

# KENT FARMSTEADS GUIDANCE

## PART 6

## RECORDING & RESEARCH GUIDANCE



## CONTENTS OF PART 6 OF THE KENT FARMSTEADS GUIDANCE: RECORDING AND RESEARCH GUIDANCE

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### Authorship and Copyright

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The Kent Farmstead Guidance is the result of collaboration between English Heritage, Kent County Council and the Kent Downs AONB. It also builds on pilot work developed by English Heritage and the High Weald AONB. It has been revised further following consultation with key stakeholders in Kent. The revision has also integrated the result of the Kent Farmsteads and Landscapes Project, which represents the completion of rapid mapping of farmsteads supported firstly by the High Weald Joint Advisory Committee and then by English Heritage. The text was prepared by Jeremy Lake of English Heritage, with contributions from Bob Edwards and James Webb of Forum Heritage Services (substantially to Parts 5 and 6), & publication layout by Diva Arts.

**NOTE. THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMATS AND CAN BE EXPLAINED IN A RANGE OF LANGUAGES. PLEASE CALL HERITAGE CONSERVATION, ENVIRONMENT, PLANNING AND ENFORCEMENT, KCC, 01622 221541**

## AIMS AND CONTENTS OF THE KENT FARMSTEADS GUIDANCE

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The Kent Farmsteads Guidance aims to inform and achieve the sustainable development of farmsteads, including their conservation and enhancement. It can also be used by those with an interest in the history and character of the county's landscape and historic buildings, and the character of individual places. Traditional farmstead groups and their buildings are assets which make a positive contribution to local character. Many are no longer in agricultural use but will continue, through a diversity of uses, to make an important contribution to the rural economy and communities.

### **PART 1 FARMSTEADS ASSESSMENT FRAMEWORK**

This sets out the aims and purpose of the Kent Farmsteads Guidance and is divided into two sections:

1. a **Site Assessment Framework** which will help applicants identify the capacity for change and any issues at the pre-application stage in the planning process, and then move on to prepare the details of a scheme.
2. **Farmsteads Summary Guidance** which summarises the historic character and significance of traditional farmsteads across Kent, the areas into which it subdivides and the issues for change.

### **PART 2 PLANNING CONTEXT**

This sets out the national and local policy context, and summarises recent research on farmsteads including for each of Kent's local authorities.

### **PART 3 KENT FARMSTEADS CHARACTER STATEMENTS**

Fully-illustrated guidance on the character and significance of Kent farmsteads, for use in individual applications and detailed design work, for the preparation of area guidance and for those with an interest in the county's landscapes and historic buildings. The guidance is presented under the headings of: Historical Development, Landscape and Settlement, Farmstead and Building Types and Materials and Detail.

### **PART 4 CHARACTER AREA STATEMENTS**

These provide summaries, under the same headings and for the same purpose, for the North Kent Plain and Thames Estuary, North Kent Downs, Wealden Greensand, Low Weald, High Weald and Romney Marsh.

### **PART 5 KENT FARMSTEADS DESIGN GUIDANCE**

This provides illustrated guidance on design and new build, based on the range of historic farmstead types. It is intended to help applicants who are then considering how to achieve successful design, including new-build where it is considered appropriate and fitted to local plan policy.

### **PART 6 RECORDING AND RESEARCH GUIDANCE**

This summarises the main issues to consider when undertaking more detailed recording of a site, with a case study and research questions to guide the survey and assessment process.

### **PART 7 GLOSSARY**

This is a glossary of terms to aid the user.

## RECORDING AND RESEARCH GUIDANCE

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### 1 INTRODUCING RECORDING

Understanding the character and significance of a farmstead and its buildings is essential in developing proposals and making appropriate decisions about its future management. This will be required:

- 1 in support of a planning application and to inform the development of a scheme, once an initial assessment and discussion with the planning authority has identified potential for change within a farmstead.
- and/or
- 2 once permission has been secured, to make a record before and during the implementation of the scheme. The local planning authority may attach recording conditions to a planning or listed building consent to ensure that a record of a farmstead or building is made that will be publicly available or for archaeological recording associated with ground works on the site.

Recording should be proportionate to the known or potential importance of the heritage asset. English Heritage's *Understanding historic buildings: policy and guidance for local authorities* sets out the position on the investigation and recording of historic buildings within the English planning framework. The National Planning Policy Framework sets out the policy framework for recording:

Paragraph 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.<sup>1</sup> However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The results of any recording exercise should be submitted to and made publicly available through the Kent Historic Environment Record (HER).

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<sup>1</sup> A footnote adds 'Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository.'

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## 2 THE LEVELS OF RECORDING

*Understanding Historic Buildings: a guide to good recording practice* (2006) describes the various approaches to and levels of recording buildings.

Level 1 is equivalent to the **Site Assessment Framework** in Part 1 of the Kent Farmsteads Guidance, which can be carried out by owners or their agents. It is essentially a basic appraisal, supplemented by the minimum of information (a plan, photographs and text) needed to identify the present historic character of a site, and the location, age and type of any historic buildings. A Level 1 survey will provide an important foundation for discussion with the planning authority and assist in the development of proposals.

Level 2 is a more detailed descriptive record which briefly describes the farmstead and its buildings, describes their development using historic maps and the buildings themselves, identifies their historic use and any features of interest and makes an assessment of significance. Pre-application survey for sites with designated heritage assets will usually be at this level (see case study at the end of this section), although on sites that are shown to be of potentially greater significance more detailed levels of recording as Levels 3 or 4 may be required. Both the exterior and the interior of buildings will be viewed, described, and photographed.

Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of any buildings' origins, development, and use. The record will include an account of the evidence on which the analysis has been based. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.

Level 4 provides a comprehensive analytical record and is appropriate for buildings considered to be of the greatest (actual or potential) importance. The record will draw on the full range of available resources and discuss the building's significance in terms of architectural, social, regional, or economic history. The range of drawings may also be greater than at other levels.

Building recording at Level 3 or 4 will involve more detailed historical research using estate, tithe and historic Ordnance Survey maps and possibly documentary sources. On site, the survey will involve the production of a photographic archive using monochrome film as well as digital images to create a record of the building before change and may also involve some recording during building works as features are uncovered. When associated with a planning application the planning drawings will usually suffice as a basis although they should be checked for accuracy. These drawings may need to be amended to add constructional or archaeological information about the building. These may include straight joints in masonry, blocked and inserted openings which can relate to changes in use often involving the re-planning of the interior, changes in masonry technique, brick bonding or the type of brick or features such as void mortices in timber elements indicating where timbers have been removed (or indicating that the timber is re-used for another building). Additional drawings may be required to show particular features or aspects of the building.

## 3 BELOW-GROUND ARCHAEOLOGICAL INVESTIGATION

Occasionally, where a site is of known medieval origin or where other important archaeological remains are suspected, the applicant may be required to undertake an archaeological assessment or field evaluation prior to making their planning application.

Depending upon the significance of the site, below-ground archaeological investigation may be required. This will range from a watching brief where an archaeologist observes the ground works and is given the opportunity to record features of archaeological interest to area excavation prior to building works starting.

## 4 RESEARCH QUESTIONS

The report produced for the Kent Farmsteads and Landscapes Project (see sources listed in PART 1 (HISTORIC FARMSTEADS CHARACTER AND ASSESSMENT FRAMEWORK)) has a series of research questions to guide those researching the development of farmsteads, landscapes and settlements in Kent and undertaking more detailed levels of recording. Of particular importance are:

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- The density and location of farmsteads and the date of their buildings relates to patterns of settlement and landscape character. Kent has a particularly complex historic landscape with a very high density – by national standards – of dispersed settlement.
  - The recorded date of farmstead buildings can supplement the information relating to the development of farmsteads and landscapes provided by place names and documents. In the case of fieldscapes created through a gradual or piecemeal process of enclosure, particularly where they are poorly documented and where the chronologies are difficult to establish, the recorded date of buildings can provide the earliest indication of the establishment of a farmstead close to or within enclosed fields. In areas of planned or regular enclosure, early recorded buildings may relate to earlier phases of development of the landscape that have been over-written through survey-planned enclosure.
  - The dating of buildings in combination with an understanding of the plan form of farmsteads provides an indication of how farmsteads have developed. 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 1) the low numbers of recorded working buildings other than barns, 2) the redevelopment of dispersed plan farmsteads as courtyard-plan farmsteads across large areas of Kent over the 19th century, as revealed by the comparison of tithe maps of the 1840s and 2nd Edition Ordnance Survey maps of c.1905, 3) the growth of large farms in some areas (such as the North Kent Downs) and the persistence of small farms in others (the High Weald, in contrast to most parts of the Low Weald) and 4) the development of large and high-status farmsteads from the medieval period.
  - The location and orientation of the farmhouse may reflect the status of the owner or tenant of the farm, if for example it faces away from the working buildings into its own driveway or garden, with a prospect over a landscape in their ownership or tenancy. Some houses were remodelled and reorientated in order to face away from working buildings. 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 or those sited gable-end or side-on to the yard?
  - Moated sites and shrunken settlements 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 and farmstead form/type.
  - What is the dating evidence for the development of multi-functional buildings, and what functions do they include?
  - What dating evidence is there for the development of cattle housing? How much pre-dates the late 18th century?
  - What evidence is there for the development of farmstead buildings on larger holdings, and did these in any way provide a model for others to follow?
  - What is the chronology for the establishment of field barns and outfarms?

## 5 EXAMPLE OF LEVEL 2 SURVEY OF A WHOLE SITE: WOODHURST FARM

### LOCATION & LANDSCAPE SETTING

The farm is accessed along a trackway, which also leads to another property off the B2598, the farmstead being some 800m from the road. The trackway that runs through the farmstead is a public footpath and two further paths converge on the farmstead from the east and west making it a nodal point in the footpath network, giving a high level of public access.

Although the farmstead lies on the top of a spur, the land falling away to east and west, hedges and trees screen most of the site from the east. The farmstead, and the oast in particular, is visible in views from the west from a public footpath that runs almost parallel with the track through Woodhurst Farm.

1	Farmhouse	9	Shelter shed to south of farmstead
2	Threshing barn	10-12	Dairy unit
3	Oast house	13	Animal shed
4	Cart shed	14	Workshop/office
5	L-range of cattle sheds	15	Dutch barn
6	Stable/cow house	16	Calf Pens
7	Animal shed	17-19	Modern buildings
8	Cow house		

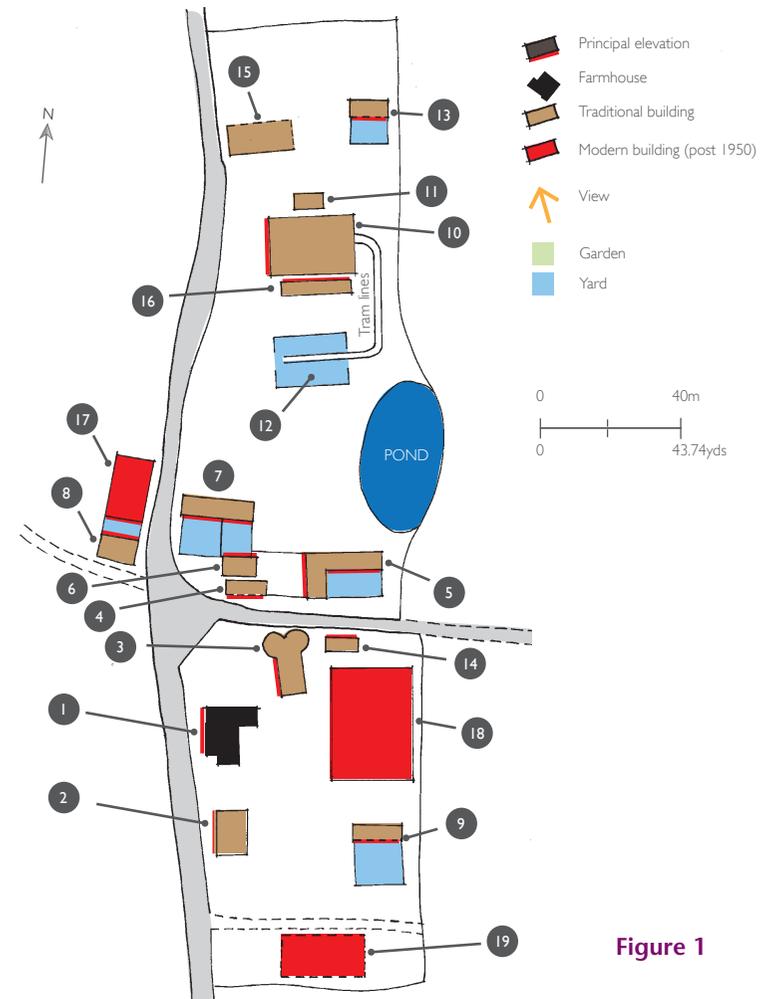


Figure 1

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## DESCRIPTION OF HISTORIC CHARACTER

*For plan and buildings see Figure 1*

### Plan form of the farmstead

The earliest map consulted showing the site, the 1st Edition 25" OS map of 1873 shows a dispersed group of buildings set mainly along the east side of the track. This group was reorganised by 1897 (2nd Ed 25" OS map) and the buildings shown on this map largely survive today and can be classified as a 'regular multi-yard' plan. Regular multi-yard plans consist of a number of yards, primarily cattle yards, usually accompanied by cow houses or shelter sheds. Whilst multiple yards are a common feature of farmsteads in the High Weald, they are more typically dispersed; set away from each other rather than neatly grouped together as is the case at Woodhurst Farm which is a plan type that is more common in the southern part of the Low Weald.

### Buildings (Figure 1)

*The following examples of building descriptions are prefaced by numbers which indicate their location on Figure 1.*

#### 2 Threshing barn

Barn. A three-bay timber-framed building with projecting porch to the central bay on the yard elevation. Gabled tile roof weatherboarded walls to most of the building but the northern bay has brickwork to lower half of walls. The framing is mostly of 17th century date but the roof structure appears to have been re-built – the thin queen struts suggest a later, possibly 19th century date. Within the northern bay the upper walls retain evidence of being plastered and there is plasterwork to the roof slope of the barn and inserted 'ceilings' to create a pyramidal roof void over this bay. This structure, together with the replacement of the lower parts of the walls in this bay in brickwork suggests that the northern bay of the barn has been adapted to serve as kiln for drying hops. The barn also contains some interesting examples of graffiti with names, dates and initials carved into timbers and boarding on the south side of the threshing bay including several early 19th century examples.

#### 3 Oast house

A late 19th century oast (built between 1873 and 1897) with two roundels to its northern end and a stowage of brick to the ground floor and tile hung timber-framing above. The building is largely intact although the kilns have been removed and the cones of the two roundels have been modified with a new section of roofing joining the cones. This alteration may be responsible for the cracking that is visible in the walls of the roundels, outward movement of the roundels being restrained by tie bars and vertical steel beams to the outside of the roundels. The upper floor of the stowage area has been sub-divided to create a number of rooms and has been used as a residential unit in the past. The original stairs have been removed and replaced by a simple set of open stairs. By 1949 the oast had been converted to provide stores within the kilns, garages and stores within the lower part of the stowage and a granary above.

#### 4 Cart shed

Immediately north of the oast house is a south-facing 4-bay single-storey cartshed (built between 1873 and 1897). Weatherboarded timber-framed walls, plain clay hipped roof. The posts and braces of the front elevation are of 19th century date but the studwork walls are of modern construction.

#### 10-12 Dairy unit

A large wide-span shed (described as being 'new' in sale particulars of 1937), designed as a milking parlour (10) with an engine room to the north (11) and a midden to the south (12). The sale particulars of 1937 described the group as:

'Pale buff brick walls in stretcher bond, with a corrugated sheet roof. Series of tubular metal vents along ridge. Opening in centre of west gable with blocked doorways to either side. Sliding doors to wide openings in south elevation. Steel trusses and metal pole 'purlins' carrying the sheeting of the roof. Concrete floor with concrete feed troughs along the sides and remains of tubular stall partitions. Along the centre of the building there are rails for the tramway that carried manure from the dairy to the midden (12) to the south which has low brick walls with openings in the ends.'