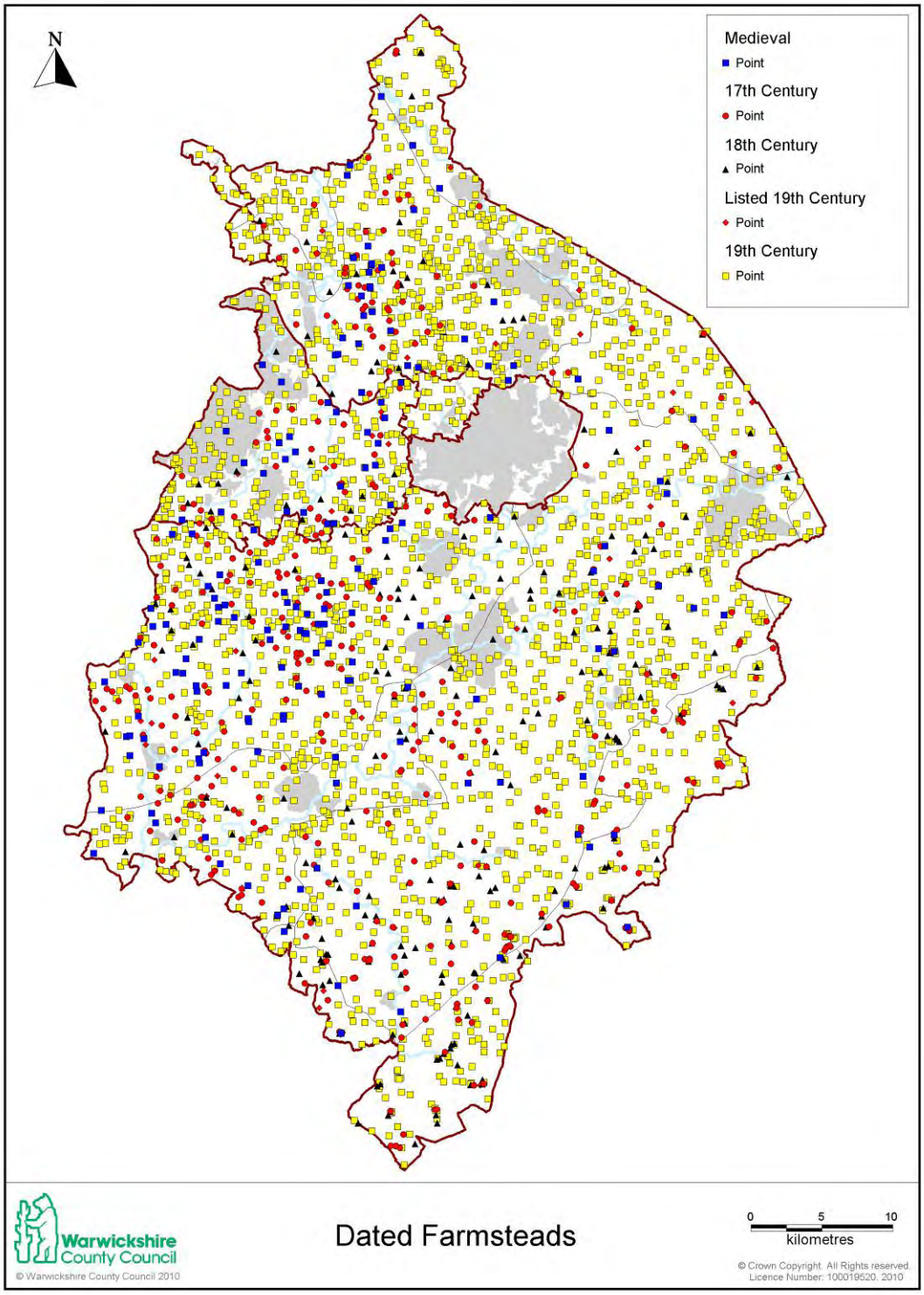
Farmsteads by Date (based on presence of listed building)	*Recorded Date: Earliest Fabric*	*%*	*Recorded Date: House*	*Recorded Date: Working Buildings*	*Recorded Date: Working Buildings and House (combined)*
Pre 1600	169	5.6%	162	21	14
C17	377	12.4%	330	137	58
C18	228	7.5%	213	108	40
C19L	44	1.4%	49	22	6
C19	2219	73.1%	2283	2749	2219

(Table 7) Historic Farmsteads and Recorded Date

Location	MED	C17	C18	C19L	C19
Hamlet Location	7.1%	17.5%	5.8%	0.0%	69.5%
Isolated Position	4.9%	9.4%	6.3%	1.4%	78.1%
Located within a park	2.3%	14.0%	2.3%	4.7%	76.7%
Loose Farmstead Cluster	10.3%	15.4%	2.6%	0.0%	71.8%
Shrunken Village Site	8.8%	20.9%	13.2%	1.1%	56.0%
Village Location	7.3%	23.5%	15.0%	2.4%	51.9%
Total	5.6%	12.4%	7.5%	1.4%	73.1%

(Table 8) Dated Historic Farmsteads and Recorded Location, showing the increased likelihood of finding pre 1800 fabric within villages, shrunken villages, hamlets and clusters

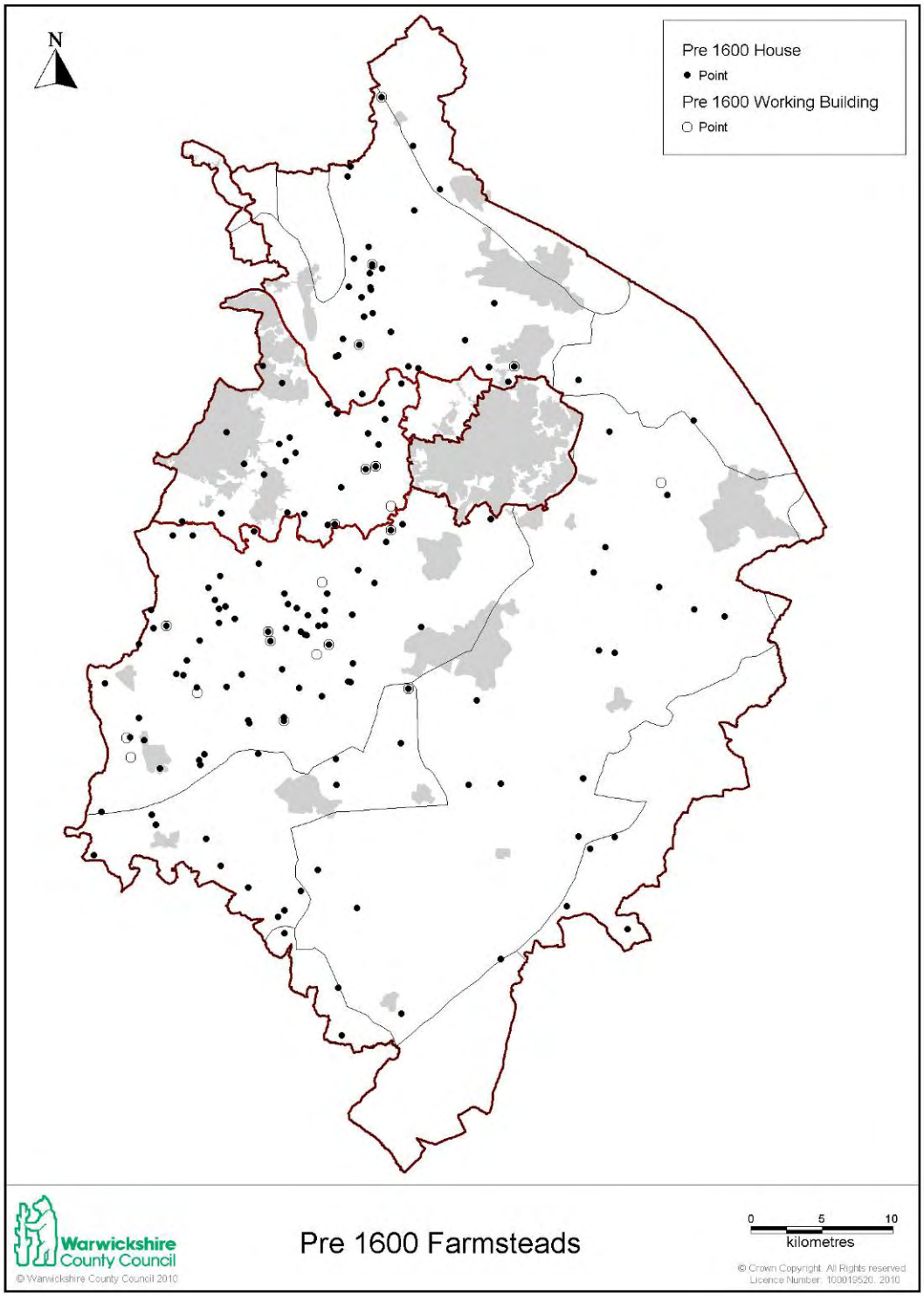
(Figure 24) Church Farm (Old Milverton, Warwick), using listed building data has under represented the extent of early fabric (i.e. pre 19th century) surviving in historic farmsteads. This farmhouse displays 18th century brick re-facing with a Flemish bound. The 18th century re-facing may conceal an earlier timber framed building. Despite this the building is not listed.



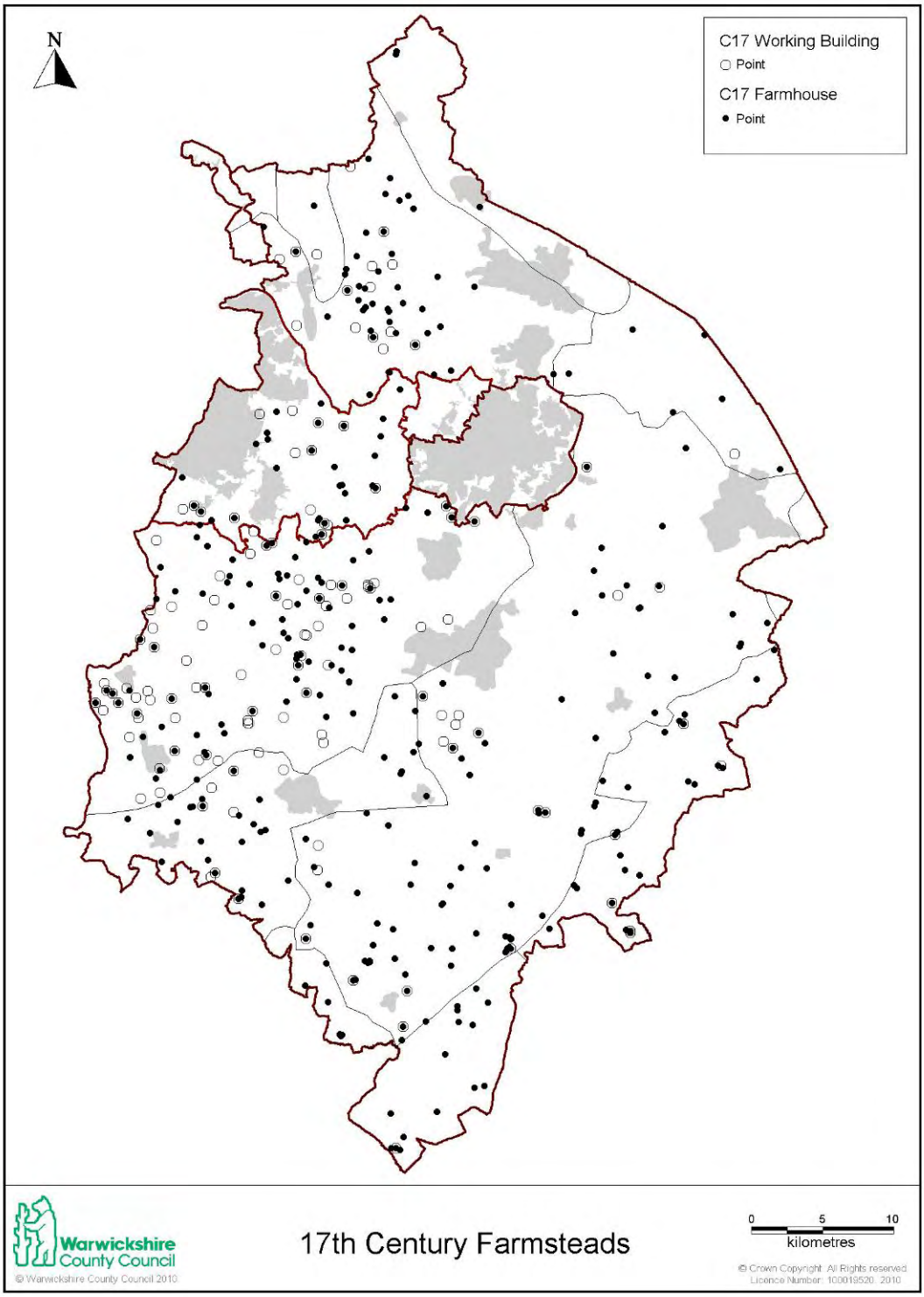
(Figure 25) Historic Farmsteads and Earliest Recorded Building Fabric

The distribution of pre-1600 listed farmstead buildings is mainly restricted to the Avon Vale and Arden. These landscapes continue to show high levels of surviving 17th century farm buildings. Across most of the Arden, this reflects the prosperity of farms in landscapes of ancient enclosure, whereas in the Avon Vale they reflect the growth of large farms on the edge of villages and in areas subject to early enclosure. The lias stone landscapes of the southern Feldon and the upland areas of the Cotswolds and Northamptonshire Uplands exhibit low levels of pre-1600 buildings, but high levels of 17th and 18th century surviving buildings within villages and in areas

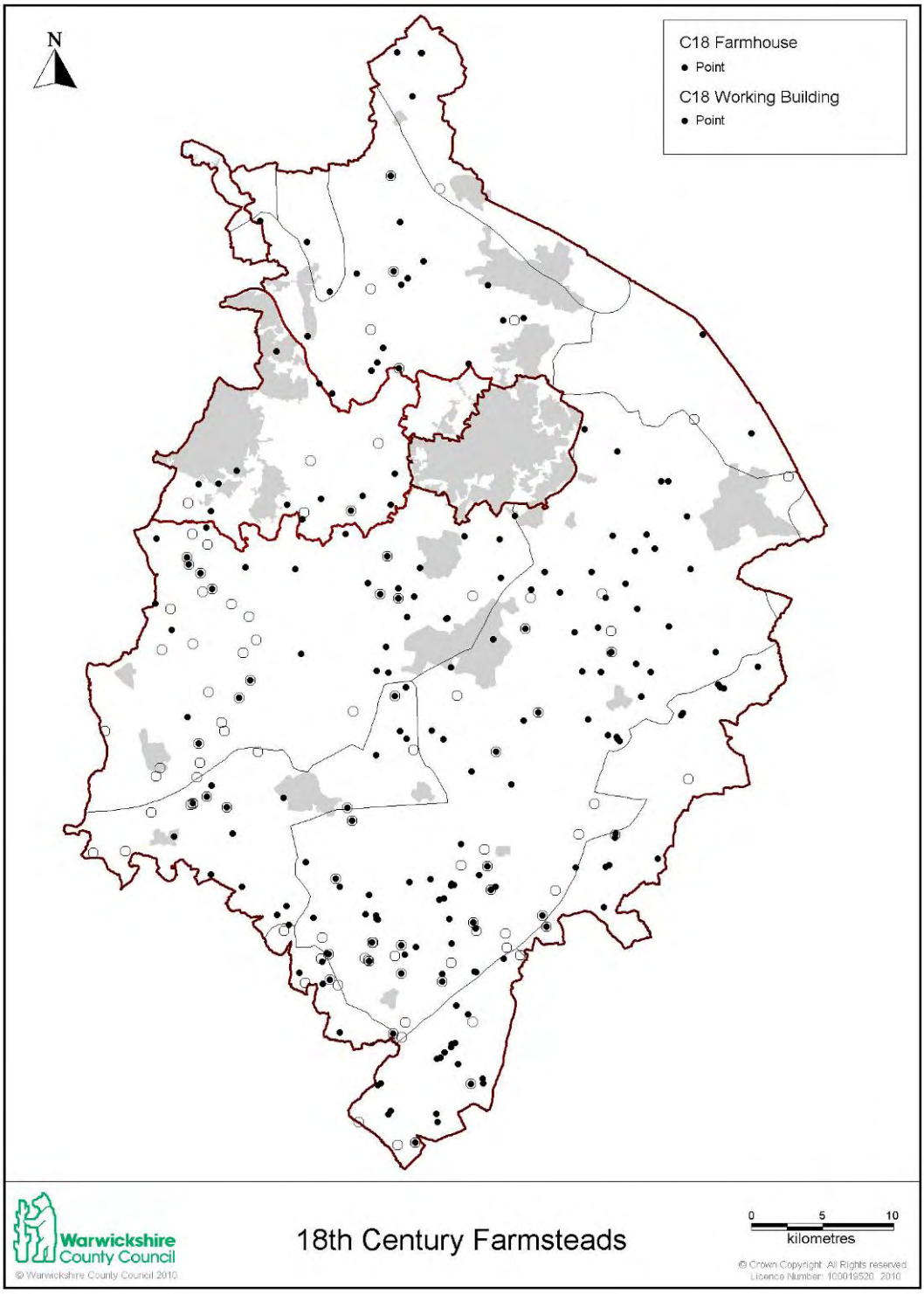
subject to early piecemeal enclosure. Higher proportions of 18th century buildings in the northern Feldon imply a shifting geography of rebuilding within villages and the open countryside. In contrast, the planned landscapes to the east show low levels of surviving pre-1800 fabric in historic farmsteads. Common to all areas however is the small number of listed working buildings compared to houses. Warwickshire only has 21 listed pre-1600 working buildings compared to 162 listed pre-1600 farmhouses.



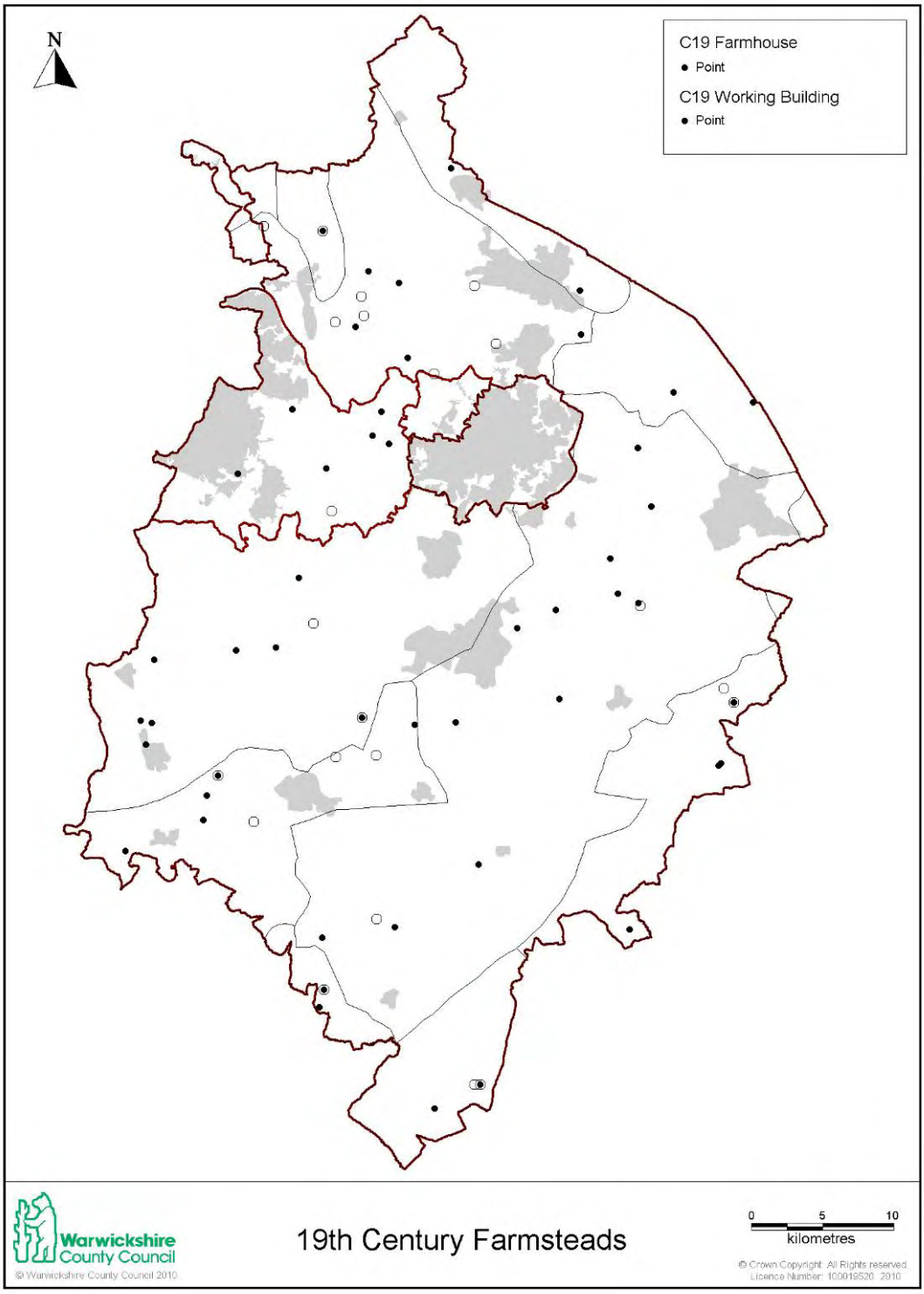
(Figure 26) The distribution of recorded pre-1600 farmhouses and working buildings



(Figure 27) The distribution of 17th century recorded farmhouses and working buildings



(Figure 28) The distribution of 18th century houses and working buildings



(Figure 29) The distribution of 19th century listed farmhouses and working buildings, showing their concentration to the east of Birmingham and in a central arc of the county from the Avon Vale to east of Coventry. These reflect the distribution of high-quality 19th century farmhouses and farmsteads, often on estates.

NCA	MED	C17	C18	C19L	C19
106. Severn and Avon Vales	13 (6.3%)	36 (17.4%)	15 (7.2%)	4 (1.9%)	139 (67.1%)
97. Arden	124 (9.0%)	191 (13.8%)	69 (5.0%)	19 (1.4%)	982 (70.9%)
96. Dunsmore and Feldon	19 (2.3%)	89 (10.6%)	88 (10.5%)	9 (1.1%)	632 (75.5%)
95.Northamptonshire Uplands	3 (2.5%)	21 (17.8%)	11 (9.3%)	3 (2.5%)	80 (67.8%)
107. Cotswolds	6 (3.3%)	28 (15.4%)	37 (20.3%)	4 (2.2%)	107 (58.8%)
94. Leicestershire Vales	2 (1.6%)	7 (5.6%)	2 (1.6%)	2 (1.6%)	111 (89.5%)
72. Mease/Sense Lowlands	2 (1.7%)	3 (2.6%)	4 (3.4%)	2 (1.7%)	105 (90.5%)
69. Trent Valley Washlands	0 (0.0%)	2 (4.5%)	2 (4.5%)	1 (2.3%)	39 (88.6%)
67. Cannock Chase and Cank Wood	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	24 (100.0%)

(Table 9) Historic Farmsteads and Earliest Recorded Fabric against NCA

The question arises as to whether these patterns are genuine historic differences or due to differing rates of survival in traditional farm building stock. There are some important caveats to outline:

1. Some, but by no means a majority, of the results of local recorders have been entered on the National Monuments Record's AMIE database and county-based Historic Environment Records. The most comprehensive data set available is the statutory List of Buildings of Special Architectural or Historical Interest, which has grown since 1947 into an archive of nearly half a million entries, including 30,000 farmhouses and an equivalent number of detached farm buildings and ranges. The great bulk of these were subject to survey and revision during the Accelerated Resurvey of Listed Buildings that took place during the 1980s. All of Warwickshire was subject to the Accelerated Resurvey of listed buildings in 1984-7, which focused on the identification of legible and significant buildings that fulfilled the criteria for listing. Any analysis of the statutory lists must of cause be subject to a long list of caveats, prime amongst these being the resourcing, data and reliability of survey, and whether or not the investigator was able to examine the interior of buildings and check for evidence of phasing (Gaskell and Owen 2005: 42-51). Subsequent research on individual buildings has shown that many list descriptions place too late a date on them, largely because evidence was missed (for instance, if an internal

inspection was not made) or concealed. This is particularly the case in landscapes characterised by isolated farmsteads and hamlets, which were far more time-consuming to survey than areas of nucleated settlement.

2. Another critical factor is that many buildings recorded as historic houses (rather than farmhouses) within villages would have originated as farmhouses and then been converted into housing, including for agricultural workers. The continued presence into the 18th century of open fields and village-based farms in some areas was then succeeded by the movement of farmsteads away from villages. This problem is compounded by difficulties in identifying traditional listed farmsteads in village-based landscapes. The identification of farmsteads depended on recognising coherent farm complexes from the OS 2nd edition mapping. The problem arises in the fact that by the 1880s the process of enclosure of the open fields was complete and the consolidation and growth of holdings was well advanced. Consequently, a large number of village-based farms would have ceased operating by the 1880s making it difficult to identify them from the mapping.

Although it is difficult to generalise, the landscape of medieval Warwickshire seems to have exhibited a remarkable uniformity in building stock. Surviving examples of medieval buildings suggest that three-bay cruck houses were the standard late medieval design in the county (excluding the stone-building region in the south), although differences in the social mix led to some variations in buildings (Alcock 1993: 201). However, in the post-medieval period many of these farmsteads were affected by successive rebuilding as fashions, changes and improvements in accommodation were made. In Warwickshire, as elsewhere, this 'great rebuilding' appears to have been 'a series of regional movements at different times within the 16th, 17th and 18th centuries' (Dyer 1986: 38-40).

Evidence from the Hearth Tax suggests that differences had already emerged in different parts of Warwickshire by the 17th century. Notably differences have been found in the numbers of hearths and, by implication, in the size of houses (Alcock 2006). The proportion of exempt houses (indicating the poverty of the inhabitants, or at any rate the rental value of less than 20/-) is particularly informative. For rural parishes over the whole county this averages 36%, but rises to 60% and higher for some parishes in the north-east (on the Warwickshire coalfield associated with either mining or quarrying) and in the lower Avon Valley. These contrasts clearly reflect the economic diversity within the county. A dependence on mining led to a high proportion of cottagers, while pastoral farming (in the Arden) underpinned farming prosperity. The distribution of great houses displays concentrations in the south-west and north-west of the county, and a virtual blank to the east (corresponding quite closely to the Feldon). It is difficult to see why this agricultural micro-economy should have prevented the development of the great estates (Alcock 2006). Of course it is important to remember that local factors, such as estate policies, could underpin the continuing use and survival of buildings as in the case of Stoneleigh (Alcock 2006: 114-5).

It appears, therefore, that the patterns of survival evident within the landscape may reflect genuine historical differences. In areas such as the Arden and Avon Vale the traditional emphasis upon pastoral farming coupled with the development of a yeomanry class of farmer resulted in large scale capital investment in farmhouses and working buildings in the later medieval period and the 16th and 17th centuries. In contrast the landscapes to the south and east of the Avon developed around an agricultural economy based around corn production and sheep husbandry. The continued presence into the 18th century of open fields and village-based farms was then succeeded by the movement of farmsteads away from villages and the conversion of farmhouses into other forms of accommodation.

6.5 Dated Farmsteads and HLC

Analysing the farmstead data against the HLC has allowed us to demonstrate the clear link between farmsteads and landscape character. In summary:

- There is a higher proportion of 17th century and earlier farmsteads in landscapes of irregular rather than planned enclosure. Landscapes characterised by irregular enclosure that escaped the 'improvements' of the 18th and 19th century display more time-depth in their traditional farm building stock than those that underwent the systematic reorganisation associated with that period.

- The high densities of farmsteads combined with an even higher proportion of early buildings associated with landscapes of squatter enclosure and common/ heath is indicative of both the early date of common-edge settlement across large parts of Warwickshire and also the extent of early post-medieval colonisation of this landscape.

- The average density per km of 17.61% for village-based farmsteads is probably an underestimate of the total (see 6.4 above). Yet regardless of this it is clear that farmsteads make a significant contribution to village character in Warwickshire.

- All landscapes types, including planned and 20th century reorganised enclosure, can exhibit considerable but varying time-depth in historic farmstead building stock.

1880s HLC type	*Farm Count*	*Area/Sq/ km*	*Average per km*	*Farmhouse*					*Working buildings*				
				MED	*C17*	*C18*	*C19L*	*C19*	*MED*	*C17*	*C18*	*C19L*	*C19*
Planned Enclosure	1462	851.88	1.72	65	137	88	18	1154	14	66	44	9	1329
Irregular Enclosure	1587	834.79	1.90	92	161	100	26	1208	14	87	51	12	1423
Squatter	126	34.08	3.70	6	16	6	0	98	0	11	3	0	112
Common/ heath	265	71.04	3.73	13	22	13	3	214	3	13	3	2	244
Pre 1880s historic settlement core	441	25.04	17.61	41	114	58	13	215	3	30	26	5	377
Designed/ Parkland	242	163.61	1.48	15	24	18	5	180	4	17	10	2	209

(Table 10) Historic Farmsteads against 1880s HLC type. Earliest date based on presence of listed building (MED, C17, C18, C19L) or map evidence (C19).

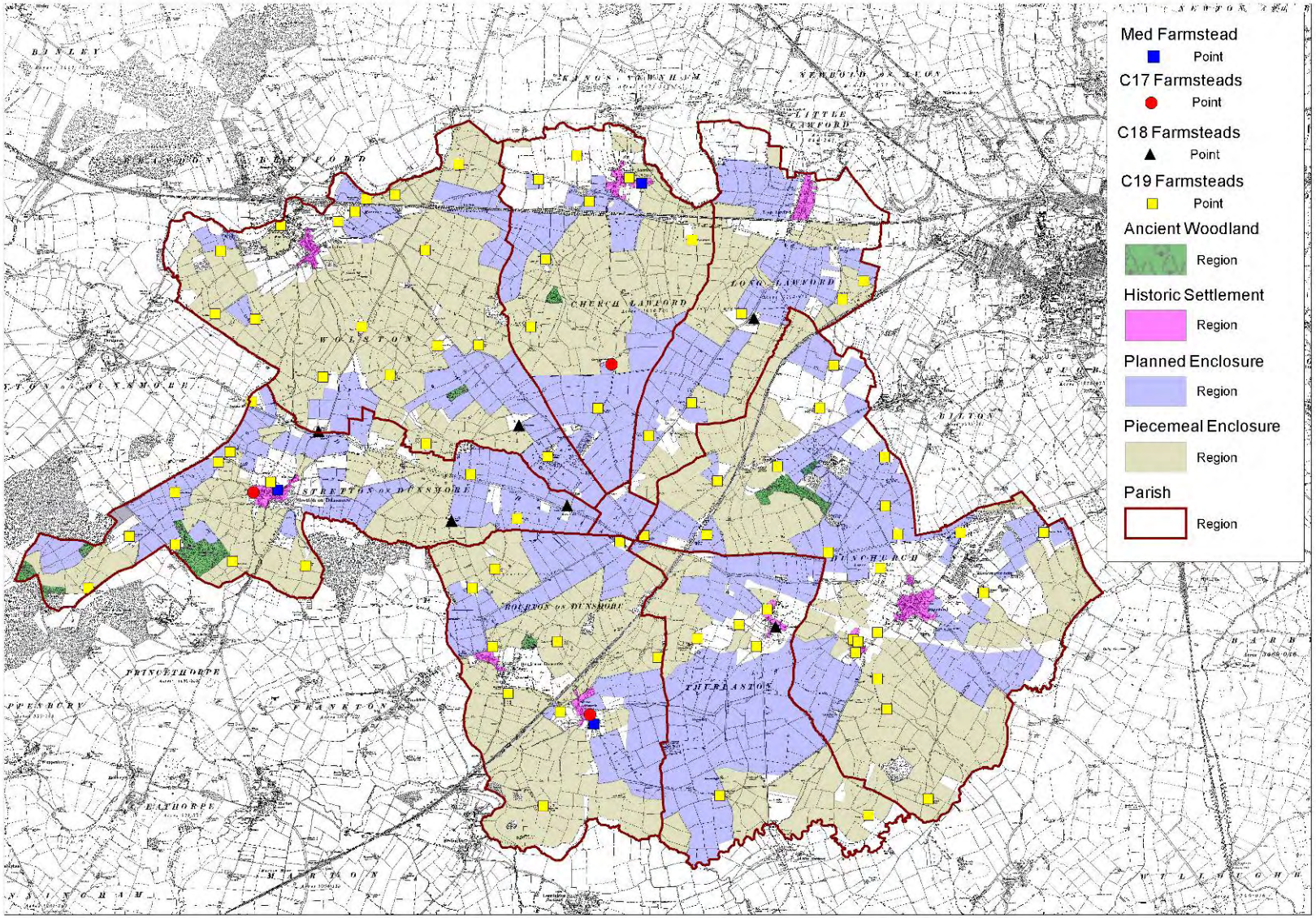
Present HLC type	*Farm Count*	*Area/Sq/km*	*Average per km*	*Farmhouse*					*Working buildings*				
				MED	*C17*	*C18*	*C19L*	*C19*	*MED*	*C17*	*C18*	*C19L*	*C19*
Planned Enclosure	1112	515.35	2.16	58	110	77	12	855	12	59	40	6	995
Irregular Enclosure	1094	433.35	2.52	76	130	72	18	798	12	74	43	9	956
20th Fields	692	425.86	1.62	31	64	34	13	550	5	24	17	4	642
Designed/ Parkland	157	157	1.61	6	12	10	2	127	1	5	3	2	146

(Table 11) Historic Farmsteads against present HLC type. Earliest date based on presence of listed building (MED, C17, C18, C19L) or map evidence (C19).

6.5.1 Case Study – Dated Historic Farmsteads and HLC

The close relationship between landscape and farmsteads is well demonstrated by looking at the parishes that radiate from a central point on Dunsmore Plateau to the west of Rugby. Here the cultural and natural landscape is strongly related to the underlying character of historic farmsteads in the area.

(Figure 30) Historic landscape reconstruction on the Dunsmore Plateau using Historic Farmstead and HLC data. The base map shown is the 1880s OS 2nd edition.



Much of the area was cleared and settled relatively early, especially on the lighter soils of the plateau summits and along the valleys of the Avon and Leam, where signs of prehistoric occupation have been uncovered. It appears that by the early medieval period the higher parts of the gravel ridges had reverted to rough grazing land and waste.

Dunsmore Heath appears to have been an area of intercommoning at the period of parish formation as most of the parish boundaries radiate from its highest point.

Such an arrangement made it possible to for each parish to include a proportion of meadow, arable land, rough grazing and woodland. Each parish has a frontage on the river, forming part of the parish boundary. In common with the Feldon the more productive arable lands were densely settled from the early medieval period and were organised into open fields.

The highest parts of the Dunsmore Plateau remained as heath into the 18th and 19th centuries. Today areas of former heathland are characterised by straight roads, large geometric fields and lines of mature hedgerow trees.

Settlement on the plateau farmlands is sparse and is mainly restricted to isolated farmsteads and isolated brick built field barns and outfarms. Small nucleated villages are found on the plateau fringe.

Analysis of the HLC data (Figure 30) has allowed for a tentative reconstruction of areas of early piecemeal enclosure and later planned enclosure. As expected an area of late planned enclosure can be found on the plateau summit. Here the farmsteads date from the 18th and 19th centuries and mainly consist of large to medium regular plan types.

Between the planned summit and the historic villages lies an area of piecemeal enclosure. It is likely that this represents medieval or post medieval encroachment onto the heath. From the farmstead mapping it is clear that farmstead character is considerably more varied with many more small to medium-sized regular and loose courtyard plan types. Of note is the limited number of pre-1800 listed farmsteads. It is unlikely that all these farmsteads date from the 19th century. Many were probable rebuilt in the mid to late 19th century obscuring their early character. The scale of the rebuilding in the 19th century in Dunsmore may have been driven by the growing demand for dairy products caused by the growth of large urban centres such as Rugby and Coventry.

An example of this is Church Lawford Lodge Farm. The farm sits in an area piecemeal enclosure, close to an area of planned. From the farmstead mapping it was characterised as a Regular Covered Yard a plan type very much associated with large scale late 19th century farming. However, within this complex there is a listed 17th century house with attached barn.

Away from the summit lie a number of historic villages with probable origins in the early medieval period. The presence of large areas of planned enclosure surrounding historic village cores probably shows areas of former open fields and their late enclosure. From the map it is clear that the vast majority of pre-1880 farmsteads cluster within these villages. However, a number of farmsteads within historic settlement cores are only known from the farmstead mapping. Again the likelihood is that many of these farms may conceal early buildings and potentially may contain important archaeological deposits.

This example highlights the importance of landscape context as a framework for predicting, testing and understanding the origins and development historic farmsteads and other vernacular buildings.

6.6 Farmstead Types

6.6.1 The Position of the Farmhouse

The development of the farmhouse has been the subject of regional and national studies (Barley 1961, for example). The dating, planning and scale of farmhouses can tell us much about the former prosperity and development of rural areas. Houses developed from the medieval period as 3-unit plans, with a central hall/kitchen separated by a cross-passage from the service rooms and with an inner room that usually served as a parlour. There are high concentrations within Warwickshire by national standards of houses and barns built for an emerging class of wealthier farmer dating from the 15th century and in some very rare instances the 14th century. Some had cross-wings built at one or even both ends.

Smaller farms had 2-unit houses, and the smallest – including smallholdings – simply one unit. There is evidence along the Welsh border, and especially in the south of the region and across into Wales, for longhouses where cattle used the same entrance and were housed in the outer room: these date from the 15th and 16th centuries. By the 17th century, farmhouses in most areas of England (except in the extreme south west and the north) had been built or adapted into storied houses with chimneystacks. The most common form of arrangement was the one whereby the stack was inserted against the cross-passage, hence the distinctive outward appearance of an axial stack set to one side of a door. By this period parts of the West Midlands (especially Shropshire) and adjacent parts of Wales had adopted the lobby-entry plan, where the main entrance is sited opposite the stack thus making a lobby providing access into the rooms either side (Smith 1975: 456-62).

From the later 17th century (roughly around 1650), services in some areas were being accommodated in lean-tos (outshots) or rear wings: by around 1700 the stair was housed in a rear lean-to or wing also. They have a distinctive outward appearance as the stacks are sited on the gable ends and the door may be either central or off-centre: symmetry is more prized as the 18th century progresses and is commonplace from around 1750.

Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Local tradition and status were the principal reasons for whether the house was accessed through the yard and buildings were attached, or whether the house looked toward or away from the yard. Farmhouses included, or were placed very close to, areas for brewing and dairying, and pigsties were often placed close to the houses. As a general rule, farms over 70 acres needed to look beyond the family for additional labour, and so rooms for live-in farm labourers – usually in the attic or back wing of the house – became a feature of many farmhouses.

Each of the recorded farmsteads was assigned one of the following attributes:

- ATT Attached to agricultural range
- LONG Detached, side on to yard
- GAB Detached, gable on to yard
- DET Farmhouse set away from yard
- UNC Uncertain (cannot identify which is farmhouse)

Across the county differences are evident in farmhouse position. The distribution of farmsteads that have farmhouses attached to working buildings is higher in eastern parts of the county then in the west (see Table 12). Differences in farming practices may account for the observed variations in house position. For example in pastoral cattle economies such as the Arden, the piecemeal growth of largely isolated farmsteads seems to have resulted in a large number of detached farmhouses and farmhouses built with their gable ends facing the farmyard. In contrast in the Feldon many of the regular 'improved' farmsteads of the 18th and 19th centuries have houses facing side on to their working yards, regardless of whether they are attached or not. This relates to the concept advanced by agricultural improvers that farmhouses should be an integral to the overall plan and that they should look 'straight [over] onto their livelihoods at the back' (Wade-Martins 2002: 44). Table 13 shows the high percentages of village-based farmsteads with the house being attached to a working building by earliest known fabric. The table clearly shows the considerable time-depth evident in these farmsteads with almost 35.0% having buildings dating from before 1800. This may be compared to isolated farmsteads (Table 14), of which only 11.5% having fabric dating prior to 1800. The distribution of these village-based farmsteads also highlights the strong relationship between settlement patterns and farmstead character. As Table 13 makes clear, in comparison to isolated farmsteads in Table 14, houses attached to working buildings within villages, developing on plots inherited from the medieval period, have been a fundamental part of the character of villages in the Feldon and Avon Vale since at least the 17th century.

Settlement patterning and agricultural practices can determine how people structure their living space in relation to farm buildings. It is also important to also understand how changes in fashion and concepts would have influenced the placing of houses in relation to working buildings

NCA	***Attached to agricultural range***	***Attached to agricultural range - Central Position***	***Detached Farmhouse - Central Position***	***Detached gable on to yard***	***Detached side on to yard***	***Farmhouse set away from yard***	***Uncertain (cannot identify which is farmhouse)***
Arden	21.4%	1.4%	1.4%	20.5%	29.4%	19.3%	6.7%
Avon Vale	34.0%	1.0%	3.0%	6.4%	17.7%	32.0%	5.9%
Cannock Chase	27.3%	0.0%	0.0%	13.6%	31.8%	13.6%	13.6%
Cotswolds	22.6%	1.5%	0.0%	14.3%	23.3%	36.8%	1.5%
Feldon	33.1%	2.9%	1.6%	15.5%	26.1%	17.5%	3.3%
Leicestershire Vales	40.3%	0.8%	1.6%	8.1%	30.6%	16.1%	2.4%
Mease Sence	33.3%	3.9%	1.0%	4.9%	26.5%	10.8%	19.6%
Northamptonshire Uplands	44.1%	1.7%	2.5%	6.8%	19.5%	22.9%	2.5%
Trent Wash	21.6%	2.7%	0.0%	24.3%	37.8%	10.8%	2.7%

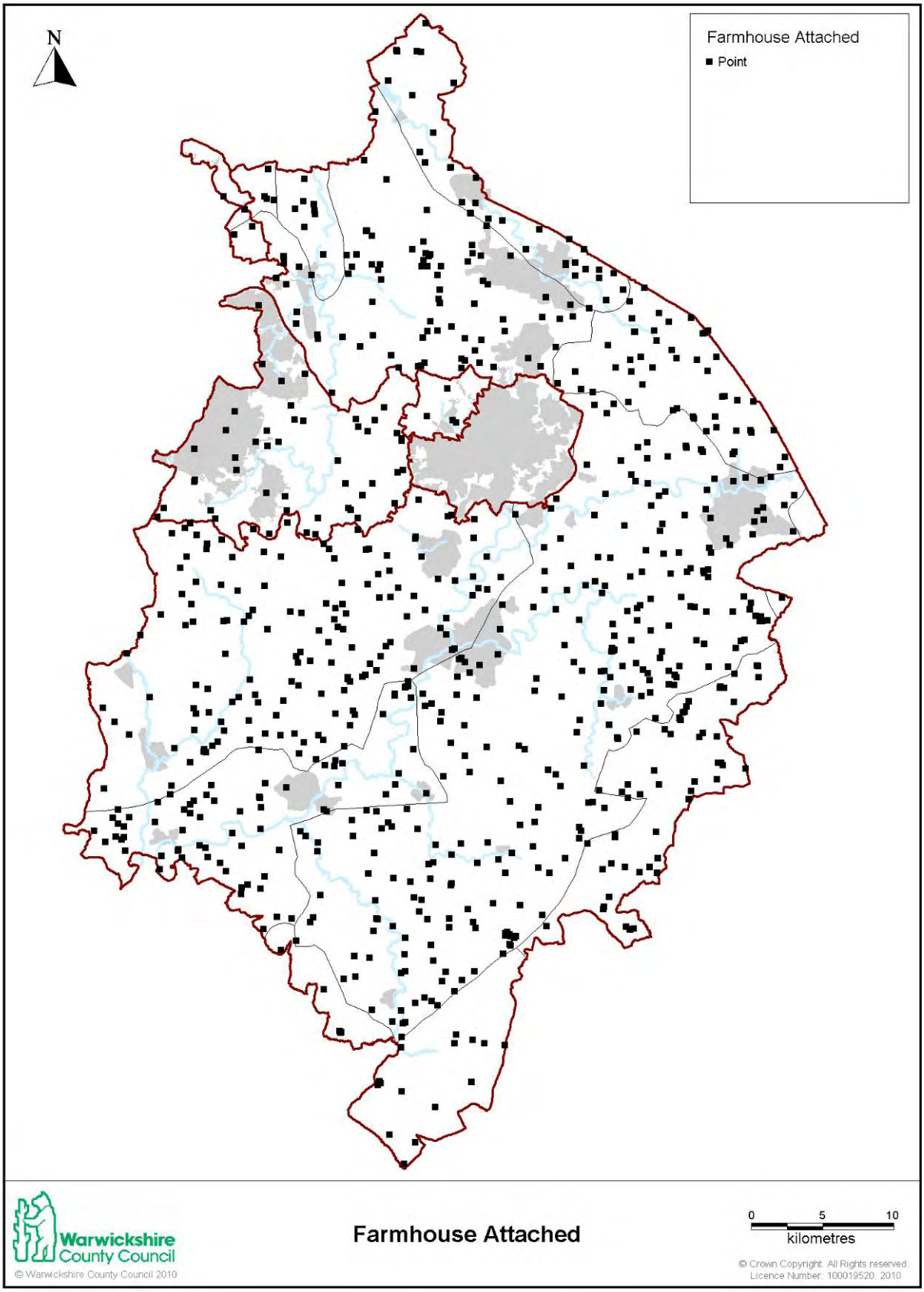
(Table 12) Position of house in relation to working buildings by NCA

Village Farmsteads	***%***
MED	4.8%
C17	30.1%
C18	16.4%
C19L	2.1%
C19	46.6%

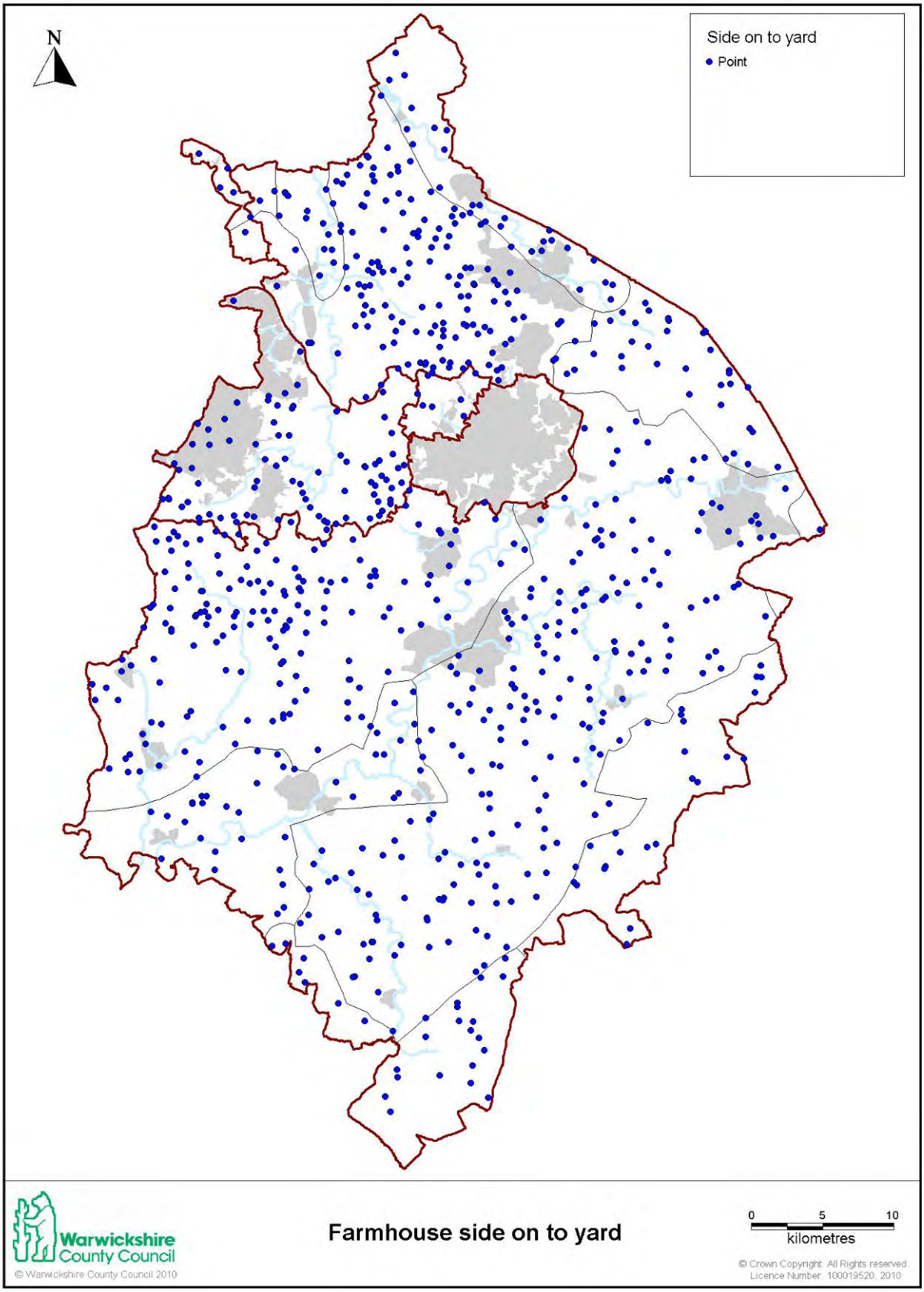
(Table 13) The percentages of all village farmsteads broken down by earliest known fabric

Isolated Farmsteads	***%***
MED	3.1%
C17	8.4%
C18	6.7%
C19L	1.1%
C19	80.7%

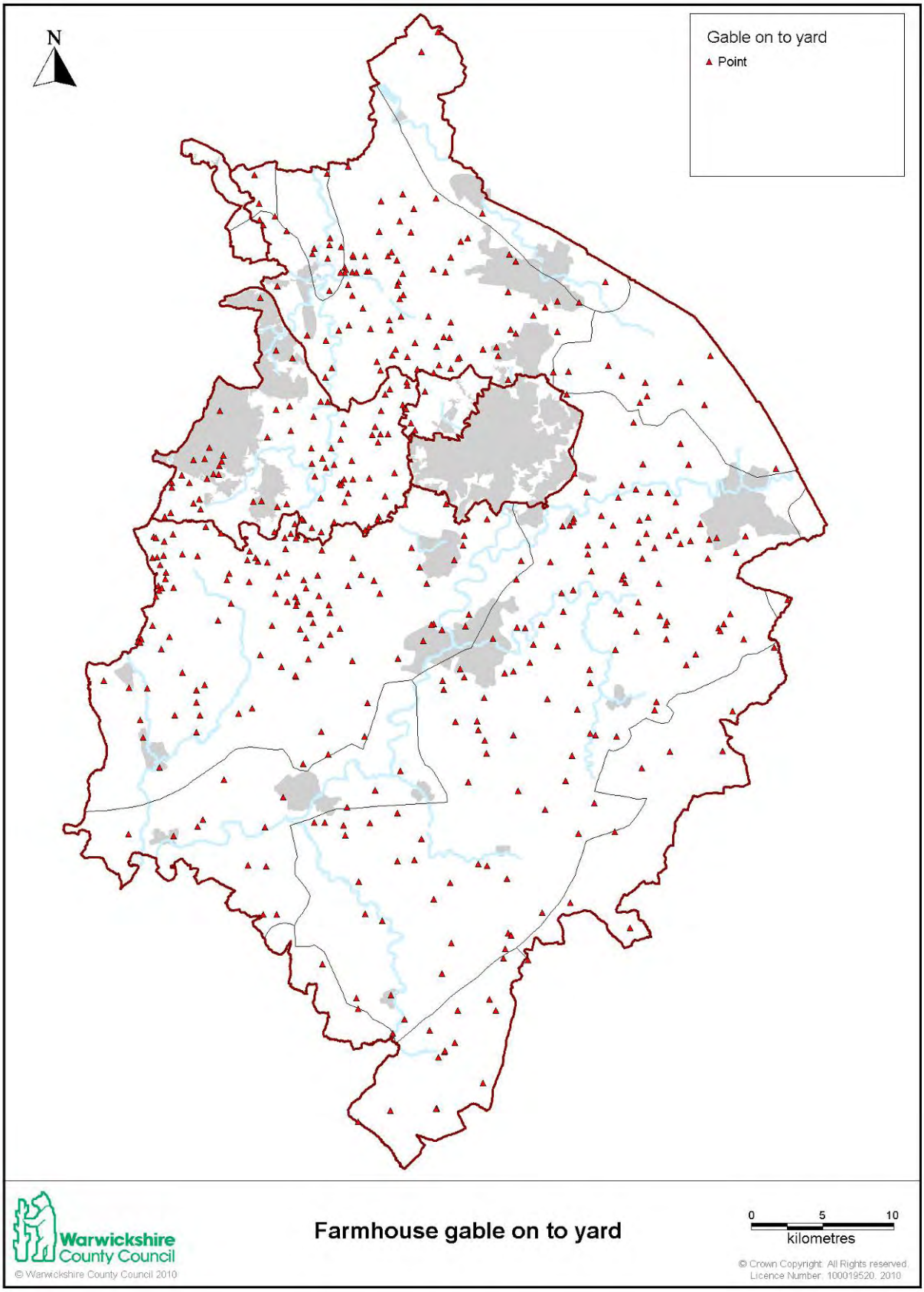
(Table 14) The percentages of all isolated farmsteads broken down by earliest known fabric



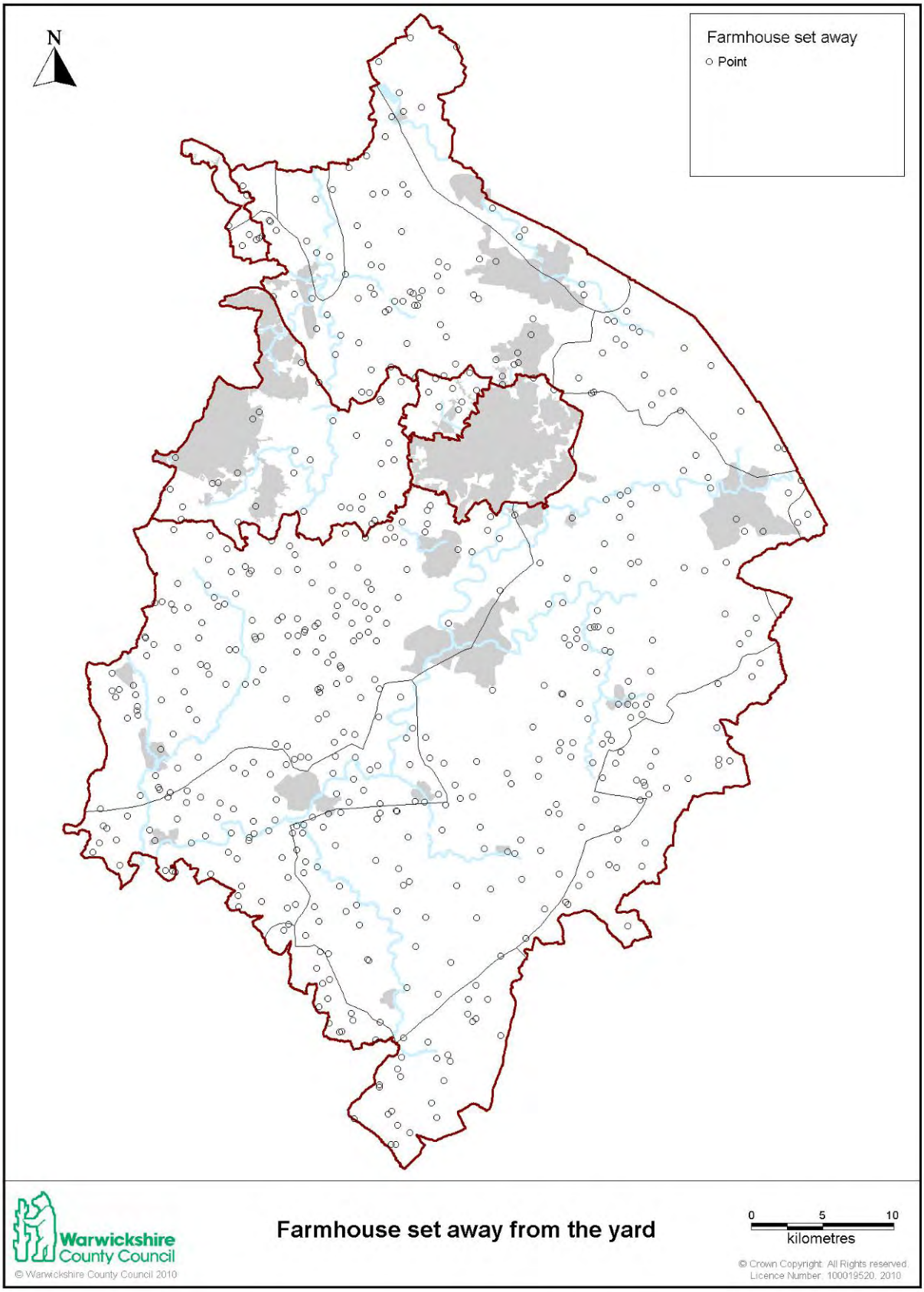
(Figure 31) Historic Farmsteads with House Attached to Working Buildings



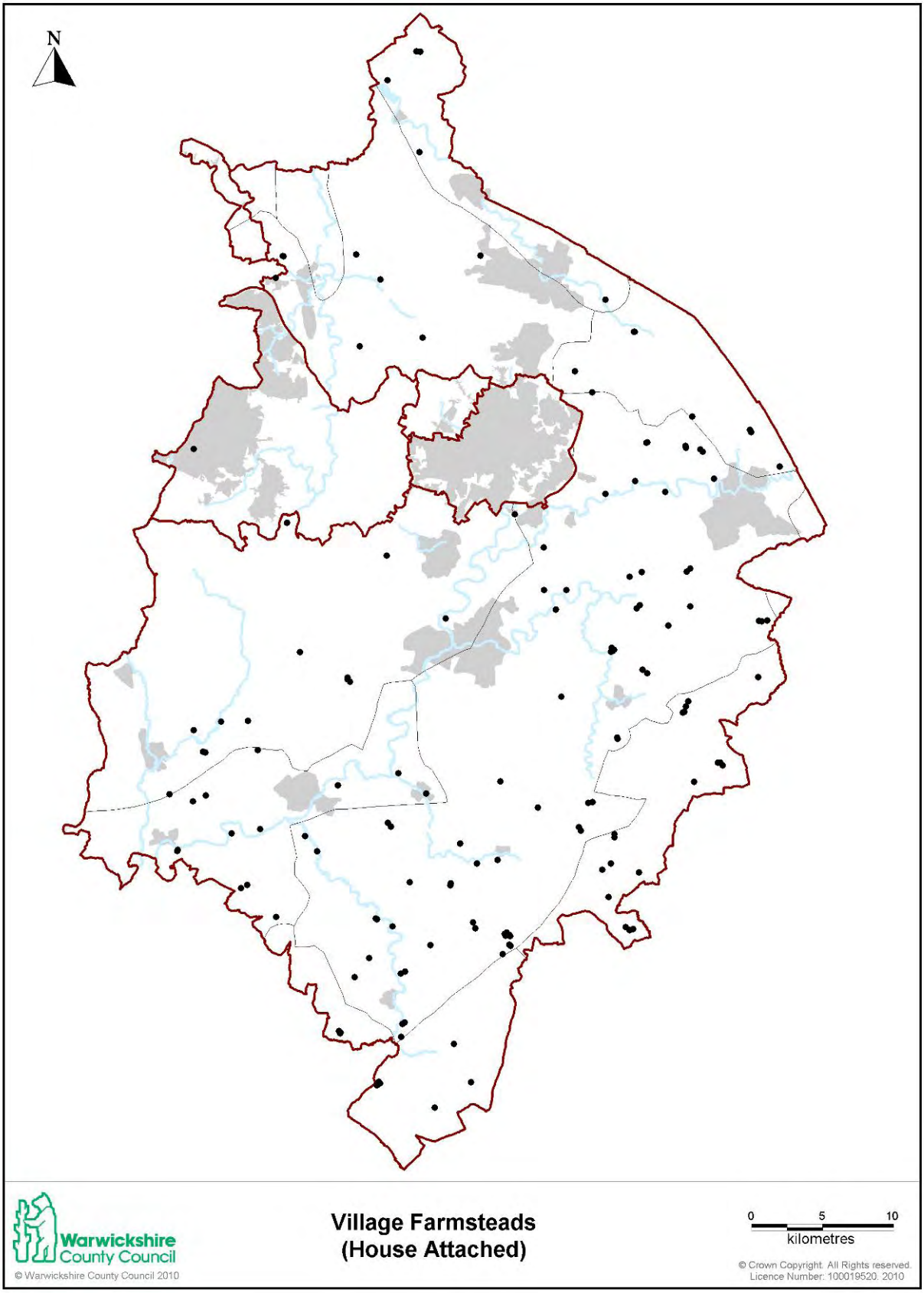
(Figure 32) Historic Farmsteads with House Side on to the yard



(Figure 33) Historic Farmsteads with House gable on to the yard



(Figure 34) Historic Farmsteads with House set away form the yard



(Figure 35) Village-based farmsteads with house attached to working buildings

6.7 Farmstead Plan Types

This section introduces the method for recording farmsteads by their plan type and summarises the key types and how they rank within the context of the West Midlands. The individual farmstead types are then described, and subject to analysis by Historic Landscape Characterisation and the National Character Areas.

The Recording Methodology

All recorded farmsteads were assigned attributes relating to their plan form (see below):

Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RC1 etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR RC ROW UNC	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel Regular Courtyard Row Plan Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by *working* agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g. RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group

6.8 The Principal Farmstead Types

The principal farmstead types are summarised below (see figure 2 for plan layouts).

Farmstead Plan Types
The principal farmstead plan types divide into: • Courtyard plans where the working buildings are arranged around a yard • Dispersed plans where there is no focal yard area • Small-scale farmsteads where the house and working buildings are often attached, and which can also comprise smallholdings
Courtyard plans
Courtyard plan farmsteads have the working buildings and sometimes the farmhouse arranged around one or more yards. They comprise 89.9% of all recorded farmsteads in Warwickshire, and are generally larger in scale than those elsewhere in the West Midlands. They subdivide into: Loose Courtyard Plans Form 34.4% of the total farmsteads recorded across the Region; 36.2% for Warwickshire • Have detached buildings facing one or more sides of a cattle yard with or without scatters of other farm buildings close by; • Are defined by the number of sides of the yard that are occupied by working buildings; • Display a wide variety in scale; • Principal openings facing into the yard, external elevations having few openings; • May have cartsheds, sometimes stables and other ancillary buildings placed away from the yard facing towards routes and tracks; • Are more likely to have developed over time with buildings of different dates; • Are concentrated in areas of irregular piecemeal enclosure and often away from areas with large-scale regular enclosure. Regular Courtyard Plans Are the largest group of plan types, forming 46.4% of recorded farmsteads across the Region; 53.7% for Warwickshire • Consist of linked ranges, often the result of a single phase of building, set around one or more cattle yards; • The larger-scale examples often conform to national ideals in efficient farmstead design, as developed in farming literature from the later 18th century and promoted by land agents, engineers and architects by the mid-19th century. • Display greater consistency in the use of materials and constructional detail, often employing more

non-local materials like Welsh slate, than other farmstead types. • Are most often associated with areas of planned or re-planned enclosure.	
Loose Courtyard 1 side	These are very small in scale with a working building to only one side of the yard. (2.1% for Warwickshire: 7.3% West Midlands)
Loose Courtyard 2 sides	These are small in scale with a working building to two sides of the yard. (9.9% for Warwickshire: 12.2% for West Midlands)
Loose Courtyard 3 sides	These are medium in scale with a working building to three sides of the yard. (12.3% for Warwickshire: 7.7% for West Midlands)
Loose Courtyard 4 sides	These have working buildings to four sides of the yard, and tend to be large-scale and formal in their layouts, although there are some examples of small-scale steadings of this type in upland fringe areas in particular. (5.0% for Warwickshire: 2% for West Midlands)
L-shaped ranges with additional buildings to 3 sides or 4 sides	These are medium-large scale courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. Plans of this form may be derived from loose courtyard origins or represent regular courtyard farmsteads, especially in the smaller-scale examples. 3 sides: 5.5% for Warwickshire: 11.4% for West Midlands 4 sides: 1.4% for Warwickshire: 3.5% for West Midlands
Regular Courtyard L-plan	Small-medium scale courtyard farmsteads where the buildings are arranged as two linked ranges to create an L-shape. They can comprise a barn and attached shelter shed to a cattle yard or an interlinked cattle housing and fodder range. Additional buildings are typically small-scale, and not sited facing the yard. (8.0% for Warwickshire: 10.1% for West Midlands)
Regular Courtyard U plans	Regular courtyard farmsteads where the buildings are arranged around three sides of a yard which is open to one side, sometimes with a house to the open side. (11.4% for Warwickshire: 8% for West Midlands)

Regular courtyard farmsteads where the buildings are arranged as F-, E-, T-, H- or Z-shaped plans	These comprise regular courtyard farmsteads where the buildings are arranged around two or more cattle yards. Cattle housing and stabling typically extend as two ranges from the longer main range which includes a barn or mixing house. F: 1.5% for Warwickshire:1.3% for West Midlands E: 2.5% for Warwickshire: 1.5% for West Midlands T: 0.7% for Warwickshire: 1.3% for West Midlands Z: 0.4% for Warwickshire: 0.3% for West Midlands H: 0.1% for Warwickshire: 0.1% for West Midlands
Regular courtyard multi-yard farmsteads	Multi-yard plans are typically the largest in scale of the regular courtyard plan types, comprising farmsteads with multiple yards which are grouped together and regularly arranged. They often include examples of the other plan types as tertiary plan types. (9.2% for Warwickshire; 9.7% for West Midlands)
Full Regular Courtyard Plans	These are typically large-scale regular courtyard farmsteads where the working buildings are arranged around all four sides of the yard. (5.5% for Warwickshire; 1.5% for West Midlands)
Regular Courtyard Covered Yards	These are dominated by large covered yards for cattle, and date from the 1850s. (1.6% for Warwickshire; 0.7% for West Midlands)
Dispersed plan types	
Dispersed plans (3.2% of the total for Warwickshire and for 6.6% for the West Midlands) generally show little evidence of planning in the arrangement of the farm buildings. There are three sub-types: • Dispersed clusters • Dispersed driftways • Dispersed multi-yards They are concentrated in the anciently-enclosed landscapes of the Arden.	
Dispersed cluster plans	Dispersed cluster farmsteads are typically small steadings that do not have a yard; instead working buildings are scattered around the farmhouse, often within a large, irregular paddock. (1.2% for Warwickshire: 2.8% for West Midlands)
Dispersed driftway	Dispersed driftways have a routeway running through the farmstead along which some of the buildings will be aligned. (0.4% for Warwickshire: 1.2% for

plans	West Midlands)
Dispersed multi- yard plans	Dispersed multi-yard farmsteads contain two or more yards that are typically detached from one another together with other scattered buildings. (1.6% for Warwickshire: 2.6% for West Midlands)
Linear, L-plan, Row and Parallel plans	
This group of farmsteads generally represent the smallest farmsteads recorded in the Region and are most closely associated with upland and common-edge farmsteads. They comprise 5.9% of farmsteads in Warwickshire and 11.7% of farmsteads in the West Midlands.	
Linear	A farmstead where houses and working buildings are attached and in-line. Any detached buildings (in more than 50% of mapped sites) are typically small-scale, such as pigsties and calf houses. (1.0% for Warwickshire: 7.3% for West Midlands)
L-plan (attached)	A linear farmstead, extended or planned with additional working buildings to make an L-shaped range. More than 50% have additional detached buildings. (3.2% for Warwickshire: 3.1% for West Midlands)
Parallel plans	A farmstead, often of linear plan, where the working buildings are placed opposite and parallel to the house and attached working buildings with a narrow area between. (0.4% for Warwickshire: 0.6% for West Midlands)
Row	A farmstead where the working buildings are attached in-line and form a long row. (1.2% for Warwickshire: 0.7% for West Midlands)
Uncertain	
UNC	A farmstead of uncertain plan form. (1.0% for Warwickshire)
Smallholdings	
Smallholdings are uncommon in Warwickshire. They typically have no defined plan type, or comprise examples of the linear and other small-scale plans outlined above. They can be identified from their position, often set within areas of enclosure of common land and associated with areas of industrial activity such as mining or quarrying.	

Description and Analysis

This section outlines the principal farmstead types, with distribution maps followed by an analysis of their distribution against HLC and the NCAs.

6.8.1 Loose courtyard plans

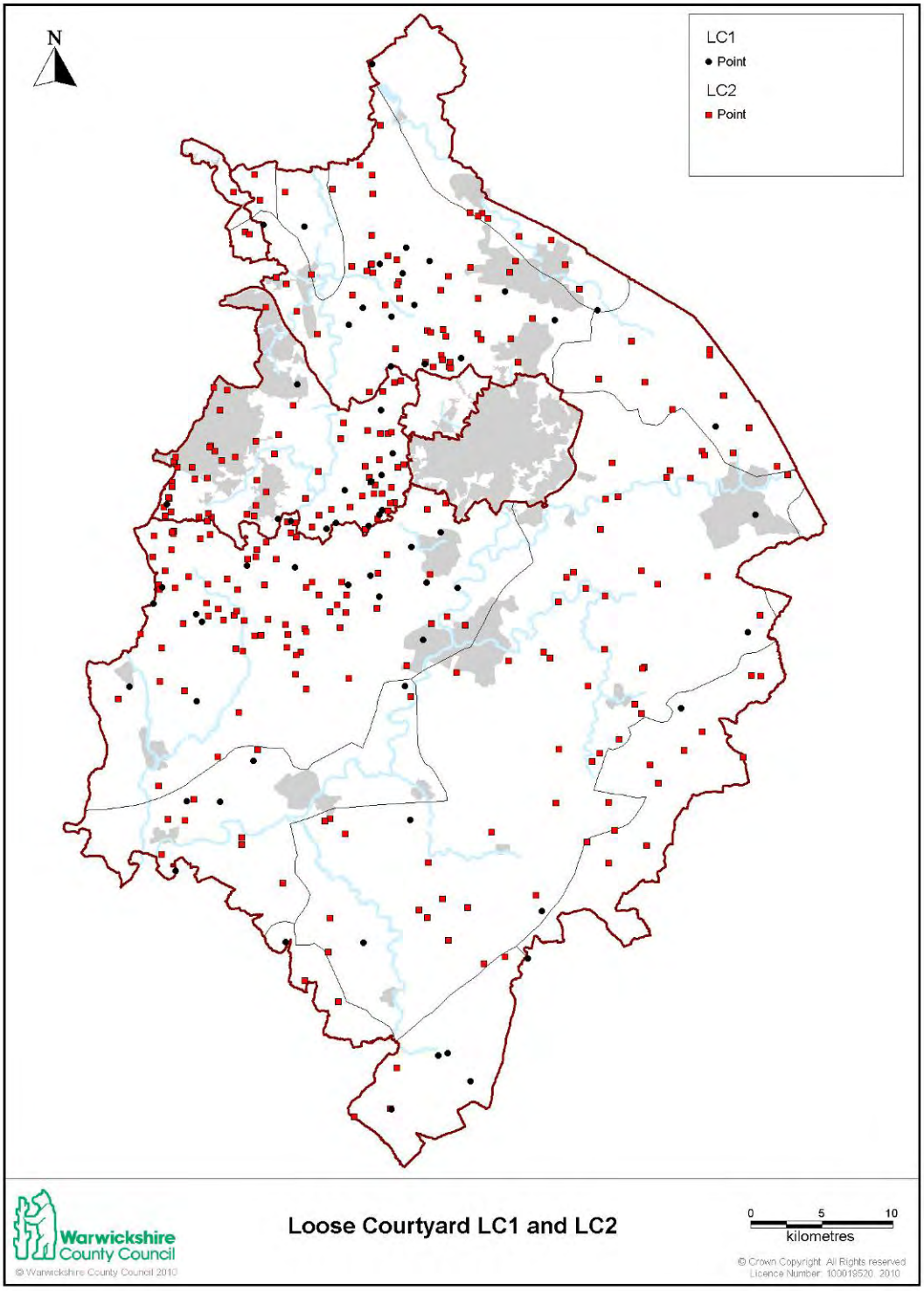
Their Distribution

Loose courtyard plans are often the product of piecemeal development and can range from small farmsteads with a single building on one side of the yard and the farmhouse (LC1) to a yard defined by working buildings on all four sides (LC4).

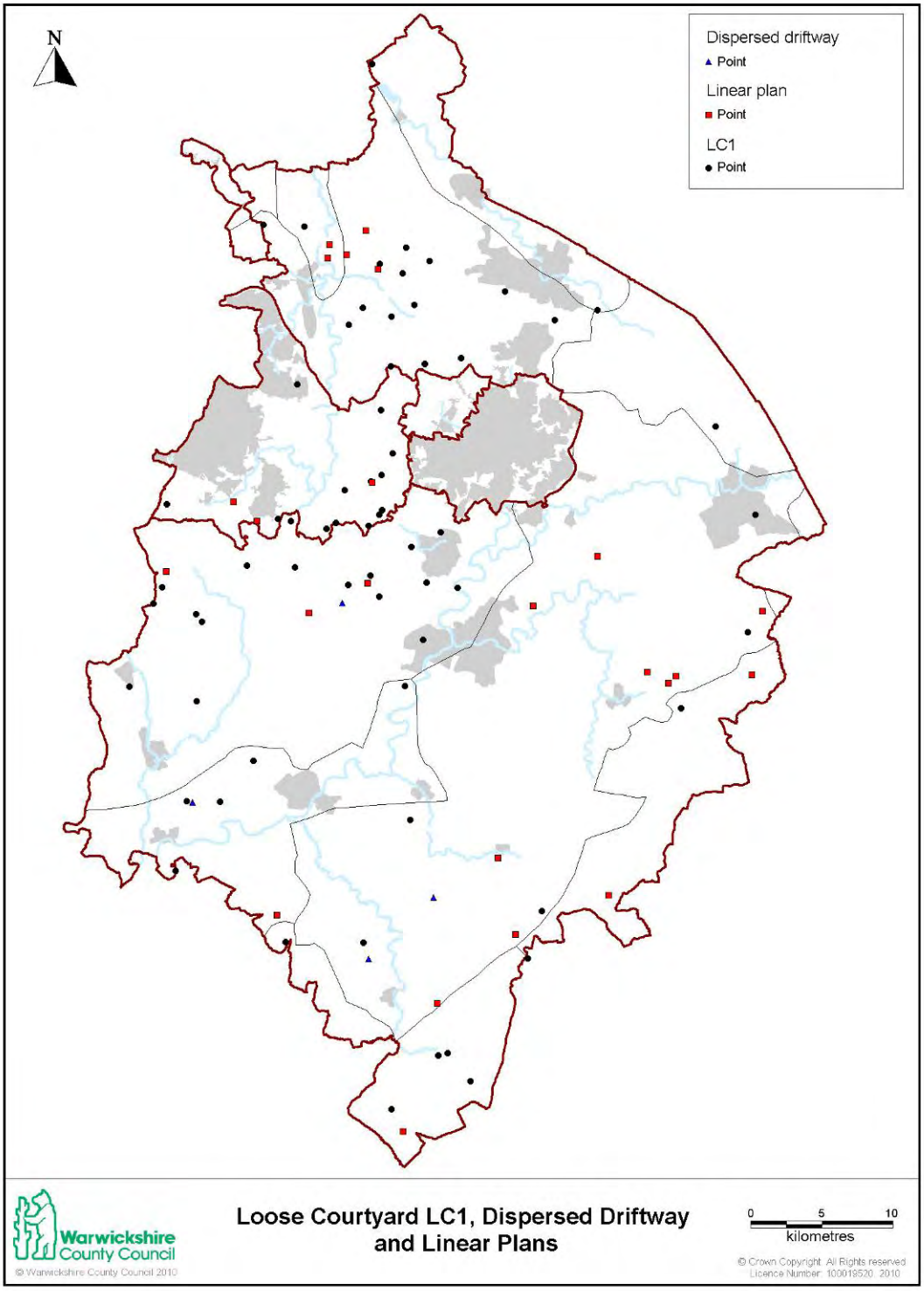
The LC2 plans are the most common loose courtyard plan, making up 9.9% of all plan types in the county against the West Midlands average of 12.20%. LC1 plan types form only 2.1% of the total farmsteads mapped across the county, compared against a regional average of 7.30%. The distribution of LC1 plan types is mainly restricted to the north and west areas of the county, in areas of smallholding activity and mineral extraction. In comparison LC2 plan types have a much wider distribution across the county, possibly suggesting that they are associated more with small scale pastoral or dairy farming and not smallholding. This is reflected in analysis against HLC (below).

The loose courtyards with buildings on three or four sides (LC3, LC4, and LCL3/4) are often larger in size and can exhibit a degree of planning in their layout. The distribution of large loose plan types is fairly even throughout the county. Although higher numbers can be seen in the Arden, this is partly due to the higher densities of farmsteads within these landscapes. In Warwickshire LC3 plan types form 12.3% of all farmsteads mapped, compared against 7.7% for the rest of the region. LC4 plan types form 5.0% against a regional average of only 2%. Loose L-plans with detached buildings to the third and fourth sides form 6.9% of all mapped farmsteads across the county, compared against a regional average of 2.9%. They represent an evidently more piecemeal arrangement of buildings than the regular courtyard L-plans with detached buildings to the third or fourth sides of a yard (RCL3 and RCL4). These are in contrast to LCL3/4 concentrated away from the Arden, making up 12.8% of all mapped farmsteads, compared to a regional average of 8.5%.

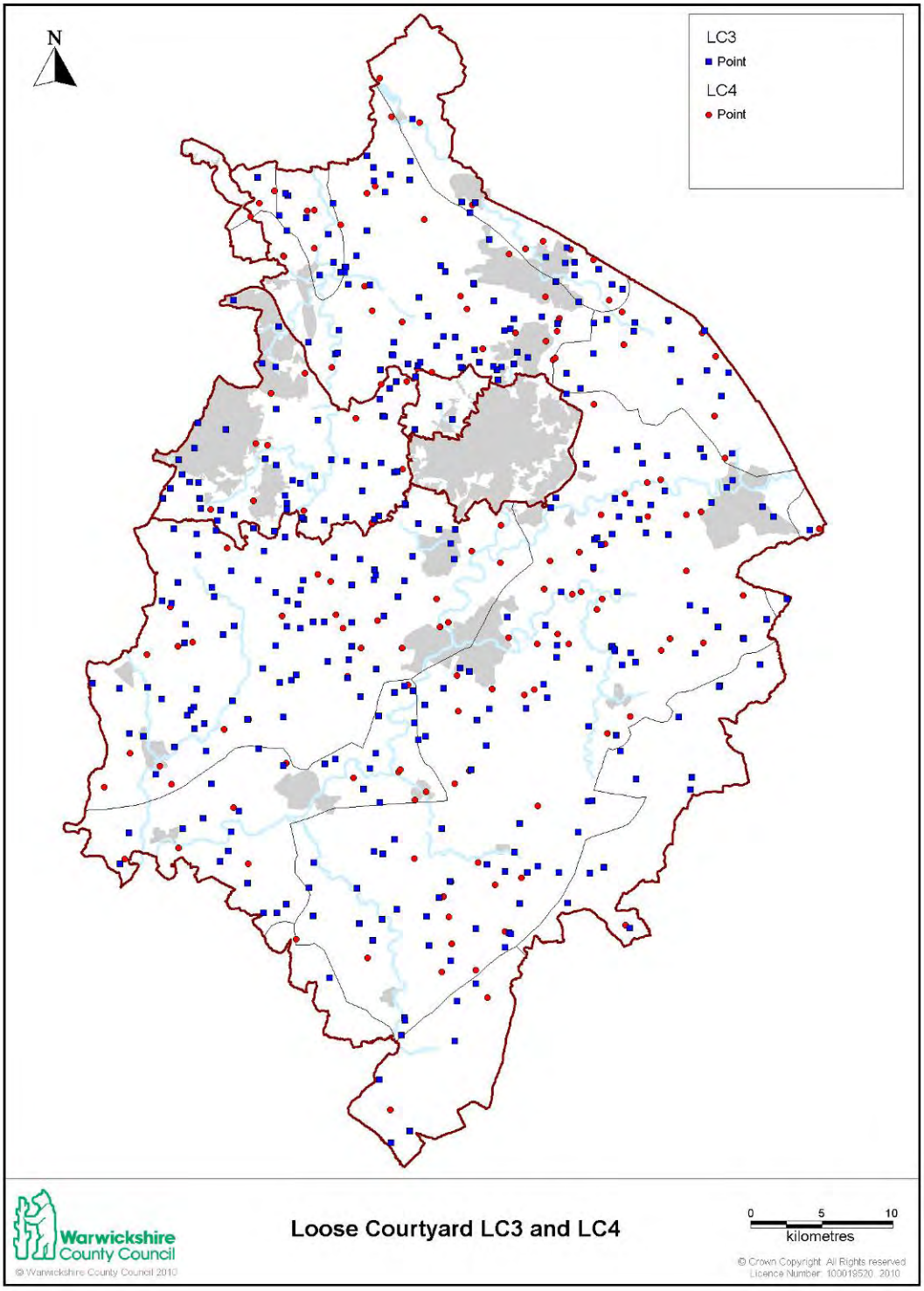
Warwickshire exhibits a high number of these larger loose plan types, which are distributed fairly evenly across the county, in comparison to the rest of the region. This is broadly shared by other arable farming areas of lowland England where large farms developed as a distinctive feature of the landscape. They tend to be focused within landscapes of piecemeal enclosure often with access of former common or heath.



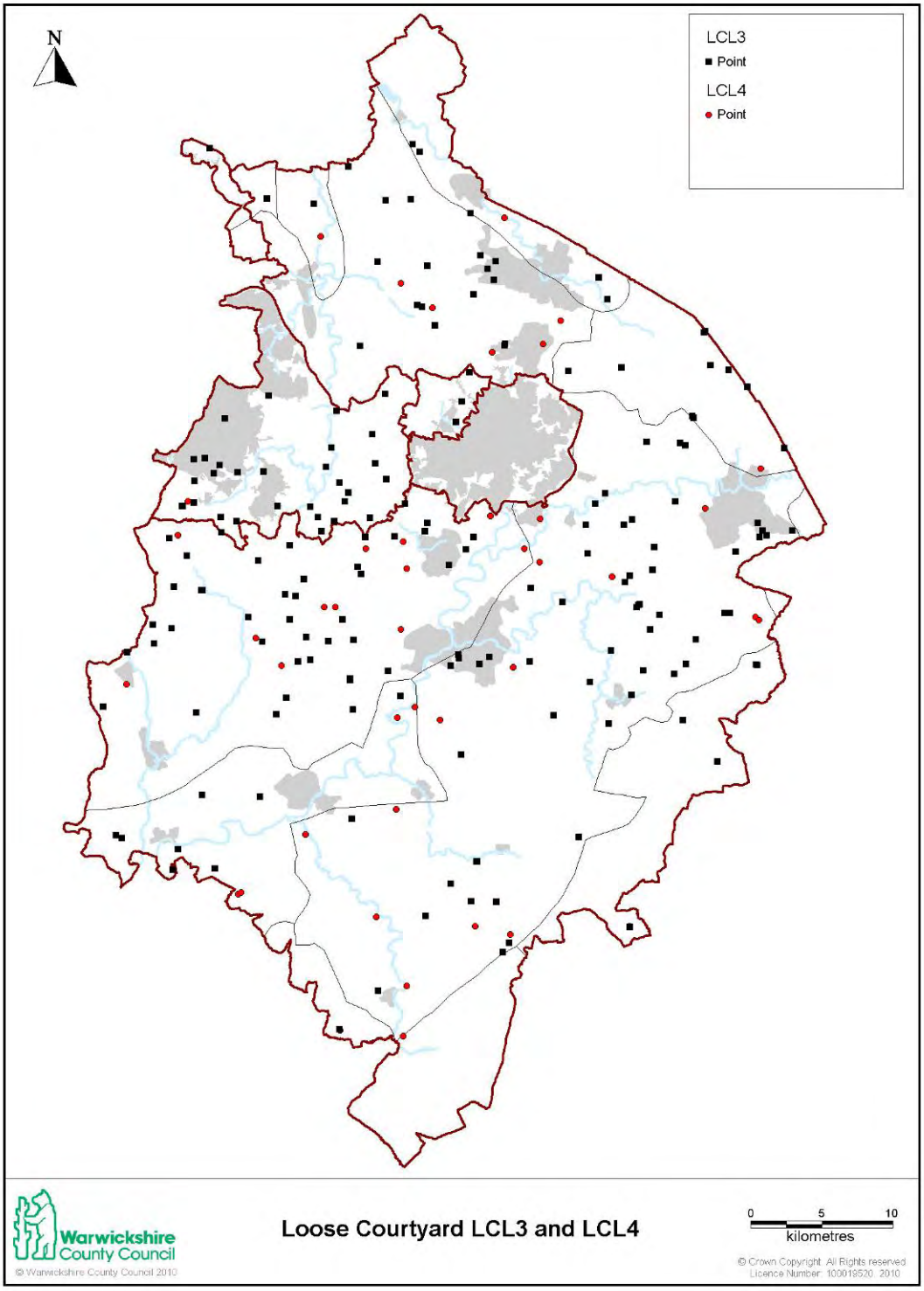
(Figure 36) Map showing the distribution of Loose Courtyard Farmsteads with working buildings to one and two sides, showing their weighting towards the core of the Arden.



(Figure 37) Map showing the distribution of Loose Courtyard Farmsteads with working buildings to one side, Linear Farmsteads and Dispersed Driftway Farmsteads. A concentration in the core of the Arden is apparent.



(Figure 38) Map showing the distribution of Loose Courtyard Farmsteads with working buildings to three and four sides, showing a more even distribution across the county.



(Figure 39) Map showing the distribution of Loose Courtyard Farmsteads which include L-ranges and buildings to the third and fourth side

Loose Courtyard plan types against HLC

Analysis shows that:

- The smaller loose courtyard plan types show a strong tendency to be sited along the boundaries between planned/irregular enclosure and commons/squatter settlement. They are otherwise evenly distributed in landscape of planned or irregular enclosure.

- The larger loose courtyard plan types tend to be focused within landscapes of irregular enclosure often with access of former common or heath.

- The association of larger plan types with historic cores displays both the tendency for smaller farms to have declined in numbers as open fields were enclosed (a process which accelerated in the 19th century) and also the difficulty of identifying those smaller farms that remained within settlements from late 19th century maps.

1880s HLC Type	*LC1*	*LC2*	*LC3*	*LC4*	*LCL3*	*LCL4*
Planned	30	143	181	68	89	16
	30.0%	27.3%	28.1%	25.9%	28.9%	28.6%
Irregular	28	150	215	91	95	17
	28.0%	28.6%	33.3%	34.6%	30.8%	30.4%
Commons	9	48	37	17	20	3
	9.0%	9.2%	5.7%	6.5%	6.5%	5.4%
Historic Core	3	36	62	25	36	11
	3.0%	6.9%	9.6%	9.5%	11.7%	19.6%
Planned/Irregular	12	55	101	41	37	6
	12.0%	10.5%	15.7%	15.6%	12.0%	10.7%
Planned/Commons	7	37	18	9	11	1
	7.0%	7.1%	2.8%	3.4%	3.6%	1.8%
Planned/Squatter	6	28	5	2	2	
	6.0%	5.3%	0.8%	0.8%	0.6%	0.0%
Irregular/Commons	2	15	20	10	14	2
	2.0%	2.9%	3.1%	3.8%	4.5%	3.6%
Irregular/Squatter	3	12	6		4	
	3.0%	2.3%	0.9%	0.0%	1.3%	0.0%

(Table 15) Loose Courtyard plan types against HLC

Loose Courtyard Plan Types and the NCAs

Analysis shows that:

- Medium-scale (LC2-3) farmsteads are concentrated within the Arden, Cotswolds and Northamptonshire Uplands whereas LC3-4 farmsteads are concentrated within the vales.
- LCL3-4 are concentrated in the Leicestershire Vales, Cannock Chase (where there was a tendency for farmsteads to display a sharper division between large and small scale) and the Feldon/Dunsmore areas.
- The distribution of farmstead types across the NCAs within Warwickshire corresponds to the results of farmsteads mapping for the NCAs across the Region (see Regional Character Statement), with the exception of the Avon Vale where larger-scale farmsteads are more typical of Warwickshire than Worcestershire.

Type	*Arden*	*Avon Vale*	*Cannock Chase*	*Cotswolds*	*Feldon*	*Leicestershire Vales*	*Mease Sence*	*Northamptonshire Uplands*	*Trent Wash*
LC1	44	5		7	4	1	2	1	1
	7.5%	8.1%	0.0%	22.6%	1.5%	2.1%	5.6%	3.0%	6.7%
LC2	192	9	3	9	47	11	8	11	1
	32.7%	14.5%	33.3%	29.0%	17.4%	23.4%	22.2%	33.3%	6.7%
LC3	181	25	1	10	99	15	13	13	8
	30.8%	40.3%	11.1%	32.3%	36.7%	31.9%	36.1%	39.4%	53.3%
LC4	61	11	3	2	50	9	8	2	3
	10.4%	17.7%	33.3%	6.5%	18.5%	19.1%	22.2%	6.1%	20.0%
LCL3	92	8	2	1	56	10	4	5	1
	15.6%	12.9%	22.2%	3.2%	20.7%	21.3%	11.1%	15.2%	6.7%
LCL4	18	4		2	14	1	1	1	1
	3.1%	6.5%	0.0%	6.5%	5.2%	2.1%	2.8%	3.0%	6.7%

(Table 16) Loose Courtyard plan types against NCAs

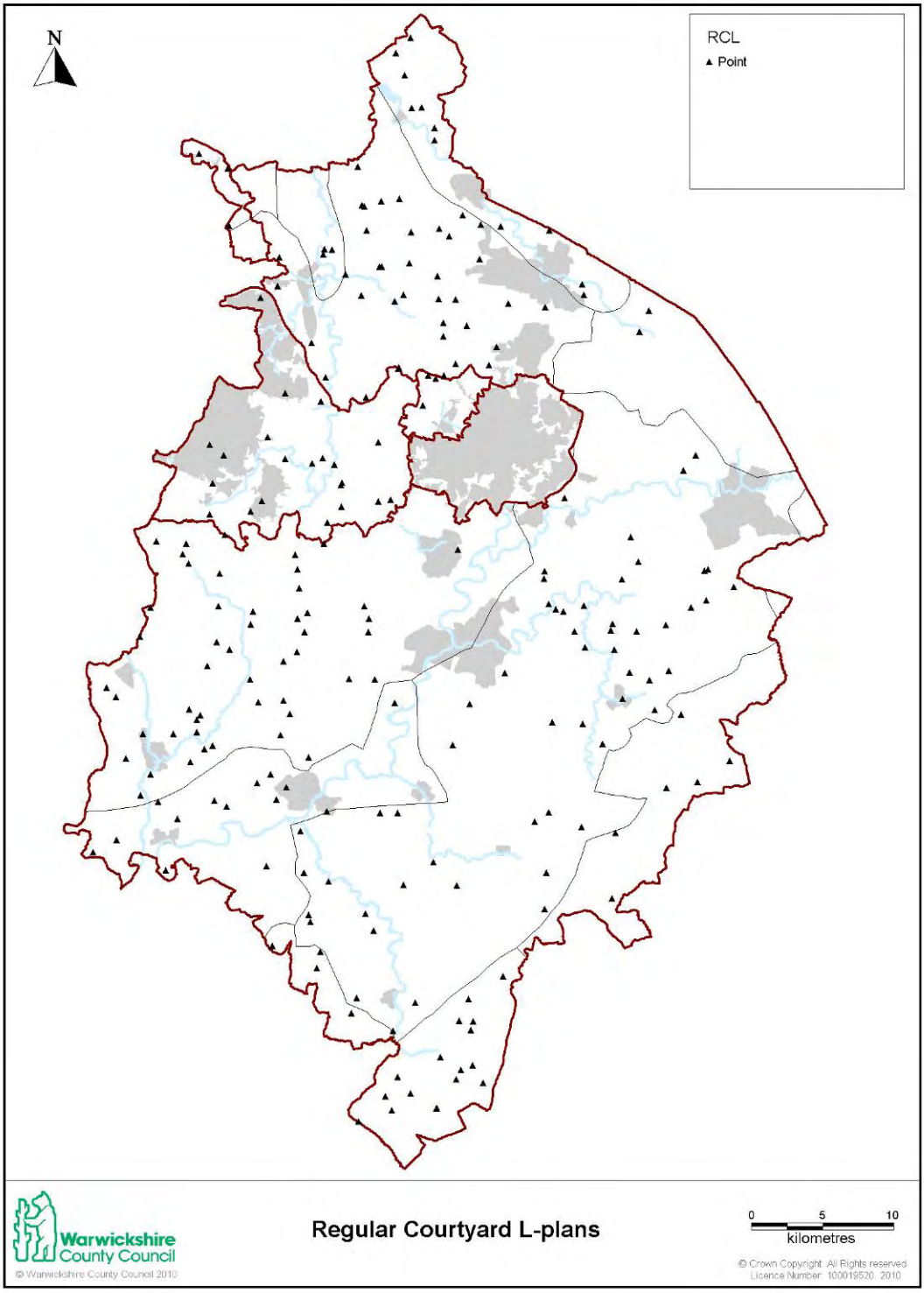
6.8.2 Regular Courtyard Plans

Their Distribution

Regular courtyard plans of all types form the dominant plan type in the county, representing 53.7% of recorded farmsteads compared to 36.2% of loose courtyards: these figures compare with regional averages of 46.4% for regular plan types and 34.4% for loose courtyard types. This tendency towards planning in farmsteads is reflected in the dominance across large parts of the county of planned enclosure from HLC.

Regular Courtyard L-plans

The RCL plan forms 8.0% of all mapped farmsteads and 15.2% of all regular-plan farmsteads. They can comprise an interlinked cattle housing and fodder range, or more usually in Warwickshire a barn and attached shelter shed to a cattle yard. They can be either incremental in their development or planned. They are less numerous than across the remainder of the region (average of 10.1%), and are significantly smaller in scale than the other regular plan types. This association with smaller steadings extends across the county – in contrast to the small-scale loose courtyard plans. Clustering is apparent in areas of common edge settlement and smallholding.



(Figure 40) Map showing the distribution of Regular Courtyard L-plans

Regular courtyard L-plan with detached buildings to the third or fourth sides of a yard (RCL3 and RCL4) are in contrast large in scale. They make up 12.8% of all mapped farmsteads, compared to a regional average of 8.5% - a further indication of the larger scale of farmsteads found across the county (see 6.6). They also exceed in number loose courtyard L-plans with detached buildings to the third and fourth sides which form 6.9% of all mapped farmsteads across the county, compared against a regional average of 2.9%: these latter display a more piecemeal

development in their overall planning. They make up significant numbers of all regular farmsteads particularly in the Severn and Avon Vales (15%), Dunsmore and Feldon (14.8%), Northamptonshire Uplands (25.4%) and the Cotswolds (14.8%). In contrast areas to the north and west of the Avon – where farmsteads tend towards smaller scales (see 6.6) - have lower percentages of RCL3/4 farmsteads.

Regular Courtyard U-plans

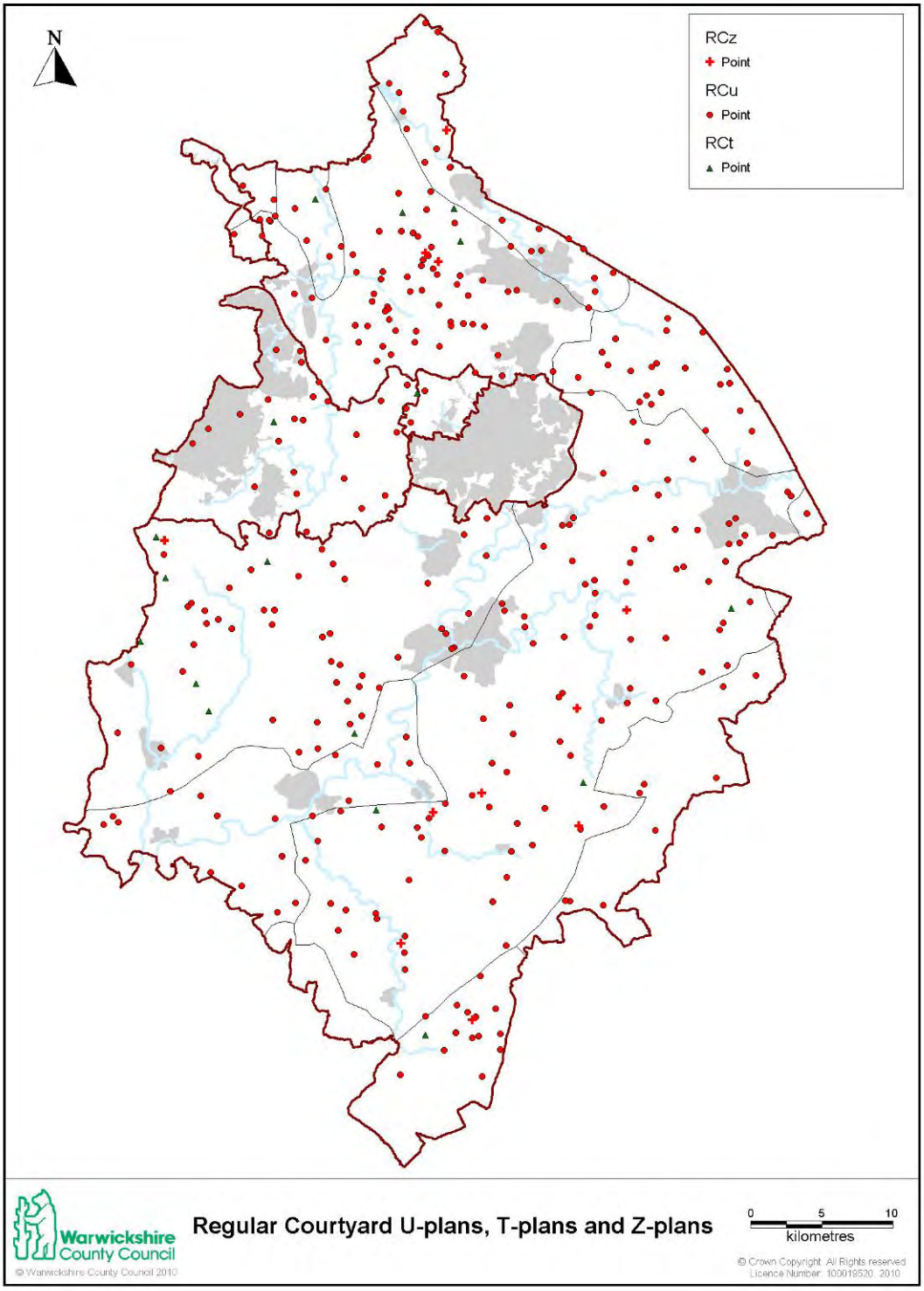
Regular courtyard U-plans have buildings arranged around three sides of a yard which is open to one side. RCu plans represent 11.4% of all mapped farmsteads within Warwickshire, compared to a regional average of 8.0%, reflecting the activities of estates (for example north of Coventry within the Arden) and the considerable investment in farm buildings in the county during the period of high farming in the 19th century.

Regular Courtyard T-plans

Regular courtyard T-plans have buildings arranged as two ranges at right angles to each other. They are also medium to large in size. RCt plans represent 0.7% of all farmsteads mapped, compared to a regional average of 1.3%.

Regular Courtyard Z-plans

RCz are an uncommon form of regular courtyard farmstead where the buildings are arranged in a Z-shaped form. The farmstead mapping has only identified 12 Z-plan farmsteads representing only 0.4% of all farmsteads.



(Figure 41) Map showing the distribution of Regular Courtyard T-plans, Regular Courtyard U-plans and Regular Courtyard Z-plans.

Full Regular Courtyards (RC)

Full Regular Courtyards are generally linked ranges set around all four sides of a courtyard. They represent 5.5% of all mapped farmsteads within the county, compared to a regional average of only 2%. This plan type is synonymous with the classic model farm format of the 1750-1870

periods, and thus of a medium to large scale and associated with areas of planned estate driven enclosure. The Leicestershire Vales exhibits a particularly high number.

Regular Courtyard Multi-yard Plans (RCmy, h, e and f)

The largest of the Regular courtyard plans are those with more than one yard, namely the RCmy, RCh, RCe and RCf plans. They are strongly indicative of farmsteads with holdings of 300 acres or over and required considerable labour to work them. The HLC (see below) shows that they are situated in landscapes subjected to large-scale intensive capital investment in the 19th century (especially c1840-1870s). They are predominantly associated with cattle yards for store cattle / fattening and the production of manure using large quantities of straw (a by-product of the corn harvest), imported feed and hay, with the possible exception of the F-plan layout which may include a cow house / hay barn ranges in dairying areas.

These plan types (except the F plan) all exceed by a considerable margin the regional average, highlighting the large-scale of farmsteads across the county:

- E plans with two cattle yards comprise 2.5% of all farmsteads in the county and 1.3% of farmsteads across the region. They are closely associated with areas of planned enclosure, such as along the Avon Valley.

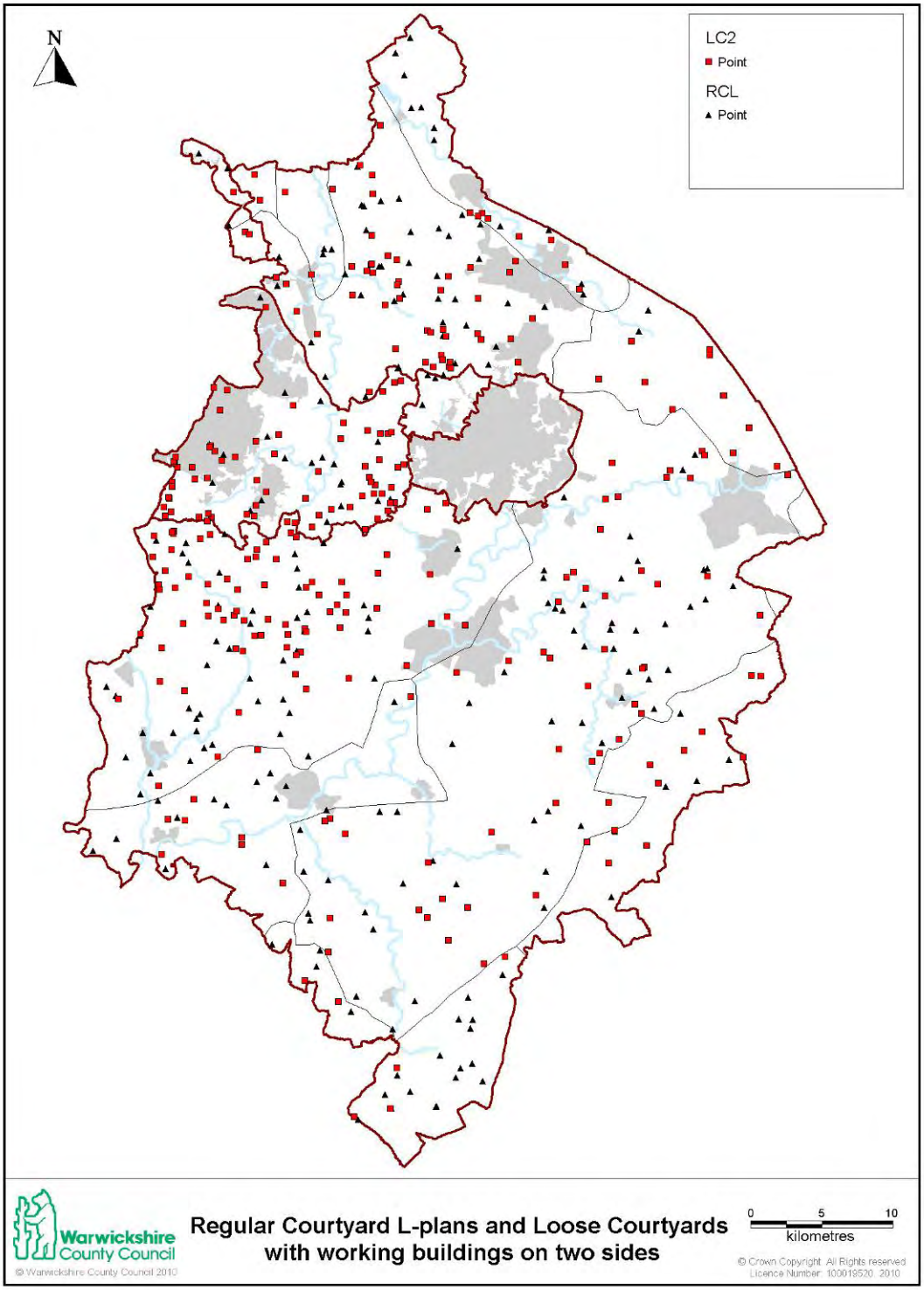
- H plans with two cattle yards comprise 0.1% of all farmsteads in the county and form 1.3% of farmsteads across the region.

- F plans with two yards comprise 1.5% of all farmsteads in the county and 1.3% of farmsteads across the region. They are typically smaller in scale.

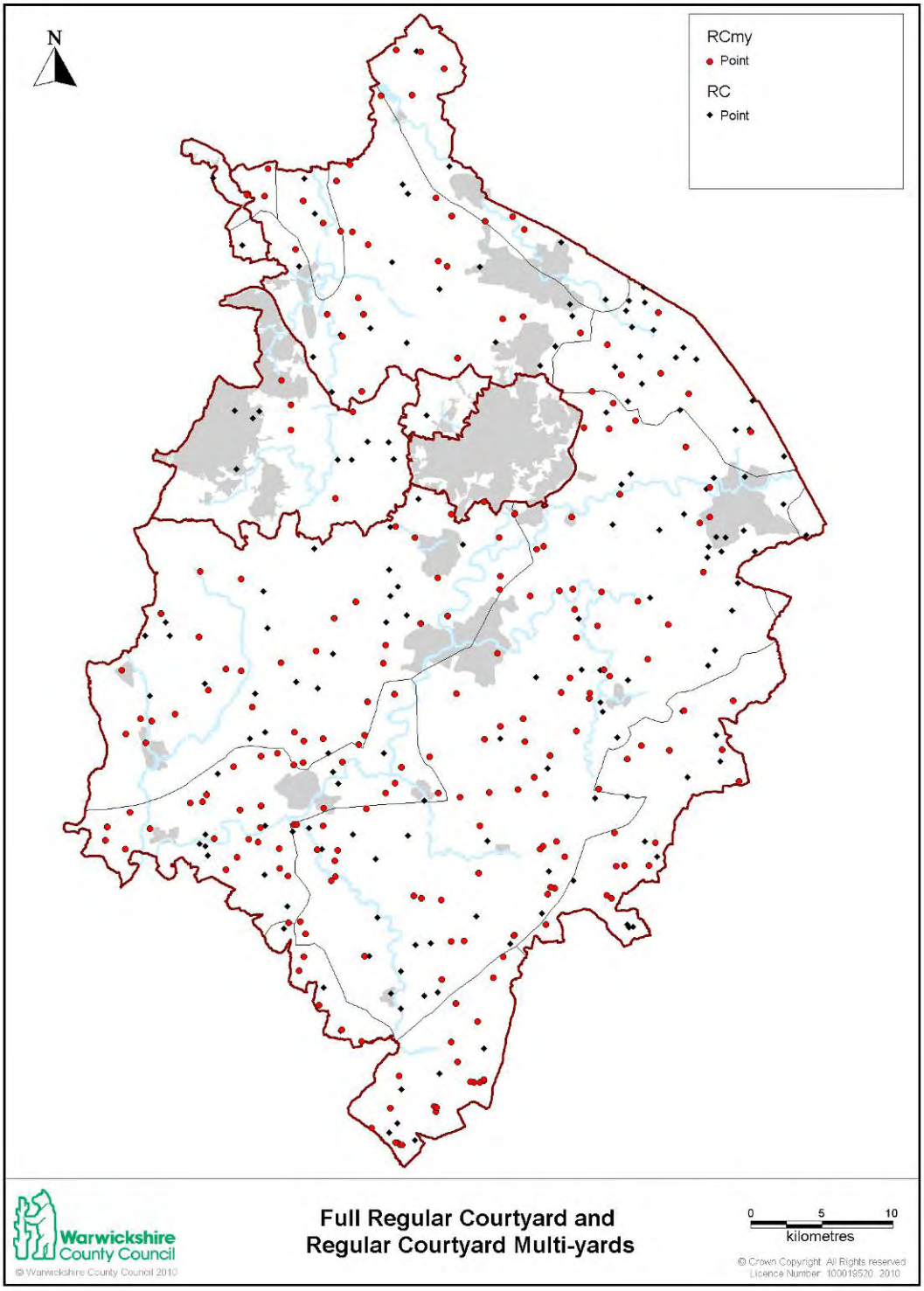
- Regular courtyard multi-yards are farmsteads with multiple yards which are grouped together and regularly arranged (other than the defined F, E, H, T or Z-plans, although these can be incorporated as tertiary elements). RCmy represent 9.2% of all mapped farmsteads in Warwickshire, slightly below the regional average of 9.7%. As a proportion of the total mapped resource, they are relatively absent from the Arden and dominant in the Leicestershire Vales and the southern half of the county particularly in the Feldon and the Avon Vale. These were areas of corn production and stock fattening combined with sheep farming and some dairying.

Regular Courtyard Covered Yards

Covered yards are most strongly associated with regular plans. They represent 1.6% of all mapped farmsteads within the county. The earliest date from the 1850s and they are either whole new builds (usually of the 1850s to late 1870s, when capital dried up on the whole) or more commonly post 1870s adaptations to earlier farmsteads. In general the distribution of covered yards is primarily in the central portion of the county close to large urban markets (Coventry, Rugby, etc).



(Figure 42) Map showing the distribution of Regular Courtyard L-plans against the distribution of Loose Courtyards with working buildings on two sides



(Figure 43) Map showing the distribution of Full Regular Courtyard plans against Regular Courtyard Multi-yards

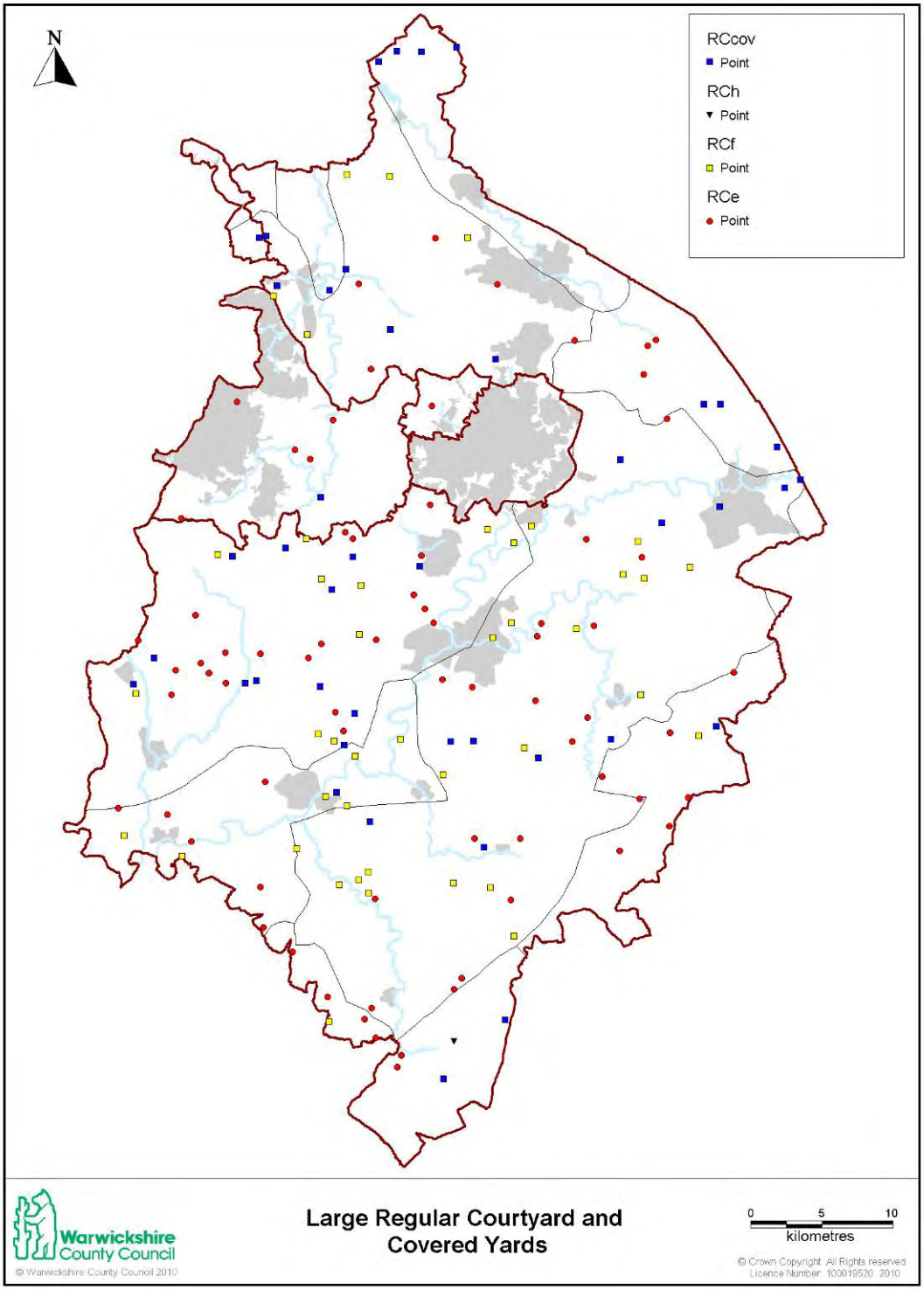
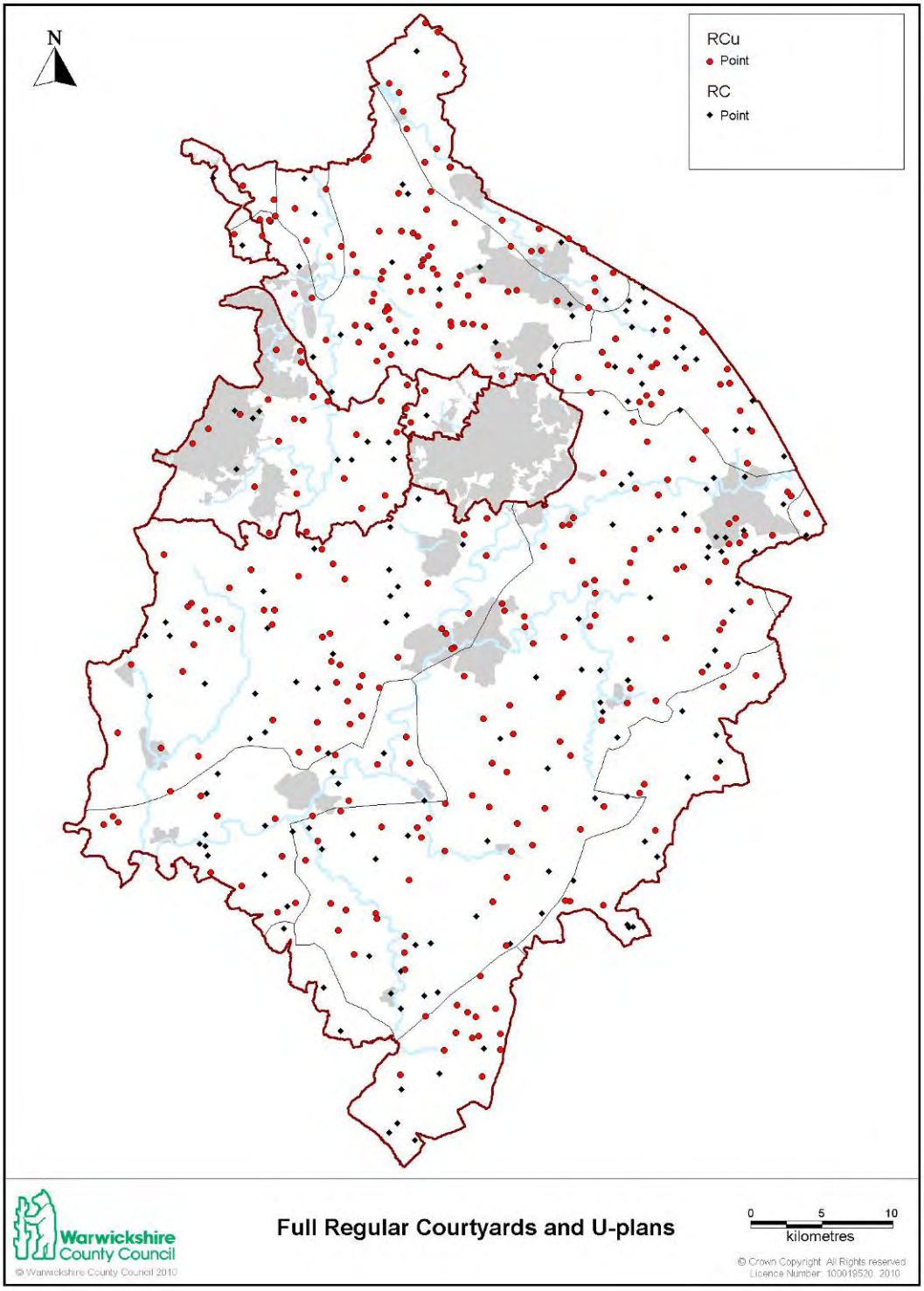


Figure 44) Map showing the distribution of Regular Courtyard F-plans, Regular H-plans, Regular E-plans and Covered Yards



(Figure 45) Map showing the distribution of Full Regular Courtyard plans against Regular Courtyard U-plans

Regular Plan Types and HLC

Analysis against HLC shows that:

- A higher proportion of the large-scale regular courtyard plans (RC, RCmy, RCe, RCL3-4) are associated with planned rather than irregular enclosure. RCf plans display a lesser tendency in this respect, but are most likely to be on the borders of planned/irregular enclosure - an indication of their smaller overall scale as a multi-yard type.
- RCL plans are most strongly associated with sites on the border between commons and both main enclosure types, and the borders of planned and irregular enclosure types. This provides an indication of their generally small scale relative to other regular courtyard types, and that they have developed in a more piecemeal fashion close to newly-enclosed or remaining common land. Significantly, RCL 3-4 plans display a similar association, which provides an indication of their piecemeal development in association with the use and enclosure of common land.
- RCu plans are most strongly associated with landscapes of irregular enclosure, providing an indication of their development within landscapes subject to a long process of piecemeal development.

1880s HLC Type	*RC*	*Rccov*	*Rce*	*RCf*	*RCL*	*RCL3*	*RCL4*	*Rcmy*	*RCt*	*Rcu*	*RCz*
Planned	86	22	46	23	110	145	46	106	8	152	5
	36.0%	33.8%	47.4%	31.1%	31.0%	33.6%	36.2%	36.3%	30.8%	30.8%	27.8%
Irregular	73	23	29	26	119	142	42	98	9	183	6
	30.5%	35.4%	29.9%	35.1%	33.5%	32.9%	33.1%	33.6%	34.6%	37.1%	33.3%
Commons	8	3	3	3	20	23	3	3	2	23	1
	3.3%	4.6%	3.1%	4.1%	5.6%	5.3%	2.4%	1.0%	7.7%	4.7%	5.6%
Historic Core	24	4	3	4	23	40	15	37		37	2
	10.0%	6.2%	3.1%	5.4%	6.5%	9.3%	11.8%	12.7%	0.0%	7.5%	11.1%
Planned/Irregular	35	9	13	13	52	51	19	44	4	69	2
	14.6%	13.8%	13.4%	17.6%	14.6%	11.8%	15.0%	15.1%	15.4%	14.0%	11.1%
Planned/Commons	8	1	2	2	14	12		2	2	17	1
	3.3%	1.5%	2.1%	2.7%	3.9%	2.8%	0.0%	0.7%	7.7%	3.4%	5.6%
Planned/Squatter	1			1	6	5			1	3	1
	0.4%	0.0%	0.0%	1.4%	1.7%	1.2%	0.0%	0.0%	3.8%	0.6%	5.6%
Irregular/Commons	3	3	1	1	8	9	2	1		8	
	1.3%	4.6%	1.0%	1.4%	2.3%	2.1%	1.6%	0.3%	0.0%	1.6%	0.0%
Irregular/Squatter	1			1	3	5		1		1	
	0.4%	0.0%	0.0%	1.4%	0.8%	1.2%	0.0%	0.3%	0.0%	0.2%	0.0%

(Table 17) Regular plan types against HLC

Regular Plan Types and the NCAs (Table 18)

This type demonstrates the relative dominance of regular courtyard plan types across the NCAs in Warwickshire. It also shows the dominance of some types in some areas, such as the Full Regular Courtyard Plan (RC) in the Leicestershire Vales. It does, however, smooth out some significant distinctions within NCAs, most notably the importance of the larger plan types in the south of the Arden NCA and their relative absence further north.

Type and Regional Average	*Arden*	*Avon Vale*	*Cannock Chase*	*Cotswolds*	*Feldon*	*Leicestershire Vales*	*Mease Sence*	*Northamptonshire Uplands*	*Trent Wash*
RC	50	13	1	11	54	17	4	10	2
2%	8.6%	11.3%	8.3%	8.7%	11.9%	25.8%	6.9%	13.7%	12.5%
RCcov	19	1		2	11	3	4	1	1
0.4%	3.3%	0.9%	0.0%	1.6%	2.4%	4.5%	6.9%	1.4%	6.3%
RCe	32	5		7	19	3		6	
1.9%	5.5%	4.3%	0.0%	5.6%	4.2%	4.5%	0.0%	8.2%	0.0%
RCf	15	6		1	19			1	
1.3%	2.6%	5.2%	0.0%	0.8%	4.2%	0.0%	0.0%	1.4%	0.0%
RCh				1					
0.1%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%
RCL	111	14	3	23	54	2	11	5	3
10.1%	19.1%	12.2%	25.0%	18.3%	11.9%	3.0%	19.0%	6.8%	18.8%
RCL3	96	27	2	23	100	11	7	23	1
8.5%	16.6%	23.5%	16.7%	18.3%	22.0%	16.7%	12.1%	31.5%	6.3%
RCL4	38	4		4	24	1	3	7	
2.2%	6.6%	3.5%	0.0%	3.2%	5.3%	1.5%	5.2%	9.6%	0.0%
Rcmy	62	29	3	35	70	7	7	13	3
8.1%	10.7%	25.2%	25.0%	27.8%	15.4%	10.6%	12.1%	17.8%	18.8%
RCt	12			1	3				1
1.3%	2.1%	0.0%	0.0%	0.8%	0.7%	0.0%	0.0%	0.0%	6.3%
Rcu	142	16	3	17	94	22	21	7	5
8%	24.5%	13.9%	25.0%	13.5%	20.7%	33.3%	36.2%	9.6%	31.3%
RCz	3			1	6		1		
0.4%	0.5%	0.0%	0.0%	0.8%	1.3%	0.0%	1.7%	0.0%	0.0%

(Table 18) Regular pan types against NCA

6.8.3 Dispersed plans

Their Distribution

These are farmsteads where the farm buildings and farmhouse are loosely grouped together within the farmstead boundary but with no central yard area. They indicate the need to manage livestock flexibly within the boundary of the steading.

Dispersed Cluster Plans (2.8% in the West Midlands region, 1.2% in Warwickshire)

Dispersed clusters are plans where there is a group of buildings which are not focused on a defined yard area. Many of these farmsteads are small steadings with a farmhouse and just one or two buildings set in an enclosure designed for holding stock. These types of farmsteads have a paddock like feel, set in enclosed areas within which the house and any working buildings are sited and livestock fenced in. They are strongly associated with pastoral farming landscapes, and in areas close to large commons for grazing stock over the summer months.

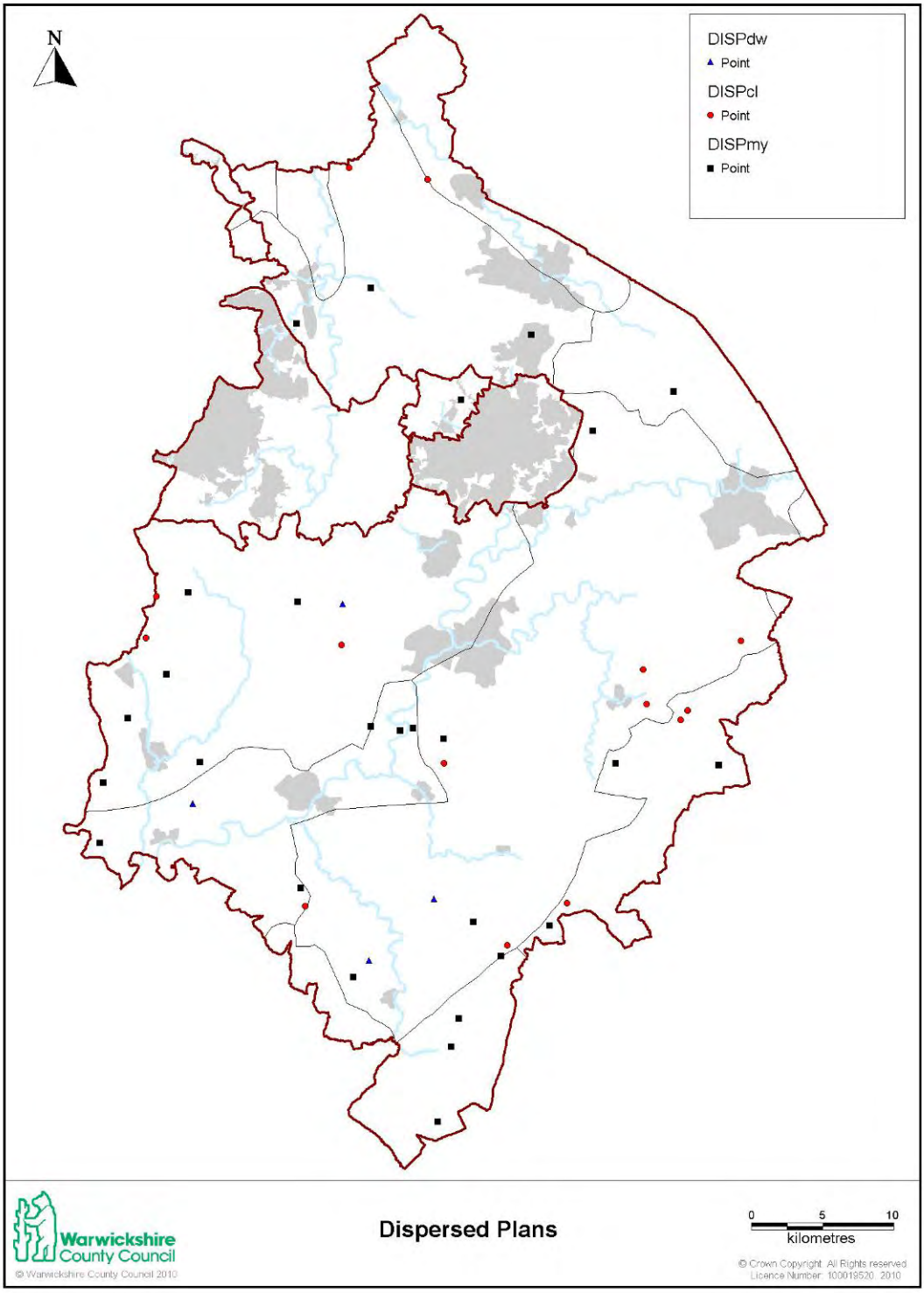
Interestingly the distribution of these farmsteads seems to be in transitional zones between landscapes of varying character, a characteristic shared in other parts of the Region. The majority are situated near to the Cotswold and Northamptonshire escarpments, and they may have developed from stock pounds for holding sheep and cattle brought down to the markets in this area.

Dispersed Driftway Plans (1.2% in the West Midlands region, 0.4% in Warwickshire)

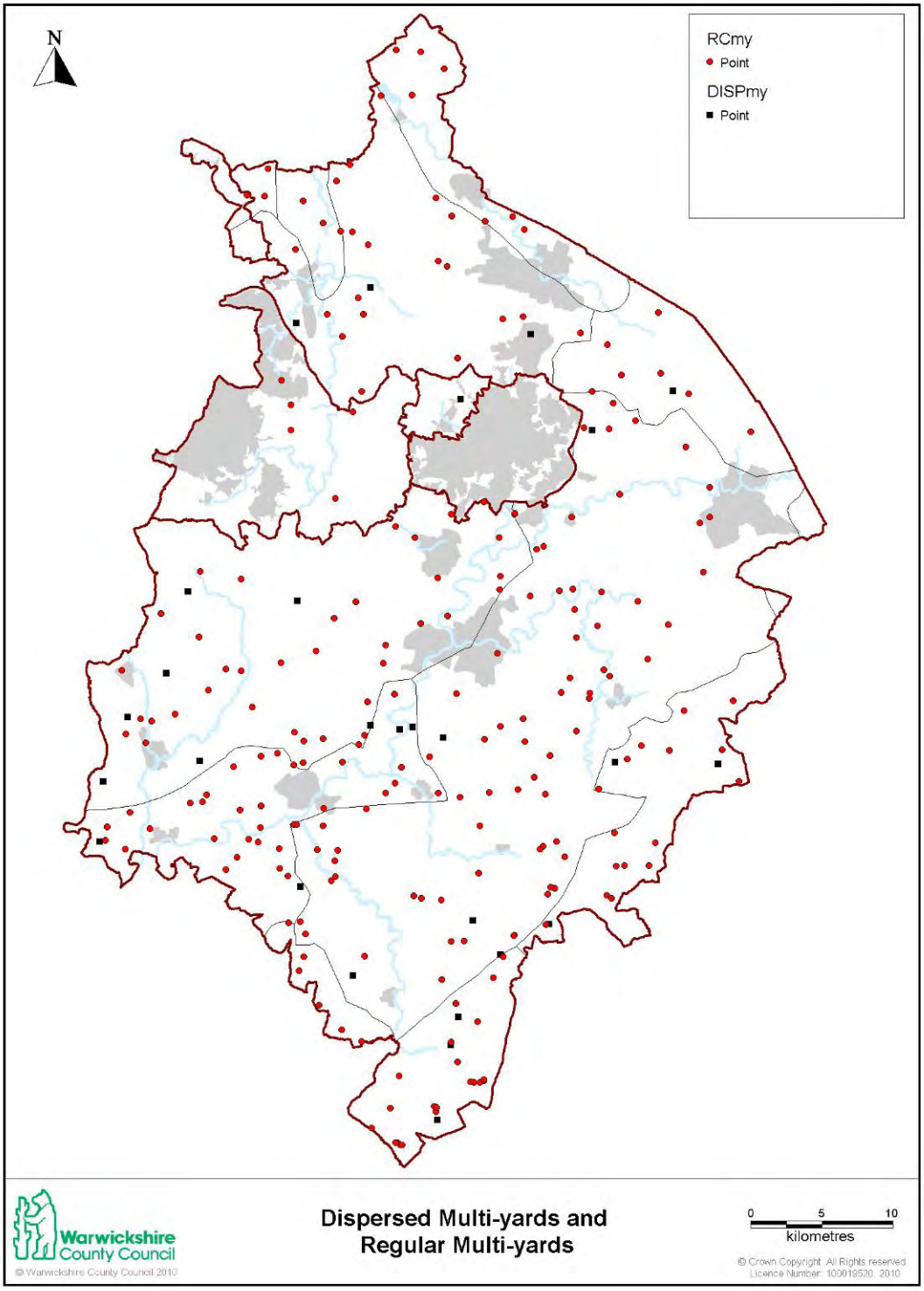
Dispersed driftway farmsteads have buildings and yards (regular or loose in their form) sited next to a route way. These are a very rare type within Warwickshire, which is not necessarily surprising given that their plan form is directly related to the movement of cattle onto common pasture, particularly in upland and wood pasture locations.

Dispersed Multi-yard Plan (2.6% in the West Midlands region, 1.6% in Warwickshire)

A dispersed multi-yard farmstead comprises buildings related to a number of yards (regular or loose), with the yards irregularly arranged and detached from one another. They are generally distributed evenly throughout the county, but they do seem to be found in areas where regular multi-yards exist, possibly indicating that such farmsteads may have resulted from incremental growth from earlier dispersed plans.



(Figure 46) Map showing the distribution of Dispersed farmstead types



(Figure 47) Map showing the distribution of Dispersed Multi-yards against Regular Courtyard Multi-yards

Dispersed Plans and the NCAs

Dispersed plans are concentrated in the Arden and Feldon, with regard to the latter bordering the uplands of the Cotswolds and Northamptonshire.

	Arden	*Avon Vale*	*Cannock Chase*	*Cotswolds*	*Feldon*	*Leicestershire Vales*	*Mease Sence*	*Northamptonshire Uplands*	*Trent Wash*
DISPcl	4	1		1	5		1	2	
DISPdw	1	1			2				
DISPmy	11	4		4	5	1		2	

(Table 19) Dispersed plan types against the NCAs

Dispersed Plans and HLC

Analysis against HLC shows that:

They are not strongly related to common land, but instead display a strong association with both planned and irregular enclosure. Can those in planned enclosure be earlier farmstead sites?

1880s HLC Type	*DISPcl*	*DISPdw*	*DISPmy*
Planned	6	1	12
	35.3%	11.1%	31.6%
Irregular	6	2	12
	35.3%	22.2%	31.6%
Commons		1	1
	0.0%	11.1%	2.6%
Historic Core	3	2	6
	17.6%	22.2%	15.8%
Planned/Irregular	2	1	5
	11.8%	11.1%	13.2%
Planned/Commons			
	0.0%	0.0%	0.0%
Planned/Squatter			
	0.0%	0.0%	0.0%
Irregular/Commons		1	1
	0.0%	11.1%	2.6%
Irregular/Squatter		1	1
	0.0%	11.1%	2.6%

(Table 20) Dispersed plan types against HLC

6.8.4 Small Plan types: Linear, L-plan (house attached), Parallel and Row

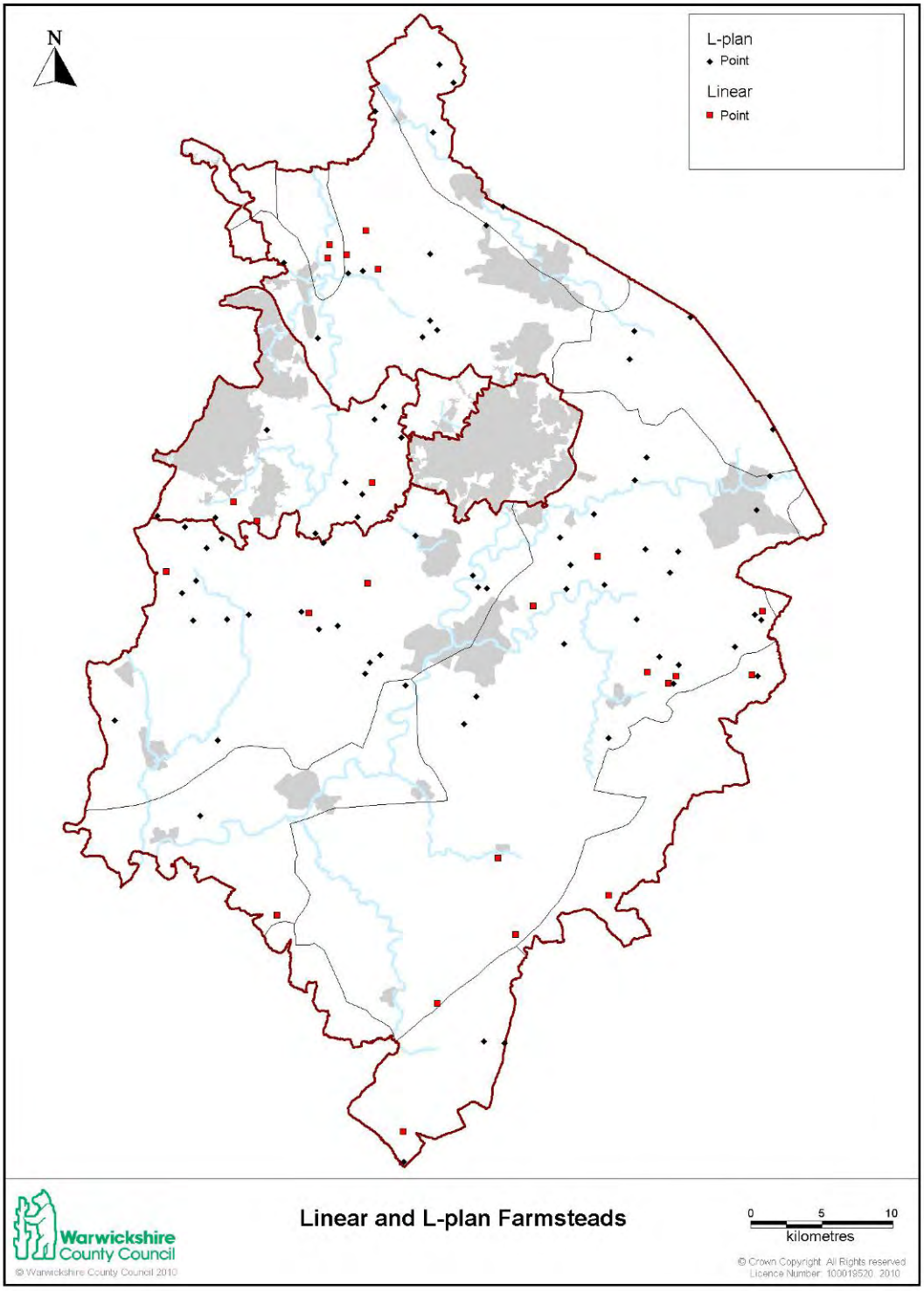
Their Distribution

Linear Plans and L-plans (house attached)

(10.4% in the West Midlands region, 4.2% in Warwickshire)

Linear plans and L-plans (house attached) are where the farmhouse is attached in-line or at right angles to a farm building. They are usually associated with upland areas due to their suitability for construction in hilly areas as they can be built along the contour of a hill or landscapes of smallholding. The farmstead mapping has identified 129 in the county representing 4.2% of all recorded farmsteads.

There are relatively high numbers of L-plans with the house forming one arm and attached in-line to the working buildings. There are 3.2% for Warwickshire and 3.1% for West Midlands (with the L-plan and house attached). They are concentrated in the Arden and northern Feldon, in areas where small farms developed around large areas of heathland (Figure 48).



(Figure 48) Map showing the distribution of Linear and L-plan farmsteads

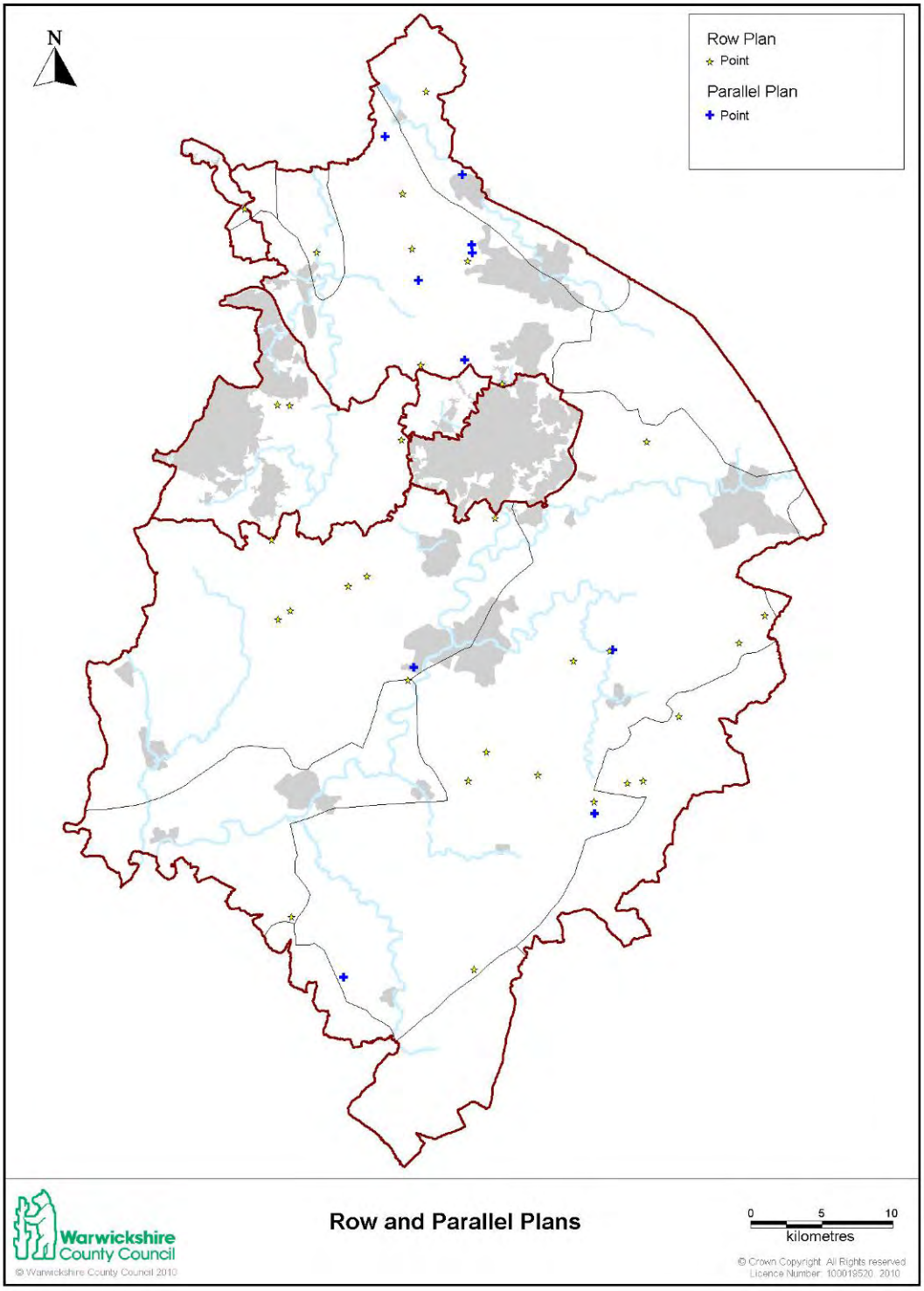
Parallel Plans (0.6% in the West Midlands region, 0.4% in Warwickshire)

Parallel plans are related to the Linear L-plan (house attached) and small loose courtyards by their general small size and frequent association with smallholdings.

As expected a few are found to the north of the county in areas of dispersed settlement, late surviving waste/common and smallholding activity. However, a significant number are found in the south of the county. In common with those found in the north of the county, they are a testament to the presence of small scale dairy farming in the 19th century.

Row Plans (0.7% in the West Midlands region, 1.2% in Warwickshire)

Row plans, farmsteads which have a particularly long range of buildings, probably incorporating different functions, have been found fairly evenly distributed in both the Feldon and Arden. However, none have been identified on the rich soils of the Avon Vale suggesting that this plan type is almost exclusively associated with small-scale mixed farming practices.



(Figure 49) Map showing the distribution of Row and Parallel farmstead plans

Small Plan Types and the NCAs

As expected the analysis of small plan types against NCA (Table 21) confirms the clear link between landscape type and farmstead character. There is a high number of small plan types in the Arden and to a lesser extent in the northern Feldon, where small farmsteads would cluster in areas of smallholding activity often fringing areas of former common or waste.

	Arden	*Avon Vale*	*Cannock Chase*	*Cotswolds*	*Feldon*	*Leicestershire Vales*	*Mease Sence*	*Northamptonshire Uplands*	*Trent Wash*
LIN	9			4	8			1	2
LP	41	2		4	23	4	4	1	
PAR	6				3		1		
ROW	14	2	1	1	10		1	3	1

(Table 21) Small plan types against NCA

Small-Scale Farmsteads and HLC

Analysis shows that:

- There is a clear association between commons and linear farmsteads. As table 22 demonstrates when looking at all landscape types that include areas of common, planned/common, irregular/common the percentage of linear farmsteads is roughly double that of other small plan types.

- The association of small plan types in planned landscapes possible shows that as in northern and western England they can be single phase. That many of these may be single phase may explain why planned landscape we have fewer parallel farmsteads which are likely to have evolved from single linear or row plans.

1880s HLC Type	*LIN*	*LP*	*PAR*	*ROW*
Planned	11	38	4	17
	26.8%	28.4%	23.5%	30.4%
Irregular	9	48	7	19
	22.0%	35.8%	41.2%	33.9%
Commons	5	9	1	3
	12.2%	6.7%	5.9%	5.4%
Historic Core	3	6	1	8
	7.3%	4.5%	5.9%	14.3%
Planned/Irregular	5	18	2	9
	12.2%	13.4%	11.8%	16.1%
Planned/Commons	3	5		
	7.3%	3.7%	0.0%	0.0%
Planned/Squatter	1	4		
	2.4%	3.0%	0.0%	0.0%
Irregular/Commons	3	4	1	
	7.3%	3.0%	5.9%	0.0%
Irregular/Squatter	1	2	1	
	2.4%	1.5%	5.9%	0.0%

(Table 22) Small plan types against 1880s HLC type

6.9 Farmstead Size

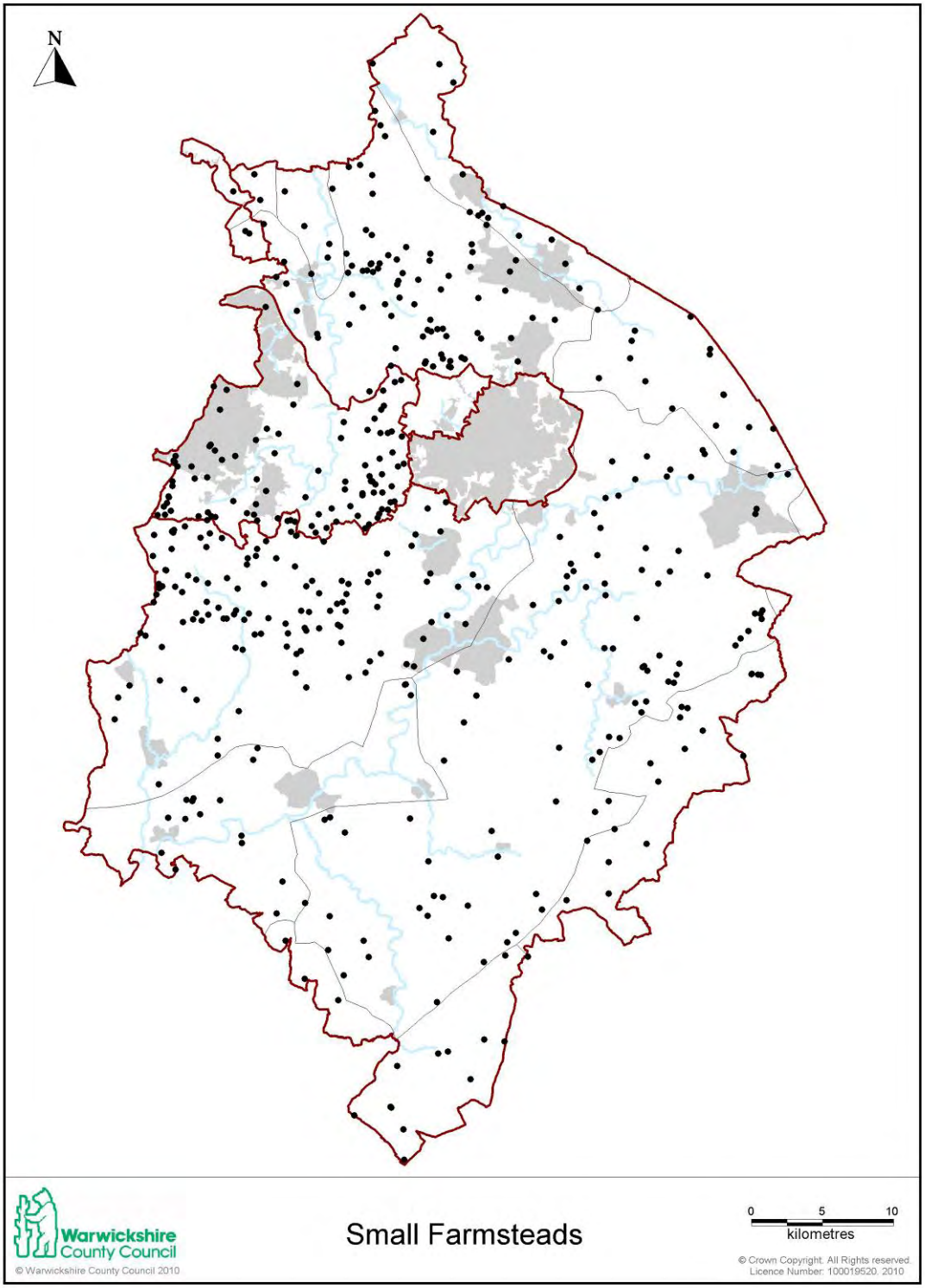
Farmsteads, like fields often increased in size as farms were amalgamated and expanded. Areas with the highest densities of farmsteads typically include small-scale enclosed fields and farmsteads and are likely to have a mix of dispersed farms and cottages, hamlets and small villages. Areas with large planned farms and fields typically have low densities of large-scale farmstead types but may retain smaller-scale farms and smallholdings. The largest farms – typically over 300 acres (120 hectares) in size - had greater access to capital and were usually associated with corn production, which typically demanded more labour for carting, harvesting and processing the crop, and increasingly for yard and stock management (for example in strawing-down yards, lifting the heavy manure-laden straw into middens and carts and for spreading it on the fields). The smallest family farms under 50 acres (20 hectares) in size, typically found in dairying, fruit growing and stock-rearing areas, required fewer large buildings. The occupiers of smallholdings supplemented their income from farming.

The range of farmstead plan types are broadly indicative of the size of individual farmsteads, with broad distinctions between small, medium and large scale farmsteads. It has been seen (6.1) that by the late 19th century Warwickshire was marked by larger-scale farms than much of the rest of the region. This is reflected in the predominance of large-scale farmsteads across the county, with the exception of large areas of the Arden away from the Avon vale.

6.9.1 Small-scale farms

Within Warwickshire small farmstead plans are predominantly found in the northern half of the county with a particular concentration in the Arden and fringing Dunsmore. They comprise:

- Loose courtyard plans with buildings to one or two sides of the yard
- Linear plans
- L-plan with the house attached
- Parallel plans
- Dispersed Cluster
- Dispersed Driftway

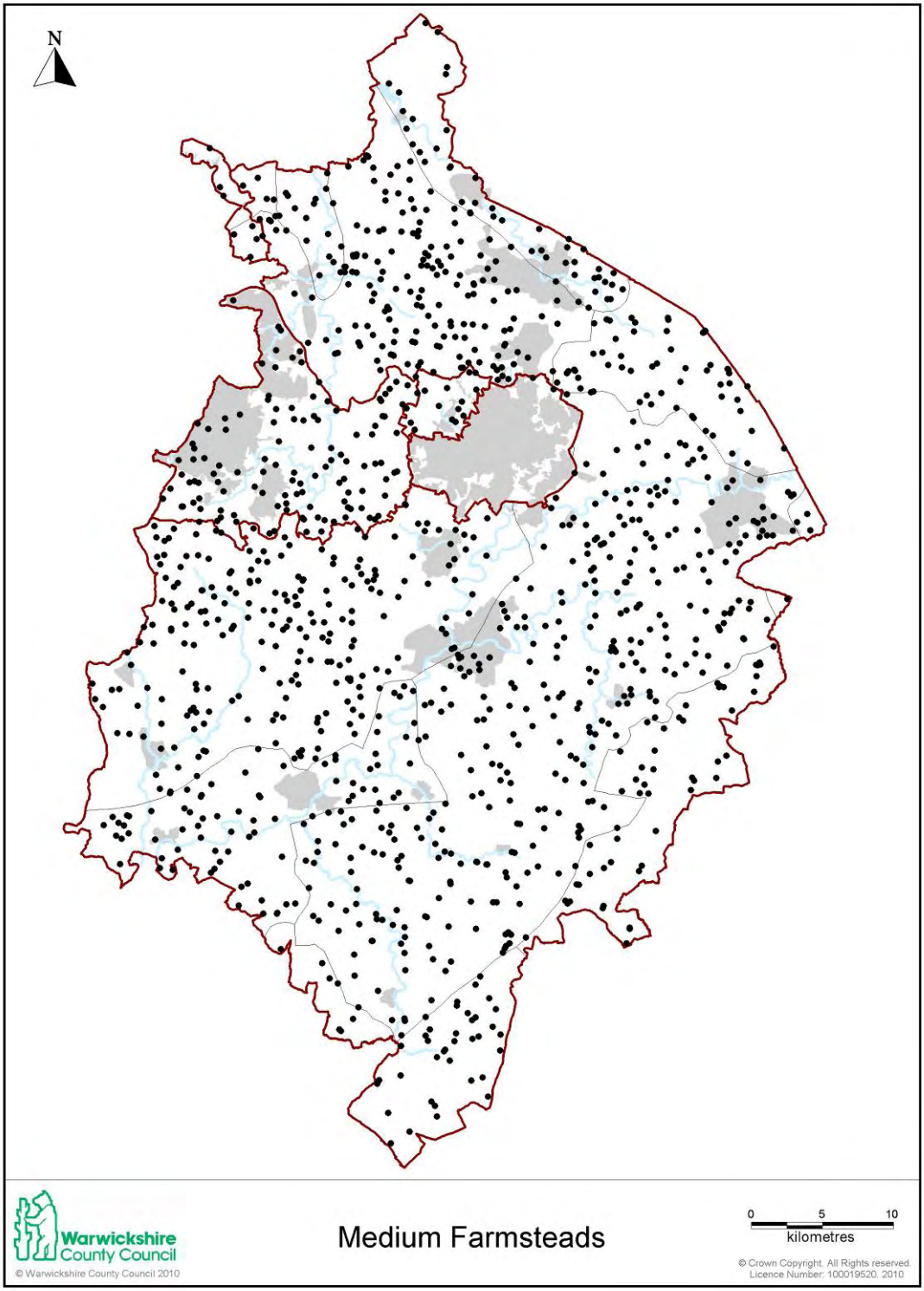


(Figure 50) Map showing the distribution of small-scale farmsteads

6.9.2 Medium-scale farms

The distribution of medium-scale farmsteads is fairly consistent across the county. Although higher densities are found in the Arden the overall proportions remain roughly the same. The distribution below does however highlight the fact that Warwickshire is predominantly a landscape of medium sized farmsteads. They comprise:

- Loose courtyard and regular courtyard plan with buildings to three sides of the yard
- Regular L-plan and those with a building to the third side
- Loose courtyard L-plans with a building to the third side
- U, T and Z plans

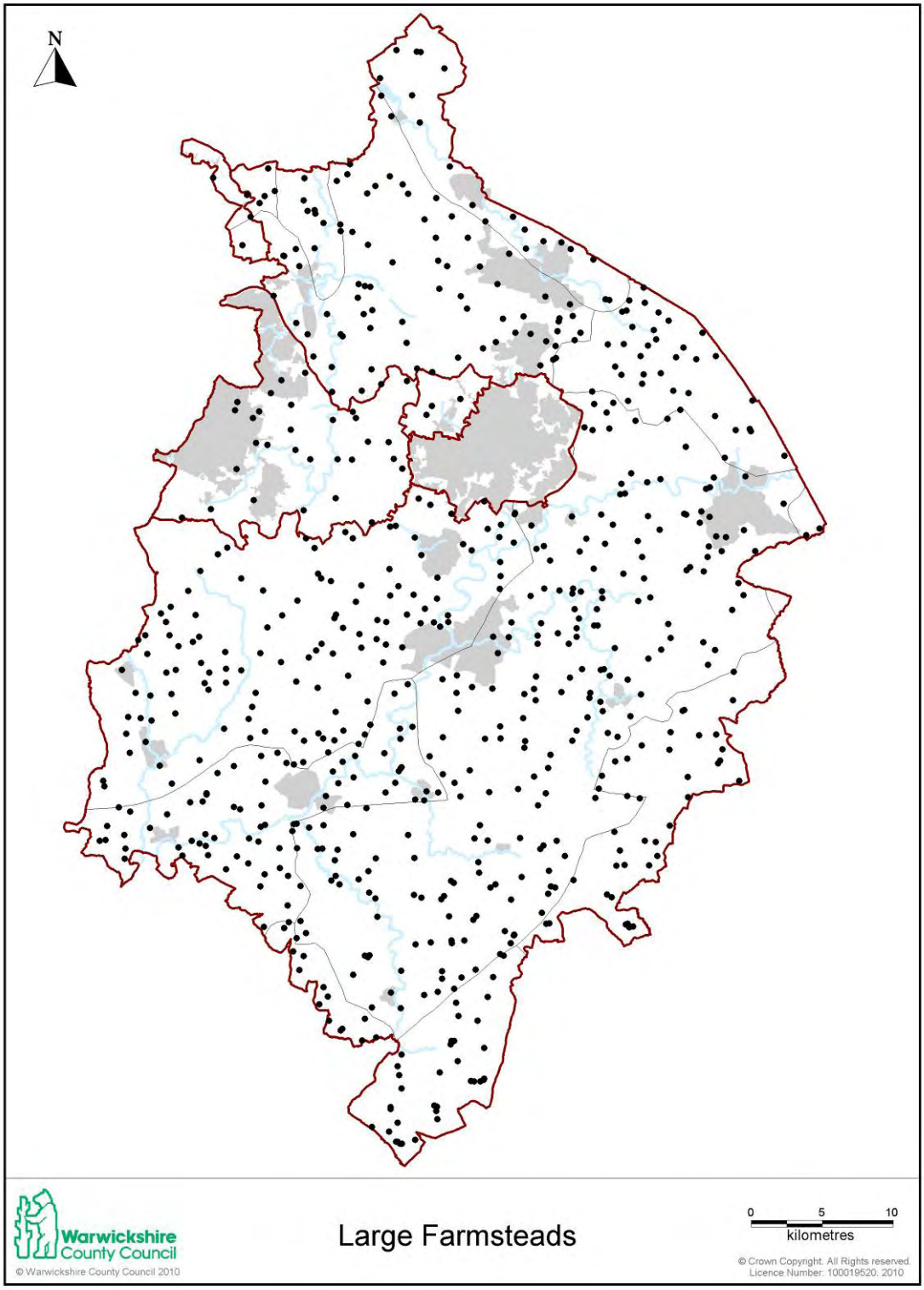


(Figure 51) Map showing the distribution of medium-scale farmsteads

6.9.3 Large-scale farmsteads

Large-scale farmsteads are predominantly found within landscapes that underwent systematic reorganisation in the nineteenth century. For example unlike the small plan types that lie along the fringe of Dunsmore, the large plan types are distributed fairly evenly across the former areas of common and heath in Dunsmore. In the main these large farmstead plan types are the product of the 'high' period of farming during the nineteenth century that witnessed large scale capital investment in building, resulting in these large plan types. This often resulted in new regular farmsteads associated with large-scale enclosure, or in the incremental growth of farmsteads as capital investment became available, resulting in loose multi-yard plan types. Consequently, the distribution of large farmsteads highlights the areas that underwent 'improvement' in the nineteenth century during the period of 'high' farming. They comprise:

- Loose courtyard and full regular courtyard plans with buildings to all sides of the yard
- Regular multi-yard plans, E, H and F plans
- Dispersed Multi-yards



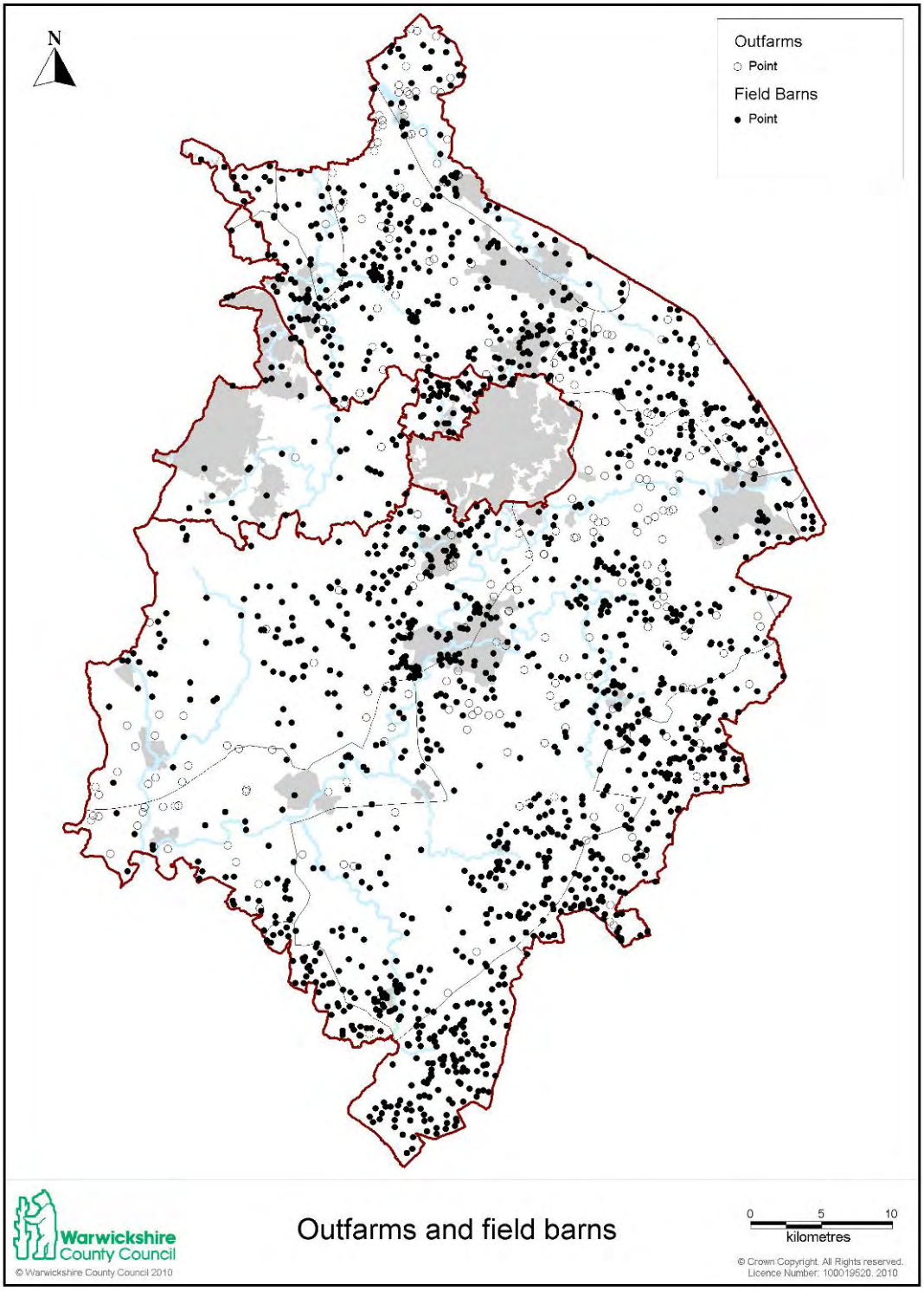
(Figure 52) Map showing the distribution of large-scale farmsteads, showing their weighting away from the core of the Arden

6.10 Outfarms and Field Barns

The farmstead mapping has identified 1548 field barns and 509 outfarms within Warwickshire. Significant clusters of single field barns are scattered around major urban centres, for example, Solihull and Rugby, which witnessed significant population growth in the 19th century. This is clearly visible on the distribution map with higher densities of field barns in the industrialised and more urbanised northern half of the county.

What is surprising is the little cross over between the distribution of field barns and outfarms. For instance in the southern portion of the Arden and into the Avon Vale outfarms dominate to the almost complete exclusion of field barns. Similarly in the Northamptonshire Uplands and Cotswolds high densities of field barns have been mapped, but again almost to the exclusion of outfarms.

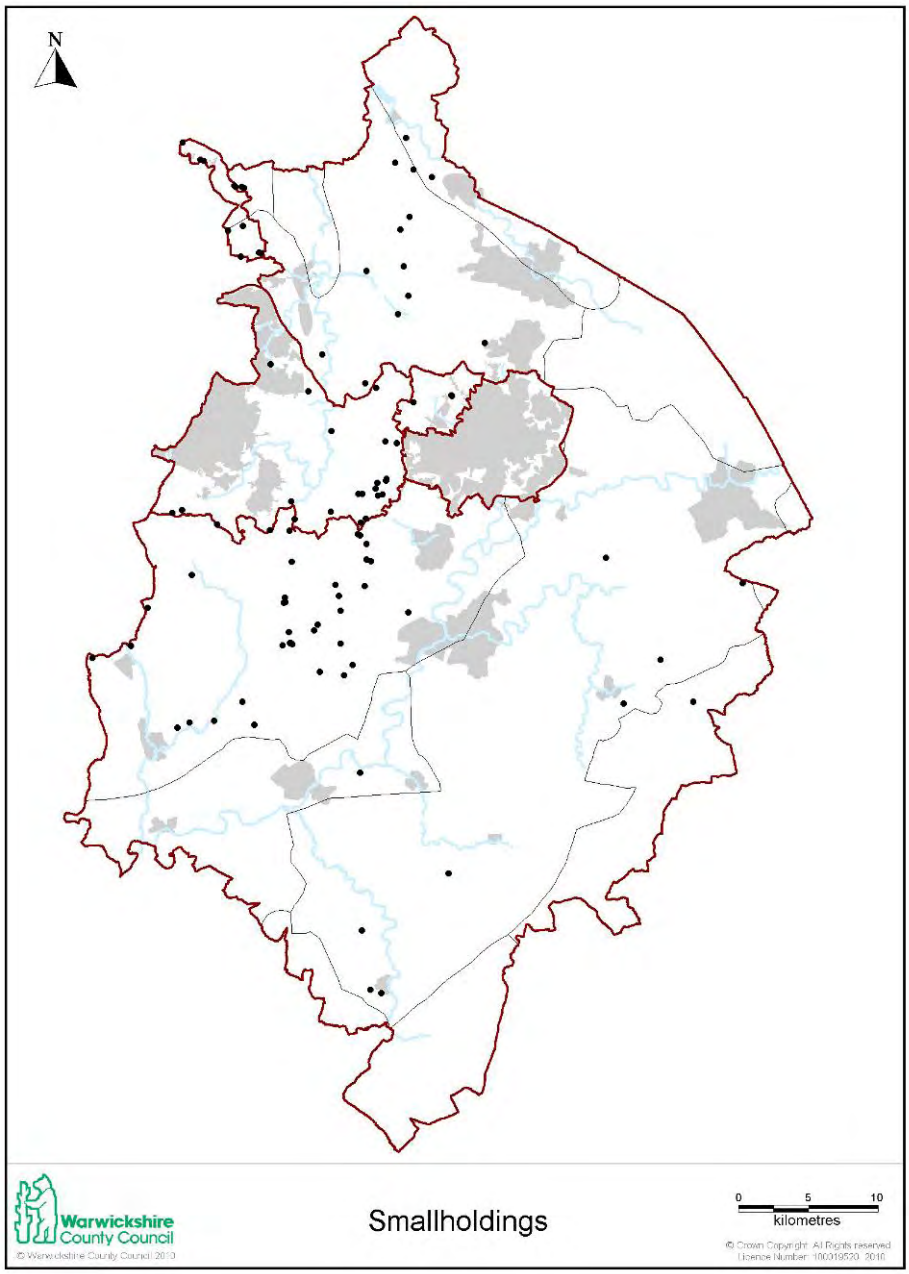
Obviously there is a clear link between landscape type and the distribution of both outfarms and field barns. Broadly speaking outfarms tend to be found in areas of large scale late regular enclosure often driven by large estates. This can be seen in the Arden and Dunsmore, where the late enclosure of common and waste was accompanied by the creation of outfarms. On the other hand field barns tended to be associated with the village-based landscapes of the eastern half of the county. Here the persistence of village farms requiring field barns within dispersed holdings seems to have resulted in landscapes containing high densities of these buildings.



(Figure 53) Map showing the distribution of Outfarms and Field Barns (note the Cotswold dataset failed to distinguish between outfarms and field barns)

6.11 Smallholdings

Smallholdings are relatively uncommon within Warwickshire, with only 96 identified by the farmstead mapping. The distribution is mainly restricted to areas of common/waste encroachment and areas of industrial activity (e.g. mineral extraction). The farmstead mapping has found particular concentrations of smallholdings in the Arden, where until relatively recently large parcels of common/waste still remained, and in the coal fields of the north of the county. Even in the 19th century large areas of common/waste existed at 'Balsall Heath, Knowle, Wroxhall, Lapworth, Packwood and elsewhere, totalling some five thousand acres' (Jarvis 1982: 311).



(Figure 54) Map showing the distribution of Smallholdings, where small-scale farmsteads are also concentrated.

The close association between smallholding and the availability of common/waste is well demonstrated by the description from the seventeenth century antiquary, Robert Plot. He described how, in Sutton Coldfield, then in north Warwickshire, temporary enclosures were made on common/waste for a period of five years or so for a rotation of rye, bailey pulse and oats. The 'sandy soils of the bunter beds, normally waste, would be taken by householders in lots of one acre and cropped for five years before being thrown open again' (Plot 1686 in Hooke 2006: 95).

The nineteenth century witnessed the continuing process of enclosure and improvement of marginal lands, for example in 1856 on Meriden Heath where two hundred acres of heath and bog had been recently reclaimed by Lord Aylesford (Jarvis 1982: 311). This continued process of enclosure and the consolidation of holdings increasingly made smallholding less viable. By the time the 2nd edition was completed in the 1880s there already had been a significant decline in smallholding.

7.0 Research Questions

1) Farmsteads and Landscape

The patterning of farmsteads and the date of their buildings invites searching questions about their relationship to patterns of settlement and landscape character. In Warwickshire there are strong differences between:

- areas 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 Arden area which falls within a western zone of dispersed settlement in England, which extends into Wales. It is characterised by variable but often high densities of isolated farmsteads with early buildings 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.
- Between Arden and the Feldon, the valley of the River Avon, with light gravel soils, runs south-westwards across the middle of the county forming a transitional zone with elements of dispersed and nucleated settlement. The Avon valley was also an area of relatively early development and by medieval times market centres had developed for the exchange of goods from north and south.

Farmsteads and Enclosure

- What is the relationship between farmstead date and type and the processes of ancient enclosure from woodland, the enclosure of heaths and the enclosure of strip fields? In the case of fieldscapes created through enclosure by agreement, often poorly documented and where the chronologies are difficult to establish, the evidence from the dating of building fabric can be viewed as a *terminus ante quem* and a vital contribution to our understanding of their development. This applies to both irregular and planned fields in HLC, as the latter can represent the reorganisation of piecemeal-enclosed fields. Some early buildings may relate to earlier phases of development of the landscape, particularly to early enclosed and common-edge landscapes that were reorganised through survey-planned enclosure.
- There is considerable evidence in Warwickshire for 17th century and earlier common-edge settlement. Farmsteads on the border of irregular and planned enclosure also provide an indication of how later phases of enclosure have separated farmsteads from access to common land.

Farmsteads and Dispersed Settlement

- The high concentration of early buildings in the Arden has been noted in wood pasture landscapes with dispersed settlement elsewhere in England (e.g. High Weald AONB). Is there, for example, evidence for earlier surviving buildings in the core areas of early irregular enclosure?
- There is considerable evidence in the Arden for post-medieval farm amalgamation and enlargement. To what extent is this reflected in the rebuilding of houses and barns between the later 16th and 19th centuries?
- To what extent is enclosure of blocks of common land etc associated with the establishment of farmsteads on new sites, as opposed to the development of enclosure around existing dispersed settlement?

Farmsteads and Village-Based Settlement

- Early buildings are generally much sparser in distribution in those areas of central southern England where settlement in the medieval period was dominated by nucleated villages and extensive communally-farmed fields, and where patterns of wealth were less evenly spread and more hierarchical in structure.
- What does the date, scale and alignment of buildings (including houses not associated with mapped farmsteads) reveal about the development of villages before the late 19th century?
- In Warwickshire it is clear that much of the county is associated with both very low levels of dispersal and regular large-scale enclosure, where, older village-based buildings and farmstead layouts were less capable of adaptation to the demands of large-scale and capital intensive agriculture in the later 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. How did farmsteads develop within villages, and to what extent did they alter the form of village cores or were sited on the edge of villages? For example the southern Feldon village of Tysoe witnessed continued investment in village-based farms after the enclosure of the open fields in the 1790s. Many of the villages along the Avon valley have high concentrations of 15th-17th century timber-framed houses which by the late 19th century were not associated with working farms: at what stage did these fall out of farming use, and what function did they continue to serve?

Farmsteads and Moated Sites/ Shrunken Settlement

- Moated sites and shrunken settlements can reveal important information about the development of higher status sites in the medieval and post-medieval periods – the former being concentrated in the Arden and being of 14th century or earlier date, and the latter away from the Arden (especially the Feldon) and relating to the contraction of settlement and the emergence of larger individual farms from the 14th century. They have high potential to reveal important material that will have been lost elsewhere

through intensive cultivation and settlement, and that can be interpreted in relationship to standing fabric.

2) Farmstead Form and Date

The diversity of plan types displays both conformity to national models (particularly in the case of regular plan farmsteads), the persistence of local trends and adaptation to local circumstances. In combination with the present building stock it provides an indication of where and when change occurred, as a result of factors such as patterns of lordship, tenure and the distribution of wealth and the emergence of market-based and specialised regional economies. Continuity or revolutions in farming practice either swept away or made use of the existing building stock.

Across most of the county farmsteads did not begin to develop into their present-day forms until after the 1790s, and especially in the High Farming years of the 1840s to 1870s, when agricultural productivity was boosted by good manure from livestock increasingly wintered in yards or buildings. This is reflected in the low numbers of recorded working buildings.

Houses

- To what extent does the dominance of larger farmhouses and smaller cottages in some areas (especially landscapes of large-scale planned enclosure) result from a social structure where landlords and larger tenant farmers, not freeholders, were the driving force behind agricultural change?

- Relationship of houses to steadings. To what extent are houses earlier than, contemporary with or later than their associated farm buildings? How is reflected in their siting – as detached houses that face away from the working farm, as houses that are attached to their working buildings (this being a strong feature of village-based steadings in Warwickshire) or those sited gable-end or side-on to the yard.

Farmstead Types

- The strong association between irregular enclosure and some small-medium scale regular courtyard types implies a piecemeal development. To what extent is this true or contradicted by fieldwork and the evidence for phasing?

- Do the key farmstead types reveal differences and patterns relating to the dating of fabric? It is clear, for example, that Regular Courtyard Plans are predominantly 19th century in date and relate to planned enclosure that represents the taking in of common pasture or the reorganisation of earlier enclosed landscapes. What evidence is there for buildings within regular-planned groups that appear to predate planned enclosure? What proportion of large-scale loose courtyard farmsteads (with working buildings to 3 or 4 sides of the yard) result from a single-phase of construction rather than piecemeal development? To what extent do courtyard and U-plan groups absorb earlier L-plan and linear groups? To what extent do L-plan groups absorb earlier linear steadings? How does the survival of small-scale farmsteads relate to the late use of areas of common land?

- To what extent do dispersed farmstead types relate to the development from farmsteads for the seasonal movement and/or holding of stock as noted elsewhere in the country?

Field Barns and Outfarms

- How many recorded field barns relate to dispersed holdings managed from houses in large settlements rather than mapped farmsteads?

- It is clear that there are some early examples of field barns, built in earth or timber frame. Do these predate mapped patterns of enclosure and relate to the continuation of open-field farming? Or do they relate to the working of dispersed holdings in newly-enclosed fields managed from villages? What is the evidence for these being threshing barns, sheep shelters, cattle shelters or a combination of these functions?

- What is the chronology of the establishment of outfarms?

Smallholdings and Cottages

There is a clear relationship between the distribution of smallholdings and zones of rural industrial activity. To what extent is this shared by small-scale farmsteads of linear, loose courtyard and L-plan (house attached) type?

3) Farmstead Form and Documentary Investigation

- Using census and other information, what is the relationship between the size of farm and the status of occupants (gentry, farmers or those with income from other activities) with mapped farmsteads, different houses types etc?

- What spatial differences are there in the patterning of farmstead types/size between the tithe maps and later 19th century OS maps?

- Is there a link or not between farmstead size and inheritance practice?

- To what extent does the scale represented by the different farmstead types reflect long-term developments in farm size, already visible in the 1840s tithe maps and earlier maps, or later 19th century change? What do later surveys (especially the 1910 Land Tax and 1940 Farm Surveys) reveal about how they changed over the 20th century in relationship to patterns of tenure and land use?

4) Characterisation and Archaeological Investigation

Farmsteads are likely to preserve stratified below-ground archaeology that contains rich potential for revealing settlement change and development. Recording and analysis can provide important information regarding the historic development of buildings to inform development proposals. It is important to clearly justify and ask what recording is expected to deliver, and what questions it can hope to answer. Recording will range in complexity from a photographic archive record of the buildings, cross-referred to a schematic plan of the site, to fully measured survey (for guidance on

appropriate levels of recording see *Understanding Historic Buildings: A guide to good recording practice*, English Heritage 2006).

Detailed fieldwork should seek to explore the dating of fabric – based initially on external survey - in relationship to the character and historical development of settlement, land use and change. This brings a new meaning and relevance to the work of recording buildings on the ground, and ensuring that the results of any recording – no matter how basic - are adequately archived.

Examination of farmsteads and their buildings will reveal how buildings have changed over time, often in response to important developments in agricultural practice or the shifting emphases of agricultural regions, and sometimes how their function has changed altogether. Successive layers of alteration can make the original and subsequent uses of a building harder to identify. For example is it one date, or are there two or more clear phases? Has the building been lengthened or heightened? Does the evidence provided by lost mortices and peg holes in the underside of beams betray any change of use, for example from a multi-functional building to a threshing barn? This can be indicated in masonry (brick and stone) structures through:

- structural joints in masonry walls, whether vertical (the most easy to spot), horizontal (indicating a later heightening of the wall) or diagonal (typically in the gable end, and again indicating a heightening);
- changes in masonry techniques or brickwork bonding;
- blocked openings, which typically relate to a replanning of the interior;
- identifying inserted openings, as indicated by disturbance to the surrounding walling.

Changes can be indicated in timber-framed structures through void or lost mortices which indicate the positioning of lost studs, beams and braces.

What dating evidence is there for the development of multi-functional barns and cattle housing?

8.0 Case Study: Haselor

This case study has been prepared to illustrate the sort of insights that can be gained from looking at historic farmstead character and HLC together.

Introduction

The parish of Haselor lies a few miles east of Alcester, and comprises the two hamlets of Walcot and Upton. The parish church of St. Mary and All Saints, medieval in origin, sits on a hill mid way between the two settlements. The parish lies within the Severn and Avon Vales NCA.

Landscape and Settlement

The parish was enclosed by an Act of 1766, but there is evidence for enclosure within the parish as early as the 13th century. The award of 1767 mentions certain 'old enclosures' including 'the Court Lands'. Despite this there were five open fields in the manor of Haselor and Walcot during the medieval period and these persisted until the Enclosure Act of 1766 (VCH 1945: 108-115).

In common with many parishes in Warwickshire, Haselor suffered population decline in the later medieval period. A manorial survey from 1396 mentions that at that time there were 22 messuages and 2 cottages, by 1545 such a survey mentions only 10 messuages and 4 cottages (VCH 1945: 108-115). Such an apparent fall in population may have resulted in further enclosure and the growth in holdings.

Evidence from the Hearth Tax Returns of 1663 shows a remarkable continuity in land tenure and the families farming those holdings. For instance, where only one person had as many as four hearths, 21 of the 56 inhabitants belonged to the three families of Gibbs, Heming and Field. These and several families can be traced over a period of two or more centuries. In the manor of Upton Haselor the establishment of this yeoman class can be traced during the reigns of the first two Stuarts: of eleven leases granted by the Throckmortons 1601–34 six were for 2,000 years or for ever, several tenements having previously been held only for lives (VCH 1945: 108-115).

By the 17th century Haselor and Walcot, in common with many Avon Vale settlements, were predominantly settlements of substantial yeomen and freeholders, a characteristic which is perhaps reflected in the number of large, timber-framed farm-houses and buildings that still remain.

Farmstead character

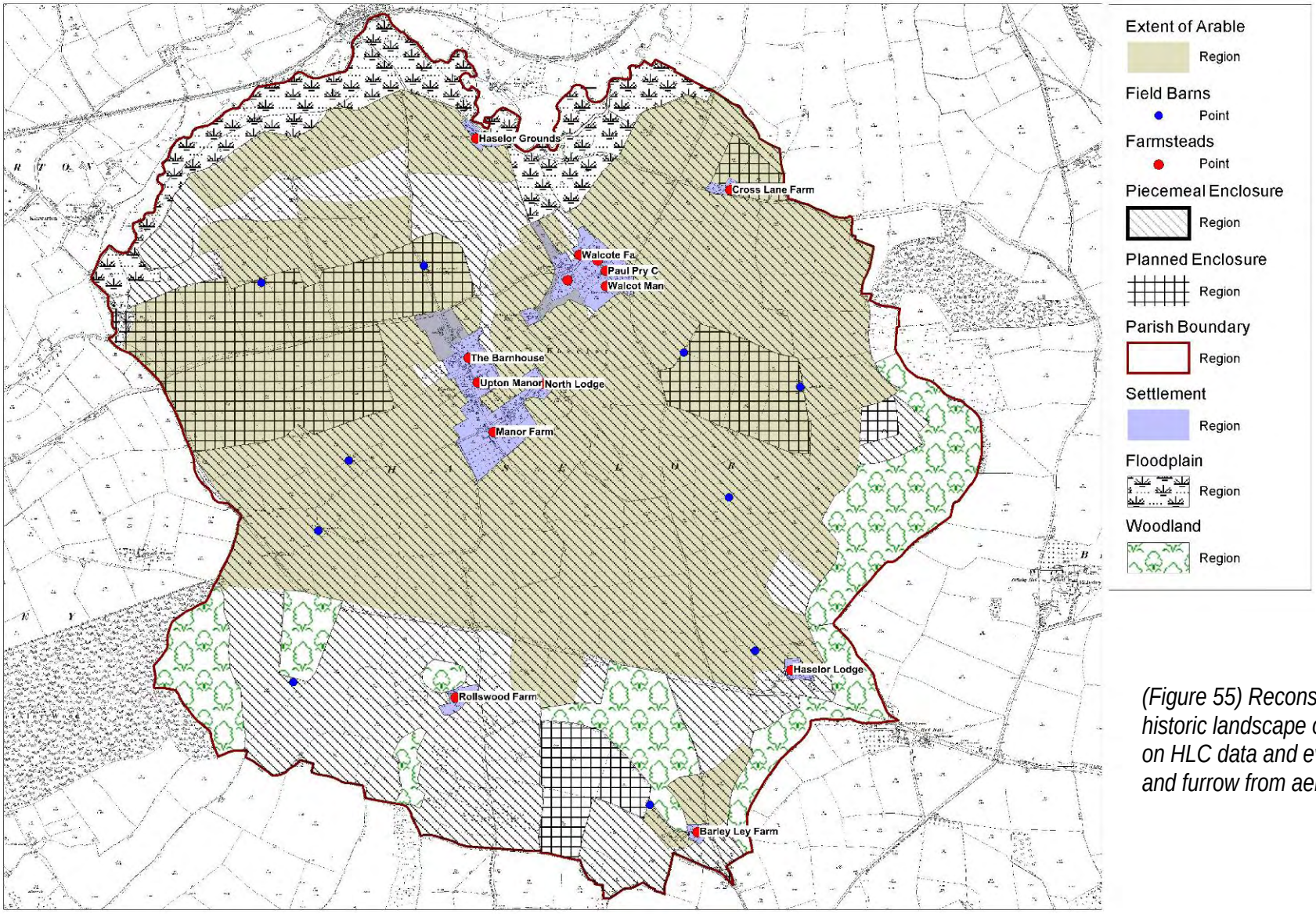
A number of historic farms with listed buildings can be found within the parish. Their varying characters and ages reflect changes to the landscape since the medieval period.

Farm Name	Plan Type	Farmhouse Date				
		MED	C17	C18	C19L	C19
Barley Ley Farm*	LC3					
Walcot Manor Farm*	LC3					
Rollswood Farm	LCL3					
The Barnhouse	LCL4					
The Cider Mill	RCL					
Cross Lane Farm*	RCL					
Walcote Farm*	RCL					
The Knoll*	RCL3					
Haselor Lodge*	RCL4					
Upton Manor*	RCu					
Manor Farm*	RCmy					
North Lodge Farm	DISPcl					
Paul Pry Cottage	DISPcl					
Haselor Grounds*	DISPmy					
Total		4	5	3	1	1

(Table 23) Date of farmhouse against plan type (indicates farmsteads where the house is attached to working buildings)*

Farm Name	Plan Type	Working Building Date				
		MED	C17	C18	C19L	C19
Barley Ley Farm*	LC3					
Walcot Manor Farm*	LC3					
Rollswood Farm	LCL3					
The Barnhouse	LCL4					
The Cider Mill	RCL					
Cross Lane Farm*	RCL					
Walcote Farm*	RCL					
The Knoll*	RCL3					
Haselor Lodge*	RCL4					
Upton Manor*	RCu					
Manor Farm*	RCmy					
North Lodge Farm	DISPcl					
Paul Pry Cottage	DISPcl					
Haselor Grounds*	DISPmy					
Total		0	5	2	1	6

(Table 24) Date of working buildings against plan type (indicates farmsteads where the house is attached to working buildings)*



(Figure 55) Reconstruction of the historic landscape of Haselor based on HLC data and evidence for ridge and furrow from aerial photographs

Farmstead Character and HLC

Late Medieval Period

The map above shows the late medieval landscape of Haselor based upon data from the Warwickshire HLC. The parish is typical of many in the Avon Vale with extensive tracts of grazing and arable. The beige area denotes the possible extent of medieval arable cultivation based upon indicators for medieval arable cultivation (dog legged boundaries, visible ridge and furrow from aerial mapping). Good quality grazing lies along the River Arrow floodplain. The importance of this resource is demonstrated by the uncultivated route ways linking both Walcot and Upton with meadows along the Avon. To the south beyond the Roman Road and along the escarpment edge fields have been assarted out from the ancient woodland.

Four farmhouses have fabric dating from the medieval period and all have later working buildings attached (see tables 23 and 24). It is possible that a number of these attached working buildings sit on medieval foundations.

(Figure 56) Walcot Manor Farm. The 19th century re-facing may conceal an earlier timber framed building.

Post Medieval Period

Towards the end of the medieval period emphasis shifted from arable to pastoral farming. These changes brought with them further enclosure and the growth in holdings. This is demonstrated by the considerable amount of piecemeal enclosure overlying areas of former open field. The shift from arable to pastoral brought with it the increasing wealth to farmers which resulted in investment in farm buildings. The process of enclosure may have brought with it the creation of a number isolated farms within new consolidated holdings.

The needs of large scale pastoral farming resulted in the enlargement of working buildings, cow houses, barns, etc. Within the parish a number of farmsteads testify to these changes. The earliest working buildings survive from this period.

In contrast to the medieval period, farmhouses dating from the 17th century have remained detached from their working buildings. This may have been due to the growing affluence of owners wishing to detach their homes from working areas. Alternatively the detachment of houses from working buildings may have been a direct consequence of the freeing up of space within villages during the post medieval period caused by population decline and the amalgamation of plots. The general impression gained is that space became less of an issue leading to a less constrained arrangement of buildings.

(Figure 57) Manor Farm, Upton. The farmhouse dates from the late 16th or early 17th century. The detachment of the house from surrounding working buildings may be related to the status of its builders.

Post 1800

The remaining open fields in the parish were enclosed in 1766. Investment continued to be made in village-based farmsteads. This is clearly evident from farmsteads within the village where the numbers of dispersed and large loose plan types demonstrate the gradual accumulation of working buildings as farming practices changed up to the present.

The 18th and 19th century also witnessed the creation of a few isolated regular farmsteads. At least some of this investment seems to have been estate driven. One such farm, Lodge Farm originally situated on the Marquis of Hertford's estate is possibly the earliest of a small number of known model farms in Warwickshire, dating to the early 19th century.

Potential for historical and archaeological research

- The farmstead mapping has identified a number of farmsteads within the parish that contain a wealth of historical, architectural and archeologically information.
- Using historic farmstead data and listed building records has meant that interpretations can be made of settlement development, population changes, changing agricultural practices, past pattern of wealth and changes in fashions.
- The preceding study has informed our understanding of the interaction between landscape and settlement. The combination of farmstead data and HLC has allowed a tentative reconstruction of how the landscape has developed since the medieval period.

9.0 Conclusions

9.1 Building the Evidence Base

The project has deepened our understanding of Warwickshire's landscape and its patterns of local distinctiveness. Across Warwickshire and Solihull the pattern of inherited landscape character has been mapped by the Warwickshire and Solihull Historic Landscape Characterisation Project (HLC). This report shows how the farmsteads data can be analysed in relation to changing patterns of landscape character.

The mapping of farmsteads across the county of Warwickshire including Solihull recorded 3037 farmsteads and 484 outfarms. Of the farmsteads that survive to the present day 2253 or 73% do not include a listed building. In view of their predominantly 19th century date very few of the remainder are likely to meet current criteria for listing. These farmsteads have largely been unrecorded in the Historic Environment Record and their contribution to the character of the landscape and local distinctiveness has largely been over-looked.

9.2 Farmstead Survival and Use

9.2.1 Survival

Across the county the rates of survival of traditional farmsteads recorded from late 19th century maps are lower than the average across the West Midlands region, reflecting the relative intensity of farm amalgamation and rebuilding.

Across Warwickshire 10.7% of farmsteads have been lost since the late 19th century (exceeding the regional average of 9.9%), these being concentrated in areas of 20th century settlement expansion, for example Solihull. On 3.5% of recorded sites the house survives but the working buildings have been demolished (below the regional average of 6.4%), and all the buildings on 1.9% of sites (regional average of 1.9%) have been demolished and completely rebuilt.

- 15.7% of farmsteads have retained all of their working buildings (regional average 26.2%)
- 50.4% of farmsteads have had some loss but retained more than 50% of their historic footprint (regional average 39.6%)
- 18.1% of farmsteads have retained some working buildings but with more than 50% loss of their historic footprint (regional average 15.8%)

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

9.2.2. Current Use

Analysis by the Department of Town and Regional Planning at the University of Sheffield, focused on surviving historic farmstead groups, has found that in Warwickshire:

- Easy access to Birmingham and the central conurbation has implied higher economic mass and higher capital endowment than any of the other counties in the Region (other than the conurbation itself).
- The likelihood that a farmstead will remain in agricultural use is lower than that typical of the Region as a whole.
- The propensity for owners of historic farmsteads 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 West Midlands.

9.2.3 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 Warwickshire these consist of:

- Warwick District
- Stratford-on-Avon District
- Rugby Borough
- Nuneaton and Bedworth Borough
- North Warwickshire Borough

In addition to these the Farmsteads Characterisation project area covers the wider sub-region including Solihull and Coventry made up from the unitary authorities of Solihull Metropolitan Borough Council and Coventry City Council.

North Warwickshire

- 62.3% of historic farmstead sites retain 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

- 59.9% of historic farmstead sites retain all or over 50% of their historic footprint
- 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

- 70.4% of historic farmstead sites retain all or over 50% of their historic footprint

Stratford-on-Avon

- 71.1% of historic farmstead sites retain all or over 50% of their historic footprint
- there is 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
- 64.1% of historic farmstead sites retain 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.

9.3 Farmstead and Landscape Character

Analysis against the National Character Areas (see 9.5) and Historic Landscape Characterisation enables a number of conclusions to be drawn:

9.3.1 Landscape and Settlement Context

Warwickshire at 15.9% (467) has a higher proportion than the regional average (12.6%) of village-based farmsteads, although this is certainly an underestimate of the total number of farms. 4.8% of farmsteads have been recorded within hamlets and less than 1% in urban areas. The remainder are isolated. They display a strong tendency to be most dense in their distribution across most of the Arden where farmsteads were historically generally smaller in scale. Warwickshire contains two very different landscape character zones, separated by the river Avon:

- The area 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. Here these are 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.

The valley of the River Avon is a transitional zone between the Arden and the Feldon. It has high numbers of 17th century and earlier houses based within villages, and some examples of very early farmstead groups located on the edge of villages or in areas of early enclosure.

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 but the focus of rebuilding then shifting to the Avon vale and then to the limestone uplands and newly-enclosed farmland to the south and east.

9.3.2 Farmstead Character

There is a wide variety of farmstead types, ranging from those where the working buildings are built around yards in a regular or piecemeal fashion (82.3%), to small-scale linear farmsteads and those where they are dispersed in different ways within the steading. Courtyard plan farmsteads comprise 82.3% of all recorded farmsteads in Warwickshire, and are generally larger in scale than those elsewhere in the West Midlands.

Farmstead Plan Types

The principal farmstead plan types divide into:

- Courtyard plans where the working buildings are arranged around a yard
- Dispersed plans where there is no focal yard area
- Small-scale farmsteads where the house and working buildings are often attached, and which can also comprise smallholdings

Courtyard plans

Courtyard plan farmsteads have the working buildings and sometimes the farmhouse arranged around one or more yards. They comprise 82.3% of all recorded farmsteads in Warwickshire, and are generally larger in scale than those elsewhere in the West Midlands. They subdivide into:

Loose Courtyard Plans

Form 34.4% of the total farmsteads recorded across the Region; 35.9% for Warwickshire

- Have detached buildings facing one or more sides of a cattle yard with or without scatters of other farm buildings close by;
- Are defined by the number of sides of the yard that are occupied by working buildings;
- Display a wide variety in scale;
- Principal openings facing into the yard, external elevations having few openings;
- May have cartsheds, sometimes stables and other ancillary buildings placed away from the yard facing towards routes and tracks;
- Are more likely to have developed over time with buildings of different dates;
- Are concentrated in areas of irregular piecemeal enclosure and often away from areas with large-scale regular enclosure.

Regular Courtyard Plans

Are the largest group of plan types, forming 46.4% of recorded farmsteads across the Region; 49.4% for Warwickshire

- Consist of linked ranges, often the result of a single phase of building, set around one or more cattle yards;
- The larger-scale examples often conform to national ideals in efficient farmstead design, as developed in farming literature from the later 18th century and promoted by land agents, engineers and architects by the mid-19th century.
- Display greater consistency in the use of materials and constructional detail, often employing more non-local materials like Welsh slate, than other farmstead types.
- Are most often associated with areas of planned or re-planned enclosure.

Loose Courtyard 1 side	These are very small in scale with a working building to only one side of the yard. (2.1% for Warwickshire: 7.3% West Midlands)
Loose Courtyard 2 sides	These are small in scale with a working building to two sides of the yard. (9.6% for Warwickshire: 12.2% for West Midlands)
Loose Courtyard 3 sides	These are medium in scale with a working building to three sides of the yard. (12.0% for Warwickshire: 7.7% for West Midlands)
Loose Courtyard 4 sides	These have working buildings to four sides of the yard, and tend to be large-scale and formal in their layouts, although there are some examples of small-scale steadings of this type in upland fringe areas in particular. (4.9% for Warwickshire: 2% for West Midlands)
L-shaped ranges with additional buildings to 3 sides or 4 sides	These are medium-large scale courtyard farms which have buildings to 3 or 4 sides of the yard, but one range (to two sides of the yard) is L-shaped in plan. Plans of this form may be derived from loose courtyard origins or represent regular courtyard farmsteads, especially in the smaller-scale examples. 3 sides: 5.9% for Warwickshire: 11.4% for West Midlands 4 sides: 1.4% for Warwickshire: 3.5% for West Midlands
Regular Courtyard L-plan	Small-medium scale courtyard farmsteads where the buildings are arranged as two linked ranges to create an L-shape. They can comprise a barn and attached shelter shed to a cattle yard or an interlinked cattle housing and fodder range. Additional buildings are typically small-scale, and not sited facing the yard. (7.4% for Warwickshire: 10.1% for West Midlands)
Regular Courtyard U plans	Regular courtyard farmsteads where the buildings are arranged around three sides of a yard which is open to one side, sometimes with a house to the open side. (10.8% for Warwickshire: 8% for West Midlands)
Regular courtyard farmsteads where	These comprise regular courtyard farmsteads where the buildings are arranged around two or more cattle yards. Cattle housing and stabling

the buildings are arranged as F-, E-, T-, H- or Z-shaped plans	typically extend as two ranges from the longer main range which includes a barn or mixing house. F: 1.4% for Warwickshire:1.3% for West Midlands E: 2.4% for Warwickshire: 1.5% for West Midlands T: 0.6% for Warwickshire: 1.3% for West Midlands Z: 0.4% for Warwickshire: 0.3% for West Midlands H: 0.0% for Warwickshire: 0.1% for West Midlands
Regular courtyard multi-yard farmsteads	Multi-yard plans are typically the largest in scale of the regular courtyard plan types, comprising farmsteads with multiple yards which are grouped together and regularly arranged. They often include examples of the other plan types as tertiary plan types. (7.5% for Warwickshire; 9.7% for West Midlands)
Full Regular Courtyard Plans	These are typically large-scale regular courtyard farmsteads where the working buildings are arranged around all four sides of the yard. (5.3% for Warwickshire; 1.5% for West Midlands)
Regular Courtyard Covered Yards	These are dominated by large covered yards for cattle, and date from the 1850s. (1.4% for Warwickshire; 0.7% for West Midlands)
Dispersed plan types	
Dispersed plans (1.5% of the total for Warwickshire and for 6.6% for the West Midlands) generally show little evidence of planning in the arrangement of the farm buildings. There are three sub-types: • Dispersed clusters • Dispersed driftways • Dispersed multi-yards They are concentrated in the anciently-enclosed landscapes of the Arden.	
Dispersed cluster plans	Dispersed cluster farmsteads are typically small steadings that do not have a yard; instead working buildings are scattered around the farmhouse, often within a large, irregular paddock. (0.5% for Warwickshire: 2.8% for West Midlands)
Dispersed driftway	Dispersed driftways have a routeway running through the farmstead

plans	along which some of the buildings will be aligned. (0.1% for Warwickshire: 1.2% for West Midlands)
Dispersed multi- yard plans	Dispersed multi-yard farmsteads contain two or more yards that are typically detached from one another together with other scattered buildings. (0.9% for Warwickshire: 2.6% for West Midlands)
Linear, L-plan, Row and Parallel plans	
This group of farmsteads generally represents the smallest farmsteads recorded in the Region and are most closely associated with upland and common-edge farmsteads. They comprise 4.8% of farmsteads in Warwickshire and 11.7% of farmsteads in the West Midlands.	
Linear	A farmstead where houses and working buildings are attached and in-line. Any detached buildings (in more than 50% of mapped sites) are typically small-scale, such as pigsties and calf houses. (0.8% for Warwickshire: 7.3% for West Midlands)
L-plan (attached)	A linear farmstead, extended or planned with additional working buildings to make an L-shaped range. More than 50% have additional detached buildings. (2.6% for Warwickshire: 3.1% for West Midlands)
Parallel plans	A farmstead, often of linear plan, where the working buildings are placed opposite and parallel to the house and attached working buildings with a narrow area between. (0.3% for Warwickshire: 0.6% for West Midlands)
Row	A farmstead where the working buildings are attached in-line and form a long row. (1.1% for Warwickshire: 0.7% for West Midlands)
Smallholdings	
Smallholdings are uncommon in Warwickshire. They typically have no defined plan type, or comprise examples of the linear and other small-scale plans outlined above. They can be identified from their position, often set within areas of enclosure of common land and associated with areas of industrial activity such as mining or quarrying.	

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.

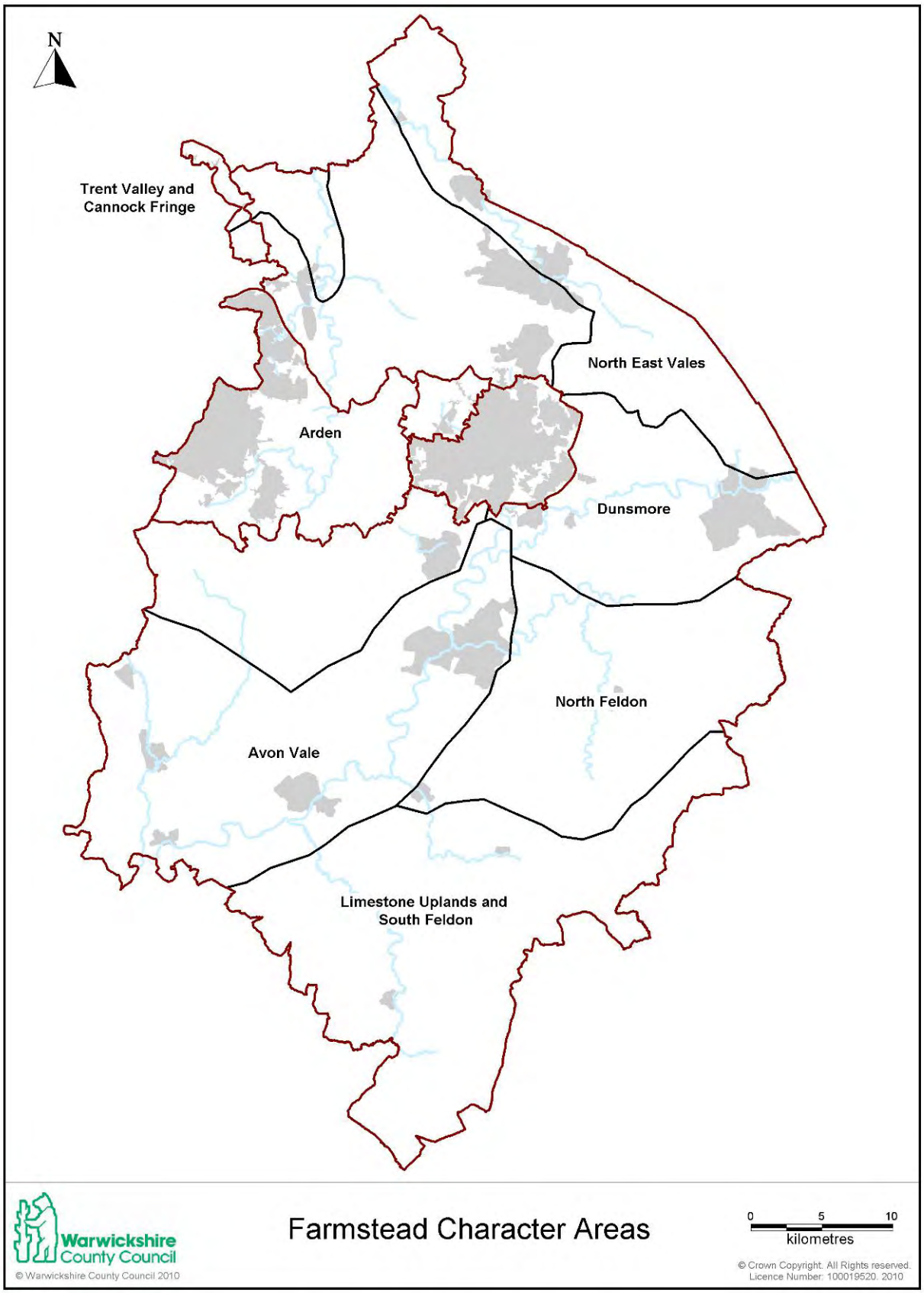
- There are very strong patterns in the distribution of large to very-large scale farmsteads within Warwickshire (74%, against a regional average of 53%). Very large plan farmsteads including regular courtyard E-plan, multi-yard and full regular courtyards are concentrated in the reorganised broad valleys 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. Dunsmore is by contrast an arable farming area which 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.

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.

9.3.3 Farmstead Character Areas

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 that broad distinctions can be made between key areas of Warwickshire as outlined below.



(Figure 58) Farmstead Character Areas in Warwickshire

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 situated 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, 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 pastoral farming economy.

- 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 towards the centre of Dunsmore, the heathland 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 which developed within areas of planned and piecemeal enclosure where large farms developed.

(Figure 59) A typical developed Avon Vale complex with a 17th century house attached to animal housing and barn (Glebe Farm, Kinwarton, Stratford-upon-Avon).

Northern Feldon

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

- 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 Feldon 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 Feldon 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.

9.4 Planning Issues and Recommendations

9.4.1 Planning Issues

The current study highlights a number of significant issues

- Designation – About 74% of the historic farmstead resource has no national designation whilst designation, where it exists, 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. There is also a high survival of timber frame within villages, often hidden by later recladding in brick and sometimes stone, and in some isolated sites away from villages. In some cases, particularly 19th century farmsteads, the criteria for designation will not be met and an alternative mechanism for preservation of a representative sample needs to be considered, such as local listing and enhancing the material consideration of sites that make a strong contribution to local character in the planning process.

(Figure 60) An 18th century timber framed agricultural building at Shilton House Farm (Shilton, Rugby). Despite the rarity of surviving 18th century buildings within villages in this part of Warwickshire none of the buildings in the complex has a national designation.

- 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.
- Conversion. The rates of conversion do not simply reflect exurban pressures, for there are lower levels of conversion in landscapes with low densities of isolated farmsteads resulting from post-medieval enclosure – particularly where the farmsteads are sited off tracks away from roads.
- Outfarms and field barns are a highly vulnerable element of the rural landscape. 70% of all recorded examples have been lost or demolished, and very few have potential for reuse for conversion due to their generally limited access and location within fields. In Warwickshire, there are some 18th century and earlier examples of isolated field barns built in earth and timber frame including shelter sheds (in Feldon) that merit statutory protection.

9.4.2 Recommendations

HER Enhancement

- The records created as a result of this project currently reside in the HLC module in the HER database. For some of these records (such as field barns, previous farmsteads that are now converted and completely destroyed farmsteads) this is an inappropriate place and these should be converted to Monument records in the HER.

Local listing

- The project has highlighted the inadequacies of the current system and the potential for historic farmsteads to 'fall through the net' of protection and designation. The farmstead dataset should be used to help create local lists of historic assets. These local lists should be in consultation with local people, owners, historic environment professionals and the local planning authority.

Promotion of the data amongst professionals, researches and the public

- The project has produced a considerable dataset that can be used to help inform our approaches to managing historic farmsteads. The continued relevance of the project will depend upon it being used by professionals, researchers and the public. It is important therefore that custodians of the data promote the data by demonstrating the insights that this can bring and maintain its relevance through good data management.

Further Historic Farmstead Record Enhancement

- The project has highlighted the need to carry out detailed fieldwork on historic farmsteads to explore the dating of fabric in relationship to the character and historical development of settlement, land use and change. The HER should examine methods of incorporating this data into the HER in a manner that ensures that the results of any recording – no matter how basic - are adequately archived.

- Further sources such as Estate or Tithe maps should be used to enhance our understanding of farmsteads and especially their development over time and relationship to surrounding landscape. This could be carried out in conjunction with an HLC enhancement using pre 1880s maps.

- Further case studies could be carried out at a parish level to understand historic landscape development over time and the relationship with historic farmsteads and other settlement.

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 and south Warwickshire
- 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% show 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 (> 40 directorships per hundred households) and a relatively high proportion of farmsteads in non residential use outside of agriculture (7%).

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% show 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).

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 (16.4%) 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% show 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, 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% show 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.

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% show 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% show visible adaptive reuse.

Patterns of 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% show 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.

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% show 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.

10.0 References

Alcock, N, W, (2006) 'The Hearth Tax in Warwickshire', in *Houses and the Hearth Tax: the Later Stuart House and Society*, York, English Heritage and the Council for British Archaeology, 46-54.

Alcock, N, W, (1993) *People at Home: Living in a Warwickshire Village, 1500-1800*, Phillimore, Chichester.

Barley, M, W, (1961) *The English Farmhouse and Cottage*, Routledge, London.

Benoy, W, G, (1956) *Farm Buildings - Conversions and Improvements,* Lockwood & Son Ltd, Crosby.

Caird, J, (1852) *English agriculture in 1850-51,* London.

Darby, H, C, (1954) *The Domesday Geography of England: Midland England*, Cambridge University Press, Cambridge.

Dyer, C, (1972) 'A Small Landowner in the Fifteenth Century', In *Midland History*, Vol. 1, Number 3, 1972, 1-14.

Dyer, C, (1986) 'English Peasant Building in the Later Middle Ages', in *Medieval Archaeology*, Vol. 30, 1986, 19–45.

Dyer, C, (1995) 'Sheepcotes: Evidence for Medieval Sheepfarming', in *Medieval Archaeology Vol.* 39, 1995, 136-164.

Dyer, C, (1996) 'Rural Settlements in medieval Warwickshire', in *Transactions of the Birmingham and Warwickshire Archaeological Society 100,* (1996), 117-132.

Dyer, C, (1991) 'The West Midlands', in *Agrarian History of England and Wales* 3*,* ed. by Miller, 1991, 77-91, 222-237.

Evershed, H, (1856) 'Farming in Warwickshire' in *Journal of Royal Agricultural Society of England 17,* (1856).

Fox, H, S,. A, (1992) 'The agrarian context', in *The origins of the midland village,* ed. H. S. A. Fox, 1992, University of Leicester, Leicester, 36-72.

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

Gelling, M, (1978) *Signposts to the Past,* Dent, London.

Hooke, D, (1996) 'Reconstructing Anglo-Saxon landscapes in Warwickshire', in *Transactions of the Birmingham and Warwickshire Archaeological Society 100,* (1996), 99-116.

Hooke, D, (2006) *England's Landscape: The West Midlands*, Collins and English Heritage, London.

Jarvis, P, J, (1982) ‘The perception of region in nineteenth century Warwickshire and Worcestershire’ in, *Field and Forest: An Historical Geography of Warwickshire and Worcestershire*, ed. by Slater, T.R. & P.J. Jarvis, 1982, 301–322.

Lake, J, and Edwards, B, (2006) ‘Farmsteads and Landscape: Towards an Integrated View’, in *Landscapes*, Vol. 7.1, (2006), 1-36.

Lake, J, and Edwards B. (2007) ‘Buildings and Place: Farmsteads and the Mapping of Change’, in *Vernacular Architecture*, 37, (2007), 33-49.

Lake, J, and Edwards, B, (2009) *Historic Farmsteads: a manual for mapping,* English Heritage and Forum Heritage Services.

Murry, A, (1815) *General view of the agriculture of the county of Warwick,* London.

Plot, R, (1686) The Natural History of Staffordshire.

Reay, B, (2004) *Rural Englands : labouring lives in the nineteenth century*, Palgrave Macmillan, Basingstoke. :

Roberts, B, K, (1987) *The Making of the English Landscape,* Longman, London.

Roberts, B, K, & Wrathmell, S, (2000) *An Atlas of Rural Settlement in England*, English Heritage, London.

Roberts, B, K, & Wrathmell, S, (2002) *Region and Place A study of English rural settlement*, English Heritage, London.

Shaw-Taylor, L, (2005) 'Family farms and capitalist farms in nineteenth century Engand', in *Agricultural History Review,* (2005), 158-191.

Slater, T, (1981) *A History of Warwickshire*, Phillmore, London & Chichester.

Smith, P, (1975) *Houses of the Welsh Countryside,* London, HMSO.

Thirsk, J, [Ed.] (1967) *The Agrarian History of England and Wales, Volume IV, 1500–1640*, Cambridge University Press, Cambridge.

Thirsk, J, [Ed.] (1984) *The Agrarian History of England and Wales*, *Volume VI*, *1640–1750 (Regional Farming Systems)*, Cambridge University Press, Cambridge.

Thirsk, J, (1984) ‘The South-West Midlands’ in *Agrarian History of England and Wales, ed. by* Thirsk, J, VI, 159–196.

Thirsk, J, [Ed.] (1985) *The Agrarian History of England and Wales, Volume V.II, 1640–1750 (Agrarian Change),* Cambridge University Press, Cambridge.

Thirsk, J, (1987) *Agricultural Regions and Agrarian History in England, 1500–1750,.* Macmillan Education, Basingstoke.

Thirsk, J, [Ed.] (2000) *The English Rural Landscape*, Oxford University Press, Oxford.

Thirsk, J, (1987) *England's Agricultural Regions and Agricultural History, 1500–1750*, Macmillan, London.

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

Wiliam, E, (1986) *The Historical Farm Buildings of Wales*, John Donald, Edinburgh.

Appendix 1: Farmstead Attribute Table

PRN	Unique No.	Numeric sequence chosen to fit with any existing data set PRNs
Site Name	Modern Name (historic name)	Modern farm name with historic name (if different) recorded in brackets
Classification Primary Attribute	FARMSTEAD OUTFARM SMALLHOLDING	Farmstead with house Outfarm or field barn Sites that are, by their form, association with areas of industrial activity or location within areas of small fields (often encroachment onto common) are likely to have been smallholdings
Classification Secondary Attribute	HOME MAN MILL PUB RECT	Farmstead identified as a Home Farm of an estate Farm Buildings associated with a Manor Farm Buildings associated with a Mill Farm Buildings associated with a Public House Farm Buildings associated with a Rectory
Date_Cent		Earliest century date based on presence of listed building or map evidence (Codes as per Date_HM below)
Date_HM (Date of House based on presence of dated building or Map evidence)	MED C17 C18 C19L C19	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century) 19th century (based on presence on historic map)
Date_WB (Date of Working Building based on presence of dated building)	MED C17 C18 C19L	Pre 1600 17th century 18th century 19th century (based on presence of a listed building dated to 19th century)
Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RCe etc. (see below)
Plan Type Primary Attribute	DISP LC LIN LP PAR	Dispersed Loose Courtyard Linear L-plan (attached house) Parallel

	RC ROW UNC	Regular Courtyard Row Plan Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4 L3 or L4 L u e f h t z cl dw my cov d y	No. of sides to loose courtyard formed by *working* agricultural buildings Yard with an L-plan range plus detached buildings to the third and/or fourth side of the yard (may be used with LC or RC dependent on overall character) Regular Courtyard L-plan (detached house) Regular Courtyard U-plan Regular Courtyard E-plan Regular Courtyard F-plan Regular Courtyard H-plan Regular Courtyard T-plan Regular Courtyard Z-plan Cluster (Used with DISP) Driftway (Used with DISP) Multi-yard (Used with DISP or RC) Covered yard forms an element of farmstead Additional detached elements to main plan Presence of small second yard with one main yard evident
Tertiary Attribute		Codes as per Secondary Attribute table e.g. cov or combination of Primary and Secondary Attributes e.g RCL notes presence of a prominent Regular L-plan within a dispersed multi-yard group (DISPmy)
Farmhouse Position	ATT LONG GAB DET UNC	Attached to agricultural range Detached, side on to yard Detached, gable on to yard Farmhouse set away from yard Uncertain (cannot identify which is farmhouse)
Location Primary Attribute	VILL HAM FC ISO PARK SMV CM URB	Village location Hamlet Loose farmstead cluster Isolated position Located within a park Shrunken village site Church and Manor Farm group (or other high status farmstead) Urban
Survival	EXT ALT	Extant – no apparent alteration Partial Loss – less than 50% change

	ALTS DEM HOUS LOST	Significant Loss – more than 50% alteration Total Change – Farmstead survives but complete alteration to plan Farmhouse only survives Farmstead/Outfarm totally demolished
Sheds	SITE SIDE	Large modern sheds on site of historic farmstead – may have destroyed historic buildings or may obscure them Large modern sheds to side of historic farmstead – suggests farmstead probably still in agricultural use
HER Record	UID	Cross reference to existing HER number
Converted buildings?	Yes/No	Note presence of converted buildings based on address point data
Confidence	H M L	High Medium Low
Notes		Free text field to add notes relating to the character or identification of a record

Appendix 2: Sources used in the Historic Farmstead Characterisation Project

Core Sources

Source Name	Description	Format	Original Source Date	Location	Copyright
OS Second Edition	Ordnance Survey Second Edition 6" to 1 mile historic mapping. Principal data set for identifying historic land use and settlement and for the identification of historic farmsteads	Digital Black and White Raster MapInfo Layer	1900-1906	Warwickshire County Council H:\HCSMuseumFieldServices\Data\Landmark\10560CS\36warw12\36warw12.TAB	Landmark and Ordnance Survey
OS First Edition	Ordnance Survey First Edition 6" to 1 mile historic mapping To help identify an earlier date for possible farmstead settlement and the locations of farmsteads.	Digital Black and White Raster MapInfo Layer	1884-1892	Warwickshire County Council H:\HCSMuseumFieldServices\Data\Landmark\10560CS\36warw11\36warw11.TAB	Landmark and Ordnance Survey
OS 1955	Ordnance Survey Second Edition 6" to 1 mile historic mapping. Data set for identifying changes in historic land use and settlement since the previous OS mapping and for the identification of changes to historic farmsteads and their immediate setting.	Digital Black and White Raster MapInfo Layer	1955	Warwickshire County Council H:\HCSMuseumFieldServices\Data\Landmark\10000NG\War1_i5\War1_i5.TAB	Landmark and Ordnance Survey
OS LandLines/ MasterMap	Modern Ordnance Survey Digital Vector mapping. Base map data and current condition of historic farmsteads	Digital Vector (polygon, polyline and point) MapInfo Layer	2000-2008	Warwickshire County Council H:\HCSMuseumFieldServices\Data\OSdata\VECTOR\1250	Ordnance Survey
OS Modern Colour	Modern 1:10,000 colour Mapping. Base map data and current condition of historic farmsteads	Digital colour Raster MapInfo Layer	2000 (approx)	Warwickshire County Council H:\HCSMuseumFieldServices\Data\OSdata\RASTER\10000C\Rast10C.TAB	Ordnance Survey

Source Name	Description	Format	Original Source Date	Location	Copyright
Aerial Photos	Modern colour aerial photographs (0.25m resolution). Useful as an indicator of modern land-use and for the identification of changes to historic farmsteads and their immediate setting and for condition assessment.	Digital Colour Raster MapInfo Layer	2000 (approx)	Warwickshire County Council H:\HCSMuseumFieldServices\Data\OSdata\RASTER\AERIAL\aerial.TAB	?
Online Aerial Photos	Modern colour aerial photographs. Useful as an indicator of modern land-use and for the identification of changes to historic farmsteads and their immediate setting and for condition assessment.	Digital Colour Raster MapInfo Layer	2000 (approx)	Bing.com Googlemaps.com	Various
HER	Historic Environment Records. Shows known sites of archaeological and historic interest, including historic farmsteads	HBSMR data (Combination of digital Microsoft Access data with MapInfo polygon Vector layers) as well as other digital and paper-based records.	Present	Warwickshire County Council H:\HCSMuseumFieldServices\SMR\HBSMRv3\	Warwickshire County Council
Scheduled Ancient Monuments or SAMs	Schedule of Monuments Shows whether the farmsteads or buildings are covered under this designation.	Digital Vector (polygon) MapInfo Layer		Warwickshire County Council H:\HCSMuseumFieldServices\SMR\HBSMRv3\Warks\mapdata\Manageme.TAB Also available online at: http://www.magic.gov.uk	English Heritage
Listed Buildings	Statutory list of buildings of 'special architectural or historic interest'. Shows whether the farmsteads or buildings are covered under this designation	Digital Vector (point) MapInfo Layer		Warwickshire County Council H:\HCSMuseumFieldServices\SMR\HBSMRv3\Warks\mapdata\DesigLB_WA.TAB Also available online at: http://lbonline.english-heritage.org.uk	English Heritage

Source Name	Description	Format	Original Source Date	Location	Copyright
Registered Parks and Gardens	Register of Parks and Gardens of special historic interest in England. Shows whether the farmsteads or buildings are covered under this designation	Digital Vector (polygon) MapInfo Layer		Warwickshire County Council H:\HCSMuseumFieldServices\SMR\HBSMRv3\Warks\mapdata\Manageme.TAB Also available online at: http://www.magic.gov.uk	English Heritage
Warwickshire HLC	Historic Landscape Characterisation. To complement the dataset and be used for analysis.	Digital Vector (polygon) MapInfo Layer	2005-2008	H:\HCSMuseumFieldServices\SMR\HBSMRv3\Warks\mapdata\HLC.TAB	Warwickshire County Council and English Heritage

Supplementary Sources

Source Name	Description	Format	Original Source Date	Location	Copyright
National Character Areas	To be used in the analysis stage	Digital Vector (polygon) MapInfo Layer		Warwickshire County Council H:\Confidential\HCSMuseumFieldServices\SMR\HLC\GIS\Data\Countryside Agency\Character Area Shapefiles\Joint Character Areas\Joint Character Areas.TAB Also available online at: http://www.magic.gov.uk	Countryside Agency